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

October 6, 2026
7:00 P.M.

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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. Proclamation, 2026 Fire Prevention Week
2. Proclamation, Community Planning Month

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.

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 September 15, 2026

4. CLAIMS dated September 17 and 24 and October 1, 2026

5. PERMITS

6. Mayor recommending approval
Appoint Sarah Glowaski to the Airport Commission

7. Administrator recommending approval
Appoint/Hire Kimberly Barkman to Housing Inspector/Code Enforcement Officer

8. Administrator recommending approval
Reso. levying assessments for charges on certain properties and the certification of same to the County Treasurer for collection with property taxes

9. Administrator recommending approval
Reso. levying special assessment for tree removal charges on certain properties and the certification of same to the county treasurer for collection with property taxes

10. Administrator recommending approval
Reso. authorizing approval of a 28E Agreement Between the City of Mason City, Iowa, and Mason Township, Cerro Gordo County, Iowa, for the purpose of providing fire protection services

11. Administrator recommending approval
Reso. award of contract to Tannery Creek Systems, Inc. of Ontario, Canada, for the Mason City Police Department Autochalk Hardware and Software

12. Administrator recommending approval
Reso. award of contract to Waste Innovations Systems, Inc. of Austin, TX for sanitation routing, customer communication, service verification and contamination monitoring technology

13. Administrator recommending approval
Reso. award of contract to WHKS & Co. for a professional services related to the "Safe Streets and Roads for All-Comprehensive Safety Action Plan"

14. Administrator recommending approval
Reso. award of contract to Short Elliott Hendrickson, Inc. for a Professional Services Agreement related to the "AWIA Risk and Resilience Assessment & Emergency Response Plan"

15. Administrator recommending approval
Reso. approving change orders #1-7 with Heartland Asphalt for the "Pennsylvania Avenue Street & Utility Improvements" Project

16. Administrator recommending approval
Reso. approving change order #3 with Staab Construction Corporation of Marshfield, WI for the "Mason City Water Reclamation Facility (WRF) Improvements"

17. Administrator recommending approval
Reso. approval of a Preliminary Plat of Subdivision for Briarstone Estates 3rd Addition

18. Administrator recommending approval
Reso. approval of Form and Distribution of Voluntary Assessment Agreement (Petition, Contract and Waiver)

19. Administrator recommending approval
Reso. approval of a Professional Services Agreement with Veenstra & Kimm, Inc. related to design services for Briarstone Estates 3rd Addition Infrastructure

20. Administrator recommending approval
Reso. approving Final Plat for The Kirk Subdivision

21. Administrator recommending approval
Reso. authorizing approval and execution of a Subordination Agreement between the City of Mason City and Nicole Snyder Manwarren related to the rehabilitation of 322 North Pennsylvania Avenue in conjunction with the Downtown Revitalization Loan

22. Administrator recommending approval
Reso. Approval of a $30,000 DoRL Loan to Tip the Barber and More, LLC, at 118 North Federal Avenue

23. Administrator recommending approval
Reso. Setting Date for Public Hearing on Designation of the Expanded Mason City Unified Urban Renewal Area and on Urban Renewal Plan Amendment No. 14 for such Mason City Unified Urban Renewal Area

PUBLIC HEARING –

24. Administrator recommending approval
    a. **Reso.** adopting plans, specifications, form of contract and estimated cost for the "2026 – 2027 Sanitary Sewer Repairs"
    b. Bid Tabulation
    c. **Reso.** award of contract to Bob McKiness Excavating and Grading, Inc. of Mason City, Iowa
    d. **Reso.** approving the contract and bond for the construction of "2026 – 2027 sanitary sewer repairs

ACTION ITEMS –

25. Administrator recommending approval
    a. **Ord.** amending the City Code by adding a definition to Title 4: Health and Sanitation, Chapter 1: Nuisances, Section 1: Definitions and repealing Chapter 1 Nuisances, Article A. Weeds, Section 1: Nuisance Declared and adopting a new Section 1 in lieu thereof (Final)
    b. **Ord.** amending the City Code, by Repealing Title 10: Building Regulations, Chapter 2: Building Codes, Article F: Housing Code, Section 5: Amendments to Code; Chapter 3: Paragraph A and adopting a new Paragraph A in lieu thereof (Final)

Adjournment

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

PROCLAMATION

WHEREAS, the City of Mason City is committed to ensuring the safety and security of all those living in and visiting Mason City; and

WHEREAS, homes are the locations where people are at greatest risk from fire; and fire remains a serious public safety concern both locally and nationally, and the presence of lithium-ion batteries in many household devices introduces fire risks; and

WHEREAS, if the rechargeable electronics used in homes are misused, damaged, or improperly charged, can overheat, start a fire, or explode; and

WHEREAS, the National Fire Protection Association® (NFPA®) reports an increase in battery-related fires, underscoring the need for public education on the safe use of lithium-ion batteries and devices; and

WHEREAS, the way lithium-ion battery devices are charged can make a difference in helping prevent home fires; and

WHEREAS, residents are encouraged to understand that safe charging means making smart choices every time they plug in; and

WHEREAS, Mason City first responders remain dedicated to reducing the occurrence of fires through prevention, safety education, and community outreach; and

WHEREAS, the 2026 Fire Prevention Week theme, "Charge into Fire Safety: Safe Charging Is a Superpower," serves to remind all residents that safe charging can help reduce the risk of fires in homes and communities;

THEREFORE I, Jon P. Lee, Mayor of Mason City, do hereby proclaim October 4–10, 2026, as Fire Prevention Week throughout this City, and I urge all the people of Mason City to learn about and practice safe charging habits, and support the many public safety activities and efforts of Mason City's fire and emergency services, including their Open House on Sunday, October 11th, 2026 from 12:00 to 3:00 p.m.

CITY OF MASON CITY IOWA SEAL

John P. Lee, Mayor

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PROCLAMATION

WHEREAS, change is constant and affects all cities, towns, suburbs, counties, rural areas, and other places; and

WHEREAS, community planning and plans can help manage this change in a way that provides better choices for how people work and live; and

WHEREAS, community planning provides an opportunity for all residents to be meaningfully involved in making choices that determine the future of their community; and

WHEREAS, the full benefits of planning require public officials and citizens who understand, support, and demand excellence in planning and plan implementation; and

WHEREAS, the month of October is designated as National Community Planning Month throughout the United States of America and its territories, and

WHEREAS, the celebration of National Community Planning Month gives us the opportunity to publicly recognize the participation and dedication of the members of the Mason City Planning and Zoning Commission, the Zoning Board of Adjustment, and other citizen planners who contribute their time and expertise to the improvement of Mason City; and

WHEREAS, we recognize the many valuable contributions made by professional community and regional planners of the City of Mason City and our regional planning partners at the North Iowa Area Council of Governments, and extend our heartfelt thanks for the continued commitment to public service by these planning professionals;

NOW, THEREFORE, BE IT RESOLVED THAT the month of October 2026 is hereby designated as **Community Planning Month** in the City of Mason City, Iowa, in conjunction with the celebration of National Community Planning Month.

CITY SEAL CITY OF MASON CITY IOWA

John P. Lee, Mayor

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

September 15, 2026
7:04 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 7:04 P.M., on September 15, 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, Jaszewski, Hines, Symonds. Absent: Adams.

ADOPT AGENDA

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

On roll call, the vote was as follows:

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

SPECIAL ITEMS

The Mayor proclaimed the City of Mason City as "Breast Health Awareness" City and the month of October as the month of breast health awareness, education, and screening promotion.

John Derryberry provided an update on the new Vulnerable Community Coalition.

Council comments and questions followed the report.

PUBLIC FORUM

The Mayor asked if there were any comments.

Rugby Sliger referred to Item #13 and requested it be removed from the Consent Agenda. He stated he supported bringing additional housing to Mason City, however supporting housing did not mean approving every incentive exactly as requested. He stated when a private developer asks the public for a substantial benefit, the City has a responsibility to establish the cost, demonstrate the need, and secure measurable benefits for taxpayers. He stated his first question was what was the estimated dollar value of the 10-year exemption, noting the staff memo said there was no impact on the City's operating budget and that did not tell residents how much new taxable value will be exempted or what additional City services this development would require. His second question was why was a full 10-year exemption necessary, advising Kading had already received State Workforce Housing Tax Credits and the City said local contribution was required but questioned how much local assistance was actually required and if the developer had provided financial information showing that this project could not be done without a shorter or smaller incentive. In addition, he questioned what public housing benefit the City was guaranteeing, advising the agreement described market-rate rental housing, but did not appear to establish rent limits, income qualifications or long-term affordability requirement. Low cost housing had value,

but if public assistance was justified using Workforce Housing Needs, there should be a measurable benefit for working families and there were also unanswered questions about performance, pointing out the agreement required at least 98 units by September of 2029, but the timetable for the remaining phase would be negotiated later. The staff memo referenced 198 units while the agreement established a minimum of 194, and those details should be reconciled before approval. He stressed the City must conduct serious due diligence with respect to the developer's management history. Publicly available records include tenant complaints involving maintenance, deposits, and fees along with the disability discrimination complaint and a settlement document that called for fair housing training and policy review. Understand that complaints are allegations, not proof, and settlement document denies liability. He further stated, "I'm not presenting them as established wrong-doing, however, when this company is requesting a 10-year public benefit, these records justify asking what investigation the City has completed into its maintenance record, tenant practices, fair housing compliance, and performance in other Iowa communities. I recognize that the developer will pay for substantial infrastructure and that the large water main may support future development, but the City's reimbursement should still have public cost estimates and clearly defined limits. I'm asking you to vote 'no' on Item 13 as written, at the very least postponed until the City publishes the total value of the incentive, demonstrates why 10 years is necessary, establishes a complete construction schedule, explains it's due diligence, and it includes enforceable protections for taxpayers and future tenants."

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

CITY ADMINISTRATOR'S MONTHLY REPORT

3. Administrator Burnett presented the Monthly Activity Report.

Council comments and questions followed the report.

CONSENT ITEMS

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

The following Consent Agenda Items were Approved/Adopted:

4. **Minutes:** Regular Minutes of September 1, 2026, were presented.

5. **Claims**: Dated September 3 and 10, 2026, in the amount of $2,459,102.24

6. **Permits**

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

The Boulder Tap House 2700 4th Street SW	Class C Retail
NIACC 500 College Drive	Class C Retail

Artoberfest MacNider Museum, 303 2nd Street SE	Special Class C Retail (5 day license)
Main Street Mason City	Transfer October 10 – 11, 2026
Liquor Tobacco & Grocery 18 North Monroe	Class E Liquor Retail
Thai Bistro 7 S Delaware	Class C Retail

7. **June Financials:**

Finance Director:
Staff have completed the Fiscal Year 2025-26 year-end financial statements and have included them in the meeting packet for review. Overall, the City continues to maintain strong fiscal health through strategic budgeting and planning, a diversified tax base, and responsible spending. The City's cash on hand increased by nearly $2.4 million during FY26 to a total of $47,346,957.49. Funds are held in a variety of accounts and are routinely invested in accordance with Iowa Code to maximize interest earnings. In FY26, the City accrued $1.99 million in total interest. Revenue in the General Fund was slightly below the budgeted amount due to less revenue from property taxes, Cable TV franchise revenue, and delayed reimbursement of Fire Dept. and Police Dept. grants. The minimal revenue shortfall was negated by General Fund expenditures being under budget by $534,470, leading to a surplus of $ 269,833.97. The reduced expenditures are largely attributed to salary and benefit savings from vacant positions in the Police, Fire, and Engineering Departments. Both the Library and MacNider Museum operated at deficits in FY26, largely due to unanticipated building repairs and maintenance. Both funds are also balanced going into FY27 by transfers from their respective fund accounts. The Recreation Dept. exceed revenue and expenditure projections, but ended with a surplus of roughly $32,000. Transit also had a large surplus balance due to the timing of state and federal grants. The Road Use Fund met revenue expectations and was $609,598 under budget on expenditures. The Road Use Fund cash balance decreased by $381,439.88 in FY26, though that was anticipated and the cash balance remains strong at $1.9 million. The City's Utility Funds (Water, Sewer, Storm Sewer, and Sanitation) all performed well due to recent rate adjustments and have cash balances that allow for funding of infrastructure improvements. It is important to note that water sales were $426,845.79 under budget and will be monitored closely throughout FY27. The Arena Fund continues to struggle though performed better than in FY25. As the City continues revitalization efforts of the Arena, Mall, and riverfront, staff expects to operate at closer to a net-zero. Three funds will carry negative balances into FY27: Employee Benefits/Retirement (-$62,607.01), Sewer Capital Projects, (-$403,544.90) and the Arena (-$253,356.48). The Employee Benefits Fund should rebound quickly in FY27, as the City levied additional taxes in anticipation of legislative changes. The negative balance in Sewer Capital Projects is due to timing of payments and SRF Loan draws for the Water Reclamation Facility Project, with the first construction draw made in early July. The Arena will be balanced with a subsequent FYE transfer as noted in the earlier memorandum. Hotel/Motel Tax received $22,011.06 less than budgeted, while the City received $54,259.76 more in

LOSST than anticipated. As noted above, the City remains in good financial standing, allowing for flexibility to adapt to a changing property tax system in FY28.

8. Appoint/Hire Arena & Ice Maintenance Technician:

Director of Parks, Recreation and Facilities:
Consider hiring Parker Dondlinger for the Arena & Ice Maintenance Technician position at Grade H, Step 2. The City created the Arena & Ice Maintenance Technician position to support the day-to-day operations of the Multipurpose Arena and maintain the facility's ice sheet to ensure safe, consistent, and high-quality conditions for all users. An interview committee consisting of Matthew Schubert, Multipurpose Arena Supervisor; Matt Sberal, Water Utilities Supervisor/Parks Maintenance Supervisor; Perry Buffington, Human Resources Director; and Brian Pauly, Director of Parks, Recreation, and Facilities, interviewed the top candidates for the position. Following the interview process, Parker Dondlinger was selected as the recommended candidate for the Arena & Ice Maintenance Technician position. Parker's knowledge of arena operations, previous experience working at the Casey Center, and familiarity with ice and facility operations make him well suited for the position. I am confident Parker will be a valuable addition to the Parks, Recreation, and Facilities team and will play an important role in the continued success and day-to-day operation of the Multipurpose Arena. The position is included in the annual operating budget. Hire Parker Dondlinger for the Arena & Ice Maintenance Technician position at Grade H, Step 2, at an hourly rate of $26.89.

9. Certify Charges to County Treasurer:

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

Reso. 26-208:
Resolution No. 26-208, levying assessments for charges on certain properties and certification of same to the County Treasurer for collection with property taxes, was presented.

10. Certify Charges Tree Removal Charges to County Treasurer:

City Administrator:
The City Council approved the creation of the Private Dead and Diseased Tree Program in July 2025 to assist property owners in financing the removals through a special assessment to taxes. These charges go against the property and are collected with ordinary property taxes. I recommend adoption of the attached resolution and respectfully request City Council approval.

Reso. 26-209:
Resolution No. 26-209, levying assessments for tree removal charges on certain properties and certification of same to the County Treasurer for collection with property taxes, was presented.

11. June 2026/Year End Transfers Between Funds:

Finance Director:
Staff recommends approval of the resolution authorizing several Fiscal Year 2025-26 year-end transfers. The Finance Department has proposed several year-end transfers to assist in closing out FY2025-26. All four transfers are tied to general operations and not related to a specific capital project. Two of the transfers reflect the City's practice of balancing the annual budget of the Mason City Public Library and MacNider Museum. If either fund ends a fiscal year with a shortfall, additional funds are pulled for each department's corresponding Trust Fund. This practice maintains the integrity of the City's General Fund while ensuring both department operate at a break-even point or surplus. The $11,365 transfer to the Cemetery Fund formalizes the amount approved by Council in Budget Amendment #2 for an unexpected roof repair. On a similar note, the $60,000 transfer from LOSST to the Arena completes the transfer amount allocated by the FY26 Budget. Please note that there will be additional transfers requested at a future meeting to complete the close out of FY2025-2026. The FY26 Budget and subsequent amendments provided sufficient funding for the transfers to the Cemetery and Arena. The amounts for the Library and MacNider museum exceed the FY26 budgeted amounts.

Reso. 26-210:
Resolution No. 26-210, approving the June 2026/Year End Transfers between funds, was presented.

12. State Transportation Alternatives – IA 122/4th Street Corridor West:

Grant Administrator:
Authorize submission of a State Transportation Alternatives (TA Set-Aside/TAP) Program grant application for the IA 122 Corridor West Reconstruction Project. This project includes construction of a trail and sidewalk within the IA 122 primary highway right-of-way at the intersection of 122 and Taft Ave. These improvements will connect directly to Mason City's existing bicycle and pedestrian network, enhancing mobility and improving non-motorized safety within this key commercial and service corridor. The proposed trail and sidewalk will be constructed concurrently with the IA 122 roadway reconstruction. If any right-of-way adjustments are required, the City will be responsible for coordinating with District 2 and submitting all necessary design and permitting documentation for review and approval. This trail connection has been identified in long-range planning efforts by both the City of Mason City and the North Iowa Area Council of Governments (NIACOG) and has longstanding support from the District 2 Office. The project will link multiple existing trail systems and further strengthen the overall bicycle and pedestrian network within Mason City and Cerro Gordo County. There is a 20% match requirement for this grant. The total budget is $404,000 with a grant request of $323,200 and matching funds of $80,800. Approval of applying for funding from the State Transportation Alternatives (TA Set-Aside/TAP) Program application and authorizing execution of grant agreement upon application approval.

Reso. 26-211:
Resolution No. 26-211, authorizing the submission and execution upon approval of an Iowa Transportation Alternatives Set-Aside Program Application for the IA 122/4th Street Corridor West Reconstruction Project", was presented.

Addendum:

13A. Hawkeye Land Company – Purchase Agreement and Easement:

City Engineer:
We recommend the City Council approve the perpetual easement purchase agreement with Hawkeye Land Co. in the amount of $10,000.00. For the ongoing Taft Ave. Water Main Loop project, Hawkeye Land Company owns land rights along which Union Pacific railroad operates. Staff negotiated two options for the 43rd St. SW railroad crossing: 1) Install the water main by permit, which required a thicker (1.22") casing material to meet Hawkeye Land Company's standards. Due to limited materials availability and added construction time for welding, this option would've added an estimated $245,000 to the project. 2) Designing to the operating railroad's standards allows a 7/16" casing for this crossing but requires an easement instead of a permit from Hawkeye Land Co. Proceeding with the easement is the more cost-effective option. The construction cost is currently estimated at $2.1 million. This project is budgeted and is largely funded through the Environmental Protection Agency (EPA) Water Infrastructure Improvement and Expansion program. Approve purchase agreement and authorize city signatures.

Reso. 26-213:
Resolution No. 26-213, authorizing the acceptance and approval of a Purchase Agreement and Easement with Hawkeye Land Company for the ongoing Taft Avenue Water Main Loop Project, was presented.

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

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

13. Development Agreement – Kading Properties, Inc.:

Development Services Director:
Staff requests approval of the resolution approving and authorizing the execution of a Development Agreement with Kading Properties regarding the development of the Willow Pointe Townhomes. Kading Properties has proposed to construct a 198-unit for-rent townhome development on the west side of North Eisenhower Avenue, north of the MercyOne West Campus, to be called Willow Pointe. This project consists of four- and six-unit one-story townhome buildings accessed from private streets. Kading develops, constructs, owns, and manages its projects. Kading has created a limited liability corporation, Willow Pointe, LLC, for this project. The attached Development Agreement provides for responsibilities of both the developer and the City. The Agreement notes that the streets, sanitary sewer, storm sewer, and drainage system will be privately owned, whereas the water mains will be City owned and maintained within public utility easements. This project will be served by a water main extended from the current north terminus of the North Eisenhower Avenue main at the water tower, approximately 80 feet to the south. The City intends for this water main to eventually be extended to the north and looped along 12th Street NW. To allow for the additional capacity, the extended water main will be a 12-inch pipe. However, the Willow Pointe project only requires an 8-inch pipe to meet its

capacity needs. Kading has agreed to pay for and install the 12-inch main along North Eisenhower Avenue to the northern edge of its development. However, since their project does not need the extra capacity of the 12-inch line, the Development Agreement notes that the City will pay back to Kading the difference in cost between the 8-inch and 12-inch lines. The remainder of the Development Agreement includes the City's commitment to provide an Urban Revitalization Tax Abatement of 100 percent of City taxes for ten years. Staff is in the process of amending the Urban Revitalization Plan to allow for this abatement. We have recently learned that Kading has been awarded Workforce Housing Tax Credits for the Willow Pointe project. The Urban Revitalization Tax Abatement is the City's contribution to the project, which is required for Workforce Housing Tax Credits. There is no impact on the operating budget as a result of this Development Agreement. Staff requests approval of the resolution approving and authorizing execution of a Development Agreement with Kading Properties regarding development of the Willow Pointe Townhomes.

It was moved by Latham and seconded by Masson that Resolution No. 26-212, be adopted.

Council Member Latham stated he disagreed with Rugby and wanted to thank the developer for spending their money in Mason City. He stated currently the area was an old empty field, and this was a $5,000,000 to $10,000,000 project, emphasizing the 10 years would go by quickly. He stated he supported this project and was happy they would be moving forward and hoped in the future, to see construction of single-family homes.

Council Member Masson asked if this agreement was substantially different from any other agreements the City has done in the past 5 to 10 years with Administrator Burnett stating this was a little unique in the sense that oftentimes you don't even see an abatement. An abatement was an entitlement that existed, once the Urban Revit Plan was passed, if somebody qualified, they could apply for an abatement. It was not like Tax Increment Financing where you had a Tax Increment Financing Agreement in front of you, rather this was a situation where the Development Agreement was really very limited in what it covered and explained the process.

Development Services Director Van Steenhuyse also stated essentially the reason for the Development Agreement in the first place was to allow the City and the developer to participate in the cost of that water main extension, explaining if we were not doing that there probably wouldn't be a Development Agreement. In addition, he stated one of the requirements of receiving Workforce Housing Tax Credit was that the City had to participate in the project financially, so the City's financial participation was the Urban Revitalization Tax Abatement and that really was an entitlement, it was not something the City was granting under State law because if they qualified, which they would, then they were entitled to that abatement, it was not a question of the City going out of its way to provide an incentive. It was something that the State had already enabled.

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

Reso. 26-212:

Resolution No. 26-212, approving and authorizing execution of a development agreement by and between the City of Mason City and Willow Pointe, LLC for proposed townhomes to be located on the west side of north Eisenhower Avenue, north of the Mercy-One West Campus, was presented.

On roll call, the vote was as follows:

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

ACTION ITEM

14. Ordinance – Speed Limits:

City Engineer:
We recommend the City Council consider the 3rd and final reading of an ordinance changing portions of Iowa Highway 122 and U.S. Highway 65 from a speed limit of 55 miles per hour to 60 miles per hour. The Iowa Department of Transportation recently raised the speed limits on portions of Iowa Highway 122 and U.S. Highway 65 from 55 miles per hour to 60 miles per hour. This change was made following July 1st statewide increase of highways default speed limit to 60 miles per hour for any roadway where state law does not designate a limit. A correction to the speed limit on 19th Street SW is also included in this revision. Earlier this year, the 45 mile per hour speed limit was extended from a point near the Country Club Drive intersection west to South Eisenhower Avenue. The City Code was amended to reflect the expanded 45 mile per hour zone, but the change did not include a reduction to the limits of the 55 mile per hour zone. We have prepared a proposed ordinance to effectuate these changes. Council approved this same wording on 1st reading at the August 18th meeting and 2nd reading at the September 1st meeting. We respectfully request that the City Council consider adopting an ordinance amending Title 9-4-1: Speed Restrictions, Title 9-4-3: Speed Limits of Iowa Highway 122, and Title 9-4-4: Speed Limits on U.S. Highway 65 of the City Code.

It was moved by Jaszewski and seconded by Hines that Ordinance No. 26-16, be adopted.

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

Ord. 26-16 (ADOPTED):
Ordinance No. 26-16, amending the City Code by repealing Title 9, Chapter 4: Speed Regulations, Section 1: Speed Restrictions; Section 3: Speed Limits on Iowa Highway 122 and Section 4: Speed Limits on U.S. Highway 65 and adopting a new Section 1, Section 3 and Section 4 in lieu thereof, was presented.

On roll call, the vote was as follows:

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

15. Amendments to Title 4 and Title 10:

City Planner:
Staff recommends approval of the ordinance amending Title 4, Chapter 1, "Nuisances" & Title 10, Article 2F, "Housing Code", with changes as summarized below. The City Council held a public hearing on the proposed amendments on September 1. There was discussion regarding how the City would distinguish managed native landscapes from

nuisance vegetation and how complaints would be handled. Staff explained that the proposed standards are intended to make intentional native plantings readily identifiable while maintaining requirements for visibility and preventing impacts to neighboring properties. Staff also clarified that State Code governs prohibited noxious weeds and that staff may consult available State and conservation resources when determining whether a planting is compliant. From the first reading, a small revision was made to the proposed amendment to 4-1A-1(2)(a) to limit managed native landscape to no more than fifty percent (50%) of the front, rear, or side yard where it is located. This revision allows for permitted managed native landscapes but maintains the requirement for some maintained turf grass within the yard, as required in all zoning districts per 12-16-5 Table 1, Site Restoration & Planting, which lists the minimum landscape standards for each zoning district on a per-lot basis. The City's existing nuisance and property maintenance regulations generally treat grass, weeds, and similar vegetation exceeding twelve inches in height as a nuisance. While this standard provides a clear basis for addressing overgrown or neglected properties, it does not distinguish between unmanaged vegetation and intentionally planted and maintained native or prairie plants. The proposed amendments create a definition of a "Managed Native Landscape" and provide an exception to the City's twelve-inch vegetation standard for Managed Native Landscapes. A managed native landscape is defined in this amendment as a clearly identifiable area intentionally planted and maintained predominantly with native grasses, sedges, rushes, forbs, wildflowers, or other nonwoody plants native to Iowa or the Upper Midwest. Turf grass allowed to grow without regular maintenance, unmanaged volunteer vegetation, and areas substantially interspersed with noxious weeds or invasive plants do not qualify for the exception. The amendment allows managed native landscapes in front, side, and rear yards on private property and they are not considered a nuisance solely because the vegetation exceeds twelve inches in height. To qualify, the planting must occupy a defined area, be clearly delineated from conventional lawn and adjoining property, remain actively maintained, and be kept free of noxious weeds and invasive plants. The amendments also retain requirements protecting sidewalks, streets, driveways, utilities, drainage facilities, fire hydrants, traffic-control devices, and required means of access. All plantings remain subject to the corner and intersection traffic visibility requirements of Section 12-16-6. The amendments also address native plantings within street parkways and boulevards. Managed native landscapes are permitted in these areas without a planting permit, provided plants have a maximum mature height of thirty-six inches, and the planting contains no trees, shrubs, noxious weeds, or invasive plants. Plantings may not interfere with sidewalks, streets, driveways, utilities, drainage, mailboxes, or other public improvements and must be maintained so vegetation does not extend into sidewalks, curbs, or traveled portions of the public way. The City may remove or disturb these plantings when necessary for construction, maintenance, utility work, snow removal, drainage, or public safety. Corresponding amendments to the Housing Code clarify that a compliant managed native landscape is also exempt from the twelve-inch vegetation limitation contained in the City's adopted Property Maintenance Code. This provides consistency between the nuisance, public right-of-way, and property-maintenance provisions of the City Code. Overall, the amendments distinguish intentional native landscaping from property neglect while maintaining objective standards that allow the City to address unsafe or poorly maintained conditions. The proposed regulations provide residents greater flexibility to establish native and prairie plantings while maintaining existing protections for visibility, access, infrastructure, drainage, noxious weeds, and public safety.

Amendments: The attached redline version shows the changes to Title 4, Chapter 1, and Title 10, Article 2F, as summarized below. Simple or self-evident changes are not included in the summary. Added text is underlined, and deleted text is ~~struck through~~.

TITLE 4, HEALTH AND SANITATION. CHAPTER 1, NUISANCES

4-1-1: DEFINITIONS:

For use in this chapter, the following terms are defined:

MANAGED NATIVE LANDSCAPE: A clearly defined area of land intentionally planted and maintained predominantly with native grasses, sedges, rushes, forbs, wildflowers, or other nonwoody plant species native to Iowa or the Upper Midwest. A managed native landscape does not include turf grass allowed to grow without regular maintenance, unmanaged volunteer vegetation, or an area substantially interspersed with noxious weeds or invasive plants.

ARTICLE A. WEEDS

4-1A-1: NUISANCE DECLARED:

The dense growth of weeds, vines, brush, or any other similar vegetation or grass more than one foot (1') in height, on property located within the City limits is hereby declared a hazard to public safety and health and a public nuisance.

Exceptions:

1. Public property set aside as a natural area and private property along a controlled corridor.

2. Managed Native Landscape as defined in 4-1-1 of this Code and that satisfies all of the following standards:

   a. The planting is intentional and occupies a defined area **comprising no more than fifty percent (50%) of the** front, side, or rear yard.

   b. The planting area is clearly delineated from turf lawn and adjoining property by edging, a border, a fence, a maintained path, a mowed strip, or another readily identifiable line of maintenance.

   c. The planting consists predominantly of native plant species and is not turf grass or unmanaged volunteer vegetation allowed to exceed twelve inches (12") in height.

   d. Plants designated as noxious weeds under Iowa Code chapter 317 shall be controlled or eradicated as required by law, and the planting shall be maintained free from invasive plants.

   e. The planting shall be actively maintained, including removal of litter, dead hazardous material, and unwanted woody volunteer growth.

   f. The planting shall not obstruct a sidewalk, street, alley, driveway, fire hydrant, utility facility, drainage facility, address marker, traffic-control device, or means of access.

   g. The planting shall comply with the traffic visibility requirements of section 12-16-6 of this Code.

   h. A managed native landscape located in a street parkway or boulevard shall comply with sections 5-3-5 and 5-3-10 of this Code.

   The Development Services Department encourages the use of native grasses, forbs, shrubs, and trees on riparian areas adjoining streams and rivers. However, noxious weeds as designated by Iowa Code must be controlled. (Ord. 95-13, 8-15-1995; amd. 2017 Code)

TITLE 10, BUILDING REGULATIONS, CHAPTER 2, BUILDING CODES, ARTICLE

F, HOUSING CODE
10-2F-5: AMENDMENTS TO CODE; CHAPTER 3:

A. 302.4, Weeds, delete and replace first sentence only:-Premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve inches (12"). Premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve inches (12"), except for a managed native landscape complying with section 4-1-1 of this Code.

The foregoing amendments will allow the Development Services Department to operate more efficiently, better enforce the nuisance code, and provide homeowners with options for landscaping their properties. This ordinance has no impact on the operating budget. Staff respectfully requests approval of the ordinance amending Title 4, Chapter 1, "Nuisances," & Title 10, Article 2F, "Housing Code, with changes as summarized above (2nd or FINAL).

It was moved by Hines and seconded by Latham that the Ordinance be received and placed on file for 2nd Consideration.

Council Member Symonds stated the memo mentioned a small revision and asked if that meant it would go back to First Consideration with Council Member Hines stating the revision did not change the spirit of the entire ordinance with Development Services Director Van Steenhuyse concurring, stating the small revision was to make clear and limit the managed native landscape to no more than 50% of the front, rear, or side yard where it was located.

Council Member Hines asked if he was correct that staff was essentially establishing what the criteria of 'managed' means by putting in the 50% with Van Steenhuyse concurring.

Council Member Jaszewski stated he received some pushback from people concerned about critters (snakes) along Cheslea Creek and questioned if there was anything that could be done to ensure the safety of the neighbors with Van Steenhuyse stating he was not a biologist, but if a person had not mowed their grass in a while they could get snakes and mentioned grasses and wildflowers were not wholly different than turf grass, they were just managed differently.

Council Member Jaszewski stated he understood there was an 8-foot setback from the road with Administrator Burnett stating there were two different issues, noting this was actually in residential yards allowing the use of these grasses in a residential setting that would otherwise be declared a nuisance and explained how it was currently interpreted and how staff was trying to strike a balance between the two.

Council Member Hines mentioned the State was looking at this and wondered where it stood with Van Steenhuyse stating he was not familiar with that and since this upcoming session was the first year of the new General Assembly, they would have to re-introduce it.

Council Member Jaszewski questioned enforcement with VanSteenhuyse stating when someone wanted to establish a managed landscape they would basically confer with staff and show what they wanted to do and how it would be planted and then staff would then make sure that the property was kept on the list.

Administrator Burnett stressed this was not an Ordinance in search of a problem, advising all

across the state there were individuals who were very wildlife-minded and wanted pollinator habitats, rather it was trying to strike that balance of what you want to do versus your impact to your neighbor and thought this struck a good balance.

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

Ord. (2nd Consideration):

An Ordinance, amending the City Code, by adding a definition to Title 4: Health and Sanitation, Chapter 1: Nuisances, Section 1: Definitions and repealing Chapter 1 Nuisances, Article A. Weeds, Section 1: Nuisance Declared and adopting a new Section 1 in lieu thereof, was presented.

