

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 –

1. Presentation by Ben Curtis from Eocene on the Brownfields project

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

2. CITY ADMINISTRATOR’S MONTHLY REPORT

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

3. MINUTES – Regular Minutes of May 19, 2026

4. CLAIMS dated May 21 and 28, 2026

5. PERMITS

6. APRIL FINANCIALS
7. Mayor recommending approval
City Appointment of Dan Kamm, Streets/Sanitation Supervisor to Landfill of North Iowa and Rachel VanHauen, Grant Administrator to Winnebago Watershed
8. Administrator recommending approval
 - a. fixing wage 2.8% increase for non-bargaining employees
 - b. **Reso.** fixing compensation for certain appointed officials for fiscal year 2026/2027, effective June 22, 2026
9. Administrator recommending approval
Reso. award of contract to WHKS & Co. for professional services related to the FY 27 2026-2027 Sanitary Sewer Repairs
10. Administrator recommending approval
 - a. **Reso.** setting date for the sale of bonds, combining loan agreements, and authorizing the use of a preliminary official statement in connection therewith
 - b. **Reso.** setting the date for sale of general obligation local option sales tax series 2026C and authorizing the use of a preliminary official statement in connection therewith
11. Administrator recommending approval
Reso. approving the uplift of Refuse Truck #93 with cart and dumpster tipper systems from Elliott Equipment Co., of Grimes Iowa, for the Sanitation Department
12. Administrator recommending approval
Reso. authorizing approval of a forgivable loan to Gregory Held for the rehabilitation of 714 South Delaware Avenue in conjunction with CoRL

PUBLIC HEARING

13. Administrator recommending approval
 - a. **Reso.** adopting plans, specifications, form of contract and estimated cost for the 12th Street NW Turn Lane Improvements”
 - b. **Reso.** Bid Tabulation
 - c. **Reso.** award of contract to Bob McKiness Excavating of Mason City, IA
 - d. **Reso.** approving contract and bond for the construction of “12th Street NW Turn Lane Improvements”

14. Administrator recommending approval
Reso. authorizing and approving a Loan and Disbursement Agreement and providing for the issuance and securing the payment of \$43,000,000 Sewer Revenue Bonds, Series 2026”

ACTION ITEMS –

15. Administrator recommending approval
a. **Ord.** Amending Title 12 of the City Code, it being the zoning ordinance of said city, and changing the boundaries of certain districts therein zoned Z7-1 Specific Use District/Mercy Medical Center to Z3 General Urban District for property generally located West of North Eisenhower Avenue, North of MercyOne West Campus and the Willows Independent Living Complex and East of Willow Creek (approximately 33.58 acres) (FINAL)
b. **Reso.** support for a Workforce Housing Tax Credit application being filed with the Iowa Economic Development Authority by Willow Pointe, LLC/Kading Properties
16. Administrator recommending approval
a. **Ord.** amending the City Code, by amending Title 4, Chapter 1 “Nuisances”, repealing and replacing Title 6, Chapter 1, Section 9, “Repairs of Service Lines”, and amending Title 6, Chapter 1 “Public Utilities” by adding a new Section 22, “Lead Service Line Replacement” (2nd or FINAL)
17. Administrator recommending approval
Ord. amending the City Code, by repealing Title 4: “Health and Sanitation”, Chapter 1: “Nuisances”, Section 1: “Definitions” in its entirety and adopting a new Section 1 in lieu thereof (2nd or FINAL)

Adjournment

Notes: 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.

**FINANCE
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Rachel VanHauen, Grant Administrator
Through: Brent Hinson, Finance Director
Date: May 26, 2026
RE: BF96707401-0 Mason City Brownfields Community Wide Assessment Update

Review:

In 2023 the City of Mason City was awarded a \$500,000 Community Wide Assessment Grant to identify and evaluate underutilized properties, remove environmental uncertainty, and advance redevelopment. Along with Eocene Environmental Group we were able to complete 16 Phase I Environmental Site Assessments (ESA), 5 Phase II ESAs, 3 ACM & LBP Surveys, and 1 Brownfields Revitalization Plan.

Budget Impact:

The grant provided \$500,000 worth of funding with no local match required. Thus far we have spent \$476,127.10. We have applied for a new Brownfield Clean Up Grant using information gathered from this grant for the Mohawk Square Clean Up.

Attachments:

- Mason City Brownfields Program Outcomes Flyer

Handwritten signature of Rachel VanHauen in black ink.

Rachel VanHauen, Grant Administrator

Handwritten signature of Aaron Burnett in black ink.

Reviewed and Recommend Approval



Public-Private Partnerships Boost Brownfields Redevelopment

Mason City, IA 2023-2027 EPA Brownfields Assessment Grant



Though this project has been funded, wholly or in part, by the EPA, the contents of this document do not necessarily reflect the views and policies of the EPA.

Mason City's \$500,000 EPA Brownfields Assessment Grant was used to identify and evaluate underutilized properties, remove environmental uncertainty, and advance redevelopment.

Funding supported Phase I and II Environmental Site Assessments (ESAs) and supplemental Asbestos Containing Materials (ACM) and Lead-Based Paint (LBP) surveys. The project also consisted of an inventory of brownfield sites and community engagement initiatives, which were the basis for the Brownfields Revitalization Plan. By pairing assessment with planning and public input, the program positioned key sites for reinvestment. Flip the page to read about key brownfield redevelopment projects!

Grant Outcomes: By The Numbers

16 Phase I ESAs Completed	5 Phase II ESAs Completed	3 ACM & LBP Surveys Completed	1 Brownfields Revitalization Plan
39 Parcels Assessed	26+ Acres of Land Assessed	489k+ SF Building Space Surveyed	5 Public Events Conducted



Why It Matters:

The Community Impact of Brownfields Reinvestment

This grant investment has delivered measurable outcomes that translate directly into community and economic benefits for Mason City, including:

- ✓ Reducing environmental risk and uncertainty, spurring private investment
- ✓ Activating underutilized downtown and corridor properties
- ✓ Advancing housing, workforce, and mixed-use redevelopment opportunities
- ✓ Strengthening Mason City's tax base and long-term economic resilience

Learn more online: www.masoncitybrownfields.com

Questions? Contact Rachel VanHauen at rvanhauen@masoncity.net

Key Brownfield Redevelopment Projects

Mason City, IA 2023-2027 EPA Brownfields Assessment Grant

Southbridge Mall

The Southbridge Mall is a key focus of Mason City's downtown redevelopment. The objective is to transform a largely vacant former mall into a mixed-use destination centered on entertainment and conference uses. Brownfields-funded Phase I and II ESAs identified acceptable cancer risks, with elevated arsenic attributed to naturally occurring conditions, and an asbestos survey mapped materials to support future renovations. The mall anchors the River City Renaissance initiative along the Riverwalk.

The Delaware



The Delaware project transformed a former city-owned surface parking lot into a taxable, 36-unit market-rate residential building totaling about 38,000 square feet with roughly 70 parking spaces. Supported by a Phase I ESA through brownfields funding, the four-story development was announced in March 2024 and opened in October 2025, adding workforce housing that strengthens downtown's live-work environment and urban renewal goals. The \$8.5 million project included a \$25,000 land contribution and \$850,000 in tax rebates from the City, and it generated construction jobs along with a new job for ongoing facility management.

Dilapidated Properties

The 810 North Commercial Alley property represents a small but important step in improving housing conditions in a residential neighborhood. A brownfields-funded Phase I ESA identified potential petroleum concerns from historic underground storage tank activities. Presumed asbestos and lead-based paint were also investigated. Importantly, the assessment enabled the City to acquire the site under the innocent landowner liability framework. The City assumed ownership due to the property's dilapidated condition. The plan is to abate asbestos and demolish the structure. These actions support broader efforts to stabilize and revitalize the area's housing stock.

Encore Senior Living



The Encore Senior Living project advances senior housing in Mason City by turning a long-vacant realigned street parcel into 45 income-restricted units with underground parking. Brownfields-funded Phase I and Phase II ESAs confirmed the site was safe for redevelopment, finding no subsurface contamination beyond naturally occurring arsenic and clearing soils for disposal through lab testing. Brownfields support also helped comply with other federal regulations associated with the project's Housing and Urban Development (HUD) grant. This \$13.1 million investment relies on a significant mix of HOME funds, National Housing Trust Fund dollars, and Federal Housing Tax Credits. The development addresses a critical shortage of senior housing and contributes to broader revitalization at the north end of downtown.

Mohawk Square

Built in 1917 as Mason City's first high school, the building later housed a range of public and nonprofit uses before a 2019 storm caused a partial roof collapse that left it vacant and deteriorating. The City secured title to the property in 2025 to position it for adaptive reuse or demolition and has submitted a \$1.5 million EPA Brownfields Cleanup application for asbestos abatement. A local affordable housing developer has expressed interest in redeveloping the site as affordable workforce housing.



Home2 Suites by Hilton



The Home2 Suites by Hilton project is reshaping a central downtown block into a productive hospitality anchor that strengthens tourism, convention activity, and nearby businesses. Brownfields-funded Phase I and Phase II ESAs confirmed the property was safe for redevelopment, giving the site a clean bill of health with no subsurface contamination or public health concerns. As the first new downtown hotel in more than 100 years, the 88-room extended-stay Home2 Suites broke ground in October 2025. The project is the third and final phase of the River City Renaissance plan, serving as a long-term economic anchor at the south end of downtown. The \$24 million investment includes an \$8.7 million City hotel grant tied to the Iowa Reinvestment Act and the River City Renaissance framework.

City Administrator's Monthly Activity Report

Aaron Burnett, City Administrator

April 2026
(Issued May 29, 2026)



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

Airport

Reported by David Sims, Airport Manager

Date: April 2026

United Airlines Enplanements/Deplanements	FBO Fuel Flow
From 4/1/2026 – 4/30/2026	
Monthly Enplanements 672 / Deplanements 651 / Total 1,323 +4.4% from April 2025	Monthly Gallons Sold- 20,738

Routine Activities for the month – Administration and Operations:

- Coordinate with Watershed Coordinator Adam Sears on crop land conservancy planning.
- Received Grant Award Notification from Representative Hinson's office for Runway 18/36 Rehabilitation Project in the amount of \$5,743,000. Grant to cover 95% of project cost.
- Received bids for new Runway Snowblower Purchase. Bid awarded to M-B Companies, Inc., of Chilton, Wisconsin for \$881,718.56. Applied for Federal Aviation Administration Grant to pay for 95% of this project.
- Applied for Iowa Air Service Development, Commercial Service Vertical Infrastructure, and Airport Improvement Grants through the Iowa Department of Transportation. These grants will fund Airport Annual Marketing, Fire Station Building improvements, and Hangar Taxilane Reconstruction.
- Maintenance Staff conducting spring airfield clean up and pavement markings.

Activities planned for next month and other comments:

- Advertise for bids for Runway 18/36 Rehabilitation Project.
- Sign contract with M-B Companies, Inc, for new Runway Snowblower to be delivered in 2028.
- Planning for Airport Emergency Exercise to be held in June.
- Announcement of the first TSA Pre-Check Clinic to be held in the Airport Terminal June 9th through June 12th

Development Services Department

Reported by Steven Van Steenhuyse, AICP, Development Services Director

I attended the American Planning Association's National Planning Conference in Detroit from April 25th to the 28th. The national conference is always a great opportunity to see how cities across the nation are addressing land use and planning issues. Not surprisingly, there were several sessions dedicated to regulation of data centers and wind and solar farms. I came back with some ideas as to how Mason City can navigate these issues as they occur. It was also great to see how Detroit is reinventing itself and successfully emerging from several decades of decline.

Planning and Zoning Division: The Planning and Zoning Commission held a public hearing on April 14 to reconsider rezoning approximately 33.6 acres on the west side of North Eisenhower Avenue and north of the MercyOne West Campus. This land has been purchased by Kading Properties, a Des Moines builder of for-rent townhome communities. They have successfully built several communities in the Des Moines area and have since branched out into several smaller communities throughout the state. We are excited about Kading coming to Mason City, as this development will provide much needed new housing at rates affordable to the workforce.

The Planning and Zoning Division issued 16 zoning permits, including two for principal commercial buildings, three for residential principal buildings, seven for residential accessory buildings (garages and sheds), and four floodplain permits. The City Planner reviewed 89 permits for floodplain compliance and completed six historical reviews.

The Zoning Board of Adjustment met to consider two cases. Horizon Development is the developer of the Encore Senior Living project at 508 North Delaware Avenue, facing U.S. Highway 65 northbound where North Delaware Avenue bends into North Federal Avenue. The 45-unit low-income senior citizen project needed several variances to the landscaping requirements due to the unusual shape of the property and the tight configuration of the project. The ZBA approved these variances on a 5-0 vote. The second request was for a Conditional Use Permit to permit an addition to a garage resulting in a floor area that exceeds the maximum area for accessory buildings on a lot of under two acres. The Board also approved this request on a 5-0 vote.

The Historic Preservation Commission met twice in April. On April 2, the Commission considered two demolition requests. The first was for an old garage at 1121 West State Street that is too small for modern use. The Commission found that this building is not historic, paving the way for its demolition. The second was for several buildings at an old farm on South Pierce Avenue, south of 19th Street SW. The farming function had been abandoned many years ago when surrounding land was sold for development, particularly the Golden Grain biofuels plant. Golden Grain purchased the farm site in anticipation of future expansion. Although the site contained two old houses and several outbuildings, the Commission determined that this site is not historic.

Code Enforcement Division: There were 190 code enforcement case requests opened in April, of which 139 were initiated by staff and 51 initiated via complaint. The cases included 11 related to dead, dying, or diseased trees, 32 for junk, rubbish, and refuse complaints, and 26 for uncollected garbage.

One property with diseased, dying, or dead trees was added to the special assessment roll in April, where the owners will have the cost of tree removal (plus interest) added to their tax bills over the next ten years.

Building Inspections Division: Twenty-five major building permits and 39 minor building permits were issued in April. Total construction valuation of all permits was \$927,086, resulting in \$14,292 in permit fees.

Rental Inspections Program: The Housing Inspector inspected 120 units in April. A total of 85 Rental Dwelling Certificates were issued. The program collected \$3,015 in Rental Dwelling Certificate fees and fines.

Transit & Safety Division: There were 13,112 rides on the fixed route system, up from 12,569 in April 2025. Seven new employees received on-board training, and 578 safety training sessions were completed, using the new online training system.

Corridor Revitalization Loan (CoRL), Downtown Revitalization Loan (DoRL), and Building Renovation/Life Safety (BuRLS) Programs: The **Grant and Forgivable Loan Review Committee** (GFLRC) met April 13 to consider requests for two DoRL (Downtown Revitalization Loan) loans and a BuRLS (Building Renovation and Life Safety) grant for two buildings on the Federal

Avenue Plaza. The owner of 12 and 14 South Federal Avenue proposes to open a breakfast and lunch restaurant at 12 South Federal Avenue as well as front and rear façade work on both 12 and 14 South Federal. Establishing a restaurant requires a fire suppression system, which will be covered by the BuRLS grant. The Committee voted unanimously to approve the requests, which will result in buildings with significantly increased assessed value.

Developments: The Development Review Committee met three times in April. Three concept plans were considered. One is a minor site plan for placement of a dumpster. The DRC considered establishment of “The House,” a drop-in warming shelter and overnight group dwelling at 108 5th Street NW. The requester in this case was advised that the contemplated function is not allowed under the current Zoning Ordinance. Finally, the DRC considered a concept plan for Bloomfield Acres, a 198-unit for-rent townhome project by Kading Properties on the west side of North Eisenhower Avenue, north of the MercyOne West Campus. This project will need to complete a Major Site Plan before construction.

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: seven 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 recent months completing its funding package.. Construction is expected in summer 2026.

- Walls are being framed at the new Home2 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.
- The DRC has reviewed a site plan for the Kirk Multifamily, a 19-unit apartment building at the northwest corner of North Federal Avenue and 2nd Street NW, on the site of the former Kirk Apartments. A commercial building is planned north of it, on North Federal Avenue.
- 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 April.

Elmwood-St. Joseph Cemetery

Reported by Tyler Anderson, Cemetery Manager

Tyler

- Busy with assisting families with burials, plot situations, and headstone purchases
- Half Wall Restoration – Imperial Points chosen to work on project, planning to start restoration in mid-May 2026
- Working on CIP project preparation for next year, including the scattering garden trail and new fencing around the shop building area
- Cemetery Pond – fountains have been installed, working with Grant Administrator on a grant for additional sculptures to place around scattering garden area

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 Spring projects
- Season grounds staff starting May 1
- Great work helping with various citizen requests
- Tree removal – 75 trees removed, and zero losses from damages; working with Tyler on remaining 45 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 continued to attend weekly progress meetings with the Iowa Department of Transportation, Wicks Construction and their subcontractors. Stage 7 Traffic Control is in place. Traffic is shifted to the north lanes in a head-to-head pattern with no left turns between South Pierce Avenue and South Monroe Avenue. Traffic delineators have been placed between the east and westbound lanes. The South Monroe Avenue intersection is currently closed to northbound and southbound traffic. Reilly Construction removed the pavement on the south side of the intersection and is currently placing storm sewer pipe and intakes as the progress to the west towards South Crescent Avenue. KW Electric recently completed the placement of the traffic signal pole bases at the South Monroe Avenue intersection. Crews are now placing underground conduit that will be used for intersection electric and fiber interconnects. Reilly Construction crews are planning to begin water and sanitary sewer main replacements west of South Crescent Avenue in mid-May.

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

Engineering Staff continued to attend weekly progress meetings with the Iowa Department of Transportation, Wicks Construction and their subcontractors. McKiness Excavating completed multiple underground water distribution improvements including the replacement of main valves, service lines and fire hydrants. Water main work began at the Union Pacific Railroad crossing; an attempt to directional drill under the rail failed when the drill encountered a previously unknown structure. After coordination with the railroad construction observer, it was decided to reattempt the bore the week of May 11th. This bore will be the pilot for the bore and jack of a 24" steel casing that will be used to protect a new 12" water main. As part of this project, new water

main will be placed from the South Federal Water Tower site, south to the project limits. Multiple sanitary sewer service line and manholes have been replaced between 20th Street and 23rd Street. Storm sewer work north of 23rd Street is currently taking place. 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. Water Department Staff have been meeting with Primex Control to review software improvements and have selected an iconrol SCADA solution system to be integrated into future plant upgrades. Tentatively, the letting date for this project will be in October 2026.

Taft Avenue Water Main Loop – Consultant: SEH

A preconstruction meeting was held with the contractor, Summers' Enterprise Inc., on April 1st. Water main pipe has been delivered to the site. The contractor has signed and returned the Notice to Proceed; work will be substantially completed on or before November 1. The Cerro Cordo County Engineer has issued a permit for the water main construction in County right-of-way. SEH Staff have submitted for an extension of the IDNR construction permit. A subcontractor, Iowa Trenchless, will bore and jack the water main casing at the 43rd Street SW railroad crossing at right-of-way limits of the Union Pacific Railroad. This work is currently being planned with the Union Pacific flagging and construction observation third party contractor.

12th Street NW Roundabout & Street Improvements – Consultant: WHKS

Additional 12th Street NW improvements will be made in combination with the roundabout project and are designed to enhance the safety of the corridor. The 12th Street NW Turn Lane Improvements Project will consist of an eastbound bypass lane and a westbound right turn lane at the easterly entrance to Curries. This will be a voluntary special assessment project, as part of the procedural steps for the assessment, resolutions addressing State code requirements will be included in the May 5th City Council agenda. WHKS is currently finalizing plans and specifications. The letting date will be May 26th with anticipated construction beginning in June. A right-of-way plat is nearly complete for the North Taft Avenue intersection. The new right-of-way will accommodate the roundabout and surround sidewalk improvements. City and

WHKS Staff are currently working with Kraft representatives on acquisition north of 12th Street NW. Alliant Energy and their design team are close to final plans for the gas main relocation at the intersection. Alliant's contractor plans to mobilize and begin work in May. The next phase of work will be street rehabilitation of 12th Street NW from North Benjamin Avenue to North Pierce Avenue will include a surface mill and Hot Mix Asphalt overlay. A new trail in the north right-of-way of 12th Street NW will be included. This phase is currently under design and is planned for a 2027 construction.

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 bid and awards of contract were approved by the City Council at the April 7th meeting. A supplement to the Professional Services Agreement was approved by Council at the April 21st meeting. This supplement is for construction administration and observation services.

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. One bid was received for the April 14th project letting; the low bid was submitted by Heartland Asphalt Inc. of Mason City, Iowa. The bid and award of contract was approved by the City Council at the April 21st meeting. The contracts and bonds are scheduled to be on the agenda for the May 5th meeting of the City Council. An amendment to the Professional Service Agreement with WHKS will also be acted upon at the May 5th meeting. This amendment is for services to develop speed study recommendations and for construction administration and observation services. New traffic signals at the South Taft Avenue intersection are included in this project. City Engineering Staff coordinated the ordering of the poles and mast arms through Central Sales Lighting Alliance. This was done to shorten the lead time for the contractor and help to prevent delays during construction. The preconstruction meeting will take place the week of May 18th.

Southbridge Mall Parking Lot – Consultant: WHKS

A portion of the Southbridge Mall parking lot, west of the Home2Suites, 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. Engineering Staff coordinated with Henkel Construction to have a portion of the Southbridge Mall access road paved in conjunction with the hotel paving work. This will eliminate the future need to close the access drive between the mall and hotel.

2026 Pavement Marking Program – City Engineering

The bid and awards of contract were approved by the City Council at the April 7th meeting, and the contracts and bonds were approved at the April 21st meeting. A preconstruction meeting is planned to be held with Quality Striping Inc. on May 6th.

Downtown Pedestrian Ramp Compliance Program – City Engineering

Two bids were received for the April 7th project letting; the low bid was submitted by Larry Elwood Concrete Inc. of Mason City, Iowa. The bid and award of contract was approved by the City Council at the April 21st meeting. The contracts and bonds are scheduled to be on the agenda for the May 5th meeting of the City Council.

Finance Department

Reported by Brent Hinson, Finance Director

Utility Billing

- 9,462 utility bills and 340 disconnection notices, completed 376 utility service orders

Finance

- Attended 2 Development Review Committee (DRC) meetings.
- 3 presentations on economic development to League Municipal Leadership Academy (MLA).
- Meetings on Cart Smart implementation.
- Filed FY27 budget following hearing & approval.
- CD Investments- 3 CDs were awarded, all to First Citizens: 1) \$4M for 91 days at 3.97%; 2) \$4M for 182 days at 4.00%; and 3) \$3M for 364 days at 4.03%.
- Coordination with Southbridge Mall operations
- Printed 720 payroll checks/stubs, 682 payable checks and 48 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 1346 invoices for payment processing; 40 invoices certified to property taxes
- Wellness Committee-Easter eggs, make it ok planning
- NCINTF bookkeeping
- HOME Grant
- Applications for Bertha Stebens Foundation
- DERA Grant Closeout
- BUILD submission
- EPA – Brownfields

GIS

- Created and exported map of proposed north cemetery walkway.
- North Iowa Band Festival canvassing.
- Created map of lead service lines (from cutoff to residence).
- Added table to Trees of Mason City application.
- Created two proposed sanitation route maps.

IT

- Get with Brian at RCC about finishing fiber termination at mall.
- Check settings on all PD phone users.
- Meet RCC at Highland for fiber run meeting.
- Program front doors for meeting.
- Get with Scott H about Internet for theater.
- Configure new PC for new 3rd floor employee.

Fire Department

Reported by Erik Bullinger, Fire Chief

EMS OPERATIONS

- Continued work on First Due (software) implementations
- FF/EMT Doughvrin passed his NREMT EMT exam
- HS EMT Class continues with scenario training alongside MCFD crews

FIRE OPERATIONS

- Working with Electronic Engineering & CGSO dispatch center on updates to dispatch paging system
- Annual fire hose testing started. Will continue through May.
- An After Incident Review was conducted for the anhydrous ammonia leak at the Crystal Cold facility.

FIRE PREVENTION BUREAU

- Fire safety talk to residents of The Manor, 30+ in attendance
- One staff member attended the Hawkeye State Fire Safety Association training in Des Moines.
- The spring construction season has begun, and we are currently reviewing plans for large construction projects.
- Spring burn season has ended- the fire department received two complaints on permit issued open burning. Residents were permitted to continue burning as they complied with the city code in both situations.

HAZMAT

- Hazmat Team participated in a SWOT analysis requested by the North Iowa Hazmat Commission
- Hosted a one-day Anhydrous Ammonia response training for Hazmat Team
- An NH3 Responder meter was provided by Cargil Kitchen Solutions, at no cost to the Hazmat Team.
- Elected two new Hazmat Team members.

TRAINING

Firefighting

- IFSTB burn trailer was used for scenario-based training for all battalions. CERT team assisted with rehab during this training.

- OSHA- SCBA mask fit testing and fire extinguisher training for all operations staff.
- Emergency vehicle driving course conducted, using classroom instruction, practical training with the IFSTB driving simulator, and open road exercises utilizing both current and reserve apparatus as well as ambulances.

EMS

- North Iowa Trauma Conference on 4/10 with several staff attending
- University of Iowa Health Care provided their SIM-IA Lab, to perform adult and pediatric hands-on scenarios
- OSHA classes- PPE to OSHA standards, bloodborne pathogens, respirator medical information & records

COMMUNITY INVOLVEMENT

- Career Day at NIACC
- STEM Festival at MCHS
- NIACC Job Expo
- Police Department and high school EMT class participated in the IFSTB driving simulator
- Provided fire department orientation for two new police officers
- Staff members participated in the NIACC EMS Advisory Committee meeting
- Two battalions visited two nursing homes as part of the Wellness Committee's activities, including hosting an entertaining bingo session at one location.

OTHER

- A retirement ceremony was held in honor of Firefighter Brad Meyer.
- Conducted training for dispatchers at Cerro Gordo Sheriff's Office of MCFD operations

Committees

- **EMS Committee**
 - EMS committee has met with cardiac monitor reps and has started to look at updates and replacements.
- **Wellness Team**
 - Discussion of reviving peer fitness program with certified instructors
 - Topics of grant funding opportunities

- Organizing another school visit – end of school year
- CISD course is being rescheduled – looking at hosting this at FD (3-day course)
- **Community Outreach**
 - Coordinated MCFD participation in April community outreach and recruitment events, including the NIACC Job Expo and STEM Fest.
 - Continued developing educational materials, outreach resources, and social media messaging to support community engagement and recruitment efforts.
 - Collaborated with department staff and community partners on public safety education opportunities and community presentations.
 - Upcoming efforts include participation in EMS Week activities, Touch-a-Truck event, and additional community outreach opportunities.

Station Renovation

- Work continues on the installation of the Audio/Alert system
- A fan balance issue continues to persist, with contractors continuing their analysis and troubleshooting of the problem.
- Contractors continue to troubleshoot the possible air leak in the boiler system.
- The HVAC control system remains problematic, as the technician is still working to resolve programming issues.

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	13	16	29
Engineering	17		17
Finance	13		13
Fire	46	1	47
Human Resources	3		3
Library	15	2	17
Museum	4	2	6
Parks & Recreation	14	6	20
Police	49		49
Public Works	57		57
Youth Task Force	2		2
Grand Total	244	31	275

Plus 169 Seasonal employees

Staffing

Currently we have 15 recruitments in planning phase, underway or drawing to a close, with a total of 25 full and part-time vacancies that were in various stages of the recruitment process. Hired 5 full-time and 4 seasonal hires during March. We experienced 1 disability retirement during the month.

Hiring Activity:	- Police Officer-7 openings (Police): Five candidates have received conditional job offers and are undergoing additional testing. Next testing will be in May.
	- Firefighter/Paramedic - 3 opening (Fire): Final interviews are being conducted, and 1 contingent job offer made in April and 2 more

expected in early May.
- Engineering Aide - 1 opening (Engineering): Interviews scheduled for early May.
- City Engineer - 1 opening (Engineering): Search began in April
- Finance Director - 1 opening (Finance): Search began in April
- Water Supply Supt - 1 opening (Public Works-Water Supply): Position will be filled with promotion of an interim Supt in the near future.
- Public Works Swing Worker - 1 opening (Public Works): On hold.
- Art & Ceramics Educator - 1 opening (Museum): Interviews conducted in April.
- Office Manager - 1 opening (Museum): Interviews conducted in April, offer made, will start work in May.
- 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): Filled internally subject to council approval in May.
- Tree Maintenance Foreman - 1 opening (Public Works): Will post internally in May.
- Marketing/Communications Specialist - 1 opening (Park & Rec): Filled in April, will start in May.
- Multipurpose Arena Supervisor - 1 opening (Park & Rec): Job filled, started work in April.
- Mall Manager - 1 opening (Park & Rec): Retirement in August, begin search in late May.
- Transit Driver (PT) - 2 openings (Dev Services): Conducting external recruitment.

Labor Relations/Legal

No significant labor issues to report.

Major Projects

- Police Officer staffing has shown improvements, and we are optimistic that vacancies will be a manageable level by mid-summer. We have five candidates in final stages of assessment, and our next testing is May 20th. We have started development of new Police Officer 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 are focused on several key management openings department head openings, including Finance Director and City Engineer.

- We utilized our new paperless HR information system during the seasonal hiring that was conducted in May. Most of the bugs have been worked out and we expect to discontinue most paper forms in May. Ongoing training continues with supervisors on the new system. As workload permits, work continues by the HR/Records Specialist to assist the Engineering department in the scanning and conversion of their records into the City's new electronic data records system.

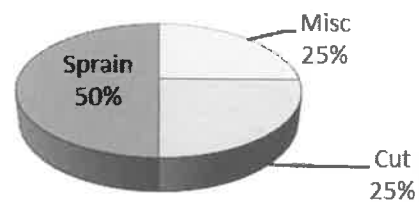
SAFETY STATISTICS

The City has experienced 4 OSHA recordable injuries in 2026 compared to 10 injuries during the same period the prior year. Our workers' compensation experience rating continues to show good safety performance.

Apr Medical Cases



YTD Medical Cases



MacNider Art Museum

Reported by Edie Blanchard, Museum Director

Report not available this month.

Police Department

Reported by Mike McKelvey, Police Chief

We hired 2 new police officers April 8, 2026. They started Basic Iowa Law Enforcement Academy (ILEA) Course May 4, 2026.

One of our recent-hired new officers graduated from ILEA on April 24. He has started FTO training.

Our Dept just completed a complex Emergency Vehicle Operation in-service training course in April for sworn personnel. This faster speed emergency driving and pursuit tactic training was done mostly in low-light to make this training as realistic and challenging as possible. Our friends at the Fire Dept helped wet down the driving course to lower tire friction during some of the training.

Applicant Testing and Hiring Process Continues. We have 6 candidates on our civil service list. We made conditional offer letters to 5 of the 6 so far. All 5 have accepted. We are now trying to line up polygraphs and MMPIs. If everything goes well, they may go to next basic ILEA class (starts Aug 31) and graduate by end of year.

Public Library

Reported by Mary Markwalter, Library Director

The library has been working on capital projects, updating HVAC controls and working on HVAC equipment replacement.

The library received a \$10,000 grant from the Carnegie Foundation.

Library Staff are preparing for the 2026 Summer Reading programs.

Public Works/Parks Department

Reported by Jim Collins, Public Works Director

EXECUTIVE SUMMARY

April operations focused on the transition from winter response to spring construction, maintenance, and utility activities across all Public Works divisions. Crews continued routine operations while advancing infrastructure maintenance, sanitation automation preparation, storm sewer work, park improvements, and seasonal cleanup efforts. Staff also supported ongoing Water Reclamation Facility upgrades and expanded field activities associated with spring operations.

KEY HIGHLIGHTS

- Continued operation and maintenance activities at the Water Reclamation Facility, including UV system cleaning and biosolids hauling.
- Street Division completed extensive spring maintenance activities, including sweeping, patching, storm sewer work, and alley grading.
- Sanitation Division continued regular collection services while testing and training on new automated collection equipment.
- Water Utility crews completed hydrant replacement, water service taps, valve operations, and utility disconnects.
- Parks and utility staff advanced seasonal cleanup efforts and improvements at the Riverwalk and Bike Park facilities.

DIVISION REPORTS

WATER RECLAMATION DIVISION

Water Reclamation staff continued routine plant operations, inspections, and seasonal maintenance activities throughout April.

Major activities included cleaning of the UV system and sampling of effluent to ensure compliance with Iowa DNR E-Coli effluent limits. Staff hauled approximately 2,407,405 gallons of biosolids to local farm ground during the month. Additional maintenance activities included changing oil in the large electric blower, repairs to digester hatch #2, and washing all clarifier weirs. Grounds maintenance activities resumed with mowing and weed trimming around the facility. Sewer crews repaired three sanitary boxouts, and staff met with Packard Electric regarding ongoing plant upgrade coordination. Routine

inspections and general plant operations continued throughout the month. Staff also hosted a Cub Scout group tour of the facility.

WATER UTILITY DIVISION

Water Utility crews completed a variety of seasonal utility and infrastructure activities throughout April.

Major work activities included turning valves, hydrant replacement and installation, dirt work operations, hauling spoils and rock materials, and completing both 6-inch and 1-inch water service taps. Crews also managed utility disconnects and supported infrastructure improvements associated with the Riverwalk rework project.

Additional work included construction activities related to the Bike Park tower access road buildout.

PARKS DIVISION

Parks staff transitioned fully into spring operations and seasonal maintenance activities during April.

Crews supported grounds maintenance activities, cleanup operations, and infrastructure improvements throughout the park system. Staff also assisted with work associated with the Riverwalk rework and Bike Park tower access road improvements. Seasonal maintenance and preparation activities continued across park facilities and recreational areas.

STREET DIVISION

Street Division operations focused heavily on spring cleanup, roadway maintenance, and storm sewer infrastructure work.

Crews completed sweeping of roads, cold and hot patching operations, sod repairs from winter plowing damage, concrete repairs, catch basin repairs, and cleaning of storm sewer grates. Staff also completed grading and rocking of roads and alleys, shoulder maintenance, ditch cleanup, and street sign work. Additional activities included tree removals, removal of a beaver dam, downtown banner replacement, pickup of trees for spring planting, and general cleaning and maintenance operations throughout the city.

SANITATION DIVISION

Sanitation crews maintained regular refuse, recycling, yard waste, and dumpster collection services throughout April.

Additional work included neighborhood cleanup activities in coordination with Neighborhood Services, collection of volunteer cleanup bags, large item pickups, and holiday makeup collections. Staff also continued delivery of

garbage stickers and conducted testing activities associated with the new automated garbage truck.

LOOKING AHEAD

- Continued transition into full spring and summer operations
- Ongoing implementation and preparation for automated sanitation collection
- Continued street maintenance, storm sewer inspection, and infrastructure repairs
- Advancement of park and recreational facility improvements
- Continued coordination and planning related to Water Reclamation Facility upgrades

Recreation Department/Highland Park Golf Course/Mason City Arena

Reported by Brian Pauly, Recreation Superintendent

April was a dynamic and busy month for the Parks and Recreation Department, with numerous youth and adult programs underway and continued preparations for the busy summer season.

Spring Tumbling continued each Saturday at the Southbridge Mall Recreation Office. Divided into several time slots by age group, this program serves children ages 3 to 12 and remains one of our most in-demand spring activities.

Youth Soccer officially kicked off its season on Saturday, April 4, at the Ray Rorick Soccer Complex. This season includes 62 teams with youth players ranging from age 4 through 7th grade. Volunteer coaches continue to play a vital role in delivering a fun, skill-based program that promotes sportsmanship, teamwork, and inclusion.

Adult and Youth Archery Lessons also launched this month, running weekly on Mondays at the Mohawk Archery Club. Participants ranged from age 8 through adult, with classes grouped by age to ensure safety and skill-appropriate instruction. This program provides a unique recreational opportunity outside of traditional team sports and continues to grow in popularity with each offering.

April also featured a one-day No School Adventure Camp on April 3 for ages 5 to 12. Campers enjoyed a full day of activities and games while school was not in session, including a trip to Edinborough Park in Minnesota. These day camps provide valuable childcare support for working parents while offering structured recreation during no-school days.

April also marked a critical hiring and recruitment period. Seasonal positions across all divisions were promoted and began to fill, including aquatic center lifeguards, concession stand workers, golf course maintenance crew, youth sports officials, and childcare staff. Interviews were conducted throughout the month, and several key hires were made in preparation for the opening of the Aquatic Center and the start of summer leagues.

From an administrative standpoint, the department achieved several key milestones. Registration for the flagship Fun N' Sun summer program began April 2 and saw strong early interest. On April 1, the reservation system opened for Aquatic Center pool parties and season pass sales also began. Staff also prepared for summer community garden programming, with new gardener applications opening April 15.

The Friends of Prairie Playground group met several times during the month, including a tour of playgrounds in Pella, Ankeny, and Ames. This group is working with staff on an RFP that will hopefully be presented to the City Council and Park and Recreation Board in June.

Additional work was completed throughout the park system as staff transitioned facilities and grounds from winter operations into full spring and summer use. Seasonal maintenance activities included playground inspections, restroom preparation and openings, shelter cleaning, athletic field preparation, trail maintenance, signage updates, and continued monitoring of parks and open spaces following winter weather conditions. Staff also began coordinating summer mowing schedules and flower bed preparation throughout the community.

Parks staff continued to support a variety of community amenities and quality-of-life services that are especially important during the warmer months in North Iowa. This included maintaining trails, ballfields, green spaces, and park shelters while also assisting with special event planning, reservation coordination, and upcoming seasonal projects. Spring weather always creates unique challenges with turf conditions, drainage concerns, and scheduling adjustments, but crews remained flexible and responsive to community needs throughout the month. These efforts help ensure parks, trails, recreation facilities, and public spaces remain safe, welcoming, and accessible for residents and visitors alike.

April marked a transitional period at the Mason City Arena as the winter sports season concluded and preparations began for an exciting summer lineup. The facility hosted one North Iowa Bulls game in April, giving fans a final opportunity to support their team before the offseason. The arena also continued to welcome the public for community events and open skating sessions, maintaining its role as a central hub for local engagement.

Looking ahead, the arena is preparing to host several high-profile events. The recently announced Big Daddy Weave concert, featuring Megan Woods and David Leonard, is scheduled for June 19. Big Daddy Weave is a Grammy-nominated band known for dynamic performances and uplifting music. Their upcoming stop in Mason City will provide fans with a unique entertainment experience made possible through the support of Sukup Manufacturing and GoServ Global. GoServ Global is celebrating 15 years of world service with \$15 tickets, which is a significant value compared to the \$40 ticket prices being charged at other venues. Tickets are currently on sale, with doors opening at 6:00 PM and the show beginning at 7:00 PM.

In addition to concerts, the arena will host a North Iowa Fights MMA event this summer on July 25. This event is expected to attract martial arts fans from across the region and will showcase both local and national talent.

The summer lineup also includes several community-focused events. The arena will host the Great Iowa Youth for Christ fundraiser on May 16 and will welcome North Iowa Baggers every Thursday throughout the summer. National Night Out is scheduled for August 4 and will promote public safety, neighborhood engagement, and community connection.

As the arena transitions into the summer season, staff remains focused on delivering quality experiences for all attendees. The upcoming event schedule reflects the arena's growing reputation as a premier regional entertainment destination capable of hosting everything from family-friendly activities to national headliners.

Volunteer Program

Reported by Mary Litterer, Volunteer Program Coordinator

Activities for the Month of April 2026:

- On-going restocked Volunteer supplies for various events.
- Assisted Departments and found volunteers for different projects.
- Worked with present and new volunteers on the importance of reporting hours to volunteer coordinator.
- Sent out to volunteers about updates on upcoming meetings and volunteer opportunities.
- Had booth at SALT Forum gave out information on volunteer opportunities and department projects.
- Worked on updating flower garden budget to reflect actual active plots, set up meeting with gardeners for May. Worked on price list with vendors for Beautification program, in progress.
- Accepted 3 new volunteer applications for a volunteer project.
- Worked with student volunteer groups on a project in progress and talked at area school on benefits of volunteering.
- Volunteers put in 290.25 hours this month on various projects.
- Ordered orange bags for Earth Day cleanup, volunteers rolled bags for groups to pick up. There are individuals that do trash pickup on a weekly basis in areas around town.
- Earth Day cleanup had 15 teams and numerous individuals participated in cleanup efforts, so far 87, 65-gallon bags have been picked up, weighing 1,320 lbs.
- Tree planting with high school students set up for May 6th in Mason City.
- Found volunteer projects for people who need community service hours.

Youth Task Force

Reported by Youth Task Force Director

April 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. At this time, it appears the grant will be monitored by Iowa Primary Care Association.
- All reports and claims were submitted.
- Grant tracking and monthly expense reporting.
- 4/16-IHHS Call
- 4/20-Met with Peterson and Erick from North Iowa Youth Center about the Boys to Men group.
- 4/28-Met with Brent & Aaron about FY27 and current budget adjustments for FY26

One on One Mentoring

- Monthly check in with community-based mentors.
- Sent out one parent packet to a provider at Wellpoint.
- Planning for participant surveys in April and May.

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

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 will be held on 5/21

Iowa Commission on Volunteer Service- Next meeting will be 5/28

Other

4/2- Attended P4C/EYES Coalition meeting

Training- 4/14-Iowa MENTOR: Mentee training

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

May 19, 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 May 19, 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, Jaszewski, Hines, Symonds. Absent: None.

ADOPT AGENDA

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

On roll call, the vote was as follows:

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

SPECIAL ITEMS

Lindsey James, Visit Mason City Executive Director, provided the yearly update on Visit Mason City and Main Street Mason City.

PUBLIC FORUM

The Mayor asked if there were any comments.

Elizabeth Boyer, 2209 Augusta Drive, referred to Item #22, stating their backyard abuts the proposed rezoning where the L-shaped apartments would be positioned, so it would directly affect them and perhaps the last four owners on August Drive the most. She mentioned she had shared her comments and concerns with all the Council Members and thanked those who took the time to respond, especially Council Member Symonds for taking extra time to do some additional research and provide references. She stated it did not appear they would be swaying any minds tonight and appreciated Legacy for adding the Conditional Rezoning to exclude gas stations, but was concerned it allowed many other uses, and referred to Page 66, Title 12, Rezoning, Table 2, Form and Function Table sections (a) through (k) and as a result, requested the Council vote down the Rezoning tonight and ask for additional contingencies such as allowing everything in Section A but disallowing any of those unique items in the following Sections (small clinic, trade school, vehicle repairs, and drive-through, etc.).

Mitchell Jurgena, 2350 Country Club Drive, referred to Item #22, stating the proposed rezoning was directly in his back yard and there had been a lot of talk about drainage, but he hasn't seen any finite answers. He stated he had lived in Mason City his entire life and could not imagine anyone else would want a large apartment complex in their back yard and would be more inclined to be for it if it was two stories and with the aesthetic of the whole neighborhood, not something that would be an eyesore. He also commented on the apartments Mason City suppos-

edly needed and asked how many of the new apartment buildings were completely full and did we really need 500 more units. He concluded his comments by stating every time it rained, the end of the street was under water and questioned whether a retention pond would really help that and if it would cause flooding issues.

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

CONSENT ITEMS

Prior to adopting the Consent Agenda Item #11 and #13 were removed to be acted upon separately.

The following Consent Agenda Items were Approved/Adopted:

3. **Minutes:** Regular and Worksession Minutes of May 5, 2026, were presented.

4. **Claims:** Dated May 7 and 14, 2026 in the amount of \$9,194,425.85

5. **Permits:**

City Administrator:

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

Plaza Mexico 1809 S. Federal Avenue	Class C Retail Alcohol, Catering Privilege
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Las Palmas Restaurant 3115 4 th Street SW	Class C Retail Alcohol, Outdoor Service
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Wild Bill's Billiards 217 N. Federal Avenue	Class C Retail Alcohol, Outdoor Service,
--	--

Music Man Square 308 S. Penn Avenue	Class C Retail Alcohol, Catering Privilege
--	--

6. **Appointment to Mason City Housing Authority:**

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 Lillquist (TFV of Mike McKelvey)	Mason City Housing Authority	New	2027

7. **Hire Engineering Aide:**

Finance Director:

We recommend approval of the hire of Timothy Hitchcock for the position of Engineer-

ing Aide in the Engineering Department at the May 19, 2026 City Council meeting. The Engineering Aide position is open following the promotion of Terry Boehmer to the open Engineering Associate position. This position conducts field and office work critical to the department's operations and performs the utility locates for all sewer lines. Following Civil Service testing to identify qualified candidates, a panel including HR Analyst Tiffany Hammond, Assistant City Engineer Steven Olney, Administrative Assistant Mackenzie Hart, Engineering Technician Terry Boehmer, and I conducted interviews for this position. Based on this process, we recommend the hire of Timothy Hitchcock for the position. Timothy has a wealth of experience in related fields and we look to having him on board. The position is currently budgeted. It is recommended that the selected candidate be hired at Grade H, Step 6 of the non-bargaining compensation plan (\$29.08/hour). Approve hire of Timothy Hitchcock for the position of Engineering Aide at the rate of \$29.08/hour.

8. Certify Charges to County Treasurer:

Administrator:

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

Reso. 26-117:

Resolution No. 26-100, levying assessments for charges on certain properties and the certification of same to the County Treasurer for collection with property taxes, was presented.

9. Contract & Bond "Mason City Water Reclamation Facility Improvements":

Public Works Director:

It is recommended the City Council approve the construction contract with Staab Construction Corporation for the Mason City Water Reclamation Facility (WRF) Improvements project in the amount of \$39,873,163.00. The Mason City Water Reclamation Facility (WRF) Improvements project is required to comply with Iowa Department of Natural Resources (IDNR) nutrient reduction requirements. Final design and bidding activities for the project have been completed, and the City previously awarded the project contingent upon final contract execution and completion of contract documents. Staab Construction Corporation has submitted signed contract documents, performance and payment bonds, and insurance documentation for review. WHKS has reviewed the submitted documents and determined they are acceptable for execution by the City. Change Order No. 1 has also been executed to incorporate value engineering and scope reduction items identified during project review. The project includes improvements necessary to implement biological nutrient reduction treatment processes at the WRF. Major project components include demolition of the existing trickling filter process, expansion and modification of activated sludge treatment facilities, improvements to ultraviolet disinfection systems, process piping modifications, and associated electrical and mechanical upgrades. Change Order No. 1 includes value engineering revisions and scope reductions requested by the City to reduce project costs while maintaining compliance with regulatory requirements. The change order reduces the contract amount by \$5,753,837.00 from

the original contract amount of \$45,627,000.00, resulting in a revised contract amount of \$39,873,163.00. The project will be funded through the City's sanitary sewer fund utilizing State Revolving Fund (SRF) financing and other supplemental financing sources previously identified by the City. The revised contract amount for the project is \$39,873,163.00. The project budget will be funded through sanitary sewer utility revenues and associated financing previously approved by City Council. It is recommended the City Council approve and authorize execution of the construction contract with Staab Construction Corporation in the amount of \$39,873,163.00 for the Mason City Water Reclamation Facility (WRF) Improvements project.

Reso. 26-118:

Resolution No. 26-118, approving contract and bond for the construction of the "Mason City Water Reclamation Facility Improvements", was presented.

10. Naming Depositories:

Finance Director:

Consider an update to the City's Depository Resolution. The City has adopted various financial policies, including a Depository Resolution. These policies are periodically brought to City Council for revisions as needed. The Depository Resolution is an official resolution reviewed by our auditors annually to ensure compliance. It sets the maximum amounts that can be deposited at each institution, and we cannot place funds at banks that are not listed in our resolution. Bank Iowa, with an office in Clear Lake, recently requested to be included on our resolution to allow them to bid on our time investments. We recommend this change at a maximum of \$55 million. We also recommend a variety of updates to the bank information listed since the resolution was last updated in 2021. The proposed policy does not have a direct budgetary effect, but will inform future investment bidding and depository practices. Consider approval of resolution.

Reso. 26-119:

Resolution No. 26-119, naming depositories for the city of Mason City, was presented.

12. Amend No. 2 – FEMA Stormwater Flood Mitigation Study:

Finance Director:

We recommend that the City Council approves Professional Services Agreement Amendment #2 with SEH for the FEMA Stormwater Study of Mason and Ideal Creeks. The City of Mason City was awarded a \$224,900 Hazard Mitigation Program Grant through the Iowa Department of Homeland Security and Emergency Management (HSEMD). SEH was selected as the consultant for the project at the September 2, 2025 meeting. Amendment #1 increased the scope of the project by \$64,600 to allow for additional archaeological study and engineering work. The original agreement and Amendment #1 are 100% funded by FEMA and Iowa Homeland Security. As we neared the completion point of the study, we determined that additional work was necessary to make the outputs of the study the most effective for securing FEMA Hazard Mitigation construction funding in the future and ultimately to obtain the best results for the affected property owners. These changes include: Investigation and design of improvements to the Ideal Creek dam, examination of industrial stormwater detention to reduce the stormwater loading on Mason Creek, and a Letter of Map Revision for Mason Creek to

seek to remove certain properties from the mapped floodplain based on improved hydraulic data we have collected as part of this process. The proposed increase in services is \$68,200. We have applied for \$12,300 in additional funds from Iowa Homeland Security to offset a portion of this cost. The project was originally budgeted with \$33,750 in local match, and we believe we have the remainder of the funds readily available from completed projects in the Storm Sewer Fund, even if the additional grant amount from Homeland Security is not approved. We respectfully request that the City Council approves Professional Services Agreement Amendment #2 for the FEMA Stormwater Study with SEH, Inc, in the amount of \$68,200.

Reso. 26-121:

Resolution No. 26-121, approving Amendment No. 2 to the professional services agreement with Short Elliott Hendrickson, Inc. for additional services related to the FEMA Stormwater Flood Mitigation Study, was presented.

14. Highway 122 West – Corridor Improvement Project:

Finance Director:

We recommend the City Council approve Professional Services Agreement and Amendment #1 with WHKS & Co. for the 122 West Project. As discussed in more detail in my memo for the DOT predesign agreement, we recently learned that the 122 West project from Indianhead Drive to Winnebago Way is in the draft five-year DOT funding plan. As such, we need to get survey and design engineering moving forward for the project. This work includes survey, concept statement, preliminary corridor design, preliminary design & final design of Year 1 construction plans, Iowa Clean Air Attainment Program (ICAAP) grant assistance, construction assistance, and other design services as listed in the proposal. Given the accelerated nature of the improvements, the base agreement in the amount of \$30,000 was administratively approved on April 2, 2026 and we are now seeking Council ratification of the agreement. For the much more in-depth Amendment #1, WHKS & Co. proposes a not-to-exceed amount of \$978,000. The overall amount is included in the CIP, but the funding was not expected to be needed until FY28, so we will need to provide future financial analysis to ensure the project can proceed on an accelerated schedule. We do already have slightly over \$344,000 in funds currently set aside for the project that can be utilized for this purpose. These expenses are included in the FY27-FY31 CIP, but as stated above we will need to conduct further financial analysis to ensure we can have the funds available in FY27 to allow the project to proceed with the current schedule that is envisioned. We respectfully request that the City Council approve the Professional Services Agreement & Amendment #1 for the 122 West project with WHKS & Co.

Reso. 26-123:

Resolution No. 26-123, award contract to WHKS & Co. for professional services related to the IA 122 West – Corridor Improvement Project, was presented.

Reso. 26-124:

Resolution No. 26-124, approving Amendment No. 1 to the professional services agreement with WHKS & Co. for professional services related to the IA 122 West – Corridor Improvement Project, was presented.

15. Revised Personnel Policy Manual:

Human Resources Director:

I recommend approval of the revised City of Mason City Personnel Manual. The Personnel Policy Manual was last revised and reviewed by the City Council in 2024. Periodically we review our policies for necessary updates due to statutory changes, organizational changes, clarification of existing language, and updates to best practices. Attached is a revised Personnel Policy Manual recommended for approval by the City Council.

The most significant policy updates include:

- Policy 3.05 – “AFSCME Job Changes”: Formalizes additional pay practices that have been followed for pay changes when AFSCME employees change positions within the bargaining unit.
- Policy 4.06 – “Holidays”: Addresses holiday pay for Police Patrol Lieutenants who work a holiday, and the method for awarding floating holidays to newly hired employees..
- Policy 4.07 – “Vacation”: Accelerates the 3rd week of vacation from 6 years of service to 5 years of service.
- Police 5.03 – “Family Sick Leave”: Increases allowance from 4 days to 6 days per year.
- Policy 5.07 – “Volunteer Leave Policy”: Expands the cap on number of volunteer hours that employees may request, from 4 to 8 hours annually.
- Policy 5.09 – “Parental Leave”: This is a new enhancement that provides for paid time off for employees following the birth or adoption of a child. A similar benefit was previously added to all three union agreements, and provides paid time off following birth or adoption of a child.
- Policy 6.15 – “Separation of Service”: Updated to provide greater clarity on the procedures following during a reduction in force.

In the attached Personnel Policy Manual, additions to the policies are shown as underlined and deletions are shown with strikethroughs. Upon approval by the City Council, the revised policies will be released to employees with an effective date of 5/19/26.

Budget Impact: None. I respectfully recommend City Council approval of the revised City of Mason City Personnel Policy Manual.

Reso. 26-125:

Resolution No. 26-125, adopting the revised Personnel Policy Manual for the City of Mason City, Iowa, was presented.

16. Workforce Housing Tax Credits:

Development Services Director:

Staff requests approval of the following Resolutions of Support for applications to the Iowa Economic Development Authority for Workforce Housing Tax Credits:

1. Talon Development, Lark Avenue Apartments, NE Corner of Lark Avenue and IA Highway 122
2. Rye Construction Co., North Tennessee Avenue between 9th Street NE and 10th Street NE

The City anticipates four applications for Iowa Workforce Housing Tax Credits to support four multi-family developments within the Mason City Urban Revitalization Area. The program provides refunds of sales, service, and use taxes paid during construction, as well as a state investment tax credit of up to 10% of eligible construction or rehabilitation costs. Each city may support up to four applications. The applications require a City Resolution of Support and documentation of local financial support. Two of the four applications are covered in this memo, as the other two are still pending rezoning to allow multi-family development. Program rules require the City to contribute at least \$1,000 per dwelling unit as part of the project financing package. The Lark Apartments project is located within the West Mason City Housing Focus Area of the Urban Revitalization Plan and qualifies for a 10-year, 100% property tax abatement. For all four projects, the abatements will cover the \$1,000/unit minimum. The Rye Construction project includes two twinhome buildings containing two units each. To qualify for the 10-year, 100% abatement, projects must contain at least three units per building and be located within a Housing Focus Area. As a result, the Rye project qualifies only for the standard Urban Revitalization abatement authorized under Iowa law: either a 3-year, 100% abatement or a declining-scale abatement beginning at 80% in the first year. Because the project is new construction, the abatement applies only to the first \$75,000 of taxable value per unit. The final value of the abatements cannot be determined until the properties are assessed, but the tax abatements for each project are expected to exceed the required minimum local contribution of \$1,000 per unit. The resolutions demonstrate the City's support and financial commitment to the projects. Developers must submit the resolutions with their applications to the Iowa Economic Development Authority by June 10.

Talon Development – Lark Avenue Apartments: The developer proposes 64 apartment units and 24 townhome units on a 4.24-acre site across from the new Tractor Supply Co. store. The plan includes a three-story apartment building on the northern portion of the site and four two-story, six-unit townhome buildings to the south.

Rye Construction Co. – Twinhomes: The Rye brothers propose two two-story twinhome buildings on vacant land east of North Tennessee Avenue between 9th and 10th Streets NE.

Additional information on the projects will be provided if the State awards Workforce Housing Tax Credits. Approved projects will proceed through the City's development review process and may begin construction next year.

There is no impact to the operating budget resulting from this action. Staff requests approval of the following Resolutions of Support for applications to the Iowa Economic Development Authority for Workforce Housing Tax Credits:

1. Talon Development, Lark Avenue Apartments, NE Corner of Lark Avenue and IA Highway 122
2. Rye Construction Co., North Tennessee Avenue between 9th Street NE and 10th Street NE

Reso. 26-126:

Resolution No. 26-126, support for a Workforce Housing Tax Credit application being filed with the IEDA authority by Talon Development, was presented.

Reso. 26-127:

Resolution No. 26-127, support for a Workforce Housing Tax Credit application being

filed with the IEDA by Rye Construction Company, was presented.

17. Amendment No. 1 – Zayn Properties, LLC:

Development Services Director:

Staff requests approval of the Resolution authorizing execution of Amendment #1 to the Forgivable Loan Agreement with Zayn Properties, LLC for improvements to 1323 North Federal Avenue. On June 4, 2024, the City Council approved a CoRL loan to Zayn Properties in the amount of \$30,000. This forgivable loan was approved to support renovations to the vacant building at 1323 North Federal Avenue. A rendering of the proposed improvements to the south façade of the building is attached. The owner has installed the doors but has not been able to fully complete the project. He has requested an extension until April 30, 2027, to complete the renovations. Except for the change to Paragraph 3 on Page 2, no other aspect of the Forgivable Loan Agreement is changed or amended. The CoRL Loan and the Forgivable Loan Agreement were approved subject to conditions. The Grant and Forgivable Loan Committee and the Council were concerned that this facility would not become another liquor store or vape store. The conditions prohibit these forms and functions on the property. If this or a future owner established a liquor, tobacco or vape store in this building, they would be in default and would owe the forgiven amount of the loan to the City. The conditions are:

1. The west façade of the building shall be preserved in its current state (see below).



2. During the 7-year forgiveness period, the following forms, functions and uses shall not be allowed on the premises and are prohibited:
 - a. Taverns, as defined in the Zoning Ordinance
 - b. Liquor sales, except:
 - i. when offered in a Restaurant as defined in the Zoning Ordinance, where liquor is sold by the drink and consumed on the premises, and no liquor is sold or provided for carry-out; or
 - ii. where the liquor is made or produced on the same premises, such as a brew pub.
 - c. Sales of tobacco, tobacco products, and vaping products and materials.

3. During the 7-year forgiveness period, the owner shall allow City personnel access to the premises at reasonable times to verify compliance with these conditions and shall provide necessary documents or certification to verify any sales of alcohol comply with these conditions.

Staff does not object to extending the time to complete the renovations, so long as the owner complies with the above conditions. There is no impact to the operating budget. Staff requests approval of the Resolution authorizing execution of Amendment #1 to the Forgivable Loan Agreement with Zayn Properties, LLC for improvements to 1323 North Federal Avenue.

Reso. 26-128:

Resolution No. 26-128, authorizing approval of Amendment No. 1 related to the forgivable loan to Zayn Properties, LLC for the rehabilitation of 1323 North Federal Avenue in conjunction with the Corridor Revitalization Loan, was presented.

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

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

11. Order Hearing - Sewer Revenue Loan & Disbursement Agreement:

Finance Director:

Set public hearing on a State Revolving Fund Loan through the Iowa Finance Authority (IFA) for the Water Reclamation Plant Nutrient Reduction Improvements in an amount not to exceed \$43,000,000 to cover the financing for the recently awarded plant improvements contract. If approved, the hearing would take place at the June 2 City Council meeting. The financing plan for the Water Reclamation Plant Nutrient Reduction Improvements is to utilize low-interest financing through the State Revolving Fund (SRF). The Council previously approved a 0% Planning & Design Loan for the project that will be rolled into this primary construction financing. IFA has preliminarily approved our SRF financing, but is necessary to first hold a public hearing on the issuance. We recommend this be done at the June 2, 2026 City Council meeting. The project financing has been reviewed following bid and the proposed rate structure revised as needed. These rate effects will be addressed in the 5-year utility rate ordinance that will take effect in FY28 to be reviewed by Council prior to the adoption of the FY28 budget. Approve resolution setting a public hearing for June 2, 2026 on a clean water revenue loan and disbursement agreement in an amount not to exceed \$43,000,000 for the Water Reclamation Plant Nutrient Reduction Improvements project.

It was moved by Jaszewski and seconded by Adams that Resolution No. 26-120, be adopted.

Council Member Jaszewski asked for an overview of the funding sources with Finance Director Hinson providing an outline of the various funding sources and rate structure.

Council Member Symonds stressed this wasn't something the City wanted to do, rather it was

mandated and stressed Mason City was in a lot better position than other cities with Hinson concurring, stating those directives came with very little money, so communities were left to deal with it on their own.

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

Reso. 26-120(ADOPTED):

Resolution No. 26-120, fix a date for a public hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$43,000.000, was presented.

On roll call, the vote was as follows:

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

13. Predesign Agreement – Highway 122 West Project:

Finance Director:

We recommend that the City Council approves a predesign agreement with the Iowa Department of Transportation (DOT) for the 122 West Project. We recently learned that our long-planned Highway 122 West project (from Indianhead Drive to Winnebago Way) has been included in the draft five-year transportation plan as a phased project. The Council adopted a detailed feasibility study for the project in September 2022. The first phase of the project could begin construction as soon as FY28. As such, the DOT has presented us with a predesign agreement for these improvements. As expected, the City's cost-share will be approximately \$14.4 million. We expect that once design costs and water & sewer impacts are included, the long-term investment for the City will be around \$17 million. We do have the majority of the funding included in the FY27-FY31 CIP but will need to analyze moving up certain components of our funding. The project is largely funded by TIF-backed G.O. bonds. We will continue to seek grants that could defray a significant portion of the City's projected cost-share. The project is currently envisioned to occur in 5 phases, presented here with simplified descriptions:

- Year 1: Rib Crib frontage to Arby's
- Year 2: Starbucks frontage to Rib Crib frontage
- Years 3 & 4: East of bridges over Willow Creek to Starbucks frontage
- Year 5: Arby's through Winnebago Way intersection

Pending Council approval, there will be substantial staff and consultant work to occur over the coming months and years. We anticipate a future Council workshop, regular Council updates, and substantial public information disbursement during the design and construction processes. As stated above, the expected impact for the City budget over multiple years is a total of \$17 million. We have a major portion of this funding identified in the current CIP but will continue to seek grants and analyze revisions to the CIP to accommodate the project schedule and timing for the funding needed. The primary source of our funding for the project will be TIF-backed G.O. bonds. We respectfully request that the City Council approves a predesign agreement with the Iowa Department of Transportation for the Highway 122 West project.

It was moved by Adams and seconded by Symonds that Resolution No. 26-122, be adopted.

Council Member Adams stated this was a significant project and asked for an overview including the cost with Finance Director Hinson providing details, stressing staff was pleasantly surprised to find out this was included in the draft IDOT five-year plan.

Council Member Adams asked if it would be a total rebuild of 122 West from Winnebago Way almost to the City limits with Hinson stating it would go to the bridges west of Indianhead.

Council Member Adams asked if when this was completed (over the past 8 years) the City would have completely re-done 122 from Carolina to just west of Indianhead with Hinson stating that was correct.

Administrator Burnett noted the Council should be aware staff was continuing to apply for grants and the funding thorough the State DOT five-year plan provided a better leverage to continue to apply for funding and asked Fouad Duoad from WHKS to respond.

Fouad Duoad, WHKS & Co., congratulated the City for Highway 122 getting on the five-year program, emphasizing Burnett had done a fantastic job and it was a huge success for the City and North Iowa and mentioned some of the funding sources they were pursuing including ICAP.

Council Member Latham questioned the timeframe from start to finish with Fouad stating this was a very aggressive schedule because of the Iowa DOT funding. The project would be let in early 2028 and have a five-year construction timeline.

Council Member Latham questioned the frontage roads with Fouad stating they would be included, emphasizing it was a big project with a big impact, and they were meeting monthly to make sure to keep things moving forward.

Council Member Adams stated with it being a DOT project they would be paying more than the City's portion and asked how much say the City had in the design process with Fouad stating it would be designed per Iowa DOT standards, adding they had more rigid requirements than a normal project.

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

Reso. 26-122(ADOPTED):

Resolution No. 26-122, approving and authorizing execution of a Predesign Agreement with the IDOT for the Highway 122 West Project, was presented.

On roll call, the vote was as follows:

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

PUBLIC HEARING

18. GO Urban Renewal Loan Agreement:

Finance Director:

Staff respectfully recommends that the City Council hold a public hearing and then approve additional action on a General Obligation (G.O.) Urban Renewal loan agreement. As discussed in the FY27 budget and CIP processes, the City plans to issue G.O. debt for mall renovations and redevelopment of the Mohawk Square property under the City's Urban Renewal powers. In order to proceed with this issuance, the Council must first hold a public hearing. The Council set the date of this hearing at the May 5, 2026 meeting. We have revised the timeline for bonding to complete the majority of the process prior to the end of June. This schedule is the same as was provided in the packets for the May 5 meeting. The proposed G.O. bonding is being proposed within a structure of the City's policy for Debt Service Levy and slightly declining percentage over time of the City's constitutional debt limit utilized. Staff respectfully recommends that the City Council hold a public hearing and approval additional action on a General Obligation (G.O.) Urban Renewal loan agreement.

The Public Hearing was held as per published notice.

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

Rugby Sliger, 4 Briarstone Court , mentioned it was a four-plan, \$5,000,000 loan with some of the money going to the demolition of the old High School and some to the mall conference center and roof and expressed his concern if the State Legislature continued to do what they just did to the City's budget. He also asked for an explanation regarding the Mall and the work to be done there.

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

It was moved by Latham and seconded by Jaszewski that Resolution No. 26-129, be adopted.