On roll call, the vote was as follows:

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

It was moved by Jaszewski and seconded by Symonds 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 the City Code by, Repealing Title 10: Building Regulations, Chapter 2: Building Codes, Article F: Housing Code, Section 5: Amendments to Code; Chapter 3:, Paragraph A and adopting a new Paragraph A in lieu thereof was presented.

On roll call, the vote was as follows:

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

16. Amendments to Title 12, Chapter 4: Text Amendments & Rezoning:

Development Services Director:

On August 11, 2026, the Planning and Zoning Commission held a public hearing on proposed amendments to Chapter 4 of the Zoning Ordinance, "Text Amendments and Rezoning." The Commission voted unanimously to recommend approval of the amendments to the City Council. Staff concurs, and requests that the City Council approve the amendments on second consideration. The City Council held a public hearing on the proposed amendments on September 1. There was discussion as to whether the City could retain the supermajority requirement for rezonings if a valid protest petition is submitted. Staff directed this question to the City Attorney. His response is attached to this memo. In short, the Attorney stated that Iowa Code conferred the power to approve a protested rezoning with a supermajority to cities; therefore, by repealing that power, it no longer exists, and cities cannot retain the supermajority process. In 2025 and 2026, the Iowa Legislature passed new standards regarding public notice requirements and the ability of surrounding property owners to force a supermajority vote of the City Council to approve a rezoning. The 2025 law recognized that the public notice timelines for State-required

municipal actions were inconsistent and led to confusion for both municipal staff and the public. For instance, State statute requires notice for a variance request to be published no less than four and no more than 20 days before the hearing, but a rezoning request must be published no less than seven or more than 20 days before the hearing. The Legislature determined that all such actions should have the same notice period and mandated that all notice periods be no less than four and no more than 20 days prior to the hearing. Chapter 12-4, Text Amendments and Rezonings, is proposed to be amended to reflect this change. In 2026, the Legislature repealed a portion of Section 414.5 of Iowa Code that allowed for a "protest petition." This section stated that, if the owners of 20 percent of the land within 200 feet of a property to be rezoned submit a petition against the rezoning, it could only be approved by a supermajority of the City Council. To reflect this change in Iowa Code, the relevant section of Chapter 12-4 is repealed by this amendment. The other major change to Chapter 12-4 is in response to an attempt earlier this year by a citizen to initiate a text amendment. After review, the City Attorney determined that the citizen did not have standing to submit a text amendment, as the intent and effect of the amendment did not affect property that did not affect property in which the applicant had an interest or that the applicant owned. The applicant appealed this decision to the Zoning Board of Adjustment, which denied the appeal and upheld the City Attorney's (and Staff's) interpretation. The proposed amendment clarifies that only City Staff or members of the Planning and Zoning Commission or City Council have standing to initiate a text amendment.

Analysis

The proposed amendments are discussed in the order they appear in Chapter 4. The following explains the proposed changes. Added language is underlined and deleted language is ~~struck through~~. Minor or self-evident changes are not discussed in detail.

1) Section 12-4-2, Procedure: New Subsection A, Timeline

The unnumbered paragraph under Section 12-4-2 is renumbered to be Subsection A.

2) Section 12-4-2, Procedure: Subsection B, Rezoning

The former subsections A and B are deleted and replaced with a new Subsection B. The text in Section 12-4-2.B.1 clarifies the persons who have standing to initiate a rezoning. The new 12-4-2.B.3 clarifies the requirement that the owner of the property to be rezoned must show proof of ownership and must assent to the rezoning if the applicant is not the owner. The power of the City to rezone property is not affected by this amendment.

3) Section 12-4-2, Procedure: Subsection C, Conditional Rezoning

The changes to this subsection clarify the period during which an applicant may voluntarily propose conditions to a rezoning. Iowa Code requires voluntary conditions to a rezoning to be proposed prior to the closing of the public hearing. The text currently reads that the conditions must be proposed prior to the Planning and Zoning Commission public hearing. Since our rezoning process requires two public hearings, one before the Planning and Zoning Commission and one before the City Council, the ability of the applicant to propose conditions to the rezoning request before closing of all hearings is extended to the City Council's public hearing. This provides the applicant more flexibility to propose new voluntary conditions if deemed necessary.

4) Section 12-4-2, Procedure: New Subsection D, Text Amendments

This new subsection clarifies that only Staff (under the direction of the City Administra-

tor), the Planning and Zoning Commission, or the City Council may initiate a text amendment. Similar to all other legislative actions, an individual desiring a change in the City Code should petition their elected representatives to initiate a text amendment. The subsection also allows for legal review of a proposed text amendment and requires the amendment to be presented in the form and outline used by the City Code.

5) Section 12-4-2, Procedure: Renumbered Subsection E, Public Hearing
This subsection changes the period for publishing a legal notice from at least seven days and no more than 20 days prior to the hearing date to at least four days and no more than 20 days prior to the hearing. This follows the 2025 law passed by the State.

6) Section 12-4-2, Procedure: Existing Subsection G, Adverse Effects
The existing text provides six "factors" to be considered by the Commission and City Council when making a rezoning decision. As presented, these "factors" operate as *de facto* standards that must be met in order to approve a rezoning. Rezoning is a legislative, rather than a judicial, function. A legislative decision is not based on standards but is determined by specific conditions relative to the property in question and the impact the decision has on the city as a whole. The listed factors, if consistently applied, could impede or prevent a beneficial decision. The City Attorney recommends deletion of this subsection. Staff and the Planning and Zoning Commission concur.

7) Section 12-4-2, Procedure: Renumbered Subsection M, Council Decision, Paragraph 2
The repealed language in this paragraph reflects the law passed by the Legislature in 2026. Nearby property owners still have the ability to petition their elected officials regarding a rezoning decision, but the supermajority process is repealed.

8) Section 12-4-3, Initiation of Amendments and Rezoning Requests
This section is repealed, as the same requirements are stated in the sections and subsections above.

There is no impact to the budget resulting from the proposed amendments. Staff requests that the City Council convene a public hearing to consider the amendments. Upon closing the hearing, Staff requests that the City Council approve the amendments on second consideration.

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

Council Member Symonds stated at the last meeting he had voted 'yes' and the Council had requested the City Attorney's opinion on whether we were pre-empted by the State on this, noting the State seemed to enjoy doing a death-by-a-thousand-cuts to the Home Rule of Iowa. The Attorney had responded with the opinion that the super-majority vote requirement was expressly granted by State law and it now appeared that the intent of the Legislation was to pre-empt the City and while he (Symonds) was certainly not going to say that he knew more about law than a lawyer he was going to err on the side of if we are not expressly pre-empted than we should be allowed to make that decision.

Council Member Latham stated he agreed with Council Member Symonds, stating if it did not

matter what the Council voted, he did not know why they were voting. So in this case, he would be voting 'no' like he did on the First Reading and would encourage the rest of the Council to do so as well and send a message that "we can't take all the home rules away".

Administrator Burnett stated "I just would caution the Council that if we do run into a situation like this, we would likely be a test-case and that would be an extraordinarily legal bill to run to the Supreme Court on something like this. So just understand if we are to follow the State and the developer seeks to appeal a ruling, we likely could have a very large tax bill or bill for the taxpayers, so I just would say that if you're seeking to strike, I would encourage that we table and bring it back if it's going to fail because they're items within here that are not pertaining to what you're talking about and so those still need to move forward if you intend to kill the bad section of the Ordinance.

Mayor Lee mentioned if this was tabled to a Worksession staff could bring in lawyers to discuss it.

Development Services Director Van Steenhuyse stated "Home Rule is when we adopt something that isn't specifically prohibited by the statute that exists. In this case, the statute conferred the ability and now that ability's been taken away. We didn't adopt it when the State came around later and said, oh that's a good idea, we'll put it in the statute. No, we were doing it because it was already in the statute. Now that it's not in the statute, we really can't do it anymore, so it is a little bit of 'the Legislature giveth, the Legislature taketh away' but the reality in this case is that it all starts with the authority that's granted through the statute and since that authority's no longer there, then we don't have that authority either."

Council Member Latham stated he would say they had smarter Legislators when they did it the first time (super majority) and believed sometimes you had to challenge things.

Council Member Hines stated he did not like the fact that citizens would lose, in this case, the power for petition, but thought it was more complicated than that and did not think there was a lot to gain by trying to fight against State. He also stated when the Council voted on something, generally speaking, they were already into a normal Super Majority because of the way it was set up and stressed while he really didn't like that a petition wouldn't have the power it used to have, there were other factors and it was a lot more complicated than just trying to take something away from people. He reiterated this was coming from the State and not doing it could possibly open the City up to litigation.

Jaszewski stated he would like to table this to a Council Worksession.

Council discussion followed regarding what date it should be tabled to.

It was moved by Jaszewski and seconded by Latham to table the item to November 3, 2026 ,Council Worksession

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

TABLED TO NOVEMBER 3, 2026:

An Ordinance, amending the City Code by repealing Title 12 "Zoning Regulations" Chapter 4: Text Amendments and Rezoning in its entirety and adopting a new Chapter 4

in lieu thereof, was presented.

On roll call, the vote was as follows:

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

ADJOURN

The Mayor adjourned the meeting at 8:00 p.m.

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk

Report Criteria:
Report type: GL detail

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
ABDO LLP							
09/17/2026	109521	BANK REC SERVICES	528747	010.6201.2740	PROFESSIONAL SERV	650.00	650.00
Total ABDO LLP:							650.00
ABSOLUTE WASTE REMOVAL							
09/17/2026	109522	TRASH SERVICE	2335002	070.4504.3990	MISCELLANEOUS EXP	146.78	146.78
Total ABSOLUTE WASTE REMOVAL:							146.78
ACCESS SYSTEMS LEASING							
09/17/2026	109523	SHARP COPIER LEASE 3	42988845	010.1501.3019	OFFICE SUPPLIES	276.22	276.22
Total ACCESS SYSTEMS LEASING:							276.22
ADS ON BOARDS							
09/17/2026	109524	ARENA BOARD CLEANIN	1938	670.8923.2150	BUILDING REPAIRS AN	1,000.00	1,000.00
Total ADS ON BOARDS:							1,000.00
ALLIANT UTILITIES-IPC							
09/17/2026	109525	Fred Hanford Ball Diamond	0007941000	020.4304.2160	GAS & ELECTRICITY	78.03	78.03
09/17/2026	109525	Mason City Mulit-Purpose	0187681292	670.8923.2160	GAS & ELECTRICITY	5,964.97	5,964.97
09/17/2026	109525	5th & Monroe - Lift Station	0429580000	610.8125.2620	SUMP PUMP ELECTRI	247.76	247.76
09/17/2026	109525	1206 2ND ST NE BRIDGE	0625306157	020.4304.2160	GAS & ELECTRICITY	39.19	39.19
09/17/2026	109525	GAS MAIN RE-LOCATE B	0770300799	320.2101.4585	RPA FUNDED PROJEC	2,407.31	2,407.31
09/17/2026	109525	1280 4TH ST SW SIGNAL	0812531530	010.2404.2180	ELECTRICITY	59.08	59.08
09/17/2026	109525	601 5th/S Carolina Metere	0848398761	010.2404.2180	ELECTRICITY	56.99	56.99
09/17/2026	109525	GAS & ELECTRICITY	1060221000	030.4101.2160	GAS & ELECTRICITY	6,231.09	6,231.09
09/17/2026	109525	4010 9th Street S.W. Street	1324477774	110.2301.2180	ELECTRICITY	32.47	32.47
09/17/2026	109525	1241 Moonstone Ct St Lite	1457522782	110.2301.2180	ELECTRICITY	44.66	44.66
09/17/2026	109525	1811 S FEDERAL	1685779979	010.2404.2180	ELECTRICITY	130.20	130.20
09/17/2026	109525	Traffic Lights	1785215807	010.2404.2160	GAS & ELECTRICITY	190.24	190.24
09/17/2026	109525	80 S Monroe Ave Street Lig	1961666416	110.2301.2180	ELECTRICITY	58.60	58.60
09/17/2026	109525	N Tenn Ball Diamonds	2160880000	020.4304.2160	GAS & ELECTRICITY	422.72	422.72
09/17/2026	109525	265th St. Welcome Sign	2427731000	110.2100.2160	GAS & ELECTRICITY	27.36	27.36
09/17/2026	109525	1082 15th St SW RR Park	2497721000	020.4304.2160	GAS & ELECTRICITY	79.12	79.12
09/17/2026	109525	Morgan Park Playground	2517441000	020.4304.2160	GAS & ELECTRICITY	18.72	18.72
09/17/2026	109525	23rd St BB	2777790000	020.4304.2160	GAS & ELECTRICITY	539.30	539.30
09/17/2026	109525	100 S Federal #117 Younk	3096803889	670.8923.2160	GAS & ELECTRICITY	2,143.94	2,143.94
09/17/2026	109525	Well 14 Outside Building	4033721000	600.8001.2160	GAS & ELECTRICITY	8,917.37	8,917.37
09/17/2026	109525	Eisenhower Tower	4251490000	600.8001.2160	GAS & ELECTRICITY	82.55	82.55
09/17/2026	109525	1090 15th SW Skate Park	4539931000	020.4304.2160	GAS & ELECTRICITY	129.30	129.30
09/17/2026	109525	G Hanford	4664980000	020.4304.2160	GAS & ELECTRICITY	50.75	50.75
09/17/2026	109525	2300 S Massachusetts	5240190000	600.8001.2160	GAS & ELECTRICITY	5,358.25	5,358.25
09/17/2026	109525	1224 S Washington Ave Po	5321867842	070.4501.2160	GAS & ELECTRICITY	463.88	463.88
09/17/2026	109525	221 5TH ST SW BLD B	5322490729	010.1103.2160	GAS & ELECTRICITY	119.25	119.25
09/17/2026	109525	221 5TH ST SW BLD B	5322490729	660.1508.2160	GAS & ELECTRICITY	29.81	29.81
09/17/2026	109525	Pits Lift Station 15th Street	5633890000	610.8123.2630	LIFT STATION ELECTR	1,093.50	1,093.50
09/17/2026	109525	Fire 80	5700551000	010.1502.2160	GAS & ELECTRICITY	6,266.86	6,266.86
09/17/2026	109525	Ambulance 20	5700551000	660.1508.2160	GAS & ELECTRICITY	1,566.72	1,566.72
09/17/2026	109525	SB MALL 100 S FEDERAL	6050719410	680.7537.2160	GAS & ELECTRICITY	8,708.73	8,708.73
09/17/2026	109525	Well 14 S Kentucky	6423311000	600.8001.2160	GAS & ELECTRICITY	32.41	32.41
09/17/2026	109525	Various Traffic Signals	6487651000	010.2404.2180	ELECTRICITY	907.85	907.85

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
09/17/2026	109525	Well 12	6648921000	600.8001.2160	GAS & ELECTRICITY	34.49	34.49
09/17/2026	109525	Shop	7427621000	070.4501.2160	GAS & ELECTRICITY	440.41	440.41
09/17/2026	109525	Traffic Building	7576151000	010.2404.2160	GAS & ELECTRICITY	33.53	33.53
09/17/2026	109525	544 43rd Street Monroe Lig	7807269687	110.2301.2180	ELECTRICITY	81.14	81.14
09/17/2026	109525	Traffic Lights-5 8TH ST SW	7912101041	010.2404.2180	ELECTRICITY	81.70	81.70
09/17/2026	109525	Milligan Park	8083411000	020.4304.2160	GAS & ELECTRICITY	44.11	44.11
09/17/2026	109525	5TH SW & N FEDERAL N	8309731608	010.2404.2180	ELECTRICITY	394.59	394.59
09/17/2026	109525	360 5th St SW	8509772075	110.2301.2180	ELECTRICITY	37.60	37.60
09/17/2026	109525	14251 Partridge Welcome	8876090000	110.2100.2160	GAS & ELECTRICITY	27.68	27.68
09/17/2026	109525	221 5th SW Share Building	9046690000	010.1103.2160	GAS & ELECTRICITY	35.77	35.77
09/17/2026	109525	543 43rd Street Wtr Tower	9264790000	600.8012.2160	GAS & ELECTRICITY	234.46	234.46
09/17/2026	109525	2020 S Federal Booster	9468001000	600.8001.2160	GAS & ELECTRICITY	9,380.47	9,380.47
09/17/2026	109525	Office & lites	9539841000	070.4501.2160	GAS & ELECTRICITY	180.37	180.37
09/17/2026	109525	1150 19th SW Bridge Lites	9564780000	110.2301.2180	ELECTRICITY	262.29	262.29
		Total ALLIANT UTILITIES-IPC:					63,767.59
AMAZON CAPITAL SERVICES							
09/17/2026	109526	OFFICE SUPPLLIES	11QP-7P3N-	030.4101.3019	OFFICE SUPPLIES	174.36	174.36
09/17/2026	109526	LIBRARY TRUST BOOKS	139F-KLQK-	510.4101.4020	BOOKS	30.94	30.94
09/17/2026	109526	LIBRARY TRUST BOOKS	13KV-6PF7-	510.4101.4020	BOOKS	28.97	28.97
09/17/2026	109526	LIBRARY TRUST GRANT	14QF-TNNK-	510.4101.2910	GRANT PAYMENTS	413.39	413.39
09/17/2026	109526	SB MALL CLEANING SUP	16G6-1WJM-	680.7537.3090	BUILDING SUPPLIES	45.98	45.98
09/17/2026	109526	LIBRARY TRUST BOOKS	16Q1-N34V-	510.4101.4020	BOOKS	16.47	16.47
09/17/2026	109526	LIBRARY TRUST BOOKS	1C19-PGMH-	510.4101.4020	BOOKS	4.71	4.71
09/17/2026	109526	LIBRARY TRUST BOOKS	1FWW-6R3X	510.4101.4020	BOOKS	964.43	964.43
09/17/2026	109526	OFFICE SUPPLIES	1GT9-F4VM-	010.1501.3019	OFFICE SUPPLIES	7.87	7.87
09/17/2026	109526	ARENA EQUIPMENT	1QJR-96TR-	325.4350.4040	MOTOR EQUIPMENT	29.99	29.99
09/17/2026	109526	IPHONE MOUNTS FOR A	1R6D-3MKL-	660.1508.2040	PHONE EXPENSE	219.45	219.45
09/17/2026	109526	LIBRARY TRUST BOOKS	1V6C-KT1R-	510.4101.4020	BOOKS	12.99	12.99
09/17/2026	109526	LIBRARY TRUST BOOKS	1WPV-DRYJ-	510.4101.4020	BOOKS	17.60	17.60
09/17/2026	109526	LIBRARY TRUST BOOKS	1WQL-1QQT	510.4101.4020	BOOKS	124.70	124.70
09/17/2026	109526	LIBRARY TRUST BOOK	1Y3P-NLN4-	510.4101.4020	BOOKS	59.56	59.56
09/17/2026	109526	OFFICE SUPPLIES	1YXF-K6HM-	010.1501.3019	OFFICE SUPPLIES	28.79	28.79
		Total AMAZON CAPITAL SERVICES:					2,180.20
AMERICAN HEART ASSOCIATION INC							
09/17/2026	109527	AHA INSTRUCTOR COUR	SCPR28257	660.1507.2080	EDUCATION AND TRAI	175.60	175.60
		Total AMERICAN HEART ASSOCIATION INC:					175.60
ANDERSON, MACKENZIE							
09/17/2026	109528	INSTRUCTOR - KIDS CLU	9/17/2026	040.4215.2740	PROFESSIONAL SERV	36.00	36.00
		Total ANDERSON, MACKENZIE:					36.00
ARNOLD MOTOR SUPPLY							
09/17/2026	109529	EDR REPAIR	05NV180139	600.8001.2190	REPAIRS AND MAINTE	20.38	20.38
09/17/2026	109529	EDR REPAIR	05NV180491	600.8001.2190	REPAIRS AND MAINTE	14.11	14.11
09/17/2026	109529	GREASE FITTINGS	05NV180817	020.4308.2140	M/E REPAIRS	4.46	4.46
09/17/2026	109529	OIL	05NV180872	020.4308.3044	M/E SUPPLIES	143.35	143.35
		Total ARNOLD MOTOR SUPPLY:					182.30
ASCENTIS CORPORATION DEPT							
09/17/2026	109530	NOVATIME EXTENSION 1	SI-199119	640.8305.2311	EQUIPMENT RENTAL	150.00	150.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
09/17/2026	109530	NOVATIME EXTENSION 1	SI-199119	610.8121.2311	EQUIPMENT RENTAL	150.00	150.00
09/17/2026	109530	NOVATIME EXTENSION 1	SI-199119	600.8011.2311	EQUIPMENT RENTAL	150.00	150.00
09/17/2026	109530	NOVATIME EXTENSION 1	SI-199119	010.6401.2311	EQUIPMENT RENTAL	37.50	37.50
09/17/2026	109530	NOVATIME EXTENSION 1	SI-199119	010.6201.2311	EQUIPMENT RENTAL	112.50	112.50
09/17/2026	109530	NOVATIME EXTENSION 1	SI-199119	110.2105.2311	EQUIPMENT RENTAL	150.00	150.00
Total ASCENTIS CORPORATION DEPT:							750.00
ASSOC OF MIDWEST MUSEUMS							
09/17/2026	109531	2026 MEMBERSHIP	205270	040.4202.2030	DUES & PUBLICATION	125.00	125.00
Total ASSOC OF MIDWEST MUSEUMS:							125.00
ATLANTIC COCA-COLA BOTTLING CO							
09/17/2026	109532	THEATRE CONCESSION	1000242040	680.8924.3135	CONCESSION SUPPLI	99.40	99.40
Total ATLANTIC COCA-COLA BOTTLING CO:							99.40
BARTZ, PARKER							
09/17/2026	109533	LIFEGUARD REIMBURSE	LG REIMB 2	020.4490.3035	OTHER SUPPLIES	225.00	225.00
Total BARTZ, PARKER:							225.00
BATTERIES PLUS BULBS							
09/17/2026	109534	AMB ME BATTERIES	P94647215	660.1509.3044	M/E SUPPLIES	77.52	77.52
Total BATTERIES PLUS BULBS:							77.52
BAUER BUILT TIRE CENTER							
09/17/2026	109535	TIRE REPAIRS	820095905	020.4308.2140	M/E REPAIRS	34.00	34.00
09/17/2026	109535	ALIGNMENT 50	820095955	110.2107.2140	M/E REPAIRS	416.20	416.20
Total BAUER BUILT TIRE CENTER:							450.20
BFIRST INDUSTRIAL							
09/17/2026	109536	STREET SIGN HARDWAR	31064810-00	110.2103.2350	TRAFFIC SIGNS REPAI	85.21	85.21
09/17/2026	109536	HARDWARE	31064811-00	820.9601.3260	SHOP SUPPLIES	14.43	14.43
Total BFIRST INDUSTRIAL:							99.64
BLACK PLBG HEATING & AIR COND							
09/17/2026	109537	SEWER REPAIR - CITY O	34870	010.6501.2190	REPAIRS AND MAINTE	348.77	348.77
Total BLACK PLBG HEATING & AIR COND:							348.77
BLAZEK ELECTRIC							
09/17/2026	109538	BUILDING MAINTENANC	7218	030.4101.2190	REPAIRS AND MAINTE	3,442.25	3,442.25
09/17/2026	109538	ELECTRIC ISSUE	7229	010.1103.2150	BUILDING REPAIRS AN	392.50	392.50
Total BLAZEK ELECTRIC:							3,834.75
BLUE SKY SOLAR CO MASON CITY LLC							
09/17/2026	109539	SOLAR ENERGY	INV717	600.8001.2160	GAS & ELECTRICITY	9,704.07	9,704.07
09/17/2026	109539	SOLAR ENERGY	INV718	610.8121.2160	GAS & ELECTRICITY	4,006.47	4,006.47
Total BLUE SKY SOLAR CO MASON CITY LLC:							13,710.54

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BOELMAN, LILLIANNE							
09/17/2026	109540	LIFEGUARD REIMBURSE	LG REIMB 2	020.4490.3035	OTHER SUPPLIES	150.00	150.00
Total BOELMAN, LILLIANNE:							150.00
BOILER & PRESSURE VESSEL INSPECTION							
09/17/2026	109541	2026 BOILER INSPECTIO	309608	600.8001.2190	REPAIRS AND MAINTE	40.00	40.00
Total BOILER & PRESSURE VESSEL INSPECTION:							40.00
BOUND TREE MEDICAL LLC							
09/17/2026	109542	EMS SUPPLIES	86345979	660.1509.3070	MEDICAL SUPPLIES	450.80	450.80
09/17/2026	109542	EMS SUPPLIES	86350949	660.1509.3070	MEDICAL SUPPLIES	43.26	43.26
09/17/2026	109542	EMS SUPPLIES	86356337	660.1509.3070	MEDICAL SUPPLIES	337.82	337.82
Total BOUND TREE MEDICAL LLC:							831.88
BOWEN, KATRINA							
09/17/2026	109543	PHONE EXPENSE	OCTOBER 2	030.4101.2040	PHONE EXPENSE	30.00	30.00
Total BOWEN, KATRINA:							30.00
BRADS AUTO REPAIR							
09/17/2026	109544	TIRE REPAIR	I023448	010.1102.2140	M/E REPAIRS	36.39	36.39
Total BRADS AUTO REPAIR:							36.39
BROOKVIEW ANIMAL HEALTH CENTER							
09/17/2026	109545	EUTHANASIA	376154	010.1901.2672	VETERINARIAN FEES	62.00	62.00
09/17/2026	109545	EUTHANASIA	379442	010.1901.2672	VETERINARIAN FEES	115.00	115.00
Total BROOKVIEW ANIMAL HEALTH CENTER:							177.00
BROTHERS MARKET INC							
09/17/2026	109546	EDR REPAIR	128878	600.8001.2190	REPAIRS AND MAINTE	8.99	8.99
09/17/2026	109546	CUSTOMER SERVICE RE	128914	600.8001.2190	REPAIRS AND MAINTE	1.58	1.58
09/17/2026	109546	THEATRE SUPPLIES	128965	680.8924.3990	MISCELLANEOUS EXP	9.99	9.99
09/17/2026	109546	ARENA EQUIPMENT	128970	670.8923.3035	OTHER SUPPLIES	27.99	27.99
09/17/2026	109546	BUILDING SUPPLIES	128973	030.4101.3090	BUILDING SUPPLIES	7.59	7.59
09/17/2026	109546	PAINT ROLLERS	128998	110.2109.2190	REPAIRS AND MAINTE	15.98	15.98
Total BROTHERS MARKET INC:							72.12
BUFFINGTON, PERRY							
09/17/2026	109547	LODGING: IAPELRA FALL	09/09-09/11/2	010.6401.2060	TRAVEL AND CONFER	333.47	333.47
09/17/2026	109547	MILEAGE	09/09-09/11/2	010.6401.2060	TRAVEL AND CONFER	185.44	185.44
09/17/2026	109547	PER DIEM	09/09-09/11/2	010.6401.2060	TRAVEL AND CONFER	80.00	80.00
Total BUFFINGTON, PERRY:							598.91
BUILDERS FIRSTSOURCE							
09/17/2026	109548	STORM SEWER SUPPLIE	901974221	620.8125.4610	STORM SEWERS	3.70	3.70
Total BUILDERS FIRSTSOURCE:							3.70
BURNETT, AARON							
09/17/2026	109549	MILEAGE - HOUSING CO	09/09-09/10/	010.6105.2060	TRAVEL AND CONFER	188.48	188.48

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09/17/2026	109549	PARKING	09/09-09/10/	010.6105.2060	TRAVEL AND CONFER	26.00	26.00
09/17/2026	109549	PER DIEM	09/09-09/10/	010.6105.2060	TRAVEL AND CONFER	20.00	20.00
Total BURNETT, AARON:							234.48
BV NATIONAL ELEVATOR INSPECTION SERVICES							
09/17/2026	109550	ELEVATOR INSPECTION	RI 25015483	010.6501.2190	REPAIRS AND MAINTE	187.00	187.00
Total BV NATIONAL ELEVATOR INSPECTION SERVICES:							187.00
CAMPBELL SUPPLY CO							
09/17/2026	109551	BOOTS	INV-0074826	600.8042.3590	MATERIAL	168.00	168.00
Total CAMPBELL SUPPLY CO:							168.00
CEMSTONE CONCRETE MATERIALS LLC							
09/17/2026	109552	SIDEWALK N PIERCE	8227969	110.2101.4577	CITY SIDEWALKS	2,635.00	2,635.00
Total CEMSTONE CONCRETE MATERIALS LLC:							2,635.00
CENTRAL IOWA DISTRIBUTORS							
09/17/2026	109553	PAPER TOWELS, BROOM	315813	600.8042.3590	MATERIAL	490.00	490.00
09/17/2026	109553	INSECTICIDE SPRAY	317424	600.8042.3590	MATERIAL	96.00	96.00
Total CENTRAL IOWA DISTRIBUTORS:							586.00
CENTRAL LOCK & KEY							
09/17/2026	109554	SB MALL KEYS	123850	680.7537.2150	BUILDING REPAIRS AN	28.00	28.00
09/17/2026	109554	KEYS	123976	600.8002.3310	TOOLS AND SUPPLIES	16.00	16.00
09/17/2026	109554	SB MALL CAMERAS	E12137	310.7537.4644	SITE IMPROVEMENTS	7,124.64	7,124.64
Total CENTRAL LOCK & KEY:							7,168.64
CENTURYLINK							
09/17/2026	109555	INSP ASST	334036244 0	010.1701.2040	PHONE EXPENSE	41.60	41.60
09/17/2026	109555	INSP RAY	334036244 0	010.5401.2040	PHONE EXPENSE	20.80	20.80
09/17/2026	109555	INSP ELEC	334036244 0	010.1904.2040	PHONE EXPENSE	20.80	20.80
09/17/2026	109555	HUMAN RIGHTS	334036244 0	010.3801.2040	PHONE EXPENSE	62.40	62.40
09/17/2026	109555	TRANSIT	334036244 0	080.5801.2040	PHONE EXPENSE	62.40	62.40
09/17/2026	109555	MAYOR SEC	334036244 0	010.6101.2040	PHONE EXPENSE	41.60	41.60
09/17/2026	109555	ADMINISTRATOR	334036244 0	010.6105.2040	PHONE EXPENSE	41.60	41.60
09/17/2026	109555	FINANCE DP	334036244 0	010.6201.2040	PHONE EXPENSE	104.00	104.00
09/17/2026	109555	CLERK FAX	334036244 0	010.6204.2040	PHONE EXPENSE	62.40	62.40
09/17/2026	109555	CITY GEN	334036244 0	010.6206.2040	PHONE EXPENSE	153.36	153.36
09/17/2026	109555	PERSONNEL	334036244 0	010.6401.2040	PHONE EXPENSE	41.60	41.60
09/17/2026	109555	LAN ROOM	334036244 0	010.6206.2040	PHONE EXPENSE	20.80	20.80
09/17/2026	109555	PLAN & ZONE	334036244 0	010.5401.2040	PHONE EXPENSE	41.60	41.60
09/17/2026	109555	ENG DEPT	334036244 0	010.2601.2040	PHONE EXPENSE	145.60	145.60
09/17/2026	109555	PARKS	334036244 0	020.4301.2040	PHONE EXPENSE	20.80	20.80
09/17/2026	109555	CEMETERY	334036244 0	070.4501.2040	PHONE EXPENSE	25.00	25.00
09/17/2026	109555	NEIGHBORHOOD	334036244 0	010.1911.2040	PHONE EXPENSE	20.80	20.80
09/17/2026	109555	STOREROOM	334036244 0	600.8002.2040	PHONE EXPENSE	20.80	20.80
09/17/2026	109555	CASHIER	334036244 0	600.8011.2040	PHONE EXPENSE	62.40	62.40
09/17/2026	109555	WASTE WTR	334036244 0	610.8121.2040	PHONE EXPENSE	41.60	41.60
09/17/2026	109555	SANITATION	334036244 0	640.8305.2040	PHONE EXPENSE	41.60	41.60
09/17/2026	109555	INT SERV	334036244 0	820.9601.2040	PHONE EXPENSE	20.80	20.80

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Total CENTURYLINK:							1,114.36
CERRO GORDO COUNTY TREASURER							
09/17/2026	109556	PARCEL 033510000100	25004645	650.8901.2871	PROPERTY TAXES	744.00	744.00
09/17/2026	109557	PARCEL 033510000200	25004646	650.8901.2871	PROPERTY TAXES	330.00	330.00
09/17/2026	109558	PARCEL 033510000300	25004647	650.8901.2871	PROPERTY TAXES	104.00	104.00
Total CERRO GORDO COUNTY TREASURER:							1,178.00
CHAMBER OF COMMERCE							
09/17/2026	109559	LIBRARY TRUST MISC	234336	510.4101.3990	MISCELLANEOUS EXP	200.00	200.00
Total CHAMBER OF COMMERCE:							200.00
CITY OF MASON CITY							
09/17/2026	109560	POLICE	09/18/26 FIC	112.1101.1040	FICA	3,283.55	3,283.55
09/17/2026	109560	FIRE	09/18/26 FIC	112.1501.1040	FICA	1,802.00	1,802.00
09/17/2026	109560	BUILDING INSPECTOR	09/18/26 FIC	112.1701.1040	FICA	167.55	167.55
09/17/2026	109560	ANIMAL CONTROL	09/18/26 FIC	112.1901.1040	FICA	225.50	225.50
09/17/2026	109560	ELECTRICAL INSPECTO	09/18/26 FIC	112.1904.1040	FICA	221.36	221.36
09/17/2026	109560	PLUMBING INSPECTOR	09/18/26 FIC	112.1907.1040	FICA	246.38	246.38
09/17/2026	109560	NEIGHBORHOOD SERVI	09/18/26 FIC	112.1911.1040	FICA	564.93	564.93
09/17/2026	109560	TRAFFIC CONTROL	09/18/26 FIC	112.2404.1040	FICA	219.75	219.75
09/17/2026	109560	ENGINEERING	09/18/26 FIC	112.2601.1040	FICA	1,247.99	1,247.99
09/17/2026	109560	HEALTH DEPARTMENT	09/18/26 FIC	112.3401.1040	FICA	188.43	188.43
09/17/2026	109560	YOUTH TASK FORCE	09/18/26 FIC	010.3900.1040	FICA	201.75	201.75
09/17/2026	109560	PLANNING & ZONING	09/18/26 FIC	112.5401.1040	FICA	991.57	991.57
09/17/2026	109560	TRANSIT	09/18/26 FIC	080.5801.1040	FICA	150.69	150.69
09/17/2026	109560	CITY TRANSIT	09/18/26 FIC	080.5802.1040	FICA	949.50	949.50
09/17/2026	109560	MAYOR & COUNCIL	09/18/26 FIC	112.6101.1040	FICA	52.07	52.07
09/17/2026	109560	CITY ADMINISTRATOR	09/18/26 FIC	112.6105.1040	FICA	933.72	933.72
09/17/2026	109560	FINANCE	09/18/26 FIC	112.6201.1040	FICA	1,254.53	1,254.53
09/17/2026	109560	INFORMATION TECH	09/18/26 FIC	112.6202.1040	FICA	238.46	238.46
09/17/2026	109560	GIS TECHNOLOGY	09/18/26 FIC	112.6203.1040	FICA	203.01	203.01
09/17/2026	109560	CITY CLERK	09/18/26 FIC	112.6204.1040	FICA	253.56	253.56
09/17/2026	109560	HUMAN RESOURCES	09/18/26 FIC	112.6401.1040	FICA	682.01	682.01
09/17/2026	109560	PARKS	09/18/26 FIC	112.4301.1040	FICA	1,453.08	1,453.08
09/17/2026	109560	RECREATION	09/18/26 FIC	112.4401.1040	FICA	1,698.83	1,698.83
09/17/2026	109560	SWIMMING POOL	09/18/26 FIC	112.4401.1040	FICA	24.48	24.48
09/17/2026	109560	LIBRARY	09/18/26 FIC	030.4101.1040	FICA	2,456.33	2,456.33
09/17/2026	109560	MUSEUM	09/18/26 FIC	040.4202.1040	FICA	1,018.60	1,018.60
09/17/2026	109560	MUSEUM GRANTS	09/18/26 FIC	040.4222.1040	FICA	124.65	124.65
09/17/2026	109560	AIRPORT	09/18/26 FIC	050.2801.1040	FICA	1,192.57	1,192.57
09/17/2026	109560	CEMETERY	09/18/26 FIC	070.4501.1040	FICA	788.44	788.44
09/17/2026	109560	STREET	09/18/26 FIC	110.2105.1040	FICA	3,830.98	3,830.98
09/17/2026	109560	CDBG-OOREHAB	09/18/26 FIC	147.5917.1040	FICA	51.92	51.92
09/17/2026	109560	CITY ADMINISTERED GR	09/18/26 FIC	142.5910.1040	FICA	34.61	34.61
09/17/2026	109560	R C RENAISSANCE	09/18/26 FIC	680.7537.1040	FICA	440.52	440.52
09/17/2026	109560	WATER	09/18/26 FIC	600.8012.1040	FICA	4,328.30	4,328.30
09/17/2026	109560	WATER-MR	09/18/26 FIC	600.8012.1040	FICA	274.23	274.23
09/17/2026	109560	WATER-SO	09/18/26 FIC	600.8012.1040	FICA	160.16	160.16
09/17/2026	109560	SEWER-SO	09/18/26 FIC	610.8121.1040	FICA	160.16	160.16
09/17/2026	109560	SEWER	09/18/26 FIC	610.8121.1040	FICA	3,156.14	3,156.14
09/17/2026	109560	SANITARY SEWER MAIN	09/18/26 FIC	610.8123.1040	FICA	362.45	362.45
09/17/2026	109560	PARKING	09/18/26 FIC	630.8203.1040	FICA	133.64	133.64
09/17/2026	109560	SANITATION	09/18/26 FIC	640.8305.1040	FICA	1,896.27	1,896.27

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09/17/2026	109560	GOLF COURSE	09/18/26 FIC	650.8901.1040	FICA	970.10	970.10
09/17/2026	109560	FIRE-AMBULANCE	09/18/26 FIC	660.1507.1040	FICA	486.01	486.01
09/17/2026	109560	REC ARENA	09/18/26 FIC	670.8921.1040	FICA	295.15	295.15
09/17/2026	109560	INTERNAL SERV	09/18/26 FIC	820.9601.1040	FICA	601.40	601.40
Total CITY OF MASON CITY:							40,017.33
CITY OF MASON CITY IPERS							
09/17/2026	109561	POLICE	09/18/2026 I	112.1101.1050	IPERS	1,283.84	1,283.84
09/17/2026	109561	FIRE	09/18/2026 I	112.1501.1050	IPERS	180.14	180.14
09/17/2026	109561	BUILDING INSPECTOR	09/18/2026 I	112.1701.1050	IPERS	227.78	227.78
09/17/2026	109561	ANIMAL CONTROL	09/18/2026 I	112.1901.1050	IPERS	310.40	310.40
09/17/2026	109561	ELECTRICAL INSPECTO	09/18/2026 I	112.1904.1050	IPERS	273.16	273.16
09/17/2026	109561	PLUMBING INSPECTOR	09/18/2026 I	112.1907.1050	IPERS	334.48	334.48
09/17/2026	109561	NEIGHBORHOOD SERVI	09/18/2026 I	112.1911.1050	IPERS	752.79	752.79
09/17/2026	109561	TRAFFIC CONTROL	09/18/2026 I	112.2404.1050	IPERS	271.18	271.18
09/17/2026	109561	ENGINEERING	09/18/2026 I	112.2601.1050	IPERS	1,528.92	1,528.92
09/17/2026	109561	HEALTH DEPARTMENT	09/18/2026 I	112.3401.1050	IPERS	267.34	267.34
09/17/2026	109561	YOUTH TASK FORCE	09/18/2026 I	010.3900.1050	IPERS	279.96	279.96
09/17/2026	109561	PLANNING & ZONING	09/18/2026 I	112.5401.1050	IPERS	1,354.07	1,354.07
09/17/2026	109561	TRANSIT	09/18/2026 I	080.5801.1050	IPERS	197.42	197.42
09/17/2026	109561	CITY TRANSIT	09/18/2026 I	080.5802.1050	IPERS	1,171.64	1,171.64
09/17/2026	109561	MAYOR & COUNCIL	09/18/2026 I	112.6101.1050	IPERS	339.05	339.05
09/17/2026	109561	CITY ADMINISTRATOR	09/18/2026 I	112.6105.1050	IPERS	1,231.12	1,231.12
09/17/2026	109561	FINANCE	09/18/2026 I	112.6201.1050	IPERS	1,659.09	1,659.09
09/17/2026	109561	INFORMATION TECH	09/18/2026 I	112.6202.1050	IPERS	317.64	317.64
09/17/2026	109561	GIS TECH	09/18/2026 I	112.6203.1050	IPERS	265.39	265.39
09/17/2026	109561	CITY CLERK	09/18/2026 I	112.6204.1050	IPERS	332.22	332.22
09/17/2026	109561	HUMAN RESOURCES	09/18/2026 I	112.6401.1050	IPERS	962.31	962.31
09/17/2026	109561	PARKS	09/18/2026 I	112.4301.1050	IPERS	1,592.66	1,592.66
09/17/2026	109561	RECREATION	09/18/2026 I	112.4401.1050	IPERS	1,800.67	1,800.67
09/17/2026	109561	LIBRARY	09/18/2026 I	030.4101.1050	IPERS	3,239.55	3,239.55
09/17/2026	109561	MUSEUM	09/18/2026 I	040.4202.1050	IPERS	1,392.49	1,392.49
09/17/2026	109561	MUSEUM GRANTS	09/18/2026 I	040.4222.1050	IPERS	153.80	153.80
09/17/2026	109561	AIRPORT	09/18/2026 I	050.2801.1050	IPERS	1,546.24	1,546.24
09/17/2026	109561	CEMETERY	09/18/2026 I	070.4501.1050	IPERS	937.17	937.17
09/17/2026	109561	STREET	09/18/2026 I	110.2105.1050	IPERS	4,858.36	4,858.36
09/17/2026	109561	R C RENAISSANCE	09/18/2026 I	680.7537.1050	IPERS	458.43	458.43
09/17/2026	109561	CITY ADMINISTERED GR	09/18/2026 I	142.5910.1050	IPERS	48.52	48.52
09/17/2026	109561	LHAP	09/18/2026 I	147.5917.1050	IPERS	72.77	72.77
09/17/2026	109561	WATER	09/18/2026 I	600.8012.1050	IPERS	5,752.67	5,752.67
09/17/2026	109561	WATER-MR	09/18/2026 I	600.8012.1050	IPERS	261.45	261.45
09/17/2026	109561	WATER-SO	09/18/2026 I	600.8012.1050	IPERS	211.69	211.69
09/17/2026	109561	SEWER-SO	09/18/2026 I	610.8121.1050	IPERS	211.67	211.67
09/17/2026	109561	SEWER	09/18/2026 I	610.8121.1050	IPERS	4,159.77	4,159.77
09/17/2026	109561	SANITARY SEWER MAIN	09/18/2026 I	610.8123.1050	IPERS	472.60	472.60
09/17/2026	109561	PARKING	09/18/2026 I	630.8203.1050	IPERS	181.03	181.03
09/17/2026	109561	SANITATION	09/18/2026 I	640.8305.1050	IPERS	2,529.97	2,529.97
09/17/2026	109561	GOLF COURSE	09/18/2026 I	650.8901.1050	IPERS	565.61	565.61
09/17/2026	109561	AMBULANCE	09/18/2026 I	660.1507.1050	IPERS	120.65	120.65
09/17/2026	109561	RCR ARENA	09/18/2026 I	670.8921.1050	IPERS	305.34	305.34
09/17/2026	109561	INTERNAL SERVICE	09/18/2026 I	820.9601.1050	IPERS	767.54	767.54
Total CITY OF MASON CITY IPERS:							45,180.59
CLEAR LAKE SANITARY DISTRICT							
09/17/2026	109562	WATER SAMPLES	26-0261	600.8001.3990	MISCELLANEOUS EXP	264.00	264.00

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Total CLEAR LAKE SANITARY DISTRICT:							264.00
COLWELL MOTORS							
09/17/2026	109563	TURBO REPLACEMENT #	305175	600.8012.2140	M/E REPAIRS	6,994.17	6,994.17
09/17/2026	109563	2413 DOOR HARDWARE	5041357 1	660.1509.2140	M/E REPAIRS	37.80	37.80
Total COLWELL MOTORS:							7,031.97
CONSOLIDATED ELECTRICAL DIST							
09/17/2026	109564	BUILDING SUPPLIES	1242880	030.4101.3090	BUILDING SUPPLIES	259.60	259.60
09/17/2026	109564	SB MALL ELECTRICAL	1243640	680.7537.2150	BUILDING REPAIRS AN	258.90	258.90
09/17/2026	109564	TELEMETRY REPAIRS	1245136	600.8001.2190	REPAIRS AND MAINTE	590.40	590.40
09/17/2026	109564	SUPPLIES FOR STREET	1245158	110.2101.4670	STREET LIGHTING	1,524.94	1,524.94
09/17/2026	109564	MCC SUPPLIES	1246249	610.8121.2190	REPAIRS AND MAINTE	20.24	20.24
09/17/2026	109564	TRAFFIC SIGNAL MAINTE	1246275	110.2101.4600	TRAFFIC SIGNALS	109.00	109.00
09/17/2026	109564	LED 4' LAMPS	1246992	600.8042.3590	MATERIAL	147.50	147.50
09/17/2026	109564	THEATRE SUPPLIES	1247123	680.8924.3990	MISCELLANEOUS EXP	235.17	235.17
09/17/2026	109564	THEATRE SUPPLIES	1247300	680.8924.3990	MISCELLANEOUS EXP	6.01	6.01
09/17/2026	109564	THEATRE SUPPLIES	1247640	680.8924.3990	MISCELLANEOUS EXP	28.76	28.76
Total CONSOLIDATED ELECTRICAL DIST:							3,180.52
CONSOLIDATED ENERGY COMPANY							
09/17/2026	109565	SANITATION 2244.61 @ $	1511300 AU	640.8305.3750	FUEL	11,244.04	11,244.04
09/17/2026	109565	SANITATION 98.22 @ $4.1	1511300 AU	640.8305.3750	FUEL	404.71	404.71
09/17/2026	109565	FUEL	1512161 083	542.1111.3750	FUEL	182.31	182.31
09/17/2026	109565	FIRE 409.57 @ $4.99	1512832 AU	010.1503.3750	FUEL	2,044.66	2,044.66
09/17/2026	109565	FIRE 11.11 @ $4.12	1512832 AU	010.1503.3750	FUEL	45.79	45.79
09/17/2026	109565	SANITATION 386.49 @ $5.	1512834 AU	640.8305.3750	FUEL	2,025.49	2,025.49
09/17/2026	109565	SANITATION 23.32 @ $4.4	1512834 AU	640.8305.3750	FUEL	102.80	102.80
09/17/2026	109565	ARENA ZAMBONI PROPA	4202644	670.8923.3035	OTHER SUPPLIES	52.80	52.80
09/17/2026	109565	DISCOUNT	42030208	110.2107.3750	FUEL	13.36-	13.36-
09/17/2026	109565	STREET 432.5 @ $5.17	4213088	110.2107.3750	FUEL	2,236.03	2,236.03
09/17/2026	109565	DISCOUNT	4213088	110.2107.3750	FUEL	21.63-	21.63-
09/17/2026	109565	STREET 184.5 @ $5.30	4222214	110.2107.3750	FUEL	977.85	977.85
09/17/2026	109565	DISCOUNT	4222214	110.2107.3750	FUEL	9.23-	9.23-
09/17/2026	109565	GOLF 90 @ $5.30	4223285	650.8908.3750	FUEL	477.00	477.00
09/17/2026	109565	DISCOUNT	4223285	650.8908.3750	FUEL	4.50-	4.50-
09/17/2026	109565	GOLF GAS 359 @ $5.00	4223286	650.8908.3750	FUEL	1,793.21	1,793.21
09/17/2026	109565	DISCOUNT	4223286	650.8908.3750	FUEL	17.95-	17.95-
09/17/2026	109565	ARENA ZAMBONI PROPA	4223308	670.8923.3035	OTHER SUPPLIES	52.80	52.80
09/17/2026	109565	STREET 267.2 @ $5.30	4230208	110.2107.3750	FUEL	1,416.16	1,416.16
Total CONSOLIDATED ENERGY COMPANY:							22,988.98
CONTROL INSTALLATIONS OF IOWA							
09/17/2026	109566	SB MALL DOOR REPAIR	184231	680.7537.2150	BUILDING REPAIRS AN	871.70	871.70
Total CONTROL INSTALLATIONS OF IOWA:							871.70
CONTROL PRINT							
09/17/2026	109567	ARTOBERFEST TICKETS	24494	040.4216.3019	OFFICE SUPPLIES	150.00	150.00
Total CONTROL PRINT:							150.00

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CORNICK,PEGGY							
09/17/2026	109568	INSTRUCTOR - WHEEL T	9.1-10.20.26	040.4215.2740	PROFESSIONAL SERV	360.00	360.00
09/17/2026	109568	INSTRUCTOR - CREATIN	9.2-9.30.26 C	040.4215.2740	PROFESSIONAL SERV	261.00	261.00
Total CORNICK,PEGGY:							621.00
CORPORATE TRANSLATION SERVICES INC							
09/17/2026	109569	LANGUAGE LINK	342001	010.1101.3990	MISCELLANEOUS EXP	19.04	19.04
Total CORPORATE TRANSLATION SERVICES INC:							19.04
CROELL REDI-MIX INC							
09/17/2026	109570	SEWER BOX OUT	1127144	610.8123.3210	PAVING REPAIR MATE	407.00	407.00
09/17/2026	109570	VALVE CEMENT	1130481	600.8002.3490	VALVES - REPAIR MAT	728.50	728.50
Total CROELL REDI-MIX INC:							1,135.50
CULLIGAN MASON CITY							
09/17/2026	109571	BUILDING SUPPLIES	C041000541	030.4101.3090	BUILDING SUPPLIES	529.40	529.40
Total CULLIGAN MASON CITY:							529.40
D & K PRODUCTS							
09/17/2026	109572	HIGHLAND TURF PRODU	107040IN	650.8904.3110	MAINTENANCE MATER	1,962.68	1,962.68
Total D & K PRODUCTS:							1,962.68
DALEY'S PLUMBING INC							
09/17/2026	109573	SB MALL SUMP PUMP	350422	680.7537.2150	BUILDING REPAIRS AN	847.21	847.21
Total DALEY'S PLUMBING INC:							847.21
DEMCO INC							
09/17/2026	109574	BOOKS	7848653	030.4101.4020	BOOKS	391.96	391.96
Total DEMCO INC:							391.96
DEREK PIKE HVACR							
09/17/2026	109575	SB MALL HVAC ISSUES	3305	680.7537.2740	PROFESSIONAL SERV	3,258.15	3,258.15
09/17/2026	109575	SALES TAX EXEMPT	3305	680.7537.2740	PROFESSIONAL SERV	213.15-	213.15-
Total DEREK PIKE HVACR:							3,045.00
DES MOINES REGISTER, THE							
09/17/2026	109576	PERIODICALS/SUBSCRIP	DM1302377	030.4101.2260	PERIODICALS AND SU	114.89	114.89
Total DES MOINES REGISTER, THE:							114.89
ECHO ELECTRIC							
09/17/2026	109577	SUPPLIES FOR STREET	S012206328.	110.2101.4670	STREET LIGHTING	25.93	25.93
Total ECHO ELECTRIC:							25.93
ELECTRONIC ENGINEERING							
09/17/2026	109578	GPS ANTENNAS	444008425-1	010.1503.2130	RADIO MAINTENANCE	285.00	285.00

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Total ELECTRONIC ENGINEERING:							285.00
ELECTRONIC ENGINEERING CO							
09/17/2026	109579	CAMERA SUBSCRIPTION	450000218-1	020.4301.2740	PROFESSIONAL SERV	325.75	325.75
Total ELECTRONIC ENGINEERING CO:							325.75
EOCENE ENVIRONMENTAL GROUP INC							
09/17/2026	109580	BROWNFIELD ASSESSM	0926167889	142.5910.2740	PROFESSIONAL SERV	135.00	135.00
Total EOCENE ENVIRONMENTAL GROUP INC:							135.00
FASTENAL COMPANY							
09/17/2026	109581	BLDG SUPPLIES	343993	010.1503.3044	M/E SUPPLIES	20.26-	20.26-
09/17/2026	109581	ARENA BUILDING REPAI	344774	670.8923.2150	BUILDING REPAIRS AN	8.72	8.72
09/17/2026	109581	COTTER PINS	345147	020.4308.3044	M/E SUPPLIES	12.60	12.60
Total FASTENAL COMPANY:							1.06
FLOYD & LEONARD AUTO ELECTRIC							
09/17/2026	109582	HAND SAWS	216327	110.2101.4860	TREES	77.38	77.38
09/17/2026	109582	FILTERS	216388	020.4308.2140	M/E REPAIRS	29.80	29.80
09/17/2026	109582	TREE FILE	216522	110.2101.4860	TREES	29.28	29.28
09/17/2026	109582	MOWER ROLLER	216565	020.4308.2140	M/E REPAIRS	101.16	101.16
09/17/2026	109582	DRIVE SHAFT	216605	020.4308.2140	M/E REPAIRS	31.18	31.18
Total FLOYD & LEONARD AUTO ELECTRIC:							268.80
FORD PRO							
09/17/2026	109583	TELEMATICS	INV3178513	010.1102.2140	M/E REPAIRS	188.21	188.21
Total FORD PRO:							188.21
FREEDOM AND GLORY							
09/17/2026	109584	DEPT. FLAGS	INV153165	660.1508.3035	OTHER SUPPLIES	302.37	302.37
Total FREEDOM AND GLORY:							302.37
GFC LEASING - WI							
09/17/2026	109585	COPIER LEASE	I605837	010.1911.2720	OFFICE EQUIPMENT M	179.66	179.66
09/17/2026	109585	COPIER LEASE	I605837	010.5401.2720	OFFICE EQUIPMENT M	179.66	179.66
Total GFC LEASING - WI:							359.32
GORDON FLESCH COMPANY INC							
09/17/2026	109586	LIBRARY TRUST PHOTO	IN15756250	510.4101.3019	OFFICE SUPPLIES	373.15	373.15
Total GORDON FLESCH COMPANY INC:							373.15
GRAINGER							
09/17/2026	109587	ANALYSER REPAIR	9061263787	600.8001.2190	REPAIRS AND MAINTE	1,906.99	1,906.99
09/17/2026	109587	EDR MAINTENACE	9076273813	600.8001.2190	REPAIRS AND MAINTE	162.74	162.74
Total GRAINGER:							2,069.73

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HACH CHEMICAL COMPANY							
09/17/2026	109588	REAGENTS	15154504	600.8001.3170	CHEMICALS	625.40	625.40
09/17/2026	109588	REAGENTS	15154505	600.8001.3170	CHEMICALS	552.50	552.50
09/17/2026	109588	REAGENTS	15163313	600.8001.3170	CHEMICALS	128.00	128.00
Total HACH CHEMICAL COMPANY:							1,305.90
HANSEN, LANE							
09/17/2026	109589	LIFEGUARD CERTIFICATI	LG REIMB 2	020.4490.3035	OTHER SUPPLIES	150.00	150.00
Total HANSEN, LANE:							150.00
HAWKEYE LAND CO							
09/17/2026	109590	TAFT AVENUE WATER M	26-2571	603.8061.4625	MAINS, ETC-SUPPLY	9,250.00	9,250.00
Total HAWKEYE LAND CO:							9,250.00
HAWKINS INC							
09/17/2026	109591	SODIUM HYPOCHLORITE	7547829	600.8001.3170	CHEMICALS	8,523.19	8,523.19
09/17/2026	109591	CHEMCIALS CIP	7558993	600.8001.3170	CHEMICALS	5,534.22	5,534.22
09/17/2026	109591	SULFURIC ACID	7563703	600.8001.3170	CHEMICALS	9,753.39	9,753.39
Total HAWKINS INC:							23,810.80
HELPS DRAIN CLEANING							
09/17/2026	109592	PLUGGED FLOOR DRAIN	14108	110.2109.2190	REPAIRS AND MAINTE	150.00	150.00
Total HELPS DRAIN CLEANING:							150.00
HENSLEY POWER SYSTEMS							
09/17/2026	109593	GENERATOR	1059	600.8001.2190	REPAIRS AND MAINTE	19,017.67	19,017.67
Total HENSLEY POWER SYSTEMS:							19,017.67
HERMEL, A H							
09/17/2026	109594	GOLF CONCESSIONS	4093:627169	650.8906.3135	CONCESSION SUPPLI	40.00	40.00
Total HERMEL, A H:							40.00
HEWETT WHOLESALE INC							
09/17/2026	109595	ARENA CONCESSIONS	254286-2	670.8923.3135	CONCESSION SUPPLI	361.21	361.21
09/17/2026	109595	THEATRE CONCESSION	255425	680.8924.3135	CONCESSION SUPPLI	31.45	31.45
Total HEWETT WHOLESALE INC:							392.66
HILDRETH COMPANY INC,TIM							
09/17/2026	109596	HEAT EXCHANGER MAIN	34546	610.8121.3110	MAINTENANCE MATER	1,050.00	1,050.00
Total HILDRETH COMPANY INC,TIM:							1,050.00
HOBBY LOBBY STORES INC							
09/17/2026	109597	ART CAMP & UP UP AWA	157292808	040.4215.3019	OFFICE SUPPLIES	43.94	43.94
Total HOBBY LOBBY STORES INC:							43.94
HUBER SUPPLY COMPANY							
09/17/2026	109598	HIGHLAND MOTOR SHO	3266158	650.8908.3044	M/E SUPPLIES	20.15	20.15

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
09/17/2026	109598	TANK LEASE	3266382	600.8001.2190	REPAIRS AND MAINTE	40.30	40.30
09/17/2026	109598	MEDICAL OXYGEN DELIV	3267570	660.1509.3070	MEDICAL SUPPLIES	189.49	189.49
Total HUBER SUPPLY COMPANY:							249.94
ION ENVIRONMENTAL SOLUTIONS							
09/17/2026	109599	PROFESSIONAL SERVIC	5802	600.8021.2050	CONTRACT LABOR	8,000.00	8,000.00
09/17/2026	109599	PROFESSIONAL SERVIC	5802	600.8021.2050	CONTRACT LABOR	606.00	606.00
Total ION ENVIRONMENTAL SOLUTIONS:							8,606.00
IOWA DEPT OF TRANSPORTATION							
09/17/2026	109600	RAGS, GLOVES	CI-0034719	600.8042.3590	MATERIAL	221.24	221.24
Total IOWA DEPT OF TRANSPORTATION:							221.24
IOWA ENVIRONMENTAL COUNCIL							
09/17/2026	109601	DAMAGE DEPOSIT REFU	0037635	040.4202.5510	REFUND	50.00	50.00
Total IOWA ENVIRONMENTAL COUNCIL:							50.00
JCL SOLUTIONS - JANITOR'S CLOSET							
09/17/2026	109602	SB MALL JANITORIAL	2042417	680.7537.3090	BUILDING SUPPLIES	95.51	95.51
09/17/2026	109602	SB MALL JANITORIAL	2043757	680.7537.3090	BUILDING SUPPLIES	228.42	228.42
Total JCL SOLUTIONS - JANITOR'S CLOSET:							323.93
JENSEN,KELLIE							
09/17/2026	109603	PHONE EXPENSE	OCTOBER 2	030.4101.2040	PHONE EXPENSE	30.00	30.00
Total JENSEN,KELLIE:							30.00
JOHNSON SIGN SERVICE							
09/17/2026	109604	OFFICE SUPPLIES	106742	030.4101.3019	OFFICE SUPPLIES	15.00	15.00
Total JOHNSON SIGN SERVICE:							15.00
KABRICK DISTRIBUTING							
09/17/2026	109605	GOLF CONCESSIONS	1035419	650.8906.3135	CONCESSION SUPPLI	328.75	328.75
Total KABRICK DISTRIBUTING:							328.75
KANOPY INC							
09/17/2026	109606	DIGITAL INFO..	520321	030.4101.3058	DIGITAL INFORMATION	81.00	81.00
Total KANOPY INC:							81.00
LABBY, MASON							
09/17/2026	109607	LIFEGUARD REIMBURSE	LG REIMB 2	020.4490.3035	OTHER SUPPLIES	150.00	150.00
Total LABBY, MASON:							150.00
LEDOUX SIGNS							
09/17/2026	109608	ARENA SIGNAGE	20260612	325.4350.4040	MOTOR EQUIPMENT	1,989.00	1,989.00
09/17/2026	109608	TRAFFIC SIGNS-END OF	20260624	110.2101.4590	STREET SIGNS	414.00	414.00

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Total LEDOUX SIGNS:							2,403.00
LIFE-ASSIST INC							
09/17/2026	109609	EMS SUPPLIES	2190107	660.1509.3070	MEDICAL SUPPLIES	747.28	747.28
09/17/2026	109609	EMS SUPPLIES	2199155	660.1509.3070	MEDICAL SUPPLIES	928.66	928.66
09/17/2026	109609	EMS SUPPLIES	2200093	660.1509.3070	MEDICAL SUPPLIES	323.02	323.02
09/17/2026	109609	SAFETY GLASSES	2204546	660.1508.3035	OTHER SUPPLIES	63.96	63.96
09/17/2026	109609	EMS SUPPLIES	2204546	660.1509.3070	MEDICAL SUPPLIES	81.65	81.65
Total LIFE-ASSIST INC:							2,144.57
LINGBEEK, AUBREY							
09/17/2026	109610	LIFEGUARD REIMBURSE	LG REIMB 2	020.4490.3035	OTHER SUPPLIES	200.00	200.00
Total LINGBEEK, AUBREY:							200.00
LITTERER, STEVE & LORI							
09/17/2026	109611	OVERPMT: 304 1ST ST S	106-0420-04	600.8011.5510	REFUND	21.04	21.04
09/17/2026	109611	OVERPMT: 304 1ST ST S	106-0420-04	610.8121.5510	REFUND	13.53	13.53
09/17/2026	109611	OVERPMT: 304 1ST ST S	106-0420-04	620.8125.5510	REFUND	.61	.61
09/17/2026	109611	OVERPMT: 304 1ST ST S	106-0420-04	640.8305.5510	REFUND	12.04	12.04
Total LITTERER, STEVE & LORI:							47.22
LUMACURVE AIRFIELD SIGNS							
09/17/2026	109612	AIRFIELD LIGHTING AND	65046	050.2810.3110	MAINTENANCE MATER	2,391.00	2,391.00
Total LUMACURVE AIRFIELD SIGNS:							2,391.00
MAC NIDER MUSEUM							
09/17/2026	109613	AUGUST ONSITE CC FEE	AUGUST 202	040.4211.2448	CREDIT CARD SERVIC	135.15	135.15
09/17/2026	109613	AUGUST ONLINE CC FEE	AUGUST 202	040.4211.2448	CREDIT CARD SERVIC	111.40	111.40
Total MAC NIDER MUSEUM:							246.55
MACQUEEN EQUIPMENT INC							
09/17/2026	109614	BOOSTER HOSE RPLCM	INV19769	010.1503.2140	M/E REPAIRS	682.87	682.87
09/17/2026	109614	4-GAS METER 2317	INV22871	010.1503.3044	M/E SUPPLIES	1,169.71	1,169.71
09/17/2026	109614	HELMET SHIELDS	INV23255	010.1501.3035	OTHER SUPPLIES	356.00	356.00
09/17/2026	109614	TIC BATTERY 2316	INV24263	010.1503.3044	M/E SUPPLIES	289.42	289.42
Total MACQUEEN EQUIPMENT INC:							2,498.00
MARKWALTER,MARY							
09/17/2026	109615	PHONE EXPENSE	OCTOBER 2	030.4101.2040	PHONE EXPENSE	30.00	30.00
Total MARKWALTER,MARY:							30.00
MARTIN BROS DISTRIBUTING							
09/17/2026	109616	CONCESSIONS - HIGHLA	2820032	650.8906.3135	CONCESSION SUPPLI	39.24	39.24
09/17/2026	109616	CONCESSIONS - HIGHLA	2822982	650.8906.3135	CONCESSION SUPPLI	69.18	69.18
Total MARTIN BROS DISTRIBUTING:							108.42
MASON CITY GLASS SERVICE							
09/17/2026	109617	SB MALL-GLASS REPAIR	36747	680.7537.2150	BUILDING REPAIRS AN	431.12	431.12