Council Member Latham asked Finance Director Hinson to respond to the question during the Public Hearing with Hinson stating "There's three elements to this portion of the bond issuance. We have \$2.9 million going towards what we're calling the 'white box' saying that Younker's space for a future conference center, family entertainment center space. We have \$600,000 for redoing the parking lot, the portion that's our portion of the parking lot that's closest to the hotel and then we have a \$1,000,000 towards Mohawk Square, so that's the \$4.5 million that we're talking about with this issuance. As far as the overall, you know, financial approach to it, you know, certainly we've been talking about these improvements for a while. There's certainly a cost of not doing something with the Mall from the perspective of roof conditions, etc., you know, we're addressing that as we're going here. You know, as Council's aware, we have many millions of dollars left to spend just to keep the existing building envelope intact, and so this is moving that in that direction. It's also, you know, a priority certainly of the Council to see the mall rebuilt, or re-done, for beneficial uses for the community, and so this really just a step in that direction. We certainly have plenty more work to do as far as the mall's concerned, but I'd be happy to answer any of your questions anybody might have."

Administrator Burnett stated staff did look at spreading this out so it was more front-loaded on some of the work within the mall and obviously as time marched there were demands on resources and making sure the timing worked out with the Debt Service Levy. He also stated staff

always looked at making sure the taxpayer was front and center and as far as Mohawk Square there was really no option, the building had to come down and staff was doing their best to bring in Federal funding and the fact it was left for the City to clean up was unfortunate and reiterated the 'do-nothing' option was not an option and encouraged the Council to move forward with the expenditures.

Council Member Jaszewski asked if this money would completely take care of Mohawk Square with Burnett concurring, but noting staff was pursuing funding for Brownfield clean-up through the EPA and if that did not happen, staff would have to re-apply for another year.

Finance Director Hinson stated staff wanted to make sure and cover what they believed would be the future share of that demolition and there was significant Federal grant funds being pursued, but the City needed to have a match for that.

Council Member Symonds referred to the Mall, stating now was the best time to do it to prevent further deterioration of the roof, adding it would also likely cost more down the road, and it was important to get the conference space running sooner rather than later to capture that return on investment.

Council Member Adams requested confirmation that the property tax bill did not impact Debt Service with Hinson stating, "It did not, no". He did state this was an Urban Renewal Loan Agreement, and the City was not actually using TIF funds for this. There was some impact on TIF for future, but that would not impact these projects.

Council Member Latham requested Lindsay James come forward and explain the importance of the Conference Center to the growth of Mason City with James stating "We have not had a full-service convention venue since 2014 and we did see a negative impact on hotel/motel tax revenues, which is an additional revenue source for the City of Mason City so when we were thinking about the impact on property taxes, hotel/motel tax is an additional source of revenue that the City can use for things. We need a full-service convention venue. I mean, we are missing out on a big slice of tourism business because we don't have that and investing in the mall and repurposing the mall for that purpose is, we're very excited for that and we're very ready to start working on that list of groups that we have waiting for that space to be ready so they can bring their events to Mason City."

Council Member Latham questioned if the City would be 'white boxing' the other side of the Younker's building at the same time with Burnett stating he was currently working on that.

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

Reso. 26-129(ADOPTED):

Resolution No. 26-129, taking additional action on proposal to enter into a General Obligation Urban Renewal Loan Agreement, was presented.

On roll call, the vote was as follows:

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

19. Urban Renewal Plan Amendment No. 13:

Finance Director:

Staff respectfully recommends that the City Council convene a public hearing concerning the adoption of Amendment #13 to the Mason City Unified Urban Renewal Plan. Upon closing the hearing, Staff requests approval of Amendment #13.

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 for 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:

Amendment #	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
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.

Amend- ment #	Adopted	Purpose
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
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 proposed project has been named “Bloomfield Acres.”

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 Planning and Zoning Commission met on May 12 to review the amendment. The Commission found that the proposed amendment is consistent with the North Iowa Corridor Joint Comprehensive Plan. Staff held the required consultation on May 5 with the Mason City School District and Cerro Gordo County to discuss the plan and potential impacts on the other taxing entities. No representatives from either jurisdiction attended, and to date, staff has not received any written comments. There is no immediate impact to the budget. Staff respectfully recommends that the City Council approve Amendment #13 to the Mason City Unified Urban Renewal Plan.

The Public Hearing was held as per published notice.

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

There being no comments the Public Hearing was declared closed.

It was moved by Latham and seconded by Jaszewski that Resolution No. 26-130, be adopted.

Council Member Latham requested clarification regarding tax abatement with Development Services Director Van Steenhuyse stating it was a multiple-family development (more than three units), so technically it was not subject to the new construction limitation that comes with single

family's \$75,000 limitation. It was basically 100% of the City taxes during that period.

Administrator Burnett pointed out however, it did not include the school levy (school levy was not collected under the new law). That is excluded from that abatement.

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

Reso. 26-130(ADOPTED):

Resolution No. 26-130, to declare necessity and establish an Urban Renewal Area, pursuant to Section 403.4 of the Code of Iowa and approve Urban Renewal Plan Amendment NO. 13 for the Expanded Mason City Unified Urban Renewal Area, was presented.

On roll call, the vote was as follows:

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

20. Budget Amendment No. 2 FY Ending June 30, 2026:

Finance Director:

Hold public hearing and adopt amendments to the City's amended budget for FY26. The City adopts a budget by April 30 of each year that runs from July 1 of that year through June 30 of the following year. Inevitably, many items work out differently than was planned at budget time, particularly given uncertainties such as the lead times on ordering equipment or the timing of completion of particular capital projects. Additionally, new opportunities arise in the period between adoption of the budget for the next fiscal year and completion of that year. Under Iowa law (Iowa Code 384.18) the City must amend its budget to include any unplanned expenditures, regardless of whether new revenues exist to cover those costs. In order to amend the budget, the Council must first approve the publication of a hearing notice, which follows the same guidelines as the annual budget (publication not less than 10 nor more than 20 days before the hearing). The notice was published on May 7 as planned and we are ready for public hearing. The recommended amendment has a \$3.1 million impact on budgeted expenditures and transfers out, with \$5.1 million in offsetting revenue. Of this expenditure amount, roughly \$1.9 million is related to carryover & authorized capital projects. The amendment actually adds over \$1.9 million to the City's bottom line versus the current budget, because grant revenues from Destination Iowa and the FEMA Stormwater grants are being amended in. Roughly \$2.6 million of the proposed amendment expenditures were previously approved. The projects & purchases that need your approval following the hearing on the 19th amount to \$488,903.36, which is somewhat less than usual, and does include \$242,404.10 in offsetting revenue. Notes on the reasoning for each item are included in the attachment, but I will further explain some of the main items:

- 1) Arena Contractual- we propose 2 amendments in the total amount of \$115,000 for Multipurpose Arena contractual services for scheduled events and for building maintenance costs related to HVAC issues.
- 2) Streets (Road Use)- we propose 3 amendments in the total amount of \$89,000 for a new phone system, higher than expected equipment maintenance costs, and higher than expected contract snow and mowing expenditures.

- 3) Southbridge Mall- we propose 2 amendments in the total amount of \$65,957.91 for various maintenance expenses including HVAC, door replacement, etc..
- 4) Police- we propose 4 amendments in the total amount of \$64,011.93 for 2 items moved at my request from the FY27 CIP to the current operating budget (rifle optics and ultrasonic gun cleaner), phone software, and for an unanticipated need to replace a fuel tank. These expenditures have offsetting revenue attributable to the PD of \$32,036.18.

I believe these amendments are justified and manageable for the City budget. The City remains in strong financial condition. The overall effect of the amendment is an improvement of \$1.9 million in reserves versus the FY26 budget as amended last in December. Hold public hearing & adopt FY26 Budget Amendment #2.

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 Adams and seconded by Hines that Resolution No. 26-131, be adopted.

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

Reso. 26-131(ADOPTED):

Resolution No. 26-131, amending the budget (Amendment #2) for Fiscal Year Ending June 30, 2026, was presented.

On roll call, the vote was as follows:

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

21. Quit Claim Deed – Vacated Public Alley:

Development Services Director:

Staff requests that the City Council convene a public hearing to consider conveyance of an unused alley right-of-way to Sandra K. Whitt, Trustee of the Sandra K. Whitt Revocable Trust. Upon closing the hearing, Staff requests that the Council approve the conveyance. Sandra Whitt, through a trust in her name, owns a parcel on the west side of North Kentucky Avenue, just north of the 5-way stop at East State, North Kentucky, and Maple Drive. The buildings on this site have been vacant for some time. The driveway from North Kentucky Avenue provides access to the parking area for these buildings, as well as rear parking lots for the Edward Jones office at 956 East State Street and the Nettleton Dental offices at 946 East State Street. At some point in the past, this driveway was located within a 22-foot-wide alley right-of-way, which was vacated by the City in 1961. We have been unable to find a plat dedicating this alley, but it is shown as vacated on a survey of this area recorded in 2002. A title search of the property has revealed that most of the south 11 feet of this alley was conveyed to the adjoining property owners in 1965 and 1978, but the north 11 feet and a small 22-foot wide portion at the west end was nev-

er conveyed. Cerro Gordo County combined the unconveyed portion with the parcel at 20 North Kentucky Avenue over 20 years ago. Since the unconveyed alley right-of-way does not show separately on the County maps and records, the City was unaware that the property had never been conveyed. Based on this combination, the owner of 20 North Kentucky Avenue has treated it as part of her property and has paid taxes on it. The owner of 20 North Kentucky Avenue has requested that the City finally and officially convey the alley so that there is clear title for the entire parcel. There are no utilities within this property and there is no public need for it. The owner of 20 North Kentucky Avenue has executed an Easement Agreement that protects 946 and 956 East State Street's access to their rear parking areas. A quit claim deed has been drafted to transfer the property to the Whitt Trust. Staff recommends that the alley right-of-way be conveyed to the Sandra K. Whitt Revocable Trust, owner at 20 North Kentucky Avenue. Because the City has been receiving tax revenue for the unconveyed ROW for over 20 years, the City does not need to set a purchase price. The property will be conveyed without cost to the Whitt Trust. There is no impact to the budget resulting from this conveyance. Staff requests that the City Council approve conveyance of an unused alley right-of-way to Sandra K. Whitt, Trustee of the Sandra K. Whitt Revocable Trust.

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 Latham that Resolution No. 26-132, be adopted.

Council Member Jaszewski requested a quick explanation with Development Services Director stating in the original plat there was an alley that had been dedicated and then, according to City records, vacated back in the 1960's, but never conveyed.

Council Member Latham stated he would be abstaining tonight because he sold the property.

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

Reso. 26-132(ADOPTED):

Resolution No. 26-132, authorizing conveyance and issuance of a Quit Claim Ded of previously vacated public property to Sandra K. Whitt, Trustee of the Sandra K. Whitt Revocable Trust located in 10-96-20, was presented.

On roll call, the vote was as follows:

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

ACTION ITEM

22. Change Zone Z2 (17.7 acres) to Z3:

Development Services Director:

a) *Rezoning*: 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 Commission voted 5-0 to recommend approval of the rezoning, subject to the submitted Zoning Agreement. *Staff concurs and recommends approval of the rezoning, subject to the Zoning Agreement, on final consideration.* On April 20, Staff received a petition from surrounding owners opposing the rezoning. Staff has determined that the petitioners represent the ownership of 20 percent of the land within 200 feet of the land proposed for rezoning. Therefore, a supermajority vote of the Council (five of six votes) is required to approve the request. If the vote is less than a supermajority at any of the three considerations of the rezoning ordinance, the rezoning is denied. The City Council held a public hearing on the rezoning during its April 21, 2026, meeting. Other than a representative of the applicants, no one from the public spoke for or against the proposal. The Council voted 6-0 to approve the rezoning on first consideration, subject to the rezoning agreement. At the May 5, 2026, meeting, the Council voted 6-0 to approve the rezoning on second consideration. There were no additional comments during the public forum on this item.

Background: The applicants request rezoning of the 17.7-acre property from Z2 Sub-Urban District to Z3 General Urban District. The property consists of seven parcels; Legacy owns the northern five 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 three-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 P&Z held a public hearing on the request by Legacy and Black Dolphin 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 was submitted — signed by owners of at least 20% of the land within 200 feet as required, per State law, thus requiring 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 more than six months ago the applicants were able to resubmit a rezoning application for the same property and zoning classification. Because the property and surrounding conditions have remained unchanged since June 2025, the following analysis is nearly identical to the one the Council 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 southern 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 at this time.

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 townhomes 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 P&Z.

Conditional Rezoning Agreement: As noted above, the applicants have submitted a conditional rezoning agreement (labeled as a “Zoning Agreement”), signed by both applicants and property owners. The Zoning Agreement submitted by the applicants has two major conditions:

1. Gas station and convenience store uses are prohibited.
2. A greenbelt must be provided along 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 all of the property. Since one of the concerns expressed by neighboring owners was the possibility of a Kwik Star-style gas station/convenience store 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 low-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 for this area include:

- 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 that of 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.

b) Resolution Supporting an Application for Workforce Housing Tax Credits:

The developers intend to apply to the Iowa Economic Development Authority for Workforce Housing Tax Credits. With the approval of the rezoning, the property meets an IE-DA requirement that proposed developments are compliant with zoning. In addition, the program requires the City to participate with a minimum commitment of \$1,000 per unit.

The developers propose a 53-unit apartment building. This property is proposed to be added to the West Mason City Housing Focus Area via an amendment to the Urban Revitalization Plan. Upon adoption of that amendment, the property will be eligible for a 10-year, 100% abatement of City taxes. The value of this abatement over its 10-year period will greatly exceed the minimum City participation of \$1,000 per unit.

Staff recommends approval of the Resolution supporting the application for Workforce Housing Tax Credits.

c) Resolution Authorizing Approval and Execution of a Rezoning Agreement:

This resolution approves the Rezoning Agreement described above and authorizes its execution. Staff recommends approval.

Budget Impact:

There is no impact to the operating budget resulting from this request. If the rezoning is

approved, there will be increased property tax revenue from the development of the properties.

Council Action Requested:

- a) Staff requests that the City Council approve the rezoning request on final consideration (FINAL).
- b) Staff requests approval of the Resolution supporting the application for Workforce Housing Tax Credits.
- c) Staff requests approval of the Resolution approving and authorizing execution of the Rezoning Agreement.

It was moved by Jaszewski and seconded by Latham that the Ordinance No. 26-11, be adopted.

Council Member Symonds referred to the drainage, stating it was his understanding that they would be required to address that because it either had to be better or the same as it was now with Development Services Director Van Steenhuyse stating with this scale of development, a stormwater plan would be required as part of the site plan review and they would have to follow the specifications the City had adopted as well as the State-wide standards, noting the State drainage law rate of release of run-off from that property could not be any greater than what it currently was.

Council Member Symonds questioned the occupancy rates of apartments in Mason City with Burnett stating the pro-forma on pretty much every single one has been vastly exceeded, advising The Delaware was approaching full occupancy and had just opened this year and they continued to see wait-lists on property, so if they were not full, they were very close and stressed the demand for apartments in town was very heavy.

Council Member Symonds asked why the developer decided to go through all of this to get a rezoning for a three-story when they could have done a two-story with Van Steenhuyse stating whether it was three stories or two, multiple-flats functioning apartment buildings were not allowed in the Z2 District, adding there was some confusion as to whether that was the case and reiterated it had to be rezoned whether they wanted two stories or three.

Council Member Symonds stated he was a little offended when the rezoning came back to the Council and it wasn't contingent rezoned down to the point he and Council Member Latham had requested last year and he had been very much prepared to vote 'no', even at First, but he tried to be objective and reiterated he would have preferred that it be contingent for the apartments because the developers had said the whole time, this was only going to be apartments, so it would stand to reason that they make it contingent for that. He further stated if they did not follow through with what they were said they were going to do they would lose trust and political capital in the future so as much as he hated to put trust in something within a governmental system, he was going to trust them and go forward off of their history.

Council Member Adams stated last year when the Council first went through this, they discussed the design and how tall the peak of the roof would be and asked how high the building was compared to the homes in that area with Chris (developer) stating the peak would be in the 32 to 35 foot range, so a couple feet taller, but they would also have a lower pitch closer to more of a flat roof.

Council Member Adams if he was correct that it would be a few feet higher than one of the taller houses in the neighborhood with Chris concurring.

Council Member Adams referred to the application and the recommendation to P & Z to approve it and asked how staff came to that recommendation with Van Steenhuyse explaining the process.

Council Member Adams asked why it needed to be rezoned to Z3 when it was incompatible with the surrounding residential area with Van Steenhuyse stating basically the information that was provided in the Council memo was the same information provided to the Planning and Zoning Commission, and that laid out the argument that the rezoning was generally compatible with the future land use plan and quoted from the memo.

Council Member Adams mentioned a lot of the comments last time, not so much this time dealt with wanting to see single-family homes in that area, emphasizing single-family homes was something that all the Council wanted, pointing out Council Member Latham brought it up with every housing project that came before the Council, so it was a big priority and the Council was still pursuing that. However, he stated the Council could not require a developer to build single-family homes if they were not interested in doing so and asked Administrator Burnett if that was a Mason City or Midwest thing with Burnett stating “one of the biggest things that’s driving that is just the cost of rents has risen so much that it really has created, I think, enough profit motive that developers are more interested in multi-family and frankly, enough profit that it makes it worthwhile. A lot of single-family homes, when you’re talking about, you know, spec builds or things along those lines, there’s just not a lot of profit for a developer to do those things and so that’s one of the things we struggle with trying to figure out ways to incentivize to create that environment where we do get more single-family homes. I mean, that’s where the Housing Development Corporation has stepped in to try and help facilitate that. There’s a lot of effort into that area. Fortunately, the State has seen the need in housing and has dedicated the Workforce Housing Tax Credit Program to help resolve some of this and that they even give priority to single-family/owner occupied type development. However, because it is such a struggle and that’s a state-wide program, because it is such a struggle to really get some of those things moving forward that there’s still plenty of multi-family projects that are funded, I’d say that the majority of them are multi-family projects that are funded through that program, so you know, as we can bring those forward and, you know, you’ll see that out there a perfect example, the Tahoe Development, that is a single-family construction, those will most likely be custom, not spec, so they will be you know, higher end. They’re not, I shouldn’t say ‘higher end’, they’ll be very, likely very expensive so we’ll put an affordable tag on that but it is at least new single-family construction that would occur out there. So, yeah, it’ll always be a focus. I don’t see it as a Mason City issue. I think it’s a state-wide, if not national issue, that single-family home development is really, just doesn’t pencil-out in a lot of places, unless you’re in the really high-cost market, which fortunately we’re not. You know, Mason City is still a pretty decent value, however, just to give you an idea, there are developers that have units in Mason City and in markets like Des Moines and there are several reports of those rents being higher in Mason City than they are in Des Moines which goes to the supply issue that we’ve got. The demand is high enough that it continues to push those rents higher and higher. So that is a need, so that’s why you continue to see these projects coming forward.”

Council member Adams asked Van Steenhuyse to comment on depreciation of the surrounding

area with apartment complexes and whether there was any data on that with Van Steenhuyse stating not really and referred to several areas in Mason City where apartments and single-family neighborhoods co-existed.

Council Member Latham asked about the District tile (drainage) with Chris stating they were able to locate the district tile and it was already connected to the main storm tile in certain areas and they would work to connect with the main storm drain that goes through that property on the east side and then connect to the north of the site.

Council Member Latham stated last year when he voted 'no' the neighbors had requested there not be a convenience store there and the developers agreed to that. Also, he stated the City had been working on traffic and would continue to do so as money was available and had lowered the speed limit and regarding apartments he stated "all you have to do is drive down to Des Moines, Grimes, Johnston and there's big apartment complexes within housing. I do not believe, as a realtor, because there's a prime demand, that the values of the houses will go down."

Chris stated drainage was part of the site development plan so that would have to go through the City engineering and the City departments for approval and eventually get back to the Council as well and that would all be a part of that, and stressed they took that very seriously.

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

Ord. 26-11(ADOPTED):

Ordinance No. 26-11, amending Title 12 of the City Code, it being the zoning ordinance of the 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, was presented.

On roll call, the vote was as follows:

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

It was moved by Jaszewski and seconded by Adams that Resolution No. 26-133, be adopted.

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

Reso. 26-133(ADOPTED):

Resolution No. 26-133, authorizing approval and execution of a Zoning Agreement between the City of Mason City and Legacy Golf Course at the Nineteen, LLC, was presented.

On roll call, the vote was as follows:

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

It was moved by Adams and seconded by Masson that Resolution No. 26-134, be adopted.

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

Reso. 26-134(ADOPTED):

Resolution No. 26-134, support for workforce housing tax credit application being filed with the Iowa Economic Development Authority by Legacy Golf Course at Nineteen, LLC, was presented.

On roll call, the vote was as follows:

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

23. Change Zone – Bloomfield Acres, LLC:

Development Services Director:

The Planning and Zoning Commission held a public hearing on this request during its April 14, 2026, meeting. Other than a presentation on the project from the applicant, there were no public comments, and no written comments were received. The Planning and Zoning Commission voted unanimously to recommend approval of the rezoning. Staff concurs. The minutes from the P&Z public hearing are attached. The City Council held a public hearing on the rezoning at the May 5, 2026, meeting. There were no public comments. By a vote of 6-0, the Council approved the rezoning on first consideration. The applicant, Bloomfield Acres, LLC, seeks to rezone approximately 33.58 acres generally located to the west of North Eisenhower Avenue, north of the MercyOne West Campus and the Willows Independent Living complex, and east of Willow Creek, from Z7-1 Specific Use District/Mercy Medical Center, to Z3 General Urban District. Bloomfield Acres, LLC is owned by Kading Development, a family-owned Des Moines-based workforce-housing developer with projects throughout Central and North Central Iowa. While a plan for development of this site is forthcoming, a typical Kading development includes single-story townhomes in groupings of two, four, or six attached units. Kading continues to own and manage its developments, offering a for-rent product priced for the market and attractive to the local workforce. The property is currently vacant and is used for crop farming. Under the current zoning, this property can only be developed as a medical campus with associated functions. Development of the subject property outside of the scope of the Z7-1 Mercy Medical Center District is not possible without rezoning to an appropriate zoning district.

Neighboring Development and Zoning: The surrounding land to the east, west, and north is primarily zoned Z1, Agriculture. The lots at the corner of North Eisenhower Avenue and 12th Street NW are zoned Z2, Sub-Urban District, and are improved with single-family homes on two of the six parcels. The land south of the subject property is zoned Z7-1 and contains The Willows Independent Living complex, land planned for future expansion of The Willows, and the MercyOne West Campus hospital building.

Current Zoning: The Z7 Form and Function Table, Section 12-15-6, Table 1A in the Zoning Ordinance, lists the forms and functions allowed in each of the six Z7 Specific Use districts. The current Z7-1 Mercy Medical Center District primarily permits hospitals and associated health care functions and a mix of civic, commercial, lodging, and residential uses that support the hospital use. The Zoning Ordinance states that the purpose of the Z7-1 District is to “provide for the ongoing operations of this medical facility. The

Z7-1 District consists of clinics, hospital, and office buildings, accessory uses and open space” (Section 12-15-1).

Rezoning 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 Section 12-8-2, Table 2, the Zoning Form and Function Table, the Z3 District allows the same residential functions as the Z2 District, including single-family residential 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 other limited low intensity commercial uses can be established, such as a corner office, corner store, or a small box development after review by the P&Z. A gas/convenience function is also possible after review by the P&Z.

Comprehensive Plan: When considering a change in zone, Iowa law requires that any rezoning be in conformance with the jurisdiction’s Comprehensive Plan. A map of the area in question 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 to the Joint Comprehensive Plan on January 20, 2026. This amendment covered the area proposed for rezoning and changed planned development of the area north of the Mercy-One West Campus from Public/Semi-Public to Medium Intensity. The FLU map shows the Medium Intensity designation covering most of the area proposed for rezoning to Z3, except for a greenbelt straddling Willow Creek that runs along the western edge of the proposed rezoning area. The Medium Intensity land use designation is described in the Joint Comprehensive Plan as follows:

- More variety in housing arrangements and more allowance for limited nonresidential uses.
- Increased density allows more opportunities for social interaction.
- Medium intensity areas include a mix of residential and non-residential uses at compatible moderate densities (up to 12-14 units per acre) and scales, although there may be opportunities for vertical mixed-use.
- Uses might include detached residential units, duplexes/attached units, small lot residential, townhomes, small apartments, accessory dwelling units, civic functions, parks, and limited commercial services.

The forms and functions allowed in the Z3 General Urban District are consistent with the above description. Staff believes that the Z3 rezoning proposal is in conformance with the amended Comprehensive Plan. 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.” These parcels are currently vacant and ideal for infill development to support growth in Western Mason City.

Spot Zoning: Spot zoning occurs when a rezoning benefits only a small area or a limited number of property owners and is in clear contrast with the surrounding zoning and land use pattern. It most often arises when a single, relatively small parcel is rezoned to ac-

commodate a use or intensity unlike that of adjacent developed properties. While spot zoning can be found illegal, a rezoning that is consistent with the adopted Comprehensive Plan and serves the public interest may withstand such a challenge. The proposed rezoning to Z3 represents a change from the existing special zoning classification associated with Mercy Medical Center. The applicant seeks to allow a use that is independent of the medical campus while continuing residential development at a medium intensity appropriate for this neighborhood. Given this consistency with the Comprehensive Plan, staff finds that the request does not constitute spot zoning.

There is no impact to the operating budget associated with this rezoning. Upon development, however, the potential property tax revenue should greatly exceed the agricultural tax currently collected. Staff respectfully requests that the City Council approve the request to rezone approximately 33.58 acres on North Eisenhower Avenue from Z7-1 Specific Use District- Mercy Medical Center, to Z3 General Urban District on second consideration (2nd or FINAL).

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

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

Ord(2nd Consideration):

An Ordinance Amending Title 12 of the City Code, it being the zoning ordinance of said city, and changing the boundaries of certain districts therein zoned Z7-1 Specific Use District/Mercy Medical Center to Z3 General Urban District for property generally located West of North Eisenhower Avenue, North of MercyOne West Campus and the Willows Independent Living Complex and East of Willow Creek (approximately 33.58 acres), was presented.

On roll call, the vote was as follows:

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

24. Ordinance - Lead Service Line Abatement:

Finance Director:

We recommend the City Council consider 1st reading of an ordinance relating to abatement of lead water service lines. As discussed at our worksession on May 5, we are presenting a proposed ordinance relating to lead water service lines. The U.S. Environmental Protection Agency (EPA) has mandated that water utilities develop a plan by November 1, 2027 to abate all lead and lead-contaminated galvanized service lines. The Lead and Copper Rule Improvements (LCRI) require that all covered lines be abated within 10 years of that date. Lead service lines are a substantial issue in Mason City, with over 3,800 known active lead service lines, including galvanized lines covered under Iowa Code Section 558A.1. While these lines are privately owned under the Code of Ordinances, this designation does not relieve the City's responsibility to see to abatement of all lead service lines within the period required by the LCRI. The proposed ordinance designates lead service lines as a public nuisance and disallows repairs of lead service lines (requires replacement when a repair is required). Under the EPA rule, we believe it

is most prudent to consider all galvanized iron service lines the same as lead service lines. We have completed the financial analysis discussed at the 5/5/26 worksession, and believe the rate plan we have discussed to this point can support the draft special assessment policy we discussed. That rate plan would call for 5.5% increases on the base rate and 9.5% increases on water usage for each year of the upcoming 5-year rate plan. The total initiative is estimated at \$47 million over 10 years when construction inflation is factored in. Those funds include \$16.6 million State Revolving Fund borrowing and \$5.7 million in anticipated SRF forgivable loan/grant funds. As discussed at the worksession, we envision the following schedule for this process:

- May 19: 1st Consideration of Ordinance
- June 2: 2nd Consideration of Ordinance
- June 16: 3rd Consideration of Ordinance
- Adoption of Special Assessment/Funding Policy
- Approval of SEH Professional Services Agreement
- By June 17: Signing of Administrative Policy
- Implementation of policies upon publication of ordinance
- 1st City project: 2027 construction season

We continue to revise and improve our public information site on this topic at: www.masoncity.net/leadlines. This website includes a GIS database link that allows property owners to see if their property is classified as having a lead service line. The initiative presents an enormous undertaking for the City and the budget impact will be significant. However, it is necessary to comply with the EPA LCRI mandates and will allow for improved infrastructure and peace of mind for residents. We respectfully request the City Council consider the 1st reading of the proposed ordinance at the May 19 City Council meeting.

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

Council Member Jaszewski requested a brief explanation of why this was necessary, with Finance Director Hinson providing an update.

Council Member Jaszewski stressed this wasn't the Council wanting to spend taxpayer money, it was being mandated by the Federal government (EPA) with Hinson concurring, adding staff was trying to address it in a systematic way with thorough policies.

Council Member Latham suggested staff get working on that policy because it was becoming a problem for realtors when trying to sell homes that had lead or galvanized pipe coming in with Burnett concurring stating "With what's happening on the transfer of properties, absolutely. I think that's where the push to really try and get these things put together as quickly as possible is just absolute critical because you know, realistically, we're running into situations where these, there was just so many unknowns out there and you know, the more that we're able to answer those questions that provide that certainty on where we're going, kind of like Emerald Ash Borer, you know, the last thing you want to do is wait too long and then frankly, people were operating with less than perfect information. Obviously there's still going to be a lot of unknowns, you know, we've got the issue with galvanized that kind of popped up out of nowhere and that, well not out of nowhere but it popped up and then, you know, we have unknown service lines that

we'll discover as we go through those, but I think that we're providing enough of a groundwork through this that at the very least the citizens of Mason City will know what the Council's intending to do moving forward and, you know, as you run into those things, definitely communicate those so that we can make sure that we're doing the best that we can to meet the citizens, support them in the ways that we can but in the end, there's going to be a cost-share of some kind that they're going to have to take on and so it is going to be a burden on a lot of people within the community that have these lines. So just trying to do what we can to help soften that blow."

Council Member Latham stated he wanted to compliment the City and especially the GIS Coordinator Laura, pointing out a person could look on the City website and see if they had galvanized or lead pipes which was especially important if they were selling their home.

Administrator Burnett stated that was also a backwards compliment to the people who over the last few generations kept great information, because that really cool GIS map wouldn't do much if there wasn't the historical data and fortunately, the records kept in Mason City were really solid, so there was a great starting point thanks to decades of dedication from City staff, adding Mason City was in a much better place than many communities.

Finance Director Hinson stated at the Third Reading staff would also provide the Special Assessment Policy, with a recommendation to be retroactive to April 1st, because there were currently a few in motion. In addition, they had the Admin Policy sketched up and that would be ready to implement very quickly after Council approval. He summarized the schedule stating First Reading was tonight, Second Reading would be June 2nd, and Third Reading June 16th, with a staff implementation meeting on June 17th.

Administrator Burnett thanked Hinson, stating he had worked diligently to get this done before he left and really appreciated his efforts.

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

Ord. (1st Consideration):

An ordinance amending the City Code by amending Title 4, Chapter 1 "Nuisances", repealing and replacing Title 6, Chapter 1, Section 9, "Repairs of Service Lines", and amending Title 6, Chapter 1 "Public Utilities" by adding a new Section 22 "Lead Service Line Replacement", was presented.

On roll call, the vote was as follows:

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

25. Ordinance – Nuisance Code (Refuse Cart):

Public Works Director:

Staff recommends approval of the ordinance amending Title 4, Chapter 1, "Nuisances," to incorporate updates related to City-issued solid waste and recycling carts and to clarify proper storage, placement, and handling of refuse and recyclables (1st, 2nd, or FINAL). The proposed amendments to the nuisance ordinance are intended to align City Code

with the transition to automated solid waste collection and the use of City-issued carts. These updates clarify that properly used and stored carts, as regulated under Chapter 4-2C, do not constitute a nuisance. The amendments also reinforce expectations for proper containment and storage of garbage and recyclables, while ensuring that residents who follow City collection requirements are not subject to nuisance enforcement. Specifically, the ordinance:

- Defines “City-issued cart” and incorporates it into the nuisance code framework.
- Clarifies that “normal accumulation” includes materials properly contained within City-issued carts and handled in accordance with City collection regulations.
- Specifies that carts placed for collection in compliance with City regulations are not considered obstructions.
- Updates nuisance definitions to distinguish between unlawful accumulations of waste and properly managed refuse within approved containers.

These updates provide consistency between operational practices and enforcement authority, reduce ambiguity for residents, and support the successful implementation of automated collection. This ordinance has no impact on the operating budget. Staff respectfully requests approval of the ordinance amending Title 4, Chapter 1, “Nuisances,” to incorporate refuse cart updates and related clarifications. (1st, 2nd, or FINAL)

It was moved by Adams and seconded by Symonds 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 4: “Health and Sanitation”, Chapter 1: “Nuisances”, Section 1: “Definitions” in its entirety and adopting a new Section 1 in lieu thereof, was presented.

On roll call, the vote was as follows:

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

26. Final Pay – Willow Creek Riverwalk Project”:

Administrator:

The recommendation is: that the City Council accept the project and approve final payment to Henkel Construction for the River City Riverwalk. The Riverwalk has been completed, and final payment is being requested by Henkel Construction. The retained amount of \$24,539.29 will be paid no sooner than 30 days following acceptance of the project. This project has already received multiple awards and is gaining statewide attention for its creative placemaking. The River City Riverwalk is a budgeted capital improvement. I respectfully request the accept the project as complete and release the retainage.

It was moved by Jaszewski and seconded by Symonds that Resolution No. 26-135, be

adopted.

Council Member Jaszewski stated he wanted to say ‘hat’s off’ to Henkel Construction and all the people involved in putting the Riverwalk together.

Council Member Adams mentioned former Mayor Schickel was giving tours of the Riverwalk during the summer and Burnett pointing out everyone could now say ‘Award Winning Riverwalk’ because the Placemaking Award for the State of Iowa was given to the Riverwalk.

Council Member Adams asked when the tours were held with Mayor Lee stating they met by the south doors of Southbridge Mall on the first Friday of the month at 9:00 a.m., emphasizing it was really fantastic. He also stressed what an honor it was for Mason City to receive that award last week, adding the competition was tough and it said a lot that there were some amazing projects going on in the State of Iowa right now.

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

Reso. 26-135(ADOPTED):

Resolution No. 26-135, accepting work and ordering payment for construction of the “Willow Creek Riverwalk Project”, was presented.

On roll call, the vote was as follows:

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

ADJOURN

The Mayor adjourned the meeting at 8:29 p.m.

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk

4.

Report Criteria:

Report type: GL detail

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
ABC LOCK SERVICE							
05/21/2026	106875	LOBBY DOORS	11492	010.1103.2150	BUILDING REPAIRS AN	767.27	767.27
Total ABC LOCK SERVICE:							767.27
AKINS, GARY D							
05/21/2026	106876	FSTB FIRE INVESTIAGTI	5/3-5/15/202	010.1501.2060	TRAVEL AND CONFER	728.00	728.00
05/21/2026	106876	FSTB FIRE INVESTIAGTI	5/3-5/15/202	010.1501.2060	TRAVEL AND CONFER	442.98	442.98
05/21/2026	106876	FSTB FIRE INVESTIAGTI	5/3-5/15/202	010.1501.2060	TRAVEL AND CONFER	235.95	235.95
Total AKINS, GARY D:							1,406.93
AMAZON CAPITAL SERVICES							
05/21/2026	106877	BOOKS	13NK-YGRG	030.4101.4020	BOOKS	16.50	16.50
05/21/2026	106877	LIBRARY TRUST BOOKS	144P-VM9N-	510.4101.2910	GRANT PAYMENTS	569.81	569.81
05/21/2026	106877	BOOKS	19X3-97DF-	030.4101.4020	BOOKS	18.18	18.18
05/21/2026	106877	LIBRARY TRUST GRANT	1C79-KPQR-	510.4101.2910	GRANT PAYMENTS	459.07	459.07
05/21/2026	106877	BOOKS	1FD1-M4RJ-	030.4101.4020	BOOKS	24.68	24.68
05/21/2026	106877	BOOKS	1FK3-JMM9-	030.4101.4020	BOOKS	12.99	12.99
05/21/2026	106877	BOOKS	1FK3-JMM9-	030.4101.4020	BOOKS	19.80	19.80
05/21/2026	106877	BOOKS	1FXP-CDR3-	030.4101.4020	BOOKS	935.17	935.17
05/21/2026	106877	LIBRARY TRUST GRANT	1K3Q-H7LQ-	510.4101.2910	GRANT PAYMENTS	27.91	27.91
05/21/2026	106877	LIBRARY TRUST GRANT	1L39-TQKX-	510.4101.2910	GRANT PAYMENTS	54.99	54.99
05/21/2026	106877	BOOKS	1L9X-XRN9-	030.4101.4020	BOOKS	21.60	21.60
05/21/2026	106877	BOOKS	1P1Q-JG66-	030.4101.4020	BOOKS	17.60	17.60
05/21/2026	106877	LIBRARY TRUST BOOKS	1T6F-QTHT-	510.4101.2910	GRANT PAYMENTS	594.82	594.82
05/21/2026	106877	A/V	1V4L-39DX-4	030.4101.4021	AUDIO/VISUAL	59.99	59.99
Total AMAZON CAPITAL SERVICES:							2,833.11
ANDERSON, LAURA							
05/21/2026	106878	MILEAGE TO MANLY OUT	05182026	040.4215.2740	PROFESSIONAL SERV	15.84	15.84
Total ANDERSON, LAURA:							15.84
APCO INTERNATIONAL INC							
05/21/2026	106879	DISPATCH EMD, FIRE, LA	00103537	010.1501.2730	TECHNOLOGY EXPEN	1,216.44	1,216.44
05/21/2026	106879	DISPATCH EMD, FIRE, LA	00103537	660.1507.2730	TECHNOLOGY EXPEN	1,216.44	1,216.44
Total APCO INTERNATIONAL INC:							2,432.88
APEX WATER AND PROCESS INC							
05/21/2026	106880	BUILDING SUPPLIES	AR135967	030.4101.3090	BUILDING SUPPLIES	110.00	110.00
Total APEX WATER AND PROCESS INC:							110.00
BARE SUGAR SALON AND MED SPA							
05/21/2026	106881	WELLNESS COMMITTEE	209	010.6401.1260	WELLNESS PROGRAM	100.00	100.00
Total BARE SUGAR SALON AND MED SPA:							100.00
BATTERIES PLUS BULBS							
05/21/2026	106882	AMB ME BATTERIES	P91791628	660.1509.3044	M/E SUPPLIES	48.64	48.64

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
CDW GOVERNMENT INC							
05/21/2026	106892	HP E22 G5 22" CLASS FU	AJ37G8T	015.6900.4060	OFFICE EQUIPMENT	467.52	467.52
05/21/2026	106892	HP S101 SOUND BAR SP	AJ3847P	015.6900.4060	OFFICE EQUIPMENT	66.75	66.75
Total CDW GOVERNMENT INC:							534.27
CEMSTONE CONCRETE MATERIALS LLC							
05/21/2026	106893	STORM SEWER CONCRE	8075618	620.8125.4610	STORM SEWERS	525.00	525.00
05/21/2026	106893	STORM SEWER CONCRE	8077702	620.8125.4610	STORM SEWERS	489.00	489.00
Total CEMSTONE CONCRETE MATERIALS LLC:							1,014.00
CENTRAL IOWA DISTRIBUTORS							
05/21/2026	106894	PAPER TOWELS, TRASH	312681	600.8042.3590	MATERIAL	550.00	550.00
05/21/2026	106894	DISINFECT CLEANER	312991	600.8042.3590	MATERIAL	176.00	176.00
Total CENTRAL IOWA DISTRIBUTORS:							726.00
CENTRAL LOCK & KEY							
05/21/2026	106895	HANDLE 87	123421	110.2101.4860	TREES	32.00	32.00
05/21/2026	106895	TECHNOLOGY	E11863	030.4101.3057	COMPUTER MAINTEN	100.00	100.00
Total CENTRAL LOCK & KEY:							132.00
CLEAR LAKE MIRROR REPORTER							
05/21/2026	106896	PERIODICALS - RENEW 1	2026-2027	030.4101.2260	PERIODICALS AND SU	95.00	95.00
Total CLEAR LAKE MIRROR REPORTER:							95.00
COAST TO COAST SOLUTIONS							
05/21/2026	106897	LIBRARY TRUST GRANT	IVC0120094	510.4101.2910	GRANT PAYMENTS	398.57	398.57
05/21/2026	106897	LIBRARY TRUST GRANT	IVC0120109	510.4101.2910	GRANT PAYMENTS	547.56	547.56
Total COAST TO COAST SOLUTIONS:							946.13
COLUMN SOFTWARE PBC							
05/21/2026	106898	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	42.67	42.67
05/21/2026	106898	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	359.84	359.84
05/21/2026	106898	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	76.07	76.07
05/21/2026	106898	AD FOR EVIDENCE	36AD013C-0	010.1101.2100	INVESTIGATION FUND	64.40	64.40
Total COLUMN SOFTWARE PBC:							542.98
CONTROL PRINT							
05/21/2026	106899	INSPECTION CARDS - BU	23625	010.1701.3560	PRINTED SUPPLIES	77.94	77.94
05/21/2026	106899	INSPECTION CARDS - BU	23625	010.1701.3990	MISCELLANEOUS EXP	179.25	179.25
05/21/2026	106899	INSPECTION CARDS - BU	23625	010.1904.3019	OFFICE SUPPLIES	151.42	151.42
05/21/2026	106899	INSPECTION CARDS - BU	23625	010.1904.2030	DUES & PUBLICATION	523.89	523.89
Total CONTROL PRINT:							932.50
CROELL REDI-MIX INC							
05/21/2026	106900	CEMENT	1076967	610.8123.3210	PAVING REPAIR MATE	543.00	543.00
Total CROELL REDI-MIX INC:							543.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
CROM, DANIELLE							
05/21/2026	106901	APPLICANT TESTING LU	616183	010.1101.3990	MISCELLANEOUS EXP	93.20	93.20
Total CROM, DANIELLE:							93.20
CROWLEY, TOM							
05/21/2026	106902	COUNCIL MEETING VIDE	260520	010.6101.2050	CONTRACT LABOR	600.00	600.00
Total CROWLEY, TOM:							600.00
CULLIGAN MASON CITY							
05/21/2026	106903	BUILDING SUPPLIES	394X051023	030.4101.3090	BUILDING SUPPLIES	45.00	45.00
Total CULLIGAN MASON CITY:							45.00
CVC ENTERPRISE LLC							
05/21/2026	106904	OVERPAYMENT: 10 N JEF	224-2880-26	600.8011.5510	REFUND	189.13	189.13
05/21/2026	106904	OVERPAYMENT: 10 N JEF	224-2880-26	610.8121.5510	REFUND	56.41	56.41
05/21/2026	106904	OVERPAYMENT: 10 N JEF	224-2880-26	620.8125.5510	REFUND	10.93	10.93
05/21/2026	106904	OVERPAYMENT: 10 N JEF	224-2880-26	640.8305.5510	REFUND	75.73	75.73
Total CVC ENTERPRISE LLC:							332.20
D & D SALES							
05/21/2026	106905	SAFETY SHIRTS	260379	610.8121.3770	SAFETY EXPENSE	194.00	194.00
Total D & D SALES:							194.00
DEATON, LOGAN							
05/21/2026	106906	OVERPAYMENT: 746 15T	351-2340-05	600.8011.5510	REFUND	75.00	75.00
Total DEATON, LOGAN:							75.00
DECKER SPORTING GOODS							
05/21/2026	106907	WELLNESS COMMITTEE	212	010.6401.1260	WELLNESS PROGRAM	50.00	50.00
Total DECKER SPORTING GOODS:							50.00
DES MOINES REGISTER, THE							
05/21/2026	106908	PERIODICALS	DM1302377	030.4101.2260	PERIODICALS AND SU	89.71	89.71
Total DES MOINES REGISTER, THE:							89.71
EBSCO							
05/21/2026	106909	PERIODICALS AND SUBS	2604430	030.4101.2260	PERIODICALS AND SU	4.40	4.40
Total EBSCO:							4.40
ECHO ELECTRIC							
05/21/2026	106910	TRAFFIC CONTROL MAT	S011918316.	010.2404.3044	M/E SUPPLIES	20.28	20.28
Total ECHO ELECTRIC:							20.28
EOCENE ENVIRONMENTAL GROUP INC							
05/21/2026	106911	BROWNFIELD ASSESSM	0526104034	142.5910.2740	PROFESSIONAL SERV	6,628.50	6,628.50

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
JITTERS COFFEE BAR							
05/21/2026	106932	WELLNESS COMMITTEE	203	010.6401.1260	WELLNESS PROGRAM	50.00	50.00
Total JITTERS COFFEE BAR:							50.00
JOHANN'S TREE SERVICE & MORE							
05/21/2026	106933	TREE REMOVAL 810 N P	INV0061	015.5401.4010	CAPITAL OUTLAY	2,400.00	2,400.00
Total JOHANN'S TREE SERVICE & MORE:							2,400.00
JUNIOR LIBRARY GUILD							
05/21/2026	106934	BOOKS	746166	030.4101.4020	BOOKS	370.44	370.44
Total JUNIOR LIBRARY GUILD:							370.44
LANDFILL OF NORTH IOWA							
05/21/2026	106935	LANDFILL CHARGE	39137	610.8121.3110	MAINTENANCE MATER	440.42	440.42
Total LANDFILL OF NORTH IOWA:							440.42
LEDoux SIGNS							
05/21/2026	106936	ALUMILITE PANEL FOR C	20260205	070.4504.4646	CEMETERY PRESERV	506.00	506.00
05/21/2026	106936	LULLABY LANE BRICK - J	20260206	070.4501.3330	VASES & DECORATIO	40.00	40.00
05/21/2026	106936	CEMETERY DIRECTIONA	20260207	070.4504.4646	CEMETERY PRESERV	147.00	147.00
Total LEDoux SIGNS:							693.00
LIBRARY IDEAS LLC							
05/21/2026	106937	DIGITAL INFORMATION	128222	030.4101.3058	DIGITAL INFORMATION	1,995.00	1,995.00
Total LIBRARY IDEAS LLC:							1,995.00
LIFE-ASSIST INC							
05/21/2026	106938	EMS SUPPLIES	2076145	660.1509.3070	MEDICAL SUPPLIES	664.01	664.01
05/21/2026	106938	EMS SUPPLIES	2123260	660.1509.3070	MEDICAL SUPPLIES	101.83	101.83
05/21/2026	106938	PEDIATRIC TRIAGE EDU	2125435	660.1507.2080	EDUCATION AND TRAI	98.33	98.33
05/21/2026	106938	EMS SUPPLIES	2125435	660.1509.3070	MEDICAL SUPPLIES	389.46	389.46
Total LIFE-ASSIST INC:							1,253.63
LYNCH DALLAS PC							
05/21/2026	106939	LEGAL EXPENSE	228438	010.6101.2660	LEGAL EXPENSE	5,631.18	5,631.18
05/21/2026	106939	LEGAL EXPENSE	228439	010.6101.2660	LEGAL EXPENSE	540.00	540.00
05/21/2026	106939	LEGAL EXPENSE	228440	010.6101.2660	LEGAL EXPENSE	125.00	125.00
05/21/2026	106939	LEGAL EXPENSE	228441	010.6101.2660	LEGAL EXPENSE	640.00	640.00
Total LYNCH DALLAS PC:							6,936.18
MAC NIDER MUSEUM							
05/21/2026	106940	APRIL CC FEES ONSITE	APRIL 2026	040.4211.2448	CREDIT CARD SERVIC	122.95	122.95
05/21/2026	106940	APRIL ONLINE CC FEES	APRIL 2026	040.4211.2448	CREDIT CARD SERVIC	95.00	95.00
05/21/2026	106941	FEB ONSITE CC FEES	FEBRUARY	040.4211.2448	CREDIT CARD SERVIC	194.53	194.53
05/21/2026	106941	FEB ONLINE CC FEES	FEBRUARY	040.4211.2448	CREDIT CARD SERVIC	117.63	117.63
05/21/2026	106942	MARCH ONSITE CC FEE	MARCH 202	040.4211.2448	CREDIT CARD SERVIC	114.29	114.29
05/21/2026	106942	MARCH ONLINE CC FEE	MARCH 202	040.4211.2448	CREDIT CARD SERVIC	149.41	149.41

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total MAC NIDER MUSEUM:							793.81
MACQUEEN EQUIPMENT INC							
05/21/2026	106943	VALVE BLOCK 69	P30935	110.2107.3044	M/E SUPPLIES	1,196.12	1,196.12
Total MACQUEEN EQUIPMENT INC:							1,196.12
MARKWALTER, MARY							
05/21/2026	106944	TRAVEL & CONFERENCE	05192026	030.4101.2060	TRAVEL AND CONFER	43.50	43.50
05/21/2026	106944	PHONE EXPENSE	JUNE 2026	030.4101.2040	PHONE EXPENSE	30.00	30.00
Total MARKWALTER, MARY:							73.50
MASON CITY PUBLIC UTILITIES							
05/21/2026	106945	WATER	276-2160-01	030.4101.2162	WATER/SEWER UTILIT	149.97	149.97
05/21/2026	106945	WATER	276-2160-01	030.4101.2162	WATER/SEWER UTILIT	149.97	149.97
05/21/2026	106945	SB MALL UTILITIES	280-0490-03	680.7537.2162	WATER/SEWER UTILIT	289.34	289.34
05/21/2026	106945	SB MALL UTILITIES	280-0550-03	680.7537.2162	WATER/SEWER UTILIT	567.44	567.44
05/21/2026	106945	SB MALL UTILITIES	280-0600-03	680.7537.2162	WATER/SEWER UTILIT	289.34	289.34
05/21/2026	106945	SB MALL UTILITIES	280-0650-03	680.7537.2162	WATER/SEWER UTILIT	341.68	341.68
05/21/2026	106945	ARENA UTILITIES	280-0660-01	670.8923.2160	GAS & ELECTRICITY	1,356.27	1,356.27
05/21/2026	106945	UTILITIES-ANIMAL SHELT	363-4960-02	010.1901.2162	WATER/SEWER UTILIT	228.04	228.04
Total MASON CITY PUBLIC UTILITIES:							3,372.05
MCCOLLOUGH, CALISTA							
05/21/2026	106946	PHONE EXPENSE	JUNE 2026	030.4101.2040	PHONE EXPENSE	30.00	30.00
Total MCCOLLOUGH, CALISTA:							30.00
MEDIACOM							
05/21/2026	106947	WIFI	8384960010	010.1101.2100	INVESTIGATION FUND	5.99	5.99
Total MEDIACOM:							5.99
MELENEY, KORY							
05/21/2026	106948	PHONE EXPENSE	JUNE 2026	030.4101.2040	PHONE EXPENSE	30.00	30.00
Total MELENEY, KORY:							30.00
MENARDS							
05/21/2026	106949	APPRTS, ME SUPPLIES	54763	010.1503.3044	M/E SUPPLIES	29.92	29.92
05/21/2026	106949	BLDG. RPRS. & MAINT.	54763	660.1508.2150	BUILDING REPAIRS AN	130.00	130.00
Total MENARDS:							159.92
MERCYONE OCCUPATIONAL HEALTH							
05/21/2026	106950	SUBSTANCE ABUSE TES	108761	010.6401.2065	SUBSTANCE ABUSE T	441.00	441.00
05/21/2026	106950	PRE-EMPLOYMENT - ETI	108761	600.8001.3990	MISCELLANEOUS EXP	70.00	70.00
05/21/2026	106950	RESPIRATOR PHYSICAL -	108761	050.2806.2080	EDUCATION AND TRAI	128.00	128.00
05/21/2026	106950	04/2026 FD RESP SCREE	108837	010.1501.2010	MEDICAL SERVICE	360.00	360.00
Total MERCYONE OCCUPATIONAL HEALTH:							999.00
MIDWEST LABORATORIES INC							
05/21/2026	106951	LAB SUPPLIES	1284899	610.8121.3070	LABORATORY SUPPLI	312.00	312.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total MIDWEST LABORATORIES INC:							312.00
MIDWEST NORTH IOWA JANITORIAL							
05/21/2026	106952	TRANSIT STATION CLEA	5023	080.5802.2740	PROFESSIONAL SERV	936.51	936.51
05/21/2026	106952	CITY HALL JANITORIAL	5025	010.6501.2470	CUSTODIAN EXPENSE	5,833.33	5,833.33
Total MIDWEST NORTH IOWA JANITORIAL:							6,769.84
MIDWEST TAPE							
05/21/2026	106953	DIGITAL INFO HOOPLA	508511263	030.4101.3058	DIGITAL INFORMATION	4,984.39	4,984.39
05/21/2026	106953	DIGITAL INFO	508798656	030.4101.3058	DIGITAL INFORMATION	5,245.95	5,245.95
Total MIDWEST TAPE:							10,230.34
MK SERVICE & REPAIR							
05/21/2026	106954	REPAIR	6459	010.1103.2150	BUILDING REPAIRS AN	71.03	71.03
Total MK SERVICE & REPAIR:							71.03
MUNICIPAL SUPPLY COMPANY							
05/21/2026	106955	SPLIT GASKETS	0975537-IN	600.8042.3590	MATERIAL	74.62	74.62
Total MUNICIPAL SUPPLY COMPANY:							74.62
NAPA AUTO PARTS							
05/21/2026	106956	CAT ADAPTERS	485889	110.2107.3044	M/E SUPPLIES	36.65	36.65
05/21/2026	106956	ORINGS	486274	110.2107.3044	M/E SUPPLIES	104.08	104.08
05/21/2026	106956	OIL FILTER	486581	110.2107.3044	M/E SUPPLIES	20.57	20.57
05/21/2026	106956	ORING	486582	110.2107.3044	M/E SUPPLIES	18.23	18.23
Total NAPA AUTO PARTS:							179.53
NASSCO INC							
05/21/2026	106957	VACUUM FILTER BAGS	6704867	660.1508.2150	BUILDING REPAIRS AN	28.23	28.23
Total NASSCO INC:							28.23
NIP FITNESS							
05/21/2026	106958	WELLNESS COMMITTEE	204	010.6401.1260	WELLNESS PROGRAM	50.00	50.00
Total NIP FITNESS:							50.00
NORTH CENTRAL MECHANICAL SVC							
05/21/2026	106959	HVAC WORK	W40256	610.8121.2190	REPAIRS AND MAINTEN	602.56	602.56
Total NORTH CENTRAL MECHANICAL SVC:							602.56
NOVOCURE INC							
05/21/2026	106960	NOVOCURE INC - BORC	4247132 040	117.1101.2010	MEDICAL SERVICE	18,023.20	18,023.20
05/21/2026	106960	NOVOCURE INC - BORC	4247132 050	117.1101.2010	MEDICAL SERVICE	18,023.20	18,023.20
Total NOVOCURE INC:							36,046.40
ODEGAARD, JACK							
05/21/2026	106961	CEDAR FALLS BOAT MOT	4/29/2026	010.1501.2060	TRAVEL AND CONFER	122.53	122.53

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
RSM US LLP							
05/21/2026	106972	MCI-MITS MONTHLY FEE	CI-11478061	015.6900.4060	OFFICE EQUIPMENT	6,811.30	6,811.30
05/21/2026	106972	MCI - IT OBSERVABILITY	CI-11483693	015.6900.4060	OFFICE EQUIPMENT	1,008.00	1,008.00
05/21/2026	106972	DOMAIN CHANGE TO MA	CI-11483781	015.6900.4060	OFFICE EQUIPMENT	1,080.00	1,080.00
05/21/2026	106972	MCI - IT OBSERVABILITY	CI-11484969	015.6900.4060	OFFICE EQUIPMENT	739.00	739.00
Total RSM US LLP:							9,638.30
RSM US PRODUCT SALES LLC							
05/21/2026	106973	DUO ESSENTIALS APRIL	CI-11482454	010.6202.3019	OFFICE SUPPLIES	10.00	10.00
05/21/2026	106973	AVEPOINT CLOUD BACK	CI-11484333	015.6900.4060	OFFICE EQUIPMENT	807.00	807.00
05/21/2026	106973	MICROSOFT DEFENDER	CI-11487931	015.6900.4060	OFFICE EQUIPMENT	37.20	37.20
Total RSM US PRODUCT SALES LLC:							854.20
RURAL REVIVAL PROPERTIES							
05/21/2026	106974	OVERPAYMENT: 428 1ST	309-1400-09	600.8011.5510	REFUND	22.45	22.45
05/21/2026	106974	OVERPAYMENT: 428 1ST	309-1400-09	610.8121.5510	REFUND	26.77	26.77
05/21/2026	106974	OVERPAYMENT: 428 1ST	309-1400-09	620.8125.5510	REFUND	4.88	4.88
05/21/2026	106974	OVERPAYMENT: 428 1ST	309-1400-09	640.8305.5510	REFUND	26.20	26.20
Total RURAL REVIVAL PROPERTIES:							80.30
SCHILLER,MATTHEW J							
05/21/2026	106975	CONTRACTUAL	MAY 2026	660.1507.2740	PROFESSIONAL SERV	1,500.00	1,500.00
Total SCHILLER,MATTHEW J:							1,500.00
SHORT ELLIOTT HENDRICKSON INC							
05/21/2026	106976	PROFESSIONAL SERVICE	507865	320.2101.4585	RPA FUNDED PROJEC	7,562.91	7,562.91
05/21/2026	106976	PROFESSIONAL SERVIC	508563	603.8061.4510	BUILDING & PLANT IM	40,430.81	40,430.81
05/21/2026	106976	PROFESSIONAL SERVIC	508565	603.8061.4625	MAINS, ETC-SUPPLY	6,025.71	6,025.71
Total SHORT ELLIOTT HENDRICKSON INC:							54,019.43
SHUMANOVA, POLINA							
05/21/2026	106977	LIBRARY TRUST GRANT	06202026	510.4101.2910	GRANT PAYMENTS	200.00	200.00
Total SHUMANOVA, POLINA:							200.00
SIMPLY NOURISHED							
05/21/2026	106978	WELLNESS COMMITTEE	206	010.6401.1260	WELLNESS PROGRAM	50.00	50.00
Total SIMPLY NOURISHED:							50.00
SKYLINE CENTER INC							
05/21/2026	106979	GUN CLEANING SUPP	72136	010.1101.3990	MISCELLANEOUS EXP	602.23	602.23
Total SKYLINE CENTER INC:							602.23
SPLASH MULTISPORT & CUSTOM LLC							
05/21/2026	106980	FARADAY BAGS	32107	010.1101.2100	INVESTIGATION FUND	100.00	100.00
Total SPLASH MULTISPORT & CUSTOM LLC:							100.00
SPORTS PAGE OF MASON CITY LLC, THE							
05/21/2026	106981	WELLNESS COMMITTEE	210	010.6401.1260	WELLNESS PROGRAM	100.00	100.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total SPORTS PAGE OF MASON CITY LLC, THE:							100.00
STAR TRIBUNE							
05/21/2026	106982	PERIODICALS & SUBSCR	10743329 5.	030.4101.2260	PERIODICALS AND SU	63.86	63.86
Total STAR TRIBUNE:							63.86
STATE STREET DELI							
05/21/2026	106983	WELLNESS COMMITTEE	207	010.6401.1260	WELLNESS PROGRAM	50.00	50.00
Total STATE STREET DELI:							50.00
SUMMIT FIRE PROTECTION							
05/21/2026	106984	BUILDING MAINTENANC	4042850	030.4101.2190	REPAIRS AND MAINTEN	278.95	278.95
05/21/2026	106984	FIRE EXTINGUISHER INS	4096886	010.1901.2150	BUILDING REPAIRS AN	313.45	313.45
05/21/2026	106984	FIRE EXTINGUISHER INS	4103005	010.1901.2150	BUILDING REPAIRS AN	163.30	163.30
Total SUMMIT FIRE PROTECTION:							755.70
SUN POWERED SOLUTIONS I LLC							
05/21/2026	106985	GAS & ELECTRICITY	70001-2026-	030.4101.2160	GAS & ELECTRICITY	703.41	703.41
Total SUN POWERED SOLUTIONS I LLC:							703.41
TASC							
05/21/2026	106986	FSA ADMIN FEES: 07/1-09	IN3748297	800.9401.3990	MISCELLANEOUS EXP	1,512.00	1,512.00
Total TASC:							1,512.00
THREE BELLS BOOKS							
05/21/2026	106987	WELLNESS COMMITTEE	208	010.6401.1260	WELLNESS PROGRAM	40.00	40.00
Total THREE BELLS BOOKS:							40.00
THREE ON THE TREE COFFEE & CAFE							
05/21/2026	106988	WELLNESS COMMITTEE	210	010.6401.1260	WELLNESS PROGRAM	50.00	50.00
Total THREE ON THE TREE COFFEE & CAFE:							50.00
TOG DEVELOPMENT LLC							
05/21/2026	106989	BUILDING SUPPLIES	1824	030.4101.3090	BUILDING SUPPLIES	816.00	816.00
Total TOG DEVELOPMENT LLC:							816.00
TQ TECHNOLOGIES							
05/21/2026	106990	TECHNOLOGY	TQTINV2366	030.4101.3057	COMPUTER MAINTEN	234.70	234.70
Total TQ TECHNOLOGIES:							234.70
TRACTOR SUPPLY COMPANY							
05/21/2026	106991	SMV SIGN	100176731	070.4504.3310	TOOLS AND SUPPLIES	19.99	19.99
05/21/2026	106991	FAN	100178042	610.8121.2190	REPAIRS AND MAINTEN	109.99	109.99
Total TRACTOR SUPPLY COMPANY:							129.98

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
TREVIPIAY							
05/21/2026	106992	OFFICE SUPPLIES	012A6D2F	080.5801.3019	OFFICE SUPPLIES	26.09	26.09
05/21/2026	106992	SUPPLIES	6CF00A29	080.5802.3060	SUPPLIES & LAUNDRY	23.31	23.31
05/21/2026	106992	SAFETY SUPPLIES	6CF00A29	010.6915.3035	OTHER SUPPLIES	19.98	19.98
05/21/2026	106992	SUPPLIES	F1E6856E	010.5401.3019	OFFICE SUPPLIES	79.89	79.89
Total TREVIPIAY:							149.27
UTILITY EQUIPMENT COMPANY							
05/21/2026	106993	6" SWEEP 90	20062959-00	610.8123.2190	REPAIRS AND MAINTENANCE	146.90	146.90
Total UTILITY EQUIPMENT COMPANY:							146.90
VESTIS							
05/21/2026	106994	UNIFORMS & MATS	6340558333	610.8121.3060	SUPPLIES & LAUNDRY	218.86	218.86
05/21/2026	106994	RUGS	6340558928	010.6501.3060	SUPPLIES & LAUNDRY	80.89	80.89
05/21/2026	106994	UNIFORMS & MATS	6340560833	110.2105.3060	SUPPLIES & LAUNDRY	118.31	118.31
05/21/2026	106994	UNIFORMS	6340560836	640.8305.2410	UNIFORM RENTAL	94.26	94.26
Total VESTIS:							512.32
VIKING COMPUTER PARTS INC							
05/21/2026	106995	SAS 146 GB HARD DRIVE	179932	015.6900.4060	OFFICE EQUIPMENT	94.00	94.00
Total VIKING COMPUTER PARTS INC:							94.00
WALLACE HOLLAND KASTLER							
05/21/2026	106996	FY26 SEWER REPAIRS P	57810	613.8125.4530	COLLECTION SYSTEM	721.60	721.60
Total WALLACE HOLLAND KASTLER:							721.60
WAYNES SKI AND CYCLE							
05/21/2026	106997	WELLNESS COMMITTEE	213	010.6401.1260	WELLNESS PROGRAM	50.00	50.00
Total WAYNES SKI AND CYCLE:							50.00
WILLEMSSEN, JO							
05/21/2026	106998	DAMAGE DEPOSIT REFUND	082026 DEP	040.4202.5510	REFUND	150.00	150.00
Total WILLEMSSEN, JO:							150.00
WIMAC TEL							
05/21/2026	106999	PHONE EXPENSE	000215540	030.4101.2040	PHONE EXPENSE	91.50	91.50
Total WIMAC TEL:							91.50
WYBORN, PAM							
05/21/2026	107000	PHONE EXPENSE	JUNE 2026	030.4101.2040	PHONE EXPENSE	30.00	30.00
Total WYBORN, PAM:							30.00
ZARNOTH BRUSH WORKS INC							
05/21/2026	107001	SWEEPER BROOMS AND	0206315-IN	110.2107.3044	M/E SUPPLIES	1,260.00	1,260.00
Total ZARNOTH BRUSH WORKS INC:							1,260.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
ZIEGLER							
05/21/2026	107002	TANDEM ROLLER RENTA	IN002404983	325.2101.4925	DESTINATION IOWA	190.40	190.40
Total ZIEGLER:							190.40
ZIEGLER INC							
05/21/2026	107003	HYD HOSE	IN002414306	640.8305.2140	M/E REPAIRS	477.10	477.10
Total ZIEGLER INC:							477.10
ZOLL MEDICAL CORPORATION GPO							
05/21/2026	107004	X SERIES BATTERY	4488669	660.1509.3044	M/E SUPPLIES	845.42	845.42
05/21/2026	107004	X SERIES REPLACEMEN	4488669	660.1509.3044	M/E SUPPLIES	221.40	221.40
Total ZOLL MEDICAL CORPORATION GPO:							1,066.82
Grand Totals:							417,712.55

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

Dated: _____

Approved by: _____

Claims of May 28, 2026, will be
provided Monday, June 1, 2026



**CLERK
DEPARTMENT**

Memorandum

To: Mayor and Council
From: City Administrator
Date: June 2, 2026
RE: Permits

Recommendation:

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

Walgreens 1251 4 th Street SW.	Class E Retail Alcohol
Walmart 4151 4 th Street SW	Class E Retail Alcohol
Pipe Dream Pizza 125 South Delaware Avenue	Class C Retail Alcohol License
Northwestern Steakhouse 304 16 th NW	Class C Retail Alcohol License
Eastbrooke Ball Field 34 S. Yorktown Pike	Special Class C (5-day License)

Main Street Mason City Transfers:

Friday Night Live: June 5, 12, 19, 26; July 10, 17, 24, 31; August 7, 14, 2026
River City Steak Challenge: July 3 – July 4, 2026
Brew to Brew Bike Ride: September 19, 2026
Oktoberfest: October 10, 2026

Tobacco License: Casey's #19, #1893, #2437, #2458; Dollar General #6730, #23916; Family Dollar Store #24844, Fareway #491; Fleet Farm Fuel; Hy-Vee Food #1, #2; Hy-Vee Drug Store; Hy-Vee Fast & Fresh #2; Kwik Star #1027 #1077, #1085; Legacy Golf

Course at the Nineteen; Liquor, Tobacco & Grocery; Midtown Liquor & Vape; Murphy USA #6795; Northside Liquor; Tobacco Outlet #552; Walgreens #05941; Wal-Mart #810; Yesway #10011, #10019, #10032,

Council Action Requested:

Approve recommendation.