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09/17/2026	109617	GLASS SUPPLIES	36784	010.6101.3019	OFFICE SUPPLIES	130.19	130.19
09/17/2026	109617	LIBRARY TRUST CAPITAL	36847	510.4101.4010	CAPITAL OUTLAY	12,500.66	12,500.66
Total MASON CITY GLASS SERVICE:							13,061.97
MASON CITY PUBLIC UTILITIES							
09/17/2026	109618	WATER	276-2160-01	030.4101.2162	WATER/SEWER UTILIT	422.35	422.35
09/17/2026	109618	SB MALL UTILITIES	280-0490-03	680.7537.2162	WATER/SEWER UTILIT	303.98	303.98
09/17/2026	109618	SB MALL UTILITIES	280-0550-03	680.7537.2162	WATER/SEWER UTILIT	602.24	602.24
09/17/2026	109618	SB MALL UTILITIES	280-0600-03	680.7537.2162	WATER/SEWER UTILIT	303.98	303.98
09/17/2026	109618	SB MALL UTILITIES	280-0650-03	680.7537.2162	WATER/SEWER UTILIT	368.03	368.03
09/17/2026	109618	ARENA UTILITIES	280-0660-01	670.8923.2160	GAS & ELECTRICITY	1,380.82	1,380.82
Total MASON CITY PUBLIC UTILITIES:							3,381.40
MASON CITY RENTALS							
09/17/2026	109619	HARLEY RAKE	201689	110.2105.2311	EQUIPMENT RENTAL	264.00	264.00
Total MASON CITY RENTALS:							264.00
MASON CITY ROOFING							
09/17/2026	109620	SB MALL ROOF	5330	680.7537.2150	BUILDING REPAIRS AN	2,462.00	2,462.00
Total MASON CITY ROOFING:							2,462.00
MASON CITY TIRE SERVICE							
09/17/2026	109621	MOWER FLAT REPAIR - T	173238	070.4504.2140	M/E REPAIRS	35.32	35.32
Total MASON CITY TIRE SERVICE:							35.32
MCCOLLOUGH,CALISTA							
09/17/2026	109622	PHONE EXPENSE	OCTOBER 2	030.4101.2040	PHONE EXPENSE	30.00	30.00
Total MCCOLLOUGH,CALISTA:							30.00
MELENEY, KORY							
09/17/2026	109623	PHONE EXPENSE	OCTOBER 2	030.4101.2040	PHONE EXPENSE	30.00	30.00
Total MELENEY, KORY:							30.00
MENARDS							
09/17/2026	109624	SB MALL CLEANING	60018	680.7537.2150	BUILDING REPAIRS AN	29.82	29.82
09/17/2026	109624	SB MALL CLEANING SUP	60620	680.7537.2170	BUILDING INSURANCE	18.54	18.54
09/17/2026	109624	SB MALL TABLES	60701	680.7537.3090	BUILDING SUPPLIES	239.94	239.94
09/17/2026	109624	TRAFFIC CONTROL SUP	60710	010.2404.3044	M/E SUPPLIES	32.99	32.99
09/17/2026	109624	SB MALL TABLES X 3	60721	680.7537.3090	BUILDING SUPPLIES	959.76	959.76
09/17/2026	109624	HIGHLAND COURSE MAI	60769	650.8904.3110	MAINTENANCE MATER	121.84	121.84
09/17/2026	109624	SB MALL SUPPLIES	60802	680.7537.3090	BUILDING SUPPLIES	15.98	15.98
09/17/2026	109624	LEDGER BOARD	61045	110.2109.2190	REPAIRS AND MAINTE	71.39	71.39
09/17/2026	109624	SB MALL CLEANING	61347	680.7537.3090	BUILDING SUPPLIES	26.47	26.47
09/17/2026	109624	KEEP OUT SIGN	62464	070.4504.3310	TOOLS AND SUPPLIES	2.58	2.58
09/17/2026	109624	MINI CULTIVATOR WHEE	62476	070.4504.3310	TOOLS AND SUPPLIES	300.94	300.94
09/17/2026	109624	HIGHLAND MOTOR SUPP	62508 09082	650.8908.3044	M/E SUPPLIES	31.97	31.97
09/17/2026	109624	ARENA SUPPLIES	62530	670.8923.3035	OTHER SUPPLIES	13.98	13.98
09/17/2026	109624	ME SUPPLIES	62605	660.1509.3044	M/E SUPPLIES	138.32	138.32
09/17/2026	109624	BLDG MAINT.	62605	010.1502.2150	BUILDING REPAIRS AN	70.90	70.90

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Total MENARDS:							2,075.42
MERCYONE NORTH IOWA MEDICAL CENTER							
09/17/2026	109625	MCFD LINEN 8.2026	M01043818	660.1507.3060	SUPPLIES & LAUNDRY	7.41	7.41
Total MERCYONE NORTH IOWA MEDICAL CENTER:							7.41
MERCYONE OCCUPATIONAL HEALTH							
09/17/2026	109626	AUDIOGRAM - MIHM	109318	050.2806.2080	EDUCATION AND TRAI	22.00	22.00
09/17/2026	109626	AUDIOGRAM - UTILITIES	109340	600.8012.3770	SAFETY EXPENSE	22.00	22.00
09/17/2026	109626	AUDIOGRAM - WATER SU	109340	600.8001.3990	MISCELLANEOUS EXP	22.00	22.00
09/17/2026	109626	SUBSTANCE ABUSE TES	109340	010.6401.2065	SUBSTANCE ABUSE T	424.00	424.00
09/17/2026	109626	PHYSICAL - DOUGHVRIN	109463	010.1501.2010	MEDICAL SERVICE	416.00	416.00
Total MERCYONE OCCUPATIONAL HEALTH:							906.00
MIDLAND SCIENTIFIC INC							
09/17/2026	109627	LAB SUPPLIES	7170998	610.8121.3070	LABORATORY SUPPLI	989.27	989.27
09/17/2026	109627	LAB SUPPLIES	7171134	610.8121.3070	LABORATORY SUPPLI	192.77	192.77
Total MIDLAND SCIENTIFIC INC:							1,182.04
MIDWEST LABORATORIES INC							
09/17/2026	109628	LAB TESTING	1301924	610.8121.3070	LABORATORY SUPPLI	368.00	368.00
Total MIDWEST LABORATORIES INC:							368.00
MIDWEST NORTH IOWA JANITORIAL							
09/17/2026	109629	BUILDING MAINTENANC	5046	030.4101.2190	REPAIRS AND MAINTE	295.00	295.00
09/17/2026	109629	TRANSIT STATION CLEA	5048	080.5802.2740	PROFESSIONAL SERV	936.51	936.51
09/17/2026	109629	CITY HALL JANITORIAL	5050	010.6501.2470	CUSTODIAN EXPENSE	5,833.33	5,833.33
09/17/2026	109629	RECREATION JANITORIA	5051	020.4401.2740	PROFESSIONAL SERV	975.00	975.00
Total MIDWEST NORTH IOWA JANITORIAL:							8,039.84
MIDWEST TAPE							
09/17/2026	109630	DIGIAL - HOOPLA	509358712	030.4101.3058	DIGITAL INFORMATION	5,690.99	5,690.99
Total MIDWEST TAPE:							5,690.99
MOTION INDUSTRIES INC							
09/17/2026	109631	EDR REPAIRS	IA07-000383	600.8001.2190	REPAIRS AND MAINTE	230.08	230.08
Total MOTION INDUSTRIES INC:							230.08
MUNICIPAL FIRE AND POLICE							
09/17/2026	109632	CITY SHARE 9/18/2026	9/18/2026	114.1101.5661	PAYMENT TO MFPRSI	35,749.44	35,749.44
09/17/2026	109632	CITY SHARE 9/18/2026	9/18/2026	116.1501.5661	PAYMENT TO MFPRSI	24,383.07	24,383.07
09/17/2026	109632	CITY SHARE 9/18/2026	9/18/2026	660.1507.5661	PAYMENT TO MFPRSI	7,388.85	7,388.85
Total MUNICIPAL FIRE AND POLICE:							67,521.36
MURRAY, BRYNN							
09/17/2026	109633	LIFEGUARD REIMBURSE	LG REIMB 2	020.4490.3035	OTHER SUPPLIES	225.00	225.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total MURRAY, BRYNN:							225.00
NAPA AUTO PARTS							
09/17/2026	109634	TRUCK WASH	498085	010.1503.3044	M/E SUPPLIES	42.02	42.02
09/17/2026	109634	FILTERS	498117	600.8012.3044	M/E SUPPLIES	130.62	130.62
09/17/2026	109634	MAGNETIC DRA PLUG	498118	820.9601.3260	SHOP SUPPLIES	19.59	19.59
09/17/2026	109634	FILTER	498167	110.2107.3044	M/E SUPPLIES	12.94	12.94
09/17/2026	109634	LOOM-SPLIT POLY	498183	820.9601.3260	SHOP SUPPLIES	97.51	97.51
09/17/2026	109634	FILTER	498196	020.4308.2140	M/E REPAIRS	6.66	6.66
09/17/2026	109634	FILTERS	498248	820.9601.3260	SHOP SUPPLIES	466.51	466.51
09/17/2026	109634	HYD ADAPTER	498258	110.2107.3044	M/E SUPPLIES	9.98	9.98
09/17/2026	109634	FILTERS	498870	020.4308.2140	M/E REPAIRS	12.01	12.01
09/17/2026	109634	FUEL CAP	498969	110.2107.3044	M/E SUPPLIES	25.76	25.76
09/17/2026	109634	TCA PAINT	499222	820.9601.3260	SHOP SUPPLIES	82.26	82.26
09/17/2026	109634	V BELT	499235	020.4308.3044	M/E SUPPLIES	32.21	32.21
Total NAPA AUTO PARTS:							938.07
NASSCO INC							
09/17/2026	109635	PAPER TOWELS	6757211	600.8042.3590	MATERIAL	135.30	135.30
Total NASSCO INC:							135.30
NIACOG							
09/17/2026	109636	BUS MAINTENANCE (JUL	43132	080.5802.2140	M/E REPAIRS	3,538.25	3,538.25
Total NIACOG:							3,538.25
NORTH CENTRAL INTERNATIONAL							
09/17/2026	109637	GASKET	X223023999:	110.2107.3044	M/E SUPPLIES	27.44	27.44
09/17/2026	109637	FUEL FILTER 43	X223024072:	110.2107.3044	M/E SUPPLIES	119.65	119.65
Total NORTH CENTRAL INTERNATIONAL:							147.09
NORTH CENTRAL MECHANICAL SVC							
09/17/2026	109638	BUILDING MAINTENANC	W41331	030.4101.2190	REPAIRS AND MAINTE	100.00	100.00
Total NORTH CENTRAL MECHANICAL SVC:							100.00
NORTH IOWA COOPERATIVE							
09/17/2026	109639	WEED KILLER	0121769	610.8121.3170	CHEMICALS	126.11	126.11
Total NORTH IOWA COOPERATIVE:							126.11
NORTHWAY WELL AND PUMP CO							
09/17/2026	109640	WELL 7	17844	600.8001.2190	REPAIRS AND MAINTE	188,975.56	188,975.56
09/17/2026	109640	WELL 16	17845	600.8001.2190	REPAIRS AND MAINTE	22,461.45	22,461.45
Total NORTHWAY WELL AND PUMP CO:							211,437.01
NOVOCURE INC							
09/17/2026	109641	NOVOCURE INC - BORC	4247132 070	117.1101.2010	MEDICAL SERVICE	18,023.20	18,023.20
09/17/2026	109641	NOVOCURE INC - BORC	4247132 081	117.1101.2010	MEDICAL SERVICE	18,023.20	18,023.20
Total NOVOCURE INC:							36,046.40

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O'HERRON CO INC, RAY							
09/17/2026	109642	NEW HIRE UNIFORMS	2499545	010.1101.1170	UNIFORM ALOWANCE	71.99	71.99
09/17/2026	109642	VEST	2499610	010.1101.1170	UNIFORM ALOWANCE	325.84	325.84
Total O'HERRON CO INC, RAY:							397.83
ONE SOURCE							
09/17/2026	109643	BG CHECK - REC - JORD	2022214314	010.6401.2740	PROFESSIONAL SERV	44.00	44.00
09/17/2026	109643	BG CHECK - TRANSIT - B	2022214314	010.6401.2740	PROFESSIONAL SERV	22.00	22.00
09/17/2026	109643	DRIVING CHECK - REC -	2022214314	010.6401.2740	PROFESSIONAL SERV	8.00	8.00
Total ONE SOURCE:							74.00
O'REILLY AUTO PARTS							
09/17/2026	109644	WASH	375407	070.4504.3310	TOOLS AND SUPPLIES	14.03	14.03
09/17/2026	109644	DRYING TOWEL, SPRAY	375444	070.4504.3310	TOOLS AND SUPPLIES	53.53	53.53
Total O'REILLY AUTO PARTS:							67.56
ORIENTAL TRADING COMPANY							
09/17/2026	109645	LIBRARY TRUST GRANT	7434877500	510.4101.2910	GRANT PAYMENTS	1,140.49	1,140.49
Total ORIENTAL TRADING COMPANY:							1,140.49
PACKARD ELECTRIC							
09/17/2026	109646	VFD REPLACEMNT THIC	48509	610.8121.2190	REPAIRS AND MAINTE	4,824.08	4,824.08
09/17/2026	109646	WTP REPAIRS	48580	600.8001.2190	REPAIRS AND MAINTE	2,488.95	2,488.95
Total PACKARD ELECTRIC:							7,313.03
PERFORMANCE FOODSERVICE							
09/17/2026	109647	NORRIS CONCESSIONS	423223	535.4414.3135	CONCESSION SUPPLI	55.92	55.92
09/17/2026	109647	CHILDCARE SUPPLIES	423223	020.4408.3035	OTHER SUPPLIES	962.05	962.05
Total PERFORMANCE FOODSERVICE:							1,017.97
PETERSON, KYLE							
09/17/2026	109648	LODGING	08/02-08/08/	010.1701.2060	TRAVEL AND CONFER	1,093.13	1,093.13
09/17/2026	109648	FUEL	08/02-08/08/	010.1701.2060	TRAVEL AND CONFER	329.88	329.88
09/17/2026	109648	PER DIEM	08/02-08/08/	010.1701.2060	TRAVEL AND CONFER	621.00	621.00
09/17/2026	109648	EXAM FEES	08/02-08/08/	010.1701.2060	TRAVEL AND CONFER	1,220.00	1,220.00
09/17/2026	109648	CERT RENEW	08/02-08/08/	010.1701.2060	TRAVEL AND CONFER	105.00	105.00
Total PETERSON, KYLE:							3,369.01
PETERSON, STEVE							
09/17/2026	109649	POLY	13 090926	010.1101.3990	MISCELLANEOUS EXP	600.00	600.00
Total PETERSON, STEVE:							600.00
PHYSICIAN'S CLAIMS COMPANY							
09/17/2026	109650	PCC PAYMENT	41228	660.1507.2740	PROFESSIONAL SERV	45,061.00	45,061.00
09/17/2026	109650	AMB BILLING - AUG 2026	41331	660.1507.2740	PROFESSIONAL SERV	2,797.62	2,797.62
Total PHYSICIAN'S CLAIMS COMPANY:							47,858.62

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PITTSBURGH PAINTS CO							
09/17/2026	109651	PAINT - GRAFFITTI	9832200083	110.2109.2190	REPAIRS AND MAINTE	220.89	220.89
Total PITTSBURGH PAINTS CO:							220.89
PLUNKETTS PEST CONTROL INC							
09/17/2026	109652	SB MALL PEST CONTRO	10679972	680.7537.2740	PROFESSIONAL SERV	122.76	122.76
09/17/2026	109652	BUILDING SUPPLIES	10742470	030.4101.3090	BUILDING SUPPLIES	109.20	109.20
Total PLUNKETTS PEST CONTROL INC:							231.96
PMI PROS INC							
09/17/2026	109653	SB MALL WEBSITE	18561	680.7537.3990	MISCELLANEOUS EXP	59.00	59.00
Total PMI PROS INC:							59.00
PUMP, ROD							
09/17/2026	109654	LIFEGUARD REIMBURSE	LG REIMB 2	020.4490.3035	OTHER SUPPLIES	150.00	150.00
Total PUMP, ROD:							150.00
QUILL CORPORATION							
09/17/2026	109655	CLOCK	50149574	010.6105.3019	OFFICE SUPPLIES	37.69	37.69
09/17/2026	109655	OFFICE SUPPLIES, SPO	50156470	600.8042.3590	MATERIAL	185.36	185.36
09/17/2026	109655	COPY PAPER	50156869	040.4215.2020	ADVERTISING (GENER	26.99	26.99
09/17/2026	109655	SHELVING	50163589	670.8923.2150	BUILDING REPAIRS AN	608.22	608.22
09/17/2026	109655	TONER	50171709	650.8901.3035	OTHER SUPPLIES	69.99	69.99
09/17/2026	109655	COPY PAPER	50190196	040.4215.2020	ADVERTISING (GENER	29.98	29.98
09/17/2026	109655	COPY PAPER, FILE FRAM	50190196	040.4202.3019	OFFICE SUPPLIES	72.86	72.86
Total QUILL CORPORATION:							1,031.09
RITE WAY LAWN SERVICE							
09/17/2026	109656	CITY PROPERTY MOWIN	4239	010.1911.2050	CONTRACT LABOR	3,510.00	3,510.00
Total RITE WAY LAWN SERVICE:							3,510.00
RIVER CITY AUTO SUPPLY							
09/17/2026	109657	OIL CHANGE STICKERS	014397	820.9601.3260	SHOP SUPPLIES	15.96	15.96
Total RIVER CITY AUTO SUPPLY:							15.96
RIVER CITY COMMUNICATIONS							
09/17/2026	109658	PHONE PROGRAMMING	12063	680.7537.2040	PHONE EXPENSE	110.00	110.00
09/17/2026	109658	NORRIS SECURITY MONI	12119	535.4401.2740	PROFESSIONAL SERV	32.00	32.00
09/17/2026	109658	NORRIS SECURITY MONI	12120	535.4401.2740	PROFESSIONAL SERV	12.00	12.00
Total RIVER CITY COMMUNICATIONS:							154.00
RIVER CITY KIWANIS CLUB							
09/17/2026	109659	457 CB DAYS POSTERS	2026 cannon	020.4304.4680	OTHER IMPROVEMEN	21.94	21.94
Total RIVER CITY KIWANIS CLUB:							21.94
ROTO-ROOTER							
09/17/2026	109660	HIGHLAND DRAIN REPAI	51135	650.8906.2150	BUILDING REPAIRS AN	100.00	100.00
09/17/2026	109660	OPEN SEWER LINE - CIT	51139	010.6501.2190	REPAIRS AND MAINTE	200.00	200.00

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Total ROTO-ROOTER:							300.00
ROUTER12 NETWORKS LLC							
09/17/2026	109661	DIGITAL INFO	143840	030.4101.3058	DIGITAL INFORMATION	190.00	190.00
Total ROUTER12 NETWORKS LLC:							190.00
SCHUMACHER ELEVATOR CO							
09/17/2026	109662	ELEVATOR SAFETY TEST	90692354	610.8121.3770	SAFETY EXPENSE	1,961.00	1,961.00
09/17/2026	109662	ELEVATOR MAINTENANC	90693434	010.6501.2201	ELAVATOR MAINTENA	1,001.26	1,001.26
Total SCHUMACHER ELEVATOR CO:							2,962.26
SCS ENGINEERS, AR DEPT							
09/17/2026	109663	AUTOMATED COLLECTIO	0588212	640.8305.2740	PROFESSIONAL SERV	1,470.00	1,470.00
Total SCS ENGINEERS, AR DEPT:							1,470.00
SERVICE LTD							
09/17/2026	109664	RAY RORICK FERTILIZER	1997436	020.4408.3035	OTHER SUPPLIES	1,102.20	1,102.20
09/17/2026	109664	NORRIS FERTILIZER	1997439	535.4401.3035	OTHER SUPPLIES	1,068.60	1,068.60
Total SERVICE LTD:							2,170.80
SHORT ELLIOTT HENDRICKSON INC							
09/17/2026	109665	PROFESSIONAL SERVIC	515249	603.8061.4510	BUILDING & PLANT IM	27,324.19	27,324.19
09/17/2026	109665	PROFESSIONAL SERVIC	515251	603.8061.4625	MAINS, ETC-SUPPLY	21,802.56	21,802.56
09/17/2026	109665	PROFESSONAL SERVICE	515475	320.2101.4585	RPA FUNDED PROJEC	33,559.62	33,559.62
09/17/2026	109665	PROFESSIONAL SERVIC	515478	603.8061.4635	LEAD LINE ABATEMEN	2,824.83	2,824.83
Total SHORT ELLIOTT HENDRICKSON INC:							85,511.20
SINNWELL, RA'SHAUN							
09/17/2026	109666	LIFEGUARD REIMBURSE	LG REIMB 2	020.4490.3035	OTHER SUPPLIES	150.00	150.00
Total SINNWELL, RA'SHAUN:							150.00
SJE							
09/17/2026	109667	EDR REPAIR	CD99632138	600.8001.2190	REPAIRS AND MAINTE	2,500.00	2,500.00
Total SJE:							2,500.00
SMITH,MITCHELL							
09/17/2026	109668	FLASH CARDS	9082026	660.1507.2080	EDUCATION AND TRAI	79.46	79.46
Total SMITH,MITCHELL:							79.46
SOUND AND MEDIA SOLUTIONS							
09/17/2026	109669	SB MALL MUSIC-SEPT 20	96463	680.7537.2740	PROFESSIONAL SERV	35.00	35.00
Total SOUND AND MEDIA SOLUTIONS:							35.00
STAAB CONSTRUCTION CORPORATION							
09/17/2026	109670	PLANT IMPROVMENTS	PAY 4 09082	613.8125.4690	NUTRIENT REDUCTIO	722,116.50	722,116.50

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total STAAB CONSTRUCTION CORPORATION:							722,116.50
STAR CITY HOCKEY							
09/17/2026	109671	ARENA ICE INSTALL	5071 CM	670.8923.2723	CONTRACTUAL AGRE	500.00	500.00
Total STAR CITY HOCKEY:							500.00
STAR EQUIPMENT							
09/17/2026	109672	HOT PATCHER TUBE	03123015	110.2107.3044	M/E SUPPLIES	848.14	848.14
Total STAR EQUIPMENT:							848.14
SUMMIT FIRE PROTECTION							
09/17/2026	109673	SB MALL SMOKE DETEC	4333310	680.7537.2740	PROFESSIONAL SERV	365.70	365.70
Total SUMMIT FIRE PROTECTION:							365.70
SUN POWERED SOLUTIONS I LLC							
09/17/2026	109674	GAS & ELECTRICITY	70001-2026-	030.4101.2160	GAS & ELECTRICITY	752.48	752.48
Total SUN POWERED SOLUTIONS I LLC:							752.48
SWANK MOTION PICTURES INC							
09/17/2026	109675	MOONLIGHT MOVIES	DB 4366452	020.4401.2740	PROFESSIONAL SERV	515.00	515.00
09/17/2026	109675	MOONLIGHT MOVIES	DB 4388752	020.4401.2740	PROFESSIONAL SERV	500.00	500.00
09/17/2026	109675	MOONLIGHT MOVIES	DB 4409680	020.4401.2740	PROFESSIONAL SERV	500.00	500.00
Total SWANK MOTION PICTURES INC:							1,515.00
TOTAL FILTRATION SERVICES INC							
09/17/2026	109676	FILETERS	2903317-00	600.8001.3175	FILTERS	13,844.62	13,844.62
TOTAL FILTRATION SERVICES INC:							13,844.62
TREVIPAY							
09/17/2026	109677	ARENA EQUIPMENT	2183C02F	325.4350.4040	MOTOR EQUIPMENT	12.88	12.88
09/17/2026	109677	OFFICE SUPPLIES	85DE6E33	010.1911.3019	OFFICE SUPPLIES	49.98	49.98
09/17/2026	109677	OFFICE SUPPLIES	85DE6E33	010.5401.3019	OFFICE SUPPLIES	39.48	39.48
09/17/2026	109677	OFFICE SUPPLIES	97B63A6F	010.1501.3019	OFFICE SUPPLIES	59.45	59.45
09/17/2026	109677	OFFICE SUPPLIES	BD31D583	010.5401.3019	OFFICE SUPPLIES	94.54	94.54
09/17/2026	109677	OFFICE SUPPLIES	C385C111	010.3900.3019	OFFICE SUPPLIES	21.62	21.62
09/17/2026	109677	WELLNESS - SMOKESHO	FDBB6C45	010.6401.1260	WELLNESS PROGRAM	140.22	140.22
Total TREVIPAY:							418.17
TRUCK CENTER COMPANIES							
09/17/2026	109678	2317 RPRS	RA30003623	010.1503.2140	M/E REPAIRS	250.73	250.73
Total TRUCK CENTER COMPANIES:							250.73
U S METALCRAFT INC							
09/17/2026	109679	VASE C. MERRITT	292416	070.4501.3330	VASES & DECORATIO	167.06	167.06
09/17/2026	109679	VASE FOR C. MERRITT	292526	070.4501.3330	VASES & DECORATIO	167.06	167.06
Total U S METALCRAFT INC:							334.12

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
ULINE							
09/17/2026	109680	FLAMMABLE STORAGE C	212899802	325.4350.4040	MOTOR EQUIPMENT	999.58	999.58
Total ULINE:							999.58
USA BLUEBOOK							
09/17/2026	109681	LAB SUPPLIES	INV01158519	610.8121.3070	LABORATORY SUPPLI	463.19	463.19
Total USA BLUEBOOK:							463.19
UTILITY EQUIPMENT COMPANY							
09/17/2026	109682	RING AND COVER	20064123-00	610.8123.2190	REPAIRS AND MAINTE	551.55	551.55
Total UTILITY EQUIPMENT COMPANY:							551.55
VAN HAUEN, RACHEL							
09/17/2026	109683	MILEAGE - HOUSING CO	09/09-09/10/	010.6201.2060	TRAVEL AND CONFER	188.48	188.48
09/17/2026	109683	PER DIEM	09/09-09/10/	010.6105.2060	TRAVEL AND CONFER	20.00	20.00
Total VAN HAUEN, RACHEL:							208.48
VAN METER ELECTRIC							
09/17/2026	109684	WRF THICKENER	S014592980.	610.8121.2190	REPAIRS AND MAINTE	36.99	36.99
Total VAN METER ELECTRIC:							36.99
VAN STEENHUYSE, STEVEN							
09/17/2026	109685	MILEAGE - HOUSING CO	09/09-09/10/	010.5401.2060	TRAVEL AND CONFER	198.16	198.16
09/17/2026	109685	PARKING	09/09-09/10/	010.5401.2060	TRAVEL AND CONFER	20.00	20.00
Total VAN STEENHUYSE, STEVEN:							218.16
VANWALL EQUIPMENT							
09/17/2026	109686	JD TRACTOR 79	7013610	110.2107.2140	M/E REPAIRS	8,745.58	8,745.58
09/17/2026	109686	M/E SUPPLIES	7014044	010.2990.3044	M/E SUPPLIES	52.98	52.98
Total VANWALL EQUIPMENT:							8,798.56
VESTIS							
09/17/2026	109687	UNIFORMS	6340600094	600.8001.3060	SUPPLIES & LAUNDRY	234.85	234.85
09/17/2026	109687	RUGS	6340600675	010.6501.3060	SUPPLIES & LAUNDRY	82.42	82.42
09/17/2026	109687	UNIFORMS & MATS	6340602686	610.8121.3060	SUPPLIES & LAUNDRY	225.34	225.34
09/17/2026	109687	UNIFORMS	6340602689	600.8001.3060	SUPPLIES & LAUNDRY	199.11	199.11
09/17/2026	109687	HIGHLAND MOTOR SHO	6340603985	650.8908.3044	M/E SUPPLIES	26.08	26.08
09/17/2026	109687	UNIFORMS & MATS	6340604815	110.2105.3060	SUPPLIES & LAUNDRY	173.31	173.31
09/17/2026	109687	UNIFORMS & SHOP TOW	6340604816	820.9601.3260	SHOP SUPPLIES	118.54	118.54
09/17/2026	109687	UNIFORMS	6340604817	600.8012.2410	UNIFORM RENTAL	92.31	92.31
09/17/2026	109687	UNIFORM RENTALS	6340604818	640.8305.2410	UNIFORM RENTAL	86.12	86.12
09/17/2026	109687	UNIFORMS & MATS	6340605259	610.8121.3060	SUPPLIES & LAUNDRY	228.13	228.13
09/17/2026	109687	RUGS	6340605838	010.6501.3060	SUPPLIES & LAUNDRY	30.19	30.19
Total VESTIS:							1,496.40
WALLACE HOLLAND KASTLER							
09/17/2026	109688	NUTRIANT REDUCTION P	58885	613.8125.4690	NUTRIENT REDUCTIO	70,127.37	70,127.37

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Total WALLACE HOLLAND KASTLER:							70,127.37
WASTE MANAGEMENT							
09/17/2026	109689	DUMPSTER	6778790-051	600.8001.3175	FILTERS	155.54	155.54
Total WASTE MANAGEMENT:							155.54
WICKMAN, CHAD & ELIZABETH							
09/17/2026	109690	MAILBOX	MAILBOX R	640.8305.3990	MISCELLANEOUS EXP	50.00	50.00
Total WICKMAN, CHAD & ELIZABETH:							50.00
WIMAC TEL							
09/17/2026	109691	PHONE EXPENSE	000216128	030.4101.2040	PHONE EXPENSE	91.50	91.50
Total WIMAC TEL:							91.50
WYBORNY,PAM							
09/17/2026	109692	PHONE EXPENSE	OCTOBER 2	030.4101.2040	PHONE EXPENSE	30.00	30.00
Total WYBORNY,PAM:							30.00
Grand Totals:							1,656,322.58

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

Dated: _____

Approved by: _____

_____

_____

Report Criteria:
Report type: GL detail

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
ACTIVE911 INC							
09/24/2026	109694	CCRT ACTIVE 911	697896	010.1101.5910	SPECIAL GRANT	33.30	33.30
Total ACTIVE911 INC:							33.30
ALLIANT UTILITIES-IPC							
09/24/2026	109695	Parkers Woods	0430521000	020.4304.2160	GAS & ELECTRICITY	60.58	60.58
09/24/2026	109695	99 4th St. N.W. ST LT MTR	1058641000	110.2301.2180	ELECTRICITY	60.98	60.98
09/24/2026	109695	3920 4th St Welcome Sign	1401841000	110.2100.2160	GAS & ELECTRICITY	29.51	29.51
09/24/2026	109695	Lakeview	2061390000	610.8123.2630	LIFT STATION ELECTR	68.06	68.06
09/24/2026	109695	Traffic Lights	2143933270	010.2404.2180	ELECTRICITY	1,247.16	1,247.16
09/24/2026	109695	Wtr Treatment Pklan	2498021000	600.8001.2160	GAS & ELECTRICITY	39,169.88	39,169.88
09/24/2026	109695	Black Pond Monitor	2789201000	600.8001.2160	GAS & ELECTRICITY	28.65	28.65
09/24/2026	109695	N Federal Welcome Sign	3150390000	110.2100.2160	GAS & ELECTRICITY	26.78	26.78
09/24/2026	109695	15th St Tower & Booster	3189490000	600.8001.2160	GAS & ELECTRICITY	2,622.64	2,622.64
09/24/2026	109695	West Park Monitor	4479941000	600.8001.2160	GAS & ELECTRICITY	28.43	28.43
09/24/2026	109695	490 N Enterprise Aly St lite	4887551000	110.2301.2180	ELECTRICITY	62.55	62.55
09/24/2026	109695	Sewer	5283331000	610.8121.2160	GAS & ELECTRICITY	36,752.93	36,752.93
09/24/2026	109695	Lakeview lift station	5918301000	610.8123.2630	LIFT STATION ELECTR	209.03	209.03
09/24/2026	109695	West Park Tennis Courts	7985711000	020.4304.2160	GAS & ELECTRICITY	130.84	130.84
09/24/2026	109695	2750 S Birch Drive ACB	8620801000	010.1901.2160	GAS & ELECTRICITY	2,111.26	2,111.26
Total ALLIANT UTILITIES-IPC:							82,609.28
AMAZON CAPITAL SERVICES							
09/24/2026	109696	OFFICE SUPPLIES	14TQ-PMVW	030.4101.3019	OFFICE SUPPLIES	55.84	55.84
09/24/2026	109696	LIBRARY TRUST BOOK	16HC-6Y4R-	510.4101.4020	BOOKS	88.54	88.54
09/24/2026	109696	LIBRARY TRUST BOOK	16LG-MH1V-	510.4101.4020	BOOKS	5.99	5.99
09/24/2026	109696	LIBRARY TRUST BOOK	16LG-MH1V-	510.4101.4020	BOOKS	487.09	487.09
09/24/2026	109696	VEHICLE MOUNTS (2302	16N4-VR4P-	010.1503.2130	RADIO MAINTENANCE	35.98	35.98
09/24/2026	109696	OFFICE SUPPLIES	16N4-VR4P-	010.1501.3019	OFFICE SUPPLIES	17.06	17.06
09/24/2026	109696	FOGGER REPAIR PARTS	17GK-FP3W-	660.1509.3060	SUPPLIES & LAUNDRY	8.99	8.99
09/24/2026	109696	LIBRARY TRUST BOOK	17KR-7DGW	510.4101.4020	BOOKS	18.70	18.70
09/24/2026	109696	LIBRARY TRUST BOOK	17M3-NYCQ-	510.4101.4020	BOOKS	16.50	16.50
09/24/2026	109696	LIBRARY TRUST BOOK	1D9T-6JJD-6	510.4101.4020	BOOKS	374.86	374.86
09/24/2026	109696	A/V	1D9T-6JJD-	030.4101.4021	AUDIO/VISUAL	37.99	37.99
09/24/2026	109696	LIBRARY TRUST BOOK	1DYD-X1VM-	510.4101.4020	BOOKS	458.70	458.70
09/24/2026	109696	LIBRARY TRUST BOOK	1F6J-6Y9M-6	510.4101.4020	BOOKS	17.60	17.60
09/24/2026	109696	AUDIO VISUAL	1GV3-T77W-	030.4101.4021	AUDIO/VISUAL	3.03-	3.03-
09/24/2026	109696	LIBRARY TRUST GRANT	1HCP-H4M3-	510.4101.2910	GRANT PAYMENTS	51.46	51.46
09/24/2026	109696	LIBRARY TRUST BOOK	1JXV-X4PN-	510.4101.4020	BOOKS	39.00	39.00
09/24/2026	109696	PHONE CASE KRYSTEN	1NTW-CMKR	010.6201.2040	PHONE EXPENSE	54.95	54.95
09/24/2026	109696	PHONE SUPPLIES	1V1C-CPNX-	010.1502.2040	PHONE EXPENSE	33.94	33.94
09/24/2026	109696	LIBRARY TRUST BOOK	1VTW-6YTY-	510.4101.4020	BOOKS	20.40	20.40
09/24/2026	109696	2341 MOUNT & 2304 ADH	1Y3P-NLN4-	010.1503.3044	M/E SUPPLIES	52.99	52.99
09/24/2026	109696	LIBRARY TRUST BOOK	1YQT-WJCV-	510.4101.4020	BOOKS	7.79	7.79
Total AMAZON CAPITAL SERVICES:							1,881.34
APEX WATER AND PROCESS INC							
09/24/2026	109697	BUILDING SUPPLIES	AR166144	030.4101.3090	BUILDING SUPPLIES	110.00	110.00
Total APEX WATER AND PROCESS INC:							110.00