/s/Aaron Burnett

Reviewed and Recommend Approval

**FINANCE
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Brent Hinson, Finance Director
Date: May 21, 2026
RE: April 2026 Financial Report

Attached are reports for the City's financial condition and budgetary performance, updated through April 30, 2026. With 83.33% of the year completed, we are at 89.77% of revenues and 80.11% of expenditures in the General Fund. Last year at this time, we were at 90.33% of revenues and 79.82% of expenditures. Departmental expenditure control continues to be good; these numbers primarily reflect the year-over-year budget tightening that we have continued for the past several years.

In the General Fund, we are running \$994,546 ahead in revenues; this reflects our large second half property tax payment in April; this number will likely decline significantly as we get to the end of the year. We are now running \$500,530 behind in general expenditures, which is slightly less than March.

We are now running ahead in revenues for Recreation, Library, Airport, and Transit, due to property tax cycle timing and in the case of Transit, receipt of grant revenues. We are running behind in revenues for Museum and slightly behind for Cemetery. We are below budgeted pace in expenditures for Recreation Library, Museum, Cemetery, and Transit. Airport is above pace for expenditures, but this is primarily due to an increase in property insurance.

We are sitting okay in Road Use Tax and the Enterprise Funds generally. We are 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. Ambulance, Arena, and Mall are running under budget on revenues. Storm Sewer, Sanitation, and Golf are running ahead on revenues. Golf, Arena, and Mall are running ahead of budget on expenditures, while Ambulance is running well below budget on expenditures; Storm Sewer and Sanitation are also running below budget on expenditures.

We are still running ahead for the fiscal year for LOSST with \$5,608,534.12 received versus a budgetary need of \$5,500,000. Last year at this time, we had received \$5,549,847.49 and finished slightly under budget on revenues for the year. We are now running just slightly above budget in Hotel/Motel Tax for the year at \$680,513.57 in revenue versus a budgetary need of \$675,000. Last year at this time we had received \$687,154.12 from this source.

In an overall sense, we have \$59,280,190.29 in the City treasury at April 30, as compared to \$56,529,158.17 one year ago at this time.

Attachments:

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

Revenues- Operational Summary

Expenditures- Operational Summary

FY26 CIP Spending- Year to Date



Brent Hinson, Finance Director



Reviewed and Recommend Approval

**CITY OF MASON CITY, IOWA
YEAR TO DATE TREASURER'S REPORT
APRIL 30, 2026**

FUND	7/1/2025	Y-T-D REVENUES	Y-T-D EXPENDITURES	4/30/2026
	BEGINNING CASH BALANCE			ENDING CASH BALANCE
010-GENERAL FUND	6,500,000.00	13,869,043.17	12,426,023.87	7,943,019.30
015- GENERAL- CAPITAL IMPROVMNT	821,723.40	1,797,260.12	2,003,982.62	615,000.90
020- RECREATION	522,120.30	1,760,644.87	1,591,787.34	690,977.83
030- LIBRARY	167,741.40	1,280,736.59	1,185,047.25	263,430.74
040- MUSEUM	235,567.00	480,011.84	536,803.14	178,775.70
050- AIRPORT	813,121.41	899,473.16	829,376.68	883,217.89
070- CEMETERY	80,690.41	387,941.33	362,504.53	106,127.21
080-CITY TRANSIT	140,442.44	1,807,638.95	1,491,913.41	456,167.98
090- TORT LIABILITY	439,098.28	636,162.59	722,112.09	353,148.78
110- ROAD USE TAX	2,280,409.72	3,216,515.99	3,724,691.83	1,772,233.88
112- EMPLOYEE RETIREMENT	34,075.45	647,223.92	650,620.28	30,679.09
114- POLICE RETIREMENT	1,673,732.56	446,423.80	718,223.85	1,401,932.51
116- FIRE RETIREMENT	1,487,947.18	295,907.40	518,681.51	1,265,173.07
117- 411 MEDICAL COST	590,039.93	69,369.34	331,059.16	328,350.11
119- EMERGENCY LEVY	-	-	-	-
120- HOTEL/MOTEL TAX	104,754.08	680,513.57	584,333.64	200,934.01
121- LOCAL OPTION SALES & SRVC	303,480.41	5,608,534.12	5,771,474.48	140,540.05
127- FOREST PARK TIF	-	417,284.19	421,583.68	(4,299.49)
130- UNIFIED TIF	113,506.00	1,008,240.63	1,016,865.20	104,881.43
131- DOWNTOWN REINVESTMENT TIF	-	555,444.76	584,635.69	(29,190.93)
132- SOUTHSIDE GATEWAY TIF	54,657.95	553,057.80	-	607,715.75
142- CITY ADMINISTERED GRANTS	28,497.78	305,799.90	328,623.65	5,674.03
147- HOUSING FUND	85,402.37	372,704.15	38,352.05	419,754.47
152- 22ND STREET BUYOUT	-	-	-	-
154-CORRIDOR REVITE PROGRAM	98,536.68	150,606.64	-	249,143.32
155-DOWNTOWN REVITE PROGRAM	485,168.17	346,379.13	754,927.88	76,619.42
156-BUILDING RENOV-LIFE SAFETY	459,116.80	31,555.12	175,000.00	315,671.92
210- DEBT SERVICE	576,688.78	8,502,671.61	1,128,601.11	7,950,759.28
310- RIVER CITY RENAISSANCE	3,652,171.21	882,322.45	1,665,174.78	2,869,318.88
315- ARPA CAPITAL PROJ	-	267,773.92	2,172.00	265,601.92
320- G.O. CAPITAL PROJECTS	4,492,061.99	10,378,621.98	5,496,749.60	9,373,934.37
325- LOSST CAPITAL PROJECTS	997,540.54	4,838,789.88	4,093,323.32	1,743,007.10
500- CEMETERY PERPETUAL CARE	561,837.34	6,774.00	-	568,611.34
510- LIBRARY TRUST	360,118.67	98,988.47	51,072.61	408,034.53
520- MUSEUM TRUST	1,148,985.10	118,245.20	-	1,267,230.30
530- SOFTBALL TRUST	2,410.39	18,582.41	17,366.21	3,626.59
535- YOUTH SOFTBALL COMPLEX	119,242.98	20,724.75	24,713.06	115,254.67
540- POLICE FORFEITURES	33,964.01	3,386.84	15,141.36	22,209.49
541- PENDING FORFEITURE	61,669.45	2,028.98	2,445.48	61,252.95
542- POLICE TASK FORCE	5,100.55	59,871.35	35,404.21	29,567.69
543- POLICE TASK FORCE EQUIP	35,857.13	10,103.96	-	45,961.09
550-REGIONAL WATERSHED COALITION	9,015.75	82,334.29	88,350.70	2,999.34
600- WATER	2,195,128.89	6,352,136.55	5,979,052.73	2,568,212.71
601- WATER DEPOSITS	76,808.79	14,171.02	15,220.43	75,759.38
603-WATER CAPITAL PROJECTS	5,887,975.21	802,433.34	2,096,546.09	4,593,862.46
605- WATER DEBT SINKING	-	-	-	-
610- SEWER	538,498.65	6,007,531.92	5,154,123.69	1,391,906.88
613-SEWER CAPITAL PROJECTS	71,859.59	1,799,247.92	1,811,914.66	59,192.85
615- SEWER SINKING	-	710,900.00	28,910.00	681,990.00
620- STORM SEWER	438,761.89	917,110.95	640,430.82	715,442.02
630- PARKING	24,723.14	359,000.23	200,102.18	183,621.19
640- SANITATION	725,362.86	1,705,500.25	1,533,748.93	897,114.18
650- GOLF COURSE IMPROV TRUST	9,587.70	546,417.29	510,966.43	45,038.56
660- FIRE-AMBULANCE SERVICES	1,241,597.29	2,257,899.50	2,176,619.51	1,322,877.28
670- RC RENAISSANCE ARENA	-	437,576.07	728,055.97	(290,479.90)
680-SOUTHBRIDGE MALL	350,000.00	340,787.85	542,392.40	148,395.45

**CITY OF MASON CITY, IOWA
YEAR TO DATE TREASURER'S REPORT
APRIL 30, 2026**

FUND	7/1/2025 BEGINNING CASH BALANCE	Y-T-D REVENUES	Y-T-D EXPENDITURES	4/30/2026 ENDING CASH BALANCE
800- EMPLOYEE HEALTH CARE TRUST	3,652,390.32	4,942,417.83	4,978,045.53	3,616,762.62
820- INTERNAL SERVICE	76,404.35	266,801.26	266,350.18	76,855.43
840- UNEMPLOYMENT SELF-INS	89,973.47	2,962.26	2,345.06	90,590.67
TOTAL BALANCE	44,955,565.76	90,378,587.41	76,053,962.88	59,280,190.29

Location of Funds

			<u>Interest Rate</u>	
First Citizens - Operating Account	(1)	9,911,044.44	2.58%	30-Apr
First Citizens Payroll Account	(2)	800,991.37	2.58%	30-Apr
First Citizens Arena Account x6157		2,281.47		30-Apr
First Citizens Police CC Acct x6257		12,992.35		30-Apr
First Citizens Inspection Acct x3801		11,821.83		30-Apr
First Citizens Ambulance Acct x6024		222,008.23	2.58%	30-Apr
First Citizens Golf Account x8421		149,849.23		30-Apr
First Citizens Savings- Mus *2233				30-Apr
First Citizens Checking- Mus Cr *5203				30-Apr
Cash on Hand		7,450.00		
Investment in IPAIT		2,534,776.16	3.428%	30-Apr
First Citizens- CD 11/20/24 (730 days)		101,975.21	4.150%	
First Citizens- CD 11/23/24 (546 days)		100,000.00	4.200%	520
First Citizens- CD 11/28/24 (730 days)		100,000.00	4.150%	520
First Citizens- CD 5/12/25 (359 days)		2,000,000.00	4.150%	
First Citizens- CD 5/23/25 (365 days)		75,000.00	4.200%	520
First Citizens- CD 10/8/25 (364 days)		5,000,000.00	3.920%	
CLBT- CD 11/5/25 (182 days)		5,000,000.00	3.871%	
First Citizens- CD 11/5/25 (364 days)		4,000,000.00	3.750%	
First Citizens- CD 12/3/25 (182 days)		2,000,000.00	3.970%	
First Citizens- CD 12/7/25 (730 days)		250,000.00	3.750%	520
First Citizens- CD 1/7/26 (182 days)		2,000,000.00	3.800%	
Farmers- CD 2/4/26 (91 days)		5,000,000.00	3.920%	
Farmers- CD 2/4/26 (182 days)		2,000,000.00	3.980%	
First Citizens- CD 3/4/26 (91 days)		3,000,000.00	3.930%	
First Citizens- CD 3/4/26 (182 days)		2,000,000.00	3.910%	
First Citizens- CD 3/4/26 (364 days)		2,000,000.00	3.870%	
First Citizens- CD 4/8/26 (91 days)		4,000,000.00	3.970%	
First Citizens- CD 4/8/26 (182 days)		4,000,000.00	4.000%	
First Citizens- CD 4/8/26 (364 days)		3,000,000.00	4.030%	
TOTAL CASH IN BANK		59,280,190.29		

Balance

(1) First Citizens General Account	10,377,557.53
Outstanding Deposits & Checks/Wages payable	(466,513.09)
	<u>9,911,044.44</u>
(2) First Citizens Payroll Account	1,059,310.60
Outstanding Deposits & Checks/Wages payable	(258,319.23)
	<u>800,991.37</u>

CITY OF MASON CITY, IOWA
MONTH TO DATE TREASURER'S REPORT
APRIL 30, 2026

FUND	4/1/2026			4/30/2026
	BEGINNING CASH BALANCE	M-T-D REVENUES	M-T-D EXPENDITURES	ENDING CASH BALANCE
010-GENERAL FUND	5,776,085.34	3,482,328.99	1,315,395.03	7,943,019.30
015- GENERAL- CAPITAL IMPROVMNT	580,300.02	237,680.93	202,980.05	615,000.90
020- RECREATION	345,901.10	479,757.93	134,681.20	690,977.83
030- LIBRARY	(55,131.02)	465,035.92	146,474.16	263,430.74
040- MUSEUM	82,634.60	144,862.27	48,721.17	178,775.70
050- AIRPORT	694,383.29	259,524.69	70,690.09	883,217.89
070- CEMETERY	50,673.59	99,517.41	44,063.79	106,127.21
080-CITY TRANSIT	587,400.26	443,908.60	575,140.88	456,167.98
090- TORT LIABILITY	122,177.07	234,640.71	3,669.00	353,148.78
110- ROAD USE TAX	2,125,566.13	330,548.99	683,881.24	1,772,233.88
112- EMPLOYEE RETIREMENT	(124,026.30)	239,683.81	84,978.42	30,679.09
114- POLICE RETIREMENT	1,334,791.91	165,515.85	98,375.25	1,401,932.51
116- FIRE RETIREMENT	1,227,446.26	109,924.31	72,197.50	1,265,173.07
117- 411 MEDICAL COST	311,648.02	27,547.51	10,845.42	328,350.11
119- EMERGENCY LEVY	-			-
120- HOTEL/MOTEL TAX	127,650.21	73,283.80	-	200,934.01
121- LOCAL OPTION SALES & SRVC	147,622.55	559,961.87	567,044.37	140,540.05
127- FOREST PARK TIF	27,613.32	174,851.03	206,763.84	(4,299.49)
130- UNIFIED TIF	118,614.66	416,020.51	429,753.74	104,881.43
131- DOWNTOWN REINVESTMENT TIF	101,504.09	161,622.82	292,317.84	(29,190.93)
132- SOUTHSIDE GATEWAY TIF	331,444.87	276,270.88	-	607,715.75
142- CITY ADMINISTERED GRANTS	11,501.08	56.02	5,883.07	5,674.03
147- HOUSING FUND	427,122.22	2,080.33	9,448.08	419,754.47
152- 22ND STREET BUYOUT	-			-
154-CORRIDOR REVITE PROGRAM	175,302.00	73,841.32	-	249,143.32
155-DOWNTOWN REVITE PROGRAM	(23,249.58)	129,707.00	29,838.00	76,619.42
156-BUILDING RENOV-LIFE SAFETY	314,141.87	1,530.05	-	315,671.92
210- DEBT SERVICE	5,413,125.32	2,537,633.96	-	7,950,759.28
310- RIVER CITY RENAISSANCE	2,876,433.77	14,009.86	21,124.75	2,869,318.88
315- ARPA CAPITAL PROJ	264,314.56	1,287.36	-	265,601.92
320- G.O. CAPITAL PROJECTS	8,519,797.17	951,800.15	97,662.95	9,373,934.37
325- LOSST CAPITAL PROJECTS	1,685,134.94	59,832.55	1,960.39	1,743,007.10
500- CEMETERY PERPETUAL CARE	567,842.34	769.00	-	568,611.34
510- LIBRARY TRUST	372,871.20	40,848.98	5,685.65	408,034.53
520- MUSEUM TRUST	1,264,127.01	3,103.29	-	1,267,230.30
530- SOFTBALL TRUST	3,858.87	21.00	253.28	3,626.59
535- YOUTH SOFTBALL COMPLEX	115,809.32	176.50	731.15	115,254.67
540- POLICE FORFEITURES	22,544.39	109.80	444.70	22,209.49
541- PENDING FORFEITURE	60,956.06	296.89	-	61,252.95
542- POLICE TASK FORCE	28,327.58	1,648.43	408.32	29,567.69
543- POLICE TASK FORCE EQUIP	45,738.32	222.77	-	45,961.09
550-REGIONAL WATERSHED COALITION	(6,804.55)	16,826.79	7,022.90	2,999.34
600- WATER	2,817,635.89	586,923.81	836,346.99	2,568,212.71
601- WATER DEPOSITS	75,249.38	2,185.00	1,675.00	75,759.38
603-WATER CAPITAL PROJECTS	4,897,537.43	221,885.29	525,560.26	4,593,862.46
605- WATER DEBT SINKING	-			-
610- SEWER	1,302,491.93	567,937.28	478,522.33	1,391,906.88
613-SEWER CAPITAL PROJECTS	(27,514.68)	88,019.53	1,312.00	59,192.85
615- SEWER SINKING	610,900.00	71,090.00	-	681,990.00
620- STORM SEWER	491,464.75	251,092.60	27,115.33	715,442.02
630- PARKING	210,355.95	5,250.00	31,984.76	183,621.19
640- SANITATION	873,841.78	171,001.56	147,729.16	897,114.18
650- GOLF COURSE IMPROV TRUST	(23,202.43)	122,636.14	54,395.15	45,038.56
660- FIRE-AMBULANCE SERVICES	1,302,899.73	254,908.26	234,930.71	1,322,877.28
670- RC RENAISSANCE ARENA	(260,665.60)	9,802.74	39,617.04	(290,479.90)
680-SOUTHBRIDGE MALL	175,447.25	32,827.20	59,879.00	148,395.45

**CITY OF MASON CITY, IOWA
MONTH TO DATE TREASURER'S REPORT
APRIL 30, 2026**

FUND	4/1/2026 BEGINNING CASH BALANCE	M-T-D REVENUES	M-T-D EXPENDITURES	4/30/2026 ENDING CASH BALANCE
800- EMPLOYEE HEALTH CARE TRUST	3,362,335.28	759,103.24	504,675.90	3,616,762.62
820- INTERNAL SERVICE	100,378.88	-	23,523.45	76,855.43
840- UNEMPLOYMENT SELF-INS	90,151.58	439.09		90,590.67
TOTAL BALANCE	52,052,500.98	15,363,392.62	8,135,703.31	59,280,190.29

<u>Location of Funds</u>			<u>Interest Rate</u>	
First Citizens - Operating Account	(1)	9,911,044.44	2.58%	30-Apr
First Citizens Payroll Account	(2)	800,991.37	2.58%	30-Apr
First Citizens Arena Account x6157		2,281.47		30-Apr
First Citizens Police CC Acct x6257		12,992.35		30-Apr
First Citizens Inspection Acct x3801		11,821.83		30-Apr
First Citizens Ambulance Acct x6024		222,008.23	2.58%	30-Apr
First Citizens Golf Account x8421		149,849.23		30-Apr
First Citizens Savings- Mus *2233				30-Apr
First Citizens Checking- Mus Cr *5203				30-Apr
Cash on Hand		7,450.00		
Investment in IPAIT		2,534,776.16	3.428%	30-Apr
First Citizens- CD 11/20/24 (730 days)		101,975.21	4.150%	
First Citizens- CD 11/23/24 (546 days)		100,000.00	4.200%	520
First Citizens- CD 11/28/24 (730 days)		100,000.00	4.150%	520
First Citizens- CD 5/12/25 (359 days)		2,000,000.00	4.150%	
First Citizens- CD 5/23/25 (365 days)		75,000.00	4.200%	520
First Citizens- CD 10/8/25 (364 days)		5,000,000.00	3.920%	
CLBT- CD 11/5/25 (182 days)		5,000,000.00	3.871%	
First Citizens- CD 11/5/25 (364 days)		4,000,000.00	3.750%	
First Citizens- CD 12/3/25 (182 days)		2,000,000.00	3.970%	
First Citizens- CD 12/7/25 (730 days)		250,000.00	3.750%	520
First Citizens- CD 1/7/26 (182 days)		2,000,000.00	3.800%	
Farmers- CD 2/4/26 (91 days)		5,000,000.00	3.920%	
Farmers- CD 2/4/26 (182 days)		2,000,000.00	3.980%	
First Citizens- CD 3/4/26 (91 days)		3,000,000.00	3.930%	
First Citizens- CD 3/4/26 (182 days)		2,000,000.00	3.910%	
First Citizens- CD 3/4/26 (364 days)		2,000,000.00	3.870%	
First Citizens- CD 4/8/26 (91 days)		4,000,000.00	3.970%	
First Citizens- CD 4/8/26 (182 days)		4,000,000.00	4.000%	
First Citizens- CD 4/8/26 (364 days)		3,000,000.00	4.030%	
TOTAL CASH IN BANK		59,280,190.29		

				Balance
(1) First Citizens General Account		10,377,557.53		-
Outstanding Deposits & Checks/Wages payable		(466,513.09)		
		9,911,044.44		
(2) First Citizens Payroll Account		1,059,310.60		
Outstanding Deposits & Checks/Wages payable		(258,319.23)		
		800,991.37		

Revenue Summary
For Operating Depts

City of Mason City
As of April 30, 2026

MONTH-END ANALYSIS - 83.33% OF FY26 COMPLETED

GENERAL FUND

83.33% >>> % of Budget Year

** Ahead of budget is Good! (AB)

UB - Under Budget!

Category	Fund No	Rev Code	Amended Budget	10 Month Budg	10 Month Actual	% of Budg Rec'd YTD	Ahead/ (Under) Budget	Explanation for YTD performance
Property Taxes	010	0100	7,487,051	6,239,209	7,089,556	94.69%	850,346	Prop Tax AB \$850.3K
Non-Property Taxes	010	0200	175,927	146,605	186,076	105.77%	39,470	Util Repl AB \$39.5K
Licenses & Permits	010	0300	621,625	518,021	406,887	65.46%	(111,134)	Cigarette AB \$17.3K, Bldg UB \$26K, Cable TV UB \$97.1K
Grants & Contributions	010	0410	787,951	656,626	634,642	80.54%	(21,984)	Pol Gnt UB \$82.9K, Pol Spec Gnt UB \$32.5K, Backfill AB \$113.2K
Charges for Estl Service	010	0500	101,000	84,167	106,889	105.83%	22,722	Sidewalk UB \$3.3K, Hazmat AB \$27K
Charges for Opt Service	010	0550	77,150	64,292	84,101	109.01%	19,809	Animal Control UB \$2.4K, Rent Inspection AB \$7.2K, Hazmat AB \$7.9K
Fines & Forfeitures	010	0600	23,000	19,167	32,899	143.04%	13,733	Pol Fines AB \$14.6K
Use of Money & Prop	010	0700	341,957	284,964	353,946	103.51%	68,982	Interest AB \$69K
Misc Revenues	010	0800	34,500	28,750	72,182	209.22%	43,432	YTF Don. AB \$21K, Fire Donation AB \$1.7K, Misc AB \$15.4K
Non-Rev Receipts	010	0900	5,799,235	4,832,696	4,901,866	84.53%	69,170	TRF In-SR AB \$71.3K
TTL General Fund			15,449,396	12,874,497	13,869,043	89.77%	994,546	Prop Tax AB, LOSST AB, Bank Int AB
						Fiscal Year 25 Apr 90.33%		
Other Property Tax-Supported Services								
Recreation	020		1,881,772	1,568,143	1,760,645	93.56%	192,502	Prop Tax AB \$119.8K, Rec Prog AB \$113.5K, Cmpg RV UB \$30K
Library	030		1,401,513	1,167,927	1,280,737	91.38%	112,809	Prop Tax AB \$131.4K, Backfill AB \$9.9K, TRF In UB \$37.5K
Museum	040		632,917	527,431	480,012	75.84%	(47,419)	Prop Tax AB \$41.9K, Grant & Cont UB \$42.7K, TRF In UB \$40K
Airport	050		931,946	776,622	899,473	96.52%	122,851	Prop Tax AB \$40.3K, Bank Int AB \$11.5K, Farm Inc AB \$18.2K, Gas Sales AB \$12.9K
Cemetery	070		468,036	390,030	387,941	82.89%	(2,089)	Prop Tax AB \$22.4K, Sale Lots UB \$6.7K, Interments UB \$12.1K
Transit	080		1,751,427	1,459,523	1,807,639	103.21%	348,116	Prop Tax AB \$21.5K, Fed Grant AB \$269.7K, St. Grant AB \$52.9K
ROAD USE	110		3,981,000	3,317,500	3,216,516	80.80%	(100,984)	RUT UB \$105.4K, State Grant AB \$16K, Misc Ref UB \$7.1K
ENTERPRISE/UTILITY FUNDS								
Water	600		8,075,566	6,729,639	6,352,137	78.66%	(377,502)	Ch Svc UB \$356.2K, Bank Int AB \$9.6K, WET Tax RV UB \$43.4K
Sewer	610		7,026,646	5,855,538	6,007,532	85.50%	151,994	Ch Svc AB \$153.3K, Bank Int AB \$15K, Sales Tax UB \$13.5K
Storm Sewer	620		735,050	612,542	917,111	124.77%	304,569	Fed Grant AB \$285.2K, Charges AB \$11K, Bank Int AB \$9.1K
Sanitation	640		1,987,604	1,656,337	1,705,500	85.81%	49,163	Ch Svc AB \$33.4K, Bank Int AB \$15.6K
Golf	650		600,904	500,754	545,092	90.71%	44,339	Membrs AB \$27.5K, Grn Fee AB \$15.4K, Mobile Carts AB \$10.5K
Ambulance	660		2,791,012	2,325,843	2,257,900	80.90%	(67,944)	Fed Grant UB \$75K, Ch Svc UB \$42.3K, Oth Misc AB \$29.2K
RCR Arena	670		745,472	621,227	437,576	58.70%	(183,651)	Fees UB \$84.4K, Concess UB \$84.3K, Rent AB \$23.7K, TRF In UB \$40K
Southbridge Mall	680		452,000	376,667	340,788	75.40%	(35,879)	Interest AB \$6.7K, Rent AB \$7.1K, TRF In UB \$50K

83.33% >>>% of Budget Year

UB = Under-budget is good!!

AB =
ahead of
budget**GENERAL FUND**

Department	Fund No	Dept No	Amended Budget	10 Month Budg	10 Month Act	% of Budg Spent YTD	Ahead/ (Under) Budget	Explanation for YTD performance
Police, Anim Cont	010	1101	7,447,080	6,205,900	5,939,426	79.76%	(266,474)	Sals UB \$470.6K, Health Ins UB \$42.6K, Computer XP AB \$41.9K, Eq Mnt AB \$33.2K
Fire, Civil Defense	010	1501	3,928,964	3,274,137	3,089,509	78.63%	(184,628)	Civil Def AB \$18.4K, Fire Sals UB \$244.6K, Misc XP AB \$25.7K
Development Services & Safety	010	Var.	1,148,551	957,126	924,777	80.52%	(32,349)	Elec. Insp. UB \$17.5K, Neigh Serv. AB \$11.1K, Dev Srv UB \$11.5K
Engineering	010	2601	407,860	339,884	283,883	69.60%	(56,000)	EO Sals UB \$50.7K, Electricity AB \$4.2K
Deputy Clerk & Human Rghts	010	6204	121,663	101,386	96,007	78.91%	(5,379)	Sals UB \$2.1K, Off Equip Maint UB \$7.5K, Elections AB \$4.5K
Youth Task Force	010	3990	184,253	153,544	145,539	78.99%	(8,006)	Sals UB \$3.4K, Misc XP UB \$1.8K
General Admin & City Admin	010	6101	1,582,181	1,318,484	1,390,645	87.89%	72,161	TRF Out AB \$45.8K, Audit AB \$13.1K, Health AB \$11.9K
Finance & IT	010	6201	388,318	323,598	326,600	84.11%	3,002	Sals AB \$12.8K, Tech Exp. UB \$5.1K, Prof. Services AB \$3.4K
Human Resources	010	6401	308,975	257,479	236,232	76.46%	(21,247)	Sals. UB \$2.8K, Negot. UB \$3.7K, Adv- Civil UB \$9.5K
Misc	010	Var.	11,550	9,625	8,016	69.40%	(1,609)	Band Misc UB \$3.1K
TTL General Fund			15,529,396	12,941,163	12,440,634	80.11%	(500,530)	Generally running under budget
						Fiscal Year 25 Apr	79.82%	
Other Property Tax-Supported Services								
Recreation	020	Var	1,916,833	1,597,361	1,591,787	83.04%	(5,574)	Park Eq UB \$18K, Grounds Maint. AB \$69.4K, Pool UB \$51.8K
Library	030	4101	1,468,479	1,223,733	1,185,047	80.70%	(38,685)	Sals UB \$36.5K, Rep & Maint AB \$15.4K, Digital Info UB \$12K
Museum	040	4202	728,543	607,119	536,803	73.68%	(70,316)	Sals UB \$34K, Health UB \$16K, Spec Events UB \$5.6K
Airport	050	2801	943,888	786,573	829,377	87.87%	42,804	Prop Ins AB \$36.2K, Shop Maint Mat AB \$8.7K, Landing Area Maint AB \$8.4K
Cemetery	070	4501	473,237	394,364	362,505	76.60%	(31,860)	Markers AB \$6.4K, Vases & Dec UB \$5.6K, Cem - Oper. UB \$25.5K
Transit	080	5801/2	1,857,282	1,547,735	1,491,913	80.33%	(55,821)	Gasoline UB \$24.3K, Cap Outlay UB \$75K, Motor Eq AB \$57.1K
ROAD USE	110		4,895,595	4,079,662	3,724,692	76.08%	(354,971)	2101 Projects UB \$123.2K, Snow Rem Total UB \$82.8K, Street - Gen. UB \$113.8K
ENTERPRISE/UTILITY FUNDS								
Water	600		8,433,414	7,027,845	5,979,053	70.90%	(1,048,792)	Supply Sals UB \$103.6K, Gas & Elec UB \$69.9K, TRF Out UB \$616.5K
Sewer	610		6,762,449	5,635,374	5,154,124	76.22%	(481,251)	Gas & Elec AB \$58.1K, Maint Mat UB \$49K, TRF Out UB \$297.6K
Storm Sewer	620		816,054	680,045	640,431	78.48%	(39,614)	O&M Proj UB \$37.2K, Eng Proj UB \$173.1K, Grant Proj AB \$285.2K
Sanitation	640		1,969,041	1,640,868	1,533,749	77.89%	(107,119)	Landfill UB \$42.5K, Sals UB \$54.6K, Prof Srvs AB \$39.7K, Fuel UB \$32.2K
Golf	650		589,526	491,271	510,966	86.67%	19,695	Sals (Grounds & Gen) AB \$14.3K, Maint Mat UB \$13.7K, Motor Eq Rep AB \$6.5K
Ambulance	660		3,036,087	2,530,073	2,176,620	71.69%	(353,453)	Sals UB \$53.7K, Ed & Train UB \$70.9K, Svc XP AB \$52K, Motor Equip UB \$132.4K
RCR Arena	670		735,472	612,893	728,056	98.99%	115,162	Adm Sals UB \$21.5K, Gas & Elec UB \$36.6K, Cont Agreem. AB \$131.9K
Southbridge Mall	680		633,290	527,742	542,392	85.65%	14,650	Gas & Elec AB \$25.8K, Prop Tax UB \$82.5K, Bldg Rep AB \$43.4K, Misc XP UB \$10.5K

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

Dept	Dept Code	Line	Project	Budget	CIP#26-Project	Total XP for Year	Amt Remaining	Mar	Apr
Police	1102	015.1103.4010	In-Car Computer Replacement	38,119.00	001	33,580.25	4,538.75		33,580.25
Police	1102	015.1103.4090	Vehicle Replacement	233,532.00	002	282,487.64	(48,955.64)	29,590.03	75,325.46
Police	1103	015.1103.4090	IT Infrastructure Update	63,998.00	003	65,529.00	(1,531.00)	3,202.96	3,140.54
Police	1109	015.1103.4090	Ballistic Vest Replacement	10,000.00	004	316.70	9,683.30		
Police				345,649.00					
Fire	1503	015.1502.4090	Aerial Apparatus	507,000.00	005	509,898.36	(2,898.36)		
Fire	1503	015.1502.4010	Fleet Equipment	7,000.00	006	7,000.00	-		7,000.00
Fire				514,000.00					
Ambulance	1509	660.1509.4040	Ambulance Replacement	320,000.00	007	-	320,000.00		
Ambulance	1509	660.1509.4010	Power Cots	36,700.00	008	-	36,700.00		
Ambulance	1509	660.1509.4010	LUCAS Chest Compression Syst.	22,500.00	009	-	22,500.00		
Ambulance	1509	660.1509.4010	Stair Chair Repl.	17,500.00	010	15,160.76	2,339.24		
Ambulance	1509	660.1509.4010	EMS Response Cold Weather Gear	10,000.00	011	-	10,000.00		
Ambulance	1509	660.1509.4010	Cardiac Monitors	42,500.00	012	-	42,500.00		
Ambulance	1509	660.1509.4010	Laptops	10,200.00	013	10,200.00	-		2,230.15
Ambulance				459,400.00					
Eng- Other	2101	110.2101.4040	Engineering Vehicle Replacement	50,000.00	014	-	50,000.00		
Eng- Other	2101	320.2101.4585	Pierce/12th NW & Shared-Use Path	1,025,651.87	015	180,696.50	844,955.37	29,673.14	7,558.98
Eng- Other	7537	310.7537.4644	Southbridge Parking Lot		146	14,308.00	(14,308.00)		
Eng- Other	2101	320.2101.4680	Briarstone West Development	627,872.45	141	-	627,872.45		
Engineering- Other				1,703,524.32					
Eng- Street	2101	320.2101.4582	Highway 122 West Reconstruction	250,000.00	016	-	250,000.00		
Eng- Street	2101	320.2101.4580	Street Rehab Program	1,500,000.00	017	1,458,195.58	41,804.42		
Eng- Street	2101	320.2101.4582	US 65 Reconstruction- City Share	1,670,000.00	018	-	1,670,000.00		
Eng- Street	2101	110.2101.4600	Traffic Operations Mgmt System	10,500.00	019	-	10,500.00		
Eng- Street	2101	325.2101.4644	Pavement Marking Program	220,000.00	020	148,407.45	71,592.55		
Eng- Street	2101	110.2101.4570	Sidewalk & Ped Ramp Program	20,000.00	021	-	20,000.00		
Eng- Street	2101	110.2101.4670	Street Light Program	30,000.00	022	-	30,000.00		
Eng- Street	2101	110.2101.4660	Pavement Preservation Program	75,000.00	023	7,412.28	67,587.72		3,339.30
Eng- Street	2101	110.2101.4660	Utility Box-Out Pavement Repl.	20,000.00	024	-	20,000.00		
Eng- Street	2101	110.2101.4575	Downtown Ped Ramp Compliance	118,997.68	025	100,000.00	18,997.68		
Eng- Street	2101	320.2101.4585	Penn Ave Street & Utility SWAP	125,000.00	026	136,017.05	(11,017.05)	4,632.47	23,945.93
Eng- Street	2101	320.2101.4580	19th Street SW Project (FY27 Proj)	68,145.00	143	59,462.23	8,682.77		
O&M- Street	2101	320.2107.4040	Arborist High Ranger Repl.	350,000.00	027	-	350,000.00		
O&M- Street	2101	320.2101.4660	Street Patching Program	160,000.00	028	108,343.87	51,656.13		
O&M- Street	2101	320.2101.4660	Curb Replacement Program	160,000.00	029	108,343.86	51,656.14		
O&M- Street	2101	110.2101.4860	City Dead Tree Removal	120,000.00	030A	99,456.20	20,543.80	1,642.33	17,081.77
O&M- Street	2101	015.2101.4860	City Dead Tree Removal- Cem/Park	93,000.00	030B	90,500.00	2,500.00	20,800.00	
O&M- Street	2101	110.2101.4577	City Sidewalk Replacement	50,000.00	031	-	50,000.00		
O&M- Street	2101	110.2101.4860	Citywide Reforestation	65,000.00	032	-	65,000.00		
Eng- Street	2103	110.2101.4600	Traffic Signal Upgrades	125,000.00	033	-	125,000.00		
Eng- Street	2103	110.2101.4650	UPRR Quiet Zone Maintenance	9,520.00	034	9,520.00	-		
Eng- Street	2103	320.2101.4650	Federal RR Underpass Railings	45,000.00	140	46,565.00	(1,565.00)		
Eng- Street	2105	110.2101.4590	Traffic & Street Sign Compliance	50,000.00	035	51,928.95	(1,928.95)	7,655.63	1,725.69
O&M- Street	2107	320.2107.4040	Vehicle Replacement	525,173.00	036	193,972.00	331,201.00		
Eng- Street	2117	110.2101.4550	Biennial Bridge Inspection	22,000.00	037	9,732.75	12,267.25		9,305.38
Street				5,882,335.68					
Airport	2806	320.2816.4040	Runway Snowblower	916,667.00	038	18,479.51	898,187.49	8,100.20	3,919.31
Airport	2816	320.2816.4644	18/36 Runway Rehab (FY27 Project)	410,000.00	147	303,400.00	106,600.00	62,900.00	50,800.00
Airport	2816	320.2816.4510	ARFF Building Envelope (FY27 Proj)		149	4,460.00	(4,460.00)	4,460.00	
Airport	2816	320.2816.4644	Construct GA Taxi Lane	578,070.00	039	450,478.61	127,591.39		858.73
Airport	2816	320.2816.4644	Backflow Prevention Project	297,700.00	040	16,645.27	281,054.73		
Airport				2,202,437.00					
Library	4101	015.4101.4510	Woodman Controls Replacement	45,000.00	041	-	45,000.00		
Library				45,000.00					
Museum	4203	015.4203.4510	Siding Replacement	45,000.00	138	40,480.00	4,520.00		
Museum				45,000.00					
O&M- Park	4350	325.2101.4644	Trail Maintenance Program	76,000.00	042	-	76,000.00		
O&M- Park	4350	325.2101.4922	Water Fountain Replacement	20,000.00	043	-	20,000.00		
O&M- Park	4350	325.2101.4922	Pickleball Court Improvements	30,000.00	044	-	30,000.00		
O&M- Park	4350	325.2101.4922	Lester Milligan Shelter Roof	9,000.00	045	-	9,000.00		
O&M- Park	4350	325.4350.4040	Small Haul Trailer	4,500.00	046	2,599.00	1,901.00		
O&M- Park	4350	325.4350.4040	3/4 Ton Truck Replacement	48,000.00	047	-	48,000.00		
O&M- Park	4350	325.2101.4922	East Park Shelter #2 Replacement		142	3,996.57	(3,996.57)		
O&M- Park	4350	325.2101.4922	NIACC Shelters- Mountain		144	-	-		
Rec- Campgd	4350	325.4350.4644	Electrical Upgrades, Phase 1	25,000.00	048	-	25,000.00		
Rec- Pool	4350	325.4350.4644	Lap Pool Shell Resurfacing	150,000.00	049	137,754.50	12,245.50		
Rec- Golf	4350	325.4350.4040	Fairway Mower	45,000.00	050	46,110.40	(1,110.40)		
Rec- Golf	4350	325.4350.4040	Greens Mower	-	051	-	-		
Park & Rec				407,500.00					
Cemetery	4504	015.4504.4090	Mower Replacement	10,100.00	052	10,733.00	(633.00)		
Cemetery	4504	015.4504.4010	Columbariums	-	053	-	-		
Cemetery	4504	015.4504.4010	Stone Wall Restoration	116,600.00	054	41,312.00	75,288.00		19,998.00
Cemetery	4504	015.4504.4010	Pond Aeration	25,000.00	139	21,163.19	3,836.81		755.89
Cemetery				151,700.00					

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

Dept	Dept Code	Line	Project	Budget	CIP#26-Project	Total XP for Year	Amt Remaining	Mar	Apr
Dev Services	5401	154.7518.2910	CoRL Program	100,000.00	055	-	100,000.00		
Dev Services	5401	155.7518.2910	DoRL Program	160,000.00	056	-	160,000.00		
Dev Services	5401	156.7518.2910	BuRLS Program	32,500.00	057	-	32,500.00		
Dev Services	5401	015.5401.4010	EAB Tree Special Assess Program	250,000.00	058	63,650.00	186,350.00	14,300.00	9,400.00
Dev Services	5401	015.5401.4010	Nat'l Register Surveys & Noms.	20,000.00	059	5,750.00	14,250.00		75.00
Dev Services	5401	015.5401.4644	Property Redev (FY27 Proj)		148	5,000.00	(5,000.00)		
Dev Services	5801	080.5802.4040	Transit Rolling Stock	428,000.00	060	-	428,000.00		
Dev Services	5801	080.5802.4010	Transit Shelters	90,000.00	061	-	90,000.00		
Dev Services	5801	015.5401.4090	Plan Review Upgrades	20,500.00	062	13,676.17	6,823.83		930.17
Development Services				1,101,000.00					
Finance	6201	210.7112	2019 CIP Debt Repay- Non-Levy	740,860.00	063	-	740,860.00		
Finance	6201	210.7116	2020 CIP Debt Repay- Non-Levy	690,500.00	064	-	690,500.00		
Finance	6201	210.7105	2020 (19A) RCR Debt- Non-Levy	819,355.00	065	-	819,355.00		
Finance	6201	210.7113	2020 (19D) RCR Debt- Non-Levy	97,767.00	066	-	97,767.00		
Finance	6201	210.7101	2021 (21B) RCR Debt- Non-Levy	137,514.00	067	-	137,514.00		
Finance	6201	210.7221	2021 CIP Debt Repay- Non-Levy	610,802.00	068	-	610,802.00		
Finance	6201	210.7126	FY24 CIP Debt Repay- Non-Levy	509,984.00	069	-	509,984.00		
Finance	6201	210.7127	2023B LOSST/GO Bond	629,850.00	070	-	629,850.00		
Finance	6201	210.7128	FY25 CIP Debt Repay- Non-Levy	533,824.00	071	-	533,824.00		
Non-Levy Debt Service				4,770,456.00					
Finance	6201	015.6900.3990	Leased Vehicles (Various Depts)	190,000.00	072	146,466.51	43,533.49	2,366.08	27,749.89
GIS	6203	110/600/610	GIS Data Conversion	114,000.00	073	46,902.17	67,097.83		
City Hall	6900	015.6900.4010	HVAC Repairs	100,000.00	074	-	100,000.00		
City Hall	6900	015.6900.4060	Computer Replacement	100,000.00	075	171,825.60	(71,825.60)	44,015.14	11,362.85
City Hall	6900	015.6900.4060	IT Network Upgrades	94,000.00	076	160,597.04	(66,597.04)	6,811.30	13,492.00
Finance	6900	310.7539.4644	Conference Center Improvements	150,000.00	077	-	150,000.00		
Finance	6900	310.7537.4644	Southbridge Theatre Improvements	438,052.85	078	518,538.08	(80,485.23)	25,401.81	20,549.70
Finance	6900	015.6900.2742	Branding Study & Implementation	75,000.00	079	41,131.44	33,868.56		170.00
Finance	6900	015.6900.4680	5th & Penn Esthetic Improvements	40,000.00	145	-	40,000.00		
Finance	6900	015.6900.4060	Equipment Replacement	10,000.00	080	371.73	9,628.27		
Finance	6900	015.6900.2732	Electronic Records Conversion	65,000.00	081	-	65,000.00		
Admin & Finance				1,376,052.85					
Eng- Water	8011	600.8011.3199	Radio Read Meters	100,000.00	082	-	100,000.00		
Eng- Water	8061	603.8061.4680	Water Tower Maintenance	275,000.00	083	227,968.99	47,031.01		
Eng- Water	8061	603.8061.4198	Vehicle Replacement	55,000.00	084	33,314.00	21,686.00		
Eng- Water	8061	603.8061.4560	Well Siting Study	125,000.00	085	-	125,000.00		
Eng- Water	8061	603.8061.4510	EDR Treatment Upgrades	14,905,000.00	086	168,259.24	14,736,740.76	34,078.65	16,115.59
Eng- Water	8061	603.8061.4680	Feed Pump & Motor Replacement	90,000.00	087	-	90,000.00		
Eng- Water	8061	600.8001.2735	Distribution Model Support	15,000.00	088	1,733.93	13,266.07	1,733.93	
O&M- Water	8061	603.8061.4630	Valve Replacement	131,000.00	089	102,019.02	28,980.98	355.75	7,505.52
O&M- Water	8061	603.8061.4199	Utility Truck Replacement	90,000.00	090	86,216.00	3,784.00		
Water				15,786,000.00					
O&M- Sewer	8125	613.8125.4530	Collection System Maintenance	1,550,000.00	091	1,004,907.45	545,092.55	3,411.20	1,312.00
O&M- Sewer	8125	613.8125.4690	Water Reclamation Nutrient Redct.	29,500,000.00	092	-	29,500,000.00		
O&M- Sewer	8125	613.8125.4040	Used Semi Truck	50,000.00	093	-	50,000.00		
O&M- Sewer	8125	613.8125.4199	Digester Repairs	85,000.00	094	80,399.89	4,600.11		
Eng- Sewer	8125	613.8125.4535	43rd St SW Lift Station & Force Main	4,633,000.00	095	-	4,633,000.00		
Sanitary Sewer				35,818,000.00					
Eng- Storm	8125	620.8125.4620	Subdrain Installation	200,000.00	096	-	200,000.00		
Eng- Storm	8125	620.8125.4620	Intake Repl Project	50,000.00	097	-	50,000.00		
O&M- Storm	8125	620.8125.4610	Storm Intake Maintenance	60,000.00	098	743.71	59,256.29		743.71
Storm Sewer				310,000.00					
O&M- Sanit.	8305	320.7540.4680	Sanitation Vehicle Replacement	2,305,000.00	099	1,591,800.00	713,200.00		
O&M- Sanit.	8305	320.7540.4680	Automated Collection	1,250,000.00	100	-	1,250,000.00		
Sanitation				3,555,000.00					
Total				74,473,054.85		9,315,917.45	65,157,137.40	305,130.62	369,971.81
Adj- FY25 Advances for Projects				334,628.13					
Adj- FY26 Budget Amend #1				(1,450,067.98)					
Adj- FY26 Budget Amend #2									
FY26 Budgeted CIP				73,357,615.00					

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

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

	Dept			Budget	CIP#26-	Total XP	Amt		
	Code	Line	Project		Project	for Year	Remaining	Mar	Apr
Engineering	2101	320.2101.4580	4th Street NE Retaining Wall	104,191.73	25-015	79,149.32	25,042.41		
Eng- Street	2101	320.2101.4582	Highway 122 Mercy Reconstruction	2,858,561.55	25-016	-	2,858,561.55		
Eng- Street	2101	320.2101.4582	Highway 122 West Planning	361,354.63	25-083	17,180.00	344,174.63		580.00
Eng- Street	2101	320.2101.4582	US 65 Reconstruction- City Share	1,569,133.96	25-017	20,089.98	1,549,043.98		10,000.00
Eng- Street	2101	110.2101.4600	Traffic Operations Mgmt System	9,058.00	25-018	-	9,058.00		
Eng- Street	2101	325.2101.4644	Pavement Marking Program	32,034.57	25-019	32,034.57	-		
Eng- Street	2101	110.2101.4570	Sidewalk & Ped Ramp Program	20,000.00	25-020	2,689.89	17,310.11		
Eng- Street	2101	110.2101.4670	Street Light Program	15,219.79	25-021	10,762.05	4,457.74	1,290.48	516.74
O&M- Street	2101	320.2101.4660	Curb Replacement Program	95,850.08	25-024	95,850.08	-		
O&M- Street	2101	110.2101.4577	City Sidewalk Replacement	87,808.69	25-026	87,609.58	199.11		
O&M- Street	2101	110.2101.4860	Citywide Reforestation	66,998.49	25-027	35,321.14	31,677.35		
Eng- Street	2103	110.2101.4600	Traffic Signal Upgrades	104,366.41	25-028	32,209.15	72,157.26	5,000.00	8,783.97
Eng- Street	2105	110.2101.4590	Traffic & Street Sign Compliance	731.65	25-030	731.65	-		
O&M- Street	2107	320.2107.4040	Vehicle Replacement	68,781.19	25-031	-	68,781.19		
Airport	2816	320.2816.4510	Terminal Building Capstones	1,029,761.79	25-032	402,816.96	626,944.83		
Museum	4203	015.4203.4510	Off-Site Storage Building	300,000.00	25-036	-	300,000.00		
O&M- Park	4350	325.2101.4644	Trail Maintenance Program	27,339.35	25-040	-	27,339.35		
Dev Services	5401	154.7518.2910	CoRL Program	98,536.68	25-044	-	98,536.68		
Dev Services	5401	155.7518.2910	DoRL Program	485,168.17	25-045	119,838.00	365,330.17	30,000.00	29,838.00
Dev Services	5401	015.5401.4010	Nat'l Register Surveys & Noms.	5,000.00	25-046	5,000.00	-		
Dev Services	5401	015.5401.4510	St. John's Church Project	-	25-087	-	-		
GIS	6203	110/600/610	GIS Data Conversion	56,194.50	25-058	56,194.50	-		
Finance	6900	015.6900.2732	Electronic Records Conversion	96,790.76	25-062	-	96,790.76		
Eng- Water	8011	600.8011.3199	Radio Read Meters	115,353.95	25-063	54,069.68	61,284.27		597.41
Eng- Water	8061	603.8061.4560	Drill & Develop New Well	1,900,000.00	25-064	368,160.50	1,531,839.50		
Eng- Water	8061	603.8061.4510	EDR Treatment Upgrades	64,073.60	25-065	64,073.60	-		
Eng- Water	8061	603.8061.4625	Taft Avenue Loop	3,027,328.37	25-066	8,505.42	3,018,822.95	2,840.46	1,939.15
Eng- Water	8061	600.8001.2735	Distribution Model Support	15,000.00	25-068	15,000.00	-	763.00	
O&M- Water	8061	603.8061.4630	Water Main Repl.	480,126.95	25-070	19,281.79	460,845.16		
O&M- Water	8061	603.8061.4630	Valve Replacement	15,130.38	25-071	15,130.38	-		
O&M- Sewer	8125	613.8125.4530	Collection System Maintenance	294,274.82	25-072	294,274.82	-		
O&M- Sewer	8125	613.8125.4690	Water Reclamation Nutrient Redct.	588,420.29	25-074	432,382.50	156,087.79		
Eng- Sewer	8125	613.8125.4535	43rd St SW Lift Station & Force Main	8,562.38	25-077	-	8,562.38		
Eng- Storm	8125	620.8125.4620	Subdrain Installation	156,662.50	25-078	35,257.75	121,404.75		
Eng- Storm	8125	620.8125.4620	Intake Repl Project	50,000.00	25-079	-	50,000.00		
O&M- Storm	8125	620.8125.4610	Storm Intake Maintenance	72,630.59	25-080	72,630.59	-	1,170.60	2,566.74
O&M- Sanit.	8305	640.8305.2740	Automated Collection	126,655.28	25-081	77,231.38	49,423.90	13,356.39	4,645.00
Fire	1501	015.1502.4090	Mobile Data Units	12,320.00	24-004	-	12,320.00		
Fire	1502	015.1502.4510	Fire Facility Improvements- Gen CP	372,741.72	24-005	245,668.06	127,073.66		
Ambulance	1509	660.1509.4010	Dash Cams	35,210.15	24-009	2,125.00	33,085.15		
Ambulance	1509	660.1509.4010	IV Pump Replacement	27,500.00	24-010	-	27,500.00		
Engineering	2101	325.2101.4923	HOME Grant Infrastructure**	336,439.20	24-097	336,439.20	-		
Library	4101	015.4101.4510	Woodman Controls Network Mgr	19,650.00	24-037	-	19,650.00		
O&M- Park	4350	325.2101.4922	Central Park Lights	8,000.00	24-044	-	8,000.00		
Recreation	4350	325.4350.4644	Kayak & Bike Trail Improvements	100,000.00	24-046	-	100,000.00		
Recreation	4350	325.4350.4010	Aquatic Center Basin Painting	50,000.00	24-048	50,000.00	-		
Recreation	4350	325.4350.4010	Campground Bathhouse Repairs	31,726.78	24-049	-	31,726.78		
Recreation	4350	325.4350.4644	Arena Light Upgrades	70,339.36	24-050	53,631.93	16,707.43		
Eng- Water	8061	603.8061.4560	Well Siting Study	125,000.00	24-076	-	125,000.00		
Eng- Water	8061	603.8061.4622	Water Tower Maintenance	3,617.15	24-077	3,617.15	-		
Eng- Water	8061	603.8061.4510	EDR, Raw Feed, Process Valve Repl.	222,698.76	24-079	-	222,698.76		
Grant- Storm	8125	620.8125.4615	FEMA Adv Assistance Study	225,000.00	24-100	285,212.77	(60,212.77)		
Police	1102	015.1103.4010	Smart City/Safe City	702,137.50	23-108	-	702,137.50		
Fire	1501	015.1502.4010	Code Enforcement Publications	7,400.00	23-005	2,519.72	4,880.28		
Ambulance	1509	660.1509.4010	Mobile Data Units	29,434.66	23-019	-	29,434.66		
Eng- Street	2101	320.2101.4600	Traffic Operations Mgmt System	50,000.00	23-032	-	50,000.00		
Airport	2816	320.2816.4510	Terminal Building	1,472,260.67	23-053	108,161.36	1,364,099.31		
Recreation	4350	325.4350.4644	MacNider Campground Cabins/Trail	136,155.00	23-061	-	136,155.00		
Eng- Storm	8125	620.8125.4620	North-Central Storm Sewer Study	35,893.85	23-103	-	35,893.85		
Eng-Street	2101	320.2101.4650	UP Grade Crossing Reconstr.	171,000.00	19-60	96,642.42	74,357.58		
O&M- Parks	2101	325.2101.4922	Prairie Playground-YIELD Donation	5,075.92	21-103	-	5,075.92		
Park & Rec	4350	Various	Unspent Balance	56,907.41	##	50,765.82	6,141.59		1,960.39
O&M- Parks	4350	325.4350.4040	Pickup with Plow & Sander	50,000.00	22-30	-	50,000.00		
City Admin	6501	015.6900.4010	Mason City Room Broadcast Equip	50,000.00	21-23	-	50,000.00		
Dvpt Services	7537	310.7537.2740	RCR Arena/Mall Misc	698,733.42		768,056.60	(69,323.18)	65,576.10	
Dvpt Services	7538	310.7538.3990	RCR Pavilion	-	22-16	-	-		
Engineering	7539	310.7539.2740	RCR Hotel & Skywalk**	3,159,676.85	22-57	364,272.10	2,795,404.75	991.90	575.05
Eng- Water	8061	603.8061.4170	Isolation Valve Replacement	50,000.00	21-82	-	50,000.00		
			Carryover XP (Budget Amend #1)	8,495,870.52					
			Carryover XP (Budget Amend #2)			8,275,148.09	19,261,834.47	120,988.93	62,002.45
			Amendments	8,495,870.52					
			Total XP			17,591,065.54		426,119.55	431,974.26
			Ledger Balance					426,119.55	431,974.26
			Discrepancy from Ledger					-	-
			Included in Budget Amendment #1	9,945,938.50					
			Included in Budget Amendment #2	-					
# of Projects			193						



MAYOR

Memorandum

To: Council
From: John P. Lee, Mayor
Date: June 2, 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>
Dan Kamm (Streets/Sanitation Supervisor TFV of Brent Hinson)	Landfill of North Iowa	New
Rachel VanHauen (Grant Administrator TFV of Brent Hinson)	Winnebago Watershed	New

/s/John P. Lee
Reviewed and Recommend Approval



**HUMAN RESOURCES
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Perry Buffington, Human Resources Director
Date: June 2, 2026
RE: Wage Increases for Non-Bargaining Positions and Fixing Compensation for Certain Appointed Officials for Fiscal Year 2026-27 effective June 22, 2026

Recommendation:

I recommend City Council approval of a 2.8% wage increase for non-bargaining employees for Fiscal Year 2026-27 and a resolution setting the compensation for certain appointed officials.

Review:

The City Council must set the wage adjustments for the non-bargaining employees prior to the beginning of Fiscal Year 2026-27. Earlier this year the City Council approved the upcoming budget which included a 2.8% wage increase for non-bargaining personnel. Attached are the Wage and Salary Schedules for the non-bargaining employees and a resolution with the proposed compensation for certain appointed officials for Fiscal Year 2026-27.

Negotiated Union pay increases previously approved for the upcoming fiscal year are set at a 3.25% increase for Fire, a 2.8% increase for AFSCME, and a 3.5% increase for the Teamsters bargaining unit sworn staff and 2.75% increase for non-sworn staff.

Budget Impact:

None. Incorporated into the approved budget.

Council Action Requested:

I recommend City Council approval of a 2.8% wage increase for non-bargaining employees for Fiscal Year 2026-27 and a resolution setting the compensation for certain appointed officials.

Perry Buffington

Perry Buffington, Human Resources Director



Reviewed and Recommend Approval

NON-BARGAINING EMPLOYEE WAGE SCHEDULE
CITY OF MASON CITY
Effective June 22, 2026

	Minimum	Step 2	Step 3	Step 4	Step 5	Midpoint	Step 7	Step 8	Step 9	Step 10	Maximum
C	\$17.42	\$17.93	\$18.41	\$18.92	\$19.42	\$19.92	\$20.41	\$20.90	\$21.40	\$21.90	\$22.40
D	\$18.76	\$19.30	\$19.84	\$20.38	\$20.90	\$21.44	\$21.98	\$22.53	\$23.07	\$23.59	\$24.13
E	\$20.11	\$20.68	\$21.27	\$21.82	\$22.40	\$22.99	\$23.55	\$24.14	\$24.70	\$25.28	\$25.85
F	\$21.45	\$22.08	\$22.67	\$23.28	\$23.91	\$24.52	\$25.14	\$25.75	\$26.37	\$26.99	\$27.58
G	\$23.47	\$24.14	\$24.81	\$25.48	\$26.13	\$26.82	\$27.49	\$28.16	\$28.83	\$29.49	\$30.16
H	\$26.14	\$26.89	\$27.66	\$28.38	\$29.13	\$29.89	\$30.63	\$31.39	\$32.12	\$32.88	\$33.63
I	\$28.84	\$29.67	\$30.48	\$31.31	\$32.13	\$32.97	\$33.78	\$34.61	\$35.40	\$36.24	\$37.07
J	\$31.51	\$32.43	\$33.33	\$34.22	\$35.14	\$36.02	\$36.93	\$37.84	\$38.75	\$39.62	\$40.53
K	\$34.21	\$35.20	\$36.17	\$37.14	\$38.12	\$39.10	\$40.08	\$41.06	\$42.06	\$43.01	\$43.99
L	\$36.90	\$37.95	\$39.00	\$40.04	\$41.10	\$42.16	\$43.21	\$44.29	\$45.31	\$46.37	\$47.42
M	\$39.57	\$40.72	\$41.84	\$42.98	\$44.09	\$45.24	\$46.36	\$47.47	\$48.62	\$49.74	\$50.88
N	\$42.26	\$43.47	\$44.68	\$45.87	\$47.09	\$48.31	\$49.51	\$50.72	\$51.91	\$53.14	\$54.34
O	\$44.95	\$46.24	\$47.50	\$48.79	\$50.07	\$51.37	\$52.65	\$53.93	\$55.22	\$56.51	\$57.80
P	\$47.64	\$49.00	\$50.36	\$51.72	\$53.09	\$54.43	\$55.80	\$57.17	\$58.51	\$59.88	\$61.25
R	\$53.01	\$54.53	\$56.05	\$57.54	\$59.07	\$60.59	\$62.10	\$63.61	\$65.13	\$66.64	\$68.17
S	\$56.39	\$57.98	\$59.59	\$61.20	\$62.79	\$64.40	\$66.03	\$67.63	\$69.24	\$70.85	\$72.47
T	\$60.40	\$62.12	\$63.86	\$65.58	\$67.29	\$69.02	\$70.76	\$72.47	\$74.19	\$75.92	\$77.65
U	\$64.41	\$66.28	\$68.12	\$69.95	\$71.80	\$73.63	\$75.47	\$77.33	\$79.16	\$80.99	\$82.83
V	\$68.75	\$70.72	\$72.68	\$74.64	\$76.61	\$78.76	\$80.53	\$82.50	\$84.46	\$86.42	\$88.39
W	\$73.30	\$75.39	\$77.48	\$79.59	\$81.68	\$83.76	\$85.86	\$87.96	\$90.05	\$92.14	\$94.24

RESOLUTION NO. 26 -

A RESOLUTION FIXING COMPENSATION FOR
CERTAIN APPOINTED OFFICIALS FOR FISCAL YEAR
2026/2027, EFFECTIVE JUNE 22, 2026

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

Section 1. That the compensation of the following appointed officials of the City
of Mason City, Iowa, for the fiscal year 2026/2027 effective June 22, 2026 shall be at the rate set
out opposite each of said designated titles, as follows:

Police Chief	\$154,315
Fire Chief	\$150,738
Development Services Director	\$141,794
Human Resources Director	\$141,794
Director of Parks, Recreation & Facilities	\$138,611
Public Works Director	\$127,296
Deputy City Clerk	\$ 91,499

Section 2: That all resolutions or parts of resolutions in conflict with the
provisions of this resolution are hereby repealed.

Section 3: If any section, provision, or part of this Resolution shall be adjudged
to be invalid or unconstitutional, such adjudication shall not affect the validity of the Resolution
a whole, or any section thereof, or part thereof, not adjudged invalid or unconstitutional.

Section 4: This resolution shall be in full force and effect upon its final passage,
approval and publication as required by law.

PASSED AND APPROVED this 2nd day of June, 2026.

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk



Public Works

Memorandum

To: Aaron Burnett, City Administrator
From: Jim Collins, Public Works Director
Date: May 14, 2026
RE: FY 27 2026-27 Sanitary Sewer Repairs

Recommendation:

It is recommended the City Council approve a Professional Services Agreement with WHKS & Co. for \$115,000.00 for design and construction observation services for FY 26 2025-26 Sanitary Sewer Repairs.

Review:

The project is an upgrade to the collection system of the existing Mason City wastewater infrastructure. The project consists of improvements to sanitary pipes and manholes with structural defects and in areas with high rates of I/I (infiltration/inflow) identified by the recently completed citywide closed-circuit televising inspection (CCTV) Phases 1 through 5.

Collection system repair techniques include sanitary sewer lining and excavation point repairs, manhole casting and chimney replacement, installation of I/I barriers, and lining. In-situ rehabilitation techniques such as CIPP, spray lining and pour-in-place liners will be utilized to the extent possible to minimize disruption to residents.

Staff has now completed negotiations for the Professional Services Agreement for preparation of final Plans and Specifications, and Construction Observation Assistance services. A copy of the scope of work that will be provided by the consultant is attached.

Budget Impact:

This is a budgeted project, and the cost of the project will be covered by funding available in the Collection System Maintenance CIP for fiscal year 2027.

Council Action Requested:

It is recommended the City Council approve a Professional Services Agreement with WHKS & Co. for \$115,000.00 for design and construction observation services for FY 26 2025-26 Sanitary Sewer Repairs.

Attachments:

Professional Services Agreement

Jim Collins

Jim Collins, Public Works Director

A handwritten signature in black ink, appearing to read "Aaron Burt", is written over a horizontal line.

Reviewed and Recommend Approval

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, by and between **City of Mason City** hereinafter referred to as the "Client" and WHKS & Co., hereinafter referred to as "WHKS", is made as follows:

WHEREAS, the Client has a need for certain professional services relating to the project described as **FY 27 2026-27 Sanitary Sewer Repairs**,

WHEREAS, WHKS proposes to furnish the professional services required by the Client for said project,

NOW THEREFORE, the Client hereby agrees to retain and compensate WHKS to perform the professional services in accordance with the terms and conditions of this Agreement and the attached Standard Terms and Conditions.

Scope of Services

WHKS shall perform the following described services for the Client:

Design and construction administration engineering services as described on the attached Scope of Services included in Exhibit A.

Basis of Compensation

For the services described above, the Client shall remunerate WHKS as follows:

Items 1 – 5 Billed Hourly with an estimated fee of \$80,000.00 including expenses.

Item 6 - Billed Hourly with an estimated fee of \$22,000.00 including expenses.

Item 7 - Billed Hourly with an estimated fee of \$13,000.00 including expenses.

Executed this _____ day of _____, 2026.

City of Mason City

By: _____

Printed Name: _____

Title: _____

By: _____

Printed Name: William Angerman. P.E.

Title: Executive Vice President

Exhibit A to Professional Services Agreement

A. Project

The project is an upgrade to the collection system of the existing Mason City wastewater infrastructure. The project consists of improvements to sanitary pipes and sanitary manholes with structural defects and in areas with high rates of I/I identified by CCTV Phases completed during 2019 - 2024.

Collection system repair techniques include sanitary sewer CIPP lining and excavation point repairs, manhole casting and chimney replacement, installation of I/I barriers, and lining. In-situ rehabilitation techniques such as CIPP lining, spray lining and pour-in-place liners will be utilized to the extent possible to minimize disruption to residents.