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ARNOLD MOTOR SUPPLY							
09/24/2026	109698	ROTORS	05JV003904	010.1102.2140	M/E REPAIRS	73.87	73.87
09/24/2026	109698	CUSTOMER SERVICE	05NV180957	600.8001.2190	REPAIRS AND MAINTE	13.72	13.72
09/24/2026	109698	CUSTOMER SERVICE	05NV180977	600.8001.2190	REPAIRS AND MAINTE	39.98	39.98
09/24/2026	109698	EDR REPAIR	05NV181131	600.8001.2190	REPAIRS AND MAINTE	35.83	35.83
09/24/2026	109698	EDR REPAIR	05NV181262	600.8001.2190	REPAIRS AND MAINTE	8.62	8.62
09/24/2026	109698	EDR REPAIR	05NV181305	600.8001.2190	REPAIRS AND MAINTE	26.36	26.36
09/24/2026	109698	INS CLAMPS	05NV181403	110.2107.3044	M/E SUPPLIES	41.13	41.13
09/24/2026	109698	EDR REPAIR	05NV181511	600.8001.2190	REPAIRS AND MAINTE	29.40	29.40
09/24/2026	109698	TRUCK 34	05NV181612	600.8001.2190	REPAIRS AND MAINTE	165.69	165.69
Total ARNOLD MOTOR SUPPLY:							434.60
AT&T MOBILITY							
09/24/2026	109699	AMB CELL PHONES 7.20	2873149316	660.1508.2040	PHONE EXPENSE	428.87	428.87
09/24/2026	109699	FIRE CELL PHONES 7.20	2873149316	010.1502.2040	PHONE EXPENSE	211.31	211.31
Total AT&T MOBILITY:							640.18
BBGC LLC							
09/24/2026	109700	457 CANNONBALL	15113	020.4304.4680	OTHER IMPROVEMEN	39.19	39.19
Total BBGC LLC:							39.19
BEAULIEU, JACOB							
09/24/2026	109701	PER DIEM	8/31-9/2/26	010.1101.2080	EDUCATION AND TRAI	220.00	220.00
Total BEAULIEU, JACOB:							220.00
BFIRST INDUSTRIAL							
09/24/2026	109702	HARDWARE	31064208-02	820.9601.3260	SHOP SUPPLIES	.97	.97
Total BFIRST INDUSTRIAL:							.97
BLUE SKY SOLAR CO MASON CITY LLC							
09/24/2026	109703	SOLAR ENERGY	INV721	010.1103.2160	GAS & ELECTRICITY	828.57	828.57
Total BLUE SKY SOLAR CO MASON CITY LLC:							828.57
BOUND TREE MEDICAL LLC							
09/24/2026	109704	EMS SUPPLIES	86359728	660.1509.3070	MEDICAL SUPPLIES	20.50	20.50
Total BOUND TREE MEDICAL LLC:							20.50
BRADS AUTO REPAIR							
09/24/2026	109705	CITY FORD FUSION MAIN	I023473	010.5401.3990	MISCELLANEOUS EXP	152.31	152.31
Total BRADS AUTO REPAIR:							152.31
BROTHERS MARKET INC							
09/24/2026	109706	CUSTOMER SERVICE RE	128991	600.8001.2190	REPAIRS AND MAINTE	69.00	69.00
09/24/2026	109706	CUSTOMER SERVICE RE	128993	600.8001.2190	REPAIRS AND MAINTE	64.99	64.99
09/24/2026	109706	HINGES	129027	110.2109.2190	REPAIRS AND MAINTE	4.59	4.59
09/24/2026	109706	CUSTOMER SERVICE RE	I62479	600.8001.2190	REPAIRS AND MAINTE	69.00-	69.00-
Total BROTHERS MARKET INC:							69.58

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BRYANT TREE SERVICE							
09/24/2026	109707	TREE REMOVAL 31 14TH	2644	015.5401.4010	CAPITAL OUTLAY	5,000.00	5,000.00
09/24/2026	109707	TREE REMOVAL 1003 MA	2647	015.5401.4010	CAPITAL OUTLAY	4,000.00	4,000.00
Total BRYANT TREE SERVICE:							9,000.00
BUILDERS FIRSTSOURCE							
09/24/2026	109708	STORM SEWER SUPPLIE	902122848	620.8125.4610	STORM SEWERS	31.95	31.95
Total BUILDERS FIRSTSOURCE:							31.95
CAMPBELL SUPPLY CO							
09/24/2026	109709	SAW BLADES	INV-0074960	600.8042.3590	MATERIAL	149.97	149.97
09/24/2026	109709	MARKING WAND	INV-0075077	600.8042.3590	MATERIAL	34.30	34.30
Total CAMPBELL SUPPLY CO:							184.27
CEMSTONE CONCRETE MATERIALS LLC							
09/24/2026	109710	STORM SEWER CONCRE	8234282	620.8125.4610	STORM SEWERS	719.00	719.00
09/24/2026	109710	STORM SEWER CONCRE	8236453	620.8125.4610	STORM SEWERS	562.50	562.50
Total CEMSTONE CONCRETE MATERIALS LLC:							1,281.50
CENTRAL LOCK & KEY							
09/24/2026	109711	CAMERA PUPPET ROOM	E12165	040.4203.2190	REPAIRS AND MAINTE	245.00	245.00
09/24/2026	109711	TRANSIT STATION CAME	E12173	080.5801.2730	TECHNOLOGY EXPEN	737.80	737.80
Total CENTRAL LOCK & KEY:							982.80
CENTURYLINK							
09/24/2026	109712	PHONE	334111197 0	020.4490.2040	PHONE EXPENSE	76.04	76.04
Total CENTURYLINK:							76.04
CERRO GORDO COUNTY TREASURER							
09/24/2026	109713	PARCEL 070928103000	25024866	680.7537.2871	PROPERTY TAXES	60,836.00	60,836.00
09/24/2026	109713	PARCEL 071015403300	25027138	680.7537.2871	PROPERTY TAXES	95,876.00	95,876.00
Total CERRO GORDO COUNTY TREASURER:							156,712.00
CHAMBER OF COMMERCE							
09/24/2026	109714	DAMAGE DEPOSIT REFU	0037443	040.4202.5510	REFUND	50.00	50.00
Total CHAMBER OF COMMERCE:							50.00
CHARLSON EXCAVATING							
09/24/2026	109715	SIDEWALK PROJECT	26-212	110.2101.4577	CITY SIDEWALKS	1,291.50	1,291.50
Total CHARLSON EXCAVATING:							1,291.50
CHOSEN VALLEY TESTING							
09/24/2026	109716	EAST PARK SHELTER #2	61571	325.2101.4922	PARK IMPROVEMENT	3,750.00	3,750.00
Total CHOSEN VALLEY TESTING:							3,750.00
CITY OF MASON CITY							
09/24/2026	109718	POLICE	83511839689	010.1101.1160	HEALTH & LIFE INSUR	126.80	126.80

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09/24/2026	109718	FIRE	83511839689	010.1501.1160	HEALTH & LIFE INSUR	107.40	107.40
09/24/2026	109718	FIRE AMBULANCE	83511839689	660.1507.1160	HEALTH & LIFE INSUR	15.70	15.70
09/24/2026	109718	BUILDING DEPARTMENT	83511839689	010.1701.1160	HEALTH & LIFE INSUR	2.70	2.70
09/24/2026	109718	ANIMAL CONTROL	83511839689	010.1901.1160	HEALTH & LIFE INSUR	2.70	2.70
09/24/2026	109718	ELECTRICAL INSPECTO	83511839689	010.1904.1160	HEALTH & LIFE INSUR	2.70	2.70
09/24/2026	109718	PLUMBING INSPECTOR	83511839689	010.1907.1160	HEALTH & LIFE INSUR	2.70	2.70
09/24/2026	109718	NEIGHBORHOOD SERVI	83511839689	010.1911.1160	HEALTH & LIFE INSUR	7.34	7.34
09/24/2026	109718	STREET DEPARTMENT	83511839689	110.2105.1160	HEALTH & LIFE INSUR	57.50	57.50
09/24/2026	109718	TRAFFIC CONTROL	83511839689	010.6900.1160	HEALTH & LIFE INSUR	2.20	2.20
09/24/2026	109718	ENGINEERS OFFICE	83511839689	010.6900.1160	HEALTH & LIFE INSUR	15.20	15.20
09/24/2026	109718	AIRPORT	83511839689	050.2801.1160	HEALTH & LIFE INSUR	13.50	13.50
09/24/2026	109718	HEALTH DEPARTMENT	83511839689	010.3401.1160	HEALTH & LIFE INSUR	2.70	2.70
09/24/2026	109718	YOUTH TASK FORCE	83511839689	010.3900.1160	HEALTH & LIFE INSUR	2.70	2.70
09/24/2026	109718	LIBRARY	83511839689	030.4101.1160	HEALTH & LIFE INSUR	37.00	37.00
09/24/2026	109718	MUSEUM	83511839689	040.4202.1160	HEALTH & LIFE INSUR	15.20	15.20
09/24/2026	109718	PARK	83511839689	020.4301.1160	HEALTH & LIFE INSUR	15.20	15.20
09/24/2026	109718	RECREATION	83511839689	020.4401.1160	HEALTH & LIFE INSUR	10.80	10.80
09/24/2026	109718	CEMETERY	83511839689	070.4501.1160	HEALTH & LIFE INSUR	7.60	7.60
09/24/2026	109718	DEVELOPMENT SERVICE	83511839689	010.6900.1160	HEALTH & LIFE INSUR	11.74	11.74
09/24/2026	109718	CITY ADMINSTRATOR	83511839689	010.6900.1160	HEALTH & LIFE INSUR	5.40	5.40
09/24/2026	109718	FINANCE	83511839689	010.6900.1160	HEALTH & LIFE INSUR	15.20	15.20
09/24/2026	109718	IT TECH	83511839689	010.6900.1160	HEALTH & LIFE INSUR	2.70	2.70
09/24/2026	109718	GIS	83511839689	010.6900.1160	HEALTH & LIFE INSUR	2.20	2.20
09/24/2026	109718	CLERK	83511839689	010.6900.1160	HEALTH & LIFE INSUR	2.20	2.20
09/24/2026	109718	HUMAN RESOURCES	83511839689	010.6900.1160	HEALTH & LIFE INSUR	7.60	7.60
09/24/2026	109718	WATER SUPPLY	83511839689	600.8012.1160	HEALTH & LIFE INSUR	25.50	25.50
09/24/2026	109718	WATER DISTRIBUTION	83511839689	600.8012.1160	HEALTH & LIFE INSUR	20.60	20.60
09/24/2026	109718	COMMERICAL & COLLEC	83511839689	600.8012.1160	HEALTH & LIFE INSUR	6.34	6.34
09/24/2026	109718	SEWAGE TREATMENT	83511839689	610.8121.1160	HEALTH & LIFE INSUR	32.10	32.10
09/24/2026	109718	SANITARY SEWER	83511839689	610.8121.1160	HEALTH & LIFE INSUR	5.40	5.40
09/24/2026	109718	PARKING ENFORCEMEN	83511839689	630.8203.1160	HEALTH & LIFE INSUR	2.20	2.20
09/24/2026	109718	REFUSE	83511839689	640.8305.1160	HEALTH & LIFE INSUR	22.30	22.30
09/24/2026	109718	GOLF COURSE	83511839689	650.8901.1160	HEALTH & LIFE INSUR	5.40	5.40
09/24/2026	109718	RCR ARENA	83511839689	670.8921.1160	HEALTH & LIFE INSUR	4.40	4.40
09/24/2026	109718	INTERNAL SERVICES	83511839689	820.9601.1160	HEALTH & LIFE INSUR	8.10	8.10
09/24/2026	109718	SB MALL	83511839689	680.7537.1160	HEALTH & LIFE INSUR	2.70	2.70
09/24/2026	109718	MASON CITY HOUSING	83511839689	010.6900.1160	HEALTH & LIFE INSUR	8.10	8.10
09/24/2026	109718	M C Housing Optional Emp	83511839689	010.6900.1160	HEALTH & LIFE INSUR	57.50	57.50
09/24/2026	109718	Adjustments	83511839689	010.6900.1160	HEALTH & LIFE INSUR	136.68-	136.68-
09/24/2026	109719	POLICE	83511895806	010.1101.1160	HEALTH & LIFE INSUR	126.80	126.80
09/24/2026	109719	FIRE	83511895806	010.1501.1160	HEALTH & LIFE INSUR	107.40	107.40
09/24/2026	109719	FIRE AMBULANCE	83511895806	660.1507.1160	HEALTH & LIFE INSUR	15.70	15.70
09/24/2026	109719	BUILDING DEPARTMENT	83511895806	010.1701.1160	HEALTH & LIFE INSUR	2.70	2.70
09/24/2026	109719	ANIMAL CONTROL	83511895806	010.1901.1160	HEALTH & LIFE INSUR	2.70	2.70
09/24/2026	109719	ELECTRICAL INSPECTO	83511895806	010.1904.1160	HEALTH & LIFE INSUR	2.70	2.70
09/24/2026	109719	PLUMBING INSPECTOR	83511895806	010.1907.1160	HEALTH & LIFE INSUR	2.70	2.70
09/24/2026	109719	NEIGHBORHOOD SERVI	83511895806	010.1911.1160	HEALTH & LIFE INSUR	7.34	7.34
09/24/2026	109719	STREET DEPARTMENT	83511895806	110.2105.1160	HEALTH & LIFE INSUR	57.50	57.50
09/24/2026	109719	TRAFFIC CONTROL	83511895806	010.6900.1160	HEALTH & LIFE INSUR	2.20	2.20
09/24/2026	109719	ENGINEERS OFFICE	83511895806	010.6900.1160	HEALTH & LIFE INSUR	15.20	15.20
09/24/2026	109719	AIRPORT	83511895806	050.2801.1160	HEALTH & LIFE INSUR	13.50	13.50
09/24/2026	109719	HEALTH DEPARTMENT	83511895806	010.3401.1160	HEALTH & LIFE INSUR	2.70	2.70
09/24/2026	109719	YOUTH TASK FORCE	83511895806	010.3900.1160	HEALTH & LIFE INSUR	2.70	2.70
09/24/2026	109719	LIBRARY	83511895806	030.4101.1160	HEALTH & LIFE INSUR	37.00	37.00
09/24/2026	109719	MUSEUM	83511895806	040.4202.1160	HEALTH & LIFE INSUR	15.20	15.20
09/24/2026	109719	PARK	83511895806	020.4301.1160	HEALTH & LIFE INSUR	15.20	15.20
09/24/2026	109719	RECREATION	83511895806	020.4401.1160	HEALTH & LIFE INSUR	10.80	10.80

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
09/24/2026	109719	CEMETERY	83511895806	070.4501.1160	HEALTH & LIFE INSUR	7.60	7.60
09/24/2026	109719	DEVELOPMENT SERVICE	83511895806	010.6900.1160	HEALTH & LIFE INSUR	11.74	11.74
09/24/2026	109719	CITY ADMINSTRATOR	83511895806	010.6900.1160	HEALTH & LIFE INSUR	5.40	5.40
09/24/2026	109719	FINANCE	83511895806	010.6900.1160	HEALTH & LIFE INSUR	15.20	15.20
09/24/2026	109719	IT TECH	83511895806	010.6900.1160	HEALTH & LIFE INSUR	2.70	2.70
09/24/2026	109719	GIS	83511895806	010.6900.1160	HEALTH & LIFE INSUR	2.20	2.20
09/24/2026	109719	CLERK	83511895806	010.6900.1160	HEALTH & LIFE INSUR	2.20	2.20
09/24/2026	109719	HUMAN RESOURCES	83511895806	010.6900.1160	HEALTH & LIFE INSUR	7.60	7.60
09/24/2026	109719	WATER SUPPLY	83511895806	600.8012.1160	HEALTH & LIFE INSUR	25.50	25.50
09/24/2026	109719	WATER DISTRIBUTION	83511895806	600.8012.1160	HEALTH & LIFE INSUR	20.60	20.60
09/24/2026	109719	COMMERICAL & COLLEC	83511895806	600.8012.1160	HEALTH & LIFE INSUR	6.34	6.34
09/24/2026	109719	SEWAGE TREATMENT	83511895806	610.8121.1160	HEALTH & LIFE INSUR	32.10	32.10
09/24/2026	109719	SANITARY SEWER	83511895806	610.8121.1160	HEALTH & LIFE INSUR	5.40	5.40
09/24/2026	109719	PARKING ENFORCEMEN	83511895806	630.8203.1160	HEALTH & LIFE INSUR	2.20	2.20
09/24/2026	109719	REFUSE	83511895806	640.8305.1160	HEALTH & LIFE INSUR	22.80	22.80
09/24/2026	109719	GOLF COURSE	83511895806	650.8901.1160	HEALTH & LIFE INSUR	5.40	5.40
09/24/2026	109719	RCR ARENA	83511895806	670.8921.1160	HEALTH & LIFE INSUR	4.40	4.40
09/24/2026	109719	INTERNAL SERVICES	83511895806	820.9601.1160	HEALTH & LIFE INSUR	8.10	8.10
09/24/2026	109719	SB MALL	83511895806	680.7537.1160	HEALTH & LIFE INSUR	1.94	1.94
09/24/2026	109719	MASON CITY HOUSING	83511895806	010.6900.1160	HEALTH & LIFE INSUR	8.10	8.10
09/24/2026	109719	M C Housing Optional Emp	83511895806	010.6900.1160	HEALTH & LIFE INSUR	57.50	57.50
09/24/2026	109719	Adjustments	83511895806	010.6900.1160	HEALTH & LIFE INSUR	4.10-	4.10-
09/24/2026	109720	POLICE	83511963942	010.1101.1160	HEALTH & LIFE INSUR	121.90	121.90
09/24/2026	109720	FIRE	83511963942	010.1501.1160	HEALTH & LIFE INSUR	100.80	100.80
09/24/2026	109720	FIRE AMBULANCE	83511963942	660.1507.1160	HEALTH & LIFE INSUR	18.40	18.40
09/24/2026	109720	BUILDING DEPARTMENT	83511963942	010.1701.1160	HEALTH & LIFE INSUR	2.70	2.70
09/24/2026	109720	ANIMAL CONTROL	83511963942	010.1901.1160	HEALTH & LIFE INSUR	2.70	2.70
09/24/2026	109720	ELECTRICAL INSPECTO	83511963942	010.1904.1160	HEALTH & LIFE INSUR	2.70	2.70
09/24/2026	109720	PLUMBING INSPECTOR	83511963942	010.1907.1160	HEALTH & LIFE INSUR	2.70	2.70
09/24/2026	109720	NEIGHBORHOOD SERVI	83511963942	010.1911.1160	HEALTH & LIFE INSUR	7.34	7.34
09/24/2026	109720	STREET DEPARTMENT	83511963942	110.2105.1160	HEALTH & LIFE INSUR	57.50	57.50
09/24/2026	109720	TRAFFIC CONTROL	83511963942	010.6900.1160	HEALTH & LIFE INSUR	2.20	2.20
09/24/2026	109720	ENGINEERS OFFICE	83511963942	010.6900.1160	HEALTH & LIFE INSUR	13.00	13.00
09/24/2026	109720	AIRPORT	83511963942	050.2801.1160	HEALTH & LIFE INSUR	13.50	13.50
09/24/2026	109720	HEALTH DEPARTMENT	83511963942	010.3401.1160	HEALTH & LIFE INSUR	2.70	2.70
09/24/2026	109720	YOUTH TASK FORCE	83511963942	010.3900.1160	HEALTH & LIFE INSUR	2.70	2.70
09/24/2026	109720	LIBRARY	83511963942	030.4101.1160	HEALTH & LIFE INSUR	37.00	37.00
09/24/2026	109720	MUSEUM	83511963942	040.4202.1160	HEALTH & LIFE INSUR	13.00	13.00
09/24/2026	109720	PARK	83511963942	020.4301.1160	HEALTH & LIFE INSUR	15.20	15.20
09/24/2026	109720	RECREATION	83511963942	020.4401.1160	HEALTH & LIFE INSUR	10.80	10.80
09/24/2026	109720	CEMETERY	83511963942	070.4501.1160	HEALTH & LIFE INSUR	7.60	7.60
09/24/2026	109720	DEVELOPMENT SERVICE	83511963942	010.6900.1160	HEALTH & LIFE INSUR	11.74	11.74
09/24/2026	109720	CITY ADMINSTRATOR	83511963942	010.6900.1160	HEALTH & LIFE INSUR	5.40	5.40
09/24/2026	109720	FINANCE	83511963942	010.6900.1160	HEALTH & LIFE INSUR	12.50	12.50
09/24/2026	109720	IT TECH	83511963942	010.6900.1160	HEALTH & LIFE INSUR	2.70	2.70
09/24/2026	109720	GIS	83511963942	010.6900.1160	HEALTH & LIFE INSUR	2.20	2.20
09/24/2026	109720	CLERK	83511963942	010.6900.1160	HEALTH & LIFE INSUR	2.20	2.20
09/24/2026	109720	HUMAN RESOURCES	83511963942	010.6900.1160	HEALTH & LIFE INSUR	7.60	7.60
09/24/2026	109720	WATER SUPPLY	83511963942	600.8012.1160	HEALTH & LIFE INSUR	25.50	25.50
09/24/2026	109720	WATER DISTRIBUTION	83511963942	600.8012.1160	HEALTH & LIFE INSUR	20.60	20.60
09/24/2026	109720	COMMERICAL & COLLEC	83511963942	600.8012.1160	HEALTH & LIFE INSUR	6.34	6.34
09/24/2026	109720	SEWAGE TREATMENT	83511963942	610.8121.1160	HEALTH & LIFE INSUR	32.10	32.10
09/24/2026	109720	SANITARY SEWER	83511963942	610.8121.1160	HEALTH & LIFE INSUR	5.40	5.40
09/24/2026	109720	PARKING ENFORCEMEN	83511963942	630.8203.1160	HEALTH & LIFE INSUR	2.20	2.20
09/24/2026	109720	REFUSE	83511963942	640.8305.1160	HEALTH & LIFE INSUR	22.80	22.80
09/24/2026	109720	GOLF COURSE	83511963942	650.8901.1160	HEALTH & LIFE INSUR	5.40	5.40
09/24/2026	109720	RCR ARENA	83511963942	670.8921.1160	HEALTH & LIFE INSUR	4.40	4.40

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
09/24/2026	109720	INTERNAL SERVICES	83511963942	820.9601.1160	HEALTH & LIFE INSUR	8.10	8.10
09/24/2026	109720	SB MALL	83511963942	680.7537.1160	HEALTH & LIFE INSUR	1.94	1.94
09/24/2026	109720	MASON CITY HOUSING	83511963942	010.6900.1160	HEALTH & LIFE INSUR	8.10	8.10
09/24/2026	109720	M C Housing Optional Emp	83511963942	010.6900.1160	HEALTH & LIFE INSUR	57.50	57.50
09/24/2026	109720	Adjustments	83511963942	010.6900.1160	HEALTH & LIFE INSUR	145.28-	145.28-
09/24/2026	109717	AUGUST '26 INT SRVC	SEPT '26 OC	010.1102.2140	M/E REPAIRS	334.05	334.05
09/24/2026	109717	AUGUST '26 INT SRVC	SEPT '26 OC	010.6501.2190	REPAIRS AND MAINTE	85.00	85.00
09/24/2026	109717	AUGUST '26 INT SRVC	SEPT '26 OC	020.4304.1220	GROUNDS MAINTENA	1,508.75	1,508.75
09/24/2026	109717	AUGUST '26 INT SRVC	SEPT '26 OC	020.4410.3130	CAMPGROUND SUPPL	255.00	255.00
09/24/2026	109717	AUGUST '26 INT SRVC	SEPT '26 OC	110.2103.2360	TRAFFIC SIGNAL REP	4,643.55	4,643.55
09/24/2026	109717	AUGUST '26 INT SRVC	SEPT '26 OC	110.2107.2140	M/E REPAIRS	1,105.00	1,105.00
09/24/2026	109717	AUGUST '26 INT SRVC	SEPT '26 OC	110.2107.3044	M/E SUPPLIES	1,067.69	1,067.69
09/24/2026	109717	AUGUST '26 INT SRVC	SEPT '26 OC	110.2301.2190	REPAIRS AND MAINTE	3,453.55	3,453.55
09/24/2026	109717	AUGUST '26 INT SRVC	SEPT '26 OC	680.7537.3990	MISCELLANEOUS EXP	595.00	595.00
09/24/2026	109717	AUGUST '26 INT SRVC	SEPT '26 OC	600.8001.2150	BUILDING REPAIRS AN	1,105.00	1,105.00
09/24/2026	109717	AUGUST '26 INT SRVC	SEPT '26 OC	600.8001.2190	REPAIRS AND MAINTE	433.80	433.80
09/24/2026	109717	AUGUST '26 INT SRVC	SEPT '26 OC	610.8121.2190	REPAIRS AND MAINTE	595.00	595.00
09/24/2026	109717	AUGUST '26 INT SRVC	SEPT '26 OC	630.8202.2190	REPAIRS AND MAINTE	765.00	765.00
09/24/2026	109717	AUGUST '26 INT SRVC	SEPT '26 OC	640.8305.3044	M/E SUPPLIES	302.02	302.02
09/24/2026	109717	AUGUST '26 INT SRVC	SEPT '26 OC	640.8305.2140	M/E REPAIRS	85.00	85.00
09/24/2026	109717	GASOHOL-AUG 2026	SEPT '26 OC	010.1503.3750	FUEL	266.94	266.94
09/24/2026	109717	GASOHOL-AUG 2026	SEPT '26 OC	660.1509.3750	FUEL	2,912.32	2,912.32
09/24/2026	109717	GASOHOL-AUG 2026	SEPT '26 OC	010.1901.3750	FUEL	258.40	258.40
09/24/2026	109717	GASOHOL-AUG 2026	SEPT '26 OC	010.1904.3750	FUEL	74.62	74.62
09/24/2026	109717	GASOHOL-AUG 2026	SEPT '26 OC	010.1701.3750	FUEL	127.01	127.01
09/24/2026	109717	GASOHOL-AUG 2026	SEPT '26 OC	010.2601.3750	FUEL	622.94	622.94
09/24/2026	109717	GASOHOL-AUG 2026	SEPT '26 OC	010.1911.3750	FUEL	381.12	381.12
09/24/2026	109717	GASOHOL-AUG 2026	SEPT '26 OC	020.4308.3750	FUEL	1,064.26	1,064.26
09/24/2026	109717	GASOHOL-AUG 2026	SEPT '26 OC	020.4401.3750	FUEL	707.07	707.07
09/24/2026	109717	GASOHOL-AUG 2026	SEPT '26 OC	110.2107.3750	FUEL	194.46	194.46
09/24/2026	109717	GASOHOL-AUG 2026	SEPT '26 OC	110.2107.3750	FUEL	1,101.57	1,101.57
09/24/2026	109717	GASOHOL-AUG 2026	SEPT '26 OC	600.8012.3750	FUEL	1,304.45	1,304.45
09/24/2026	109717	GASOHOL-AUG 2026	SEPT '26 OC	610.8121.3160	FUEL	1,400.70	1,400.70
09/24/2026	109717	GASOHOL-AUG 2026	SEPT '26 OC	640.8305.3750	FUEL	244.06	244.06
09/24/2026	109717	GASOHOL-AUG 2026	SEPT '26 OC	080.5802.3570	GASOLINE	9,483.52	9,483.52
09/24/2026	109717	GASOHOL-AUG 2026	SEPT '26 OC	010.1102.3750	FUEL	20,143.44-	20,143.44-
Total CITY OF MASON CITY:							18,116.89
CONSOLIDATED ELECTRICAL DIST							
09/24/2026	109721	LED'S FOR DOWNTOWN	1246691	110.2101.4670	STREET LIGHTING	115.36	115.36
09/24/2026	109721	NORTH VEHICLE GARAG	1247156	820.9601.2150	BUILDING REPAIRS AN	4,834.10	4,834.10
Total CONSOLIDATED ELECTRICAL DIST:							4,949.46
CONSOLIDATED ENERGY COMPANY							
09/24/2026	109722	PARKS GAS 176.8 @ $4.3	4205780	020.4308.3750	FUEL	768.20	768.20
09/24/2026	109722	PARKS 121 @ $4.49	4205851	020.4308.3750	FUEL	399.23	399.23
09/24/2026	109722	WASTE WATER PROPAN	4213902	610.8121.2160	GAS & ELECTRICITY	960.00	960.00
09/24/2026	109722	ARENA ZAMBONI PROPA	4220127	670.8923.3035	OTHER SUPPLIES	52.80	52.80
09/24/2026	109722	STREET 410 @ $5.70	4236220	110.2107.3750	FUEL	2,337.00	2,337.00
09/24/2026	109722	DISCOUNT	4236220	110.2107.3750	FUEL	20.50-	20.50-
09/24/2026	109722	POLICE 8006 @ $3.71	4243312	010.1102.3750	FUEL	29,678.25	29,678.25
Total CONSOLIDATED ENERGY COMPANY:							34,174.98

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
CONTROL INSTALLATIONS OF IOWA							
09/24/2026	109723	BUILDING MAINTENANC	184961	030.4101.2190	REPAIRS AND MAINTE	646.64	646.64
Total CONTROL INSTALLATIONS OF IOWA:							646.64
CROELL REDI-MIX INC							
09/24/2026	109724	STORM SEWER CONCRE	1136588	620.8125.4610	STORM SEWERS	573.00	573.00
Total CROELL REDI-MIX INC:							573.00
DAHLEY,JUDITH KAY							
09/24/2026	109725	PRO SRVC	09012026	010.6204.2740	PROFESSIONAL SERV	100.00	100.00
09/24/2026	109725	PRO SRVC	09152026	010.6204.2740	PROFESSIONAL SERV	100.00	100.00
Total DAHLEY,JUDITH KAY:							200.00
DRAPER, BOSTON							
09/24/2026	109726	PER DIEM	8/31-9/2/26	010.1101.2080	EDUCATION AND TRAI	220.00	220.00
Total DRAPER, BOSTON:							220.00
ECHO ELECTRIC							
09/24/2026	109727	SUPPLIES FOR STREET	S012346112.	110.2101.4670	STREET LIGHTING	107.60	107.60
09/24/2026	109727	TOOLS FOR STREET LIG	S012346112.	110.2101.4670	STREET LIGHTING	12.85	12.85
Total ECHO ELECTRIC:							120.45
EKBORG, RITA							
09/24/2026	109728	OVERPAYMENT: 119 13T	244-2620-02	600.8011.5510	REFUND	21.54	21.54
Total EKBORG, RITA:							21.54
ELLIOTT EQUIPMENT							
09/24/2026	109729	SHIELD ARM 96	196027	640.8305.3044	M/E SUPPLIES	416.63	416.63
Total ELLIOTT EQUIPMENT:							416.63
ELSBERND,RANDY							
09/24/2026	109730	IAAI CONF: REGISTRATI	118	010.1501.2060	TRAVEL AND CONFER	295.00	295.00
09/24/2026	109730	IAAI CONF: LODGING 9/1	3522875683	010.1501.2060	TRAVEL AND CONFER	128.80	128.80
Total ELSBERND,RANDY:							423.80
ENGELSTAD, ADELINE							
09/24/2026	109731	MILEAGE - MANLY	9/15/2026	040.4215.2740	PROFESSIONAL SERV	14.50	14.50
Total ENGELSTAD, ADELINE:							14.50
ES 2024 MASON CITY HOTEL ASSOCIATES LLC							
09/24/2026	109732	HOTEL DEVELOPMENT A	6TH INSTAL	310.7539.2740	PROFESSIONAL SERV	226,131.04	226,131.04
Total ES 2024 MASON CITY HOTEL ASSOCIATES LLC:							226,131.04
FLORES, CAROLANN							
09/24/2026	109733	OVERPAYMENT: 26 S PIE	121-2580-10	600.8011.5510	REFUND	113.61	113.61
09/24/2026	109733	OVERPAYMENT: 26 S PIE	121-2580-10	610.8121.5510	REFUND	51.84	51.84
09/24/2026	109733	OVERPAYMENT: 26 S PIE	121-2580-10	620.8125.5510	REFUND	4.55	4.55