The Project includes development of a sanitary sewer repair bid package and a separate package of repairs to be completed by City repair staff.

B. Scope of Services Provided Under This Agreement:

1. Project Management and Meetings

- Perform general project administrative duties including supervision and coordination of the project team, review of project costs and billings, prepare invoices using Consultant's standard forms, preparation of monthly status reports, and general administrative activities.
- Meet with the Client when required for consultation in connection with design of the project. Four (4) meetings are included.
- Advise the Client of the necessity of obtaining Special Engineering Services as described in Paragraph C., and act as the Client's representative in connection with any such services not actually performed by WHKS.

2. Data Compilation and Analysis

- Select sanitary sewer repair locations based on Phase 1-5 CCTV Study areas completed in 2019-24. Coordinate with City O&M and Engineering Department repairs planned for 2026-27. Prepare list of recommended repair locations for City staff review.

3. Design and Specifications

Preliminary Design

- Perform topographic surveys, exclusive of boundary surveys for land and easement acquisition, for the Project, as outlined by the Client and which are necessary for preparation of the plans.
- Perform field verification of existing surface conditions over repair sites. Fieldwork may also require City Staff assistance for traffic control.
- No geotechnical engineering services are included in this phase of the project.
- Prepare preliminary opinion of probable construction cost(s) to assist with project budgeting.
- Meet with City Staff to review proposed repair locations and coordinate with the City's street maintenance program.
- Provide recommendations to City Staff on prioritization of recommended improvements.

Final Design

- Prepare final plans and specifications to show the character and scope of work to be performed by contractors on the Project.
- Prepare forms of Notice of Hearing and Letting, contractor's proposal, construction agreement, payment bond and performance bond for approval by the Client, subject to prior review and approval by Client's Attorney, Bond Counsel, and/or Fiscal Agent.
- Coordinate with Iowa Department of Transportation (IDOT) Staff regarding submitting any necessary IDOT permits for the project.
- Coordinate with Iowa Department of Natural Resources (IDNR) Staff regarding submitting any necessary IDNR permits for the project
- Prepare opinion of probable construction cost on completed plans and specifications.
- Furnish two (2) original signed copies of the plans, specifications, and other contract documents as required to the Client.
- Furnish plans and specifications to bidders.
- Answer contractor's questions during the bidding phase.
- Assist in the receiving and tabulation of contractors' proposals, report same to Client, and assist in awarding construction contract.

Construction observation will be led by the City of Mason City. The following tasks are based on assisting City Staff during the construction phase of the project. WHKS will be the lead for the construction administration portion of the project.

4. Construction Administration Assistance (WHKS Lead)

- Provide construction administration during construction. Contract administration assistance activities conducted during project construction include clarification of design details, periodic visits to the construction site to observe the progress of work, review of shop drawings, review periodic payment estimates for completed construction work based upon quantities prepared by the City's construction observer, prepare change orders when required, prepare the final summary of construction costs.
- Meet with the Client, contractor, and applicable governmental entities for a Pre-Construction Meeting. One (1) meeting is included for this task.

5. Construction Observation (City of Mason City Lead)

- Perform periodic supplemental resident observation during the duration of the construction project. The primary purpose of this function is to verify contractor's compliance with the plans and specifications and should not be confused with periodic visits to the project (primary purposes of which are to confirm project progress and to deal with changed conditions). Resident Observation is a part-time function during construction and is performed by an employee of the Engineer. This employee of the Engineer, hereinafter called the observer, is both qualified and authorized as the Engineer's representative to make the day to day interpretations and decisions necessary for the orderly and timely prosecution of the work in accordance with the plans and specifications. His/Her duties are to provide on-site evaluations of Project progress in accordance with the plans and specifications and report said progress to the Engineer. Additionally, he/she maintains a log book recording conditions at the job site, weather, record of visitors, summary of daily activities, actions taken, observations in general and assists in recording data for the eventual preparation of Record Plans. Copies of daily reports will be available to the Client. The Observer's duties do not include construction means, methods or procedures used by the Contractor. The Contractor is solely

responsible for construction means, methods, procedures and job-site safety. Fee based on 160 hours of WHKS observation including travel time.

- Coordination of quality control testing with the contractor during construction. Contractor will be responsible for obtaining a Testing Laboratory and paying for required soils and concrete testing.
 - Record Drawings (City of Mason City lead). Assist the City with the preparation of record drawings from Contractor provided "mark-ups" at the completion of the construction.
6. Additional Construction Observation (City of Mason City Lead)
- a. Perform periodic supplemental resident observation above 160 hours. Task as described in Item 5.
7. City Repair Package
- a. Preliminary and final design services to develop a sanitary sewer repair package intended for City repair crews to complete. Effort is based on anticipated ten (10) repair sites in the package.
 - b. Construction observation and administration are not included (to be performed by City of Mason City).

C. Special Engineering Services:

Special Engineering Services are those services not listed above, but which may be required or advisable to accomplish the Project. Special Engineering Services shall be performed when authorized by the Client for additional fees, to be determined at the time authorized. Special Engineering Services include:

- Construction Observation other than as identified under items 5 and 6 above.
- Land Surveys
- Easement Plats and Descriptions
- Special Assessment Plats and Schedules
- Quality Control Testing
- Permits other than those identified under Item 3 above.
- Sanitary sewer rate study.

STANDARD TERMS AND CONDITIONS FOR PUBLIC SECTOR PROJECTS

1. Scope of Services

Client and WHKS have agreed to a list of services WHKS will provide to Client as listed on the Professional Services Agreement Form.

2. Governing Law

The laws of the State of Iowa will govern this Agreement, its interpretation and performance. Any litigation arising in any way from this Agreement shall be brought in the courts of that State.

3. Standard of Care

Services provided by WHKS under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances and locality.

4. Integration

This Agreement comprises the final and complete agreement between Client and WHKS. It supersedes all prior communications, representations, or agreements, whether oral or written, relating to the subject matter of this Agreement. Execution of this Agreement signifies that each party has read the document thoroughly. Amendments to this Agreement shall not be binding unless made in writing and signed by both Client and WHKS.

5. Guarantees and Warranties

WHKS shall not be required to sign any documents, no matter by whom requested, that would result in WHKS having to guarantee or warrant the existence of conditions whose existence WHKS cannot ascertain. Client also agrees not to

make resolution of any dispute with WHKS or payment of any amount due to WHKS in any way contingent upon WHKS signing any such guarantee or warranty.

6. Indemnification

WHKS agrees, to the extent permitted by law, to indemnify and hold Client harmless from any damage, liability or cost (including reasonable attorney's fees and costs of defense) to the extent caused by WHKS' negligent acts, errors or omissions in the performance of professional services under this Agreement and those of its subconsultants or anyone for whom WHKS is legally liable.

Client agrees, to the extent permitted by law, to indemnify and hold WHKS harmless from any damage, liability or cost (including reasonable attorneys' fees and costs of defense) to the extent caused by Client's negligent acts, errors or omissions and those of Client's contractors, subcontractors or consultants or anyone for whom Client is legally liable.

Neither WHKS nor Client shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence.

7. Billing and Payment Provisions

Invoices shall be submitted by WHKS monthly and are due upon presentation and shall be considered PAST DUE if not paid within thirty (30) calendar days of the invoice date.

If payment is not received by WHKS within thirty (30) calendar days of the invoice date, Client shall pay as interest an additional charge of one

and one-quarter percent (1.25%) of the PAST DUE amount per month. Payment thereafter shall first be applied to accrued interest and then to the unpaid principal.

If Client fails to make payments within sixty (60) days from the date of an invoice or otherwise is in breach of this Agreement, WHKS may, at its option, suspend performance of services upon five (5) calendar days' notice to Client. WHKS shall have no liability whatsoever to Client for any costs or damages as a result of such suspension caused by any breach of this Agreement by Client. If Client fails to make payment to WHKS in accordance with the payment terms herein, this shall constitute a material breach of this Agreement and shall be cause for termination by WHKS.

In the event legal action is necessary to enforce the payment provisions of this Agreement, WHKS shall be entitled to collect from Client any judgment or settlement sums due, reasonable attorneys' fees, court costs and expenses incurred by WHKS in connection therewith and, in addition, the reasonable value of WHKS personnel time and expenses spent in connection with such collection action, computed at WHKS current fee schedule and expense policies.

Payment of invoices is in no case subject to unilateral discounting or set-offs by Client, and payment is due regardless of suspension or termination of this Agreement by either party.

8. Ownership of Records

All reports, plans, specifications, field data and notes and other

documents, including all documents on electronic media, prepared by WHKS as instruments of service shall remain the property of WHKS.

Client shall be permitted to retain copies, including reproducible copies, of the plans and specifications for information and reference in connection with Client's use of the completed project. The plans and specifications shall not be used by Client or by others on other similar projects except by agreement in writing by WHKS.

9. Delivery of Electronic Files

In accepting and utilizing any drawings, reports and data on any form of electronic media generated and provided by WHKS, Client covenants and agrees that all such electronic files are instruments of service of WHKS, who shall be deemed the author, and who shall retain all rights under common and statutory laws, and other rights, including copyrights. Client is aware that differences may exist between the electronic files delivered and the respective construction documents due to addenda, change orders or other revisions. In the event of a conflict between the signed construction documents prepared by WHKS and electronic files, the signed construction documents shall govern.

Client and WHKS agree that the electronic files prepared by WHKS shall conform to the current CADD software in use by WHKS or to other mutually agreeable CADD specifications defined in the Agreement. Any changes to the CADD specifications by either Client or WHKS are subject to review and acceptance by the other party. Additional efforts by WHKS made necessary by a change to the CADD specifications or other software shall be compensated for as Additional Services.

The electronic files provided by WHKS to Client are submitted for an acceptance period of 60 days. Any defects Client discovers during this period will be reported to WHKS and will be corrected as part of the Scope

of Services. Correction of defects detected and reported after the acceptance period will be compensated for as Additional Services.

Client agrees not to reuse the electronic files, in whole or in part, for any purpose or project other than the project that is the subject of this Agreement. Client agrees not to transfer the electronic files to others without the prior written consent of WHKS, except as required by law. In addition, Client agrees, to the extent permitted by law, to indemnify and hold WHKS harmless from any damage, liability or cost, including reasonable attorney's fees and costs of defense, arising from any changes made by anyone other than WHKS or from any reuse of the electronic files without the prior written consent of WHKS.

Under no circumstance shall delivery of the electronic files for use by Client be deemed a sale by WHKS and WHKS makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall WHKS be liable for any loss of profit or any consequential damages.

10. Changed Conditions

Client shall rely on the judgment of WHKS as to the continued adequacy of this agreement in light of occurrences or discoveries that were not originally contemplated by or known to WHKS. Should WHKS call for contract renegotiation, WHKS shall identify the changed conditions necessitating renegotiation and WHKS and Client shall promptly and in good faith enter into renegotiation of this Agreement. If terms cannot be agreed to, the parties agree that either party has the absolute right to terminate this Agreement.

11. Permits and Approvals

WHKS shall assist Client in applying for those permits and approvals typically required by law for projects similar to the one for which WHKS services are being engaged. This assistance consists of completing

and submitting forms as to the results of certain work included in the Scope of Services.

12. Suspension of Services

If the project is suspended for more than thirty (30) calendar days in the aggregate, WHKS shall be compensated for services performed and charges incurred prior to receipt of notice to suspend and, upon resumption, an equitable adjustment in fees to accommodate the resulting demobilization and remobilization costs. In addition, there shall be an equitable adjustment in the project schedule based on the delay caused by the suspension. If the project is suspended for more than ninety (90) calendar days in the aggregate, WHKS may, at its option, terminate this Agreement upon giving notice in writing to Client.

13. Termination

Either Client or WHKS may terminate this Agreement at any time with or without cause upon giving the other party seven (7) calendar days prior written notice. Client shall within thirty (30) calendar days of termination pay WHKS for all services rendered and all costs incurred up to the date of termination, in accordance with the compensation provisions of the Agreement.

14. Unauthorized Changes

In the event Client, Client's contractors or subcontractors or anyone for whom Client is legally liable makes or permits to be made any changes to any reports, plans, specifications or other contract documents prepared by WHKS without obtaining WHKS' prior written consent, Client shall assume full responsibility for the results of such changes. Therefore, Client agrees to waive any claim against WHKS and to release WHKS from any liability arising directly or indirectly from such changes.

Client also agrees, to the extent permitted by laws, to indemnify and hold WHKS harmless from any

damage, liability or cost, including reasonable attorneys' fees and costs of defense, arising from such changes.

15. Jobsite Safety

Neither the professional activities of WHKS nor the presence of WHKS or its employees and subconsultants at a construction site, shall relieve the General Contractor and any other entity of their obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending or coordinating all portions of the construction work in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. WHKS and its personnel have no authority to exercise any control over any construction contractor or other entity or their employees in connection with their work or any health or safety precautions.

16. Additional Services

Services which are requested by Client or are required as part of the Project, but are not included in the Scope of Services, are considered Additional Services.

WHKS will notify Client in writing when Additional Services will be needed. WHKS and Client will agree on the extent of the Additional Service(s) required and will agree on the method and amount of the compensation for performance of said agreed upon Additional Services.

WHKS will not perform Additional Services which will result in additional cost to Client without documented verbal or written authority of Client.

In the event WHKS is requested or required to participate in any dispute resolution procedure which involves any aspect of the Project, Client agrees to compensate WHKS for the reasonable value of WHKS' personnel time and expenses spent

in connection with such procedures computed at WHKS' then current fee schedule and expense policies.

17. Dispute Resolution

In an effort to resolve any conflicts that arise, Client and WHKS agree that all disputes between them arising out of or relating to this Agreement shall be submitted to nonbinding mediation unless the parties mutually agree otherwise.

18. Third Party Beneficiaries

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either Client or WHKS. WHKS' services under this Agreement are being performed solely for Client's benefit, and no other entity shall have any claim against WHKS because of this Agreement or the performance or nonperformance of services hereunder.

19. Extension of Protection

Client agrees to extend any and all liability limitations and indemnifications provided by Client to WHKS to those individuals and entities WHKS retains for performance of the services under this Agreement, including but not limited to WHKS officers and employees and their heirs and assigns, as well as WHKS subconsultants and their officers, employees, heirs and assigns.

20. Timeliness of Performance

WHKS will perform the services described in the Scope of Services with due and reasonable diligence consistent with sound professional practices.

21. Delays

WHKS is not responsible for delays caused by factors beyond WHKS' reasonable control, including but not limited to delays because of strikes, lockouts, work slowdowns or stoppages, accidents, acts of God, failure of any governmental or other

regulatory authority to act in a timely manner, failure of Client to furnish timely information or approve or disapprove of WHKS' services or work product promptly, or delays caused by faulty performance by Client or by contractors of any level. When such delays beyond WHKS' reasonable control occur, Client agrees WHKS is not responsible for damages, nor shall WHKS be deemed to be in default of this Agreement.

22. Right to Retain Subconsultants

WHKS may use the services of subconsultants when, in the sole opinion of WHKS, it is appropriate and customary to do so. Such persons and entities include, but are not limited to, aerial mapping specialists, geotechnical consultants and testing laboratories. WHKS' use of other consultants for additional services shall not be unreasonably restricted by Client provided WHKS notifies Client in advance.

23. Assignment

Neither party to this Agreement shall transfer, sublet or assign any rights under or interest in this Agreement (including but not limited to monies that are due or monies that may be due) without the prior written consent of the other party.

24. Severability and Survival

Any provision of this Agreement later held to be unenforceable for any reason shall be deemed void, and all remaining provisions shall continue in full force and effect.

25. Hazardous Materials

It is acknowledged by both parties that WHKS' Scope of Services does not include any services related to asbestos or hazardous or toxic materials. In the event WHKS or any other party encounters asbestos or hazardous or toxic materials at the jobsite, or should it become known in any way that such materials may be present at the jobsite or any adjacent areas that may affect the performance of WHKS services,

WHKS may, at its option and without liability for consequential or any other damages, suspend performance of services on the project until Client retains appropriate specialist consultant(s) or contractor(s) to identify, abate and/or remove the asbestos or hazardous or toxic materials, and warrant that the jobsite is in full compliance with applicable laws and regulations.

26. Joint Participation

The parties have participated jointly in the negotiation and preparation of all agreements between the parties. Each party has had an opportunity to obtain the advice of legal counsel and to review and comment upon this instrument. Accordingly, no rule of construction shall apply against any party or in favor of any party. This instrument shall be construed as if the parties jointly prepared it and any uncertainty or ambiguity shall not be interpreted against one party and in favor of another.

27. Record Documents

If required in the Professional Services Agreement, WHKS shall, upon completion of the Work, compile for and deliver to the Client a reproducible set of Record Documents that are based upon the marked-up record drawings, addenda, change orders and other data furnished by the Contractor or other third parties. These Record Documents may show certain significant changes from the original design made during construction. Because these Record Documents are based on unverified information provided by other parties, which the Consultant is entitled to assume as reliable, the Consultant does not warrant their accuracy.

Revised 02/23/07

Revised: 04/29/09

RESOLUTION NO. 26 -

A RESOLUTION MAKING AWARD OF CONTRACT TO
WHKS & CO. OF MASON CITY, IOWA FOR PROFES-
SIONAL SERVICES RELATED TO THE FY 27 2026-2027
SANITARY SEWER REPAIRS IN THE CITY OF MASON
CITY, IOWA

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

Section 1: That the proposal for the Professional Services Agreement
related to the FY 27 2026-2027 Sanitary Sewer Repairs in the City of Mason City,
Iowa, be and is hereby accepted as follows:

Contractor:	WHKS & Co.
of:	Mason City, Iowa
Amount of Proposal:	\$115,000
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 2nd day of June, 2026.

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk



**FINANCE
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Brent Hinson, Finance Director
Date: May 26, 2026
RE: 2026 G.O. Bonding- Authorize Bond Sale & Adopt Preliminary Official Statement

Recommendation:

Approve a resolution directing the advertisement for sale and approving electronic bidding procedures and distribution of Preliminary Official Statement for 2026 G.O. Bonding (Series A, B, & C).

Review:

The Council previously authorized the issuance of approximately \$9.75 million in General Obligation (G.O.) bonds, and this issuance was built into the FY27 Budget and CIP.

We are now ready to move forward to the final steps in the process for this issuance, culminating with bond sale and then Council award of those bonds at the regular meeting on June 16.

The Council is asked at this meeting to authorize the bond sale, inclusive of electronic bidding procedures, and to also approve the Preliminary Official Statement. This Official Statement will be used to promote the sale to interested bidders.

Budget Impact:

The proposed G.O. bonding is being proposed within a structure of stable Debt Service Levy and slightly declining percentage over time of the City's constitutional debt limit utilized.

Council Action Requested:

Approve resolution.

Attachments:

Letter from Dorsey & Whitney, LLP
Preliminary debt service schedules.
Preliminary Official Statement (POS).
Proposed Resolution.
Timeline for adoption.
Approved uses of bond funds.



Brent Hinson, Finance Director



Reviewed and Recommend Approval

CITY OF MASON CITY, IOWA
BOND ISSUANCE TIMELINE

\$4,135,000 General Obligation Corporate Purpose Bonds, Series 2026A
\$4,240,000 Taxable General Obligation Corporate Purpose Bonds, Series 2026B
\$1,370,000 General Obligation Local Option Sales Tax Bonds, Series 2026C

March 3, 2026	SET DATE OF PUBLIC HEARING – GO ECP NTE \$3,875,000 Resolution provided by Bond Counsel
March 17, 2026	HOLD PUBLIC HEARING GO ECP ADOPT A PRE-LEVY RESOLUTION - <u>\$684,823.33</u> SET DATE OF PUBLIC HEARING – GO LOST BONDS - \$1,500,000 Resolution provided by Bond Counsel
April 7, 2026	HOLD PUBLIC HEARING – GO LOST SET THE DATE OF PH UR PLAN AMENDMENTS (2) Resolution provided by Bond Counsel
May 5, 2026	HOLD THE PUBLIC HEARING ON UR PLAN AMENDMENTS SET DATE OF PUBLIC HEARING – GO ECP UR NTE \$4,500,000 Resolution provided by Bond Counsel
Week of May 11, 2026	DUE DILIGENCE CALL – Disclosure Counsel
May 19, 2026	HOLD PUBLIC HEARING – GO ECP UR Resolution provided by Bond Counsel
Week of May 25, 2026	RATINGS CALL Participants Needed: Finance Director, City Administrator
June 2, 2026	APPROVE THE PRELIMINARY OFFICIAL STATEMENTS Resolution provided by Bond Counsel
June 16, 2026	BOND SALES AND AWARD (3) Resolution provided by Bond Counsel (Speer plans to attend this meeting)
July 7, 2026	AUTHORIZING/ISSUANCE PROCEEDINGS Resolution provided by Bond Counsel
July 22, 2026	BOND CLOSING Day that City will receive Bond Proceeds (No meeting required)

FY27 CIP G.O. Issuance

2/6/2026

FY	DATE	PRINC	INT	PYMT	FY TOTAL	BAL	TIF SHARE	SPEC AS SHARE	LEVY	TIF Total	Spec As Total
	Beginning:					8,375,000.00					
2027	Dec		198,906.25	198,906.25		8,375,000.00					
	Jun	380,000.00	198,906.25	578,906.25	777,812.50	7,995,000.00			777,812.50	0.00	
2028	Dec		189,881.25	189,881.25		7,995,000.00					
	Jun	740,000.00	189,881.25	929,881.25	1,119,762.50	7,255,000.00	54,791.60	5,668.10	763,221.21	323,115.55	33,425.75
2029	Dec		172,306.25	172,306.25		7,255,000.00					
	Jun	770,000.00	172,306.25	942,306.25	1,114,612.50	6,485,000.00	268,323.94	27,757.65	759,711.01	321,629.48	33,272.01
2030	Dec		154,018.75	154,018.75		6,485,000.00					
	Jun	810,000.00	154,018.75	964,018.75	1,118,037.50	5,675,000.00	49,720.21	4,597.57	762,045.46	322,617.79	33,374.25
2031	Dec		134,781.25	134,781.25		5,675,000.00					
	Jun	840,000.00	134,781.25	974,781.25	1,109,562.50	4,835,000.00	38,892.10	4,023.32			
2032	Dec		114,831.25	114,831.25		4,835,000.00					
	Jun	880,000.00	114,831.25	994,831.25	1,109,662.50	3,955,000.00	281,280.16	29,097.95	756,268.97	320,172.26	33,121.27
2033	Dec		93,931.25	93,931.25		3,955,000.00					
	Jun	920,000.00	93,931.25	1,037,931.25	1,107,862.50	3,035,000.00	287,065.73	29,696.46	756,337.13	320,201.12	33,124.25
2034	Dec		72,081.25	72,081.25		3,035,000.00					
	Jun	965,000.00	72,081.25	1,037,081.25	1,109,162.50	2,070,000.00	27,104.54	2,803.92	755,110.26	319,681.72	33,070.52
2035	Dec		49,162.50	49,162.50		2,070,000.00					
	Jun	1,010,000.00	49,162.50	1,059,162.50	1,108,325.00	1,060,000.00	20,799.56	2,151.68	755,996.33	320,056.84	33,109.33
2036	Dec		25,175.00	25,175.00		1,060,000.00					
	Jun	1,060,000.00	25,175.00	1,085,175.00	1,110,350.00	-	14,186.19	1,467.54	755,425.50	319,815.17	33,084.33
2037	Dec		-	-		-	7,264.43	751.49			
	Jun		-	-	0.00	-	313,135.07	32,393.28	756,805.72	320,399.50	33,144.78
2038	Dec		-	-	0.00	-	0.00	0.00	0.00	0.00	0.00
	Jun		-	-	0.00	-	0.00	0.00	0.00	0.00	0.00
Totals:		8,375,000.00	2,410,150.00	10,785,150.00			2,887,689.43	298,726.49	7,598,734.08		
									10,785,150.00		
Loan Terms:											
GO Issuance as of 7/1/2026											
Int.	4.75%			DS Levy	9 Yrs	2,175,000.00			25.97%	26.77%	
Princ.		8,375,000		Spec. Assess	10 Yrs	5,772,000.00			68.92%	70.46%	
					10 Yrs	250,000.00			2.99%	2.77%	
Breakdown of Expenses											
TIF											
Deposit to Construction Fund											
Discounts & Costs of Issuance											
Par Amount											
19th SW											
Penn Ave											
Vehicle											
Runway 18/36											
Conf Roof/Whitbx											
Mall Roof/Parking											
Mercy 122											
T-Handgar Pvmnt											
Site Redev											
EAB- Taxabl											
LOSST											
1,175,000											
500,000											
370,000											
300,000											
2,000,000											
1,500,000											
1,000,000											
102,000											
1,000,000											
250,000											
8,197,000											
1,325,000											
9,522,000											
2.13%											
100.00%											
100.00%											

2026 Golf/Arena LOSST Bond

2/6/2026

<u>FY</u>	<u>DATE</u>	<u>PRINC</u>	<u>INT</u>	<u>PYMT</u>	<u>FY TOTAL</u>	<u>BAL</u>
Beginning:						1,400,000.00
2027	Dec		32,550.00	32,550.00		1,400,000.00
	Jun	115,000.00	32,550.00	147,550.00	180,100.00	1,285,000.00
2028	Dec		32,550.00	32,550.00		1,285,000.00
	Jun	120,000.00	29,876.25	149,876.25	182,426.25	1,165,000.00
2029	Dec		29,876.25	29,876.25		1,165,000.00
	Jun	125,000.00	27,086.25	152,086.25	181,962.50	1,040,000.00
2030	Dec		27,086.25	27,086.25		1,040,000.00
	Jun	130,000.00	24,180.00	154,180.00	181,266.25	910,000.00
2031	Dec		24,180.00	24,180.00		910,000.00
	Jun	135,000.00	21,157.50	156,157.50	180,337.50	775,000.00
2032	Dec		23,205.00	23,205.00		775,000.00
	Jun	140,000.00	19,762.50	159,762.50	182,967.50	635,000.00
2033	Dec		19,762.50	19,762.50		635,000.00
	Jun	150,000.00	16,192.50	166,192.50	185,955.00	485,000.00
2034	Dec		17,462.50	17,462.50		485,000.00
	Jun	155,000.00	13,337.50	168,337.50	185,800.00	330,000.00
2035	Dec		13,337.50	13,337.50		330,000.00
	Jun	160,000.00	9,075.00	169,075.00	182,412.50	170,000.00
2036	Dec		9,075.00	9,075.00		170,000.00
	Jun	170,000.00	4,675.00	174,675.00	183,750.00	-
	Totals:	1,400,000.00	426,977.50	1,826,977.50		
Loan Terms:						
LOSST backed by G.O.						
10-year term				1,325,000.00	To Construction Fund	
Ave Int	5.00%			75,000.00	Costs of Issuance	
Princ.		1,400,000		1,400,000.00	Total Par Amount	
Interest		Yearly Rate	Weighted Int			
FY27-FY31		4.65%	0.23		Golf Irrigation	1,100,000.00
FY32-FY33		5.10%	0.10		Arena Equipment	225,000.00
FY34-FY36		5.50%	0.17			1,325,000.00
		Average Int.	5.00%			

City of Mason City
FY27 CIP- G.O. Funded Purchases

2026A Tax-Exempt	Dept	Project		Budgeted		
<u>Dept</u>	<u>Code</u>	<u>Code</u>	<u>Project</u>	<u>Total Project</u>	<u>Bonds</u>	<u>Notes</u>
Eng- Street	2101	27-017	Highway 122 Mercy Reconstruction	3,000,000.00	1,000,000.00	Unified UR
Eng- Street	2101	27-018	19th St SW Improvements	1,500,000.00	1,175,000.00	Unified UR
Eng- Street	2101	27-024	Penn Ave Street & Utility SWAP	1,450,000.00	500,000.00	
O&M- Street	2101	27-033	Arborist High Ranger	370,000.00	370,000.00	
Airport	2816	27-034	Reconstruct T-Hangar Pavement	340,000.00	102,000.00	
Airport	2816	27-036	Runway 18/36 Pavement Rehab	6,000,000.00	300,000.00	
Finance	6900	27-078	Mall Site Improvements	600,000.00	600,000.00	Downtown UR
Debt Service Fund			Discount/Costs of Issuance		88,000.00	
				13,260,000.00	4,135,000.00	

Bond Funds Rec'd 8/___

Bond Funds Rec'd 9/___

Bond Funds by Project

-

2026B Taxable

Dev Services	5401	27-057	EAB Tree Special Assessment Prog.	250,000.00	250,000.00	Spec As Abated
Dev Services	5401	27-059	Property Redevelopment	1,500,000.00	1,000,000.00	Downtown UR
Finance	6900	27-077	Conference Center Phase 1	2,900,000.00	2,900,000.00	Downtown UR
Debt Service Fund			Discount/Costs of Issuance		90,000.00	
				4,650,000.00	4,240,000.00	

Bond Funds Rec'd 8/___

Bond Funds Rec'd 9/___

Bond Funds by Project

-

2026C LOSST/GO

Rec- Golf	4350	27-048	Irrigation System	1,100,000.00	1,100,000.00	LOSST
Rec- Arena	4350	27-050	Arena Equipment	225,000.00	225,000.00	LOSST
Debt Service Fund			Discount/Costs of Issuance		75,000.00	
				1,325,000.00	1,400,000.00	

Bond Funds Rec'd 8/___

Bond Funds Rec'd 9/___

Bond Funds by Project

-

RESOLUTION NO. 26 -

RESOLUTION SETTING DATE FOR THE SALE OF BONDS, COMBINING
LOAN AGREEMENTS, AND AUTHORIZING THE USE OF A PRELIMINARY
OFFICIAL STATEMENT IN CONNECTION THEREWITH

WHEREAS, the City of Mason City (the "City"), in Cerro Gordo County, State of Iowa, proposed to enter into a general obligation corporate purpose loan agreement (the "General Purpose Loan Agreement"), pursuant to the provisions of Sections 384.24A and 384.24(3)(t) of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$3,875,000 for the purpose of paying the costs, to that extent, of (a) constructing street, water system, storm water drainage, sidewalk and sanitary sewer system improvements; (b) acquiring and installing street lighting, signage and signalization improvements; (c) undertaking improvements to the municipal airport; (d) acquiring and equipping street maintenance/public works vehicles; and (e) acquiring, demolishing and restoring abandoned, dangerous and dilapidated properties and funding nuisance abatement including the removal of diseased trees; and pursuant to law and duly published notice of the proposed action and has held a hearing thereon on March 17, 2026; and

WHEREAS, the City also proposed to enter into a general obligation urban renewal loan agreement (the "Urban Renewal Loan Agreement" and together with the General Purpose Loan Agreement, the "Loan Agreements") and to borrow money thereunder in a principal amount not to exceed \$4,500,000, pursuant to the provisions of Sections 384.24A and 384.24.3(q) of the Code of Iowa, for the purpose of paying the costs, to that extent, of undertaking the Southbridge Mall Redevelopment Project and the Mohawk Square Redevelopment Project, such projects having been approved as urban renewal projects by action of the city council on May 5, 2026, and in lieu of calling an election upon such proposal, has published notice of the proposed action and has held a hearing thereon, and as of May 19, 2026, no petition had been filed with the City asking that the question of entering into the Urban Renewal Loan Agreement be submitted to the registered voters of the City; and

WHEREAS, pursuant to Section 384.28 of the Code of Iowa, the City Council intends to combine the General Purpose Loan Agreement and the Urban Renewal Loan Agreement into a single loan agreement (the "Loan Agreement") and to then divide its authority under the Loan Agreement into two, a Series 2026A Loan Agreement (the "2026A Loan Agreement") and a Series 2026B Loan Agreement (the "2026B Loan Agreement"); and

WHEREAS, the City shall issue General Obligation Corporate Purpose Bonds, Series 2026A (the "Series 2026A Bonds") in evidence of its obligation under the 2026A Loan Agreement; and

WHEREAS, the City shall issue Taxable General Obligation Corporate Purpose Bonds, Series 2026B (the "Series 2026B Bonds") in evidence of its obligations under the 2026B Loan Agreement (collectively hereinafter, the Series 2026A Bonds and the Series 2026B Bonds shall be referred to as the "Bonds"); and

WHEREAS, a Preliminary Official Statement (the "P.O.S.") has been prepared to facilitate the sale of the Bonds in evidence of the obligations of the City under the 2026A Loan Agreement and the 2026B Loan Agreement, and it is now necessary to make provision for the approval of the P.O.S. and to authorize its use by Speer Financial, Inc., as municipal financial advisor (the "Municipal Advisor") to the City; and

WHEREAS, it is now necessary to set the date for the sale of the Bonds and to authorize the Municipal Advisor to facilitate such sale;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Mason City, Iowa, as follows:

Section 1. The City staff is hereby authorized to take such action as shall be deemed necessary and appropriate, with the assistance of the Municipal Advisor and Dorsey & Whitney LLP, as the City's disclosure counsel (the "Disclosure Counsel"), to prepare the P.O.S. describing the Bonds and providing for the terms and conditions of their sale, and all action heretofore taken in this regard is hereby ratified and approved.

Section 2. The use by the Municipal Advisor of the P.O.S. relating to the Bonds in substantially the form as has been presented to and considered by the City is hereby approved, and the Municipal Advisor, together with Disclosure Counsel, is hereby authorized to prepare and use a final Official Statement for the Bonds substantially in the form of the P.O.S. but with such changes therein as are required to conform the same to the terms of the Bonds and the resolution, when adopted, providing for the sale and issuance of the Bonds. The Deputy City Administrator/Finance Director, or their designees, are hereby authorized and directed to execute a final Official Statement for the Bonds, if requested by the Municipal Advisor or Disclosure Counsel. The P.O.S. as of its date is deemed final by the City within the meaning of Rule 15(c)(2)-12 of the Securities and Exchange Commission.

Section 3. Sealed bids for the purchase of the Series 2026A Bonds shall be received and canvassed on behalf of the City until 10:30 a.m. on June 16, 2026, at the City Hall, in the City, and the City Council shall meet on the same date at 7:00 p.m., at the Mason City Room of the Mason City Public Library for the purpose of considering such bids received and considering and passing a resolution providing for the award of the Series 2026A Bonds, and the Municipal Advisor is hereby authorized and directed to disseminate the notice of said sale, in compliance with the Internal Revenue Service regulations governing "Issue Price" determinations, such notice to minimally contain information regarding Establishment of Issue Price set forth in the "Terms of Offering" attached to the P.O.S. and to be in such form as the Municipal Advisor may deem to be appropriate.

Section 4. Sealed bids for the purchase of the Series 2026B Bonds shall be received and canvassed on behalf of the City until 11:00 a.m. on June 16, 2026, at the City Hall, in the City, and the City Council shall meet on the same date at 7:00 p.m., at the Mason City Room of the Mason City Public Library for the purpose of considering such bids received and considering and passing a resolution providing for the award of the Series 2026B Bonds, and the Municipal Advisor is hereby authorized and directed to disseminate the notice of said sale, in compliance with the Internal Revenue Service regulations governing "Issue Price" determinations, such notice to minimally contain information regarding Establishment of Issue Price set forth in the "Terms of Offering" attached to the P.O.S. and to be in such form as the Municipal Advisor may deem to be appropriate.

Section 5. Pursuant to Section 75.14 of the Code of Iowa, the City Council hereby authorizes the Municipal Advisor to use electronic bidding procedures for the sale of the Bonds through Speer Auction®, and hereby finds and determines that the Speer Auction® competitive bidding system will provide reasonable security and maintain the integrity of the competitive bidding process and will facilitate the delivery of bids by interested parties under the circumstances of this bond sale.

Section 6. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved June 2, 2026.

Mayor

Attest:

City Clerk

PRELIMINARY OFFICIAL STATEMENT DATED JUNE __, 2026

NEW ISSUE - DTC BOOK ENTRY ONLY

RATING: Moody's: "[]"
(See "Rating" herein.)

In the opinion of Dorsey & Whitney LLP, Bond Counsel, according to present laws, rulings and decisions and assuming the accuracy of certain representations and compliance with certain covenants, the interest on the Series 2026A Bonds and Series 2026C Bonds (i) is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 (the "Code") and (ii) is not an item of tax preference for purposes of the federal alternative minimum tax imposed on noncorporate taxpayers by Section 55 of the Code. Interest on the Series 2026A Bonds and Series 2026C Bonds may, however, be taken into account in determining adjusted financial statement income for purposes of the federal alternative minimum tax imposed on applicable corporations (as defined in Section 59(k) of the Code). Interest on the Series 2026B Bonds is not excluded from the gross income of the owners thereof for federal income tax purposes. See "TAX EXEMPTION AND RELATED TAX MATTERS" herein.

\$3,525,000*
General Obligation
Corporate Purpose Bonds,
Series 2026A

City of Mason City, Iowa
\$4,850,000*
Taxable General Obligation
Corporate Purpose Bonds,
Series 2026B

\$1,370,000*
General Obligation
Local Option Sales Tax Bonds,
Series 2026C

Dated: Date of Delivery

Due: As shown on inside cover

The \$3,525,000* General Obligation Corporate Purpose Bonds, Series 2026A (the "Series 2026A Bonds"); \$4,850,000* Taxable General Obligation Corporate Purpose Bonds, Series 2026B (the "Series 2026B Bonds"); and \$1,370,000* General Obligation Local Option Sales Tax Bonds, Series 2026C (the "Series 2026C Bonds" and, together with the Series 2026A Bonds and the Series 2026B Bonds, the "Bonds"), are being issued in fully registered form in denominations of \$5,000 or any integral multiple thereof pursuant to the provisions of Chapters 384 and 76 and, with respect to the Series 2026C Bonds, Chapter 423B (the "LOSST Act"), of the Code of Iowa, 2025, as amended, and one or more resolutions authorizing issuance of the Bonds (the "Resolutions") expected to be adopted by the City of Mason City, Iowa (the "Issuer" or the "City") on June 16, 2026*. The Depository Trust Company, New York, New York ("DTC") will act as the securities depository for the Bonds and its nominee, Cede & Co., will be the registered owner of the Bonds. Individual purchases of the Bonds will be recorded on a book-entry only system operated by DTC. Purchasers of the Bonds will not receive certificates representing their interest in the Bonds purchased. So long as DTC or its nominee, Cede & Co., is the Bondholder, the principal of, premium, if any, and interest on the Bonds will be paid by UMB Bank, n.a., West Des Moines, Iowa, as Registrar and Paying Agent (the "Registrar"), or its successor, to DTC, or its nominee, Cede & Co. Disbursement of such payments to the Beneficial Owners is the responsibility of the DTC Participants as more fully described herein. Neither the Issuer nor the Registrar will have any responsibility or obligation to such DTC Participants, indirect participants or the persons for whom they act as nominee with respect to the Bonds. See "APPENDIX E – BOOK-ENTRY SYSTEM" herein.

The Bonds will bear interest from their dated date, payable semiannually on each June 1 and December 1, commencing December 1, 2026*. The Bonds are subject to mandatory sinking fund redemption by the Issuer prior to their stated maturities in the manner and at the time described herein. All of the Bonds then outstanding are subject to optional redemption at the option of the Issuer, as a whole or in part, from any source of available funds, on June 1, 2033*, or on any date thereafter at a redemption price equal to the principal amount of the Bonds, together with accrued interest to the date fixed for redemption, without premium. See "THE BONDS – Redemption" herein.

The Series 2026A Bonds and the Series 2026B Bonds and the interest thereon are general obligations of the Issuer, and all taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Series 2026A Bonds and the Series 2026B Bonds without constitutional or statutory limitation as to rate or amount. The Series 2026C Bonds are general obligations of the Issuer, payable in the first instance from a designated portion of the proceeds of a local option sales and services tax authorized and enacted pursuant to the LOSST Act, and, if not so paid, from the levy of taxes required against all taxable property within the corporate boundaries of the Issuer, without constitutional or statutory limitation as to rate or amount. See "SECURITY AND SOURCE OF PAYMENT" herein.

Proceeds of the Bonds will be used for the purpose of paying the cost of financing the Projects, as further described in "PLAN OF FINANCING" herein.

The Bonds are being offered when, as and if issued by the Issuer and accepted by the Underwriter, subject to receipt of an opinion as to legality, validity and, with respect to the Series 2026A Bonds and Series 2026C Bonds, tax exemption by Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel. Dorsey & Whitney LLP is also serving as Disclosure Counsel to the Issuer in connection with the issuance of the Bonds. It is expected that the Bonds in the definitive form will be available for delivery through the facilities of DTC on or about July 22, 2026.*

The Date of this Official Statement is June __, 2026

* Preliminary, subject to change.

**MATURITY SCHEDULES
CITY OF MASON CITY, IOWA**

\$3,525,000*

General Obligation Corporate Purpose Bonds, Series 2026A

<u>Due</u>	<u>Amount</u> *	<u>Rate</u> *	<u>Yield</u> *	<u>Cusip Num.</u> **	<u>Due</u>	<u>Amount</u> *	<u>Rate</u> *	<u>Yield</u> *	<u>Cusip Num.</u> **
June 1, 2027	\$215,000				June 1, 2032	\$365,000			
June 1, 2028	\$310,000				June 1, 2033	\$375,000			
June 1, 2029	\$320,000				June 1, 2034	\$405,000			
June 1, 2030	\$340,000				June 1, 2035	\$420,000			
June 1, 2031	\$350,000				June 1, 2036	\$425,000			

\$,000* ____%* Term Bond due June 1, 20____, Yield ____%*, CUSIP** _____

\$4,850,000*

Taxable General Obligation Corporate Purpose Bonds, Series 2026B

<u>Due</u>	<u>Amount</u> *	<u>Rate</u> *	<u>Yield</u> *	<u>Cusip Num.</u> **	<u>Due</u>	<u>Amount</u> *	<u>Rate</u> *	<u>Yield</u> *	<u>Cusip Num.</u> **
June 1, 2027	\$270,000				June 1, 2032	\$515,000			
June 1, 2028	\$430,000				June 1, 2033	\$545,000			
June 1, 2029	\$450,000				June 1, 2034	\$560,000			
June 1, 2030	\$470,000				June 1, 2035	\$540,000			
June 1, 2031	\$490,000				June 1, 2036	\$580,000			

\$,000* ____%* Term Bond due June 1, 20____, Yield ____%*, CUSIP** _____

\$1,370,000*

General Obligation Local Option Sales Tax Bonds, Series 2026C

<u>Due</u>	<u>Amount</u> *	<u>Rate</u> *	<u>Yield</u> *	<u>Cusip Num.</u> **	<u>Due</u>	<u>Amount</u> *	<u>Rate</u> *	<u>Yield</u> *	<u>Cusip Num.</u> **
June 1, 2027	\$115,000				June 1, 2032	\$140,000			
June 1, 2028	\$120,000				June 1, 2033	\$150,000			
June 1, 2029	\$125,000				June 1, 2034	\$155,000			
June 1, 2030	\$130,000				June 1, 2035	\$145,000			
June 1, 2031	\$135,000				June 1, 2036	\$155,000			

\$,000* ____%* Term Bond due June 1, 20____, Yield ____%*, CUSIP** _____

* Preliminary, subject to change.

** CUSIP numbers shown above have been assigned by a separate organization not affiliated with the Issuer. The Issuer has not selected nor is responsible for selecting the CUSIP numbers assigned to the Bonds nor do they make any representation as to the correctness of such CUSIP numbers on the Bonds or as indicated above.

No dealer, broker, salesperson or any other person has been authorized to give any information or to make any representations other than those contained in this Official Statement and, if given or made, such information or representations must not be relied upon as having been authorized by the Issuer or the Underwriter. This Official Statement does not constitute an offer to sell or a solicitation of any offer to buy any of the securities offered hereby in any state to any persons to whom it is unlawful to make such offer in such state. Except where otherwise indicated, this Official Statement speaks as of the date hereof. Neither the delivery of this Official Statement nor any sale hereunder shall under any circumstances create any implication that there has been no change in the affairs of the Issuer since the date hereof.

The information set forth herein has been obtained from the Issuer and from other sources that are believed to be reliable, but it is not guaranteed as to accuracy or completeness, and is not to be construed as a representation, by the Underwriter. The Underwriter has provided the following sentence for inclusion in this Official Statement. The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

No representation is made regarding whether the Bonds constitute legal investments under the laws of any state for banks, savings banks, savings and loan associations, life insurance companies, and other institutions organized in such state, or fiduciaries subject to the laws of such state.

This Official Statement is not to be construed as a contract with the purchasers of the Bonds. Statements contained in this Official Statement which involve estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as a representation of facts.

THE BONDS HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION BY REASON OF THE PROVISIONS OF SECTION 3(a)(2) OF THE SECURITIES ACT OF 1933, AS AMENDED. THE REGISTRATION OR QUALIFICATIONS OF THE BONDS IN ACCORDANCE WITH APPLICABLE PROVISIONS OF SECURITIES LAWS OF THE STATES IN WHICH THE BONDS HAVE BEEN REGISTERED OR QUALIFIED AND THE EXEMPTION FROM REGISTRATION OR QUALIFICATION IN OTHER STATES SHALL NOT BE REGARDED AS A RECOMMENDATION THEREOF. NEITHER THESE STATES NOR ANY OF THEIR AGENCIES HAVE PASSED UPON THE MERITS OF THE BONDS OR THE ACCURACY OR COMPLETENESS OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY MAY BE A CRIMINAL OFFENSE.

THIS OFFICIAL STATEMENT, INCLUDING THE APPENDICES ATTACHED HERETO, CONTAINS STATEMENTS WHICH SHOULD BE CONSIDERED "FORWARD-LOOKING STATEMENTS," MEANING THEY REFER TO POSSIBLE FUTURE EVENTS OR CONDITIONS. SUCH STATEMENTS ARE GENERALLY IDENTIFIABLE BY THE WORDS SUCH AS "ANTICIPATED," "PLAN," "EXPECT," "PROJECTED," "ESTIMATE," "BUDGET," "PRO FORMA," "FORECAST," "INTEND," OR OTHER WORDS OF SIMILAR IMPORT. THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS TO DIFFER FROM THOSE EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE ISSUER DOES NOT EXPECT OR INTEND TO UPDATE OR REVISE ANY FORWARD-LOOKING STATEMENTS CONTAINED HEREIN IF OR WHEN ITS EXPECTATIONS OR EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED OCCUR.

References to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for purposes of, and as that term is defined in, Securities and Exchange Commission Rule 15c2-12.

In connection with the issuance of the Bonds, the Issuer will enter into a Continuing Disclosure Certificate. See "APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE."

TABLE OF CONTENTS

INTRODUCTION	1
THE ISSUER.....	1
THE BONDS	1
SECURITY AND SOURCE OF PAYMENT	2
BONDHOLDERS' RISKS.....	5
LITIGATION	10
MUNICIPAL ADVISOR	10
ACCOUNTANT.....	10
PLAN OF FINANCING.....	10
SOURCES AND USES OF FUNDS.....	10
TAX EXEMPTION AND RELATED TAX MATTERS.....	10
LEGAL MATTERS	12
RATING	13
CONTINUING DISCLOSURE.....	13
UNDERWRITING	13
MISCELLANEOUS.....	13
APPENDIX A – INFORMATION ABOUT THE ISSUER.....	A-1
APPENDIX B – FORMS OF BOND COUNSEL OPINIONS	B-1
APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE.....	C-1
APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER FOR FISCAL YEAR 2025	D-1
APPENDIX E – BOOK-ENTRY SYSTEM.....	E-1

OFFICIAL STATEMENT

City of Mason City, Iowa

\$3,525,000*
General Obligation
Corporate Purpose Bonds,
Series 2026A

\$4,850,000*
Taxable General Obligation Corporate
Purpose Bonds,
Series 2026B

\$1,370,000*
General Obligation
Local Option Sales Tax Bonds,
Series 2026C

INTRODUCTION

The purpose of this Official Statement, including the cover page and the appendices hereto (the “Official Statement”), is to set forth certain information in conjunction with the sale of \$3,525,000* General Obligation Corporate Purpose Bonds, Series 2026A (the “Series 2026A Bonds”); \$4,850,000* Taxable General Obligation Corporate Purpose Bonds, Series 2026B (the “Series 2026B Bonds”); and \$1,370,000* General Obligation Local Option Sales Tax Bonds, Series 2026C (the “Series 2026C Bonds” and, together with the Series 2026A Bonds and the Series 2026B Bonds, the “Bonds”), of the City of Mason City, Iowa (the “Issuer” or the “City”). This Introduction is not a summary of this Official Statement but is only a brief description of the Bonds and certain other matters. Such description is qualified by reference to the entire Official Statement and the documents summarized or described herein. This Official Statement should be reviewed in its entirety. The offering of the Bonds to potential investors is made only by means of the entire Official Statement, including the appendices attached hereto. All statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Copies of statutes, resolutions, ordinances, reports or other documents referred to herein are available, upon request, from the Issuer.

The Bonds are being issued pursuant to the provisions of Chapters 384 and 76 (collectively, the “Act”), and, with respect to the Series 2026C Bonds, Chapter 423B (the “LOSST Act”) of the Code of Iowa, 2025, as amended, and one or more resolutions expected to be adopted by the Issuer on June 16, 2026* (the “Resolutions”), to evidence the obligations of the Issuer under one or more loan agreements between the Issuer and the Underwriter (the “Loan Agreements”).

The Series 2026A Bonds and the Series 2026B Bonds and the interest thereon are general obligations of the Issuer, and all taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Series 2026A Bonds and the Series 2026B Bonds without constitutional or statutory limitation as to rate or amount. The Series 2026C Bonds are general obligations of the Issuer, payable in the first instance from a designated portion of the proceeds of a local option sales and services tax (“LOSST”) authorized and enacted pursuant to the LOSST Act, and, if not so paid, from the levy of taxes required against all taxable property within the corporate boundaries of the Issuer, without constitutional or statutory limitation as to rate or amount. See “SECURITY AND SOURCE OF PAYMENT” herein.

Proceeds of the Bonds will be used for the purpose of paying the cost of financing the Projects, as further described in “PLAN OF FINANCING” herein. See “SOURCES AND USES OF FUNDS” herein.

The Series 2026C Bonds are issued on a parity basis with the remaining outstanding amount of the \$5,000,000 General Obligation Local Option Sales Tax Bonds, Series 2023B, dated August 30, 2023 (the “Outstanding Bonds”), a portion of which remains outstanding. The Series 2026C Bonds are on parity with the Outstanding Bonds, and neither the Series 2026C Bonds nor the Outstanding Bonds have priority over the other with respect to application of the Designated Project Portion (as defined herein).

THE ISSUER

The Issuer, with a 2020 U.S. Census population of 27,338, comprises approximately 28.15 square miles. The Issuer operates under a statutory form of government consisting of a six-member City Council, of which the Mayor is not a voting member. Additional information concerning the Issuer is included in “APPENDIX A – INFORMATION ABOUT THE ISSUER” hereto.

THE BONDS

General

The Bonds will be issued in fully registered form only, without coupons. The Bonds will be initially registered in the name of Cede & Co., as nominee of DTC. DTC will act as securities depository of the Bonds. Interest on and principal of the Bonds are payable in lawful money of the United States of America.

* Preliminary, subject to change.

The Bonds are dated as of the date of their delivery, will mature on June 1 in the years and in the amounts set forth on the inside cover page hereof, and will bear interest at the rates to be set forth on the inside cover page hereof. Interest on the Bonds is payable semiannually on June 1 and December 1 in each year, beginning on December 1, 2026*, calculated on the basis of a year of 360 days and twelve 30-day months. Interest shall be payable to the persons who were registered owners thereof as of the fifteenth day of the month immediately preceding the interest payment date, to the addresses appearing on the registration books maintained by the Registrar or such other address as is furnished to the Registrar in writing by a registered owner. The Bonds are issuable in denominations of \$5,000 or any integral multiple thereof.

Redemption

Optional Redemption. The Issuer reserves the right to optionally redeem part or all of the principal of the Bonds, prior to and in any order of maturity, beginning June 1, 2033*, or on any date thereafter upon terms of par and accrued interest.

Mandatory Sinking Fund Redemption. The Bonds identified below are subject to mandatory redemption (by lot, as selected by the Registrar) on June 1 in each of the years set forth below at a redemption price of 100% of the principal amount thereof to be redeemed, plus accrued interest thereon to the redemption date in the following principal amounts:

<u>Term Bond Maturing June 1, 20__</u>	
<u>Date</u>	<u>Amount</u>
June 1, 20__	\$ _____
June 1, 20__ (maturity)	\$ _____

Selection of Bonds for Redemption. Bonds subject to redemption (other than mandatory sinking fund redemption) will be selected in such order of maturity as the Issuer may direct. If less than all of the Bonds of any like maturity are to be redeemed, the particular part of those Bonds to be redeemed shall be selected by the Registrar by lot.

Notice of Redemption. Notice of such redemption identifying the Bond or Bonds (or portion thereof) to be redeemed shall be sent by electronic means or mailed by certified mail to the registered owners thereof at the addresses shown on the Issuer's registration books not less than thirty (30) days prior to such redemption date.

Any notice of redemption may contain a statement that the redemption is conditioned upon the receipt by the Registrar of funds on or before the date fixed for redemption sufficient to pay the redemption price of the Bonds so called for redemption, and that if funds are not available, such redemption shall be cancelled by written notice to the owners of the Bonds called for redemption in the same manner as the original redemption notice was sent, provided that such notice of cancellation is to be made at least five days prior to the date fixed for redemption.

SECURITY AND SOURCE OF PAYMENT

Security and Source of Payment for the Series 2026A Bonds and the Series 2026B Bonds

Pursuant to the resolutions authorizing the issuance of the Series 2026A Bonds and the Series 2026B Bonds (the "Series 2026AB Resolutions") and the Act, the Series 2026A Bonds and the Series 2026B Bonds and the interest thereon are general obligations of the Issuer, and all taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Series 2026A Bonds and the Series 2026B Bonds without constitutional or statutory limitation as to rate or amount. See "APPENDIX A – INFORMATION ABOUT THE ISSUER."

Section 76.2 of the Code of Iowa, 2025, as amended (the "Iowa Code") provides that when an Iowa political subdivision issues general obligation bonds, the governing authority of such political subdivision shall, by resolution adopted before issuing the bonds, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds. A certified copy of such resolution shall be filed with the County Auditor in which the Issuer is located, giving rise to a duty of the County Auditor to annually enter this levy for collection from the taxable property within the boundaries of the Issuer, until funds are realized to pay the bonds in full.

For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Series 2026A Bonds and the Series 2026B Bonds as the same become due, the Series 2026AB Resolutions provide for the levy of a tax sufficient for that purpose on all the taxable property in the Issuer in each of the years while the Series 2026A Bonds and the Series 2026B Bonds are outstanding. The Issuer shall file certified copies of the Series 2026AB Resolutions with the County Auditor, pursuant

* Preliminary, subject to change.

to which the County Auditor is instructed to enter for collection and assess the tax authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the Issuer and when collected, the proceeds of the taxes shall be converted into the Debt Service Funds of the Issuer for the Series 2026A Bonds and the Series 2026B Bonds and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Series 2026A Bonds or the Series 2026B Bonds, as applicable and for no other purpose whatsoever.

Pursuant to the provisions of Section 76.4 of the Iowa Code, each year while the Series 2026A Bonds and the Series 2026B Bonds remain outstanding and unpaid, any funds of the Issuer which may lawfully be applied for such purpose, may be appropriated, budgeted and, if received, used for the payment of the principal of and interest on the Series 2026A Bonds and the Series 2026B Bonds as the same become due, and if so appropriated, the taxes for any given fiscal year as provided for in the Series 2026AB Resolutions, shall be reduced by the amount of such alternate funds as have been appropriated for said purpose and evidenced in the Issuer's budget. While not pledged to Bondholders, the Issuer may use tax increment revenues for the payment of the principal of and interest on the Series 2026A Bonds and the Series 2026B Bonds.

Security and Source of Payment for the Series 2026C Bonds

The Series 2026C Bonds, the Outstanding Bonds and any additional bonds, notes or other obligations as may be hereafter issued and outstanding from time to time ranking on a parity therewith under the conditions set forth in the hereinafter defined Series 2026C Resolution (the "Parity Obligations" and, together with the Series 2026C Bonds and the Outstanding Bonds, the "LOSST Bonds") and the interest thereon are general obligations of the Issuer. The LOSST Bonds are payable in the first instance from the Designated Project Portion (defined below), and if not so paid, from taxes required to be levied against all of the taxable property within the Issuer, without limitation as to rate or amount. LOSST receipts will be applied each year to abate the required debt service levy, which will be reduced accordingly, and it is anticipated that 100% of the annual principal and interest due on the Series 2026C Bonds will be paid from annual LOSST revenues.

Nothing in the resolution authorizing the Series 2026C Bonds (the "Series 2026C Resolution") prohibits or limits the ability of the Issuer to use legally available moneys other than the proceeds of the general ad valorem property taxes levied, as described in the preceding paragraph, to pay all or any portion of the principal of or interest on the Series 2026C Bonds. If, and to the extent such other legally available moneys are used to pay the principal of or interest on the Series 2026C Bonds, the Issuer may, but shall not be required to (a) reduce the amount of taxes levied for such purpose, as described in the preceding paragraph; or (b) use proceeds of taxes levied, as described in the preceding paragraph, to reimburse the fund or account from which such other legally available moneys are withdrawn for the amount withdrawn from such fund or account to pay the principal of or interest on the Series 2026C Bonds.

The Series 2026C Resolution does not restrict the Issuer's ability to issue or incur additional general obligation debt, although issuance of additional general obligation debt is subject to the same constitutional and statutory limitations that apply to the issuance of the Series 2026C Bonds. For a further description of the Issuer's outstanding general obligation debt upon issuance of the Series 2026C Bonds and the annual debt service on the Series 2026C Bonds, see "APPENDIX A – INFORMATION ABOUT THE ISSUER" under the caption "DEBT INFORMATION – Summary of Outstanding General Obligation Bonded Debt and General Obligation Debt". For a description of certain constitutional and statutory limits on the issuance of general obligation debt, see "APPENDIX A – INFORMATION ABOUT THE ISSUER" under the caption "DEBT INFORMATION – Debt Limitation".

LOSST

On September 13, 2022, a referendum was held to renew a one percent (1%) LOSST collected within Cerro Gordo County and remove the sunset from this tax, which renewal became effective on July 1, 2023. The Issuer's LOSST receipts are to be utilized for as follows: (i) 50% of such revenues to be allocated for property tax relief and (ii) 40% of such revenues for street improvements such as surfacing/resurfacing, railroad crossing repair, overpass/underpass construction, bridge repair, storm sewer work, traffic signals installation and maintenance, public parking maintenance, city owned side-walk repairs, park improvements and any other lawful use such as the retirement of debt incurred for such projects (the "Designated Project Portion"); and (iii) 10% for the General Fund for any legal city purpose. Thus, 40% of the LOSST revenues are available to abate the annual principal and interest on the Series 2026C Bonds and the Outstanding Bonds.

The State of Iowa Director of Revenue (the "Director") administers collection and disbursement of all local option sales and services taxes in conjunction with administration of the State-wide sales, services and use tax. The Director credits the LOSST revenues to the Issuer's account in the local option sales and services tax fund. The Director by the last day of each month shall transfer to each city or county where the local option tax is imposed the amount of tax moneys remitted to the department attributable to each city or county from the preceding month.

The Designated Project Portion is pledged for the repayment of the Series 2026C Bonds and the Outstanding Bonds. To the extent the Designated Project Portion is insufficient to meet the principal and interest payments on the Series 2026C Bonds and the Outstanding

Bonds when due, the Issuer's general taxing levy receipts, as described above, will be applied. The Series 2026A Bonds and the Series 2026B Bonds are not secured by the Designated Project Portion.

Once approved, a LOSST can only be repealed through a public referendum at which a majority voting approves the repeal or tax rate change (or upon motion of the governing body), provided no obligations secured by the LOSST are outstanding. If a LOSST is not imposed county-wide, then the question of repeal is voted upon only by voters in such areas of a county where the tax has been imposed. LOSST may not be repealed within one year of the effective date.

History of Taxable Retail Sales

The following table represents the number of businesses and taxable sales in the Issuer and Cerro Gordo County for the last five fiscal years.

Fiscal Year	Number of Businesses⁽¹⁾	City of Mason City Taxable Retail Sales⁽¹⁾	Other Taxable Retail Sales Within Cerro Gordo County⁽¹⁾
2020-21	3,506	\$617,541,401	\$181,373,075
2021-22	3,384	629,492,317	160,682,699
2022-23	7,902	663,218,230	195,240,949
2023-24	8,133	658,126,845	194,572,349
2024-25	8,583	653,278,446	193,220,658

Note: (1) the Iowa Department of Revenue "Iowa Retail Sales & Use Tax Annual Report." Beginning with Fiscal Year 2023 reporting Number of Total Returns instead of Businesses.

LOSST Revenue⁽¹⁾

The following table shows the trend of the LOSST Revenue collections for the State of Iowa.

Fiscal Year Ending June 30,	Local Option Sales Tax Receipts⁽²⁾	Percent Change +(-)
2017	\$4,894,798	n/a
2018	4,831,644	(1.29%)
2019	5,131,773	6.21%
2020	5,630,046	9.71%
2021	6,172,973	9.64%
2022	6,199,299	0.43%
2023	6,716,101	8.34%
2024	6,536,781	(2.67%)
2025	6,558,164	0.33%
2026	6,730,241 ⁽³⁾	2.62%

Notes:

- (1) Source: Iowa Department of Revenue.
- (2) Includes a reconciliation payment attributable to the previous fiscal year for fiscal years 2017 through 2022.
- (3) Collections received or expected to be received.

The following table represents the LOSST revenue collections as reported by the Issuer, the amount of the LOSST revenues available for the payment of the Series 2026C Bonds pursuant to the referendum; the maximum annual debt payment on the Series 2026C Bonds; and the total debt service for the 2026C Bonds and the Outstanding Bonds.

Fiscal Year	LOSST Revenues⁽¹⁾	Available for Bond Payments ⁽²⁾	Maximum Annual Debt Service for the Series 2026C Bonds⁽³⁾	Maximum Annual Debt Service for the Series 2026C Bonds and the Outstanding Bonds⁽³⁾
2020-21	\$6,199,299	\$2,479,720	\$174,200	\$792,450
2021-22	6,716,101	2,686,440	174,200	792,450
2022-23	6,536,781	2,614,713	174,200	792,450
2023-24	6,558,164	2,623,266	174,200	792,450
2024-25	6,730,241	2,692,096	174,200	792,450

Notes: (1) Source: Iowa Department of Revenue and the City.

- (2) Represents the Designated Project Portion available for the repayment of the Series 2026C Bonds and the Outstanding Bonds.
- (3) Preliminary subject to change.

Funds and Accounts

The following is a summary of certain portions of the Series 2026C Resolution regarding the establishment of funds and accounts. This summary is not to be considered a full statement of the provisions of the Series 2026C Resolution and is qualified by reference to the Series 2026C Resolution, which will be adopted by the City Council upon sale of the Series 2026C Bonds.

Revenue Fund. The resolution authorizing the Outstanding Bonds provided for the establishment and maintenance of the Local Option Sales Tax Revenue Designated Project Portion Fund (the “Revenue Fund”).

There shall be deposited into the Revenue Fund the Designated Project Portion of the LOSST revenues received by the Issuer, which shall be used and disbursed as provided in the Series 2026C Resolution to pay the principal of and interest on all of the LOSST Bonds outstanding from time to time, as the same become due.

Any funds deposited in the Revenue Fund shall be used solely and only and are pledged to pay the principal of and interest on the LOSST Bonds when due, whether at maturity or upon mandatory or optional redemption.

Sinking Fund. The resolution authorizing the issuance of the Series 2026C Bonds provides for the establishment and maintenance of the Series 2026C Bond Sinking Fund (the “Sinking Fund”), into which there shall be set aside from the Revenue Fund, no later than March 15 of each year, such portion thereof as will be sufficient to pay the interest on and principal of the Series 2026C Bonds coming due in the next succeeding fiscal year. The Sinking Fund shall be comprised of a separate account for each series of bonds payable from the Designated Project Portion outstanding from time to time and amounts within the Sinking Fund shall be allocated to each such account, pro rata, in proportion to the annual principal and interest of each series.

Whenever Parity Obligations are issued under the conditions set forth in the Series 2026C Resolution, provisions shall be made for additional payments to be made into the Sinking Fund (or a similar fund or subaccount created under the issuance documents providing for such Parity Obligations) for the purpose of paying the interest on and principal of such Parity Obligations.

Funds shall be set aside from the Revenue Fund into the Sinking Fund as they are accumulated in the Revenue Fund, until the required amount has been deposited; provided, however, that no further payments need be made into the Sinking Fund when and so long as the amount therein is sufficient to retire all of the LOSST Bonds then outstanding and to pay all interest to become due thereon prior to such retirement or funds sufficient therefor have been set aside and pledged for that purpose. If for any reason the amount on deposit in the Sinking Fund exceeds the required amount, the excess shall be transferred and paid into the Revenue Fund.

The Revenue Fund and the Sinking Fund shall be used solely and only and are pledged for the purpose of paying the interest on and the principal of the LOSST Bonds.

If at any time there is a failure to pay into the Sinking Fund the full amount above stipulated, then an amount equivalent to the deficiency shall be paid into the Sinking Fund from the LOSST revenues on deposit in the Revenue Fund as soon as available.

BONDHOLDERS' RISKS

An investment in the Bonds involves an element of risk. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Official Statement (including the appendices hereto) in order to make a judgment as to whether the Bonds are an appropriate investment.