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09/24/2026	109733	OVERPAYMENT: 26 S PIE	121-2580-10	640.8305.5510	REFUND	10.78	10.78
Total FLORES, CAROLANN:							180.78
FLOYD & LEONARD AUTO ELECTRIC							
09/24/2026	109734	ORING	216756	110.2101.4860	TREES	1.65	1.65
Total FLOYD & LEONARD AUTO ELECTRIC:							1.65
GFC LEASING - WI							
09/24/2026	109735	COPIER LEASE	I608341	010.1101.2090	EQUIPMENT MAINTEN	553.89	553.89
Total GFC LEASING - WI:							553.89
GORDON FLESCH COMPANY INC							
09/24/2026	109736	LEXMARK COPIER BASE	IN15768334	010.1501.3019	OFFICE SUPPLIES	5.46	5.46
Total GORDON FLESCH COMPANY INC:							5.46
GRAINGER							
09/24/2026	109737	AIR CYLINDER	9084856526	110.2107.2140	M/E REPAIRS	186.47	186.47
Total GRAINGER:							186.47
HANSEN, ALEX							
09/24/2026	109738	SCBA LENSES	1539122	010.1501.3035	OTHER SUPPLIES	165.00	165.00
09/24/2026	109738	IFSTB - HAZMAT CERT F	24797994	010.1501.2080	EDUCATION AND TRAI	52.50	52.50
Total HANSEN, ALEX:							217.50
HARMONY DESIGNS INC							
09/24/2026	109739	GIFT SHOP RESALE ITE	00132630	040.4218.2447	RESALE PURCHASES	248.64	248.64
Total HARMONY DESIGNS INC:							248.64
HAUGE, ALEXIS							
09/24/2026	109740	IPRA FALL WORKSHOP:	9/14-9/16/20	020.4401.2060	TRAVEL AND CONFER	119.00	119.00
Total HAUGE, ALEXIS:							119.00
HAWKINS INC							
09/24/2026	109741	CHEMCIALS CIP	7564766	600.8001.3170	CHEMICALS	9,209.71	9,209.71
Total HAWKINS INC:							9,209.71
HEIMBUCH, PAMELA							
09/24/2026	109742	OVERPAYMENT: 807 N D	240-0940-01	600.8011.5510	REFUND	51.95	51.95
09/24/2026	109742	OVERPAYMENT: 807 N D	240-0940-01	610.8121.5510	REFUND	34.89	34.89
09/24/2026	109742	OVERPAYMENT: 807 N D	240-0940-01	620.8125.5510	REFUND	6.82	6.82
09/24/2026	109742	OVERPAYMENT: 807 N D	240-0940-01	640.8305.5510	REFUND	31.27	31.27
Total HEIMBUCH, PAMELA:							124.93
HEWETT WHOLESALE INC							
09/24/2026	109743	COFFEE FILTERS	255674	010.1501.3035	OTHER SUPPLIES	21.85	21.85

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Total HEWETT WHOLESALE INC:							21.85
HUBER SUPPLY COMPANY							
09/24/2026	109744	MEDICAL OXYGEN DELIV	3268110	660.1509.3070	MEDICAL SUPPLIES	51.68	51.68
Total HUBER SUPPLY COMPANY:							51.68
HUNT ELECTRIC,JIM							
09/24/2026	109745	STREET LIGHT MAINTEN	16662	110.2101.4670	STREET LIGHTING	680.94	680.94
Total HUNT ELECTRIC,JIM:							680.94
HY-VEE 1413							
09/24/2026	109746	CONCESSIONS	4800535103	530.4401.3035	OTHER SUPPLIES	34.41	34.41
09/24/2026	109746	CONCESSIONS	4800538587	530.4401.3035	OTHER SUPPLIES	5.62	5.62
09/24/2026	109746	CONCESSIONS	48005514116	650.8906.3135	CONCESSION SUPPLI	86.54	86.54
09/24/2026	109746	CONCESSIONS	4800551788	650.8906.3135	CONCESSION SUPPLI	256.80	256.80
09/24/2026	109746	CONCESSIONS	4800559108	530.4401.3035	OTHER SUPPLIES	36.72	36.72
09/24/2026	109746	FUN & SUN	4800561764	020.4404.3035	OTHER SUPPLIES	147.91	147.91
09/24/2026	109746	CONCESSIONS	4800562869	530.4401.3035	OTHER SUPPLIES	48.48	48.48
09/24/2026	109746	FUN & SUN	4800565397	020.4404.3035	OTHER SUPPLIES	106.52	106.52
09/24/2026	109746	CONCESSIONS	48005725115	650.8906.3135	CONCESSION SUPPLI	79.01	79.01
09/24/2026	109746	CONCESSIONS	4800581088	650.8906.3135	CONCESSION SUPPLI	24.40	24.40
09/24/2026	109746	CONCESSIONS	4800584801	530.4401.3035	OTHER SUPPLIES	4.73	4.73
09/24/2026	109746	CONCESSIONS	4800588534	530.4401.3035	OTHER SUPPLIES	42.68	42.68
09/24/2026	109746	WELLNESS SUPPLIES	4800593312	010.6401.1260	WELLNESS PROGRAM	29.98	29.98
09/24/2026	109746	CONCESSIONS	4800612049	530.4401.3035	OTHER SUPPLIES	23.28	23.28
09/24/2026	109746	EMPLOYEE RECOGNITIO	4800619314	010.6401.3880	EMPLOYEE RECOGNI	88.85	88.85
09/24/2026	109746	WELLNESS SUPPLIES	4800620223	010.6401.1260	WELLNESS PROGRAM	59.90	59.90
09/24/2026	109746	CONCESSIONS	4800621921	535.4401.3035	OTHER SUPPLIES	100.03	100.03
Total HY-VEE 1413:							1,175.86
HY-VEE DRUGSTORE 7056							
09/24/2026	109747	DRY CLEAN: SO2630735	5802578755	010.1101.3990	MISCELLANEOUS EXP	75.86	75.86
09/24/2026	109747	DISTILLED WATER	5802589763	610.8121.3070	LABORATORY SUPPLI	70.84	70.84
Total HY-VEE DRUGSTORE 7056:							146.70
HY-VEE WEST 1410							
09/24/2026	109748	CONCESSIONS	5801450456	530.4401.3035	OTHER SUPPLIES	85.60	85.60
Total HY-VEE WEST 1410:							85.60
INSIGHT PUBLIC SECTOR INC							
09/24/2026	109749	ADOBE ACROBAT STAND	1101424475	010.5401.2730	TECHNOLOGY EXPEN	575.37	575.37
09/24/2026	109749	ADOBE ACROBAT PRO F	1101424475	010.1101.2110	COMPUTER EXPENSE	270.82	270.82
Total INSIGHT PUBLIC SECTOR INC:							846.19
INTERSTATE ALL BATTERY CENTER							
09/24/2026	109750	UPS BATTERIES	1926001016	600.8001.2190	REPAIRS AND MAINTE	27.55	27.55
09/24/2026	109750	UPS BATTERIES	1926001016	600.8001.2190	REPAIRS AND MAINTE	28.40	28.40
Total INTERSTATE ALL BATTERY CENTER:							55.95

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IOWA DIVISION OF IAI							
09/24/2026	109751	ANNUAL CONF	00298	010.1101.2080	EDUCATION AND TRAI	125.00	125.00
Total IOWA DIVISION OF IAI:							125.00
KRONOS SAASHR INC							
09/24/2026	109752	UKG	I1008007572	010.6401.2311	EQUIPMENT RENTAL	234.37	234.37
09/24/2026	109752	UKG	I1008007572	110.2105.2311	EQUIPMENT RENTAL	937.50	937.50
09/24/2026	109752	UKG	I1008007572	600.8011.2311	EQUIPMENT RENTAL	937.50	937.50
09/24/2026	109752	UKG	I1008007572	610.8121.2311	EQUIPMENT RENTAL	937.50	937.50
09/24/2026	109752	UKG	I1008007572	640.8305.2311	EQUIPMENT RENTAL	937.50	937.50
09/24/2026	109752	UKG	I1008007572	010.6201.2311	EQUIPMENT RENTAL	703.13	703.13
Total KRONOS SAASHR INC:							4,687.50
KRUSE, HERTZEN							
09/24/2026	109753	DAMAGE DEPOSIT REFU	0037613	040.4202.5510	REFUND	300.00	300.00
Total KRUSE, HERTZEN:							300.00
LEE, GRANT							
09/24/2026	109754	IFSTB - HAZMAT CERT F	24816836	010.1501.2080	EDUCATION AND TRAI	52.75	52.75
Total LEE, GRANT:							52.75
LIFE-ASSIST INC							
09/24/2026	109755	EMS SUPPLIES	2205007	660.1509.3070	MEDICAL SUPPLIES	24.80	24.80
09/24/2026	109755	EMS SUPPLIES	2206440	660.1509.3070	MEDICAL SUPPLIES	132.90	132.90
09/24/2026	109755	EMS SUPPLIES	2207337	660.1509.3070	MEDICAL SUPPLIES	75.50	75.50
09/24/2026	109755	EMS SUPPLIES	2207592	660.1509.3070	MEDICAL SUPPLIES	31.00	31.00
09/24/2026	109755	EMS SUPPLIES	2209665	660.1509.3070	MEDICAL SUPPLIES	206.44	206.44
09/24/2026	109755	MONITOR REPLACEMEN	2209665	660.1509.3044	M/E SUPPLIES	101.48	101.48
Total LIFE-ASSIST INC:							572.12
MARCO TECHNOLOGIES 131411							
09/24/2026	109756	COPIER	INV1574002	010.6206.3019	OFFICE SUPPLIES	179.45	179.45
Total MARCO TECHNOLOGIES 131411:							179.45
MARINER TREE SERVICE LLC							
09/24/2026	109757	TREE REMOVAL 801 N A	202628	015.5401.4010	CAPITAL OUTLAY	4,300.00	4,300.00
Total MARINER TREE SERVICE LLC:							4,300.00
MARTINEZ GONZALEZ, CATARINO							
09/24/2026	109758	OVERPAYMENT: 1412 N P	244-1100-11	600.8011.5510	REFUND	73.08	73.08
09/24/2026	109758	OVERPAYMENT: 1412 N P	244-1100-11	610.8121.5510	REFUND	16.01	16.01
09/24/2026	109758	OVERPAYMENT: 1412 N P	244-1100-11	620.8125.5510	REFUND	2.78	2.78
09/24/2026	109758	OVERPAYMENT: 1412 N P	244-1100-11	640.8305.5510	REFUND	12.86	12.86
Total MARTINEZ GONZALEZ, CATARINO:							104.73
MASON CITY PUBLIC UTILITIES							
09/24/2026	109759	UTILITIES-ANIMAL SHELT	363-4960-02	010.1901.2162	WATER/SEWER UTILIT	285.91	285.91

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Total MASON CITY PUBLIC UTILITIES:							285.91
MENARDS							
09/24/2026	109760	EDR REPAIR	61735	600.8001.2190	REPAIRS AND MAINTE	11.87	11.87
09/24/2026	109760	HSP REPAIR	62844	600.8001.2190	REPAIRS AND MAINTE	2.77	2.77
09/24/2026	109760	EDR REPAIR	62865	600.8001.2190	REPAIRS AND MAINTE	66.95	66.95
09/24/2026	109760	HSP REPAIR	62994	600.8001.2190	REPAIRS AND MAINTE	56.11	56.11
09/24/2026	109760	DECON & REHAB SUPPLI	63024	660.1507.3035	OTHER SUPPLIES	38.90	38.90
09/24/2026	109760	BUILDING SUPPLIES	63102	010.1103.3060	SUPPLIES & LAUNDRY	29.77	29.77
09/24/2026	109760	EXPANDING FOAM	63163	600.8042.3590	MATERIAL	107.52	107.52
Total MENARDS:							313.89
MEYERS, BEVERLY							
09/24/2026	109761	OVERPAYMENT: 110 29T	157-2720-02	600.8011.5510	REFUND	19.47	19.47
09/24/2026	109761	OVERPAYMENT: 110 29T	157-2720-02	610.8121.5510	REFUND	12.75	12.75
09/24/2026	109761	OVERPAYMENT: 110 29T	157-2720-02	620.8125.5510	REFUND	3.12	3.12
09/24/2026	109761	OVERPAYMENT: 110 29T	157-2720-02	640.8305.5510	REFUND	14.20	14.20
Total MEYERS, BEVERLY:							49.54
MIDWEST TAPE							
09/24/2026	109762	A/V	509240187	030.4101.4021	AUDIO/VISUAL	19.49	19.49
Total MIDWEST TAPE:							19.49
MITCHELL, MARY							
09/24/2026	109763	OVERPAYMENT: 695 14T	318-2960-06	600.8011.5510	REFUND	38.94	38.94
09/24/2026	109763	OVERPAYMENT: 695 14T	318-2960-06	610.8121.5510	REFUND	26.82	26.82
09/24/2026	109763	OVERPAYMENT: 695 14T	318-2960-06	620.8125.5510	REFUND	5.39	5.39
09/24/2026	109763	OVERPAYMENT: 695 14T	318-2960-06	640.8305.5510	REFUND	24.74	24.74
Total MITCHELL, MARY:							95.89
NAPA AUTO PARTS							
09/24/2026	109764	BATTIERIES	499522	010.1102.2140	M/E REPAIRS	74.46	74.46
09/24/2026	109764	OIL FILTERS	499583	820.9601.3260	SHOP SUPPLIES	410.09	410.09
09/24/2026	109764	STEERING KNOB	499624	110.2107.2140	M/E REPAIRS	18.12	18.12
09/24/2026	109764	CABIN FILTERS	499652	820.9601.3260	SHOP SUPPLIES	156.35	156.35
09/24/2026	109764	SPRAY PAINT	499914	600.8042.3590	MATERIAL	82.26	82.26
Total NAPA AUTO PARTS:							741.28
NASSCO INC							
09/24/2026	109765	PAPER TOWELS, TP, TRA	6762050	600.8042.3590	MATERIAL	467.73	467.73
09/24/2026	109765	PAPER TOWELS, TRASH	6763470	600.8042.3590	MATERIAL	555.87	555.87
Total NASSCO INC:							1,023.60
NEWSBANK INC							
09/24/2026	109766	DIGITAL INFO.	RN74751	030.4101.3058	DIGITAL INFORMATION	3,253.00	3,253.00
Total NEWSBANK INC:							3,253.00
NIACC							
09/24/2026	109767	NIACC TRAINING CLASS	6241	660.1507.2080	EDUCATION AND TRAI	40.00	40.00

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Total NIACC:							40.00
NIACOG							
09/24/2026	109768	FACILITY/CUSTODIAL (A	43133	080.5802.2740	PROFESSIONAL SERV	1,430.10	1,430.10
09/24/2026	109768	FACILITY/CUSTODIAL (A	43133	080.5802.3044	M/E SUPPLIES	940.40	940.40
09/24/2026	109768	FACILITY/CUSTODIAL (A	43133	080.5802.2160	GAS & ELECTRICITY	1,919.85	1,919.85
09/24/2026	109768	FACILITY/CUSTODIAL (A	43133	080.5802.2150	BUILDING REPAIRS AN	688.13	688.13
09/24/2026	109768	MONTHLY ADA PARATRA	43154	080.5801.2673	TRANSIT SUBSIDY	28,063.23	28,063.23
Total NIACOG:							33,041.71
NORTH CENTRAL MECHANICAL SVC							
09/24/2026	109769	NEW HVAC FOR AREATI	W40997	610.8121.2190	REPAIRS AND MAINTE	8,271.86	8,271.86
09/24/2026	109769	BUILDING MAINTENANC	W41375	030.4101.2190	REPAIRS AND MAINTE	1,194.50	1,194.50
09/24/2026	109769	HVAC WORK	W41467	600.8001.2190	REPAIRS AND MAINTE	66,743.00	66,743.00
Total NORTH CENTRAL MECHANICAL SVC:							76,209.36
OVERDRIVE							
09/24/2026	109770	DIGITAL INFO	06497CO263	030.4101.3058	DIGITAL INFORMATION	294.00	294.00
09/24/2026	109770	DIGITAL INFO	06497CP262	030.4101.3058	DIGITAL INFORMATION	5.50	5.50
Total OVERDRIVE:							299.50
PAULY,BRIAN							
09/24/2026	109771	IPRA FALL WORKSHOP -	9/14-9/16/20	020.4401.2060	TRAVEL AND CONFER	119.00	119.00
Total PAULY,BRIAN:							119.00
PEER SUPPORT FOUNDATION							
09/24/2026	109772	PEER SUPPORT TRAININ	PSF26-0078	010.1101.5910	SPECIAL GRANT	2,625.00	2,625.00
Total PEER SUPPORT FOUNDATION:							2,625.00
PETTY CASH - AMBULANCE							
09/24/2026	109773	DSM TRANSFER	22:31:51	660.1507.2060	TRAVEL AND CONFER	6.22	6.22
09/24/2026	109773	DSM TRANSFER	22:32:40	660.1507.2060	TRAVEL AND CONFER	12.70	12.70
Total PETTY CASH - AMBULANCE:							18.92
PIONEER ANIMAL HOSPITAL							
09/24/2026	109774	EUTHANASIA	56205	010.1901.2672	VETERINARIAN FEES	79.00	79.00
09/24/2026	109774	EUTHANASIA	56226	010.1901.2672	VETERINARIAN FEES	79.00	79.00
Total PIONEER ANIMAL HOSPITAL:							158.00
PITTSBURGH PAINTS CO							
09/24/2026	109775	GRAFFITI PAINT	9832200084	110.2109.2190	REPAIRS AND MAINTE	261.17	261.17
09/24/2026	109775	PAINT	9832200084	600.8041.3060	SUPPLIES & LAUNDRY	75.48	75.48
Total PITTSBURGH PAINTS CO:							336.65
PLUMB SUPPLY							
09/24/2026	109776	HIGH TORQUE IMPACT W	S101855660.	820.9601.3310	TOOLS AND SUPPLIES	299.00	299.00

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Total PLUMB SUPPLY:							299.00
POSTMASTER							
09/24/2026	109777	PI PERMIT #35	9/23/2026	600.8011.2300	POSTAGE	5,000.00	5,000.00
Total POSTMASTER:							5,000.00
PRINTING SERVICES INC.							
09/24/2026	109778	60,000 UTILITY BILLING E	9572	600.8011.3019	OFFICE SUPPLIES	4,372.24	4,372.24
Total PRINTING SERVICES INC.:							4,372.24
RITE WAY LAWN SERVICE							
09/24/2026	109779	CITIZEN WEED/MOWING	4181	010.1911.2050	CONTRACT LABOR	435.00	435.00
Total RITE WAY LAWN SERVICE:							435.00
RIVER CITY AUTO SUPPLY							
09/24/2026	109780	BRAKE PADS	014390	010.1102.2140	M/E REPAIRS	58.75	58.75
09/24/2026	109780	VECHICLE MAINTENANC	014448	610.8121.2140	M/E REPAIRS	41.16-	41.16-
09/24/2026	109780	2414 RPR	015485	660.1509.2140	M/E REPAIRS	304.80	304.80
Total RIVER CITY AUTO SUPPLY:							322.39
RSM US LLP							
09/24/2026	109781	IT OBSERVABILITY SERVI	CI-11601461	015.6900.4060	OFFICE EQUIPMENT	808.00	808.00
09/24/2026	109781	NETWORK REFRESH PRI	CI-11603167	015.6900.4060	OFFICE EQUIPMENT	6,118.94	6,118.94
09/24/2026	109781	IT VOIP CONFIG	CI-11603167	015.6900.4060	OFFICE EQUIPMENT	83.00	83.00
09/24/2026	109781	PD TEAM APP ADDITION	CI-11603167	015.6900.4060	OFFICE EQUIPMENT	560.00	560.00
09/24/2026	109781	IT EMAIL DMARC DUPLIC	CI-11603167	015.6900.4060	OFFICE EQUIPMENT	1,802.87	1,802.87
09/24/2026	109781	IT HIGHLAND TOWER SW	CI-11603167	015.6900.4060	OFFICE EQUIPMENT	1,160.00	1,160.00
09/24/2026	109781	IT PD TOWER RADIO RO	CI-11603167	015.6900.4060	OFFICE EQUIPMENT	830.00	830.00
09/24/2026	109781	IT PD WIRELESS ACCES	CI-11603167	015.6900.4060	OFFICE EQUIPMENT	166.00	166.00
09/24/2026	109781	IT FD ROOM CONFIGURA	CI-11603167	015.6900.4060	OFFICE EQUIPMENT	996.00	996.00
Total RSM US LLP:							12,524.81
SALT							
09/24/2026	109782	SALT FORUM BOOTH FE	10272026	010.6105.3120	VOLUNTEER COORDI	15.00	15.00
Total SALT:							15.00
SANKEY, JENNIFER							
09/24/2026	109783	MDT CONFERENCE: PER	9/10-9/11/202	010.1101.2080	EDUCATION AND TRAI	90.00	90.00
Total SANKEY, JENNIFER:							90.00
SBERAL, MATTHEW							
09/24/2026	109784	MILEAGE	9/14-9/16/20	020.4401.2060	TRAVEL AND CONFER	212.80	212.80
09/24/2026	109784	PER DIEM	9/14-9/16/20	020.4401.2060	TRAVEL AND CONFER	85.00	85.00
Total SBERAL, MATTHEW:							297.80
SCHAEFER, WYATT							
09/24/2026	109785	IFSTB-HAZMAT CERT FE	24817340	010.1501.2080	EDUCATION AND TRAI	52.75	52.75

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Total SCHAEFER, WYATT:							52.75
SHRED RIGHT							
09/24/2026	109786	SHREDDING	0079805	010.6501.3990	MISCELLANEOUS EXP	83.77	83.77
09/24/2026	109786	SHREDDING	0079810	010.1101.3990	MISCELLANEOUS EXP	83.77	83.77
09/24/2026	109786	HIPAA SHREDDING SEPT	0079811	660.1507.3019	OFFICE SUPPLIES	112.97	112.97
Total SHRED RIGHT:							280.51
STITT, BRIDGET							
09/24/2026	109787	OVERPAYMENT: 1530 N F	208-0400-09	600.8011.5510	REFUND	96.76	96.76
Total STITT, BRIDGET:							96.76
SUMMIT FIRE PROTECTION							
09/24/2026	109788	FIRE EXTINGUISHER 6Y	4445066	010.1502.2150	BUILDING REPAIRS AN	84.00	84.00
Total SUMMIT FIRE PROTECTION:							84.00
T K GROUP							
09/24/2026	109789	HEARING TEST	61936	600.8001.3990	MISCELLANEOUS EXP	424.03	424.03
09/24/2026	109789	HEARING TEST	61936	070.4504.3990	MISCELLANEOUS EXP	106.01	106.01
09/24/2026	109789	HEARING TEST	61936	020.4304.3770	SAFETY EXPENSE	265.02	265.02
09/24/2026	109789	HEARING TEST	61936	640.8305.3770	SAFETY EXPENSE	212.02	212.02
09/24/2026	109789	HEARING TEST	61936	110.2105.3770	SAFETY EXPENSE	954.07	954.07
09/24/2026	109789	HEARING TEST	61936	080.5802.2740	PROFESSIONAL SERV	53.00	53.00
09/24/2026	109789	HEARING TEST	61936	600.8012.3770	SAFETY EXPENSE	265.02	265.02
09/24/2026	109789	HEARING TEST	61936	610.8121.3770	SAFETY EXPENSE	424.03	424.03
Total T K GROUP:							2,703.20
TOTAL FILTRATION SERVICES INC							
09/24/2026	109790	FILTERS	2909457-00	600.8001.3175	FILTERS	13,840.48	13,840.48
TOTAL FILTRATION SERVICES INC:							13,840.48
TREVIPAY							
09/24/2026	109791	OFFICE SUPPLIES	7DA85B5E	010.3900.3990	MISCELLANEOUS EXP	55.44	55.44
Total TREVIPAY:							55.44
TRUCK CENTER COMPANIES							
09/24/2026	109792	BRAKE CAM 54	XA30024711	110.2107.3044	M/E SUPPLIES	216.85	216.85
Total TRUCK CENTER COMPANIES:							216.85
ULINE							
09/24/2026	109793	JUMP STARTER	213145646	820.9601.3310	TOOLS AND SUPPLIES	389.21	389.21
Total ULINE:							389.21
URSIDAE MECHANICAL LLC							
09/24/2026	109794	AC REPAIR-SALSBURY R	1907	040.4203.2190	REPAIRS AND MAINTE	265.07	265.07
Total URSIDAE MECHANICAL LLC:							265.07

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
UTILITY EQUIPMENT COMPANY							
09/24/2026	109795	18" SDR PIPE	20064199-00	620.8125.2190	REPAIRS AND MAINTE	770.00	770.00
Total UTILITY EQUIPMENT COMPANY:							770.00
VAN HAUEN, RACHEL							
09/24/2026	109796	PER DIEM-BAL DUE	9/9-9/10/26	010.6201.2060	TRAVEL AND CONFER	65.00	65.00
Total VAN HAUEN, RACHEL:							65.00
VESTIS							
09/24/2026	109797	UNIFORMS	6340605262	600.8001.3060	SUPPLIES & LAUNDRY	258.02	258.02
09/24/2026	109797	UNIFORMS & RUGS	6340607404	110.2105.3060	SUPPLIES & LAUNDRY	119.18	119.18
09/24/2026	109797	AVERY PAYROLL	6340607404	110.2105.3060	SUPPLIES & LAUNDRY	12.66-	12.66-
09/24/2026	109797	GARL PAYROLL	6340607404	110.2105.3060	SUPPLIES & LAUNDRY	12.66-	12.66-
09/24/2026	109797	RUEHLOW PAYROLL	6340607404	110.2105.3060	SUPPLIES & LAUNDRY	12.66-	12.66-
09/24/2026	109797	UNIFORMS & SHOP TOW	6340607405	820.9601.3260	SHOP SUPPLIES	124.90	124.90
09/24/2026	109797	UNIFORM RENTALS	6340607407	640.8305.2410	UNIFORM RENTAL	86.12	86.12
09/24/2026	109797	UNIFORMS	6340607832	600.8001.3060	SUPPLIES & LAUNDRY	256.80	256.80
Total VESTIS:							807.04
WATERWORKS,MASON CITY							
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	010.1101.3019	OFFICE SUPPLIES	10.43	10.43
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	010.1102.3044	M/E SUPPLIES	33.40	33.40
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	010.1103.3060	SUPPLIES & LAUNDRY	151.34	151.34
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	010.1501.3035	OTHER SUPPLIES	15.99	15.99
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	010.1701.3019	OFFICE SUPPLIES	141.99	141.99
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	010.1702.2550	DEMOLITIONS	838.70	838.70
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	010.1911.3019	OFFICE SUPPLIES	77.40	77.40
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	010.1911.3035	OTHER SUPPLIES	79.88	79.88
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	010.2601.3019	OFFICE SUPPLIES	908.44	908.44
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	010.2601.3035	OTHER SUPPLIES	42.44	42.44
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	010.5401.3019	OFFICE SUPPLIES	77.40	77.40
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	080.5801.3019	OFFICE SUPPLIES	27.87	27.87
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	080.5802.3060	SUPPLIES & LAUNDRY	158.28	158.28
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	010.6105.3019	OFFICE SUPPLIES	5.99	5.99
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	010.6201.3019	OFFICE SUPPLIES	108.96	108.96
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	010.6204.3019	OFFICE SUPPLIES	43.01	43.01
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	010.6206.3019	OFFICE SUPPLIES	493.88	493.88
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	010.6401.3019	OFFICE SUPPLIES	32.42	32.42
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	020.4301.3060	SUPPLIES & LAUNDRY	312.42	312.42
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	020.4304.3770	SAFETY EXPENSE	6.05	6.05
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	020.4306.3035	OTHER SUPPLIES	279.56	279.56
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	020.4401.2440	RECREATIONS PUBLI	183.04	183.04
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	020.4410.3130	CAMPGROUND SUPPL	368.23	368.23
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	020.4490.3035	OTHER SUPPLIES	116.87	116.87
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	020.4404.3035	OTHER SUPPLIES	81.55	81.55
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	040.4202.3019	OFFICE SUPPLIES	13.74	13.74
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	070.4504.3990	MISCELLANEOUS EXP	102.28	102.28
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	110.2103.2360	TRAFFIC SIGNAL REP	1.25	1.25
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	110.2103.2350	TRAFFIC SIGNS REPAI	67.17	67.17
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	110.2105.3019	OFFICE SUPPLIES	111.91	111.91
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	110.2105.3060	SUPPLIES & LAUNDRY	747.41	747.41
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	110.2105.3770	SAFETY EXPENSE	152.62	152.62
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	110.2107.3044	M/E SUPPLIES	148.21	148.21
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	110.2107.3260	SHOP SUPPLIES	95.81	95.81

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09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	110.2109.2190	REPAIRS AND MAINTE	101.15	101.15
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	110.2109.3035	OTHER SUPPLIES	319.22	319.22
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	530.4401.3035	OTHER SUPPLIES	146.78	146.78
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	610.8121.3060	SUPPLIES & LAUNDRY	327.27	327.27
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	610.8123.2190	REPAIRS AND MAINTE	24.47	24.47
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	610.8123.3990	MISCELLANEOUS EXP	45.78	45.78
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	620.8125.2190	REPAIRS AND MAINTE	855.44	855.44
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	620.8125.3990	MISCELLANEOUS EXP	69.69	69.69
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	640.8305.3035	OTHER SUPPLIES	22.99	22.99
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	640.8305.3044	M/E SUPPLIES	22.96	22.96
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	640.8305.3060	SUPPLIES & LAUNDRY	512.55	512.55
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	640.8305.3770	SAFETY EXPENSE	12.30	12.30
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	650.8906.2150	BUILDING REPAIRS AN	187.48	187.48
09/24/2026	109798	AUGUST 26 OCD-STORE	SEPT '26 OC	670.8923.3035	OTHER SUPPLIES	42.37	42.37
		Total WATERWORKS,MASON CITY:					8,726.39
		Grand Totals:					740,982.84