Tax Levy Procedures

The Bonds are general obligations of the Issuer, payable from and secured by a continuing ad-valorem tax levied against all of the taxable property within the boundaries of the Issuer. As part of the budgetary process of the Issuer each fiscal year the Issuer will have an obligation to request a debt service levy to be applied against all of the taxable property within the boundaries of the Issuer. A failure on the part of the Issuer to make a timely levy request or a levy request by the Issuer that is inaccurate or is insufficient to make full payments of the debt service on the Bonds for a particular fiscal year may cause Bondholders to experience delay in the receipt of distributions of principal of and/or interest on the Bonds.

Changes in Property Taxation

From time to time the Iowa General Assembly has altered the method of property taxation and could do so again. Any alteration in property taxation structure could affect property tax revenues available to pay the Bonds.

Historically, the Iowa General Assembly has applied changes in property taxation structure on a prospective basis; however, there is no assurance that future changes in property taxation structure by the Iowa General Assembly will not be retroactive. It is impossible to

predict the outcome of future property tax changes by the Iowa General Assembly or their potential negative impact, if any, on the Bonds and the security for the Bonds.

Nature of Debt Service Coverage

Certain historical LOSST revenues for the Issuer are included in "SECURITY AND SOURCE OF PAYMENT" herein. The historical LOSST revenues constitute no assurance as to the sufficiency of future LOSST revenues to satisfy debt service requirements for the Series 2026C Bonds.

Potential purchasers of the Series 2026C Bonds should recognize that if in any given fiscal year of the Issuer, if the Designated Project Portion is insufficient to satisfy debt service on the Series 2026C Bonds, the Issuer would need to repay the Series 2026C Bonds from debt service property tax levies for the payment of such debt service, and that the ordinary system of administration and collection of Iowa of property taxes could cause a delay in the Issuer's receipt of such funds.

Economic Conditions

A wide variety of economic and other conditions could cause fluctuations affecting the volume of taxable sales and services within the State which would then affect the Issuer's receipt of the Designated Project Portion. The following factors, among others, may affect the economic climate of the State and the volume of taxable sales and services originated in the State (and therefore the amount of LOSST receipts collected by the State and distributed to the Issuer), to an extent which cannot be determined at this time:

- (a). Employee strikes or other adverse labor actions affecting significant employers within the State;
- (b). Increased unemployment within the State;
- (c). Population decrease or other unfavorable demographic changes in the Issuer and surrounding areas;
- (d). Competition from sales and services providers located outside of the Issuer;
- (e). The loss of local retail establishment or any decrease in the amount of sales generated in the Issuer;
- (f). Natural disaster or catastrophes affecting significant portions of the Issuer and surrounding areas;
- (g). Delays in the collection of the tax;
- (h). Competition from Internet based sales and services providers that are currently exempt from the tax; and
- (i). Other unforeseen competitive or economic factors or acts of God.

Additional Debt and Parity Obligations

The Series 2026C Resolution permits the City to incur additional indebtedness under certain circumstances, payable from the Designated Project Portion on an equal basis with the Series 2026C Bonds and the Outstanding Bonds. See "SECURITY AND SOURCE OF PAYMENT – Security and Source of Payment for the Series 2026C Bonds" herein. Such additional debt could increase the Issuer's debt service and repayment requirement in a manner which would adversely affect debt service coverage on the Series 2026C Bonds.

Matters Relating to Enforceability of Agreements

Bondholders shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Bonds, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Resolutions.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the Resolutions or the Loan Agreements. The remedies available to the Bondholders upon an event of default under the Resolutions or the Loan Agreements, in certain respects, may require judicial action, which is often subject to discretion and delay. Under existing law, including specifically the federal bankruptcy code, certain of the remedies specified in the Loan Agreements or the Resolutions may not be readily available or may be limited. A court may decide not to order the specific performance of the covenants contained in these documents. The legal opinions to be delivered concurrently with the delivery of the Bonds will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principles of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

No representation is made, and no assurance is given, that the enforcement of any remedies will result in sufficient funds to pay all amounts due under the Resolutions or the Loan Agreements, including principal of and interest on the Bonds.

Secondary Market

There can be no guarantee that there will be a secondary market for the Bonds or, if a secondary market exists, that such Bonds can be sold for any particular price. Occasionally, because of general market conditions or because of adverse history of economic prospects connected with a particular issue, secondary marketing practices in connection with a particular Bond or Note issue are suspended or terminated. Additionally, prices of bond or note issues for which a market is being made will depend upon then prevailing circumstances. Such prices could be substantially different from the original purchase price of the Bonds.

EACH PROSPECTIVE PURCHASER IS RESPONSIBLE FOR ASSESSING THE MERITS AND RISKS OF AN INVESTMENT IN THE BONDS AND MUST BE ABLE TO BEAR THE ECONOMIC RISK OF SUCH INVESTMENT. THE SECONDARY MARKET FOR THE BONDS, IF ANY, COULD BE LIMITED.

Rating Loss

Moody's Investors Service, Inc. ("Moody's") has assigned a rating of "[]" to the Bonds. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that the rating will continue for any given period of time, or that such rating will not be revised, suspended or withdrawn, if, in the judgment of Moody's, circumstances so warrant. A revision, suspension or withdrawal of a rating may have an adverse effect on the market price of the Bonds.

Bankruptcy and Insolvency

The rights and remedies provided in the Resolutions may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws or equitable principles that may affect the enforcement of creditor's rights, to the exercise of judicial discretion in appropriate cases and to limitations in legal remedies against exercise of judicial discretion in appropriate cases and to limitations on legal remedies against municipal corporations in the State of Iowa. The various opinions of counsel to be delivered with respect to the Bonds, the Loan Agreements and the Resolutions, including the opinions of Bond Counsel, will be similarly qualified. If the Issuer were to file a petition under chapter nine of the federal bankruptcy code, the owners of the Bonds could be prohibited from taking any steps to enforce their rights under the Resolutions. In the event the Issuer fails to comply with its covenants under the Resolutions or fails to make payments on the Bonds, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Bonds.

Under Sections 76.16 and 76.16A of the Iowa Code, a city, county, or other political subdivision may become a debtor under chapter nine of the federal bankruptcy code, if it is rendered insolvent, as defined in 11 U.S.C. §101(32)(c), as a result of a debt involuntarily incurred. As used therein, "debt" means an obligation to pay money, other than pursuant to a valid and binding collective bargaining agreement or previously authorized bond issue, as to which the governing body of the city, county, or other political subdivision has made a specific finding set forth in a duly adopted resolution of each of the following: (1) that all or a portion of such obligation will not be paid from available insurance proceeds and must be paid from an increase in general tax levy; (2) that such increase in the general tax levy will result in a severe, adverse impact on the ability of the city, county, or political subdivision to exercise the powers granted to it under applicable law, including without limitation providing necessary services and promoting economic development; (3) that as a result of such obligation, the city, county, or other political subdivision is unable to pay its debts as they become due; and (4) that the debt is not an obligation to pay money to a city, county, entity organized pursuant to Chapter 28E of the Iowa Code, or other political subdivision.

Forward-Looking Statements

This Official Statement contains statements relating to future results that are "forward-looking statements" as defined in the Private Securities Litigation Reform Act of 1995. When used in this Official Statement, the words "anticipated," "plan," "expect," "projected," "estimate," "budget," "pro forma," "forecast," "intend," and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware that there are likely to be differences between forward-looking statements and the actual results. These differences could be material and could impact the availability of funds of the Issuer to pay debt service when due on the Bonds.

Tax Matters and Loss of Tax Exemption

As discussed under the heading "TAX EXEMPTION AND RELATED TAX MATTERS" herein, the interest on the Series 2026A Bonds and Series 2026C Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Series 2026A Bonds and Series 2026C Bonds, as a result of acts or omissions of the Issuer in violation of its covenants in the resolutions authorizing the issuance of the Series 2026A Bonds and Series 2026C Bonds. Should such an event of taxability

occur, the Series 2026A Bonds and Series 2026C Bonds would not be subject to a special redemption and would remain outstanding until maturity or until redeemed under the redemption provisions contained in the Series 2026A Bonds and Series 2026C Bonds, and there is no provision for an adjustment of the interest rate on the Series 2026A Bonds and Series 2026C Bonds.

It is possible that actions of the Issuer after the closing of the Series 2026A Bonds and Series 2026C Bonds will alter the tax-exempt status of the Series 2026A Bonds and Series 2026C Bonds, and, in the extreme, remove the tax-exempt status from the Series 2026A Bonds and Series 2026C Bonds. In that instance, the Series 2026A Bonds and Series 2026C Bonds are not subject to mandatory prepayment, and the interest rate on the Series 2026A Bonds and Series 2026C Bonds does not increase or otherwise reset. A determination of taxability on the Series 2026A Bonds and Series 2026C Bonds, after closing of the Series 2026A Bonds and Series 2026C Bonds, could materially adversely affect the value and marketability of the Series 2026A Bonds and Series 2026C Bonds.

DTC-Beneficial Owners

Beneficial Owners of the Bonds may experience some delay in the receipt of distributions of principal of and interest on the Bonds since such distributions will be forwarded by the Registrar to DTC and DTC will credit such distributions to the accounts of the Participants which will thereafter credit them to the accounts of the Beneficial Owner either directly or indirectly through indirect Participants. Neither the Issuer nor the Registrar will have any responsibility or obligation to assure that any such notice or payment is forwarded by DTC to any Participants or by any Participant to any Beneficial Owner.

In addition, since transactions in the Bonds can be effected only through DTC Participants, indirect participants and certain banks, the ability of a Beneficial Owner to pledge the Bonds to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Bonds, may be limited due to lack of a physical certificate. Beneficial Owners will be permitted to exercise the rights of registered Owners only indirectly through DTC and the Participants. See “APPENDIX E – BOOK-ENTRY SYSTEM.”

Proposed Federal Tax Legislation

From time to time, Presidential proposals, federal legislative committee proposals or legislative proposals are made that would, if enacted, alter or amend one or more of the federal tax matters described herein in certain respects or would adversely affect the market value of the Series 2026A Bonds and Series 2026C Bonds. It cannot be predicted whether or in what forms any of such proposals that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Series 2026A Bonds and Series 2026C Bonds. See “TAX EXEMPTION AND RELATED TAX MATTERS” herein.

Cybersecurity

The Issuer, like many other public and private entities, relies on a large and complex technology environment to conduct its operations. As such, it may face multiple cybersecurity threats including but not limited to, hacking, viruses, malware and other attacks on computer or other sensitive digital systems and networks. There can be no assurances that any security and operational control measures implemented by the Issuer will be completely successful to guard against and prevent cyber threats and attacks. Failure to properly maintain functionality, control, security, and integrity of the Issuer’s information systems could impact business operations and systems, and the costs of remedying any such damage could be significant.

The Issuer maintains cybersecurity insurance coverage. The Issuer cannot predict whether this coverage would be sufficient in the event of a cyber-incident.

Pension and Other Post-Employment Benefits (“OPEB”) Information

The Issuer contributes to the Iowa Public Employees’ Retirement System (“IPERS”), which is a state-wide multiple-employer cost-sharing defined benefit pension plan administered by the State of Iowa. IPERS provides retirement and death benefits which are established by State statute to plan members and beneficiaries. All full-time employees of the Issuer not covered by MFPRSI (defined herein) are required to participate in IPERS. IPERS plan members are required to contribute a percentage of their annual salary, in addition to the Issuer being required to make monthly contributions to IPERS. Contribution amounts are set by State statute. The IPERS Annual Comprehensive Financial Report for its fiscal year ended June 30, 2025 (the “IPERS ACFR”), indicates that as of June 30, 2025, the date of the most recent actuarial valuation for IPERS, the funded ratio of IPERS was 92.17%, and the unfunded actuarial liability was approximately \$3.841 billion. The IPERS ACFR identifies the IPERS Net Pension Liability at June 30, 2025, at approximately \$2.323 billion (market value), while its net pension liability at June 30, 2024, was approximately \$3.641 billion (market value). The IPERS ACFR is available on the IPERS website, or by contacting IPERS at 7401 Register Drive, Des Moines, IA 50321.

Bond Counsel, Disclosure Counsel, the Underwriter, the Municipal Advisor and the Issuer undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the

IPERS website, including, but not limited to, updates of such information on the State Auditor's website or links to other internet sites accessed through the IPERS website.

In fiscal year ended June 30, 2025, the Issuer's IPERS contribution totaled approximately \$1,095,871. The Issuer is current in its obligations to IPERS.

Pursuant to Governmental Accounting Standards Board Statement No. 68, IPERS has allocated the net pension liability among its members, with the Issuer's identified portion at June 30, 2025, at approximately \$4,355,769, which is measured as of June 30, 2024. While the Issuer's contributions to IPERS are controlled by state law, there can be no assurance the Issuer will not be required by changes in State law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the Issuer. See "APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER FOR FISCAL YEAR 2025" for additional information on pension and liabilities of the Issuer.

The Issuer also contributes to the Municipal Fire and Police Retirement System of Iowa ("MFPRSI"), which is a multiple-employer cost-sharing defined benefit pension plan for fire fighters and police officers, administered under Chapter 411 of the Iowa Code. MFPRSI plan members are required to contribute a percentage of their annual salary, in addition to the Issuer being required to make annual contributions to MFPRSI. Contribution amounts are set by State statute. The MFPRSI Annual Comprehensive Financial Report for its fiscal year ended June 30, 2025 (the "MFPRSI Report") indicates that as of June 30, 2025, the date of the most recent actuarial valuation for MFPRSI, the funded ratio of MFPRSI was 85.42%, and the unfunded actuarial liability was approximately \$603.9 million. The MFPRSI Report identifies the MFPRSI Net Pension Liability at June 30, 2025, at approximately \$645.6 million (market value), while its net pension liability at June 30, 2024, at approximately \$660.8 million (market value). The MFPRSI Report is available on the MFPRSI website.

Bond Counsel, Disclosure Counsel, the Underwriter, the Municipal Advisor and the Issuer undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the MFPRSI discussed above or included on the MFPRSI website, including, but not limited to, updates of such information on the State Auditor's website or links to other internet sites accessed through the MFPRSI website.

In fiscal year ended June 30, 2025, the Issuer's MFPRSI contribution totaled approximately \$1,614,792. The Issuer is current in its obligations to MFPRSI.

Pursuant to Governmental Accounting Standards Board Statement No. 68, MFPRSI has allocated the net pension liability among its members, with the Issuer's identified portion at June 30, 2025, at approximately \$12,269,165, which is measured as of June 30, 2024. While the Issuer's contributions to MFPRSI are controlled by state law, there can be no assurance the Issuer will not be required by changes in State law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the Issuer. See "APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER FOR FISCAL YEAR 2025" for additional information on pension and liabilities of the Issuer.

The Issuer operates a single-employer health care plan which provides self-insured medical and prescription drug coverage to all employees, retirees and their spouses, and their eligible dependents. Group insurance benefits are established under the Iowa Code, Chapter 509A.13. At June 30, 2025, no assets have been accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75. Individuals who are employed by the Issuer and are eligible to participate in the group health plan are eligible to continue healthcare benefits upon retirement. Retirees under age 65 pay the same premium for the medical and prescription drug benefits as active employees, which results in an implicit rate subsidy and an OPEB liability. Retired participants must be age 55 or older at retirement. At June 30, 2025, 217 active employees and 11 inactive employees or beneficiaries were covered by the benefit terms. See "APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER FOR FISCAL YEAR 2025" for additional information on other post-employment benefits of the Issuer.

Risk of Audit

The Internal Revenue Service has an ongoing program to audit tax-exempt obligations to determine the legitimacy of the tax status of such obligations. No assurance can be given as to whether the Internal Revenue Service will commence an audit of the Series 2026A Bonds and Series 2026C Bonds. Public awareness of any audit could adversely affect the market value and liquidity of the Series 2026A Bonds and Series 2026C Bonds during the pendency of the audit, regardless of the ultimate outcome of the audit.

Summary

The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Bonds. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should become thoroughly familiar with this entire Official Statement and the appendices hereto.

LITIGATION

The Issuer encounters litigation occasionally, as a course of business; however, no litigation currently exists that is not believed to be covered by current insurance carriers and the Issuer is not aware of any pending litigation that questions the validity of these Bonds.

MUNICIPAL ADVISOR

The Issuer has retained Speer Financial, Inc., as Municipal Advisor (the “Municipal Advisor”) in connection with the preparation of the issuance of the Bonds. In assisting with the preparation of the Official Statement, the Municipal Advisor has relied on government officials, and other sources to provide accurate information for disclosure purposes. The Municipal Advisor is not obligated to undertake, and has not undertaken, an independent verification of the accuracy, completeness, or fairness of the information contained in the Official Statement. The Municipal Advisor is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities.

ACCOUNTANT

The financial statements of the Issuer as of and for the year ended June 30, 2025, included in this Official Statement as Appendix D, have been audited by Abdo L.L.P., Minneapolis, Minnesota, independent auditors (the “Accountant”), as stated in their report appearing herein. The Accountant has not been engaged to perform, and has not performed, any procedures on the financial statements after June 30, 2025, and also has not performed any procedures relating to this Official Statement.

PLAN OF FINANCING

[The Issuer will use the proceeds of the Series 2026A Bonds and the Series 2026B Bonds to provide funds for the purpose of paying the cost, to that extent, of (a) constructing street, water system, storm water drainage, sidewalk and sanitary sewer system improvements; (b) acquiring and installing street lighting, signage and signalization improvements; (c) undertaking improvements to the municipal airport; (d) acquiring and equipping street maintenance/public works vehicles; (e) acquiring, demolishing and restoring abandoned, dangerous and dilapidated properties and funding nuisance abatement including the removal of diseased trees; (f) undertaking the Southbridge Mall Redevelopment Project and the Mohawk Square Redevelopment Project, such projects having been approved as urban renewal projects by action of the city council on May 5, 2026 (collectively, the “Series 2026AB Projects”); and (g) paying certain costs of issuance related to the Series 2026A Bonds and the Series 2026B Bonds.]

[The Issuer will use the proceeds of the Series 2026C Bonds to provide funds for the purpose of paying the cost, to that extent, of (a) undertaking municipal golf course irrigation improvements; (b) undertaking municipal arena improvements and equipment acquisition (collectively, the “Series 2026C Projects” and, together with the Series 2026AB Projects, the “Projects”); and (c) paying certain costs of issuance related to the Series 2026C Bonds.]

SOURCES AND USES OF FUNDS*

The following are estimated sources and uses of funds, with respect to the Bonds.

Sources of Funds	Series 2026A Bonds	Series 2026B Bonds	Series 2026C Bonds
Bond Principal	\$3,525,000*	\$4,850,000*	\$1,370,000*
Premium	\$	\$	\$
Total Sources of Funds	\$	\$	\$
Uses of Funds			
Project Fund	\$	\$	\$
Costs of Issuance & Contingency ⁽¹⁾	\$	\$	\$
Total Uses of Funds	\$	\$	\$

(1) Includes, among other things, payment of certain legal, financial and other expenses related to the issuance of the Bonds (including, without limitation, underwriter's discount). See the discussion under the caption “UNDERWRITING” herein.

TAX EXEMPTION AND RELATED TAX MATTERS

Federal Income Tax Exemption

The opinions of Bond Counsel, with respect to the Series 2026A Bonds and Series 2026C Bonds, will state that under present laws and rulings, interest on the Series 2026A Bonds and Series 2026C Bonds is excluded from gross income for federal income tax purposes

* Preliminary, subject to change.

and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on noncorporate taxpayers under the Code.

The opinion set forth in the preceding sentence will be subject to the condition that the Issuer comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Series 2026A Bonds and Series 2026C Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. Failure to comply with certain of such requirements may cause the inclusion of interest on the Series 2026A Bonds and Series 2026C Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Series 2026A Bonds and Series 2026C Bonds. In the resolutions authorizing the issuance of the Series 2026A Bonds and Series 2026C Bonds, the Issuer will covenant to comply with all such requirements.

There may be certain other federal tax consequences to the ownership of the Series 2026A Bonds and Series 2026C Bonds by certain taxpayers, including without limitation, corporations subject to the branch profits tax, financial institutions, certain insurance companies, certain S corporations, individual recipients of Social Security and Railroad Retirement benefits, taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations, and corporations that may be subject to the alternative minimum tax. Bond Counsel will express no opinion with respect to other federal tax consequences to owners of the Series 2026A Bonds and Series 2026C Bonds. Prospective purchasers of the Series 2026A Bonds and Series 2026C Bonds should consult with their tax advisors as to such matters.

Interest on the Series 2026B Bonds is includible in gross income for both federal and State of Iowa income tax purposes, and interest on the Series 2026A Bonds and Series 2026C Bonds is includible in gross income for State of Iowa income tax purposes.

Ownership of the Series 2026A Bonds and Series 2026C Bonds may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Series 2026A Bonds and Series 2026C Bonds. Prospective purchasers of the Series 2026A Bonds and Series 2026C Bonds should consult their tax advisors regarding the applicability of any such state and local taxes.

Proposed Changes in Federal and State Tax Law

From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to herein or adversely affect the marketability or market value of the Series 2026A Bonds and Series 2026C Bonds or otherwise prevent holders of the Series 2026A Bonds and Series 2026C Bonds from realizing the full benefit of the tax exemption of interest on the Series 2026A Bonds and Series 2026C Bonds. Further, such proposals may impact the marketability or market value of the Series 2026A Bonds and Series 2026C Bonds simply by being proposed. No prediction is made whether such provisions will be enacted as proposed or concerning other future legislation affecting the tax treatment of interest on the Series 2026A Bonds and Series 2026C Bonds. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax-exempt status of the Series 2026A Bonds and Series 2026C Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Series 2026A Bonds and Series 2026C Bonds would be impacted thereby.

Purchasers of the Series 2026A Bonds and Series 2026C Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Series 2026A Bonds and Series 2026C Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

Original Issue Premium

The Series 2026A Bonds maturing in the years _____ and the Series 2026C Bonds maturing in the years _____ are being issued at a premium to the principal amount payable at maturity. Except in the case of dealers, which are subject to special rules, Bondholders who acquire the Series 2026A Bonds and Series 2026C Bonds at a premium must, from time to time, reduce their federal tax bases for the Series 2026A Bonds and Series 2026C Bonds for purposes of determining gain or loss on the sale or payment of such Series 2026A Bonds and Series 2026C Bonds. Premium generally is amortized for federal income tax purposes on the basis of a bondholder's constant yield to maturity or to certain call dates with semiannual compounding. Bondholders who acquire any Series 2026A Bonds and Series 2026C Bonds at a premium might recognize taxable gain upon sale of the Series 2026A Bonds and Series 2026C Bonds, even if such Series 2026A Bonds and Series 2026C Bonds are sold for an amount equal to or less than their original cost. Amortized premium is not deductible for federal income tax purposes. Bondholders who acquire any Series 2026A Bonds and Series 2026C Bonds at a premium should consult their tax advisors concerning the calculation of bond premium and the timing and rate of premium amortization, as well as the state and local tax consequences of owning and selling the Series 2026A Bonds and Series 2026C Bonds acquired at a premium.

Original Issue Discount

The Series 2026A Bonds maturing in the years _____ and the Series 2026C Bonds maturing in the years _____ (collectively, the “Discount Bonds”) are being sold at a discount from the principal amount payable on such Discount Bonds at maturity. The difference between the price at which a substantial amount of the Discount Bonds of a given maturity is first sold to the public (the “Issue Price”) and the principal amount payable at maturity constitutes “original issue discount” under the Code. The amount of original issue discount that accrues to a holder of a Discount Bond under Section 1288 of the Code (“Section 1288”) is excluded from federal gross income to the same extent that stated interest on such Discount Bond would be so excluded. The amount of the original issue discount that accrues with respect to a Discount Bond under Section 1288 is added to the owner’s federal tax basis in determining gain or loss upon disposition of such Discount Bond (whether by sale, exchange, redemption or payment at maturity).

Interest in the form of original issue discount accrues under Section 1288 pursuant to a constant yield method that reflects semiannual compounding on dates that are determined by reference to the maturity date of the Discount Bond. The amount of original issue discount that accrues for any particular semiannual accrual period generally is equal to the excess of (1) the product of (a) one-half of the yield on such Discount Bonds (adjusted as necessary for an initial short period) and (b) the adjusted issue price of such Discount Bonds, over (2) the amount of stated interest actually payable. For purposes of the preceding sentence, the adjusted issue price is determined by adding to the Issue Price for such Discount Bonds the original issue discount that is treated as having accrued during all prior semiannual accrual periods. If a Discount Bond is sold or otherwise disposed of between semiannual compounding dates, then the original issue discount that would have accrued for that semiannual accrual period for federal income tax purposes is allocated ratably to the days in such accrual period.

An owner of a Discount Bond who disposes of such Discount Bond prior to maturity should consult owner’s tax advisor as to the amount of original issue discount accrued over the period held and the amount of taxable gain or loss upon the sale or other disposition of such Discount Bond prior to maturity.

Owners who purchase Discount Bonds in the initial public offering but at a price different than the Issue Price should consult their own tax advisors with respect to the tax consequences of the ownership of Discount Bonds.

The Code contains provisions relating to the accrual of original issue discount in the case of subsequent purchasers of bonds such as the Discount Bonds. Owners who do not purchase Discount Bonds in the initial offering should consult their own tax advisors with respect to the tax consequences of the ownership of the Discount Bonds.

Original issue discount that accrues in each year to an owner of a Discount Bond may result in collateral federal income tax consequences to certain taxpayers. No opinion is expressed as to state and local income tax treatment of original issue discount. All owners of Discount Bonds should consult their own tax advisors with respect to the federal, state, local and foreign tax consequences associated with the purchase, ownership, redemption, sale or other disposition of Discount Bonds.

Taxable Bonds

Prospective purchasers should consult with their own tax advisors concerning the federal, state, and local tax consequences of the purchase, ownership, and disposition of the Series 2026B Bonds, including, without limitation, the additional tax on net investment income, anticipated and potential changes in tax rates on interest income, the treatment of interest in other jurisdictions, the calculation and timing of the inclusion of interest in income, the tax consequences of dispositions of Series 2026B Bonds at a gain or loss and the determination of the amount thereof, and rules applicable if Series 2026B Bonds are issued or acquired at a premium or discount from their face amount (including the possible treatment of accrued market discount as ordinary income, deferral of certain interest deductions attributable to indebtedness incurred or continued to purchase or hold Series 2026B Bonds, and the amortization of bond premium, if any).

Payments of interest on the Series 2026B Bonds (including any allocable bond premium or accrued original issue discount) and proceeds from the sale or other disposition of the Series 2026B Bonds are expected to be reported to the Internal Revenue Service as required under applicable Treasury Regulations. Backup withholding may apply to these payments if the holder fails to provide an accurate taxpayer identification number and certification that it is not subject to backup withholding (generally on an IRS Form W-9) or otherwise fails to comply with the applicable backup withholding requirements. Non-U.S. holders and holders who receive payments through non-U.S. entities may also be subject to withholding tax in certain circumstances.

LEGAL MATTERS

Legal matters incident to the authorization, issuance and sale of the Bonds and with regard to the tax-exempt status of the interest on the Series 2026A Bonds and Series 2026C Bonds (see “TAX EXEMPTION AND RELATED TAX MATTERS” herein) are subject to the approving legal opinions of Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel, forms of which are attached hereto as

“APPENDIX B – FORMS OF BOND COUNSEL OPINIONS.” Signed copies of the opinions, dated and premised on law in effect as of the date of original delivery of the Bonds, will be delivered to the Underwriter at the time of such original delivery. The Bonds are offered subject to prior sale and to the approval of legality of the Bonds by Bond Counsel. Dorsey & Whitney LLP is also serving as Disclosure Counsel to the Issuer in connection with issuance of the Bonds.

The legal opinions to be delivered will express the professional judgment of Bond Counsel, and by rendering such legal opinions, Bond Counsel does not become an insurer or guarantor of the result indicated by that expression of professional judgment or of the transaction or the future performance of the parties to the transaction.

RATING

The Bonds are rated “[]” by Moody’s. The rating reflects only the views of Moody’s, and an explanation of the significance of that rating may be obtained only from Moody’s and its published materials. The rating described above is not a recommendation to buy, sell or hold the Bonds. There can be no assurance that any rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely if, in the judgment of Moody’s, circumstances so warrant. Therefore, after the date hereof, investors should not assume that the rating is still in effect. A downward revision or withdrawal of the rating is likely to have an adverse effect on the market price and marketability of the Bonds. The Issuer has not assumed any responsibility either to notify the owners of the Bonds of any proposed change in or withdrawal of any rating subsequent to the date of this Official Statement, except in connection with the reporting of events as provided in the Continuing Disclosure Certificate, or to contest any revision or withdrawal.

CONTINUING DISCLOSURE

The Issuer will covenant in a Continuing Disclosure Certificate for the benefit of the Owners and Beneficial Owners of the Bonds to provide annually certain financial information and operating data relating to the Issuer (the “Annual Report”), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the Issuer no later than twelve months after the close of each fiscal year, commencing with the fiscal year ending June 30, 2026, with the Municipal Securities Rulemaking Board, at its internet repository named “Electronic Municipal Market Access” (“EMMA”). The notices of events, if any, are also to be filed with EMMA. See “APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE.” The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in “APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE.” These covenants have been made in order to assist the Underwriter in complying with Securities and Exchange Commission Rule 15c2-12(b)(5) (the “Rule”).

During the previous five years, the City did not timely file certain annual operating data for its fiscal years ended June 30, 2021 through 2022, did not timely file notice of financial obligation, and did not timely file notice of its failure to provide the aforementioned information on or before the date specified in its prior continuing disclosure undertakings.

UNDERWRITING

The Bonds are being purchased, subject to certain conditions, by _____ (the “Underwriter”). The Underwriter has agreed, subject to certain conditions, to purchase all, but not less than all, of the Bonds at an aggregate purchase price of \$ _____ (reflecting the par amount of the Bonds with original issue premium of \$ _____ and an underwriter’s discount of \$ _____).

The Underwriter may offer and sell the Bonds to certain dealers (including dealers depositing the Bonds into unit investment trusts, certain of which may be sponsored or managed by the Underwriter) at prices lower than the initial public offering prices stated on the cover page. The initial public offering prices of the Bonds may be changed, from time to time, by the Underwriter.

The Underwriter intends to engage in secondary market trading of the Bonds subject to applicable securities laws. The Underwriter is not obligated, however, to repurchase any of the Bonds at the request of the holder thereof.

MISCELLANEOUS

Brief descriptions or summaries of the Issuer, the Bonds, the Resolutions and other documents, agreements and statutes are included in this Official Statement. The summaries or references herein to the Bonds, the Resolutions and other documents, agreements and statutes referred to herein, and the description of the Bonds included herein, do not purport to be comprehensive or definitive, and such summaries, references and descriptions are qualified in their entirety by reference to such documents, and the description herein of the Bonds is qualified in its entirety by reference to the form thereof and the information with respect thereto included in the aforesaid documents. Copies of such documents may be obtained from the Issuer.

Any statements in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are intended as such and not as representations of fact, and no representation is made that any of the estimates will be realized. This Official Statement is not to be construed as a contract or agreement between the Issuer and the purchasers or Owners of any of the Bonds.

The attached APPENDICES A, B, C, D and E are integral parts of this Official Statement and must be read together with all of the foregoing statements.

It is anticipated that CUSIP identification numbers will be printed on the Bonds, but neither the failure to print such numbers on any Bonds nor any error in the printing of such numbers shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for any Bonds.

The Issuer has reviewed the information contained herein which relates to it and has approved all such information for use within this Official Statement. The execution and delivery of this Official Statement has been duly authorized by the Issuer.

City of Mason City, Iowa

Brent Hinson, Deputy City Administrator/Finance
Director

**APPENDIX A
INFORMATION ABOUT THE ISSUER**

The \$3,525,000 General Obligation Corporate Purpose Bonds, Series 2026A (the "Series 2026A Bonds"); \$4,850,000* Taxable General Obligation Corporate Purpose Bonds, Series 2026B (the "Series 2026B Bonds") and \$1,370,000* General Obligation Local Option Sales Tax Bonds, Series 2026C (the "Series 2026C Bonds" and, collectively, the "Bonds") are general obligations of the City of Mason City, Iowa (the "City") for which the City will pledge its power to levy direct ad valorem taxes against all taxable property within the City without limitation as to rate or amount to the repayment of the Bonds.*

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* Preliminary, subject to change.

CITY OF MASON CITY
Cerro Gordo County, Iowa

John P. Lee.....	Mayor
Paul Adams.....	At-Large Council Person
Tim Latham	At-Large Council Person
Jeff Hines.....	First Ward Council Person
Will Symonds	Second Ward Council Person
Joshua Masson	Third Ward Council Person
John Jaszewski.....	Fourth Ward Council Person

Officials

Aaron Burnett	City Administrator/City Clerk
Diana Black	Deputy City Clerk
Brent Hinson.....	Deputy City Administrator/Finance Director
Randy Nielsen, Esq.....	City Attorney

THE CITY

The City is the county seat for Cerro Gordo County (the “County”) and was first incorporated on December 21, 1870 and operates under the Home Rule Provisions of the constitution of Iowa (the “State”). The City is located in north central Iowa approximately 120 miles north of Des Moines and 140 miles south of Minneapolis, Minnesota.

City Organization and Services

The City operates under the Mayor-Council form of government. The Mayor is elected to a four-year term and six council members are elected to staggered four-year terms, four of which are elected from wards and two elected at large. Policy is established by the Mayor and the City Council. The City Administrator/City Clerk and Deputy City Administrator/Finance Director are appointed by the City Council. The day-to-day operations of the City are the responsibility of the City Administrator.

Approximately 275 people are employed by the City on a full and part-time basis. The City considers its employee relations to be good. The City’s Police are represented by the Teamster’s Local 238 Bargaining Unit which the bargaining contract expires on June 30, 2027; the Fire Fighters by Local No. 41 of the International Association of Fire Fighters which the bargaining contract expires on June 30, 2026, and the Public Works Employees by the AFCSME Local 1367 which the bargaining contract expires on June 30, 2026.

The City employs 48 full-time police officers and is served by 47 full-time firefighters and paramedics.

The City’s water system provides water to City residents from the Jordan aquifer. The City collects residential trash, while commercial businesses contract privately for trash removal. Electric power and natural gas are provided to City residents by Alliant Energy. Telecommunication services are provided locally by CenturyLink. Cable services are provided by Mediacom and CLTel and internet services by Mediacom, Netconx, MetroNet, Router 12 and CLTel.

Community Life

The MercyOne North Iowa Medical Center – North Iowa is a not-for-profit community health care system that offers comprehensive health care services for people throughout northern Iowa and southern Minnesota. The Medical Center operates three family medicine clinics and nine specialty clinics in the City.

The City operates many parks and recreation areas within the City limits. The facilities available at these areas include tennis, golf, swimming, boating, picnicking, fishing and baseball. The Winnebago River flows through the City and popular Clear Lake is only nine miles west. Both private and public golf courses are available. Pilot Knob State Park and McIntosh Woods are both within twenty miles of the City. The City's cultural activities are enhanced by a community playhouse, a children's theatre and scheduled lecture series. Circulation at the City's Globe Gazette newspaper reaches the surrounding nine-county area.

Education

The residents of the City are served by the Mason City Community School District (the "District") with a 2025-2026 certified enrollment of 3,286.8. The District operates four elementary schools, two middle schools, a senior high school and an alternative school (grades 9-12) all located within the City. In addition, approximately 600 students attend three parochial elementary-middle schools and one parochial senior high school.

Continuing educational opportunities within the community are provided by North Iowa Area Community College, Buena Vista University located at North Iowa Area Community College, Purdue Global University, and La James College of Hairstyling. Continuing education centers within commuting distance include Wartburg College, Waverly, Iowa, and Waldorf College, Forest City, Iowa.

Transportation

Serving the City are the Union Pacific Railroad and the I&M Rail Link. Iowa Traction Railroad provides reciprocal switching agreements and through rates for all roads. The City operates a municipal airport serviced by regularly scheduled commuter airline flights. Intra-city bus service is provided by the Mason City Transit and inter-city transportation is provided by both the Jefferson Bus Lines and the Scenic Hawkeye States, Inc. bus service. Fifteen common carriers provide trucking service from nine terminals in the City. The City is served by primary roads U.S. Highway 18 and 65, as well as Interstate Highway 35 (located six miles west of the City). State Highway 27, which runs on the south edge of the City, is the designation given for the Avenue of the Saints corridor throughout the State. The Avenue of Saints is a 563 mile-long highway connecting St. Paul, Minnesota and St. Louis, Missouri.

Population

The following table reflects population trends for the City, the County and the State.

Population Comparison ⁽¹⁾						
Year	The City	Percent Change	The County	Percent Change	The State	Percent Change
1970	30,379	n/a	49,223	n/a	2,824,376	n/a
1980	30,144	(0.77%)	48,458	(1.55%)	2,913,808	3.17%
1990	29,040	(3.66%)	46,733	(3.56%)	2,776,755	(4.70%)
2000	29,172	0.45%	46,447	(0.61%)	2,926,324	5.39%
2010	28,079	(3.75%)	44,151	(4.94%)	3,046,355	4.10%
2020	27,338	(2.64%)	43,127	(2.32%)	3,190,369	4.73%

Note: (1) Source: U.S. Bureau of the Census.

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Employment

Following is a list of large employers located in the City.

Major City Employers(1)

<u>Name</u>	<u>Product/Service</u>	<u>Approximate Employment</u>
Mercy Medical Center – North Iowa	Health Care.....	1,945
Curries Doors Co.....	Steel Doors & Frames.....	650
Mason City Community School District	Education.....	595
Good Shepherd Health Center.....	Health Care/Assisted Living	320
Principal Financial Group.....	Financial Services.....	315
Cargill Kitchens Solutions	Egg Processors.....	275
City of Mason City.....	Government.....	260
Smithfield Foods.....	Meat Packing & Processing	250
Cerro Gordo County	Government.....	240
Walmart.....	Retail Store.....	220
North Iowa Area Community College	Higher Education	220
ASSA Abloy Door Group.....	Commercial Wooden Doors	220
Kraft Heinz Company.....	Prepared Desserts.....	200

Note: (1) Source: Area Chamber of Commerce, selected telephone surveys and the 2026 Iowa Manufacturers Database.

The following shows the annual average unemployment rates for the City, the County, the State and the United States.

Annual Average Unemployment Rates(1)(2)				
<u>Calendar Year</u>	<u>The City</u>	<u>The County</u>	<u>The State</u>	<u>United States</u>
2017.....	3.1%	3.1%	3.1%	4.4%
2018.....	2.7%	2.7%	2.6%	3.9%
2019.....	2.8%	2.7%	2.7%	3.7%
2020(3)	5.5%	5.2%	5.2%	8.1%
2021(3)	4.1%	4.0%	3.9%	5.4%
2022.....	2.8%	2.9%	2.9%	3.7%
2023.....	3.1%	3.1%	3.0%	3.6%
2024.....	3.0%	3.0%	3.2%	4.0%
2025.....	3.4%	3.4%	3.5%	3.9%
2026(4)	3.3%	3.3%	3.3%	4.3%

- Notes: (1) Source: Iowa Workforce Development.
(2) Not seasonally adjusted.
(3) The increase in unemployment rates may be attributable to the COVID-19 pandemic.
(4) Preliminary rates for the month of March 2026.

Building Permits

City Building Permits(1)

(Excludes the Value of Land)

<u>Calendar Year</u>	<u>Single-Family</u>		<u>Multi-Family</u>		<u>Commercial/Industrial</u>		<u>Total Value</u>
	<u>Permits</u>	<u>Value</u>	<u>Permits</u>	<u>Value</u>	<u>Permits</u>	<u>Value</u>	
2017.....	10	\$3,362,747	0	\$ 0	16	\$17,199,676	\$20,562,423
2018.....	13	4,128,680	1	1,048,600	5	9,359,150	14,536,430
2019.....	12	3,271,718	0	0	6	16,460,500	19,732,218
2020.....	7	2,589,000	1	10,384,290	17	27,670,661	40,643,951
2021.....	6	1,932,354	0	0	7	5,041,736	6,974,090
2022.....	11	4,462,272	3	9,488,382	9	10,783,581	24,734,235
2023.....	7	2,386,000	1	1,340,000	17	21,526,789	25,252,789
2024.....	13	3,830,000	0	0	13	15,405,765	19,235,765
2025(2).....	4	1,372,000	1	4,800,000	0	0	6,172,000

- Notes: (1) Source: the City.
(2) Through May 2025.

DEBT INFORMATION

After issuance of the Bonds, the City will have outstanding \$69,710,000* principal amount of general obligation debt. In addition, the City has outstanding approximately \$2,517,000 principal amount of sewer revenue debt issued through the State Revolving Fund program that does not count against the City's debt capacity.

Debt Limitation

The amount of general obligation debt a political subdivision of the State can incur is controlled by the constitutional debt limit, which is an amount equal to 5% of the actual value of taxable property within the corporate limits, taken from the last County Tax list. According to and based upon the January 1, 2024 property valuations, for taxes payable in September 2025 and March 2026, the City's debt limit, based upon said valuation, amounts to the following:

2024 100% Actual Valuation of Property.....	\$2,563,404,759
Constitutional Debt Limit.....	\$ 128,170,238
Outstanding Bonds/Notes Applicable to Debt Limit:	
Total G.O. Debt Subject to Debt Limit.....	\$ 69,710,000*
Other Loans/Capital Leases	630,000
Other Legal Indebtedness (TIF Rebates).....	649,306
Total Applicable Debt	<u>\$ 70,989,306</u>
Remaining Debt Capacity	\$ 57,180,932

*Subject to change.

Summary of Outstanding General Obligation Bonded Debt(1) (Principal Only)

Series 2018	\$ 1,550,000
Series 2019A (Taxable).....	11,960,000
Series 2019B.....	1,500,000
Series 2019C.....	2,110,000
Series 2019D (Taxable).....	4,160,000
Series 2020A.....	2,865,000
Series 2021A.....	2,030,000
Series 2021B (Taxable).....	7,585,000
Series 2022	2,815,000
Series 2023A.....	6,620,000
Series 2023B (LOST)	3,975,000
Series 2024A.....	4,445,000
Series 2025.....	8,350,000
The 2026A Bonds(2)	3,525,000
The 2026B Bonds (Taxable)(2).....	4,850,000
The 2026C Bonds (LOST)(2).....	<u>1,370,000</u>
Total(2).....	\$69,710,000

Notes: (1) Source: the City.
(2) Subject to change.

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General Obligation Debt(1)
(Principal Only)

Fiscal Year Ending June 30	Series 2018	Series 2019A	Series 2019B	Series 2019C	Series 2019D	Series 2020A	Series 2021A	Series 2021B	Series 2022	Series 2023A	Series 2023B
2027	\$ 750,000	\$ 780,000	\$ 500,000	\$ 700,000	\$ 320,000	\$ 510,000	\$ 395,000	\$ 150,000	\$ 460,000	\$ 840,000	\$ 430,000
2028	800,000	810,000	500,000	700,000	320,000	510,000	405,000	200,000	465,000	875,000	445,000
2029	0	845,000	500,000	710,000	320,000	920,000	295,000	200,000	475,000	910,000	485,000
2030	0	880,000	0	0	320,000	925,000	305,000	200,000	490,000	920,000	485,000
2031	0	920,000	0	0	320,000	0	310,000	250,000	500,000	985,000	505,000
2032	0	960,000	0	0	320,000	0	320,000	525,000	425,000	1,025,000	525,000
2033	0	1,005,000	0	0	320,000	0	0	550,000	0	1,065,000	550,000
2034	0	1,050,000	0	0	320,000	0	0	575,000	0	0	570,000
2035	0	1,095,000	0	0	320,000	0	0	600,000	0	0	0
2036	0	1,145,000	0	0	320,000	0	0	625,000	0	0	0
2037	0	1,205,000	0	0	320,000	0	0	675,000	0	0	0
2038	0	1,265,000	0	0	320,000	0	0	700,000	0	0	0
2039	0	0	0	0	320,000	0	0	750,000	0	0	0
2040	0	0	0	0	0	0	0	785,000	0	0	0
2041	0	0	0	0	0	0	0	800,000	0	0	0
Total	\$1,550,000	\$11,960,000	\$1,500,000	\$2,110,000	\$4,160,000	\$2,865,000	\$2,030,000	\$7,585,000	\$2,815,000	\$6,620,000	\$3,975,000

Fiscal Year Ending June 30	Series 2024A	Series 2025	Series 2026A(2)	Series 2026B(2)	Series 2026C(2)	Less: Paid With Non-Property Tax Sources(3)	Total General Obligation Property Tax Debt	Cumulative Retirement(2) Amount	Percent
2027	\$ 480,000	\$ 285,000	\$ 215,000	\$ 270,000	\$ 115,000	\$ (2,055,000)	\$ 5,145,000	\$ 5,145,000	11.34%
2028	500,000	880,000	310,000	430,000	120,000	(2,120,000)	6,150,000	11,295,000	24.89%
2029	520,000	915,000	320,000	450,000	125,000	(1,975,000)	5,995,000	17,290,000	38.10%
2030	545,000	955,000	340,000	470,000	130,000	(1,595,000)	5,370,000	22,660,000	49.93%
2031	565,000	995,000	350,000	490,000	135,000	(1,685,000)	4,660,000	27,320,000	60.20%
2032	590,000	1,035,000	365,000	515,000	140,000	(1,960,000)	4,785,000	32,105,000	70.75%
2033	610,000	1,080,000	375,000	545,000	150,000	(2,010,000)	4,240,000	36,345,000	80.09%
2034	635,000	1,125,000	405,000	560,000	155,000	(2,055,000)	3,340,000	39,685,000	87.45%
2035	0	1,080,000	420,000	540,000	145,000	(1,510,000)	2,690,000	42,375,000	93.38%
2036	0	0	425,000	560,000	155,000	(1,535,000)	1,715,000	44,090,000	97.16%
2037	0	0	0	0	0	(1,585,000)	615,000	44,705,000	98.51%
2038	0	0	0	0	0	(1,610,000)	675,000	45,380,000	100.00%
2039	0	0	0	0	0	(1,070,000)	0	45,380,000	100.00%
2040	0	0	0	0	0	(785,000)	0	45,380,000	100.00%
2041	0	0	0	0	0	(800,000)	0	45,380,000	100.00%
Total	\$4,445,000	\$8,350,000	\$3,525,000	\$4,850,000	\$1,370,000	\$ (24,330,000)	\$45,380,000		

Notes: (1) Source: the City. Mandatory redemption amounts are shown for term bonds.
(2) Subject to change.
(3) Excludes the Bonds.

Statement of Bonded Indebtedness⁽¹⁾⁽²⁾

City Actual Value, January 1, 2024	\$2,563,404,759
City Taxable Value, January 1, 2024	\$1,383,051,621

	Total	Applicable		Ratio to City Actual Value	Ratio to City Taxable Value	Per Capita (2020 Pop. 27,338)
		Percent	Amount			
Direct Bonded Debt	\$ 69,710,000	100.00%	\$ 69,710,000	2.72%	5.04%	\$2,549.93
Less: Paid from Non-property Tax Sources ⁽³⁾ ..	(26,745,000)	100.00%	(26,745,000)	(1.04%)	(1.93%)	(978.31)
Net Direct Bonded Debt	\$ 42,965,000		\$ 42,965,000	1.57%	3.11%	\$1,571.62
Overlapping Debt:						
Mason City Community School District	\$ 0	89.06%	\$ 0	0.00%	0.00%	\$ 0.00
North Iowa Area Community College ⁽⁴⁾	8,165,000	13.58%	1,108,807	0.04%	0.08%	40.56
Cerro Gordo County	925,000	38.48%	355,940	0.01%	0.03%	13.02
Total Overlapping Bonded Debt			\$ 1,464,747	0.05%	0.11%	\$ 53.58
Total Direct and Overlapping Bonded Debt			\$ 44,429,747	1.72%	3.22%	\$1,625.20

Per Capita Actual Value	\$93,767.09
Per Capita Taxable Value	\$50,590.81

- Notes: (1) Source: the City, Audited Financial Statements and Treasurer of the State of Iowa - Outstanding Obligations Report, debt as of June 30, 2025 for the School District, Community College and County.
- (2) As of the date of issuance for Direct Bonded Debt and June 30, 2025 for Overlapping Debt.
- (3) Excludes the Bonds.
- (4) Excludes \$12,535,000 in Industrial New Jobs Training Certificates, which are expected to be paid by proceeds from anticipated job credits from withholding taxes.

TIF - Backed Development Agreements

From time to time the City, pursuant to Section 403.9 of the Iowa Code and the Issuer's urban renewal plans, has entered into Development Agreements which contain payment obligations from the Issuer to an external party. The Issuer's payment requirements under these contracts are not structured as general liabilities of the Issuer, but rather are exclusively secured by and payable from a pledge of the City's incremental property tax revenues (TIF) to be derived from the taxable properties (or some subset thereof) contained within an urban renewal area of the Issuer pursuant to Section 403.19 of the Iowa Code. The City's payment obligation under these contracts are routinely contingent upon development or redevelopment performance requirements of the external party and are typically made subject to annual appropriation rights by the City Council. TIF Payments under these contracts are typically due and owing semi-annually on December 1 and June 1 of each fiscal year of the City.

The following table contains information regarding the City's material Development Agreements, each subject to annual appropriation by the City:

Agreement Date	Urban Renewal Area	Project Description	Maximum Remaining Payment Amount (as of 6/30/25)	Last Payment Date
12/19	Southside Gateway	Golden Grain	\$1,682,259	6/32
4/24	MC Unified	Stellar Industries	1,000,000	6/35

PROPERTY ASSESSMENT AND TAX INFORMATION

Property Tax Assessment

In compliance with Section 441.21 of the Iowa Code, the State Director of Revenue annually directs all county auditors to apply prescribed statutory percentages to the assessments of certain categories of real property. The final values, called Actual Valuation, are then adjusted by the County Auditor. Assessed or Taxable Valuation subject to tax levy is then determined by the application of State determined rollback percentages, principally to residential property and commercial property.

Beginning in 1978, the State required a reduction in Actual Valuation to reduce the impact of inflation on its residents. The resulting value is defined as the Assessed or Taxable Valuation. Such rollback percentages may be changed in future years. Certain historical rollback percentages for residential, multi-residential, agricultural and commercial valuations are as follows:

Percentages for Taxable Valuation After Rollbacks(1)

<u>Fiscal Year</u>	<u>Residential</u>	<u>Multi-Residential</u>	<u>Ag Land & Buildings</u>	<u>Commercial & Industrial</u>
2017/18	56.9391%	82.5000%	47.4996%	90.0000%
2018/19	55.6209%	78.7500%	54.4480%	90.0000%
2019/20	56.9180%	75.0000%	56.1324%	90.0000%
2020/21	55.0743%	71.2500%	81.4832%	90.0000%
2021/22	56.4094%	67.5000%	84.0305%	90.0000%
2022/23	54.1302%	63.7500%	89.0412%	90.0000%
2023/24	54.6501%	n/a	91.6430%	90.0000%
2024/25	46.3428%	n/a	71.8370%	90.0000%
2025/26	47.4316%	n/a	73.8575%	90.0000%
2026/27	44.5345%	n/a	59.4401%	90.0000%

- Notes: (1) Source: the Iowa Department of Revenue.
(2) In assessment year 2025 (applicable to fiscal year 2026/27 valuations), the taxable value rollback rate is 44.5345% of actual value for residential property; 59.4401% of actual value for agricultural property and 94.2059% or 98.0000% of the actual value of utility property. The residential taxable rollback rate of 44.5345% applies to the value of each property unit of commercial, industrial and railroad property that exceeds zero dollars (\$0), but does not exceed one hundred fifty thousand dollars (\$150,000), with a taxable value rollback rate of 90.0000% to the value that exceeds one hundred fifty thousand dollars (\$150,000).

Property is assessed on a calendar year basis. The assessments finalized as of January 1 of each year are applied to the following fiscal year. For example, the assessments finalized on January 1, 2024, are used to calculate tax liability for the tax year starting July 1, 2025 through June 30, 2026.

Property Valuations

Actual (100%) Valuations for the City(1)(2)

<u>Property Class</u>	<u>Fiscal Year: Levy Year:</u>	<u>2022/23 2021</u>	<u>2023/24 2022</u>	<u>2024/25 2023</u>	<u>2025/26 2024</u>	<u>Preliminary 2026/27 2025</u>
Residential.....		\$1,318,324,070	\$1,415,961,040	\$1,699,788,963	\$1,705,083,480	\$1,842,573,969
Agricultural		9,801,430	9,810,350	14,090,710	14,104,300	16,725,431
Commercial		460,179,314	470,089,125	523,160,139	523,273,172	623,649,947
Industrial.....		106,586,230	113,994,840	124,514,010	134,026,280	131,190,580
Multi-residential(3)		54,681,785	0	0	0	0
Railroads		13,784,277	14,660,104	15,304,486	15,605,979	15,279,786
Utilities without Gas and Electric.....		2,099,790	528,230	587,555	483,562	812,787
Gas and Electric Utility.....		170,902,445	171,961,059	185,053,595	194,808,986	195,942,682
Less: Exemptions		<u>(2,427,972)</u>	<u>(2,290,924)</u>	<u>(14,499,000)</u>	<u>(23,981,000)</u>	<u>(23,329,428)</u>
Total		\$2,133,931,369	\$2,194,713,824	\$2,548,000,458	\$2,563,404,759	\$2,802,845,754
Percent Change +(-)		4.85%(4)	2.85%	16.10%	0.60%	9.34%

- Notes: (1) Source: Iowa Department of Management.
(2) Includes tax increment finance (TIF) valuations used in the following amounts:

<u>January 1:</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
TIF Valuation	\$45,849,345	\$47,727,878	\$77,897,385	\$92,459,940	\$113,095,623

- (3) Included in Residential Property Class starting with January 1, 2022 valuations.
(4) Based on 2020 Actual Valuation of \$2,035,174,140.

For the January 1, 2025 levy year, the City's Taxable Valuation was comprised of approximately 55% residential, 34% commercial, 8% industrial, 3% utilities, 1% railroads, 1% agriculture and less than 1% exemptions.

Taxable ("Rollback") Valuations for the City(1)(2)

Property Class	Fiscal Year: Levy Year:	2022/23 2021	2023/24 2022	2024/25 2023	2025/26 2024	Preliminary 2026/27 2025
Residential.....		\$ 713,611,424	\$ 773,823,924	\$ 787,729,851	\$ 808,747,994	\$ 820,581,077
Agricultural.....		7,036,533	8,990,489	10,122,340	10,417,086	8,882,301
Commercial.....		414,161,400	386,940,835	424,264,847	425,331,296	510,712,852
Industrial.....		95,927,607	100,837,969	109,864,861	118,480,727	115,921,373
Multi-residential.....		34,859,668	0	0	0	0
Railroads.....		12,405,851	13,168,660	13,742,626	14,014,751	13,719,092
Utilities without Gas and Electric.....		2,099,790	528,230	587,555	483,562	796,531
Gas and Electric Utility.....		27,675,854	27,663,946	28,698,878	29,557,205	38,057,216
Less: Exemptions.....		(2,427,972)	(2,290,924)	(14,499,000)	(23,981,000)	(23,329,428)
Total.....		\$1,305,350,155	\$1,309,663,129	\$1,360,511,958	\$1,383,051,621	\$1,485,341,014
Percent Change +(-).....		1.59%(4)	0.33%	3.88%	1.66%	7.40%

Notes: (1) Source: Iowa Department of Management.

(2) Includes tax increment finance (TIF) valuations used in the following amounts:

January 1:	2021	2022	2023	2024	2025
TIF Valuation.....	\$45,849,345	\$47,727,878	\$77,897,385	\$92,459,940	\$113,095,623

(3) Included in Residential Property Class starting with January 1, 2022 valuations.

(4) Based on 2020 Taxable Valuation of \$1,284,911,965.

Tax Collections

Tax Extensions and Collections(1)

Levy Year	Fiscal Year	Amount Levied	Amount Collected(2)	Percent Collected
2015.....	2016-17.....	\$14,019,125	\$14,111,670	100.66%
2016.....	2017-18.....	14,741,388	14,853,090	100.76%
2017.....	2018-19.....	15,354,489	15,464,966	100.72%
2018.....	2019-20.....	16,042,570	15,769,414	98.30%
2019.....	2020-21.....	16,806,291	17,045,254	101.42%
2020.....	2021-22.....	16,978,591	17,052,253	100.43%
2021.....	2022-23.....	17,280,920	17,189,318	99.47%
2022.....	2023-24.....	17,305,099	17,401,869	100.56%
2023.....	2024-25.....	17,645,674	17,410,256	98.67%
2024.....	2025-26.....	17,787,377		

--In Collection --

Notes: (1) Source: the State of Iowa Department of Management and the City. Does not include amounts for Utility Replacement or for the City's tax increment finance district.

(2) Includes delinquent taxes.

Principal Taxpayers(1)

Taxpayer Name	Business/Service	Levy Year 2024 Taxable Valuation(2)
Golden Grain Energy LLC.....	Ethanol Production.....	\$ 36,476,342
Interstate Power & Light Co.	Utility.....	28,383,136
FF Portfolio Owner 2 LLC.....	Commercial/Retail Property.....	16,282,524
Lehigh Portland Cement Co.	Cement Production.....	15,179,669
Willow Creek Shopping Center LLC.....	Retail Stores.....	14,529,399
Union Pacific Railroad.....	Railroad.....	12,152,490
Dayton Hudson Corp.	Retailer.....	10,991,963
Mason City Shopping Center LP.....	Retail Stores.....	10,975,495
AADG, Inc.....	Manufacturing.....	10,821,442
Walmart.....	Retail Store.....	10,736,147
Total.....		\$166,528,607
Ten Largest Taxpayers as Percent of City's 2024 Taxable Valuation (\$1,383,051,621).....		12.04%

Notes: (1) Source: the County.

(2) Every effort has been made to seek out and report the largest taxpayers. However, many of the taxpayers listed contain multiple parcels and it is possible that some parcels and their valuations have been overlooked.

Property Tax Rates

The property tax rates for the City from levy year 2020 through levy year 2024 are shown below:

Property Tax Rates ⁽¹⁾⁽²⁾ (Per \$1,000 Actual Valuation)					
Fiscal Year: Levy Year:	2021/22 2020	2022/23 2021	2023/24 2022	2024/25 2023	2025/26 2024
Consolidated General Fund	\$ 8.10000	\$ 8.10000	\$ 8.10000	\$ 8.51000	\$ 8.51000
Operation and Maint. of Public owned Transit.....	0.00000	0.00000	0.00000	0.23815	0.11994
Liability, Property and Self Insurance Costs	0.00000	0.00000	0.00000	0.41104	0.50575
Employee Benefits.....	2.90823	2.71578	2.32364	2.05861	1.86736
Emergency Levy.....	0.00000	0.27000	0.27000	0.00000	0.00000
Debt Service Fund.....	2.52752	2.52692	2.90952	2.76549	2.97487
Capital Projects (Capital Improvement Reserve)....	0.00000	0.00000	0.00000	0.00000	0.00000
Other.....	0.49074	0.38476	0.38484	0.00000	0.00000
Total City Property Tax Rate.....	\$14.02649	\$13.99746	\$13.98800	\$13.98329	\$13.97792

- Note: (1) Source: Iowa Department of Management.
(2) Does not include the tax rate for agriculture.

FINANCIAL INFORMATION

Statement of Net Position Governmental Activities⁽¹⁾

	Audited as of June 30				
	2021	2022	2023	2024	2025
Assets:					
Cash and Temporary Investments	\$ 0	\$ 44,363,420	\$ 48,202,220	\$ 51,438,693	\$ 34,696,905
Cash.....	14,205,876	0	0	0	0
Investments.....	18,633,207	0	0	0	0
Receivables:					
Interest	8,179	9,487	0	0	471,067
Property Taxes	294,000	207,443	341,078	189,685	211,252
Succeeding Year Property Taxes.....	17,191,579	17,492,083	17,502,939	17,842,294	18,148,244
Accounts, Net of Allowances.....	27,033	9,699	55,837	6,959	130,664
Special Assessments.....	136,469	203,882	197,997	178,724	134,860
Succeeding Year Special Assessments	15,380	0	0	0	0
Intergovernmental.....	0	1,382,591	6,287,014	3,193,476	4,903,075
Internal Balances.....	3,805,987	(686,178)	(939,695)	(1,025,939)	(1,181,059)
Inventories.....	58,367	0	0	0	0
Due from Other Governments.....	1,872,413	0	0	0	0
Prepaid Items	200,149	295,365	348,186	522,797	434,771
Capital Assets					
Nondepreciable	0	26,045,969	34,654,778	56,213,436	51,080,505
Depreciable (Net).....	0	85,877,991	82,727,320	81,461,307	101,726,178
Total Assets.....	\$ 56,448,639	\$175,201,752	\$189,377,674	\$210,021,432	\$210,756,462
Noncurrent Assets:					
Restricted Assets:					
Cash.....	\$ 42,927	\$ 0	\$ 0	\$ 0	\$ 0
Investments	499,995	0	0	0	0
Receivables.....	467	0	0	0	0
Capital Assets:					
Land and Construction in Progress	30,624,755	0	0	0	0
Other Capital Assets Net of Depreciation.....	76,704,579	0	0	0	0
Total Noncurrent Assets	\$107,872,723	\$ 0	\$ 0	\$ 0	\$ 0
Deferred Outflows of Resources:					
Deferred Pension Resources.....	\$ 4,735,538	\$ 4,885,035	\$ 4,278,925	\$ 5,351,114	\$ 3,918,243
Deferred Other Postemployment Benefit Resources.....	0	87,667	79,774	70,566	62,446
Total Deferred Outflows of Resources	\$ 4,735,538	\$ 4,972,702	\$ 4,358,699	\$ 5,421,680	\$ 3,980,689

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Statement of Net Position
Governmental Activities(1)
(continued from previous page)

	Audited as of June 30				
	2021	2022	2023	2024	2025
Liabilities:					
Accounts Payable.....	\$ 1,871,494	\$ 2,063,546	\$ 4,297,846	\$ 5,983,793	\$ 2,896,301
Due to Other Governments.....	838	3,584	7,509	9,214	7,776
Accrued Interest Payable.....	91,236	101,589	103,433	140,085	135,265
Accrued Salaries Payable.....	772,984	773,955	347,435	501,893	187,647
Unearned Revenue.....	0	1,369,619	4,580,233	1,747,261	0
Contracts Payable.....	1,301,933	0	0	0	0
Compensated Absences Payable.....	1,340,137	0	0	0	0
Current Portion of Long-Term Debt:					
Bonds Payable.....	\$ 3,764,000	0	0	0	0
Noncurrent Liabilities					
Due within one year					
Long-term Liabilities.....	0	5,159,806	5,102,955	5,045,747	5,608,355
Other Postemployment Benefits Liability.....	0	0	0	14,461	16,000
Due in more than one year					
Long-term Liabilities.....	0	42,726,863	42,712,420	49,870,843	46,931,307
Net Pension Liability.....	18,006,254	3,773,407	12,258,299	13,868,071	13,582,111
Bonds Payable.....	36,053,467	0	0	0	0
Other Postemployment Benefits Liability.....	628,380	715,243	745,129	628,739	661,520
Total Liabilities.....	<u>\$ 54,688,101</u>	<u>\$ 56,687,612</u>	<u>\$ 70,155,259</u>	<u>\$ 77,810,107</u>	<u>\$ 70,026,282</u>
Deferred Inflows of Resources:					
Deferred Pension Resources.....	\$ 1,728,351	\$ 10,134,732	\$ 8,625,481	\$ 518,286	\$ 4,545
Deferred Other Postemployment Benefits Resources.....	557,820	505,379	476,017	552,653	517,781
Succeeding Year Property Taxes.....	17,259,048	17,492,083	17,502,939	17,842,294	18,148,244
Succeeding Year Special Assessments.....	16,536	0	0	0	0
Total Deferred Inflows of Resources.....	<u>\$ 19,561,755</u>	<u>\$ 28,132,194</u>	<u>\$ 26,604,437</u>	<u>\$ 18,913,233</u>	<u>\$ 18,670,570</u>
Net Position:					
Net Investment in Capital Assets.....	\$ 88,686,867	\$ 94,244,550	\$ 99,033,677	\$ 112,610,518	\$ 128,268,203
Restricted:					
Tort Liability.....	0	970,041	917,148	653,606	544,031
Debt Service.....	0	6,173,441	3,962,801	5,607,566	492,263
Road and Use Tax.....	0	3,212,542	2,843,340	2,668,106	2,639,134
Local Option Sales Tax.....	0	0	726,233	464,699	974,076
River City Renaissance.....	0	0	8,233,045	3,899,854	3,617,655
Tax Increment Financing.....	0	1,281,790	39,610	324,165	201,510
Hotel/Motel Tax.....	0	105,102	293,220	334,310	208,807
Employee Benefits.....	0	8,307,153	5,617,253	4,952,932	3,789,834
Grant Programs.....	0	70,941	129,915	138,662	116,294
Watershed.....	0	0	0	0	9,016
Cemetery Perpetual Care.....	543,389	617,005	555,771	559,028	561,837
Museum Funding.....	633,638	464,188	1,147,841	514,225	525,878
Softball Trust.....	0	0	3,117	2,460	0
Street and Park Improvements.....	0	2,277,699	0	0	0
Expendable:					
Bond Retirement.....	948,779	0	0	0	0
Unrestricted.....	<u>(5,148,251)</u>	<u>(22,369,804)</u>	<u>(26,526,294)</u>	<u>(14,010,359)</u>	<u>(15,908,239)</u>
Total Net Position.....	<u>\$ 85,664,422</u>	<u>\$ 95,354,648</u>	<u>\$ 96,976,677</u>	<u>\$ 118,719,772</u>	<u>\$ 126,040,299</u>

Note: (1) Source: audited financial statements of the City for the fiscal years ended June 30, 2021 through 2025.

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**Statement of Activities
Governmental Activities(1)**

	Audited Year Ending June 30				
	2021	2022	2023	2024	2025
Functions/Programs:					
Governmental Activities:					
General Government	\$ (2,686,985)	\$ (4,035,065)	\$ (5,168,765)	\$ (2,626,950)	\$ (4,534,327)
Public Safety	(10,622,475)	(7,815,307)	(16,420,585)	(5,748,467)	(9,732,903)
Public Works	(3,640,964)	(2,836,327)	(3,181,518)	771,013	(8,053,627)
Health and Social Services	(176,790)	(297,973)	(426,641)	(65,866)	(144,142)
Culture and Recreation	(4,002,889)	(3,687,766)	(4,864,896)	(3,152,157)	(756,468)
Community and Economic Development	(500,308)	(3,532,786)	(3,340,300)	(4,750,434)	(4,196,248)
Interest on Long-Term Debt	(1,255,332)	(1,468,642)	(1,291,302)	(1,686,528)	(1,581,546)
Total Governmental Activities	<u>\$(22,885,743)</u>	<u>\$(23,673,866)</u>	<u>\$(34,694,007)</u>	<u>\$(17,259,389)</u>	<u>\$(28,999,261)</u>
General Revenues:					
Property Taxes	\$ 17,476,483	\$ 0	\$ 0	\$ 0	\$ 0
Property Taxes Levied for General Purposes	0	18,164,436	18,395,339	18,409,678	18,765,217
Property Taxes Levied for Debt Service	0	3,324,629	3,389,816	4,001,817	3,886,207
Other Taxes:					
Tax Increments	2,034,793	1,548,436	1,539,066	1,464,025	2,195,905
Local Option Sales Tax	6,222,261	6,259,486	6,686,203	6,660,659	6,616,006
Hotel/Motel Tax	587,833	826,097	1,124,525	776,617	762,262
Airport Passenger Facility Charge	23,901	36,166	25,965	20,564	34,135
Grants and Contributions not Restricted to Specific Program...	25,107	1,477,344	2,063,277	2,139,305	854,854
Use of Money and Property	0	423,008	1,662,390	2,102,813	3,039,718
Unrestricted State Tax Replacement	235,844	0	0	0	0
Unrestricted Investment Income	911,618	0	0	0	0
Miscellaneous	98,134	384,942	635,295	400,976	297,462
Gain on Sale of Capital Assets	0	5,700	8,269	149	11,503
Transfers – Internal Activities	0	0	1,365,513	3,653,185	(1,281,356)
Transfers – Capital Assets	0	0	(579,622)	(627,304)	(297,938)
Transfers	125,560	1,852,358	0	0	0
Total General Revenues and Transfers	<u>\$ 27,741,534</u>	<u>\$ 34,302,602</u>	<u>\$ 36,316,036</u>	<u>\$ 39,002,484</u>	<u>\$ 34,883,975</u>
Change in Net Position	\$ 4,855,791	\$ 10,628,736	\$ 1,622,029	\$ 21,743,095	\$ 5,884,714
Net Position - July 1	<u>\$ 80,808,631</u>	<u>\$ 84,725,912(2)</u>	<u>\$ 95,354,648</u>	<u>\$ 96,976,677</u>	<u>\$ 120,155,585(2)</u>
Net Position - June 30	<u>\$ 85,664,422</u>	<u>\$ 95,354,648</u>	<u>\$ 96,976,677</u>	<u>\$ 118,719,772</u>	<u>\$ 126,040,299</u>

Notes: (1) Source: Audited financial statements of the City for the fiscal years ended June 30, 2021 through 2025.
(2) Restated.

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Balance Sheet
General Fund(1)

	Audited as of June 30				
	2021	2022	2023	2024	2025
Assets:					
Cash and Investments	\$11,943,413	12,500,485	14,049,058	13,703,560	9,639,812
Receivables:					
Interest	1,920	1,920	0	0	253,980
Property Taxes	166,206	118,567	142,607	100,918	109,092
Succeeding Years Property Taxes	10,397,776	10,466,717	10,468,922	11,485,581	11,674,284
Accounts, Net of Allowances	8,245	9,699	55,837	6,959	62,137
Special Assessments	48,648	115,629	67,299	64,241	25,867
Other Taxes	3,027	0	0	0	0
Due from Other Governments	0	826,074	972,040	231,853	38,722
Due from Other Funds	200,823	65,632	150,055	150,055	150,055
Due from State Government	1,013,390	0	0	0	0
Due from Federal Government	214,998	0	0	0	0
Prepaid Items	182,465	214,952	260,064	339,330	345,124
Total Assets	<u>\$24,180,911</u>	<u>\$24,319,675</u>	<u>\$26,165,882</u>	<u>\$26,082,497</u>	<u>\$22,299,073</u>
Liabilities:					
Accounts Payable	\$ 421,697	\$ 402,338	\$ 347,498	\$ 601,644	\$ 572,396
Due to Other Governments	0	3,184	6,956	8,475	7,776
Accrued Salaries Payable	691,064	686,685	310,405	444,611	155,662
Unearned Revenue	0	0	615,010	0	0
Contracts Payable	324,594	0	0	0	0
Compensated Absences Payable	0	0	0	0	0
Accrued Vacation Payable	1,220,293	0	0	0	0
Due to Other Funds	200,099	0	0	0	0
Due to State Government	505	0	0	0	0
Total Liabilities	<u>\$ 2,858,252</u>	<u>\$ 1,092,207</u>	<u>\$ 1,279,869</u>	<u>\$ 1,054,730</u>	<u>\$ 735,834</u>
Deferred Inflows Of Resources:					
Unavailable Revenue - Taxes	\$ 0	\$ 17,479	\$ 20,874	\$ 23,818	\$ 25,393
Unavailable Revenue - Special Assessments	0	113,288	65,825	62,029	23,175
Succeeding Year Property Taxes	10,465,245	10,466,717	10,468,922	11,485,581	11,674,284
Unavailable Revenue - Intergovernmental	0	0	0	0	26,565
Total Deferred Inflows of Resources	<u>\$10,465,245</u>	<u>\$10,597,484</u>	<u>\$10,555,621</u>	<u>\$11,571,428</u>	<u>\$11,749,417</u>
Fund Balance:					
Nonspendable	\$ 182,464	\$ 214,952	\$ 260,064	\$ 339,330	\$ 345,124
Restricted	783,614	970,041	917,148	653,606	544,031
Assigned	1,233,276	828,626	2,558,420	1,146,216	1,342,872
Unassigned	8,658,060	10,616,365	10,594,760	11,317,187	7,581,795
Total Fund Balance	<u>\$10,857,414</u>	<u>\$12,629,984</u>	<u>\$14,330,392</u>	<u>\$13,456,339</u>	<u>\$ 9,813,822</u>
Total Liabilities, Deferred Inflows of Resources					
and Fund Balance	<u>\$24,180,911</u>	<u>\$24,319,675</u>	<u>\$26,165,882</u>	<u>\$26,082,497</u>	<u>\$22,299,073</u>

Note: (1) Source: Audited financial statements of the City for the fiscal years ended June 30, 2021 through 2025.

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**Statement of Revenues, Expenditures and Changes in Fund Balance
General Fund(1)**

	Audited for the Years Ending June 30				
	2021	2022	2023	2024	2025
Revenues:					
Taxes	\$ 0	\$14,574,541	\$10,828,931	\$11,146,163	\$12,124,767
Special Assessments	0	17,993	0	0	0
Property Taxes	10,166,073	0	0	0	0
Other Taxes	4,024,352	0	0	0	0
Licenses and Permits	661,865	8,515	9,245	7,962	13,117
Intergovernmental	5,193,932	7,819,930	3,653,277	2,065,208	1,214,725
Charges for Service	626,521	1,370,895	1,619,563	1,428,987	1,497,317
Fines and Forfeitures	79,707	48,475	67,530	26,458	28,683
Use of Money and Property	310,049	162,717	764,065	1,039,510	1,520,169
Refunds	673	105,990	41,461	97,789	60,055
Miscellaneous	448,533	734,038	1,012,436	805,759	857,596
Total Revenues	\$21,511,705	\$24,843,094	\$17,996,508	\$16,617,836	\$17,316,429
Expenditures:					
Current:					
General Government	\$ 1,835,488	\$ 2,204,500	\$ 2,115,115	\$ 2,524,392	\$ 3,102,895
Public Safety	9,151,333	9,971,464	10,467,264	10,968,093	10,936,834
Public Works	1,097,177	1,144,804	1,138,153	1,354,757	1,445,617
Health and Social Services	406,225	378,425	352,543	288,276	273,591
Culture and Recreation	2,978,456	3,362,135	3,641,606	3,799,528	3,803,940
Community and Economic Development	1,330,255	1,244,172	1,367,916	1,409,914	1,320,992
Capital Outlay					
General Government	0	38,997	419,540	355,911	282,653
Public Safety	0	910,644	1,862,949	1,681,688	4,621,378
Public Works	0	6,295,841	67,268	40,016	0
Culture and Recreation	0	153,122	581,071	771,964	243,503
Community and Economic Development	0	429,857	243,465	82,099	1,189
Capital Projects	3,048,065	0	0	0	0
Total Expenditures	\$19,846,999	\$26,133,961	\$22,256,890	\$23,276,638	\$26,032,592
Excess (Deficiency) of Revenues Over (Under) Expenditures	\$ 1,664,706	\$ (1,290,867)	\$ (4,260,382)	\$ (6,658,802)	\$ (8,716,163)
Other Financing Sources (Uses):					
Sale of Capital Assets	\$ 0	\$ 129,406	\$ 17,269	\$ 149	\$ 2,021
Transfers In	3,290,869	1,557,757	6,668,801	6,769,467	7,231,469
Bonds Issued	1,519,626	438,450	1,240,770	1,303,200	0
Premium of Bonds Issued	0	21,880	24,411	115,400	0
Transfers Out	(2,688,043)	(237,707)	(1,990,461)	(2,403,467)	(2,159,844)
Total Other Financing Sources (Uses)	\$ 2,122,452	\$ 1,909,786	\$ 5,960,790	\$ 5,784,749	\$ 5,073,646
Net Change in Fund Balance	\$ 3,787,158	\$ 618,919	\$ 1,700,408	\$ (874,053)	\$ (3,642,517)
Fund Balance, July 1	7,070,256	12,011,065	12,629,984	14,330,392	13,456,339
Fund Balance, June 30	\$10,857,414	\$12,629,984	\$14,330,392	\$13,456,339	\$ 9,813,822

Note: (1) Source: Audited financial statements for the City for the fiscal years ended June 30, 2021 through 2025.

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APPENDIX B
FORMS OF BOND COUNSEL OPINIONS

Form of Bond Counsel Opinion for Series 2026A Bonds*

***This form of bond counsel opinion is subject to change pending the results of the sale of the Series 2026A Bonds contemplated herein.**

Form of Bond Counsel Opinion for Series 2026B Bonds*

***This form of bond counsel opinion is subject to change pending the results of the sale of the Series 2026B Bonds contemplated herein.**

Form of Bond Counsel Opinion for Series 2026C Bonds*

***This form of bond counsel opinion is subject to change pending the results of the sale of the Series 2026C Bonds contemplated herein.**

APPENDIX C
FORM OF CONTINUING DISCLOSURE CERTIFICATE

APPENDIX D
AUDITED FINANCIAL STATEMENTS OF THE ISSUER FOR FISCAL YEAR 2025

APPENDIX E BOOK-ENTRY SYSTEM

The information in this Appendix concerning The Depository Trust Company, New York, New York ("DTC") and DTC's book-entry system has been obtained from DTC. Neither the Underwriter nor the Issuer take responsibility for the accuracy or completeness thereof, or for any material changes in such information subsequent to the date hereof, or for any information provided at the web sites referenced below. Beneficial Owners should confirm the following with DTC or the Direct Participants (as hereinafter defined). So long as Cede & Co. is the Registered Owner of the Bonds, as nominee of DTC, references in the Official Statement to the Bondowners or Registered Owners of the Bonds shall mean Cede & Co. and shall not mean the Beneficial Owners of the Bonds.

Book-Entry System

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond certificate will be issued for the Bonds, in the aggregate principal amount of such issue, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of the Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults and proposed amendments to the Security documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to Issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions and dividend payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from Issuer or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent or Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of Issuer or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to Issuer or Agent. Under such circumstances, in the event that a successor depository is not obtained, Bond certificates are required to be printed and delivered.

The Issuer may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Issuer believes to be reliable, but the Issuer does not take any responsibility for the accuracy thereof.

RESOLUTION NO. 26 -

RESOLUTION SETTING THE DATE FOR SALE OF GENERAL
OBLIGATION LOCAL OPTION SALES TAX SERIES 2026C AND
AUTHORIZING THE USE OF A PRELIMINARY OFFICIAL STATEMENT
IN CONNECTION THEREWITH

WHEREAS, pursuant to Chapter 423B of the Code of Iowa, an election duly held in accordance therewith on September 13, 2022, and an ordinance adopted by the Board of Supervisors of Cerro Gordo County, the City of Mason City, Iowa (the "City"), is authorized to receive proceeds of a local option sales and services tax imposed in accordance with Chapter 423B (the "Local Option Tax"); and

WHEREAS, ten percent of the revenues from the Local Option Tax to be received by the City (the "Local Option Tax Revenues") are authorized to be used for specified purposes, including undertaking recreation projects, and such revenues are available and have not yet been pledged to the payment of revenue bonds; and

WHEREAS, the City intends to undertake certain recreation projects, including municipal golf course irrigation improvements and municipal arena improvements and equipment acquisition (the "Projects"); and

WHEREAS, in order to make the Local Option Tax Revenues immediately available to finance the Projects the City, pursuant to Section 423B.9(4) of the Code of Iowa, intends to issue revenue bonds and to make additional security available for such bonds in the form of a supplemental debt service property tax levy; and

WHEREAS, the City proposed to issue General Obligation Local Option Sales Tax Bonds (the "Series 2026C Bonds") in a principal amount not to exceed \$1,500,000 for the purpose of paying costs of undertaking the Projects, and, pursuant to Chapter 423B of the Code of Iowa, the City has published notice of the proposed action and as of April 7, 2026, no petition has been filed asking that the question of issuing the Series 2026C Bonds be submitted to the registered voters of the City; and

WHEREAS, a Preliminary Official Statement (the "P.O.S.") has been prepared to facilitate the sale of the Series 2026C Bonds, and it is now necessary to make provision for the approval of the P.O.S. and to authorize its use by Speer Financial, Inc., as municipal financial advisor (the "Municipal Advisor") to the City; and

WHEREAS, it is now necessary to set the date for the sale of the Series 2026C Bonds and to authorize the Municipal Advisor to facilitate such sale;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Mason City, Iowa, as follows:

Section 1. The City staff is hereby authorized to take such action as shall be deemed necessary and appropriate, with the assistance of the Municipal Advisor and Dorsey & Whitney

LLP (the “Disclosure Counsel”), as the City’s bond and disclosure counsel, to prepare the P.O.S. describing the Series 2026C Bonds and providing for the terms and conditions of their sale, and all action heretofore taken in this regard is hereby ratified and approved.

Section 2. The use by the Municipal Advisor of the P.O.S. in substantially the form as has been presented to and considered by the City Council is hereby approved, and the Municipal Advisor, together with Disclosure Counsel, are hereby authorized to prepare and use a final Official Statement for the Series 2026C Bonds substantially in the form of the P.O.S. but with such changes therein as are required to conform the same to the terms of the Series 2026C Bonds and the resolution, when adopted, providing for the sale and issuance of the Series 2026C Bonds. The City Clerk and/or City Administrator are hereby authorized and directed to execute a final Official Statement for the Series 2026C Bonds, if requested by the Municipal Advisor or Disclosure Counsel. The P.O.S. as of its date is deemed final by the City within the meaning of Rule 15(c)(2)-12 of the Securities and Exchange Commission.

Section 3. Sealed bids for the purchase of the Series 2026C Bonds shall be received and canvassed on behalf of the City until 11:30 a.m. on June 16, 2026, at the City Hall, in the City, and the City Council shall meet on the same date at 7:00 p.m., at Mason City Room of the Mason City Public Library for the purpose of considering such bids received and considering and passing a resolution providing for the award of the Series 2026C Bonds, and the Municipal Advisor is hereby authorized and directed to disseminate the notice of said sale, in compliance with the Internal Revenue Service regulations governing “Issue Price” determinations, such notice to minimally contain information regarding Establishment of Issue Price set forth in the “Terms of Offering” attached to the P.O.S. and to be in such form as the Municipal Advisor may deem to be appropriate.

Section 4. Pursuant to Section 75.14 of the Code of Iowa, the City Council hereby authorizes the Municipal Advisor to use electronic bidding procedures for the sale of the Series 2026C Bonds through Speer Auction®, and hereby finds and determines that the Speer Auction® competitive bidding system will provide reasonable security and maintain the integrity of the competitive bidding process and will facilitate the delivery of bids by interested parties under the circumstances of this bond sale.

Section 5. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved June 2, 2026.

Mayor

Attest:

City Clerk



**PUBLIC WORKS
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Jim Collins, Director of Public Works
Date: June 2, 2026
RE: Upfit of Refuse Truck with Cart and Dumpster Tipper Systems

Recommendation:

It is recommended that the City Council approve the upfit of Refuse Truck #93 with cart and dumpster tipper systems for the Sanitation Department. The upgraded unit will serve as a backup to the City's automated collection trucks and support collection of city-owned dumpsters. The cost of the project from Elliott Equipment Co., Grimes, Iowa is \$40,927.72.

Review:

This capital improvement project is included in the 2026 Sanitation Equipment Replacement budget. The project will upfit Refuse Truck #93 to serve as a backup automated collection vehicle and support city-owned dumpster service, yard waste collection, and large item pickup operations.

Budget Impact:

This is a budgeted project funded through the 2026 Sanitation Equipment Replacement CIP.

Council Action Requested:

It is recommended that the City Council approve the upfit of Refuse Truck #93 by Elliott Equipment Co., Grimes, Iowa in the amount of \$40,927.72.

Attachments:

Elliott Equipment Co. Quote

Jim Collins

Jim Collins, Director of Public Works

A handwritten signature in black ink, appearing to read "Adam Burt", is written over a horizontal line.

Reviewed and Recommend Approval



3100 West 76th Street
Davenport, IA 52806
Ph: 563-391-4840

400 SE Beisser Drive
Grimes, IA 50111
Ph: 515-986-4840
Fx: 515-986-9530

Elliott Sanitation Equip. Co.
1245 Dawes Avenue
Lincoln, NE 68521
Ph: 402-474-4840

14219 Norby Road
Grandview, MO 64030
Ph: 816-761-4840

City of Mason City
10 1st St NW
Mason City, IA 50401

Service Quote

Date	Quote #
5/14/2026	24967
Proposed Shipping Date	
Terms	
Net 30	
Rep	
MCB	
Customer Contact	
Craig - Acctg	
Customer Alt. Phone	

Here is our quotation on the goods named, subject to the conditions noted:

CONDITIONS: The prices and terms on this quotation are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. Prices are based on costs and conditions existing on date of quotation and are subject to change by the Seller before final acceptance. All quotations and agreements are contingent upon strikes, accidents, fires, availability of materials and all other causes beyond our control.

Typographical and stenographic errors subject to correction. Purchaser agrees to accept either overage or shortage not in excess of ten percent to be charged for pro-rata. Purchaser assumes liability for patent and copyright infringement when goods are made to Purchaser's specifications. When quotation specifies material to be furnished by the purchaser, ample allowance must be made for reasonable spoilage and material must be of suitable quality to facilitate efficient production.

Conditions not specifically stated herein shall be governed by established trade customs. Terms inconsistent with those stated herein which may appear on Purchaser's formal order will not be binding on the Seller.

TERMS: Parts & Service are Net 30 unless otherwise noted on your account. Balances over 30 days from date of invoice are subject to interest at the rate of 1½% per month.

Qty	Item	Description	Price	Total
		2024 freightliner serial#26135m-02-24		
95	Customer Labor	weld on extended load ledge cut out for cart tipper mount reeving winch kick bar and cart tipper on truck add three valve sections plumb everything up install linkages hyd tubes and handles paint the back of the truck freightliner white	185.00	17,575.00T
	Shop Supplies	Misc Shop Supplies	8.50%	1,493.88T
1	D6220-27K	Tuck Away Cart Tipper No Tap In Kit.	3,692.55	3,692.55T
1	D63575	Valve Flow Control Adjustable 6 GPM Max #6 SAE Ports	45.50	45.50T
1	Miscellaneous Parts	hoses and fittings	750.00	750.00T
1	NW139981	OPT,EXT LOADSILL,BOLT-ON KICKBAR, KC CM,CMGEN2,801	2,876.52	2,876.52T
1	NW139984	Service Assembly Optional Kickbar Bar On KC CM Gen2 RL 74in 80in 118038 (2) Add To Sales Order	2,303.20	2,303.20T
2	NW118038	Cylinder 3.5x12x1.75x22.5 RL Kickbar Gen2	536.26	1,072.52T
2	NW111548	Rubber Container Stop Assy, With Bracket, KC, CM	82.37	164.74T
1	NW137881	Formed Mount Plate 26in Extended Loadsill KC CM CM Gen 2 RL 74in 80in	196.75	196.75T
3	NW125754	Valve Section 1 x Valve Husco Series	923.27	2,769.81T
4	NW110294	Relief Cartridge Husco 51055-22	204.40	817.60T
2	NW111875	Plug, Shut Off	28.64	57.28T
1	NW130504	5 Section Stud Kit, Husco Valve	148.42	148.42T
1	NW113632	Assembly 2 Valve Handle Right Standard Offset	226.63	226.63T
2	NW117048	Assembly Control Rod 64 KC CM #2	53.03	106.06T

Total

TO CONFIRM ORDER, SIGN AND RETURN

X _____



3100 West 76th Street
Davenport, IA 52806
Ph: 563-391-4840

400 SE Beisser Drive
Grimes, IA 50111
Ph: 515-986-4840
Fx: 515-986-9530

Elliott Sanitation Equip. Co.
1245 Dawes Avenue
Lincoln, NE 68521
Ph: 402-474-4840

14219 Norby Road
Grandview, MO 64030
Ph: 816-761-4840

City of Mason City
10 1st St NW
Mason City, IA 50401

Service Quote

Date	Quote #
5/14/2026	24967
Proposed Shipping Date	
Terms	
Net 30	
Rep	
MCB	
Customer Contact	
Craig - Acctg	
Customer Alt. Phone	

Here is our quotation on the goods named, subject to the conditions noted:

CONDITIONS: The prices and terms on this quotation are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. Prices are based on costs and conditions existing on date of quotation and are subject to change by the Seller before final acceptance. All quotations and agreements are contingent upon strikes, accidents, fires, availability of materials and all other causes beyond our control. Typographical and stenographic errors subject to correction. Purchaser agrees to accept either overage or shortage not in excess of ten percent to be charged for pro-rata. Purchaser assumes liability for patent and copyright infringement when goods are made to Purchaser's specifications. When quotation specifies material to be furnished by the purchaser, ample allowance must be made for reasonable spoilage and material must be of suitable quality to facilitate efficient production.

Conditions not specifically stated herein shall be governed by established trade customs. Terms inconsistent with those stated herein which may appear on Purchaser's formal order will not be binding on the Seller.

TERMS: Parts & Service are Net 30 unless otherwise noted on your account. Balances over 30 days from date of invoice are subject to interest at the rate of 1½% per month.

Qty	Item	Description	Price	Total
1	NW121806	Service Assembly Control Rod Extra Link Pivot Husco KC CM	233.23	233.23T
1	NW137903	Service Assembly Hydraulic Tube FUT CT RT KC CM	197.89	197.89T
1	NW121650	Assembly Hydraulic Tube Kickbar KC KM	503.09	503.09T
6	NW114062	Husco Section Seal	9.12	54.72T
1	NW136885	Service Assembly Bolt On Reeving Winch KC CM	4,922.13	4,922.13T
1	NWN0006EX	Freightliner white paint	220.20	220.20T
1	Freight	Shipping & Handling	500.00	500.00
		Customers Exempt From Sales Tax	0.00%	0.00

Total

\$40,927.72

TO CONFIRM ORDER, SIGN AND RETURN

X _____

RESOLUTION NO. 26 -

A RESOLUTION APPROVING THE UPLIFT OF REFUSE TRUCK #93 WITH CART AND DUMPSTER TIPPER SYSTEMS FROM ELLIOTT EQUIPMENT CO., OF GRIMES IOWA, FOR THE SANITATION DEPARTMENT

WHEREAS, the City of Mason City desires to uplift Refuse Truck #93 for the Sanitation Division, and

WHEREAS, Elliott Equipment Co, of Grimes, Iowa has been chosen to complete said work.

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

Section 1: That the City Council of the City of Mason City, Iowa does hereby approve the uplift of Refuse Truck #93 with cart and dumpster tipper systems from Elliott Equipment Co., of Grimes, Iowa at a total cost of \$40,927.72

Section 2: That the Mayor is authorized and Clerk hereby directed to execute said contract/purchase with said providers, said contract/purchase not to be binding on the City until approved by this Council.

PASSED AND APPROVED this 2nd day of June, 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: May 27, 2026
RE: Corridor Revitalization Loan: 714 South Delaware Avenue

Recommendation:

Staff recommends approval of a \$30,000 Corridor Revitalization Loan (CoRL) to Gregory W. Held for improvements to 714 South Delaware Avenue. The Forgivable Loan and Grant Review Committee recommends approval of the request.

Review:

Matt Held, on behalf of the owner of 714 South Delaware Avenue, has applied for a CoRL loan of \$30,000 to renovate the interior of the building at 714 South Delaware Avenue. The total cost of this project is estimated at \$62,500. The owner has provided a letter from First Citizens Bank confirming that the owners have access to adequate funds to meet the 100% match requirement.

The project includes finishing painting of the exterior (the east and most of the south sides have been started), purchasing a new sign, replacing the air conditioning units with new, high-efficiency units, installing an ADA-compliant bathroom, and electrical upgrades. An office tenant has been identified for this improved space, which is the front one-third of the building. The remainder of the building is unimproved and awaits tenants.

The Forgivable Loan and Grant Committee met on May 22, 2026, to consider the request. The Committee scored the application according to the Scoring Matrix used for DoRL and CoRL requests. Scores ranged from 37 to 54, with an average score of 43.7. A minimum score of 28 is required for consideration. The

Committee recommends approval of the request. Staff concurs with this recommendation.

Budget Impact:

There is no impact to the operating budget resulting from this action. The City Assessor determined that the project will increase the value of the building by \$73,100, a significant 60 percent increase in assessed value.

Council Action Requested:

Staff recommends approval of a \$30,000 Corridor Revitalization Loan (CoRL) to Gregory W. Held for improvements to 714 South Delaware Avenue.

Attachments:

1. CoRL application, copy of First Citizen Bank letter, estimates
2. Minutes of the Forgivable Loan and Grant Committee, 5/22/26.



Steven J. Van Steenhuyse
Director of Development Services



Reviewed and Recommend Approval

Corridor Revitalization Loan (CoRL) 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:	714 S Delaware Building
Tax Property ID No.	071035100900
Legal Description: (attach separately if necessary)	Lot 5 Block 16
Site Address:	714 S Delaware Ave, Mason City, IA 50401

B. Applicant Information

Building Owner:	HELD GREGORY W	
FEIN (if applicable):	36-5064626	
Contact Name:	HELD, MATT	Owner Type (Check One) ☒ Individual(s) ☐ Proprietorship ☐ Partnership ☐ LLC ☐ Corporation
Owner's Address:	650 S KENTUCKY AVE	
City/State/Zip:	MASON CITY, IA 50401	
Phone:	641-430-1450	
Fax:		
Email:	mgheld19@gmail.com	

C. Proposed Project

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

Convert 30'x45' area on east side of 714 S Delaware into leased office space. See attached cover letter, estimates, and site plan for more information

Project Start Date:	April 1, 2026	Project Completion Date:	May 30, 2026
Explain why Corridor Revitalization Loan funds are required to complete the project. Would improvements be completed without assistance or would improvements be made to a lesser degree?			
Replace current AC units with high efficiency models. Replace remaining furnace with HE model. Install ADA compliant bathroom. Install sub panel. Seal floor and install new, easily replaceable flooring. Weather seal <u>existing</u> windows and door(s) for energy efficiency			
Total amount of CoRL funds requested:	\$30,000	Total estimated project cost:	\$62,500

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	Contractor/ Subcontractor	Estimated Completion Date	Estimated Cost
Exterior Improvements. Focus on Improvements that affect real property assessed value			
Finish painting exterior	MJ Construction	June 1, 2026	\$ 500
Install signage for building	Splash Multisport	June 30, 2026	1,200
AC units replaced with HE models	Johnson Heating	June 30, 2026	13,600
Total Exterior			\$15,300
Interior Improvements . Value of Improvements that do not affect real property value may be considered towards meeting match requirements			
ADA bathroom	Black Plumbing	June 30, 2026	\$6,000.00
Seal floor and install new flooring	MC Tile and Marble	June 30, 2026	7,000
General Contracting Work	MJ Construction	June 30, 2026	29,200
Sub panel and other electric work	MC Electric	June 30, 2026	5,000
Total Interior			\$47,200
Total Project Cost			\$62,500

E. Current Occupancy/Tenancy

Occupant/Tenant Name	Occupancy/Tenant Type (retail, office, residential, etc.)
Tech Med (Tyler Nolte)	Retail/office
MJ Construction (Matt Held)	Storage/office/workshop
Midwest Building Inspections (Matt Held)	Storage/office/workshop
Held's Snow Removal (Matt Held)	Storage/office/workshop

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

0

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

0

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

2

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

Yes

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): First Citizens	\$ 62,500
Other (Describe):	\$
Other:	\$
Other:	\$
Total	\$ 62,500

G. Application Attachments

Check If Submitted. All 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 Corridor 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 Corridor 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

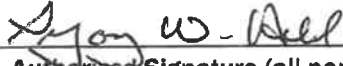
this application, and bids or quotes for all proposed work were obtained and are included with this application.

Should assistance be provided, applicant/borrower agrees:

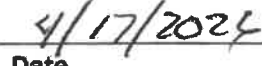
1. If the loan is approved by the City Council, the applicant/borrower agrees to enter into a Forgivable Loan Agreement with the City that specifies the conditions of disbursement of the forgivable loan.
2. To keep such records and receipts as may be required by the City in connection with the work to 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 Corridor 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 Corridor 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)


Date

Title (owner, agent, etc.)

Authorized Signature (if more than one owner; provide an additional copy of this page if necessary)

Date

Title (owner, agent, etc.)

Office Use Only:

Date/Time Received: _____

Received by: _____

Re: Remodel of 714A S Delaware Ave

Site Remodel:

Remodel of the eastern third of 714 S Delaware Ave into a mixed use office space. The 30'x45' area is fire walled off from the rest of the building. A handicap accessible, unisex bathroom will be installed adjacent to the current bathroom to tie into the existing plumbing with minimal cost. All access to the other portions of the building will be strictly controlled.

Contractor and Project Management:

MJ Construction will handle the coordination of subcontractors and perform the general construction duties required. Once the final bids are received from the subcontractors and the finances are settled, the building remodel should be a 2-3 month turnaround, depending on the schedules of the contractors at that time.

Improvements already completed to building:

New roof prior to purchase with leaks found and repaired.

Roof joist insulation.

Replaced windows with energy efficient versions and sealed air leaks.

Painted building and sealed cracks in mortar.

LDL engineered beams to strengthen walls that hold up the old dark room above the ADA bathroom.

Fluorescent to LED conversion for all lights on sectioned areas.

CoRL Grant:

\$30,000 8 year forgivable loan for improvements.

Matching funds from First Citizens.

Previous improvements to the building by the ownership group as collateral for First Citizens investment.

Rental Space Availability:

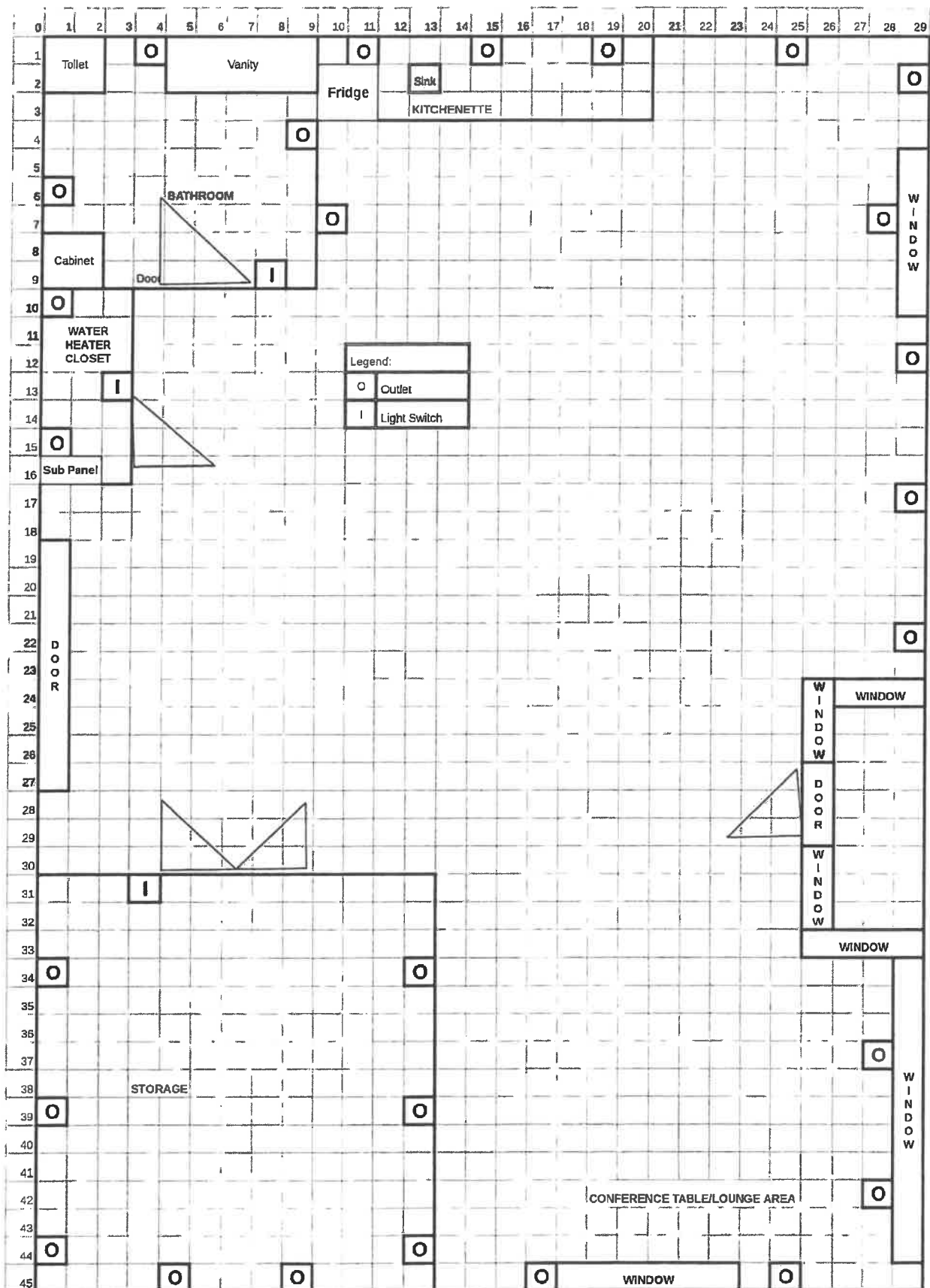
Verbal agreement with Tyler Nolte to utilize the space for **Tech Med** to expand operations.

Appendices:

Attached is the preliminary site plan for sectioning off the area, as well as copies of estimates from subcontractors and other documents pertinent to the grant request.

NOTES:

Anything not in current site plans of the overall building is utilized by MJ Construction LLC, Held's Snow Removal LLC, and Midwest Building Inspections LLC, through P&G Investments LLC ownership agreement.



PHASE 1: Office Space Build Out Estimate for 714 S Delaware Ave		
Office Remodel	Company	Estimate
ADA Bathroom Plumbing	Black Plumbing and Heating	\$4,675.90
Walls for Bathroom, Closet, and Storage	MJ Construction	\$15,403.78
Air Conditioners	Johnson Heating and AC	\$13,605.00
Sub Panel and Outlets/Switches	MC Electric	\$4,890.00
Furnace	Johnson Heating and AC	\$5,988.00
Grind, Seal, Epoxy floors	MJ Construction	\$1,300.00
Lay Down carpet and laminate flooring	Mason City Tile and Marble	\$6,969.05
Seal roof	MJ Construction	\$500.00
Cabinets and Countertops	MJ Construction	\$6,818.36
Plumbing Concrete	MJ Construction	\$1,460.15
Fire extinguisher(s)	P&G Investments	\$0.00
Seal original windows	MJ Construction	\$500.00
Window Tint	MJ Construction	\$300.00
Appliances for Kitchenette	P&G Investments	\$0.00
TOTAL		\$62,410.24

714 S Delaware (P&G Investments)

March 3rd, 2026

Sources and Uses:								
Sources of Capital:		% Total	Amount	% Rate	Term	Payment	Uses of Capital:	Amount
Owner's Mortgage Payment		0.0%					Previous MJC Improvements to Building	\$30,000.00
Owner's Cash Investment		37.2%	\$35,500.00				Legal/Accounting/Permits Etc	\$1,250.00
Owner's Total Contribution		37.2%	\$35,500.00				Architect/Structural Engineer	\$1,250.00
							Flooring	\$8,500.00
First Citizens Construction Loan		31.4%	\$30,000.00	8.0%	20	\$300.00	Concrete	\$1,500.00
CoRL Grant		31.41%	\$30,000.00			\$0.00	Contractor	\$23,000.00
							Plumber/HVAC	\$25,000.00
							Electrician	\$5,000.00
TOTAL		100.0%	\$95,500.00			\$300.00	TOTAL	\$95,500.00

FOR THE 1977 OF YOUR BUSINESS

Fiscal Year Begins: Jan-26

[illegible]

100















Black Plumbing & Heating, Inc.

P.O. Box 1621

Mason City IA 50402-1621

Estimate

Date	Estimate #
5/7/2025	25-1808

Name / Address

Matt Held

714 S Delaware Ave

Mason City IA 50401

Description	Qty	Unit	Rate	Total
Plumbing for new 20' x 20' shower Groundwork for new installation Get per common height toilet Get per wall hung lav Delta 520 Lav Faucet Trim off lav guard Plumbing Service as above Concrete removal by others		Job	4,370.00	4,370.00

Thank you

Subtotal \$4,370.00

Phone #

Fax #

E-mail

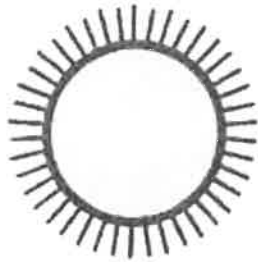
Sales Tax (7.0%) \$305.90

641-424-6332

641-424-6933

blackplumbing@gmail.com

Total \$4,675.90



JOHNSON HEATING & AIR
CONDITIONING, LLC
"Comfort for all seasons"

1405-B S Taft Ave.
Mason City, Iowa 50401



Date

3/3/2026

Name / Address		Project	
Matt Held 714 S Delaware Mason City, IA 50401			
Qty	Description	Cost	Total
	Bryant 926T two stage gas furnace rated at 97% Hooked to the existing Duct work for the West area of the Building to replace the current Goodman Furnace. Option to replace one 4 ton A/C unit and one 3 ton A/C unit for the West area and the East area of the building listed below. The new units go up on the roof to replace the old Carrier A/C units.		
1	Furnace for the West area of the building. Bryant® Preferred™ - Up to 97% AFUE 100000 BTUH 4-Way Multipoise, Two-Stage, Variable 25-Speed Gas Furnace	3,600.00	3,600.00
1	Air Bear Right Angle Air Cleaner	288.00	288.00
1	Parts and Labor Needed to Complete Job Total furnace only (\$5988.00)	2,100.00	2,100.00
1	A/C's for the building Bryant 135SAN036000W 3 ton A/C unit rated up to 16 Seer with R-454B Refrigerant	3,443.00	3,443.00
1	Bryant CVAVA3617XMA 3 Ton Evaporator Coil Cased (R-454B)	1,128.00	1,128.00
1	Bryant 135SAN048000W 4 ton A/C unit rated up to 16 Seer with R-454B Refrigerant	3,832.00	3,832.00
1	Bryant CVAVA4821XMA 4 ton Evaporator coil for R454B Refrigerant	1,395.00	1,395.00
1	RX11 Flush 1lb	130.00	130.00
1	Crane to lift the rooftop unit onto roof.	1,000.00	1,000.00
1	Parts and Labor Needed to Complete Job Total for the two A/C units (\$13,605.00)	2,677.00	2,677.00
	The price listed below is a Cash or Check price. If you use a credit card you will pay 3% to 4% processing fee's based on the Card you use added to the price below.		0.00
	Half payment to start the job and final payment due at job completion.		0.00
	Invoices not paid in full by 30 days will have finance charges added and sent to proper authorities for collection. Attorney fees will be added to all overdue invoices sent to collection.		0.00
	Sales Tax	7.00%	0.00
PRICES ARE GOOD FOR 30 DAYS		Total	\$19,593.00

Customer Signature _____

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

Phone # (641) 423-3852

Estimate

Date	Estimate #
2/27/2026	2818

Name / Address
GREG HELD 650 S. KENTUCKY MASON CITY, IA. 50401

			Project
Description	Qty	Cost	Total
CARPET TILE ALLOWANCE / SY	175	21.99	3,848.25T
GRAVITY PLANK ALLOWANCE / SF	70	4.49	314.30T
DYNAMIC PRESSURE SENSITIVE 1-GAL	1	44.99	44.99T
DYNAMIC PRESSURE SENSITIVE -4 GAL	2	139.99	279.98T
XL BRANDS TRISEAL SEALER / 4 GAL	2	160.00	320.00T
LABOR TO ENCAPSULATE FLOOR	1	250.00	250.00
LABOR TO INSTALL CARPET TILE / SY	175	8.00	1,400.00
LABOR TO INSTALL GRAVITY PLANK / SF	70	2.50	175.00
Estimate subject to unanticipated changes.			
Subtotal			\$6,632.52
Sales Tax (7.0%)			\$336.53
Total			\$6,969.05

Mason City Electric
(641)512-1081

Mason City, IA 50401

Estimate

Date	Estimate #
3/11/2026	160

Name / Address
P&G Investments 650 S Kentucky Ave Mason City, IA 50401

			Project
Description	Qty	Rate	Total
Sub Panel	1	850.00	850.00
Circuits	6	95.00	570.00
Switches/Outlets	38	65.00	2,470.00
Permits Etc	1	1,000.00	1,000.00
		Total	\$4,890.00

MJ Construction

650 South Kentucky
Mason City, IA 50401

Estimate

Date	Estimate #
3/11/2026	159

Name / Address
P&G Investments 650 S Kentucky Ave Mason City, IA 50401

Project

Description	Qty	Rate	Total
2x4x14' Treated Bottom Plate	2	14.63	29.26
2x4x16' Treated Bottom Plate	1	18.68	18.68
2x4x10' Treated Bottom Plate	2	10.35	20.70
2x6x10' Treated Bottom Plate	2	15.63	31.26
2x4x10' Untreated Top Plate	30	8.74	262.20
2x4x14' Untreated Top Plate	4	11.97	47.88
2x4x16' Untreated Top Plate	2	16.43	32.86
2x4x10' Untreated Stud	20	6.77	135.40
2x4x8' Untreated Stud	20	6.20	124.00
2x6x8' Untreated Stud	20	9.68	193.60
R19 Knauf Insulation	2	128.39	256.78
R11 Knauf Insulation	2	116.28	232.56
1/2" 4'x12' Gypsum	12	40.20	482.40
1/2" 54"x12' Gypsum	12	45.08	540.96
1/2" 4'x10' Gypsum	6	31.54	189.24
Interior Door Allowance (2 single, 1 french style)	1	2,000.00	2,000.00
Bathroom Handicap Accessible Countertop	1	1,334.25	1,334.25
Kitchenette Countertop	1	1,496.00	1,496.00
Kitchenette Base Cabinets	1	1,591.42	1,591.42
Bathroom Corner Storage Cabinet	1	730.94	730.94
Install Sheetrock on Ceiling	2	100.00	200.00
Finish Drywall: tape/mud, texture, paint, trim, wrap post	20	100.00	2,000.00
Install Cabinets and Countertops	1	5,152.00	5,152.00
Install Walls for ADA Bathroom, Closet, and Storage Space	1	8,606.00	8,606.00
Cut and Remove Concrete for Plumbing	5	100.00	500.00
Replace Concrete and Gravel for Plumbing	5	100.00	500.00
Concrete	20	10.49	209.80
Gravel	15	6.69	100.35
Rent Concrete Saw	1	150.00	150.00
Prep Floor for Epoxy Sealant	10	100.00	1,000.00
Rent Floor Scraper/Grinder	1	300.00	300.00
		Total	\$28,468.54



May 4, 2026

Gregory and Patricia Held
714 S Delaware Ave
Mason City, IA 50401

RE: 714 S Delaware, Mason City, IA

To Whom It May Concern:

The above referenced has access to matching funds up to \$30,000. This is in the form of a loan approval subject to the following:

- DoRI Grant
- First Citizens Bank having a First Mortgage position

Please contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Sullivan", with a stylized flourish at the end.

Kevin Sullivan
SVP, Senior Lending Officer

MINUTES
Forgivable Loan and Grant Committee
Microsoft Teams Meeting
Friday, May 22, 2026, at 10:00 AM

Call to Order and Roll Call

The meeting was called to order at 10:02 AM.

Committee Members Present

- Randy Kibbee
 - Brent Hinson, City Finance Director
 - Lindsey James, Main Street Mason City
 - Mary Hackman
 - Ella Phillips, City Planner
 - Steven Van Steenhuyse, Director of Development Services
 - Regina Card, Administrative Assistant to Development Services
-

CoRL Application

Van Steenhuyse asked the Committee members if there were any conflicts of interest. None were declared.

Held – 714 S. Delaware Ave.

The Forgivable Loan & Grant Review Committee reviewed an application for a CoRL loan in the amount of \$30,000.00. The applicant requested funding to remodel the eastern third of the building into a mixed-use office space.

Proposed exterior improvements include:

- Completing exterior painting
- Installing signage
- Replacing existing air conditioning units
-

Proposed interior improvements include:

- Installation of an ADA-compliant restroom
- Sealing and installing new flooring
- General interior renovations
- Subpanel and electrical upgrades

The application indicates that the requested funds will be matched by funds on account with First Citizens. The total project cost is \$62,500.00.

Kibbee clarified to the Committee that the applicant intends to lease the front portion of the building for office space. He also noted that other areas of the building appear to already be undergoing renovations, with some spaces currently occupied.

MINUTES

Forgivable Loan and Grant Committee
Microsoft Teams Meeting
Friday, May 22, 2026, at 10:00 AM

Committee members provided individual scores and recommendations for the proposed work. The highest score was 54 and the lowest was 37; the average was 43.71. A minimum average score of 28 is required for eligibility.

Hinson moved to recommend approval of the application, contingent upon preservation of the existing storefront to maintain the building's historic character. **James** seconded the motion. The motion carried unanimously, and the application will be forwarded to the City Council for consideration.

Other Business

Hinson informed the Committee that DoRL and BuRLS funding has been fully exhausted at this time. Additional DoRL funding is anticipated to become available again around October 2026, with another funding cycle expected in April 2027. BuRLS funding is not expected to be replenished for at least one year.

Adjournment

The meeting adjourned at 10:18 AM.

RESOLUTION NO. 26 –

A RESOLUTION AUTHORIZING APPROVAL OF A FORGIVABLE LOAN TO GREGORY HELD FOR THE REHABILITATION OF 714 SOUTH DELAWARE AVENUE IN CONJUNCTION WITH THE CORRIDOR REVITALIZATION LOAN

WHEREAS, the City Council of the City of Mason City, Iowa had approved the Corridor Revitalization Loan (CoRL) program as part of a package of programs to improve and enhance the city's older commercial corridors, and

WHEREAS, the program provides for a forgivable loan of up to \$30,000 (funded with TIF funds) for improvements to property along the corridors that improve the aesthetic appearance of the corridor and raise area property values, and

WHEREAS, Gregory Held has applied for a forgivable loan in the amount of \$30,000 for the rehabilitation of 714 South Delaware Avenue.

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

Section 1: That request for a forgivable loan in the amount of \$30,000 for the rehabilitation of 714 South Delaware 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 2nd day of June, 2026

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk



**ENGINEERING
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Brent Hinson, Interim Director
Date: May 26, 2026
RE: 12th Street NW Turn Lanes- Hold Hearing, Accept Bid and Approve Contract & Bonds

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 Bob McKiness Excavating of Mason City for the 12th Street NW Turn Lane Improvements Project. As part of the award of contract, we recommend the Council approve contract & bonds for the project. This latter step is needed to allow for construction to proceed in early June.

Review:

The WHKS and the Mason City Engineering Department received and opened bids on Tuesday, May 26, 2026, for the 12th Street NW Turn Lane Improvements Project. Three bids were received:

- Bob McKiness Excavating, Mason City: \$225,456.09
- Heartland Asphalt, Mason City: \$227,166.30
- Reilly Construction, Ossian: \$239,531.91

The project will include embankment construction, culvert construction and extension, modified subbase, HMA paving, erosion control, and other related items.

We recommend award of contract to low bidder Bob McKiness Excavating.

Budget Impact:

The Engineer's Opinion of Probable Cost was \$180,000, 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, and is primarily funded by a voluntary special assessment to the neighboring property owner.

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, award of a contract, and acceptance of contract & bonds with Bob McKiness Excavating of Mason City, Iowa for the 12th Street NW Turn Lane 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



May 26, 2026

Mr. Brent Hinson
Interim City Engineer
City of Mason City
10 1st St NW
Mason City, IA 50401

RE: Mason City, Iowa
12th St NW Turn Lane Improvements Project
Project Award Recommendation

Dear Mr. Hinson:

We have reviewed the attached bid tabulation and associated documentation for the 12th St NW Turn Lane Improvements project. We concur that McKiness Excavating, Inc. from 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 McKiness Excavating, Inc. in the amount of \$225,456.09.

The City received and opened bids on May 26, 2026, at 11:00 AM. Three (3) bid proposals were received from the following contractors with the noted project costs:

Engineer's Opinion	\$180,000.00
McKiness Excavating, Inc.	\$225,456.09
Heartland Asphalt, Inc.	\$227,166.30
Reilly Construction, Inc.	\$239,531.90

If you would like, WHKS can plan to attend your June 2nd council meeting at 7:00 PM to answer any questions regarding the Bid Tabulation.

Please contact me with any questions.

Sincerely,

WHKS & co.

A handwritten signature in cursive script that reads "Chase Holien".

Chase Holien, P.E.
Project Manager

CAH/cah

cc: (w/enclosures): Aaron Burnett, City of Mason City
Steven Olney, P.E., City of Mason City
Scott Sweet, P.E., WHKS & Co.

whks

WIKS
engines • printers • hard drives

Item No.	Item Number	Item	Unit	Quantity	Est Midwest Consulting and Grading, Inc. Sales Price, Item	Estimated Price	Unit Price	Domestic Price	Est Price	Estimate Price
1	2102-25260009	Impervious 1/2" x 24"	CV	240						
2	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	30	15.00	1,500.00	15.00	1,500.00	15.00	1,500.00
3	2102-21210000	Levelling, Class 1, 1/2" Depth	CV	254.7	17.00	4,329.80	17.00	4,329.80	16.00	4,115.00
4	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
5	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
6	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
7	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
8	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
9	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
10	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
11	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
12	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
13	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
14	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
15	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
16	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
17	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
18	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
19	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
20	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
21	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
22	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
23	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
24	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
25	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
26	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
27	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
28	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
29	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
30	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
31	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
32	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
33	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
34	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
35	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
36	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
37	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
38	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
39	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
40	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
41	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
42	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
43	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
44	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
45	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
46	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
47	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
48	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
49	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
50	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
51	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
52	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
53	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
54	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
55	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
56	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
57	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
58	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
59	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
60	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
61	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
62	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
63	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
64	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
65	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
66	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
67	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
68	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
69	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
70	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
71	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
72	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
73	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
74	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
75	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
76	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
77	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
78	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
79	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
80	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
81	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
82	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
83	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
84	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
85	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
86	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
87	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
88	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
89	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
90	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	12,492.00
91	2102-21020000	Levelling, Class 1, 1/2" Depth	CV	311.4	42.00	13,078.80	42.00	13,078.80	40.00	

CONTRACT

This contract, made as of the _____ day of _____, 2026, by and between the City of Mason City, Iowa, hereinafter called the Owner, and Bob McKiness Excavating and Grading, Inc hereinafter called the Contractor.

WITNESSETH:

That whereas the Owner intends to have constructed 12th STREET NW TURN LANE IMPROVEMENTS hereinafter called the Project, in accordance with the Drawings, Specifications, Addenda and other Contract Documents prepared by WHKS & Co., Consulting Engineers and Planners, Mason City, Iowa.

Now, therefore, the Owner and Contractor for the considerations hereinafter set forth, agree as follows:

The Contractor agrees to furnish all the necessary labor, materials, equipment, tools and services necessary to perform and complete in a workmanlike manner all work required for the construction of the Project, in strict compliance with the Contract Documents.

The Owner agrees to pay and the Contractor agrees to accept, in full payment for the performance of this contract, the contract amount of: Two Hundred Twenty-Five Thousand Four Hundred Fifty-Six Dollars and 09/100 (\$ 225,456.09) in accordance with the provisions of the Contract Documents.

This contract and all of the covenants hereof shall insure to the benefit of and be binding upon the Owner and the Contractor respectively and his/her partners, successors, assigns and legal representatives. Neither the Owner nor the Contractor shall have the right to assign, transfer or sublet his interest or obligations hereunder without written consent of the other party.

By virtue of statutory authority, preference will be given to Iowa domestic labor and products, provisions and coal produced in the State of Iowa.

IN WITNESS WHEREOF, the parties have made and executed this contract the day and year first written.

Bob McKiness Excavating and Grading, Inc.
Contractor



By
Garrett D. McKiness, President

12 N. Taft Ave.
Street Address

Mason City Iowa
City State

Mayor

Mason City Iowa
City State

ATTEST:

City Clerk/Administrator

PAYMENT BOND

KNOWN BY ALL THESE PRESENTS, That we, the undersigned

Bob McKiness Excavating and Grading, Inc.
(Hereinafter called the "Principal")

of Mason City, Iowa

a/an Corporation

duly authorized by the law to do business as a Construction Contractor in the State of Iowa and Merchants Bonding Company (Mutual) of West Des Moines, Iowa (hereinafter called the "Surety") a Corporation duly authorized to do a Surety business under the laws of the State of Iowa, are held and firmly bound unto City of Mason City, Iowa (hereinafter called the "Obligee,") in the penal sum of Two Hundred Twenty-Five Thousand Four Hundred Fifty-Six Dollars and 09/100 (\$225,456.09), lawful money of the United States, for the payment of which well and truly to be made unto said Obligee, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents, as follows:

The conditions of this obligation are such that, whereas on the ____ day of _____, 2026, the said Principal entered into a written agreement with said Obligee for the construction of the 12th STREET NW TURN LANE IMPROVEMENTS items as set forth in detail in the Bid Announcement, Proposal, Plans, Specifications, and other related contract documents referred to in said Agreement, all of which are hereby made a part hereof as if written herein at length.

NOW, THEREFORE, if the Principal shall promptly make payment to all persons, firms, Subcontractors, and corporations furnishing materials for or performing labor in the prosecution of the WORK provided for in such contract, and any authorized extension or modification thereof, including all amounts due for materials, lubricants, oil, gasoline, coal and coke, repairs on machinery, equipment and tools, consumed or used in connection with the construction of such work, and all insurance premiums on said work, and for all labor, performed in such work whether by Subcontractor or otherwise, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, FURTHER, that the said Surety for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to the work to be performed thereunder or the specifications accompanying the same shall in any wise affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the work or to the specifications.

PROVIDED, FURTHER, that no final settlement between the Owner and the Principal shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN WITNESS WHEREOF, this instrument is executed in five counterparts, each one of which shall be deemed an original, this the 26th day of May, 2026.

(SEAL)

ATTEST: [Signature]

Bob McKiness Excavating and Grading, Inc
Principal

By: [Signature]

Title: President

(SEAL)

ATTEST: [Signature]

Merchants Bonding Company (Mutual)
Surety

By: [Signature]
Jenny M McIntyre, Attorney-in-Fact

PERFORMANCE AND MAINTENANCE BOND

KNOWN BY ALL THESE PRESENTS, That we, the undersigned

Bob McKiness Excavating and Grading, Inc.
(Hereinafter called the "Principal")

of Mason City, Iowa

a/an Corporation

duly authorized by the law to do business as a Construction Contractor in the State of Iowa and Merchants Bonding Company (Mutual) of West Des Moines, Iowa (hereinafter called the "Surety") a Corporation duly authorized to do a Surety business under the laws of the State of Iowa, are held and firmly bound unto the City of Mason City, Iowa (hereinafter called the "Obligee,") in the penal sum of Two Hundred Twenty-Five Thousand Four Hundred Fifty-Six Dollars and 09/100 (\$225,456.09), lawful money of the United States, for the payment of which well and truly to be made unto said Obligee, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents, as follows:

The conditions of this obligation are such that, whereas on the ____ day of _____, 2026, the said Principal entered into a written agreement with said Obligee for the construction of the 12th STREET NW TURN LANE IMPROVEMENTS as set forth in detail in the Bid Announcement, Proposal, Plans, Specifications, and other related contract documents referred to in said Agreement, all of which are hereby made a part hereof as if written herein at length.

NOW, THEREFORE, if the said Principal shall well and truly perform and complete said project in strict accordance with said agreement, Bid Announcement, Proposal, Plans, Specifications, and related documents shall comply with all the requirements of the Laws of the State of Iowa, shall pay as they become due all just claims for work or requirements performed and materials furnished in connection with said Agreement, and shall defend, indemnify and save harmless said Obligee, against any and all liens, encumbrances, damages, claims, demands, expenses, costs and charges of every kind, including patent infringement claims arising out of or in relation to the performance of said work and the provisions of said Agreement, and shall guarantee the work against defects in workmanship and material during the construction and for two (2) years for all utilities and four (4) years for all other improvements after the time of acceptance of the work, and make good such guarantee; then these presents shall be void; otherwise they shall remain in full force and effect.

This obligation is made for the use of said Obligee and also for use and benefit of all persons who may perform any work or labor or furnish any material in the execution of said Agreement.

The Principal and Sureties on this bond hereby agree to pay to all persons, firms, or corporations having contracts directly with the principal or with subcontractors all just claims due them for labor performed or materials furnished, in the performance of the contract on account of which this bond is given when the same are not satisfied out of the portion of the contract price which the public corporation retains until completion of the public improvement but the Principal and Sureties shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law.

Every Surety on this bond shall be deemed and held, any contract to the contrary notwithstanding, to consent without notice:

1. To the extension of time to the Contractor in which to perform the contract.
2. To any change in the plans, specifications, or contract, when such change does not involve an increase of more than twenty percent (20%) of the total contract price, and shall be released only as to such excess increase.

The said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Agreement or to the work to be performed thereunder or the specifications accompanying the same, shall in anywise affect its obligation on this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Agreement or to the work or to the specifications.

IN TESTIMONY WHEREOF, the parties hereunto have caused the execution hereof as of the 26th day of May, 2026.

(SEAL)

ATTEST:



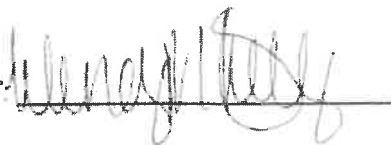
Bob McKiness Excavating and Grading, Inc

By:  Principal

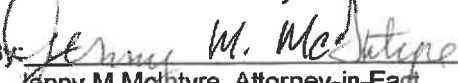
Title: President

(SEAL)

ATTEST:



Merchants Bonding Company (Mutual)
Surety

By: 
Jenny M McIntyre, Attorney-in-Fact

MERCHANTS BONDING COMPANY™ POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY, an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Casey M Callanan; Jenny M McIntyre; John P Moran; Wendy M Snelling

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 2nd day of June, 2025



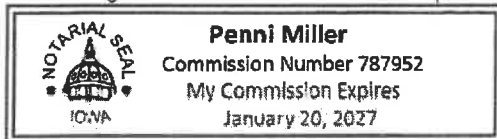
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

By

President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 2nd day of June, 2025, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission
does not invalidate this instrument)

Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 26th day of May, 2026



Secretary



MCKIN-1

OP ID: JA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/26/2026

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 1ST Insurance Agency 20 E. State St. Mason City, IA 50401	641-421-8000	CONTACT NAME: Jenny McIntyre PHONE (A/C, No, Ext): 641-421-8000 E-MAIL ADDRESS: jmcintyre@1stinsurance.com FAX (A/C, No): 641-421-1940
INSURED Bob McKiness Excavating and Grading, Inc 12 North Taft Ave Mason City, IA 50401		INSURER(S) AFFORDING COVERAGE INSURER A: Travelers Property/Casualty INSURER B: Lloyd's of London INSURER C: INSURER D: INSURER E: INSURER F:
		NAIC # 25674

COVERAGES

CERTIFICATE NUMBER:

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	ADOL SUBR ISO WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☒ CLAIMS-MADE ☒ OCCUR ☒ XCU Included GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:	☒ ☒	CO-6P784787	04/01/2026	04/01/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP AGG \$ 2,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY	☒ ☒	810-6P783754	04/01/2026	04/01/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10000		CUP-C7539025	04/01/2025	04/01/2026	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000
A	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	UB-6P785194	04/01/2026	04/01/2027	☒ 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
B	Pollution Liability		CPLI02598001	04/01/2026	04/01/2027	Occur \$ 1,000,000 Aggregate \$ 2,000,000

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

12TH STREET NW TURN LANE IMPROVEMENTS, Mason City, IA
The City of Mason City and WHKS, engineer are included as Additional Insureds with respect to General Liability on a primary/non-contributory basis when required by written contract.
General Liability and Workers Compensation include Waiver of Subrogation in favor of owner and engineer when required by written contract. 30 Day Notice of Cancellation.

CERTIFICATE HOLDER

CANCELLATION

0000072

City of Mason City
10 1st St 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

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED
(Includes Products-Completed Operations If Required By Contract)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

PROVISIONS

The following is added to **SECTION II – WHO IS AN INSURED**:

Any person or organization that you agree in a written contract or agreement to include as an additional insured on this Coverage Part is an insured, but only:

- a. With respect to liability for "bodily injury" or "property damage" that occurs, or for "personal injury" caused by an offense that is committed, subsequent to the signing of that contract or agreement and while that part of the contract or agreement is in effect; and
- b. If, and only to the extent that, such injury or damage is caused by acts or omissions of you or your subcontractor in the performance of "your work" to which the written contract or agreement applies. Such person or organization does not qualify as an additional insured with respect to the independent acts or omissions of such person or organization.

The insurance provided to such additional insured is subject to the following provisions:

- a. If the Limits of Insurance of this Coverage Part shown in the Declarations exceed the minimum limits required by the written contract or agreement, the insurance provided to the additional insured will be limited to such minimum required limits. For the purposes of determining whether this limitation applies, the minimum limits required by the written contract or agreement will be considered to include the minimum limits of any Umbrella or Excess liability coverage required for the additional insured by that written contract or agreement. This provision will not increase the limits of insurance described in Section III – Limits Of Insurance.
- b. The insurance provided to such additional insured does not apply to:

- (1) Any "bodily injury", "property damage" or "personal injury" arising out of the providing, or failure to provide, any professional architectural, engineering or surveying services, including:

- (a) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders or change orders, or the preparing, approving, or failing to prepare or approve, drawings and specifications; and

- (b) Supervisory, inspection, architectural or engineering activities.

- (2) Any "bodily injury" or "property damage" caused by "your work" and included in the "products-completed operations hazard" unless the written contract or agreement specifically requires you to provide such coverage for that additional insured during the policy period.

- c. The additional insured must comply with the following duties:

- (1) Give us written notice as soon as practicable of an "occurrence" or an offense which may result in a claim. To the extent possible, such notice should include:

- (a) How, when and where the "occurrence" or offense took place;

- (b) The names and addresses of any injured persons and witnesses; and

- (c) The nature and location of any injury or damage arising out of the "occurrence" or offense.

- (2) If a claim is made or "suit" is brought against the additional insured:

COMMERCIAL GENERAL LIABILITY

- (a) Immediately record the specifics of the claim or "suit" and the date received; and
 - (b) Notify us as soon as practicable and see to it that we receive written notice of the claim or "suit" as soon as practicable.
- (3) Immediately send us copies of all legal papers received in connection with the claim or "suit", cooperate with us in the investigation or settlement of the claim or defense against the "suit", and otherwise comply with all policy conditions.
- (4) Tender the defense and indemnity of any claim or "suit" to any provider of other insurance which would cover such additional insured for a loss we cover. However, this condition does not affect whether the insurance provided to such additional insured is primary to other insurance available to such additional insured which covers that person or organization as a named insured as described in Paragraph 4., Other Insurance, of Section IV – Commercial General Liability Conditions.