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

Dated: _____

Approved by: _____

_____

_____

Report Criteria:
Report type: GL detail

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
3SI SECURITY SYSTEMS INC							
10/01/2026	109800	COVERT TRACK RENEW	SO1036577	542.1111.2730	TECHNOLOGY EXPEN	720.00	720.00
Total 3SI SECURITY SYSTEMS INC:							720.00
ALL AMERICAN TURF BEAUTY INC							
10/01/2026	109801	LAWN CARE	618689	010.1502.2150	BUILDING REPAIRS AN	125.00	125.00
Total ALL AMERICAN TURF BEAUTY INC:							125.00
ALL STAR PEST CONTROL							
10/01/2026	109802	PEST CONTROL-CITY HA	200422841	010.6501.2190	REPAIRS AND MAINTE	75.00	75.00
Total ALL STAR PEST CONTROL:							75.00
ALLIANT UTILITIES-IPC							
10/01/2026	109803	Pebble Creek Dr St Lite	0201941000	110.2301.2180	ELECTRICITY	65.77	65.77
10/01/2026	109803	380 15th NE Well A-1	0480411000	600.8001.2160	GAS & ELECTRICITY	205.13	205.13
10/01/2026	109803	SB MALL 100 S FEDERAL	0491351550	680.7537.2160	GAS & ELECTRICITY	2,895.78	2,895.78
10/01/2026	109803	Gazebo	0750901000	020.4304.2160	GAS & ELECTRICITY	24.74	24.74
10/01/2026	109803	Campground mtr 2	0832811000	020.4304.2160	GAS & ELECTRICITY	571.26	571.26
10/01/2026	109803	City Hall II	0985390000	010.6501.2160	GAS & ELECTRICITY	4,774.24	4,774.24
10/01/2026	109803	1187 N ILLINOIS AVE	1035004743	010.1101.2160	SMART CITY/SAFE CIT	22.69	22.69
10/01/2026	109803	East Park	1140511000	020.4304.2160	GAS & ELECTRICITY	42.00	42.00
10/01/2026	109803	Back 9	1670821000	650.8906.2160	GAS & ELECTRICITY	385.68	385.68
10/01/2026	109803	1500 Elm Drive-Bike Park	1716547915	020.4304.2160	GAS & ELECTRICITY	303.48	303.48
10/01/2026	109803	Central Park outlet	1811941000	020.4304.2160	GAS & ELECTRICITY	24.20	24.20
10/01/2026	109803	Slide Hill	1974251000	020.4304.2160	GAS & ELECTRICITY	24.91	24.91
10/01/2026	109803	Campground mtr 1	2101501000	020.4304.2160	GAS & ELECTRICITY	840.18	840.18
10/01/2026	109803	Deer Pen	2121541000	020.4304.2160	GAS & ELECTRICITY	22.69	22.69
10/01/2026	109803	E Park Shelter	2315821000	020.4304.2160	GAS & ELECTRICITY	44.96	44.96
10/01/2026	109803	115 N Fed Strtscape temp	2539501000	110.2301.2180	ELECTRICITY	64.50	64.50
10/01/2026	109803	Street Lights	2954101000	110.2301.2180	ELECTRICITY	327.55	327.55
10/01/2026	109803	17th Street NE Pump	3303251000	650.8906.2160	GAS & ELECTRICITY	22.87	22.87
10/01/2026	109803	590 N Monroe	3375928287	110.2301.2180	ELECTRICITY	89.60	89.60
10/01/2026	109803	Campground mtr 4	3412031000	020.4304.2160	GAS & ELECTRICITY	325.47	325.47
10/01/2026	109803	Street 33%	3857890000	110.2109.2160	GAS & ELECTRICITY	661.78	661.78
10/01/2026	109803	Storeroom 33%	3857890000	600.8002.2160	GAS & ELECTRICITY	661.78	661.78
10/01/2026	109803	Internal Service 33%	3857890000	820.9601.2160	GAS & ELECTRICITY	661.78	661.78
10/01/2026	109803	Bus Terminal	4001151000	080.5801.2160	GAS & ELECTRICITY	221.10	221.10
10/01/2026	109803	Street Lights	4565151000	110.2301.2180	ELECTRICITY	19,851.28	19,851.28
10/01/2026	109803	Campground mtr 5	5209041000	020.4304.2160	GAS & ELECTRICITY	735.09	735.09
10/01/2026	109803	Various Siren Location	5695241000	010.1301.2180	ELECTRICITY	46.50	46.50
10/01/2026	109803	Eng. Dept 401 15th NE	5945421000	600.8001.2160	GAS & ELECTRICITY	114.06	114.06
10/01/2026	109803	1009 N Monroe Shelter Hs	6146211000	020.4304.2160	GAS & ELECTRICITY	32.12	32.12
10/01/2026	109803	Police	6763441000	010.1103.2160	GAS & ELECTRICITY	3,985.28	3,985.28
10/01/2026	109803	Gooch Park	6872151000	020.4304.2160	GAS & ELECTRICITY	32.59	32.59
10/01/2026	109803	State Street Concession St	7018231000	020.4304.2160	GAS & ELECTRICITY	42.91	42.91
10/01/2026	109803	Central Park lites	7363621000	020.4304.2160	GAS & ELECTRICITY	255.65	255.65
10/01/2026	109803	Campground Bath Hse	7378011000	020.4304.2160	GAS & ELECTRICITY	544.60	544.60
10/01/2026	109803	Storage Shed	7485631000	110.2109.2160	GAS & ELECTRICITY	34.33	34.33
10/01/2026	109803	DOG PARK	7607821000	020.4304.4681	DOG PARK	17.10	17.10
10/01/2026	109803	Street Lights	7696711000	110.2301.2180	ELECTRICITY	2,310.77	2,310.77
10/01/2026	109803	Asbury	7906980000	110.2301.2180	ELECTRICITY	148.20	148.20

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
10/01/2026	109803	Swim Pool	8189911000	020.4490.2160	GAS & ELECTRICITY	1,080.55	1,080.55
10/01/2026	109803	Kiwanis Park 622 14th NE	8210925528	020.4304.2160	GAS & ELECTRICITY	30.35	30.35
10/01/2026	109803	Timber Creek Dr St Lite	8292201000	110.2301.2180	ELECTRICITY	29.06	29.06
10/01/2026	109803	Maintenance	8331931000	020.4304.2160	GAS & ELECTRICITY	211.03	211.03
10/01/2026	109803	Pumping Plant Area Light	8332541000	600.8001.2160	GAS & ELECTRICITY	36.52	36.52
10/01/2026	109803	Red Barn	8376490000	020.4304.2160	GAS & ELECTRICITY	23.40	23.40
10/01/2026	109803	Norwest Lot	8421651000	630.8202.2180	ELECTRICITY	103.07	103.07
10/01/2026	109803	Lot E-City Hall 2nd NW	8608931000	630.8202.2180	ELECTRICITY	73.41	73.41
10/01/2026	109803	Campground Campstore	8961111000	020.4304.2160	GAS & ELECTRICITY	255.15	255.15
10/01/2026	109803	Various Traffic Signals	9091424944	010.2404.2180	ELECTRICITY	246.80	246.80
10/01/2026	109803	Office	9309101000	020.4304.2160	GAS & ELECTRICITY	225.09	225.09
10/01/2026	109803	12th St Overpass Lights	9509111000	110.2100.2160	GAS & ELECTRICITY	115.49	115.49
10/01/2026	109803	Bandshell Event Outlets	9511541000	020.4304.2160	GAS & ELECTRICITY	76.15	76.15
10/01/2026	109803	Campground mtr 3	9543590000	020.4304.2160	GAS & ELECTRICITY	533.82	533.82
10/01/2026	109803	E Park Tennis	9676090000	020.4304.2160	GAS & ELECTRICITY	153.16	153.16
10/01/2026	109803	13 14th St NW Parking Lot	9896326441	630.8201.2180	ELECTRICITY	129.91	129.91
10/01/2026	109803	Highland Golf Course	9941701000	650.8906.2160	GAS & ELECTRICITY	1,100.83	1,100.83
		Total ALLIANT UTILITIES-IPC:					45,858.41
AMAZON CAPITAL SERVICES							
10/01/2026	109804	LIBRARY TRUST BOOK	11NY-GKC9-	510.4101.4020	BOOKS	35.20	35.20
10/01/2026	109804	LIBRARY TRUST BOOKS	14FQ-YQF3-	030.4101.4020	BOOKS	19.20	19.20
10/01/2026	109804	TRAIL CAMERAS	17DG-NNVN-	010.1502.2150	BUILDING REPAIRS AN	47.98	47.98
10/01/2026	109804	LIBRARY TRUST BOOK	17JD-THK7-	510.4101.4020	BOOKS	22.00	22.00
10/01/2026	109804	LIBRARY TRUST BOOK	17JD-THK7-	510.4101.4020	BOOKS	12.00	12.00
10/01/2026	109804	REC FLOOR TAPE	19GV-KFK3-	020.4408.3035	OTHER SUPPLIES	42.86	42.86
10/01/2026	109804	LIBRARY TRUST GRANT	1DD6-GWRT	510.4101.2910	GRANT PAYMENTS	48.87	48.87
10/01/2026	109804	WIRELESS MOUSE	1DHR-61V7-	010.6201.3019	OFFICE SUPPLIES	49.50	49.50
10/01/2026	109804	BUILD. MAINT	1GG6-T9NH-	010.1502.2150	BUILDING REPAIRS AN	48.78	48.78
10/01/2026	109804	LIBRARY TRUST BOOK	1GTM-NHNN	510.4101.4020	BOOKS	20.18	20.18
10/01/2026	109804	REC USB	1JM4-X9R9-	020.4401.2730	TECHNOLOGY EXPEN	6.99	6.99
10/01/2026	109804	LIBRARY TRUST BOOK	1LT1-DTXG-	510.4101.4020	BOOKS	46.28	46.28
10/01/2026	109804	LIBRARY TRUST BOOK	1MVD-6R7D-	510.4101.4020	BOOKS	47.70	47.70
10/01/2026	109804	LIBRARY TRUST BOOK	1QP7-FDNP-	510.4101.4020	BOOKS	12.99	12.99
10/01/2026	109804	LIBRARY TRUST BOOK	1QWJ-7RNV-	510.4101.4020	BOOKS	32.99	32.99
10/01/2026	109804	LIBRARY TRUST BOOK	1Y6D-74KL-	510.4101.4020	BOOKS	40.80	40.80
10/01/2026	109804	LIBRARY TRUST BOOK	1YLC-PXJ9-	510.4101.4020	BOOKS	69.30	69.30
		Total AMAZON CAPITAL SERVICES:					603.62
ARBOR-TRON TREE SERVICE LLC							
10/01/2026	109805	TREE REMOVAL 849 3RD	INV0100	015.5401.4010	CAPITAL OUTLAY	2,400.00	2,400.00
		Total ARBOR-TRON TREE SERVICE LLC:					2,400.00
ARNOLD MOTOR SUPPLY							
10/01/2026	109806	ROTORS	05JV003914	010.1102.2140	M/E REPAIRS	147.50	147.50
10/01/2026	109806	SPRAY PAINT, PIPE DOP	05NV181815	600.8042.3590	MATERIAL	257.19	257.19
10/01/2026	109806	EXTRUDED U NUTS	05NV182057	110.2107.3044	M/E SUPPLIES	30.37	30.37
10/01/2026	109806	PRESSURE SWITCH	05NV182268	110.2109.2190	REPAIRS AND MAINTE	82.31	82.31
		Total ARNOLD MOTOR SUPPLY:					517.37
ATLANTIC COCA-COLA BOTTLING CO							
10/01/2026	109807	YOUTH SPORTS CONCE	1000268390	535.4414.3135	CONCESSION SUPPLI	337.59	337.59
10/01/2026	109807	ARENA CONCESSIONS	1000268556	670.8923.3135	CONCESSION SUPPLI	579.58	579.58

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10/01/2026	109807	ARENA CONCESSIONS	1000277350	670.8923.3135	CONCESSION SUPPLI	240.70	240.70
10/01/2026	109807	ADULT SPORTS CONCES	1000285982	530.4401.3035	OTHER SUPPLIES	114.40	114.40
Total ATLANTIC COCA-COLA BOTTLING CO:							1,272.27
AUTOMATIC SYSTEMS CO							
10/01/2026	109808	WEST THICKENER REPAI	045576	610.8121.2190	REPAIRS AND MAINTE	1,175.00	1,175.00
Total AUTOMATIC SYSTEMS CO:							1,175.00
BAUER BUILT TIRE CENTER							
10/01/2026	109809	2414 RPRS	820096048	660.1509.2140	M/E REPAIRS	2,073.76	2,073.76
10/01/2026	109809	TIRES	820096064	110.2107.2140	M/E REPAIRS	413.56	413.56
10/01/2026	109809	TIRES	820096094	110.2107.2140	M/E REPAIRS	265.06	265.06
Total BAUER BUILT TIRE CENTER:							2,752.38
BEEMER, AARON							
10/01/2026	109810	CELL PHONE REIMBURS	OCTOBER 2	010.1502.2040	PHONE EXPENSE	30.00	30.00
Total BEEMER, AARON:							30.00
BFIRST INDUSTRIAL							
10/01/2026	109811	HARD HAT SWEAT BAND	31063939-01	600.8042.3590	MATERIAL	120.00	120.00
10/01/2026	109811	STREET SIGN HARDWAR	31064810-01	110.2103.2350	TRAFFIC SIGNS REPAI	102.92	102.92
10/01/2026	109811	HARDWARE	31064811-01	820.9601.3260	SHOP SUPPLIES	12.50	12.50
10/01/2026	109811	BOLTS	31064905-00	600.8042.3590	MATERIAL	59.01	59.01
10/01/2026	109811	MARKING PAINT	31064998-00	600.8042.3590	MATERIAL	190.60	190.60
10/01/2026	109811	MARKING PAINT	31064998-01	600.8042.3590	MATERIAL	122.40	122.40
10/01/2026	109811	HARDWARE	31065030-00	820.9601.3260	SHOP SUPPLIES	24.42	24.42
10/01/2026	109811	HARDWARE	31065030-01	820.9601.3260	SHOP SUPPLIES	216.11	216.11
Total BFIRST INDUSTRIAL:							847.96
BMC AGGREGATES L.C.							
10/01/2026	109812	ROCK	248419	110.2113.3340	CRUSHED ROCK MAT	133.68	133.68
10/01/2026	109812	ROCK	250628	110.2113.3340	CRUSHED ROCK MAT	76.34	76.34
10/01/2026	109812	ROCK	250629	110.2113.3340	CRUSHED ROCK MAT	771.13	771.13
Total BMC AGGREGATES L.C.:							981.15
BOCKELMANN, COLE							
10/01/2026	109813	LEAGUE ANNUAL CONF:	9/22-9/25/20	010.6201.2060	TRAVEL AND CONFER	309.32	309.32
10/01/2026	109813	LEAGUE ANNUAL CONF:	9/22-9/25/20	010.6201.2060	TRAVEL AND CONFER	19.00	19.00
Total BOCKELMANN, COLE:							328.32
BOLDT,BRADLEY							
10/01/2026	109814	IFSTB INST II TEST FEE	24855036	010.1501.2080	EDUCATION AND TRAI	52.75	52.75
Total BOLDT,BRADLEY:							52.75
BOUND TREE MEDICAL LLC							
10/01/2026	109815	EMS SUPPLIES	86366491	660.1509.3070	MEDICAL SUPPLIES	218.01	218.01
Total BOUND TREE MEDICAL LLC:							218.01

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
BROTHERS MARKET INC							
10/01/2026	109816	HOSE Y	129033	610.8121.3110	MAINTENANCE MATER	14.99	14.99
10/01/2026	109816	ARENA EQUIPMENT	129079	670.8923.3035	OTHER SUPPLIES	8.99	8.99
Total BROTHERS MARKET INC:							23.98
BUILDERS FIRSTSOURCE							
10/01/2026	109817	STORM SEWER SUPPLIE	700594927	620.8125.4610	STORM SEWERS	38.34	38.34
Total BUILDERS FIRSTSOURCE:							38.34
BURNETT, AARON							
10/01/2026	109818	LEAGUE ANNUAL CONF:	9/22-9/25/20	010.6105.2060	TRAVEL AND CONFER	334.40	334.40
10/01/2026	109818	LEAGUE ANNUAL CONF:	9/22-9/25/20	010.6105.2060	TRAVEL AND CONFER	85.00	85.00
Total BURNETT, AARON:							419.40
CAMPBELL SUPPLY CO							
10/01/2026	109819	BOOTS	INV-0075253	600.8042.3590	MATERIAL	42.00	42.00
Total CAMPBELL SUPPLY CO:							42.00
CEMSTONE CONCRETE MATERIALS LLC							
10/01/2026	109820	STORM SEWER CONCRE	8242416	620.8125.4610	STORM SEWERS	562.50	562.50
10/01/2026	109820	STORM SEWER CONCRE	8245998	620.8125.4610	STORM SEWERS	477.00	477.00
Total CEMSTONE CONCRETE MATERIALS LLC:							1,039.50
CENTRAL IOWA DISTRIBUTORS							
10/01/2026	109821	DEGREASER	316699	600.8042.3590	MATERIAL	302.00	302.00
Total CENTRAL IOWA DISTRIBUTORS:							302.00
CENTRAL LOCK & KEY							
10/01/2026	109822	ARENA KEYS	123995	670.8923.2150	BUILDING REPAIRS AN	12.00	12.00
10/01/2026	109822	AQUATIC KEYS	124002	020.4490.2150	BUILDING REPAIRS AN	30.00	30.00
10/01/2026	109822	SB MALL CAMERAS	E12176	310.7537.4644	SITE IMPROVEMENTS	5,828.00	5,828.00
Total CENTRAL LOCK & KEY:							5,870.00
CERRO GORDO CO DPH							
10/01/2026	109823	ARENA FOOD LICENSE	190710 2026	670.8923.3135	CONCESSION SUPPLI	150.00	150.00
Total CERRO GORDO CO DPH:							150.00
CITY OF MASON CITY							
10/01/2026	109827	POLICE	10/02/26 FIC	112.1101.1040	FICA	3,239.32	3,239.32
10/01/2026	109827	FIRE	10/02/26 FIC	112.1501.1040	FICA	1,806.47	1,806.47
10/01/2026	109827	BUILDING INSPECTOR	10/02/26 FIC	112.1701.1040	FICA	167.55	167.55
10/01/2026	109827	ANIMAL CONTROL	10/02/26 FIC	112.1901.1040	FICA	229.77	229.77
10/01/2026	109827	ELECTRICAL INSPECTO	10/02/26 FIC	112.1904.1040	FICA	221.36	221.36
10/01/2026	109827	PLUMBING INSPECTOR	10/02/26 FIC	112.1907.1040	FICA	246.38	246.38
10/01/2026	109827	NEIGHBORHOOD SERVI	10/02/26 FIC	112.1911.1040	FICA	568.71	568.71
10/01/2026	109827	TRAFFIC CONTROL	10/02/26 FIC	112.2404.1040	FICA	211.82	211.82
10/01/2026	109827	ENGINEERING	10/02/26 FIC	112.2601.1040	FICA	1,174.57	1,174.57
10/01/2026	109827	HEALTH DEPARTMENT	10/02/26 FIC	112.3401.1040	FICA	188.43	188.43
10/01/2026	109827	YOUTH TASK FORCE	10/02/26 FIC	010.3900.1040	FICA	201.75	201.75

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
10/01/2026	109827	PLANNING & ZONING	10/02/26 FIC	112.5401.1040	FICA	991.57	991.57
10/01/2026	109827	TRANSIT	10/02/26 FIC	080.5801.1040	FICA	150.69	150.69
10/01/2026	109827	CITY TRANSIT	10/02/26 FIC	080.5802.1040	FICA	1,055.82	1,055.82
10/01/2026	109827	MAYOR & COUNCIL	10/02/26 FIC	112.6101.1040	FICA	52.07	52.07
10/01/2026	109827	CITY ADMINISTRATOR	10/02/26 FIC	112.6105.1040	FICA	927.36	927.36
10/01/2026	109827	FINANCE	10/02/26 FIC	112.6201.1040	FICA	1,254.53	1,254.53
10/01/2026	109827	INFORMATION TECH	10/02/26 FIC	112.6202.1040	FICA	238.46	238.46
10/01/2026	109827	GIS TECHNOLOGY	10/02/26 FIC	112.6203.1040	FICA	203.01	203.01
10/01/2026	109827	CITY CLERK	10/02/26 FIC	112.6204.1040	FICA	253.56	253.56
10/01/2026	109827	HUMAN RESOURCES	10/02/26 FIC	112.6401.1040	FICA	678.58	678.58
10/01/2026	109827	PARKS	10/02/26 FIC	112.4301.1040	FICA	1,334.39	1,334.39
10/01/2026	109827	RECREATION	10/02/26 FIC	112.4401.1040	FICA	1,788.94	1,788.94
10/01/2026	109827	SWIMMING POOL	10/02/26 FIC	112.4401.1040	FICA	34.67	34.67
10/01/2026	109827	LIBRARY	10/02/26 FIC	030.4101.1040	FICA	2,655.77	2,655.77
10/01/2026	109827	MUSEUM	10/02/26 FIC	040.4202.1040	FICA	975.62	975.62
10/01/2026	109827	MUSEUM GRANTS	10/02/26 FIC	040.4222.1040	FICA	125.21	125.21
10/01/2026	109827	AIRPORT	10/02/26 FIC	050.2801.1040	FICA	1,167.21	1,167.21
10/01/2026	109827	CEMETERY	10/02/26 FIC	070.4501.1040	FICA	814.70	814.70
10/01/2026	109827	STREET	10/02/26 FIC	110.2105.1040	FICA	3,848.14	3,848.14
10/01/2026	109827	CDBG-OOREHAB	10/02/26 FIC	147.5917.1040	FICA	51.92	51.92
10/01/2026	109827	CITY ADMINISTERED GR	10/02/26 FIC	142.5910.1040	FICA	34.61	34.61
10/01/2026	109827	R C RENAISSANCE	10/02/26 FIC	680.7537.1040	FICA	445.40	445.40
10/01/2026	109827	WATER	10/02/26 FIC	600.8012.1040	FICA	4,326.34	4,326.34
10/01/2026	109827	WATER-MR	10/02/26 FIC	600.8012.1040	FICA	201.58	201.58
10/01/2026	109827	WATER-SO	10/02/26 FIC	600.8012.1040	FICA	169.77	169.77
10/01/2026	109827	SEWER-SO	10/02/26 FIC	610.8121.1040	FICA	169.77	169.77
10/01/2026	109827	SEWER	10/02/26 FIC	610.8121.1040	FICA	3,047.30	3,047.30
10/01/2026	109827	SANITARY SEWER MAIN	10/02/26 FIC	610.8123.1040	FICA	362.45	362.45
10/01/2026	109827	PARKING	10/02/26 FIC	630.8203.1040	FICA	133.64	133.64
10/01/2026	109827	SANITATION	10/02/26 FIC	640.8305.1040	FICA	1,909.41	1,909.41
10/01/2026	109827	GOLF COURSE	10/02/26 FIC	650.8901.1040	FICA	944.86	944.86
10/01/2026	109827	FIRE-AMBULANCE	10/02/26 FIC	660.1507.1040	FICA	485.78	485.78
10/01/2026	109827	REC ARENA	10/02/26 FIC	670.8921.1040	FICA	327.21	327.21
10/01/2026	109827	INTERNAL SERV	10/02/26 FIC	820.9601.1040	FICA	619.21	619.21
10/01/2026	109824	AR PAYMENT MIS-APPLI	169-1620-01	600.8011.5510	REFUND	66.86	66.86
10/01/2026	109825	NSF: N WEIDE: 315 19TH	256-2640-01	600.8011.5510	REFUND	19.13	19.13
10/01/2026	109825	NSF: N WEIDE: 315 19TH	256-2640-01	610.8121.5510	REFUND	15.47	15.47
10/01/2026	109825	NSF: N WEIDE: 315 19TH	256-2640-01	620.8125.5510	REFUND	3.01	3.01
10/01/2026	109825	NSF: N WEIDE: 315 19TH	256-2640-01	640.8305.5510	REFUND	20.23	20.23
10/01/2026	109825	NSF: N WEIDE: 315 19TH	256-2640-01	600.8013.2541	WATER SERVICE EXCI	1.15	1.15
10/01/2026	109826	NSF: J SKARPNESS: 604	309-4280-01	600.8011.5510	REFUND	23.30	23.30
10/01/2026	109826	NSF: J SKARPNESS: 604	309-4280-01	610.8121.5510	REFUND	20.67	20.67
10/01/2026	109826	NSF: J SKARPNESS: 604	309-4280-01	620.8125.5510	REFUND	.10	.10
10/01/2026	109826	NSF: J SKARPNESS: 604	309-4280-01	640.8305.5510	REFUND	1.40	1.40
10/01/2026	109826	NSF: J SKARPNESS: 604	309-4280-01	600.8013.2541	WATER SERVICE EXCI	1.40	1.40
Total CITY OF MASON CITY:							40,208.40
CITY OF MASON CITY IPERS							
10/01/2026	109828	POLICE	10/02/2026 I	112.1101.1050	IPERS	1,291.30	1,291.30
10/01/2026	109828	FIRE	10/02/2026 I	112.1501.1050	IPERS	187.48	187.48
10/01/2026	109828	BUILDING INSPECTOR	10/02/2026 I	112.1701.1050	IPERS	227.78	227.78
10/01/2026	109828	ANIMAL CONTROL	10/02/2026 I	112.1901.1050	IPERS	315.65	315.65
10/01/2026	109828	ELECTRICAL INSPECTO	10/02/2026 I	112.1904.1050	IPERS	273.16	273.16
10/01/2026	109828	PLUMBING INSPECTOR	10/02/2026 I	112.1907.1050	IPERS	334.48	334.48
10/01/2026	109828	NEIGHBORHOOD SERVI	10/02/2026 I	112.1911.1050	IPERS	757.45	757.45
10/01/2026	109828	TRAFFIC CONTROL	10/02/2026 I	112.2404.1050	IPERS	261.38	261.38

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
10/01/2026	109828	ENGINEERING	10/02/2026 I	112.2601.1050	IPERS	1,528.01	1,528.01
10/01/2026	109828	HEALTH DEPARTMENT	10/02/2026 I	112.3401.1050	IPERS	267.34	267.34
10/01/2026	109828	YOUTH TASK FORCE	10/02/2026 I	010.3900.1050	IPERS	279.96	279.96
10/01/2026	109828	PLANNING & ZONING	10/02/2026 I	112.5401.1050	IPERS	1,354.07	1,354.07
10/01/2026	109828	TRANSIT	10/02/2026 I	080.5801.1050	IPERS	197.42	197.42
10/01/2026	109828	CITY TRANSIT	10/02/2026 I	080.5802.1050	IPERS	1,302.80	1,302.80
10/01/2026	109828	MAYOR & COUNCIL	10/02/2026 I	112.6101.1050	IPERS	339.05	339.05
10/01/2026	109828	CITY ADMINISTRATOR	10/02/2026 I	112.6105.1050	IPERS	1,223.27	1,223.27
10/01/2026	109828	FINANCE	10/02/2026 I	112.6201.1050	IPERS	1,659.09	1,659.09
10/01/2026	109828	INFORMATION TECH	10/02/2026 I	112.6202.1050	IPERS	317.64	317.64
10/01/2026	109828	GIS TECH	10/02/2026 I	112.6203.1050	IPERS	265.37	265.37
10/01/2026	109828	CITY CLERK	10/02/2026 I	112.6204.1050	IPERS	332.22	332.22
10/01/2026	109828	HUMAN RESOURCES	10/02/2026 I	112.6401.1050	IPERS	958.08	958.08
10/01/2026	109828	PARKS	10/02/2026 I	112.4301.1050	IPERS	1,502.72	1,502.72
10/01/2026	109828	RECREATION	10/02/2026 I	112.4401.1050	IPERS	1,981.55	1,981.55
10/01/2026	109828	LIBRARY	10/02/2026 I	030.4101.1050	IPERS	3,186.50	3,186.50
10/01/2026	109828	MUSEUM	10/02/2026 I	040.4202.1050	IPERS	1,339.45	1,339.45
10/01/2026	109828	MUSEUM GRANTS	10/02/2026 I	040.4222.1050	IPERS	154.51	154.51
10/01/2026	109828	AIRPORT	10/02/2026 I	050.2801.1050	IPERS	1,514.98	1,514.98
10/01/2026	109828	CEMETERY	10/02/2026 I	070.4501.1050	IPERS	950.89	950.89
10/01/2026	109828	STREET	10/02/2026 I	110.2105.1050	IPERS	4,898.85	4,898.85
10/01/2026	109828	R C RENAISSANCE	10/02/2026 I	680.7537.1050	IPERS	567.06	567.06
10/01/2026	109828	CITY ADMINISTERED GR	10/02/2026 I	142.5910.1050	IPERS	48.52	48.52
10/01/2026	109828	LHAP	10/02/2026 I	147.5917.1050	IPERS	72.77	72.77
10/01/2026	109828	WATER	10/02/2026 I	600.8012.1050	IPERS	5,750.27	5,750.27
10/01/2026	109828	WATER-MR	10/02/2026 I	600.8012.1050	IPERS	261.45	261.45
10/01/2026	109828	WATER-SO	10/02/2026 I	600.8012.1050	IPERS	223.54	223.54
10/01/2026	109828	SEWER-SO	10/02/2026 I	610.8121.1050	IPERS	223.54	223.54
10/01/2026	109828	SEWER	10/02/2026 I	610.8121.1050	IPERS	4,025.46	4,025.46
10/01/2026	109828	SANITARY SEWER MAIN	10/02/2026 I	610.8123.1050	IPERS	472.60	472.60
10/01/2026	109828	PARKING	10/02/2026 I	630.8203.1050	IPERS	181.03	181.03
10/01/2026	109828	SANITATION	10/02/2026 I	640.8305.1050	IPERS	2,546.17	2,546.17
10/01/2026	109828	GOLF COURSE	10/02/2026 I	650.8901.1050	IPERS	1,047.57	1,047.57
10/01/2026	109828	AMBULANCE	10/02/2026 I	660.1507.1050	IPERS	116.73	116.73
10/01/2026	109828	RCR ARENA	10/02/2026 I	670.8921.1050	IPERS	381.55	381.55
10/01/2026	109828	INTERNAL SERVICE	10/02/2026 I	820.9601.1050	IPERS	789.52	789.52
		Total CITY OF MASON CITY IPERS:					45,910.23
CITY OF MASON CITY-HEALTH INS							
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	010.1101.1160	HEALTH & LIFE INSUR	50,648.15	50,648.15
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	010.1501.1160	HEALTH & LIFE INSUR	45,881.58	45,881.58
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	010.3401.1160	HEALTH & LIFE INSUR	1,454.87	1,454.87
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	010.1901.1160	HEALTH & LIFE INSUR	1,480.71	1,480.71
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	010.1911.1160	HEALTH & LIFE INSUR	3,615.12	3,615.12
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	010.3900.1160	HEALTH & LIFE INSUR	1,480.71	1,480.71
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	010.1701.1160	HEALTH & LIFE INSUR	1,480.71	1,480.71
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	010.1907.1160	HEALTH & LIFE INSUR	1,480.71	1,480.71
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	010.6900.1160	HEALTH & LIFE INSUR	15,365.01	15,365.01
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	010.5401.1160	HEALTH & LIFE INSUR	2,861.42	2,861.42
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	020.4301.1160	HEALTH & LIFE INSUR	5,071.36	5,071.36
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	020.4401.1160	HEALTH & LIFE INSUR	5,822.84	5,822.84
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	670.8921.1160	HEALTH & LIFE INSUR	2,234.41	2,234.41
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	610.8121.1160	HEALTH & LIFE INSUR	14,945.29	14,945.29
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	610.8123.1160	HEALTH & LIFE INSUR	1,507.40	1,507.40
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	630.8203.1160	HEALTH & LIFE INSUR	769.42	769.42
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	640.8305.1160	HEALTH & LIFE INSUR	13,093.21	13,093.21

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	660.1507.1160	HEALTH & LIFE INSUR	10,696.18	10,696.18
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	820.9601.1160	HEALTH & LIFE INSUR	1,480.71	1,480.71
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	010.2601.1160	HEALTH & LIFE INSUR	5,195.83	5,195.83
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	030.4101.1160	HEALTH & LIFE INSUR	12,577.13	12,577.13
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	040.4202.1160	HEALTH & LIFE INSUR	7,204.40	7,204.40
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	050.2801.1160	HEALTH & LIFE INSUR	4,501.38	4,501.38
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	070.4501.1160	HEALTH & LIFE INSUR	3,505.56	3,505.56
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	110.2105.1160	HEALTH & LIFE INSUR	18,833.00	18,833.00
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	080.5801.1160	HEALTH & LIFE INSUR	2,150.69	2,150.69
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	650.8901.1160	HEALTH & LIFE INSUR	2,835.58	2,835.58
10/01/2026	109829	HEALTH INSURANCE: OC	OCTOBER 2	600.8012.1160	HEALTH & LIFE INSUR	23,595.63	23,595.63
Total CITY OF MASON CITY-HEALTH INS:							261,769.01
COLUMN SOFTWARE PBC							
10/01/2026	109830	GLOBE	1ACBCB4B-	010.5401.2030	DUES & PUBLICATION	83.49	83.49
10/01/2026	109830	GLOBE	1ACBCB4B-	010.5401.2030	DUES & PUBLICATION	30.06	30.06
10/01/2026	109830	GLOBE	1ACBCB4B-	010.5401.2030	DUES & PUBLICATION	38.41	38.41
10/01/2026	109830	GLOBE	1ACBCB4B-	010.5401.2030	DUES & PUBLICATION	33.40	33.40
Total COLUMN SOFTWARE PBC:							185.36
CONSOLIDATED ELECTRICAL DIST							
10/01/2026	109831	CAMPGROUND ELECTRI	1245363	020.4410.3130	CAMPGROUND SUPPL	22.16	22.16
10/01/2026	109831	CAMPGROUND ELECTRI	1247835	020.4410.3130	CAMPGROUND SUPPL	711.28	711.28
10/01/2026	109831	SB MALL ELECTRICAL	1248611	680.7537.2150	BUILDING REPAIRS AN	59.88	59.88
10/01/2026	109831	SB MALL ELECTRICAL	1248727	680.7537.2150	BUILDING REPAIRS AN	297.50	297.50
10/01/2026	109831	SUPPLIES FOR STREET	1248729	110.2101.4670	STREET LIGHTING	234.12	234.12
10/01/2026	109831	GALV STEEL & 3/4" GALV	1249603	070.4504.2140	M/E REPAIRS	79.93	79.93
Total CONSOLIDATED ELECTRICAL DIST:							1,404.87
CONSOLIDATED ENERGY COMPANY							
10/01/2026	109832	ARENA ZAMBONI PROPA	4220132	670.8923.3035	OTHER SUPPLIES	52.80	52.80
10/01/2026	109832	WASTE WATER PROPAN	4225055	610.8121.2160	GAS & ELECTRICITY	1,158.40	1,158.40
10/01/2026	109832	AIRPORT GAS 490 @ $4.	4246062	050.2804.3570	GASOLINE	2,276.05	2,276.05
10/01/2026	109832	DISCOUNT	4246062	050.2804.3570	GASOLINE	24.50-	24.50-
10/01/2026	109832	AIRPORT 500 @ $5.70	4246064	050.2804.3570	GASOLINE	2,850.00	2,850.00
10/01/2026	109832	DISCOUNT	4246064	050.2804.3570	GASOLINE	25.00-	25.00-
10/01/2026	109832	FIRE TRAINING PROPAN	4248062	010.1501.2080	EDUCATION AND TRAI	11.21	11.21
10/01/2026	109832	STREET 374.1 @ $5.55	4248665	110.2107.3750	FUEL	2,076.26	2,076.26
10/01/2026	109832	DISCOUNT	4248665	110.2107.3750	FUEL	18.71-	18.71-
10/01/2026	109832	CEMETERY FUEL TANKS	4255656	070.4504.4015	CEMETERY EQUIPME	5,808.65	5,808.65
10/01/2026	109832	STREET 451.2 @ $5.55	4256229	110.2107.3750	FUEL	2,504.16	2,504.16
10/01/2026	109832	DISCOUNT	4256229	110.2107.3750	FUEL	22.56-	22.56-
Total CONSOLIDATED ENERGY COMPANY:							16,646.76
CONTINENTAL CLAY CO							
10/01/2026	109833	CLAY STUDIO SUPPLIES	INV0002200	040.4215.3019	OFFICE SUPPLIES	553.69	553.69
Total CONTINENTAL CLAY CO:							553.69
CONTROL PRINT							
10/01/2026	109834	BUSINESS CARDS	24512	680.7537.2740	PROFESSIONAL SERV	45.00	45.00

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Total CONTROL PRINT:							45.00
CONWAY, JANICE							
10/01/2026	109835	OVERPAYMENT: 1649 N C	351-0900-01	600.8011.5510	REFUND	226.70	226.70
Total CONWAY, JANICE:							226.70
CROELL REDI-MIX INC							
10/01/2026	109836	VALVE CEMENT	1133520	600.8002.3490	VALVES - REPAIR MAT	745.00	745.00
Total CROELL REDI-MIX INC:							745.00
CULLIGAN MASON CITY							
10/01/2026	109837	WATER	C041000904	010.3900.3990	MISCELLANEOUS EXP	68.95	68.95
Total CULLIGAN MASON CITY:							68.95
D & D SALES							
10/01/2026	109838	BLUE MARKING FLAGS	260804	600.8042.3590	MATERIAL	413.22	413.22
Total D & D SALES:							413.22
DALEY'S PLUMBING INC							
10/01/2026	109839	ARENA PLUMBING REPAI	350564	670.8923.2150	BUILDING REPAIRS AN	208.01	208.01
Total DALEY'S PLUMBING INC:							208.01
DECKER SPORTING GOODS							
10/01/2026	109840	REC. YOUTH SHIRT - FB	AAN038760-	020.4408.3035	OTHER SUPPLIES	1,475.00	1,475.00
10/01/2026	109840	REC. YOUTH SHIRTS - S	AAN038761-	020.4408.3035	OTHER SUPPLIES	910.00	910.00
10/01/2026	109840	REC. YOUTH SHIRT - SO	AAN038858-	020.4408.3035	OTHER SUPPLIES	85.00	85.00
10/01/2026	109840	REC. YOUTH SHIRT - FB	AAN038859-	020.4408.3035	OTHER SUPPLIES	195.00	195.00
10/01/2026	109840	REC. YOUTH SHIRT - SO	AAN039010-	020.4408.3035	OTHER SUPPLIES	65.00	65.00
10/01/2026	109840	REC. YOUTH SHIRT - FB	AAN039011-	020.4408.3035	OTHER SUPPLIES	40.00	40.00
Total DECKER SPORTING GOODS:							2,770.00
DICK'S PETROLEUM COMPANY							
10/01/2026	109841	SPILL TEST	40247	010.1103.2980	FUEL TANK EXPENSE	812.00	812.00
Total DICK'S PETROLEUM COMPANY:							812.00
ED M FELD EQUIPMENT CO INC							
10/01/2026	109842	PPE - LEE, HANSEN, SCH	INV35659	010.1501.3035	OTHER SUPPLIES	12,855.00	12,855.00
Total ED M FELD EQUIPMENT CO INC:							12,855.00
ELECTRICIANS, THE							
10/01/2026	109843	LIGHTING -OUTDOOR	21497	040.4211.3990	MISCELLANEOUS EXP	207.74	207.74
Total ELECTRICIANS, THE:							207.74
ELEY, CHRISTOPHER WILLIAM							
10/01/2026	109844	HEALTH INSURANCE RE	OCT INSUR	800.9401.5510	REFUND	370.16	370.16
10/01/2026	109844	DENTAL INSURANCE RE	OCT INSUR	800.9401.5510	REFUND	81.22	81.22
10/01/2026	109844	LIFE INSURANCE REFUN	OCT INSUR	800.9401.5510	REFUND	1.20	1.20

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Total ELEY, CHRISTOPHER WILLIAM:							452.58
ELSBERND,RANDY							
10/01/2026	109845	CELL PHONE REIMBURS	OCTOBER 2	010.1502.2040	PHONE EXPENSE	30.00	30.00
Total ELSBERND,RANDY:							30.00
FAREWAY STORE							
10/01/2026	109846	FALL FESTIVAL - 2026	496658	010.6401.1260	WELLNESS PROGRAM	45.54	45.54
Total FAREWAY STORE:							45.54
FEWELL MONUMENTS							
10/01/2026	109847	MARKER - BUSHGENS, D	0214872-IN	070.4501.3340	MARKERS & BENCHE	271.65	271.65
10/01/2026	109847	MARKER - SCATTERING	0214873-IN	070.4504.4646	CEMETERY PRESERV	2,619.01	2,619.01
10/01/2026	109847	FREIGHT ON MARKERS	0214874-IN	070.4501.3340	MARKERS & BENCHE	160.00	160.00
10/01/2026	109847	FREIGHT ON MARKERS	0214875-IN	070.4501.3340	MARKERS & BENCHE	160.00	160.00
10/01/2026	109847	MARKER - JAMES & CHRI	0214876-IN	070.4501.3340	MARKERS & BENCHE	2,451.45	2,451.45
Total FEWELL MONUMENTS:							5,662.11
FLOYD & LEONARD AUTO ELECTRIC							
10/01/2026	109848	MOWER PARTS	216774	020.4308.3044	M/E SUPPLIES	42.26	42.26
10/01/2026	109848	QUART OIL 10W/30 SYNT	216846	070.4504.2140	M/E REPAIRS	120.00	120.00
Total FLOYD & LEONARD AUTO ELECTRIC:							162.26
GRAINGER							
10/01/2026	109849	TORDON RTU	9094402816	600.8042.3590	MATERIAL	63.92	63.92
Total GRAINGER:							63.92
GRANT PROFESSIONALS ASSOCIATION							
10/01/2026	109850	GRANT PROFESSIONAL	300028150	010.1101.2080	EDUCATION AND TRAI	147.00	147.00
Total GRANT PROFESSIONALS ASSOCIATION:							147.00
GRP & ASSOCIATES INC							
10/01/2026	109851	SHARPS DISPOSAL	M7491	010.1101.3990	MISCELLANEOUS EXP	83.00	83.00
Total GRP & ASSOCIATES INC:							83.00
HEARTLAND ASPHALT							
10/01/2026	109852	CSR2	47125	110.2111.3210	PAVING REPAIR MATE	872.60	872.60
10/01/2026	109852	19TH STREET SW HMA R	PAY 3 08292	320.2101.4580	STREET REHAB PROG	29,432.87	29,432.87
Total HEARTLAND ASPHALT:							30,305.47
HERMEL, A H							
10/01/2026	109853	GOLF CONCESSIONS	4093:630609	650.8906.3135	CONCESSION SUPPLI	138.70	138.70
Total HERMEL, A H:							138.70
HEWETT WHOLESALE INC							
10/01/2026	109854	AQUATIC CONCESSIONS	250527	020.4490.3135	CONCESSION SUPPLI	40.96	40.96
10/01/2026	109854	ARENA SUPPLIES	255795	670.8923.3035	OTHER SUPPLIES	105.52	105.52

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
10/01/2026	109854	YOUTH SPORTS CONCE	255850	535.4414.3135	CONCESSION SUPPLI	302.82	302.82
10/01/2026	109854	YOUTH SPORTS CONCE	256380	535.4414.3135	CONCESSION SUPPLI	222.57	222.57
Total HEWETT WHOLESALE INC:							671.87
HOLIDAY INN EXPRESS & SUITES MASON CITY							
10/01/2026	109855	LODGING - ARENA CONC	13613	670.8923.2723	CONTRACTUAL AGRE	372.96	372.96
Total HOLIDAY INN EXPRESS & SUITES MASON CITY:							372.96
HOTSY EQUIPMENT COMPANY							
10/01/2026	109856	O RINGS	77663	600.8042.3590	MATERIAL	30.58	30.58
Total HOTSY EQUIPMENT COMPANY:							30.58
HUBER SUPPLY COMPANY							
10/01/2026	109857	BANDSAW BLADES	3268907	110.2115.3310	TOOLS AND SUPPLIES	62.94	62.94
Total HUBER SUPPLY COMPANY:							62.94
HUNT ELECTRIC,JIM							
10/01/2026	109858	TRAFFIC SIGNAL MAINTE	16661	110.2101.4600	TRAFFIC SIGNALS	877.28	877.28
10/01/2026	109858	STREET LIGHT REPAIR F	16712	110.2105.2050	CONTRACT LABOR	2,395.19	2,395.19
Total HUNT ELECTRIC,JIM:							3,272.47
HUNTINGTON NATIONAL BANK, THE							
10/01/2026	109859	003-0694524-103 VIN #58	2937986	015.6900.3990	MISCELLANEOUS EXP	763.25	763.25
10/01/2026	109859	003-0694524-102 VIN #58	2937986	015.6900.3990	MISCELLANEOUS EXP	763.25	763.25
10/01/2026	109859	003-0694524-101 VIN #58	2955323	015.6900.3990	MISCELLANEOUS EXP	763.25	763.25
Total HUNTINGTON NATIONAL BANK, THE:							2,289.75
IMPERIAL POINTS LLC							
10/01/2026	109860	SIGN RESTORATION	7146	015.4504.4010	CAPITAL OUTLAY	10,000.00	10,000.00
Total IMPERIAL POINTS LLC:							10,000.00
J & J MACHINING WELDING							
10/01/2026	109861	STEEL	91821	110.2107.3044	M/E SUPPLIES	75.00	75.00
Total J & J MACHINING WELDING:							75.00
JCL SOLUTIONS - JANITOR'S CLOSET							
10/01/2026	109862	SB MALL JANITORIAL SU	2045989	680.7537.3090	BUILDING SUPPLIES	32.34	32.34
Total JCL SOLUTIONS - JANITOR'S CLOSET:							32.34
JOHANNS TREE SERVICE & MORE							
10/01/2026	109863	TREE REMOVAL 615 S JA	INV0124	010.1911.2551	NUISANCE ABATEMEN	3,200.00	3,200.00
Total JOHANNS TREE SERVICE & MORE:							3,200.00
JOY SUPPLY CO PARTY RENTALS							
10/01/2026	109864	OPEN HOUSE BOUNCE	116	010.1501.3035	OTHER SUPPLIES	500.00	500.00

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Total JOY SUPPLY CO PARTY RENTALS:							500.00
KABRICK DISTRIBUTING							
10/01/2026	109865	GOLF CONCESSIONS	1034026	650.8906.3135	CONCESSION SUPPLI	2,073.25	2,073.25
10/01/2026	109865	GOLF CONCESSIONS	1034828	650.8906.3135	CONCESSION SUPPLI	1,346.70	1,346.70
Total KABRICK DISTRIBUTING:							3,419.95
KINECT ENERGY GROUP							
10/01/2026	109866	CITY HALL	415558	010.6501.2160	GAS & ELECTRICITY	68.97	68.97
10/01/2026	109866	FIRE DEPT	415558	010.1502.2160	GAS & ELECTRICITY	293.60	293.60
10/01/2026	109866	FIRE DEPT	415558	660.1508.2160	GAS & ELECTRICITY	73.40	73.40
10/01/2026	109866	POLICE DEPT	415558	010.1103.2160	GAS & ELECTRICITY	491.66	491.66
10/01/2026	109866	OPERATIONS & MAINTEN	415558	110.2109.2160	GAS & ELECTRICITY	67.83	67.83
10/01/2026	109866	PUBLIC LIBRARY	415558	030.4101.2160	GAS & ELECTRICITY	125.59	125.59
10/01/2026	109866	WATER TREATMENT	415558	600.8001.2160	GAS & ELECTRICITY	102.23	102.23
10/01/2026	109866	WTRTMT OLD PLANT	415558	600.8001.2160	GAS & ELECTRICITY	46.57	46.57
10/01/2026	109866	MONTHLY ENERGY MAN	415835	010.6501.2160	GAS & ELECTRICITY	147.34	147.34
10/01/2026	109866	MONTHLY ENERGY MAN	415835	010.1502.2160	GAS & ELECTRICITY	147.33	147.33
10/01/2026	109866	MONTHLY ENERGY MAN	415835	010.1103.2160	GAS & ELECTRICITY	147.33	147.33
10/01/2026	109866	MONTHLY ENERGY MAN	415835	030.4101.2160	GAS & ELECTRICITY	147.33	147.33
10/01/2026	109866	MONTHLY ENERGY MAN	415835	600.8001.2160	GAS & ELECTRICITY	147.34	147.34
10/01/2026	109866	MONTHLY ENERGY MAN	415835	110.2109.2160	GAS & ELECTRICITY	147.33	147.33
Total KINECT ENERGY GROUP:							2,153.85
KLEMAS,STEVE							
10/01/2026	109867	VAWA CONF: FORCE SCI	9/21-9/26/20	010.1101.5910	SPECIAL GRANT	129.79	129.79
10/01/2026	109867	VAWA CONF: FORCE SCI	9/21-9/26/20	010.1101.5910	SPECIAL GRANT	280.00	280.00
Total KLEMAS,STEVE:							409.79
LEADS ONLINE LLC							
10/01/2026	109868	LEADS ONLINE RENEWA	427942	010.1101.2110	COMPUTER EXPENSE	3,922.00	3,922.00
Total LEADS ONLINE LLC:							3,922.00
LEDOUX SIGNS							
10/01/2026	109869	RECREATION SIGNAGE	20260613	020.4401.3990	MISCELLANEOUS EXP	52.00	52.00
10/01/2026	109869	ARENA SIGNAGE	20260613	325.4350.4040	MOTOR EQUIPMENT	52.00	52.00
Total LEDOUX SIGNS:							104.00
LIFE-ASSIST INC							
10/01/2026	109870	EMS SUPPLIES	2206876	660.1509.3070	MEDICAL SUPPLIES	186.00	186.00
Total LIFE-ASSIST INC:							186.00
MAIN STREET MASON CITY							
10/01/2026	109871	2026 08 ALLOCATION	FY26-13	120.6900.5180	TOURISM GRANT	3,541.00	3,541.00
10/01/2026	109871	2026 09 ALLOCATION	FY26-14	120.6900.5180	TOURISM GRANT	3,541.00	3,541.00
Total MAIN STREET MASON CITY:							7,082.00
MARCO TECHNOLOGIES 131411							
10/01/2026	109872	COPY CHARGE	INV1571923	010.2601.2722	COPY CHARGE	124.09	124.09

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10/01/2026	109872	COPY CHARGE	INV1571923	610.8121.3019	OFFICE SUPPLIES	75.07	75.07
10/01/2026	109872	RECREATION COPIER C	INV1574003	020.4401.2440	RECREATIONS PUBLI	127.95	127.95
Total MARCO TECHNOLOGIES 131411:							327.11
MAROLF, BEVERLY							
10/01/2026	109873	PRF1-AMB REFUND	MCFD20260	660.1507.5510	REFUND	250.00	250.00
Total MAROLF, BEVERLY:							250.00
MARTIN BROS DISTRIBUTING							
10/01/2026	109874	CONCESSIONS - HIGHLA	2832533	650.8906.3135	CONCESSION SUPPLI	83.12	83.12
10/01/2026	109874	CONCESSIONS - HIGHLA	2832674	650.8906.3135	CONCESSION SUPPLI	978.31	978.31
10/01/2026	109874	CONCESSIONS - HIGHLA	2844597	650.8906.3135	CONCESSION SUPPLI	125.56	125.56
Total MARTIN BROS DISTRIBUTING:							1,186.99
MARTIN MARIETTA							
10/01/2026	109875	LIMESTONE FOR FOUND	50637201	070.4504.3390	FOUNDATION MATERI	182.67	182.67
Total MARTIN MARIETTA:							182.67
MASON CITY PUBLIC UTILITIES							
10/01/2026	109876	UTILITIES-CENTRAL PAR	224-3760-04	020.4306.2150	BUILDING REPAIRS AN	257.32	257.32
10/01/2026	109876	UTILITIES-CITY HALL	224-3780-01	010.6501.2162	WATER/SEWER UTILIT	273.88	273.88
10/01/2026	109876	UTILITIES-CEMETERY	232-2140-01	070.4501.2160	GAS & ELECTRICITY	131.57	131.57
10/01/2026	109876	UTILITIES-CEMETERY	232-2180-17	070.4501.2160	GAS & ELECTRICITY	134.41	134.41
10/01/2026	109876	UTILITIES-CEMETERY	232-2210-01	070.4501.2160	GAS & ELECTRICITY	120.77	120.77
10/01/2026	109876	UTILITIES-CEMETERY	232-4020-19	070.4501.2160	GAS & ELECTRICITY	257.86	257.86
Total MASON CITY PUBLIC UTILITIES:							1,175.81
MASON CITY RED POWER INC							
10/01/2026	109877	MOWER PARTS	CM28902	020.4308.3044	M/E SUPPLIES	363.20	363.20
Total MASON CITY RED POWER INC:							363.20
MASON CITY TIRE SERVICE							
10/01/2026	109878	TIRE REPAIR	173321	610.8121.2140	M/E REPAIRS	83.05	83.05
10/01/2026	109878	TIRE REPAIR	173322	610.8121.2140	M/E REPAIRS	390.49	390.49
10/01/2026	109878	TIRE REPAIR	173335	610.8121.2140	M/E REPAIRS	316.29	316.29
Total MASON CITY TIRE SERVICE:							789.83
MC ELECTRIC							
10/01/2026	109879	ARENA BUILDING IMPRO	2193	670.8923.2150	BUILDING REPAIRS AN	892.94	892.94
Total MC ELECTRIC:							892.94
MCKINESS EXCAVATING							
10/01/2026	109880	LEAD LINE SERVICE REP	9282	603.8061.4635	LEAD LINE ABATEMEN	1,973.00	1,973.00
10/01/2026	109880	LEAD LINE REPLCMT-170	9291	603.8061.4635	LEAD LINE ABATEMEN	4,085.00	4,085.00
10/01/2026	109880	LEAD LINE REPLCMT-171	9294	603.8061.4635	LEAD LINE ABATEMEN	4,085.00	4,085.00
Total MCKINESS EXCAVATING:							10,143.00

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MEDLIN, JAMEY							
10/01/2026	109881	CELL PHONE REIMBURS	OCTOBER 2	010.1502.2040	PHONE EXPENSE	30.00	30.00
Total MEDLIN, JAMEY:							30.00
MELENEY, KORY							
10/01/2026	109882	JANITORIAL SERVICES-A	718164	110.2109.2190	REPAIRS AND MAINTE	675.00	675.00
10/01/2026	109882	JANITORIAL SERVICES-S	718164	110.2109.2190	REPAIRS AND MAINTE	675.00	675.00
Total MELENEY, KORY:							1,350.00
MENARDS							
10/01/2026	109883	AQUATIC REPAIR	61465	020.4490.2190	REPAIRS AND MAINTE	126.30	126.30
10/01/2026	109883	PLUMBING SUPPLIES	62625	610.8121.2190	REPAIRS AND MAINTE	24.04	24.04
10/01/2026	109883	ARENA SUPPLIES	62992	670.8923.3035	OTHER SUPPLIES	59.85	59.85
10/01/2026	109883	ARENA SUPPLIES	63404	670.8923.3035	OTHER SUPPLIES	10.45	10.45
Total MENARDS:							220.64
MIDWEST NORTH IOWA JANITORIAL							
10/01/2026	109884	ARENA EVENT CLEAN	5052	670.8923.3035	OTHER SUPPLIES	2,800.00	2,800.00
Total MIDWEST NORTH IOWA JANITORIAL:							2,800.00
MILLER & SONS GOLF							
10/01/2026	109885	HIGHLAND CART RENTA	11430	650.8901.2311	EQUIPMENT RENTAL	1,680.00	1,680.00
Total MILLER & SONS GOLF:							1,680.00
MILLER'S LAWN CARE							
10/01/2026	109886	LAWN CARE	FALL 2026	010.1103.2150	BUILDING REPAIRS AN	298.41	298.41
Total MILLER'S LAWN CARE:							298.41
MTI DISTRIBUTING INC							
10/01/2026	109887	HIGHLAND MOTOR EQUI	1541011-00	650.8908.2140	M/E REPAIRS	178.98	178.98
Total MTI DISTRIBUTING INC:							178.98
MUNICIPAL FIRE AND POLICE							
10/01/2026	109888	CITY SHARE 10/2/26	10/2/2026	114.1101.5661	PAYMENT TO MFPRSI	34,030.02	34,030.02
10/01/2026	109888	CITY SHARE 10/2/26	10/2/2026	116.1501.5661	PAYMENT TO MFPRSI	24,281.08	24,281.08
10/01/2026	109888	CITY SHARE 10/2/26	10/2/2026	660.1507.5661	PAYMENT TO MFPRSI	7,468.24	7,468.24
Total MUNICIPAL FIRE AND POLICE:							65,779.34
NAPA AUTO PARTS							
10/01/2026	109889	AQUATIC REPAIR	499593	020.4490.2150	BUILDING REPAIRS AN	46.01	46.01
10/01/2026	109889	OIL FILTER, OIL	500122	670.8923.2150	BUILDING REPAIRS AN	81.44	81.44
10/01/2026	109889	BLOW GUN	500307	110.2105.3060	SUPPLIES & LAUNDRY	11.75	11.75
10/01/2026	109889	WINDSHIELD WASHER	500418	600.8042.3590	MATERIAL	117.36	117.36
10/01/2026	109889	HYD ADAPTERS	500500	110.2107.3044	M/E SUPPLIES	11.81	11.81
10/01/2026	109889	HEAD LIGHT 40	500755	110.2107.3044	M/E SUPPLIES	18.61	18.61
Total NAPA AUTO PARTS:							286.98

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
NASSCO INC							
10/01/2026	109890	ARENA CLEANING SUPP	6762627	670.8923.3035	OTHER SUPPLIES	206.03	206.03
10/01/2026	109890	ARENA CLEANING SUPP	6762736	670.8923.3035	OTHER SUPPLIES	39.60	39.60
Total NASSCO INC:							245.63
NISS EXCAVATION							
10/01/2026	109891	LEAD LINE RECLCMNT-5	9354	603.8061.4635	LEAD LINE ABATEMEN	3,000.00	3,000.00
10/01/2026	109891	LEAD LINE REPLCMT-518	9355	603.8061.4635	LEAD LINE ABATEMEN	8,000.00	8,000.00
10/01/2026	109891	LEAD LINE REPLCMT-522	9356	603.8061.4635	LEAD LINE ABATEMEN	3,000.00	3,000.00
Total NISS EXCAVATION:							14,000.00
NORTH CENTRAL INTERNATIONAL							
10/01/2026	109892	BRAKES & DRUM 48	X223024154:	110.2107.3044	M/E SUPPLIES	637.75	637.75
10/01/2026	109892	CREDIT BATTERIES	X223024183:	110.2107.3044	M/E SUPPLIES	37.50-	37.50-
10/01/2026	109892	AIR DRYER 48	X223024242:	110.2107.3044	M/E SUPPLIES	253.61	253.61
10/01/2026	109892	COMPRESSOR 48	X223024250:	110.2107.3044	M/E SUPPLIES	245.71	245.71
Total NORTH CENTRAL INTERNATIONAL:							1,099.57
O'HERRON CO INC, RAY							
10/01/2026	109893	UNIFORMS	2502281	010.1101.1170	UNIFORM ALOWANCE	124.93	124.93
10/01/2026	109893	VEST	2502320	015.1103.4090	EQUIPMENT	2,492.22	2,492.22
Total O'HERRON CO INC, RAY:							2,617.15
ONE SOURCE							
10/01/2026	109894	BG CHECK - NELSON	2022211964	010.6401.2740	PROFESSIONAL SERV	22.00	22.00
10/01/2026	109894	BG CHECK - MCHENRY	2022211964	010.6401.2740	PROFESSIONAL SERV	22.00	22.00
10/01/2026	109894	BG CHECKS - AMUNDSO	2022211964	010.6401.2740	PROFESSIONAL SERV	102.00	102.00
10/01/2026	109894	BG CHECKS - FOSTER	2022211964	010.6401.2740	PROFESSIONAL SERV	33.00	33.00
Total ONE SOURCE:							179.00
OTIS ELEVATOR							
10/01/2026	109895	ARENA ELEVATOR	1004024069	670.8923.2723	CONTRACTUAL AGRE	4,854.24	4,854.24
Total OTIS ELEVATOR:							4,854.24
PERFORMANCE FOODSERVICE							
10/01/2026	109896	NORRIS CONCESSIONS	430348	535.4414.3135	CONCESSION SUPPLI	485.10	485.10
Total PERFORMANCE FOODSERVICE:							485.10
PETRO BLEND CORP							
10/01/2026	109897	OIL	207235	610.8121.3044	M/E SUPPLIES	450.22	450.22
Total PETRO BLEND CORP:							450.22
PITTSBURGH PAINTS CO							
10/01/2026	109898	PAINT	9832200085	600.8041.3060	SUPPLIES & LAUNDRY	75.48	75.48
Total PITTSBURGH PAINTS CO:							75.48
PLUMB SUPPLY							
10/01/2026	109899	TOILET FREDERICK	S101850982.	020.4304.3110	MAINTENANCE MATER	204.23	204.23

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
10/01/2026	109899	BOTTLE FILTER FILTER	S101858466.	010.1103.2150	BUILDING REPAIRS AN	331.40	331.40
10/01/2026	109899	ARENA PLUMB REPAIR	S101860400.	670.8923.2150	BUILDING REPAIRS AN	107.80	107.80
10/01/2026	109899	BALVANIZED PIPE, GAL V	S101860487.	070.4504.3310	TOOLS AND SUPPLIES	179.50	179.50
Total PLUMB SUPPLY:							822.93
PLUNKETTS PEST CONTROL INC							
10/01/2026	109900	HIGHLAND PEST CONTR	10790617	650.8906.3035	OTHER SUPPLIES	45.00	45.00
10/01/2026	109900	HIGHLAND PEST CONTR	10790618	650.8906.3035	OTHER SUPPLIES	71.76	71.76
Total PLUNKETTS PEST CONTROL INC:							116.76
PRAZAK,JESSICA							
10/01/2026	109901	IOWA MENTOR SUMMIT:	9/24-9/25/20	010.3900.2060	TRAVEL AND CONFER	271.04	271.04
10/01/2026	109901	IOWA MENTOR SUMMIT:	9/24-9/25/20	010.3900.2060	TRAVEL AND CONFER	189.96	189.96
10/01/2026	109901	IOWA MENTOR SUMMIT:	9/24-9/25/20	010.3900.2060	TRAVEL AND CONFER	15.19	15.19
10/01/2026	109901	IOWA MENTOR SUMMIT:	9/24-9/25/20	010.3900.2060	TRAVEL AND CONFER	160.00	160.00
Total PRAZAK,JESSICA:							636.19
PSYCHOLOGY ASSOCIATES							
10/01/2026	109902	MMPI	11042570	010.1101.3990	MISCELLANEOUS EXP	990.00	990.00
Total PSYCHOLOGY ASSOCIATES:							990.00
QUILL CORPORATION							
10/01/2026	109903	TONERS	50227987	600.8041.3060	SUPPLIES & LAUNDRY	151.26	151.26
10/01/2026	109903	TONERS	50243947	010.6201.3019	OFFICE SUPPLIES	388.61	388.61
10/01/2026	109903	TONERS	50243947	600.8011.3019	OFFICE SUPPLIES	777.22	777.22
10/01/2026	109903	TONERS	50244186	040.4202.3019	OFFICE SUPPLIES	90.34	90.34
10/01/2026	109903	SPLINTER REMOVERS	50244186	600.8042.3590	MATERIAL	6.99	6.99
10/01/2026	109903	PENS, KNIVES	50261552	600.8042.3590	MATERIAL	121.76	121.76
Total QUILL CORPORATION:							1,536.18
REAPER TREE SERVICE							
10/01/2026	109904	REMOVAL OF 3 TREES	09172026	015.2101.4860	TREES	3,000.00	3,000.00
Total REAPER TREE SERVICE:							3,000.00
RELIANT FIRE APPARATUS INC							
10/01/2026	109905	2316 RPRS.	INV-IA-10216	010.1503.2140	M/E REPAIRS	3,144.90	3,144.90
Total RELIANT FIRE APPARATUS INC:							3,144.90
RIBCRIB							
10/01/2026	109906	RETIREE LUNCH	9686741	010.1101.3990	MISCELLANEOUS EXP	629.55	629.55
Total RIBCRIB:							629.55
RITE WAY LAWN SERVICE							
10/01/2026	109907	CITIZEN WEED/MOWING	4243	010.1911.2050	CONTRACT LABOR	1,010.00	1,010.00
Total RITE WAY LAWN SERVICE:							1,010.00
RIVER CITY AUTO SUPPLY							
10/01/2026	109908	VECHICLE MAINTENANC	014219	610.8121.2140	M/E REPAIRS	77.99	77.99

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
10/01/2026	109908	VECHICLE MAINTENANC	014232	610.8121.2140	M/E REPAIRS	294.19-	294.19-
10/01/2026	109908	FORD FUSION MAINTEN	015146	010.5401.3990	MISCELLANEOUS EXP	50.76	50.76
10/01/2026	109908	BATTERY	015259	610.8123.2190	REPAIRS AND MAINTE	152.40	152.40
10/01/2026	109908	BRAKE PADS	015464	010.1102.2140	M/E REPAIRS	58.75	58.75
10/01/2026	109908	SHOP SUPPLIES	015486	820.9601.3260	SHOP SUPPLIES	12.38	12.38
10/01/2026	109908	BRAKE PADS	015978	010.1102.2140	M/E REPAIRS	452.66	452.66
10/01/2026	109908	ROTORS	015986	010.1102.2140	M/E REPAIRS	209.03	209.03
10/01/2026	109908	ROTORS RETUREN	016096	010.1102.2140	M/E REPAIRS	335.16-	335.16-
		Total RIVER CITY AUTO SUPPLY:					384.62
ROUTER12 NETWORKS LLC							
10/01/2026	109909	FREDRICK SB INTERNET	144487	530.4401.3035	OTHER SUPPLIES	55.00	55.00
10/01/2026	109909	NORRIS HOT SPOT	144489	535.4401.3035	OTHER SUPPLIES	55.00	55.00
		Total ROUTER12 NETWORKS LLC:					110.00
SCHILLER,MATTHEW J							
10/01/2026	109910	CONTRACTUAL	SEPTEMBE	660.1507.2740	PROFESSIONAL SERV	1,500.00	1,500.00
		Total SCHILLER,MATTHEW J:					1,500.00
SCHILLING SUPPLY COMPANY							
10/01/2026	109911	NITRILE GLOVES	1067073-01	600.8042.3590	MATERIAL	103.49	103.49
10/01/2026	109911	PAPER TOWELS	1069399-00	600.8042.3590	MATERIAL	448.81	448.81
		Total SCHILLING SUPPLY COMPANY:					552.30
SKYBLUE SOLUTIONS							
10/01/2026	109912	PHONE	10933189	010.1101.2040	PHONE EXPENSE	666.03	666.03
		Total SKYBLUE SOLUTIONS:					666.03
SMIT, DEREK							
10/01/2026	109913	IFSTB INST II TEST FEE	24841142	010.1501.2080	EDUCATION AND TRAI	52.75	52.75
		Total SMIT, DEREK:					52.75
SPECTRUM GROUP, THE							
10/01/2026	109914	SALE RECEIPTS - FRONT	20897	040.4211.3019	OFFICE SUPPLIES	183.00	183.00
		Total SPECTRUM GROUP, THE:					183.00
STECKER,PAM							
10/01/2026	109915	CELL PHONE REIMBURS	OCTOBER 2	010.6105.2040	PHONE EXPENSE	30.00	30.00
		Total STECKER,PAM:					30.00
STEINE TREE SERVICE LLC							
10/01/2026	109916	TREE REMOVAL 1507 S	1031	015.5401.4010	CAPITAL OUTLAY	3,200.00	3,200.00
10/01/2026	109916	TREE REMOVAL 1507 S	1032	015.5401.4010	CAPITAL OUTLAY	4,000