COMMERCIAL GENERAL LIABILITY

c. Method Of Sharing

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this approach each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

d. Primary And Non-Contributory Insurance If Required By Written Contract

If you specifically agree in a written contract or agreement that the insurance afforded to an insured under this Coverage Part must apply on a primary basis, or a primary and non-contributory basis, this insurance is primary to other insurance that is available to such insured which covers such insured as a named insured, and we will not share with that other insurance, provided that:

- (1) The "bodily injury" or "property damage" for which coverage is sought occurs; and
- (2) The "personal and advertising injury" for which coverage is sought is caused by an offense that is committed;

subsequent to the signing of that contract or agreement by you.

5. Premium Audit

- a. We will compute all premiums for this Coverage Part in accordance with our rules and rates.
- b. Premium shown in this Coverage Part as advance premium is a deposit premium only. At the close of each audit period we will compute the earned premium for that period and send notice to the first Named Insured. The due date for audit and retrospective premiums is the date shown as the due date on the bill. If the sum of the advance and audit premiums paid for the policy period is greater than the earned premium, we will return the excess to the first Named Insured.
- c. The first Named Insured must keep records of the information we need for premium computation, and send us copies at such times as we may request.

6. Representations

By accepting this policy, you agree:

- a. The statements in the Declarations are accurate and complete;
- b. Those statements are based upon representations you made to us; and
- c. We have issued this policy in reliance upon your representations.

The unintentional omission of, or unintentional error in, any information provided by you which we relied upon in issuing this policy will not prejudice your rights under this insurance. However, this provision does not affect our right to collect additional premium or to exercise our rights of cancellation or nonrenewal in accordance with applicable insurance laws or regulations.

7. Separation Of Insureds

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Coverage Part to the first Named Insured, this insurance applies:

- a. As if each Named Insured were the only Named Insured; and
- b. Separately to each insured against whom claim is made or "suit" is brought.

8. Transfer Of Rights Of Recovery Against Others To Us

If the insured has rights to recover all or part of any payment we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them.

9. When We Do Not Renew

If we decide not to renew this Coverage Part, we will mail or deliver to the first Named Insured shown in the Declarations written notice of the nonrenewal not less than 30 days before the expiration date.

If notice is mailed, proof of mailing will be sufficient proof of notice.

SECTION V – DEFINITIONS

1. "Advertisement" means a notice that is broadcast or published to the general public or specific market segments about your goods, products or services for the purpose of attracting customers or supporters. For the purposes of this definition:
 - a. Notices that are published include material placed on the Internet or on similar electronic means of communication; and
 - b. Regarding websites, only that part of a website that is about your goods, products or services for the purposes of attracting customers or supporters is considered an advertisement.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

XTEND ENDORSEMENT FOR CONTRACTORS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

GENERAL DESCRIPTION OF COVERAGE – This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to this Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

- | | |
|--|---|
| <p>A. Who Is An Insured – Unnamed Subsidiaries</p> <p>B. Blanket Additional Insured – Governmental Entities – Permits Or Authorizations Relating To Operations</p> | <p>C. Incidental Medical Malpractice</p> <p>D. Blanket Waiver Of Subrogation</p> <p>E. Contractual Liability – Railroads</p> <p>F. Damage To Premises Rented To You</p> |
|--|---|

PROVISIONS

A. WHO IS AN INSURED – UNNAMED SUBSIDIARIES

The following is added to **SECTION II – WHO IS AN INSURED**:

Any of your subsidiaries, other than a partnership, joint venture or limited liability company, that is not shown as a Named Insured in the Declarations is a Named Insured if:

- a. You are the sole owner of, or maintain an ownership interest of more than 50% in, such subsidiary on the first day of the policy period; and
- b. Such subsidiary is not an insured under similar other insurance.

No such subsidiary is an insured for "bodily injury" or "property damage" that occurred, or "personal and advertising injury" caused by an offense committed:

- a. Before you maintained an ownership interest of more than 50% in such subsidiary; or
- b. After the date, if any, during the policy period that you no longer maintain an ownership interest of more than 50% in such subsidiary.

For purposes of Paragraph 1. of Section II – Who Is An Insured, each such subsidiary will be deemed to be designated in the Declarations as:

- a. An organization other than a partnership, joint venture or limited liability company; or

- b. A trust;

as indicated in its name or the documents that govern its structure.

B. BLANKET ADDITIONAL INSURED – GOVERNMENTAL ENTITIES – PERMITS OR AUTHORIZATIONS RELATING TO OPERATIONS

The following is added to **SECTION II – WHO IS AN INSURED**:

Any governmental entity that has issued a permit or authorization with respect to operations performed by you or on your behalf and that you are required by any ordinance, law, building code or written contract or agreement to include as an additional insured on this Coverage Part is an insured, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" arising out of such operations.

The insurance provided to such governmental entity does not apply to:

- a. Any "bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the governmental entity; or
- b. Any "bodily injury" or "property damage" included in the "products-completed operations hazard".

COMMERCIAL GENERAL LIABILITY

C. INCIDENTAL MEDICAL MALPRACTICE

1. The following replaces Paragraph **b.** of the definition of "occurrence" in the **DEFINITIONS** Section:

- b.** An act or omission committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to a person, unless you are in the business or occupation of providing professional health care services.

2. The following replaces the last paragraph of Paragraph 2.a.(1) of **SECTION II – WHO IS AN INSURED**:

Unless you are in the business or occupation of providing professional health care services, Paragraphs (1)(a), (b), (c) and (d) above do not apply to "bodily injury" arising out of providing or failing to provide:

- (a)** "Incidental medical services" by any of your "employees" who is a nurse, nurse assistant, emergency medical technician or paramedic; or

- (b)** First aid or "Good Samaritan services" by any of your "employees" or "volunteer workers", other than an employed or volunteer doctor. Any such "employees" or "volunteer workers" providing or failing to provide first aid or "Good Samaritan services" during their work hours for you will be deemed to be acting within the scope of their employment by you or performing duties related to the conduct of your business.

3. The following replaces the last sentence of Paragraph 5. of **SECTION III – LIMITS OF INSURANCE**:

For the purposes of determining the applicable Each Occurrence Limit, all related acts or omissions committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to any one person will be deemed to be one "occurrence".

4. The following exclusion is added to Paragraph 2., **Exclusions**, of **SECTION I – COVERAGES – COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY**:

Sale Of Pharmaceuticals

"Bodily injury" or "property damage" arising out of the violation of a penal statute or ordinance relating to the sale of

pharmaceuticals committed by, or with the knowledge or consent of, the insured.

5. The following is added to the **DEFINITIONS** Section:

"Incidental medical services" means:

- a.** Medical, surgical, dental, laboratory, x-ray or nursing service or treatment, advice or instruction, or the related furnishing of food or beverages; or

- b.** The furnishing or dispensing of drugs or medical, dental, or surgical supplies or appliances.

6. The following is added to Paragraph 4.b., **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to any of your "employees" for "bodily injury" that arises out of providing or failing to provide "incidental medical services" to any person to the extent not subject to Paragraph 2.a.(1) of Section II – Who Is An Insured.

D. BLANKET WAIVER OF SUBROGATION

The following is added to Paragraph 8., **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

If the insured has agreed in a contract or agreement to waive that insured's right of recovery against any person or organization, we waive our right of recovery against such person or organization, but only for payments we make because of:

- a.** "Bodily injury" or "property damage" that occurs; or

- b.** "Personal and advertising injury" caused by an offense that is committed;

subsequent to the execution of the contract or agreement.

E. CONTRACTUAL LIABILITY – RAILROADS

1. The following replaces Paragraph **c.** of the definition of "insured contract" in the **DEFINITIONS** Section:

- c.** Any easement or license agreement;

COMMERCIAL GENERAL LIABILITY

2. Paragraph f.(1) of the definition of "insured contract" in the **DEFINITIONS** Section is deleted.

F. DAMAGE TO PREMISES RENTED TO YOU

The following replaces the definition of "premises damage" in the **DEFINITIONS** Section:

"Premises damage" means "property damage" to:

- a. Any premises while rented to you or temporarily occupied by you with permission of the owner; or
- b. The contents of any premises while such premises is rented to you, if you rent such premises for a period of seven or fewer consecutive days.



ONE TOWER SQUARE
HARTFORD CT 06183

**WORKERS COMPENSATION
AND
EMPLOYERS LIABILITY POLICY**

ENDORSEMENT WC 00 03 13 (00) - 001

POLICY NUMBER: **UB-6P785194-26-2S-G**

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit any one not named in the Schedule.

SCHEDULE

DESIGNATED PERSON:

DESIGNATED ORGANIZATION:

**ANY PERSON OR ORGANIZATION FOR WHICH THE INSURED HAS AGREED
BY WRITTEN CONTRACT EXECUTED PRIOR TO LOSS TO FURNISH THIS
WAIVER.**

RESOLUTION NO. 26 –

RESOLUTION ADOPTING PLANS, SPECIFICATIONS,
FORM OF CONTRACT AND ESTIMATED COST FOR THE
12TH STREET NW TURN LANE IMPROVEMENTS”

WHEREAS, on the 5th day of May, 2026, plans, specifications, form of contract and estimated cost were filed with the City Clerk of Mason City, Iowa, for the “12th Street NW Turn Lane Improvements”, 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 2nd day of June, 2026.

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk

RESOLUTION NO. 26 –

A RESOLUTION MAKING AWARD OF CONTRACT TO
BOB MCKINESS EXCAVATING OF MASON CITY, IOWA
FOR THE “12TH STREET NW TURN LANE IMPROVE-
MENTS

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

Section 1: That the contract for “12th Street NW Turn Lane
Improvements”, be and is hereby accepted as follows:

Contractor:	Bob McKiness Excavating
of:	Mason City, Iowa
Amount of Proposal:	\$225,456.09
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 2nd day of June, 2026

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk

RESOLUTION NO. 26 -

A RESOLUTION APPROVING THE CONTRACT AND
BOND FOR THE CONSTRUCTION OF "12TH STREET NW
TURN LANE IMPROVEMENTS"

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 "12th Street NW Turn Lane Improvements" for the City of Mason City, Iowa,
as described in the plans and specifications and which have been signed by the
Mayor and Clerk on behalf of the City, and proof of insurance coverage, be and the
same are hereby approved as follows:

Contractor:	Bob McKiness Excavating
of:	Mason City, IA
Bond Surety:	Merchants Bonding Co.
Portion of Work:	Scope of project

PASSED AND APPROVED this 2nd day of June, 2026.

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk



**FINANCE
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Brent Hinson, Finance Director
Date: May 21, 2026
RE: Hold Hearing & Authorize State Revolving Fund Loan for Water Reclamation Plant Nutrient Reduction Improvements

Recommendation:

Hold public hearing and consider approval of a State Revolving Fund Loan through the Iowa Finance Authority (IFA) for the Water Reclamation Plant Nutrient Reduction Improvements in an amount not to exceed \$43,000,000 to cover the financing for the recently awarded plant improvements contract.

Review:

The financing plan for the Water Reclamation Plant Nutrient Reduction Improvements is to utilize low-interest financing through the State Revolving Fund (SRF). The Council previously approved a 0% Planning & Design Loan for the project that will be rolled into this primary construction financing.

IFA has preliminarily approved our SRF financing but is necessary to first hold a public hearing on the issuance and then consider an issuance resolution.

Budget Impact:

The project financing has been reviewed following bid and the proposed rate structure revised as needed. These rate effects will be addressed in the 5-year utility rate ordinance that will take effect in FY28 to be reviewed by Council prior to the adoption of the FY28 budget.

Council Action Requested:

Hold a public hearing and then approve a resolution approving a clean water revenue loan and disbursement agreement in an amount not to exceed \$43,000,000 for the Water Reclamation Plant Nutrient Reduction Improvements project.

Attachments:

Letter from Dorsey & Whitney, LLP.

Proposed Resolution.

SRF Loan Application.



Brent Hinson, Finance Director



Reviewed and Recommend Approval

Iowa State Revolving Fund

Construction Loan Application



APPLICANT INFORMATION

Applicant's Name: City of Mason City
Street Address or PO Box: 101 1st St. NW
City: Mason City County: Cerro Gordo Population Served: 27,338
Contact Person: Brent Hinson Title: Finance Director, Deputy City Administrator
Phone Number: 641-421-3613 Email: bhinson@masoncity.net

FINANCING INFORMATION

SRF Loan Request¹: 43,000,000 Anticipated Loan Closing Date²: 6/26/26
Loan Term: ☒ Standard Term (20 years) ☐ Extended Term (up to 30 years)³
Security Pledge: ☒ Net Revenues of the Utility ☐ General Obligation ☐ Combination
Tax Status of Loan: ☒ Tax-Exempt ☐ Taxable⁴ ☐ Combination (multiple series)

1. SRF Portion of Project Costs from Page 2 + 0.50% Initiation Fee (not to exceed \$100,000) Calculated amount rounded up to the nearest \$1,000. For example, if Project Costs Funded by SRF equals \$1,085,672, the Total SRF Loan amount will be $(\$1,085,672 \times 1.005 = \$1,091,100.36 = \$1,092,000)$. Disadvantaged communities will not be assessed Loan Initiation Fees on tax-exempt loans.
2. The expected date the loan will close and funds will be made available to the borrower.
3. For extended term loans, please attach a copy of the DNR approved extended term worksheet or the date it was submitted.
4. Your Bond Counsel will determine if more than 5% of the loan proceeds will finance an activity that does not benefit the public.

INFORMATION ABOUT THE PROJECT

Program: ☒ Clean Water SRF ☐ Drinking Water SRF SRF Project Number: CS1921175 01

Project Name: Nutrient Project

Provide a brief description of the Project (100-word limit):

Construct nutrient removal upgrade. Upgrade to Enhanced Nutrient Removal process

Project Type:

- Traditional Water or Sewer Infrastructure ☒
Emerging Contaminant or PFAS ☐
Lead Service Line Replacement ☐
Non-Point Source ☐

**If a lead service line, emerging contaminant or PFAS project also involves traditional water or sewer infrastructure work, separate loan application (and loans) will be required for each project type.

Construction Schedule:

Construction Start: 5/1/26 Substantial Completion: Final Completion: 12/1/27

PROJECT COSTS AND SOURCES OF FUNDS (For this IUP Application or Project Phase Only)

Project Cost Breakdown		Amount	List All Sources of Funds		Amount
Administrative, Financial, & Legal Expenses		35,000	SRF Portion of Project Costs		
Engineering Expenses (not part of P&D loan)		1,850,000	WTFAP		500,000
P&D Loan Number and Payoff	P&D Loan #	1,525,000	Local Funds		137,053
P&D Loan Number and Payoff	P&D Loan #	0			
Construction Contractor	Contractor 1 Name	39,783,163			
Construction Contractor	Contractor 2 Name	0			
Construction Contractor	Contractor 3 Name	0			
Equipment	Equipment Description	0	Existing SRF Loan(s)	Loan Number(s)	
Other	Other Expense Description	0	Other Source	Loan Forgiveness	560,000
Contingency		789,959			
Total Project Costs		43,983,122	Total Funding		1,197,053

If more than one loan, please describe split.
Ex \$500,000 Revenue and \$925,000 GO

City did make application for WQFP loan funds for this project.

PROFESSIONAL CONSULTANTS

Bond Counsel Firm:	Dorsey & Whitney LLP	
Contact Name:	Emily Hammond, Esq.	
Contact Phone:	515-283-1000	Email: hammond.emily@dorsey.com
Municipal Advisor Firm:	Speer Financial, Inc.	
Contact Name:	Maggie Burger	
Contact Phone:	319-291-2077	Email: mburger@speerfinancial.com
Grant Administrator Firm:		
Contact Name:		
Contact Phone:		Email:
Consulting Engineer Firm:	WHKS & Co.	
Contact Name:	Kevin Graves	
Contact Phone:	507-288-3923	Email: kgraves@whks.com

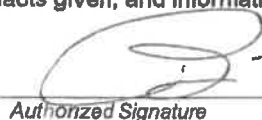
SRF CONSTRUCTION LOAN REQUIREMENTS

The following documentation must be submitted prior to executing the loan commitment:

- ☒ For revenue-backed loans, please submit a pro-forma cash flow analysis prepared by a registered Municipal Advisor identifying all outstanding parity obligations and detailing the revenues, expenses, outstanding debt, and debt coverage ratios for the system. At a minimum, the pro-forma should show financial information based on actuals for the past two years, the current year, and projections for the next two years.
- ☒ If user rates must be increased to meet the loan's debt coverage requirements, please provide documentation that appropriate action has been taken to implement the recommendation of the Municipal Advisor (adopted rate ordinance, public hearing notice, etc.).

SIGNATURE

The undersigned is duly authorized to request this loan on behalf of the Applicant. The Applicant declares under penalty of law that all facts given, and information attached, are true and correct. The Applicant authorizes Iowa Finance Authority to verify all information.


Authorized Signature

4/29/26
Date

Brent Hinson, Finance Director, Deputy City Administrator

Typed or Printed Name and Title

Loan applications and supporting documentation may be sent to
Iowa Finance Authority's Water Quality team at: waterquality@iowafinance.com.

RESOLUTION NO. 26 -

RESOLUTION AUTHORIZING AND APPROVING A LOAN AND
DISBURSEMENT AGREEMENT AND PROVIDING FOR THE ISSUANCE
AND SECURING THE PAYMENT OF \$43,000,000 SEWER REVENUE
BONDS, SERIES 2026

WHEREAS, the City of Mason City (the “City”), in Cerro Gordo County, State of Iowa, did heretofore establish a Municipal Sanitary Sewer System (the “Utility”) in and for the City which has continuously supplied sanitary sewer service in and to the City and its inhabitants since its establishment; and

WHEREAS, the management and control of the Utility are vested in the City Council (the “Council”), and no board of trustees exists for this purpose; and

WHEREAS, pursuant to a prior resolution of the Council (the “Outstanding Note Resolution”), the City has heretofore issued its \$13,000,000 Sewer Revenue Capital Loan Note, Taxable Series 2009, dated January 21, 2009 (the “Outstanding Note”), a portion of which remains outstanding; and

WHEREAS, pursuant to the Outstanding Note Resolution, the City reserved the right to issue additional obligations payable from the Net Revenues (as defined herein) of the Utility and ranking on a parity with the Outstanding Note under the terms and conditions set forth in the Outstanding Note Resolution; and

WHEREAS, the City has heretofore proposed to contract indebtedness and enter into a certain Sewer Revenue Loan and Disbursement Agreement (the “Agreement”) and to borrow money thereunder in a principal amount not to exceed \$43,000,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of planning, designing and constructing improvements and extensions to the Utility (the “Project”), and has published notice of the proposed action and has held a hearing thereon on June 2, 2026; and

WHEREAS, it is necessary at this time for the City Council to approve the Agreement with the Iowa Finance Authority, an agency and public instrumentality of the State of Iowa, as lender (the “Lender”) and to issue Sewer Revenue Bonds, Series 2026 (the “Bonds”) in evidence thereof in the principal amount of \$43,000,000 in order to pay the costs of the Project;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Mason City, Iowa, as follows:

Section 1. It is hereby determined that the City shall enter into the Agreement with the Lender. The Agreement shall be in substantially the form as has been placed on file with the City and shall provide for a loan (the “Loan”) to the City in the amount of \$43,000,000, for the purpose as set forth in the preamble hereof.

The Mayor and City Clerk are hereby authorized and directed to sign the Agreement on behalf of the City, and the Agreement is hereby approved.

Section 2. The Bonds are hereby authorized to be issued in evidence of the obligation of the City under the Agreement, in the aggregate principal amount of \$43,000,000, to be dated the date of delivery to or upon the direction of the Lender, and bearing interest from the date of each advancement made at the rate of 3.00% per annum (or at such lower rate as agreed upon by the Lender and set forth in the Bonds and the Agreement) until payment thereof, as set forth in Exhibit A attached to the Agreement. To the extent that the Lender determines a lower rate of interest is available for the Bonds after the adoption of this Resolution, the Mayor and City Clerk, with advice from bond counsel, are hereby authorized to: (i) make such changes to the Agreement, the Bonds and any related transactional documents as are necessary to give effect to the lower rate of interest without modification to the principal installment schedule contemplated herein; and (ii) to execute and deliver such modified documents on behalf of the City.

The Bonds may be in the denomination of \$1,000 each or any integral multiple thereof and, at the request of the Lender, shall be initially issued as a single bond in the denomination of \$43,000,000 and numbered R-1.

The City Clerk is hereby designated as the Registrar and Paying Agent for the Bonds and may be hereinafter referred to as the “Registrar” or the “Paying Agent.”

Payment of the principal of and interest on the Bonds and premium, if any, shall be payable at the office of the Paying Agent to the registered owners thereof appearing on the registration books of the City. All such payments, except full redemption, shall be made to the registered owners appearing on the registration books at the close of business on the fifteenth day of the month next preceding the payment date. Final payment of principal shall only be made upon surrender of the Bond or Bonds to the Paying Agent.

If applicable pursuant to the Agreement, in addition to the payment of principal of and interest on the Bonds, the City also agrees to pay the Initiation Fee and the Servicing Fee (defined in the Agreement) in accordance with the terms of the Agreement.

The Bonds shall be executed on behalf of the City with the official manual or facsimile signature of the Mayor and attested with the official manual or facsimile signature of the City Clerk, and shall be fully registered bonds without interest coupons. The issuance of the Bonds and the amount of the Loan advanced thereunder shall be recorded in the office of the City Treasurer, and the certificate on the back of each Bond shall be executed with the official manual or facsimile signature of the City Treasurer. In case any officer whose signature or the facsimile of whose signature appears on the Bonds shall cease to be such officer before the delivery of such Bonds, such signature or such facsimile signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery.

The Bonds shall be fully registered as to principal and interest in the names of the owners on the registration books of the City kept by the Registrar. Each Bond shall be transferable without cost to the registered owner thereof only upon the registration books of the City upon presentation to the Registrar, together with either a written instrument of transfer satisfactory to

the Registrar or the assignment form thereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The record and identity of the owners of the Bonds shall be kept confidential as provided by Section 22.7 of the Code of Iowa.

The Bonds are subject to optional redemption by the City at a price of par plus accrued interest (i) on any date with the prior written consent of the Lender, or (ii) in the event that all or substantially all of the Project is damaged or destroyed. Any optional redemption of the Bonds by the City may be made from any funds regardless of source, in whole or from time to time in part, in inverse order of maturity upon not less than thirty (30) days' notice of redemption by e-mail, facsimile, certified or registered mail to the Lender (or any other registered owner of the Bonds). The Bonds are also subject to mandatory redemption as set forth in Section 5 of the Agreement.

All of the Bonds and the interest thereon, together with the Outstanding Note and any additional obligations as may be hereafter issued and outstanding from time to time ranking on a parity therewith under the conditions set forth herein (which additional obligations are hereinafter sometimes referred to as "Parity Obligations"), shall be payable solely from the Net Revenues of the Utility and the Sinking Fund hereinafter referred to, both of which are hereby pledged to the payment of the Bonds. The Bonds shall be a valid claim of the owners thereof only against said Net Revenues and Sinking Fund. None of the Bonds shall be a general obligation of the City, nor payable in any manner by taxation, and under no circumstances shall the City or the Utility be in any manner liable by reason of the failure of the Net Revenues of the Utility to be sufficient for the payment in whole or in part of the Bonds and the interest thereon.

Section 3. The Bonds shall be executed as herein provided as soon after the adoption of this resolution as may be possible and thereupon they shall be delivered to the Registrar for registration and delivery to the Lender, upon receipt of the loan proceeds (the "Loan Proceeds"), and all action heretofore taken in connection with the Agreement is hereby ratified and confirmed in all respects.

Section 4. The Bonds shall be in substantially the following form:

(Form of Bond)

UNITED STATES OF AMERICA
STATE OF IOWA
CERRO GORDO COUNTY
CITY OF MASON CITY

SEWER REVENUE BOND, SERIES 2026

No. R-1 \$43,000,000

RATE	MATURITY DATE	BOND DATE
3.00%	June 1, 2047	June 18, 2026

The City of Mason City (the “City”), in Cerro Gordo County, State of Iowa, for value received, promises to pay from the source and as hereinafter provided, on the maturity date of this Bond to

IOWA FINANCE AUTHORITY

or registered assigns, the principal sum of

FORTY-THREE MILLION DOLLARS

Interest at the rate specified above shall be payable semiannually on June 1 and December 1 of each year, commencing December 1, 2026, and principal shall be due and payable in installments in the amounts shown on the Principal Payment Schedule, attached hereto as Exhibit A, on June 1, 2028, and annually thereafter on June 1 in each year until the principal and interest are fully paid, except that the final installments of the entire balance of principal and interest, if not sooner paid, shall become due and payable on June 1, 2047. Interest shall be computed on the basis of a 360-day year of twelve 30-day months.

The City Clerk shall act as Registrar and Paying Agent and may be hereinafter referred to as the “Registrar” or the “Paying Agent.”

Payment of the principal of and interest on this Bond and premium, if any, shall be payable at the office of the Paying Agent to the registered owners thereof appearing on the registration books of the City at the addresses shown on such registration books. All such payments, except full redemption, shall be made to the registered owners appearing on the registration books at the close of business on the fifteenth day of the month next preceding the payment date. Final payment of principal shall only be made upon surrender of this Bond to the Paying Agent.

This Bond is one of a series of bonds (the “Bonds”) issued by the City to evidence its obligation under a certain Loan and Disbursement Agreement, dated the date hereof (the

“Agreement”) entered into by the City for the purpose of providing funds to pay a portion of the cost of planning, designing and constructing improvements and extensions (the “Project”) to the Municipal Sanitary Sewer System of the City (the “Utility”).

The Bonds are issued pursuant to and in strict compliance with the provisions of Sections 384.24A and 384.83 of the Code of Iowa, 2025, and all other laws amendatory thereof and supplemental thereto, and in conformity with a resolution of the City Council authorizing and approving the Agreement and providing for the issuance and securing the payment of the Bonds (the “Resolution”), and reference is hereby made to the Resolution and the Agreement for a more complete statement as to the source of payment of the Bonds and the rights of the owners of the Bonds.

The Bonds shall be subject to optional redemption by the City at a price of par plus accrued interest (i) on any date with the prior written consent of the Iowa Finance Authority, or (ii) in the event that all or substantially all of the Project is damaged or destroyed. Any optional redemption of the Bonds by the City may be made from any funds regardless of source, in whole or from time to time in part, in inverse order of maturity upon not less than thirty (30) days’ notice of redemption by e-mail, facsimile, certified or registered mail to the Iowa Finance Authority (or any other registered owner of the Bonds). The Bonds are also subject to mandatory redemption as set forth in Section 5 of the Agreement.

The Bonds are not general obligations of the City but, together with the City’s outstanding Sewer Revenue Capital Loan Note, Taxable Series 2009, dated January 21, 2009, and any additional obligations as may be hereafter issued and outstanding from time to time ranking on a parity therewith under the conditions set forth in the Resolution, are payable solely and only out of the future Net Revenues (as defined in the Resolution) of the Utility of the City, a sufficient portion of which has been ordered set aside and pledged for that purpose. This Bond is not payable in any manner by taxation, and under no circumstances shall the City be in any manner liable by reason of the failure of the said Net Revenues to be sufficient for the payment of this Bond and the interest thereon.

This Bond is fully negotiable but shall be fully registered as to both principal and interest in the name of the owner on the books of the City in the office of the Registrar, after which no transfer shall be valid unless made on said books and then only upon presentation of this Bond to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form hereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The City, the Registrar and the Paying Agent may deem and treat the registered owner hereof as the absolute owner for the purpose of receiving payment of or on account of principal hereof, premium, if any, and interest due hereon and for all other purposes, and the City, the Registrar and the Paying Agent shall not be affected by any notice to the contrary.

And It Is Hereby Certified, Recited and Declared that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of the Bonds have existed, have happened and have been performed in due time, form and manner, as required by

law, and that the issuance of the Bonds does not exceed or violate any constitutional or statutory limitation or provision.

IN TESTIMONY WHEREOF, the City of Mason City, Iowa, has caused this Bond to be executed by its Mayor and attested by its City Clerk, all as of the Bond Date.

CITY OF MASON CITY, IOWA

By (Do Not Sign)

Mayor

Attest:

(Do Not Sign)

City Clerk

(On the back of each Bond the following certificate shall be executed with the duly authorized signature of the City Treasurer)

STATE OF IOWA
CERRO GORDO COUNTY
CITY OF MASON CITY

SS: CITY TREASURER'S CERTIFICATE

The original issuance of the Bonds, of which this Bond is a part, was duly and properly recorded in my office as of the Bond Date.

(Do Not Sign)

City Treasurer

ABBREVIATIONS

The following abbreviations, when used in this Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM	-	as tenants in common	UTMA _____
TEN ENT	-	as tenants by the entireties	(Custodian)
JT TEN	-	as joint tenants with right of survivorship and not as tenants in common	As Custodian for _____ (Minor)
			under Uniform Transfers to Minors Act
			_____ (State)

Additional abbreviations may also be used though not in the list above.

ASSIGNMENT

For valuable consideration, receipt of which is hereby acknowledged, the undersigned assigns this Bond to

(Please print or type name and address of Assignee)

PLEASE INSERT SOCIAL SECURITY OR OTHER
IDENTIFYING NUMBER OF ASSIGNEE

and does hereby irrevocably appoint _____, Attorney, to transfer this Bond on the books kept for registration thereof with full power of substitution.

Dated: _____

Signature guaranteed:

NOTICE: The signature to this Assignment must correspond with the name of the registered owner as it appears on this Bond in every particular, without alteration or enlargement or any change whatever.

EXHIBIT A
PRINCIPAL PAYMENT SCHEDULE

<u>Due</u> <u>June 1</u>	<u>Amount</u>	<u>Due</u> <u>June 1</u>	<u>Amount</u>
2028	\$1,561,000	2038	\$2,148,000
2029	\$1,611,000	2039	\$2,218,000
2030	\$1,663,000	2040	\$2,290,000
2031	\$1,717,000	2041	\$2,364,000
2032	\$1,773,000	2042	\$2,441,000
2033	\$1,831,000	2043	\$2,520,000
2034	\$1,890,000	2044	\$2,602,000
2035	\$1,951,000	2045	\$2,687,000
2036	\$2,015,000	2046	\$2,774,000
2037	\$2,080,000	2047	\$2,864,000

Section 5. The Loan Proceeds shall be held by the Lender and disbursed for costs of the Project, as referred to in the preamble hereof. The City will keep a detailed segregated accounting of the expenditure of the Loan Proceeds.

Section 6. So long as any of the Bonds, the Outstanding Note or any Parity Obligations are outstanding, the City shall continue to maintain the Utility in good condition, and the Utility shall continue to be operated in an efficient manner and at a reasonable cost as a revenue producing undertaking. The City shall establish, impose, adjust and provide for the collection of rates to be charged to customers of the Utility, including the City, to produce gross revenues (hereinafter sometimes referred to as the "Gross Revenues") at least sufficient to pay the expenses of operation and maintenance of the Utility, which shall include salaries, wages, cost of maintenance and operation, materials, supplies, insurance and all other items normally included under recognized accounting practices (but does not include allowances for depreciation in the valuation of physical property) (which such expenses are hereinafter sometimes referred to as the "Operating Expenses") and to leave a balance of net revenues (herein referred to as the "Net Revenues") equal to at least 110% of the principal of and interest on all of the Bonds, the Outstanding Note and any other Parity Obligations due in such fiscal year, as the same become due.

Section 7. The provisions, covenants, undertakings and stipulations for the operation of the Utility and for the collection, application and use of the Gross Revenues and income from such operation, as set forth in the Outstanding Note Resolution shall inure and appertain to the Bonds to the same extent and with like force and effect as if herein set out in full, except only insofar as the same may be inconsistent with this resolution.

Nothing in this resolution shall be construed to impair the rights vested in the Outstanding Note. The amounts herein required to be paid into the various funds hereafter named shall be inclusive of said payments required with respect to the Outstanding Note. The provisions of the Outstanding Note Resolution and the provisions of this resolution are to be construed whenever possible so that the same will not be in conflict. In the event such construction is not possible, the provisions of the resolution first adopted shall prevail until such time as the obligations authorized by such resolution have been paid or otherwise satisfied as therein provided, at which time the provisions of this resolution shall again prevail.

Section 8. From and after the issuance of the Bonds, the Gross Revenues of the Utility shall continue to be set aside into the City's Sewer Revenue Fund ("Revenue Fund") created under the Outstanding Note Resolution. The Revenue Fund shall be used in maintaining and operating the Utility, and after payment of the Operating Expenses shall, to the extent provided in this resolution and the Outstanding Note Resolution, be used to pay the principal of and interest on the Bonds, the Outstanding Note and any Parity Obligations, and to create and maintain the several separate funds hereinafter described and in the following priority:

Section 9. Operation and Maintenance Fund. The provisions in and by the Outstanding Note Resolution, whereby there has been created and is to be maintained an account known as the Sewer Utility Operation and Maintenance Fund (the "Operation and Maintenance Fund"), are all hereby ratified and confirmed. There shall be deposited in the Operation and Maintenance Fund each month an amount sufficient to meet the current expenses of the month

plus an amount equal to 1/12th of expenses payable on an annual basis such as insurance. After the first day of the month, further deposits may be made to this account from the Revenue Fund to the extent necessary to pay current expenses accrued and payable to the extent that funds are not available in the Surplus Fund.

Section 10. Sinking Fund. The provisions in and by the Outstanding Note Resolution, whereby there has been created and is to be maintained a Sewer Revenue Note Principal and Interest Sinking Fund (herein referred to as the “Sinking Fund”), and for the payment into said fund from the Net Revenues of the Utility such portion thereof as will be sufficient to pay the interest on and principal of the Outstanding Note, are all hereby ratified and confirmed, and all such provisions shall inure and constitute the security for the payment of the interest on and principal of the Bonds hereby authorized as may be outstanding from time to time; provided, however that on the tenth day of each month of each year, the minimum amount to be set aside, in addition to the amounts required to be set aside in the Outstanding Note Resolution, and paid into the Sinking Fund shall be not less than as follows:

Commencing on July 1, 2026, and continuing to and including November 1, 2026, an amount equal to 1/5th of the installment of interest coming due on December 1, 2026, and thereafter, commencing on December 1, 2026, and continuing to final maturity, an amount equal to 1/6th of the installment of interest coming due on the next succeeding interest payment date on the then outstanding Bonds. In addition, commencing on June 1, 2027, and continuing to final maturity, an amount equal to 1/12th of the installment of principal coming due on such Bonds on the next succeeding principal payment date until the full amount of such installment is on deposit in the Sinking Fund.

Money in the Sinking Fund shall be used solely for the purpose of paying principal of and interest on the Bonds, the Outstanding Note and any Parity Obligations as the same shall become due and payable. So long as the Bonds and the Outstanding Note remain outstanding, whenever Parity Obligations are issued under the conditions and restrictions hereinafter set forth, provision shall be made for additional payments to be made into the Sinking Fund for the purpose of paying the interest on and principal of such Parity Obligations.

If at any time there be a failure to pay into the Sinking Fund the full amount above stipulated, then an amount equivalent to the deficiency shall be paid into Sinking Fund from the Net Revenues of the Utility as soon as available, and the same shall be in addition to the amount otherwise required to be so set apart and paid into the Sinking Fund.

No further payments need be made into the Sinking Fund when and so long as the amount therein is sufficient to retire all of the Bonds, the Outstanding Note and any Parity Obligations then outstanding which are payable from the Sinking Fund and to pay all interest to become due thereon prior to such retirement, or if provision for such payment has been made.

Section 11. Subordinate Obligations. Money in the Revenue Fund may next be used to pay principal of and interest on (including reasonable reserves therefor) any other obligations which by their terms shall be payable from the revenues of the Utility, but subordinate to the Bonds, the Outstanding Note and any Parity Obligations, and which have been

issued for the purposes of extensions and improvements to the Utility or to retire the Bonds, the Outstanding Note or Parity Obligations in advance of maturity, or to pay for extraordinary repairs or replacements to the Utility. From time to time there may be established and maintained additional, subordinate sinking funds (the “Subordinate Debt Funds”), into which shall be deposited, after first making all required deposits into the Operation and Maintenance Fund and the Sinking Fund, sufficient sums to pay principal and interest requirements on the Subordinate Obligations.

Section 12. Surplus Revenue. The provisions in and by the Outstanding Note Resolution whereby there has been created and is to be maintained a special fund to be known and designated as the Surplus Fund into which there shall be set apart and paid all of the Net Revenues remaining after first making the required payments into the Operation and Maintenance Fund, the Sinking Fund, and the Subordinate Debt Funds, if any, are all hereby ratified and confirmed. All money thereafter remaining in the Revenue Fund at the close of each month may be used to pay for extraordinary repairs or replacements to the Utility, or may be used to pay or redeem the Bonds, the Outstanding Note or Parity Obligations, any of them, or for any lawful purpose.

Money in the Revenue Fund shall be allotted and paid into the various funds and accounts hereinbefore referred to in the order in which said funds are listed, on a cumulative basis, on the tenth day of each month, or on the next succeeding business day when the tenth shall not be a business day; and if in any month the money in the Revenue Fund shall be insufficient to deposit or transfer the required amount in any of said funds or accounts, the deficiency shall be made up in the following month or months after payments into all funds and accounts enjoying a prior claim to the revenues shall have been met in full.

As long as the Sinking Fund has the full amounts required to be deposited therein by the Outstanding Note Resolution and this resolution, any balance in the Surplus Fund may be expended by the City in such manner as the Council, or such other duly constituted body as may then be charged with the operation of the Utility, may from time to time direct.

Section 13. All money held in any fund or account created or to be maintained under the terms of this resolution shall be deposited in lawful depositories of the City or invested in accordance with Chapters 12B and 12C of the Code of Iowa and continuously held and secured as provided by the laws of the State of Iowa relating to the depositing, securing, holding and investing of public funds. All interest received by the City as a result of investments under this section shall be considered to constitute Gross Revenues of the Utility and shall be deposited in or transferred to the Revenue Fund and used solely and only for the purposes specified herein for such funds.

Section 14. The City hereby covenants and agrees with the owner or owners of the Bonds, the Outstanding Note and any Parity Obligations, or any of them, that from time to time may be outstanding, that it will faithfully and punctually perform all duties with reference to the Utility required and provided by the Constitution and laws of the State of Iowa, that it will segregate the Gross Revenues of the Utility and make application thereof in accordance with the provisions of this resolution and that it will not sell, lease or in any manner dispose of the Utility or any part thereof, including any and all extensions and additions that may be made thereto,

until all of the Bonds, the Outstanding Note and any Parity Obligations shall have been paid in full, both principal and interest, or unless and until provision shall have been made for the payment of the Bonds, the Outstanding Note and any Parity Obligations and interest thereon in full; provided, however, that the City may dispose of any property which in the judgment of the Council, or such duly constituted body as may then be charged with the operation of the Utility, is no longer useful or profitable in the operation of the Utility nor essential to the continued operation thereof and when the sale thereof will not operate to reduce the revenues to be derived from the operation of the Utility.

Section 15. Upon a breach or default of a term of the Bonds, the Outstanding Note or any Parity Obligations, the Outstanding Note Resolution and this resolution, a proceeding may be brought in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required under the terms of this resolution and Division V of Chapter 384 of the Code of Iowa or an action may be brought to obtain the appointment of a receiver to take possession of and operate the Utility and to perform the duties required by this resolution and Division V of Chapter 384 of the Code of Iowa.

Section 16. Section 21 of the Outstanding Note Resolution with respect to the issuance of Parity Obligations is hereby recognized, and it is hereby found, determined and declared that the Lender has consented in writing to the issuance of the Bonds on a parity with the Outstanding Note and has waived any and all provisions of the Outstanding Note Resolution with respect to certain requirements and conditions that must be met prior to the issuance of the Bonds. The City reserves the right to issue future Parity Obligations without restriction, and Section 21 of the Outstanding Note Resolution is not incorporated herein and shall not apply to the Bonds; provided, however, so long as the Outstanding Note is outstanding, the City is required to comply with Section 21 of the Outstanding Note Resolution unless otherwise amended or waived with respect to the Outstanding Note.

Section 17. The City agrees that so long as the Bonds, the Outstanding Note or any Parity Obligations remain outstanding, it will maintain insurance for the benefit of the owners of the Bonds, the Outstanding Note and any Parity Obligations on the insurable portions of the Utility of a kind and in an amount which usually would be carried by private companies or municipalities engaged in a similar type of business. The proceeds of any insurance, except public liability insurance, shall be used to repair or replace the part or parts of the Utility damaged or destroyed. The City will keep proper books of record and account, separate from all other records and accounts, showing the complete and correct entries of all transactions relating to the Utility, and the owners of the Bonds, the Outstanding Note or any Parity Obligations shall have the right at all reasonable times to inspect the Utility and all records, accounts and data of the City relating thereto.

Section 18. The provisions of this resolution shall constitute a contract between the City and the owners of the Bonds and any Parity Obligations as may from time to time be outstanding, and after the issuance of the Bonds, no change, variation or alteration of any kind of the provisions of this resolution shall be made which will adversely affect the owners of the Bonds or any Parity Obligations until all of the Bonds, the Outstanding Note and any Parity Obligations and the interest thereon shall have been paid in full, except as hereinafter provided.

The owners of a majority in principal amount of the Bonds and any Parity Obligations at any time outstanding (not including in any case any obligations which may then be held or owned by or for the account of the City, but including such obligations as may be issued for the purpose of refunding any of the Bonds, the Outstanding Note or Parity Obligations if such obligations shall not then be owned by the City) shall have the right from time to time to consent to and approve the adoption by the City of a resolution or resolutions modifying or amending any of the terms or provisions contained in this resolution; provided, however, that this resolution may not be so modified or amended in such manner as to:

- (a) Make any change in the maturity or redemption terms of the Bonds or Parity Obligations.
- (b) Make any change in the rate of interest borne by any of the Bonds or Parity Obligations.
- (c) Reduce the amount of the principal payable on any Bonds or Parity Obligations.
- (d) Modify the terms of payment of principal of or interest on the Bonds or Parity Obligations, or any of them, or impose any conditions with respect to such payment.
- (e) Affect the rights of the owners of less than all of the Bonds or Parity Obligations then outstanding.
- (f) Reduce the percentage of the principal amount of the Bonds or Parity Obligations, the consent of the owners of which shall be required to effect a further modification.

Whenever the City shall propose to amend or modify this resolution under the provisions of this section, it shall cause notice of the proposed amendment to be (1) filed with the Lender and (2) mailed by certified mail to each registered owner of any Bond or Parity Obligation as shown by the records of the Registrar. Such notice shall set forth the nature of the proposed amendment and shall state that a copy of the proposed amendatory resolution is on file in the office of the City Clerk.

Whenever at any time within one year from the date of the mailing of said notice, there shall be filed with the City Clerk an instrument or instruments executed by the owners of at least a majority in aggregate principal amount of the Bonds and any Parity Obligations outstanding at the time of the adoption of such amendatory resolution specifically consenting to the adoption thereof as herein provided, no owner of any Bonds or Parity Obligations shall have any right or interest to object to the adoption of such amendatory resolution or to object to any of the terms or provisions therein contained or to the operation thereof or to enjoin or restrain the City from taking any action pursuant to the provisions thereof.

Any consent given by the owners of a Bond or Parity Obligation pursuant to the provisions of this section shall be irrevocable for a period of six (6) months from the date of such

consent and shall be conclusive and binding upon all future owners of the same Bond or Parity Obligation during such period. Such consent may be revoked at any time after six (6) months from the date of such consent by the owner who gave such consent or by a successor in title, but such revocation shall not be effective if the owners of a majority in aggregate principal amount of the Bonds and Parity Obligations outstanding as in this section defined shall have, prior to the attempted revocation, consented to and approved the amendatory resolution referred to in such revocation.

The fact and date of the execution of any instrument under the provisions of this section may be proved by the certificate of any officer in any jurisdiction, who by the laws thereof is authorized to take acknowledgments of deeds within such jurisdiction, that the persons signing such instrument acknowledged before such officer the execution thereof, or may be proved by an affidavit of a witness to such execution sworn to before such officer.

Section 19. It is the intention of the City that interest on the Bonds be and remain excluded from gross income for federal income tax purposes pursuant to the appropriate provisions of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations in effect with respect thereto (all of the foregoing herein referred to as the “Internal Revenue Code”). In furtherance thereof the City covenants to comply with the provisions of the Internal Revenue Code as they may from time to time be in effect or amended and further covenants to comply with applicable future laws, regulations, published rulings and court decisions as may be necessary to insure that the interest on the Bonds will remain excluded from gross income for federal income tax purposes. Any and all of the officers of the City are hereby authorized and directed to take any and all actions as may be necessary to comply with the covenants herein contained.

Section 20. If any section, paragraph, clause or provision of this resolution shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 21. All resolutions and orders or parts thereof in conflict with the provisions of this resolution are, to the extent of such conflict, hereby repealed.

Section 22. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved June 2, 2026.

Mayor

Attest:

City Clerk

Estimated Amortization Schedule

**City of Mason City
Sewer Revenue Bond
CS1921175**



Loan summary

Loan Closing Date	Jun 18, 2026
Final Disbursement Date	Nov 11, 2027
Final Maturity Date	Jun 1, 2047
Loan Period in Years	20
Total Loaned Amount	\$ 43,000,000.00
0.5% Initiation Fee	-
Net Proceeds to Borrower	\$ 43,000,000.00
Annual Interest Rate	3.00%
Total Interest	\$ 15,250,948.92
Servicing Fee Rate	0.25%
Total Servicing Fees	\$ 1,270,912.40
Total Loan Costs	\$ 16,521,861.32

Estimated Draw Schedule

Initiation Fee -	Jun 18, 2026	-
P & D Payoff -	Jun 18, 2026	1,370,000.00
Estimated Draw #1-	Jun 25, 2026	4,163,000.00
Estimated Draw #2-	Aug 20, 2026	4,163,000.00
Estimated Draw #3-	Oct 15, 2026	4,163,000.00
Estimated Draw #4-	Dec 10, 2026	4,163,000.00
Estimated Draw #5-	Feb 4, 2027	4,163,000.00
Estimated Draw #6-	Apr 1, 2027	4,163,000.00
Estimated Draw #7-	May 27, 2027	4,163,000.00
Estimated Draw #8-	Jul 22, 2027	4,163,000.00
Estimated Draw #9-	Sep 16, 2027	4,163,000.00
Estimated Draw #10-	Nov 11, 2027	4,163,000.00
Total Loaned Amount		43,000,000.00

Payment Date	Beginning Balance	Principal	Interest	Servicing Fee	Total Loan Payment	Total Annual Debt Service	Ending Balance
Dec 1, 2026	13,859,000.00		123,724.92	10,310.41	134,035.33		13,859,000.00
Jun 1, 2027	26,348,000.00	0.00	328,612.00	27,384.33	355,996.33	490,031.66	26,348,000.00
Dec 1, 2027	38,837,000.00		529,823.67	44,151.97	573,975.64		38,837,000.00
Jun 1, 2028	43,000,000.00	1,561,000.00	651,938.33	54,328.19	2,267,266.52	2,841,242.16	41,439,000.00
Dec 1, 2028	41,439,000.00		621,585.00	51,798.75	673,383.75		41,439,000.00
Jun 1, 2029	41,439,000.00	1,611,000.00	621,585.00	51,798.75	2,284,383.75	2,957,767.50	39,828,000.00
Dec 1, 2029	39,828,000.00		597,420.00	49,785.00	647,205.00		39,828,000.00
Jun 1, 2030	39,828,000.00	1,663,000.00	597,420.00	49,785.00	2,310,205.00	2,957,410.00	38,165,000.00
Dec 1, 2030	38,165,000.00		572,475.00	47,706.25	620,181.25		38,165,000.00
Jun 1, 2031	38,165,000.00	1,717,000.00	572,475.00	47,706.25	2,337,181.25	2,957,362.50	36,448,000.00
Dec 1, 2031	36,448,000.00		546,720.00	45,560.00	592,280.00		36,448,000.00
Jun 1, 2032	36,448,000.00	1,773,000.00	546,720.00	45,560.00	2,365,280.00	2,957,560.00	34,675,000.00
Dec 1, 2032	34,675,000.00		520,125.00	43,343.75	563,468.75		34,675,000.00
Jun 1, 2033	34,675,000.00	1,831,000.00	520,125.00	43,343.75	2,394,468.75	2,957,937.50	32,844,000.00
Dec 1, 2033	32,844,000.00		492,660.00	41,055.00	533,715.00		32,844,000.00
Jun 1, 2034	32,844,000.00	1,890,000.00	492,660.00	41,055.00	2,423,715.00	2,957,430.00	30,954,000.00
Dec 1, 2034	30,954,000.00		464,310.00	38,692.50	503,002.50		30,954,000.00
Jun 1, 2035	30,954,000.00	1,951,000.00	464,310.00	38,692.50	2,454,002.50	2,957,005.00	29,003,000.00
Dec 1, 2035	29,003,000.00		435,045.00	36,253.75	471,298.75		29,003,000.00
Jun 1, 2036	29,003,000.00	2,015,000.00	435,045.00	36,253.75	2,486,298.75	2,957,597.50	26,988,000.00
Dec 1, 2036	26,988,000.00		404,820.00	33,735.00	438,555.00		26,988,000.00
Jun 1, 2037	26,988,000.00	2,080,000.00	404,820.00	33,735.00	2,518,555.00	2,957,110.00	24,908,000.00
Dec 1, 2037	24,908,000.00		373,620.00	31,135.00	404,755.00		24,908,000.00
Jun 1, 2038	24,908,000.00	2,148,000.00	373,620.00	31,135.00	2,552,755.00	2,957,510.00	22,760,000.00
Dec 1, 2038	22,760,000.00		341,400.00	28,450.00	369,850.00		22,760,000.00
Jun 1, 2039	22,760,000.00	2,218,000.00	341,400.00	28,450.00	2,587,850.00	2,957,700.00	20,542,000.00
Dec 1, 2039	20,542,000.00		308,130.00	25,677.50	333,807.50		20,542,000.00
Jun 1, 2040	20,542,000.00	2,290,000.00	308,130.00	25,677.50	2,623,807.50	2,957,615.00	18,252,000.00
Dec 1, 2040	18,252,000.00		273,780.00	22,815.00	296,595.00		18,252,000.00
Jun 1, 2041	18,252,000.00	2,364,000.00	273,780.00	22,815.00	2,660,595.00	2,957,190.00	15,888,000.00
Dec 1, 2041	15,888,000.00		238,320.00	19,860.00	258,180.00		15,888,000.00
Jun 1, 2042	15,888,000.00	2,441,000.00	238,320.00	19,860.00	2,699,180.00	2,957,360.00	13,447,000.00
Dec 1, 2042	13,447,000.00		201,705.00	16,808.75	218,513.75		13,447,000.00
Jun 1, 2043	13,447,000.00	2,520,000.00	201,705.00	16,808.75	2,738,513.75	2,957,027.50	10,927,000.00
Dec 1, 2043	10,927,000.00		163,905.00	13,658.75	177,563.75		10,927,000.00
Jun 1, 2044	10,927,000.00	2,602,000.00	163,905.00	13,658.75	2,779,563.75	2,957,127.50	8,325,000.00
Dec 1, 2044	8,325,000.00		124,875.00	10,406.25	135,281.25		8,325,000.00
Jun 1, 2045	8,325,000.00	2,687,000.00	124,875.00	10,406.25	2,822,281.25	2,957,562.50	5,638,000.00
Dec 1, 2045	5,638,000.00		84,570.00	7,047.50	91,617.50		5,638,000.00
Jun 1, 2046	5,638,000.00	2,774,000.00	84,570.00	7,047.50	2,865,617.50	2,957,235.00	2,864,000.00
Dec 1, 2046	2,864,000.00		42,960.00	3,580.00	46,540.00		2,864,000.00
Jun 1, 2047	2,864,000.00	2,864,000.00	42,960.00	3,580.00	2,910,540.00	2,957,080.00	0.00

LOAN AND DISBURSEMENT AGREEMENT
\$43,000,000 SEWER REVENUE BONDS

This Loan and Disbursement Agreement (the “Agreement”) is made and entered into as of June 18, 2026, by and between the City of Mason City, Iowa (the “Participant”) and the Iowa Finance Authority, an agency and public instrumentality of the State of Iowa (the “Issuer”).

WHEREAS, the Issuer, in cooperation with the Iowa Department of Natural Resources (the “Department”), is authorized to undertake the creation, administration and financing of the Iowa Water Pollution Control Works Financing Program (the “Program”) established in the Code of Iowa, Sections 16.131 through 16.135 and Sections 455B.291 through 455B.299, including, among other things, the making of loans to Iowa municipalities for purposes of the Program; and

WHEREAS, the Participant desires to participate in the Program as a means of financing all or part of the construction of certain wastewater treatment facilities serving the Participant and its residents; and

WHEREAS, to assist in financing the Project (defined herein), the Issuer desires to make a loan to the Participant in the amount set forth in Section 2 hereof;

NOW, THEREFORE, the parties agree as follows:

Section 1. Definitions. In addition to other definitions set forth herein, the following terms as used in this Agreement shall, unless the context clearly requires otherwise, have the following meanings:

(a) “Bonds” shall mean any State Revolving Fund Revenue Bonds that were or in the future are issued by the Issuer for the purpose of providing moneys to finance the Loan to the Participant.

(b) “Code” shall mean the Internal Revenue Code of 1986, as amended, and all lawfully promulgated regulations thereunder.

(c) “Project” shall mean the particular construction activities approved by the Department and being undertaken by the Participant with respect to its Wastewater Treatment System, as described in the Resolution.

(d) “Regulations” shall mean the administrative rules of the Department relating to the Program, set forth in Title 567, Chapter 90 of the Iowa Administrative Code, and the administrative rules of the Issuer relating to the Program set forth in Title 265, Chapter 26 of the Iowa Administrative Code.

(e) “Resolution” shall mean the resolution of the City Council of the Participant providing for the authorization and issuance of the Revenue Bond, attached hereto as Exhibit B, adopted on June 2, 2026, approving and authorizing the execution of this Agreement and the issuance of the Revenue Bond (as defined herein).

(f) “Wastewater Treatment System” shall mean the wastewater treatment system of the Participant, all facilities being used in conjunction therewith and all appurtenances and extensions thereto, including but not limited to the wastewater treatment system project which the Participant is financing under this Agreement.

Section 2. Loan; Purchase of Revenue Bond. The Issuer agrees to purchase a duly authorized and issued sewer revenue bond or capital loan note of the Participant (the “Revenue Bond”) in order to make a loan to the Participant, and will disburse proceeds as set forth herein. The Participant agrees to borrow and accept from the Issuer, a loan in the principal amount of \$43,000,000 (the “Loan”).

The Participant shall use the proceeds of the Loan strictly (a) to finance a portion of the costs of construction of the Project and (b), where applicable, to reimburse the Participant for a portion of the costs of the Project, which portion was paid or incurred in anticipation of reimbursement through the Program and which is eligible for such reimbursement under and pursuant to the Regulations and the Code.

Section 3. Disbursements. Proceeds of the Loan shall be made available to the Participant in the form of one or more periodic disbursements as provided in this Section. The Issuer thereafter shall make disbursements of a portion of the Loan for payment of costs of the Project upon receipt of the following:

- (a) a completed payment request on a form acceptable to and available from the Issuer;
 - (b) current construction payment estimates;
 - (c) engineering service statements;
 - (d) purchase orders or invoices for items not included within other contracts;
- and
- (e) evidence that the costs for which the disbursement is requested have been incurred.

Solely with respect to the request for the final disbursement of proceeds of the Loan, the Participant shall submit to the Issuer (via the Department), in addition to items (a) through (e) above, a certification of completion and acceptance of the Project by the Participant or evidence of an acceptable settlement if the Project is subject to a dispute between the Participant and any contractor.

Disbursements shall be made in a timely fashion following the receipt of the information as set forth above. Unless otherwise agreed to in writing by the Issuer, funds shall be payable to the Participant via automated clearinghouse system transfer to the account specified by the Participant.

Section 4. Completion of Project. The Participant covenants and agrees (i) to exercise its best efforts in accordance with prudent wastewater treatment utility practices to complete the Project; and (ii) to provide from its own fiscal resources all monies, in excess of the total amount of Loan proceeds it receives under the Agreement, required to complete the Project.

Section 5. Repayment of Loan; Issuance of Revenue Bonds. The Participant's obligation to repay the Loan and interest thereon shall be evidenced by the Revenue Bond in the principal amount of the Loan, complying in all material respects with the Regulations and being in substantially the form set forth in the Resolution, which Resolution is attached hereto as Exhibit B. The Revenue Bond shall be delivered to the Issuer as the original purchaser and registered holder thereof at the closing of the Loan. The Revenue Bond shall be accompanied by a legal opinion of bond counsel, in form satisfactory to the Issuer, to evidence the legality, security position and tax-exempt status of interest on the Revenue Bond. The parties agree that a payment of principal of or interest on the Revenue Bond shall be deemed to be a payment of the same on the Loan and a payment of principal of or interest on the Loan shall be deemed to be a payment of the same on the Revenue Bond. Unless otherwise agreed to in writing by the Issuer, all payments of principal and interest due under the Loan shall be made via automated clearinghouse transfer, from an account specified by the Participant.

The Revenue Bond shall be dated the date of delivery to the Issuer, with interest and the Servicing Fee (together, the "Interest Rate" as set forth in Section 6 hereof) payable semiannually on June 1 and December 1 of each year (unless the resolution authorizing a previous series of outstanding bonds on a parity with the Revenue Bond requires interest to be paid on other interest payment dates, in which case such other dates shall apply) from the date of each disbursement of a part of the Loan from the Issuer to the Participant (which are initially expected to be on approximately the dates set forth on Exhibit A attached hereto and incorporated herein). The first repayment of principal of the Loan shall be due and payable not later than one year after substantial completion of the Project and payments of principal, interest and the Servicing Fee shall continue thereafter until the Loan is paid in full. Following the final disbursement of Loan proceeds to the Participant, Exhibit A shall be adjusted by the Issuer, with the approval of the Participant, based upon actual disbursements to the Participant under the Agreement. Such revised Exhibit A thereafter shall be deemed to be incorporated herein by reference and made a part hereof and shall supersede and replace that initially attached hereto and to the Revenue Bond.

The Revenue Bond shall be subject to optional redemption by the Participant at a price of par plus accrued interest (i) on any date upon receipt of written consent by the Issuer, or (ii) in the event that all or substantially all of the Project is damaged or destroyed. Any such optional redemption of the Revenue Bond by the Participant may be made from any funds regardless of source, in whole or from time to time in part, upon not less than thirty (30) days' notice of

redemption by e-mail, facsimile, certified or registered mail to the Issuer (or any other registered owner of the Revenue Bond). The Revenue Bond is also subject to mandatory redemption in the event the costs of the Project are less than initially projected, in which case the amount of the Loan shall be reduced to an amount equal to the actual Project costs disbursed. The Participant and the Issuer agree that following such adjustment, the principal amount due under the Revenue Bond shall be automatically reduced to equal the principal amount of the adjusted Loan.

The Revenue Bond and the interest thereon and any additional obligations as may be hereafter issued and outstanding from time to time under the conditions set forth in the Resolution shall be payable solely and only from the Net Revenues (as defined in the Resolution) of the Wastewater Treatment System of the Participant, a sufficient portion of which has been and shall be ordered set aside and pledged for such purpose under the provisions of the Resolution. Neither this Agreement nor the Revenue Bond is a general obligation of the Participant, and under no circumstance shall the Participant be in any manner liable by reason of the failure of the aforesaid Net Revenues to be sufficient to pay the Revenue Bond and the interest thereon or to otherwise discharge the Participant's obligation hereunder.

Section 6. Interest Rate and Servicing Fees.

(a) The Participant agrees to pay a Loan servicing fee (the "Servicing Fee") to the Issuer in an amount equal to 0.25% per annum of the principal amount of the Loan outstanding. The Servicing Fee shall be paid as described in Section 5 and Section 6(b) hereof.

(b) The Loan shall bear interest at 3.00% per annum (the "Rate"). As described in Section 5, payments hereunder shall be calculated based on the Rate plus the Servicing Fee (such 3.25%, the "Interest Rate").

Section 7. Compliance with Applicable Laws. Performance Under Loan Agreement: Rates. The Participant covenants and agrees (i) to comply with all applicable State of Iowa and federal laws, rules and regulations (including but not limited to the Regulations), judicial decisions, and executive orders in the performance of the Agreement and in the financing, construction, operation, maintenance and use of the Project and the Wastewater Treatment System; (ii) to maintain its Wastewater Treatment System in good repair, working order and operating condition; (iii) to cooperate with the Issuer in the observance and performance of their respective duties, covenants, obligations and agreements under the Agreement; (iv) to comply with all terms and conditions of the Resolution; and (v) to establish, levy and collect rents, rates and other charges for the products and services provided by its Wastewater Treatment System, which rents, rates and other charges shall be at least sufficient (A) to meet the operation and maintenance expenses of such Wastewater Treatment System, (B) to produce and maintain Net Revenues at a level not less than 110% of the amount of principal and interest on the Revenue Bond and any other obligations secured by a pledge of the Net Revenues falling due in the same year, (C) to comply with all covenants pertaining thereto contained in, and all other provisions of, any bond resolution, trust indenture or other security agreement, if any, relating to any bonds or other evidences of indebtedness issued or to be issued by the Participant, (D) to pay the debt service requirements on any bonds, notes or other evidences of indebtedness, whether now

outstanding or incurred in the future, secured by such revenues or other receipts and issued to finance improvements to the Wastewater Treatment System and to make any other payments required by the laws of the State of Iowa, (E) to generate funds sufficient to fulfill the terms of all other contracts and agreements made by the Participant, including, without limitation, the Agreement and the Revenue Bond and (F) to pay all other amounts payable from or constituting a lien or charge on the operating revenues of its Wastewater Treatment System.

Section 8. Exclusion of Interest from Gross Income. Unless otherwise agreed to by the Issuer in writing, the Participant covenants and agrees as follows:

(a) The Participant shall not take any action or omit to take any action which would result in a loss of the exclusion of the interest on the Bonds from gross income for federal income taxation as that status is governed by Section 103(a) of the Code.

(b) The Participant shall not take any action or omit to take any action, which action or omission would cause its Revenue Bond or the Bonds (assuming solely for this purpose that the proceeds of the Bonds loaned to the Participant represent all of the proceeds of the Bonds) to be “private activity bonds” within the meaning of Section 141(a) of the Code. Accordingly, unless the Participant receives the prior written approval of the Issuer, the Participant shall not (A) permit any of the proceeds of the Bonds loaned to the Participant or the Project financed with such proceeds to be used, either directly or indirectly, in any manner that would constitute “private business use” within the meaning of Section 141(b)(6) of the Code, taking into account for this purpose all such use by persons other than governmental units on an aggregate basis, (B) use, either directly or indirectly, any of the proceeds of the Bonds loaned to the Participant to make or finance loans to persons other than governmental units (as such term is used in Section 141(c) of the Code) or (C) use, either directly or indirectly, any of the proceeds of the Bonds loaned to the Participant to acquire any “non-governmental output property” within the meaning of Section 141(d)(2) of the Code.

(c) The Participant shall not directly or indirectly use or permit the use of any proceeds of the Bonds (or amounts replaced with such proceeds) or any other funds or take any action or omit to take any action, which use or action or omission would (assuming solely for this purpose that the proceeds of the Bonds loaned to the Participant represent all of the proceeds of the Bonds) cause the Bonds to be “arbitrage bonds” within the meaning of Section 148(a) of the Code.

(d) The Participant shall not directly or indirectly use or permit the use of any proceeds of the Bonds to pay the principal of or interest on any issue of State or local governmental obligations (“refinancing of indebtedness”) unless the Participant shall establish to the satisfaction of the Issuer that such refinancing of indebtedness will not adversely affect the exclusion from gross income of interest on the Bonds for federal income tax purposes and the Participant delivers an opinion to such effect of bond counsel acceptable to the Issuer.

(e) The Participant shall not directly or indirectly use or permit the use of any proceeds of the Bonds to reimburse the Participant for any portion of the cost of the Project unless such cost was paid or incurred by the Participant in anticipation of reimbursement from the proceeds of the Bonds or other State or local governmental borrowing in accordance with the Code, published rulings of the Internal Revenue Service and the Regulations.

(f) The Participant shall not use the proceeds of the Bonds (assuming solely for this purpose that the proceeds of the Bonds loaned to the Participant represent all of the proceeds of the Bonds) in any manner which would cause the Bonds to be “federally guaranteed” within the meaning of Section 149(b) of the Code or “hedge bonds” within the meaning of Section 149(g) of the Code.

(g) The Participant shall comply with all provisions of the Code relating to the rebate of any profits from arbitrage attributable to the Participant, and shall indemnify and hold the Issuer harmless therefrom.

Section 9. Insurance; Audits; Disposal of Property. The Participant covenants and agrees (a) to maintain insurance on, or to self-insure, the insurable portions of the Wastewater Treatment System of a kind and in an amount which normally would be carried by private companies engaged in a similar type of business, (b) to keep proper books and accounts adapted to the Wastewater Treatment System, showing the complete and correct entry of all transactions relating thereto, and to cause said books and accounts to be audited or examined by an independent auditor or the State Auditor (i) at such times and for such periods as may be required by the federal Single Audit Act of 1984, OMB Circular A-133 or State law, and (ii) at such other times and for such other periods as may be requested at any time and from time to time by the Issuer (which requests may require an audit to be performed for a period that would not otherwise be required to be audited under State law), and (c) unless the Participant has received a waiver and consent from the Issuer, it shall not sell, lease or in any manner dispose of the Wastewater Treatment System, or any capital part thereof, including any and all extensions and additions which may be made thereto, until the Revenue Bond shall have been paid in full or otherwise discharged as provided in the Resolution; provided, however, that the Participant may dispose of any property which in the judgment of its governing body is no longer useful or profitable to use in connection with the operation of the Wastewater Treatment System or essential to the continued operation thereof.

Section 10. Maintenance of Documents; Access. The Participant agrees to maintain its project accounts in accordance with generally accepted accounting principles (“GAAP”) as issued by the Governmental Accounting Standards Board, including GAAP requirements relating to the reporting of infrastructure assets.

The Participant agrees to permit the Issuer or its duly authorized representative access to all files and documents relating to the Project for purposes of conducting audits and reviews in accordance with any of the Regulations.

Section 11. Continuing Disclosure. As a means of enabling the Issuer to comply with the “continuing disclosure” requirements set forth in Rule 15c2-12 (the “Rule”) of the Securities and Exchange Commission, the Participant agrees, during the term of the Loan, but only upon written notification from the Issuer to the Participant that this Section 11 applies to such Participant for a particular fiscal year, to provide the Issuer with (i) the comprehensive audit report of the Participant, prepared and certified by an independent auditor or the State Auditor, or unaudited financial information if the audit is not available, not later than 180 days after the end of each fiscal year for which this section applies and (ii) such other information and operating data as the Issuer may reasonably request from time to time with respect to the Wastewater Treatment System, the Project or the Participant.

The Participant hereby consents to the inclusion of all or any portion of the foregoing information and materials in a public filing made by the Issuer under the Rule. The Participant agrees to indemnify and hold harmless the Issuer, and its officers, directors, employees and agents from and against any and all claims, damages, losses, liabilities, reasonable costs and expenses whatsoever (including attorney fees) which such indemnified party may incur by reason of or in connection with the disclosure of information permitted under this Section; provided that no such indemnification shall be required for any claims, damages, losses, liabilities, costs or expenses to the extent, but only to the extent, caused by the willful misconduct or gross negligence of the Issuer in the disclosure of such information.

Section 12. Events of Default. If any one or more of the following events occur, it is hereby defined as and declared to constitute an “Event of Default” under this Agreement:

(a) Failure by the Participant to pay, or cause to be paid, any Loan repayment (including the Servicing Fee) required to be paid under this Agreement when due, which failure shall continue for a period of fifteen (15) days.

(b) Failure by the Participant to make, or cause to be made, any required payments of principal, redemption premium, if any, and interest on any bonds, notes or other obligations of the Participant (other than the Loan and the Revenue Bond), the payment of which are secured by operating revenues of the Wastewater Treatment System.

(c) Failure by the Participant to observe and perform any duty, covenant, obligation or agreement on its part to be observed or performed under the Agreement or the Resolution, other than the obligation to make Loan repayments, which failure shall continue for a period of thirty (30) days after written notice, specifying such failure and requesting that it be remedied, is given to the Participant by the Issuer, unless the Issuer shall agree in writing to an extension of such time prior to its expiration or the failure stated in such notice is correctable but cannot be corrected in the applicable period, in which case the Issuer may not unreasonably withhold its consent to an extension of such time up to one hundred twenty (120) days from the delivery of the written notice referred to above if corrective action is commenced by the Participant within the applicable period and diligently pursued until the Event of Default is corrected.

Section 13. Remedies on Default. Whenever an Event of Default shall have occurred and be continuing, the Issuer shall have the right to take any action authorized under the Regulations, the Revenue Bond or this Agreement and to take whatever other action at law or equity may appear necessary or desirable to collect the amounts then due and thereafter to become due under the Agreement or to enforce the performance and observance of any duty, covenant, obligation or agreement of the Participant under the Agreement or the Resolution.

Section 14. Amendments. This Agreement may not be amended, supplemented or modified except by a writing executed by all of the parties hereto.

Section 15. Termination. The Participant understands and agrees that the Loan may be terminated at the option of the Issuer if construction of the Project has not commenced within one year of the date of execution of this Agreement, all as set forth in the Regulations.

Section 16. Rule of Construction. This Agreement is executed pursuant to the provisions of Section 384.24A of the Code of Iowa and shall be read and construed as conforming to all provisions and requirements of that statute.

In the event of any inconsistency or conflict between the terms and conditions of the Revenue Bond and this Agreement or the Regulations, the parties acknowledge and agree that the terms of this Agreement or the Regulations, as the case may be, shall take precedence over any such terms of the Revenue Bond and shall be controlling, and that the payment of principal and interest on the Loan shall at all times conform to the schedule set forth on Exhibit A, as adjusted, and the Regulations.

Section 17. Federal Requirements. The Participant agrees to comply with all applicable federal requirements including, but not limited to, Davis-Bacon wage requirements and the requirements relating to the use of American iron and steel products.

Section 18. Application of Uniform Electronic Transactions Act.

The Issuer and the Participant agree this Agreement and all documents related thereto and referenced herein may be entered into and provided for pursuant to and in accordance with Chapter 554D of the Code of Iowa.

Section 19. Repayment of Planning and Design Loan. The Participant entered into an Interim Loan and Disbursement Agreement with the Issuer to provide funds to pay the costs of planning and designing the Project. The Participant agrees to repay the Interim Loan and Disbursement Agreement on the date of this Agreement. Unless the Participant notifies the Issuer that the Participant intends to repay the Interim Loan and Disbursement Agreement from other funds, and the Issuer has received such other funds from the Participant on the date hereof, the Issuer shall be authorized to deduct the full amount due under the Interim Loan and Disbursement Agreement from the proceeds of the Loan being made hereunder, and such deduction by the Issuer shall be deemed to be an expenditure by the Participant of the Loan proceeds.

IN WITNESS WHEREOF, we have hereunto affixed our signatures all as of the date first above written.

CITY OF MASON CITY, IOWA

By: _____
Mayor

Attest:

City Clerk

IN WITNESS WHEREOF, I have hereunto affixed my signature all as of the date first above written.

IOWA FINANCE AUTHORITY

By: _____
Its:

EXHIBIT A

**ESTIMATED DISBURSEMENTS AND
DEBT SERVICE REPAYMENT SCHEDULE**

EXHIBIT B

AUTHORIZATION/ISSUANCE RESOLUTION OF PARTICIPANT

CLOSING CERTIFICATE

We, the undersigned, Mayor and City Clerk of the City of Mason City, Iowa (the “City”), do hereby certify as of June 18, 2026 (the “Dated Date”), that we are now and were at the time of the execution of the City’s \$43,000,000 Sewer Revenue Bond, Series 2026, dated the date hereof (the “Series 2026 Bond”), the officers respectively above indicated of the City; that in pursuance of Chapter 384 of the Code of Iowa, a resolution adopted by the City Council on June 2, 2026 (the “Resolution”), and a certain Loan and Disbursement Agreement (the “Agreement”), by and between the City and the Iowa Finance Authority, Des Moines, Iowa, as lender (the “Lender”), the Series 2026 Bond has been heretofore lawfully authorized and this day by us lawfully issued and delivered to the Lender and pursuant to the Agreement, the Lender shall loan to the City the maximum sum of \$43,000,000. Terms not otherwise defined herein shall have the meaning given such terms in the Resolution and the Agreement.

The Series 2026 Bond has been executed by the aforesaid officers; the certificate on the back of the Series 2026 Bond has been executed by the City Treasurer; and the Series 2026 Bond has been fully registered as to principal and interest in the name of the Lender on the registration books of the City.

We further certify that the Series 2026 Bond is being issued to evidence the City’s obligation under the Agreement entered into by the City for the purpose of providing funds to pay a portion of the cost of planning, designing and constructing improvements and extensions to the Municipal Sanitary Sewer System (the “Utility”) of the City (the “Project”). The City reasonably expects that the assets comprising the Project will be used for the public, governmental purposes of the City (and not for private business use) throughout the period in which the Series 2026 Bond will be outstanding. The City does not anticipate entering into any contracts allowing for private business use of these assets or providing special payments to the City from any private business with respect to the Project or the Series 2026 Bond.

We further certify that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the titles of the aforesaid officers to their respective positions or the proceedings incident to the authorization of the Series 2026 Bond or in any way concerning the validity of the Series 2026 Bond or the power and duty of the City to appropriate and apply the Net Revenues (as defined in the Resolution) from the operation of the Utility to the full and prompt payment of the principal of and interest on the Series 2026 Bond, and that none of the proceedings incident to the authorization and issuance of the Series 2026 Bond have been repealed or rescinded.

We further certify that no appeal of the decision of the City Council to enter into the Agreement and to issue the Series 2026 Bond has been taken to the district court.

We further certify that the City has no other bonds or obligations of any kind now outstanding secured by or payable from the revenues to be derived from the operation of the Utility, except for the City’s outstanding Sewer Revenue Capital Loan Note, Taxable Series 2009, dated January 21, 2009.

We further certify that no board of trustees has been created for the management and control of the Utility and such management and control are vested in the Council of the City.

We further certify that all meetings held in connection with the Series 2026 Bond were open to the public at a place reasonably accessible to the public and that notice was given at least 24 hours prior to the commencement of all meetings by advising the news media who requested notice of the time, date, place and the tentative agenda and by posting such notice and agenda at the City Hall or principal office of the City on a bulletin board or other prominent place which is easily accessible to the public and is the place designated for the purpose of posting notices of meetings.

We further certify as follows:

1. The total costs of the Project (the "Total Project Costs"), including engineering fees, are currently estimated to be at least \$43,983,122.

2. The net sales proceeds of the Series 2026 Bond are \$43,000,000 (the "Net Sales Proceeds"), the same being the Issue Price thereof.

3 The Net Sales Proceeds, including investment earnings thereon, will be invested by the City without restriction as to yield for a period not to exceed three years from the date hereof (the "Three Year Temporary Period"), the following three tests being reasonably expected to be satisfied by the City:

a. Time Test: The City has entered into or, within six months of the date hereof, will enter into binding contracts for the Project with third parties (e.g. engineers or contractors);

(i) which are not subject to contingencies directly or indirectly within the City's control;

(ii) which provide for the payment by the City to such third parties of an amount equal to at least 5% of the Net Sales Proceeds;

b. Expenditure Test: At least 85% of Net Sales Proceeds will be applied to the payment of Total Project Costs within the Three Year Temporary Period; and

c. Due Diligence Test: Acquisition and construction of the Project to completion and application of the Net Sales Proceeds to the payment of Total Project Costs will proceed with due diligence.

4. The Series 2026 Bond is payable from Net Revenues of the Utility which will be collected in a Sinking Fund and applied to the payment of interest on the Series 2026 Bond on each June 1 and December 1 and principal of the Series 2026 Bond on each June 1 (the 12-month period ending on each June 1 being herein referred to as a "Bond Year"); the Sinking Fund is used primarily to achieve a proper matching of revenues with principal and interest payments within each Bond Year; the Sinking Fund will be depleted at least once each Bond Year except for a reasonable carryover amount not to exceed the greater of (i) the earnings on the fund for the immediately preceding Bond Year; or (ii) 1/12 of the principal and interest payments on the Series 2026 Bond for the immediately preceding Bond Year; amounts on deposit in the Sinking Fund will be invested by the City without restriction as to yield for a period of 13 months after their date of deposit.

4. The City Council adopted a resolution on May 19, 2026, declaring its official intent to acquire and construct the Project and finance the same with bonds or other obligations (the “Intent Resolution”).

The City certifies that none of the costs of the Project to be paid for from the Net Sales Proceeds are for expenditures made more than 60 days prior to the date of adoption of the Intent Resolution, except for (i) costs of issuance of the Series 2026 Bond; (ii) costs aggregating an amount not in excess of the lesser of \$100,000 or 5% of the Net Sales Proceeds; (iii) costs for preliminary expenditures (including architectural, engineering, surveying, soil testing, and similar costs incurred prior to commencement of acquisition or construction of the Project, other than land acquisition, site preparation and similar costs) not in excess of 20% of the Net Sales Proceeds of the Series 2026 Bond; the City will allocate Net Sales Proceeds to reimbursement of such expenditures no later than 3 years after the later of (i) the date any such expenditure was originally paid or (ii) the date the Project is placed in service (or abandoned); and such allocations will be made by the City in writing.

The City will seek reimbursement of prior expenditures already paid by the City from the proceeds of the Series 2026 Bond in the amount of \$ _____, such amounts having been expended to pay the costs of the Project.

6. Not more than 50% of the Net Sales Proceeds will be invested in nonpurpose investments [as defined in Section 148(f)(6)(A) of the Internal Revenue Code of 1986, as amended (the “Code”)] having a substantially guaranteed yield for four years or more (e.g., a four-year guaranteed investment contract or a Treasury Obligation that does not mature for four years).

7. The proceeds of the Series 2026 Bond will be advanced by the Lender from time to time to pay or reimburse the City for costs of the Project. Accordingly, the City does not expect to invest the proceeds of the Series 2026 Bond prior to payment or reimbursement of the costs of the Project, and therefore no arbitrage earnings are expected to be realized.

If the City does invest the proceeds of the Series 2026 Bond prior to the payment or reimbursement of the costs of the Project, the City covenants and agrees to invest the proceeds of the Series 2026 Bond in investments purchased at fair market value in a manner that satisfies the safe harbors provided by the Internal Revenue Service, Iowa law governing investments by the City and the City’s investment policy. Additionally, if the City does not spend the Series 2026 Bond proceeds in accordance with the time periods set forth in the next paragraph (or another applicable rebate exception), rebate payments to the United States regarding investment proceeds may be required to be made by the City.

The City expects to spend the Net Sales Proceeds (along with any investment earnings on such proceeds) by November 11, 2027. Accordingly, the City reasonably expects that the Net Sales Proceeds will be fully spent for costs of the Project within the time periods set forth in the 18-Month Exception described below:

18-Month Exception: The 18-Month Exception set forth in Section 1.148-7(d) of the United States Treasury Regulations (the “Regulations”) applies to the Net Sales Proceeds. Accordingly, if all Net Sales Proceeds of the Series 2026 Bond are expended at least as quickly as 15% within 6 months from the date of issuance of the Series 2026 Bond, 60% within 12 months and 100% within 18 months, then rebate will be required only with respect to a reasonably required reserve or

replacement fund, if any. If the City exercises due diligence to complete the Project and an amount not exceeding the lesser of 3% of the Net Sales Proceeds of the Series 2026 Bond allocated to the Project or \$250,000 remains unspent as of the end of the eighteenth month, the City will be treated as satisfying the final expenditure requirement. In addition, a reasonable retainage of up to 5% of the Net Sales Proceeds as of the end of the 18-month period may be allocated to expenditures within 30 months of the Dated Date.

We certify that the City will comply with the investment requirements of Section 148 of the Code and the Regulations relating thereto with respect to the proceeds of the Series 2026 Bond, including the requirement to invest the proceeds of the Series 2026 Bond (and the investment earnings thereon) at fair market value, and, if appropriate, to comply with the bidding requirements for investment contracts. The City acknowledges that if it fails to spend the proceeds of the Series 2026 Bond (along with the investment earnings thereon) within the time periods set forth in the 18-Month Exception (or another applicable rebate exception), the City may have a rebate liability to the United States pursuant to Section 148 of the Code. The City shall consult with the appropriate auditors or rebate specialists with regard to determination of rebate liability.

8. The City shall make a final allocation of the proceeds of the Series 2026 Bond to capital expenditures not later than 18 months after the in-service date of the Project and in any event not later than five years and 60 days after the issuance of the Series 2026 Bond or not later than 60 days after retirement of the Series 2026 Bond.

9. The weighted average maturity of the Series 2026 Bond does not exceed the reasonably expected economic life of the Project.

10. On the basis of the foregoing, it is not expected that the Net Sales Proceeds will be used in a manner that would cause the Series 2026 Bond to be an "arbitrage bond" under Section 148 of the Code and the regulations prescribed under that section. The City has not been notified of any listing or proposed listing of it by the Internal Revenue Service as a bond issuer whose arbitrage certifications may not be relied upon.

11. To our best knowledge and belief, there are no facts, estimates or circumstances which would materially change the foregoing conclusions.

IN WITNESS WHEREOF, we have hereunto affixed our hands on the Dated Date.

CITY OF MASON CITY, IOWA

Mayor

Attest:

City Clerk

UNITED STATES OF AMERICA
STATE OF IOWA
CERRO GORDO COUNTY
CITY OF MASON CITY

SEWER REVENUE BOND, SERIES 2026

No. R-1

\$43,000,000

RATE

MATURITY DATE

BOND DATE

3.00%

June 1, 2047

June 18, 2026

The City of Mason City (the "City"), in Cerro Gordo County, State of Iowa, for value received, promises to pay from the source and as hereinafter provided, on the maturity date of this Bond to

IOWA FINANCE AUTHORITY

or registered assigns, the principal sum of

FORTY-THREE MILLION DOLLARS

Interest at the rate specified above shall be payable semiannually on June 1 and December 1 of each year, commencing December 1, 2026, and principal shall be due and payable in installments in the amounts shown on the Principal Payment Schedule, attached hereto as Exhibit A, on June 1, 2028, and annually thereafter on June 1 in each year until the principal and interest are fully paid, except that the final installments of the entire balance of principal and interest, if not sooner paid, shall become due and payable on June 1, 2047. Interest shall be computed on the basis of a 360-day year of twelve 30-day months.

The City Clerk shall act as Registrar and Paying Agent and may be hereinafter referred to as the "Registrar" or the "Paying Agent."

Payment of the principal of and interest on this Bond and premium, if any, shall be payable at the office of the Paying Agent to the registered owners thereof appearing on the registration books of the City at the addresses shown on such registration books. All such payments, except full redemption, shall be made to the registered owners appearing on the registration books at the close of business on the fifteenth day of the month next preceding the payment date. Final payment of principal shall only be made upon surrender of this Bond to the Paying Agent.

This Bond is one of a series of bonds (the "Bonds") issued by the City to evidence its obligation under a certain Loan and Disbursement Agreement, dated the date hereof (the "Agreement") entered into by the City for the purpose of providing funds to pay a portion of the cost of planning, designing and constructing improvements and extensions (the "Project") to the Municipal Sanitary Sewer System of the City (the "Utility").

The Bonds are issued pursuant to and in strict compliance with the provisions of Sections 384.24A and 384.83 of the Code of Iowa, 2025, and all other laws amendatory thereof and supplemental thereto, and in conformity with a resolution of the City Council authorizing and approving the Agreement and providing for the issuance and securing the payment of the Bonds (the "Resolution"), and reference is hereby made to the Resolution and the Agreement for a more complete statement as to the source of payment of the Bonds and the rights of the owners of the Bonds.

The Bonds shall be subject to optional redemption by the City at a price of par plus accrued interest (i) on any date with the prior written consent of the Iowa Finance Authority, or (ii) in the event that all or substantially all of the Project is damaged or destroyed. Any optional redemption of the Bonds by the City may be made from any funds regardless of source, in whole or from time to time in part, in inverse order of maturity upon not less than thirty (30) days' notice of redemption by e-mail, facsimile, certified or registered mail to the Iowa Finance Authority (or any other registered owner of the Bonds). The Bonds are also subject to mandatory redemption as set forth in Section 5 of the Agreement.

The Bonds are not general obligations of the City but, together with the City's outstanding Sewer Revenue Capital Loan Note, Taxable Series 2009, dated January 21, 2009, and any additional obligations as may be hereafter issued and outstanding from time to time ranking on a parity therewith under the conditions set forth in the Resolution, are payable solely and only out of the future Net Revenues (as defined in the Resolution) of the Utility of the City, a sufficient portion of which has been ordered set aside and pledged for that purpose. This Bond is not payable in any manner by taxation, and under no circumstances shall the City be in any manner liable by reason of the failure of the said Net Revenues to be sufficient for the payment of this Bond and the interest thereon.

This Bond is fully negotiable but shall be fully registered as to both principal and interest in the name of the owner on the books of the City in the office of the Registrar, after which no transfer shall be valid unless made on said books and then only upon presentation of this Bond to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form hereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The City, the Registrar and the Paying Agent may deem and treat the registered owner hereof as the absolute owner for the purpose of receiving payment of or on account of principal hereof, premium, if any, and interest due hereon and for all other purposes, and the City, the Registrar and the Paying Agent shall not be affected by any notice to the contrary.

And It Is Hereby Certified, Recited and Declared that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of the Bonds have existed, have happened and have been performed in due time, form and manner, as required by law, and that the issuance of the Bonds does not exceed or violate any constitutional or statutory limitation or provision.

IN TESTIMONY WHEREOF, the City of Mason City, Iowa, has caused this Bond to be executed by its Mayor and attested by its City Clerk, all as of the Bond Date.

CITY OF MASON CITY, IOWA

By _____
Mayor

Attest:

City Clerk

STATE OF IOWA
CERRO GORDO COUNTY
CITY OF MASON CITY

SS: CITY TREASURER'S CERTIFICATE

The original issuance of the Bonds, of which this Bond is a part, was duly and properly recorded in my office as of the Bond Date.

City Treasurer

ABBREVIATIONS

The following abbreviations, when used in this Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM	-	as tenants in common	UTMA	_____
TEN ENT	-	as tenants by the entireties		(Custodian)
JT TEN	-	as joint tenants with right of survivorship and not as tenants in common	As Custodian for	_____
				(Minor)
			under Uniform Transfers to Minors Act	_____
				(State)

Additional abbreviations may also be used though not in the list above.

ASSIGNMENT

For valuable consideration, receipt of which is hereby acknowledged, the undersigned assigns this Bond to

(Please print or type name and address of Assignee)

PLEASE INSERT SOCIAL SECURITY OR OTHER
IDENTIFYING NUMBER OF ASSIGNEE

and does hereby irrevocably appoint _____, Attorney, to transfer this Bond on the books kept for registration thereof with full power of substitution.

Dated: _____

Signature guaranteed:

NOTICE: The signature to this Assignment must correspond with the name of the registered owner as it appears on this Bond in every particular, without alteration or enlargement or any change whatever.

EXHIBIT A

PRINCIPAL PAYMENT SCHEDULE

<u>Due</u> <u>June 1</u>	<u>Amount</u>	<u>Due</u> <u>June 1</u>	<u>Amount</u>
2028	\$1,561,000	2038	\$2,148,000
2029	\$1,611,000	2039	\$2,218,000
2030	\$1,663,000	2040	\$2,290,000
2031	\$1,717,000	2041	\$2,364,000
2032	\$1,773,000	2042	\$2,441,000
2033	\$1,831,000	2043	\$2,520,000
2034	\$1,890,000	2044	\$2,602,000
2035	\$1,951,000	2045	\$2,687,000
2036	\$2,015,000	2046	\$2,774,000
2037	\$2,080,000	2047	\$2,864,000



**DEVELOPMENT
SERVICES
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Steven J. Van Steenhuyse, Director of Development Services
Date: May 27, 2026
RE: a) Bloomfield Acres, LLC; Rezoning from Z7-1 Specific Use
District/Mercy Medical Center to Z3, General Urban (FINAL)
b) Resolution Supporting an Application for Workforce Housing
Tax Credits

Recommendation:

The Planning and Zoning Commission held a public hearing on this request during its April 14, 2026, meeting. Other than a presentation on the project from the applicant, there were no public comments, and no written comments were received. The Planning and Zoning Commission voted unanimously to recommend approval of the rezoning. Staff concurs. The minutes from the P&Z public hearing are attached.

Review:

a) Rezoning: The City Council held a public hearing on the rezoning at the May 5, 2026, meeting. There were no public comments. By a vote of 6-0, the Council approved the rezoning on first consideration. The rezoning was approved on second consideration by a 6-0 vote on May 19, 2026.

Kading Properties of Des Moines is the developer and has created a limited liability corporation called Bloomfield Acres, to own and develop the property. Bloomfield Acres, LLC, seeks to rezone approximately 33.58 acres generally located to the west of North Eisenhower Avenue, north of the MercyOne West Campus and the Willows Independent Living complex, and east of Willow Creek, from Z7-1 Specific Use District/Mercy Medical Center, to Z3 General Urban District.

Kading Development is a family-owned Des Moines–based workforce housing developer with projects throughout Central and North Central Iowa. While a formal plan for development of this site is forthcoming, a typical Kading development includes single-story townhomes in groupings of two, four, or six attached units. Kading continues to own and manage its developments, offering a for-rent product priced for the market and attractive to the local workforce.

The property is currently vacant and is used for crop farming. Under the current zoning, this property can only be developed as a medical campus with associated functions. Development of the subject property outside of the scope of the Z7-1 Mercy Medical Center District is not possible without rezoning to an appropriate zoning district.

Neighboring Development and Zoning: The surrounding land to the east, west, and north is primarily zoned Z1, Agriculture. The lots at the corner of North Eisenhower Avenue and 12th Street NW are zoned Z2, Sub-Urban District, and are improved with single-family homes on two of the six parcels. The land south of the subject property is zoned Z7-1 and contains The Willows Independent Living complex, land planned for future expansion of The Willows, and the MercyOne West Campus hospital building.

Current Zoning: The Z7 Form and Function Table, Section 12-15-6, Table 1A in the Zoning Ordinance, lists the forms and functions allowed in each of the six Z7 Specific Use districts. The current Z7-1 Mercy Medical Center District primarily permits hospitals and associated health care functions and a mix of civic, commercial, lodging, and residential uses that support the hospital use. The Zoning Ordinance states that the purpose of the Z7-1 District is to “provide for the ongoing operations of this medical facility. The Z7-1 District consists of clinics, hospital, and office buildings, accessory uses and open space” (Section 12-15-1).

Rezoning 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 Section 12-8-2, Table 2, the Zoning Form and Function Table, the Z3 District allows the same residential functions as the Z2 District, including single-family residential 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 other

limited low intensity commercial uses can be established, such as a corner office, corner store, or a small box development after review by the P&Z. A gas/convenience function is also possible after review by the P&Z.

Comprehensive Plan: When considering a change in zone, Iowa law requires that any rezoning be in conformance with the jurisdiction's Comprehensive Plan. A map of the area in question 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 to the Joint Comprehensive Plan on January 20, 2026. This amendment covered the area proposed for rezoning and changed planned development of the area north of the MercyOne West Campus from Public/Semi-Public to Medium Intensity.

The FLU map shows the Medium Intensity designation covering most of the area proposed for rezoning to Z3, except for a greenbelt straddling Willow Creek that runs along the western edge of the proposed rezoning area.

The Medium Intensity land use designation is described in the Joint Comprehensive Plan as follows:

- More variety in housing arrangements and more allowance for limited nonresidential uses.
- Increased density allows more opportunities for social interaction.
- Medium intensity areas include a mix of residential and non-residential uses at compatible moderate densities (up to 12-14 units per acre) and scales, although there may be opportunities for vertical mixed-use.
- Uses might include detached residential units, duplexes/attached units, small lot residential, townhomes, small apartments, accessory dwelling units, civic functions, parks, and limited commercial services.

The forms and functions allowed in the Z3 General Urban District are consistent with the above description. Staff believes that the Z3 rezoning proposal is in conformance with the amended Comprehensive Plan.

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." These parcels are currently vacant and ideal for infill development to support growth in Western Mason City.

Spot Zoning: Spot zoning occurs when a rezoning benefits only a small area or a limited number of property owners and is in clear contrast with the surrounding zoning and land use pattern. It most often arises when a single,

relatively small parcel is rezoned to accommodate a use or intensity unlike that of adjacent developed properties. While spot zoning can be found illegal, a rezoning that is consistent with the adopted Comprehensive Plan and serves the public interest may withstand such a challenge.

The proposed rezoning to Z3 represents a change from the existing special zoning classification associated with Mercy Medical Center. The applicant seeks to allow a use that is independent of the medical campus while continuing residential development at a medium intensity appropriate for this neighborhood. Given this consistency with the Comprehensive Plan, staff finds that the request does not constitute spot zoning.

b) Resolution Supporting an Application for Workforce Housing Tax Credits:

The developers intend to apply to the Iowa Economic Development Authority for Workforce Housing Tax Credits. With the approval of the rezoning, the property meets an IEDA requirement that proposed developments are compliant with zoning. In addition, the program requires the City to participate with a minimum commitment of \$1,000 per unit.

The developers propose a 198-unit townhome development. This property is proposed to be added to the West Mason City Housing Focus Area via an amendment to the Urban Revitalization Plan. Upon adoption of that amendment, the property will be eligible for a 10-year, 100% abatement of City taxes. The value of this abatement over its 10-year period will greatly exceed the minimum City participation of \$1,000 per unit.

Staff recommends approval of the Resolution supporting the application for Workforce Housing Tax Credits.

Budget Impact:

There is no impact to the operating budget associated with this rezoning. Upon development, however, the potential property tax revenue should greatly exceed the agricultural tax currently collected.

Council Action Requested:

a) Staff respectfully requests that the City Council approve the request to rezone approximately 33.58 acres on North Eisenhower Avenue from Z7-1 Specific Use District- Mercy Medical Center, to Z3 General Urban District on second consideration (FINAL).

b) Staff requests approval of the Resolution supporting the application for Workforce Housing Tax Credits.

Attachments:

1. Map of area to be rezoned
2. Map showing existing zoning
3. Comprehensive Plan map (Amendment 1)
4. Section 12-15-6, Table 1A, Form and Function Table
5. Section 12-8-2, Table 2, Form and Function Table
6. Minutes from the April 14, 2026, Planning and Zoning Commission meeting

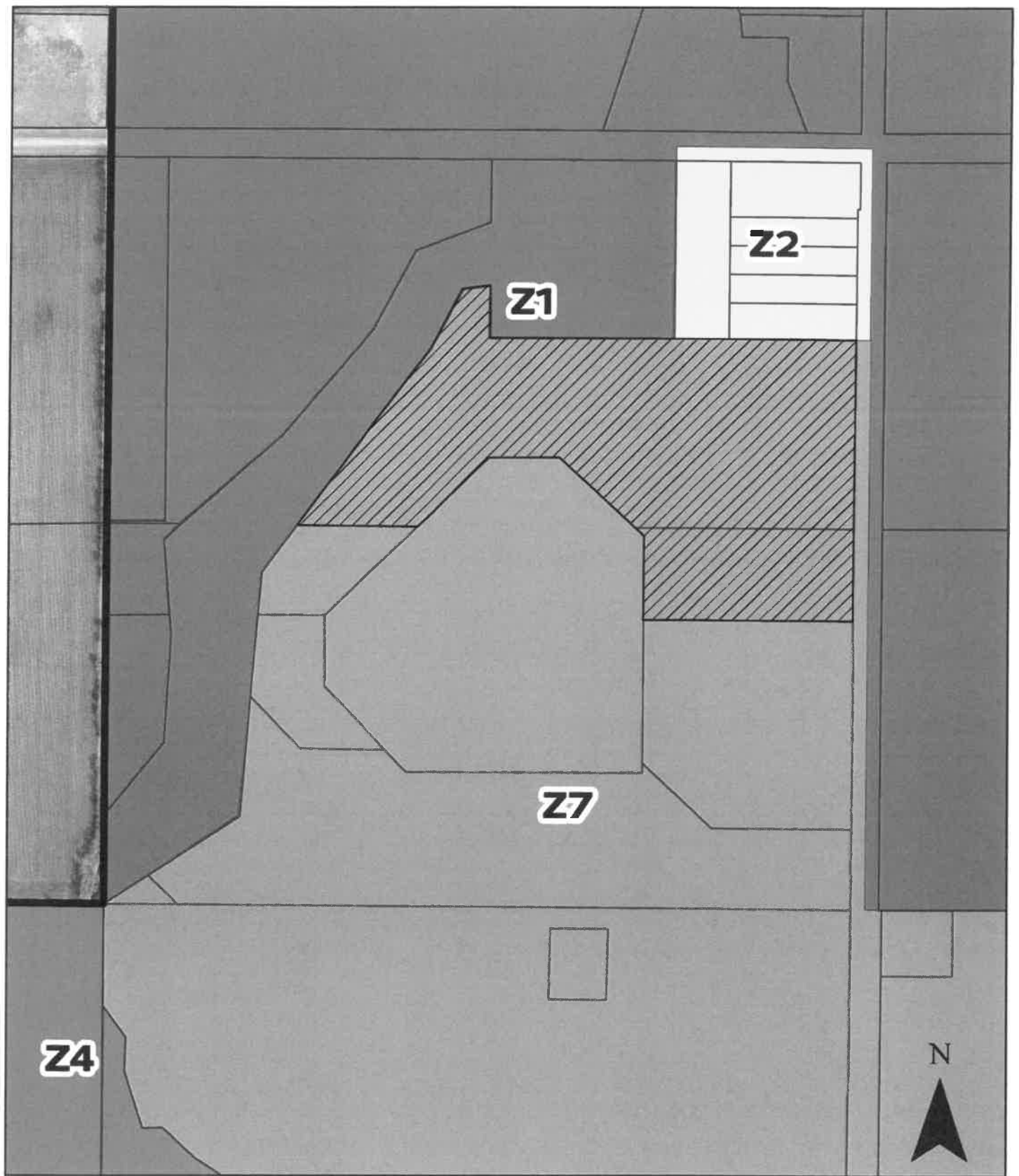


Steven J. Van Steenhuyse
Director of Development Services



Reviewed and Recommend Approval

Bloomfield Acres, LLC. Rezoning Z7-1 to Z3



 Proposed Rezoning
 Mason City Parcels

 City Limits Line


0 190 380 760 Feet

06014260300

06014260400

06014260500

06014260600

06014260700

060140100300

060100500

Lake

060140100500

060145101600

060147601200

060147601500

060147601400

060145100800

070630000100

070630000400

MASON CITY

N.EISENHOWER AVE

BLOOMFIELD ACRES, LLC
PROPOSED REZONING
Z7-1 TO Z2

MERCY WEST AREA - AMENDMENT #1



Future Land Use - Mason City

- Agriculture
- Low Intensity
- Medium Intensity
- High Intensity
- Commercial Mixed Use
- Mixed Business

-  Commercial Mixed Use w/ Downtown Policy Area
 General Industrial and Utilities
 Rural Estate
 Public/Semi-Public
 Park/Recreational/Greenway
 Future Trails
 Future Road

Z7 Specific Use District

Table 1A: Z7
Forms and
Functions

	MERCY MEDICAL CENTER	NIACC	MOBILE HOME PARK	COUNTY FAIRGROUNDS	CONSERVATION SUBDIVISION	GOLF COURSE DEVELOPMENT
	Z7-1	Z7-2	Z7-3	Z7-4	Z7-5	Z7-6
A. Residential/Mixed Use						
Accessory Dwelling Unit*					P	P*
Dormitory	P	P				
Duplex/Two Flat						P
Family home					P	
Freestanding House					P	P
Town house						P
Mixed use block building						P
Mobile Home Park			P			
Residence lodging					P	P
B. Lodging						
Bed and breakfast						P
Hotel	P					P
Inn	P					P
C. Office/ Miscellaneous						
Coiner Office		P		P		
Office Building	P	P		P		
D. Commercial/retail service						
Coiner Store			P			
Restaurant	P	P		P		P
E. Civic						
Auditorium	P	P		P		
Convention center	P	P		P		P
Daycare	P	P	P	P		P
Indoor Recreation		P		P		P
Outdoor Recreation						P
F. Civic Support						
Clinic	P					
Fairgrounds				P		
Hospital	P					
Parking Structure	P	P				P
G. Education						
College		P				
H. Agriculture						
Farm		P		P		
I. Accessory uses						
Active Solar Equipment	P	P	P	P	P	P
Home Occupations			P		P	P
Outdoor customer dining area	P	P		P		P
Small and Dispersed Wind Energy Conversion Systems	P	P	P	P	P	P
Accessory Surface Parking (off-site)	P					

P = Permitted

*See Section 12-15-5.C

P = Permitted

na = not applicable

**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			
SRQ			C		P1		
Townhouse		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		
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	
Agribusiness	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	

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.

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MINUTES

MASON CITY PLANNING & ZONING COMMISSION

In Person Meeting

Tuesday, April 14, 2026, 5:00 PM

Item 1: Call to Order and Roll Call

Vice Chair Commissioner Coffey called the meeting to order at 5:01 PM

Commissioners present: Amanda Golden, Amanda Ragan, Colleen Niedermayer, Tim Coffey, Reed Wessman, and Dan Worden

Commissioners absent: John Fallis

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	No	Ragan	Yes
Worden	Yes	Wessman	Yes
Niedermayer	Yes		

Item 2: Adopt the Agenda

The agenda was adopted as submitted.

Item 3: Approval of Minutes, March 10, 2026, meeting

The Minutes from the March 10, 2026, meeting were approved as submitted.

Item 4: Change of Zone

4.1 RZ2026-04: Bloomfield Acres, LLC

Van Steenhuyse presented the staff report:

Summary

Bloomfield Acres, LLC requests a change of zone from Z7-1 Mercy Medical Center Specific Use District to Z3 General Urban District (approx. 33.58 acres). 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, May 5, 2026, meeting.

Background

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The applicant, Bloomfield Acres, LLC., seeks to rezone approximately 33.58 acres generally located to the west of North Eisenhower Avenue, north of the MercyOne West Campus and the Willows Independent Living complex, and east of Willow Creek, from Z7-1 Specific Use District - Mercy Medical Center, to Z3 General Urban District.

The property is currently vacant and is used for crop farming. Under the current zoning, this property can only be developed as a medical campus, with functions permitted by right in this district limited to those of a campus medical complex. Development of the subject property outside of the scope of Mercy Medical Center or expansion of the existing MercyOne West Campus is not possible without rezoning to an appropriate zoning district.

Analysis

Neighboring Development and Zoning: The surrounding land to the east, west, and north is primarily zoned Z1, Agriculture. The lots at the corner of North Eisenhower Avenue and 12th Street NW are zoned Z2, Sub-Urban District, and are improved with single-family homes on two of the six parcels. South of the subject property is zoned Z7-1 and contains The Willows Independent Living complex, land planned for future expansion of The Willows, and the MercyOne West Campus.

Current Zoning: The Z7 Form and Function Table, , Section 12-15-6, Table 1A in the Zoning Ordinance, lists the forms and functions allowed in each of the six Z7 Specific Use districts. The current Z7-1 Mercy Medical Center primarily permits hospitals and associated health care functions and a mix of civic, commercial, lodging, and residential uses that generally support the hospital use. The Zoning Ordinance states that the purpose of the Z7-1 District is to “provide for the ongoing operations of this medical facility. The Z7-1 District consists of clinics, hospital, and office buildings, accessory uses and open space” (Section 12-15-1).

Rezoning 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

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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 Section 12-8-2 Table, 2, the Zoning Form and Function Table, the Z3 District allows the same residential functions as the Z2 District, including single family residential 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 other limited low intensity commercial uses can be established, such as a corner office, corner store, or a small box development after review by the Planning and Zoning Commission (P&Z). A gas/convenience function is also possible after review by the P&Z.

Comprehensive Plan: When considering a change in zone, Iowa law requires that any rezoning be in conformance with the jurisdiction's Comprehensive Plan. A map of the area in question 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 to the Joint Comprehensive Plan on January 20, 2026. This amendment covered the area proposed for rezoning and changed planned development of the area north of the MercyOne West Campus from Public/Semi-Public to Medium Intensity.

The FLU map shows the Medium Intensity designation covering most of the area proposed to be rezoned to Z3, except for a greenbelt straddling Willow Creek, running along the western edge of the area proposed for rezoning.

The Medium Intensity land use designation is described in the Joint Comprehensive Plan as follows:

- More variety in housing arrangements and more allowance for limited nonresidential uses.
- Increased density allows more opportunities for social interaction.

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- Medium intensity areas include a mix of residential and non-residential uses at compatible moderate densities (up to 12-14 units per acre) and scales, although there may be opportunities for vertical mixed-use.
- Uses might include detached residential units, duplexes/attached units, small lot residential, townhomes, small apartments, accessory dwelling units, civic functions, parks, and limited commercial services.

The forms and functions allowed in the Z3 General Urban District are consistent with the above description. Staff believes that the Z3 rezoning proposal is in conformance with the amended Comprehensive Plan.

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." These parcels are currently vacant and ideal for infill development to support growth in Western Mason City.

Spot Zoning: Spot zoning occurs when a rezoning benefits only a small area or a limited number of property owners and is in clear contrast with the surrounding zoning and land use pattern. It most often arises when a single parcel is rezoned to accommodate a use or intensity unlike that of adjacent properties. While spot zoning can be found illegal, a rezoning that is consistent with the adopted Comprehensive Plan and serves the public interest may withstand such a challenge.

The proposed rezoning to Z3 represents a change from the existing special zoning classification associated with Mercy Medical Center. The applicant seeks to allow a use that is independent of the medical campus while continuing residential development at a medium intensity appropriate for this neighborhood. Given this consistency with the Comprehensive Plan, staff finds the request does not constitute spot zoning.

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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.

Requested Motion

The Planning and Zoning Commission can either recommend that the City Council approve or deny the rezoning. Since the proposed rezoning is consistent with the Comprehensive Plan and is not spot zoning, Staff requests that the Planning and Zoning Commission vote affirmatively on the following motion:

Worden- Has property ever been “down-zoned in the past? Van Steenhuyse responded that down zoning is common and permitted by code.

Applicant Comments:

Chace Hauschel- Kading Properties- 7008 Madison Ave., Urbandale, IA

Representing the applicant, stated that market-rate workforce housing has been identified as a need in Mason City. He explained that the company worked with MercyOne to identify underutilized land for development and has begun surveying the property since coming under contract. The development would include installation of private streets and infrastructure, with the company maintaining long-term ownership and management, including an on-site property manager. Hauschel noted the project is intended to complement the adjacent medical facility and surrounding uses, with most units being single-story, consistent with their experience that a portion of residents are of retirement age. He expressed appreciation for the Commission’s consideration and offered to answer questions.

Public hearing opened at 5:16 PM.

Public Comments:

No comments

Public hearing closed at 5:16 PM.

Motion: Commissioner Golden moves to approve the recommendation that the City Council approve the request of Bloomfield Acres, LLC., to rezone approximately 33.58 acres from Z7-1 Mercy Medical Center Specific Use District to Z3 General Urban District, for land generally located to the west of N. Eisenhower Ave. north of MercyOne West Campus and the Willows Independent Living, and east of Willow Creek

Second: Commissioner Wessman.

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Roll Call Vote:

Golden	Yes	Ragan	Yes
Wessman	Yes	Coffey	Yes
Worden	Yes		

Motion passed.

Item 5: Staff Update

Phillips informed the Commission that the City Council has approved Tahoe Development's change of zone.

Item 6: Adjourn

The meeting adjourned at **5:18 pm**.

ATTEST:

Regina Card- Administrative
Assistant to Development
Services

Timothy Coffey, Vice
Chair

ORDINANCE NO. 26 – 12

AN ORDINANCE AMENDING TITLE 12 OF THE CITY CODE OF THE CITY OF MASON CITY, IOWA, IT BEING THE ZONING ORDINANCE OF SAID CITY, AND CHANGING THE BOUNDARIES OF CERTAIN DISTRICTS THEREIN ZONED Z7-1 SPECIFIC USE DISTRICT/MERCY MEDICAL CENTER TO Z3 GENERAL URBAN DISTRICT FOR PROPERTY GENERALLY LOCATED WEST OF NORTH EISENHOWER AVENUE, NORTH OF MERCYONE WEST CAMPUS AND THE WILLOWS INDEPENDENT LIVING COMPLEX AND EAST OF WILLOW CREEK (APPROXIMATELY 33.58 ACRES)

WHEREAS, the Planning and Zoning Commission of the City of Mason City, Iowa, after a public hearing held on April 14, 2026, recommended approval of a change of zone classification of a certain areas hereinafter described, and

WHEREAS, the City Council of the City of Mason City, Iowa, did hold a public hearing on the 5th day of May, 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 generally located West of North Eisenhower Avenue, North of MercyOne West Campus and the Willows Independent Living Complex and East of Willow Creek (approximately 33.58 acres) and legally described as follows:

Legal Description:

The North Half (NI/2) of the Southeast Quarter (SE 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

The North 320.0 feet of the South Half (S 1/2) 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 Comer 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.

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 2nd day of June, 2026.

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk

1st Consideration: May 5, 2026
2nd Consideration: May 19, 2026
3rd Consideration: June 2, 2026

RESOLUTION NO. 26 -

RESOLUTION OF SUPPORT FOR A WORKFORCE HOUSING
TAX CREDIT APPLICATION BEING FILED WITH THE
IOWA ECONOMIC DEVELOPMENT AUTHORITY BY
WILLOW POINTE, LLC/KADING PROPERTIES.

WHEREAS, the City of Mason City, Iowa, has been informed by Willow Pointe, LLC/Kading Properties that a Workforce Housing Tax Credit Application will be filed with the Iowa Economic Development Authority for the construction of new housing units on property described on Exhibit A attached hereto, within the City of Mason City, Iowa; and,

WHEREAS, the project will consist of 98 townhouse units; and

WHEREAS, the Workforce Housing Tax Credit Program requires a local match of a minimum of \$1,000 per unit; and,

WHEREAS, the owner intends to request tax abatement on the property, which will qualify as the local match.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City Mason City, Iowa, that we support and approve the development of the aforesaid housing in the community, subject to City Ordinances and the building permit process.

PASSED AND APPROVED this 2nd day of June, 2026.

John Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

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



**ENGINEERING
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Brent Hinson, Interim Director
Date: May 21, 2026
RE: Lead Service Line Abatement Ordinance- 2nd Reading

Recommendation:

We recommend the City Council consider 2nd reading of an ordinance relating to abatement of lead water service lines.

Review:

As discussed at our worksession on May 5, we are presenting a proposed ordinance relating to lead water service lines. The U.S. Environmental Protection Agency (EPA) has mandated that water utilities develop a plan by November 1, 2027 to abate all lead and lead-contaminated galvanized service lines. The Lead and Copper Rule Improvements (LCRI) require that all covered lines be abated within 10 years of that date. Lead service lines are a substantial issue in Mason City, with over 3,800 known active lead service lines, including galvanized lines covered under Iowa Code Section 558A.1. While these lines are privately owned under the Code of Ordinances, this designation does not relieve the City's responsibility to see to abatement of all lead service lines within the period required by the LCRI.

The proposed ordinance designates lead service lines as a public nuisance and disallows repairs of lead service lines (requires replacement when a repair is required). Under the EPA rule, we believe it is most prudent to consider all galvanized iron service lines the same as lead service lines.

We have completed the financial analysis discussed at the 5/5/26 worksession, and believe the rate plan we have discussed to this point can support the draft special assessment policy we discussed. That rate plan would call for 5.5% increases on the base rate and 9.5% increases on water usage for each year of the upcoming 5-year rate plan. The total initiative is estimated at \$47 million over 10 years when construction inflation is factored in. Those funds include \$16.6 million State Revolving Fund borrowing and \$5.7 million in anticipated SRF forgivable loan/grant funds.

As discussed at the worksession, we envision the following schedule for this process:

- May 19: 1st Consideration of Ordinance **COMPLETE**
- June 2: 2nd Consideration of Ordinance
- June 16: 3rd Consideration of Ordinance
 - Adoption of Special Assessment/Funding Policy
 - Approval of SEH Professional Services Agreement
- By June 17: Signing of Administrative Policy
- Implementation of policies upon publication of ordinance
- 1st City project: 2027 construction season

We continue to revise and improve our public information site on this topic at: www.masoncity.net/leadlines. This website includes a GIS database link that allows property owners to see if their property is classified as having a lead service line.

Budget Impact:

The initiative presents an enormous undertaking for the City and the budget impact will be significant. However, it is necessary to comply with the EPA LCRI mandates and will allow for improved infrastructure and peace of mind for residents.

Council Action Requested:

We respectfully request the City Council consider the 2nd reading of the proposed ordinance at the June 2 City Council meeting.

Attachments:

Proposed ordinance.

Excerpt of lead lines financial plan.



Brent Hinson, Interim Director



Reviewed and Recommend Approval

City of Mason City
Lead Line Cash Flows
5/13/26 Plan

Lead Lines to Abate	2,800					
Cost Per Line (Assume Main to Shutoff)	9,500.00	9,975.00	10,473.75	10,997.44	11,547.31	12,124.67
Engineered Cost	10,237.83	10,749.73	11,287.21	11,851.57	12,444.15	13,066.36
Galvanized Lines to Abate	1,400					
Cost Per Line (Assume House to Shutoff)	5,500.00	5,775.00	6,063.75	6,366.94	6,685.28	7,019.55
Engineered Cost	5,916.07	6,211.88	6,522.47	6,848.59	7,191.02	7,550.57

Revenues	FY28	FY29	FY30	FY31	FY32	FY33
SRF Proceeds	2,498,350.25	2,623,267.76	2,754,431.15	2,186,766.29	2,183,604.61	2,169,859.48
SRF Forgiveness	1,794,870.00	1,884,613.50	1,978,844.18	-	-	-
Special Assessment Repayments				750,000.00	900,000.00	550,000.00
Property Owner Direct Pay-City Proj	469,779.75	493,268.74	517,932.17	849,287.61	891,751.99	786,405.04
Water Fund Support	379,995.00	398,994.75	418,944.49	439,891.71	461,886.30	484,980.61
	5,142,995.00	5,400,144.75	5,670,151.99	4,225,945.62	4,437,242.90	3,991,245.13

Expenditures	FY28	FY29	FY30	FY31	FY32	FY33
Lead Line Abatements	3,040,000.00	3,192,000.00	3,351,600.00	3,189,256.88	3,348,719.72	3,031,168.71
Galvanized Line Abatements	880,000.00	924,000.00	970,200.00	923,205.94	969,366.23	877,443.57
Related Water Main Upgrades (4")	1,000,000.00	1,050,000.00	1,102,500.00			
Engineering- Lead Lines	233,000.00	244,650.00	256,882.50	240,827.34	252,868.71	223,030.20
Engineering & Other	100,000.00	105,000.00	110,250.00			
Less- Property Owner Non-SRF Direct Pay	(110,005.00)	(115,505.25)	(121,280.51)	(127,344.54)	(133,711.77)	(140,397.35)
	5,142,995.00	5,400,144.75	5,670,151.99	4,225,945.62	4,437,242.90	3,991,245.13

Lead Lines to Abate	FY28	FY29	FY30	FY31	FY32	FY33
# Lead Projects	280	280	280	250	250	210
# Galvanized Projects	140	140	140	125	125	105
# Lead Ordered/Voluntary	40	40	40	40	40	40
#Galvanized Ordered/Voluntary	20	20	20	20	20	20

City of Mason City
Lead Line Cash Flows
5/13/26 Plan

Cost Factor 105%

Lead Lines to Abate				
Cost Per Line (Assume Main to Shutoff)	12,730.91	13,367.45	14,035.83	14,737.62
Engineered Cost	13,719.68	14,405.66	15,125.94	15,882.24
Galvanized Lines to Abate				
Cost Per Line (Assume House to Shutoff)	7,370.53	7,739.05	8,126.00	8,532.31
Engineered Cost	7,928.10	8,324.51	8,740.73	9,177.77

Revenues	FY34	FY35	FY36	FY37	Totals
SRF Proceeds	2,155,852.45	-	-	-	16,572,132.00
SRF Forgiveness	-	-	-	-	5,658,327.68
Special Assessment Repayments	700,000.00	1,800,000.00	1,800,000.00	2,400,000.00	8,900,000.00
Property Owner Direct Pay-City Proj	825,725.30	867,011.56	910,362.14	955,880.24	7,567,404.55
Water Fund Support	509,229.64	1,733,336.20	1,910,003.01	1,643,732.57	8,380,994.29
	4,190,807.39	4,400,347.76	4,620,365.15	4,999,612.82	47,078,858.51

Expenditures	FY34	FY35	FY36	FY37	Totals
Lead Line Abatements	3,182,727.15	3,341,863.50	3,508,956.68	3,831,780.69	33,018,073.33
Galvanized Line Abatements	921,315.75	967,381.54	1,015,750.62	1,109,199.67	9,557,863.33
Related Water Main Upgrades (4")					3,152,500.00
Engineering- Lead Lines	234,181.71	245,890.80	258,185.34	271,094.61	2,460,611.21
Engineering & Other					315,250.00
Less- Property Owner Non-SRF Direct Pay	(147,417.22)	(154,788.08)	(162,527.49)	(212,462.16)	(1,425,439.36)
	4,190,807.39	4,400,347.76	4,620,365.15	4,999,612.82	47,078,858.51

Lead Lines to Abate	FY34	FY35	FY36	FY37	Totals
# Lead Projects	210	210	210	210	2390
# Galvanized Projects	105	105	105	105	1195
# Lead Ordered/Voluntary	40	40	40	50	410
#Galvanized Ordered/Voluntary	20	20	20	25	205

4200

ORDINANCE NO. 26 -

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF MASON CITY, IOWA, BY AMENDING TITLE 4, CHAPTER 1 "NUISANCES", REPEALING AND REPLACING TITLE 6, CHAPTER 1, SECTION 9, "REPAIRS OF SERVICE LINES", AND AMENDING TITLE 6, CHAPTER 1 "PUBLIC UTILITIES" BY ADDING A NEW SECTION 22, "LEAD SERVICE LINE REPLACEMENT"

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 adding a new Paragraph W to Title 4, Chapter 1, "Nuisances", Section 1, "Definitions" as follows:

TITLE 4
CHAPTER 1
NUISANCES
SECTION 1. DEFINITIONS

W. Any water service line that contains lead piping, fitting, fixture, solder, or any other lead component, or contains galvanized material presumed to be contaminated by lead under City Code 6-1-22 (C).

Section 2: That the City Code of the City of Mason City, Iowa, should be and the same is hereby amended by repealing Title 6, Chapter 1 "Public Utilities", Section 9, "Repairs of Service Lines", and replacing it as follows:

TITLE 6
CHAPTER 1
PUBLIC UTILITIES
SECTION 9. REPAIRS OF SERVICE LINES

- A. Whenever a water service line becomes out of repair or develops a leak, it shall be the duty of the property owner(s) to immediately authorize its repair or the installation of a new service. Failure of the property owner to authorize any such work shall subject the property to the immediate discontinuance of service.
- B. **Any water service(s) shared by multiple properties shall be separated into individual services at the time of repair or replacement under Paragraph (A) above. The cost and expense of such repair and/or replacement shall be equitably shared by the owners of properties served by said service(s).**

Section 3: That the City Code of the City of Mason City, Iowa, should be and the same is hereby amended by amending Title 6, Chapter 1 “Public Utilities”, by adding a new Section 22 entitled “Lead Water Service Line Replacement” as follows:

TITLE 6
CHAPTER 1
PUBLIC UTILITIES
SECTION 22. LEAD WATER SERVICE LINE REPLACEMENT

- A. Any water service line that contains any lead piping, fitting, fixture, solder, or other lead component determined to be in need of repair may only be repaired if the repair results in the elimination of all lead components, and if repair would not result in the elimination of all lead components, said service line shall then be replaced.
- B. Any water service line that contains any lead piping, fitting, fixture, solder, or other lead component identified during City project planning or construction shall be modified in a way that removes all lead components, if possible, and if not possible then replaced.
- C. Galvanized water service lines are presumed to be contaminated with lead, and are therefore subject to Paragraph A and B above, unless the property owner provides irrefutable evidence that the galvanized line was never downstream from a water service line with lead components.
- D. Any water service line found to have lead components or presumed to be contaminated with lead as described in Paragraphs (A), (B) or (C) above shall not be re-established after having been physically discontinued.
- E. The City Administrator may work with property owners on timelines, conditions, or other terms of agreement to bring about compliance with Paragraphs (A) through (C) above, any such agreement to be in writing and signed by the City Administrator and the property owner(s).
- F. Water service lines with lead components or presumed to be contaminated with lead as described above are declared a nuisance under City Code 4-1-1 (W) and may be abated in accordance with Title 4.
- G. The City may adopt policies related to cost sharing for the replacement of lead water service lines.

Section 4: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5: 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 6: 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: May 19, 2026

2nd consideration: June 2, 2026

3rd consideration:



**PUBLIC WORKS
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Jim Collins, Director of Public Works
Date: June 2, 2026
RE: Ordinance Amending Title 4, Chapter 1 – Nuisance Code (Refuse Cart Updates)

Recommendation:

Staff recommends approval of the ordinance amending Title 4, Chapter 1, "Nuisances," to incorporate updates related to City-issued solid waste and recycling carts and to clarify proper storage, placement, and handling of refuse and recyclables (2nd or FINAL).

Review:

The proposed amendments to the nuisance ordinance are intended to align City Code with the transition to automated solid waste collection and the use of City-issued carts. These updates clarify that properly used and stored carts, as regulated under Chapter 4-2C, do not constitute a nuisance.

The amendments also reinforce expectations for proper containment and storage of garbage and recyclables, while ensuring that residents who follow City collection requirements are not subject to nuisance enforcement.

Specifically, the ordinance:

- Defines "City-issued cart" and incorporates it into the nuisance code framework.
- Clarifies that "normal accumulation" includes materials properly contained within City-issued carts and handled in accordance with City collection regulations.
- Specifies that carts placed for collection in compliance with City regulations are not considered obstructions.
- Updates nuisance definitions to distinguish between unlawful accumulations of waste and properly managed refuse within approved containers.

These updates provide consistency between operational practices and enforcement authority, reduce ambiguity for residents, and support the successful implementation of automated collection.

Budget Impact:

This ordinance has no impact on the operating budget.

Council Action Requested:

Staff respectfully requests approval of the ordinance amending Title 4, Chapter 1, "Nuisances," to incorporate refuse cart updates and related clarifications. (2nd or FINAL)

Attachments:

Proposed ordinance

Jim Collins

Jim Collins, Director of Public Works

A handwritten signature in black ink, appearing to read "Jim Collins", is written over a horizontal line.

Reviewed and Recommend Approval

ORDINANCE NO. 26 -

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF MASON CITY, IOWA, BY REPEALING TITLE 4: "HEALTH AND SANITATION", CHAPTER 1: "NUISANCES", SECTION 1: "DEFINITIONS" IN ITS ENTIRETY AND ADOPTING A NEW SECTION 1 IN LIEU THEREOF

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 4: "Health and Sanitation"; Chapter 1: "Nuisances", Section 1: "Definitions" and adopting a new Section 1 in lieu thereof as follows:

TITLE 4

CHAPTER 1: NUISANCES

4-1-1: DEFINITIONS:

For use in this chapter, the following terms are defined:

GARBAGE: ~~Food waste; discarded or useless material.~~

- A. Waste resulting from the handling, preparation, cooking and serving of foods, including cans, bottles, and cartons in which it is received and wrappings in which it may be placed for disposal
- B. Any other waste that is not identified as an accepted recyclable material by the Sanitation Division.

JUNK: Secondhand, worn or discarded articles.

CART / CITY-ISSUED CART: A wheeled, lidded container designed for automated collection and provided, owned, or authorized by the City for the collection of garbage, domestic refuse, or recyclables, pursuant to Chapter 4C.

NORMAL ACCUMULATION: For purposes of this chapter, the term "normal accumulation of garbage and recyclables" includes materials properly contained within City-issued solid waste or recycling carts and stored or placed for collection in accordance with Chapter 4-2C.

NUISANCE: Whatever is injurious to health, indecent, or offensive to the senses, or an obstacle to the free use of property, so as essentially to interfere with the comfortable enjoyment of life or property. In addition to any nuisance identified elsewhere in this code the following, although not all inclusive, are declared to be nuisances:

A. The erecting, continuing, or using any building or other places for the exercise of any trade, employment, or manufacture, which, by occasioning noxious fumes, offensive smells, or other annoyances, becomes injurious and dangerous to the health, comfort, or property of individuals or the public.

B. The causing or suffering any offal, filth, or noisome substance to accumulate or to remain in any place to the prejudice of others.

C. The obstructing or impeding without legal authority the passage of any navigable river, harbor, or collection of water.

D. The corrupting or rendering unwholesome or impure the water of any river, stream, or pond, or unlawfully diverting the same from its natural course or state, to the injury or prejudice of others.

E. The obstructing or encumbering by fences, buildings, or otherwise the public roads, private ways, streets, alleys, commons, landing places or burying grounds. **City issued carts placed at the curb, alley, or other designated set-out location in compliance with City solid waste collection regulations and placed in such a manner as to not interfere with normal vehicle or nonmotorized traffic shall not be considered an unlawful obstruction.**

F. Houses of ill fame, kept for the purpose of prostitution and lewdness, gambling houses, or houses resorted to for the use of controlled substances or houses where drunkenness, quarreling, fighting, or breaches of the peace are carried on or permitted to the disturbance of others.

G. Billboards, signboards, and advertising signs, whether erected and constructed on public or private property, which so obstruct and impair the view of any portion or part of a public street, avenue, highway, boulevard or alley or of a railroad or street railway track as to render dangerous the use thereof, especially near intersecting streets.

H. Any object or structure hereafter erected within one thousand feet (1,000') of the limits of any Municipal or regularly established airport or landing place, which may endanger or obstruct aerial navigation, including takeoff and landing, unless such object or structure constitutes a proper use or enjoyment of the land on which the same is located.

I. The accumulation of items including, but not limited to, the following: old or scrap rope, rags, batteries, paper, trash, rubber, debris, tires, waste, used lumber or salvaged wood; tree trunks, limbs and stumps, inoperable machinery, electronics, or appliances or parts of such machinery, electronics, or appliances; iron, steel, or other old or scrap ferrous materials; old or discarded glass, tinware, plastic or old or discarded household goods or hardware, except if stored inside a completely enclosed structure. Neatly stacked firewood located on a side yard or rear yard is not considered a nuisance. **City-issued solid waste and recycling carts, when used for their intended purpose and stored in accordance with Chapter 4-2C, shall not be considered junk, debris, trash, or an unlawful accumulation.**

~~J. The depositing or storing of "garbage" or "recyclables" (as defined in section 4-2A-1 of this title) whether it is within a totally enclosed structure or not is prohibited except for the normal accumulation of garbage and recyclables stored for weekly City garbage collection.~~

J. The depositing or storing of garbage or recyclables, whether within a totally enclosed structure or not, is prohibited except for the normal accumulation of garbage and recyclables properly contained with City-issued carts or approved containers and stored or placed for collection in compliance with Chapter 4-2C of this Code.

K. The emission of dense smoke, noxious fumes, or fly ash.

L. Dense growth of all weeds, grasses, vines, brush, dead wood, or other vegetation in the City, so as to constitute a health, safety, or fire hazard, pursuant to article A of this chapter.

M. Trees infected with disease, blight, or pest infestation; dying trees; dead trees; and/or any tree lacking leaves on fifty (50) percent or more of its canopy during the growing season.

N. Effluent from septic tank or drainfield running or ponding on the ground in the open.

O. Any article or substance placed upon a street, alley, sidewalk, public ground, or in any ditch, waterway or gutter so as to obstruct the drainage.

P. Junk vehicles as set out in title 8, chapter 5 of this Code.

Q. All diseased animals.

R. All ponds or pools of stagnant water.

S. Carcasses of animals not disposed of within twenty four (24) hours after death, as set forth in section 167.15, Iowa Code.

T. Pollution of any public well as set out in title 6, chapter 1, article B of this Code, or cistern, stream or body of water by sewage, creamery or industrial wastes, or other substances.

U. Any building or portion thereof in which any of the following listed conditions exist either individually or in combination with each other to the extent of being injurious to health, indecent, or offensive to the senses, or an obstruction to the free use of property, so as essentially to interfere with the comfortable enjoyment of life or property, is a nuisance:

1. Infestation of insects, vermin or rodents,

2. General dilapidation or improper maintenance,

~~— 3. Lack of adequate garbage and rubbish storage and removal facilities as determined by the Code Enforcement Officer,~~

3. Lack of adequate garbage and rubbish storage and removal facilities as required by Chapter 4-2C of this Code,

4. Hazardous or unsanitary premises. Those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, filth, vermin harborages, stagnant water, combustible materials and similar materials or conditions constitute fire, health or safety hazards, and those premises lacking adequate light, air, and heating or sanitary facilities (including running water and operable plumbing), thereby rendering them unfit for human habitation, occupancy, and use,

5. Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors, including broken windows or doors,

6. Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering,

7. Broken, rotten, split or buckled exterior wall coverings or roof coverings,

8. Likelihood of any portion or member or appurtenance thereof to fail or become detached or dislodged or to partially or completely collapse and thereby injure persons or damage property, and

9. Inoccupancy for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance, a harborage for vagrants, and/or hazard to the public.

V. The shoveling, raking, throwing, dumping or depositing of any garbage, refuse, dirt, yard wastes, solid wastes or any other materials into any stream, river or creek or upon any stream, river or creek banks.

W. Any water service line that contains lead piping, fitting, fixture, solder, or any other lead component, or contains galvanized material presumed to be contaminated by lead under City Code 6-1-22 (C).

PROPERTY OWNER: The contract purchaser if there is one of record, otherwise the record holder of legal title.

REFUSE: Worthless or useless part of something.

RUBBISH: Useless waste or rejected matter.

TRASH: Something worth little or nothing; junk, rubbish, refuse and garbage. (Ord. 08-04, 5-20-2008; amd. 2017 Code; Ord. 20-11, 11-17-2020; Ord. 25-14, 11-18-2025)

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: May 19, 2026
2nd consideration: June 2, 2026
3rd consideration: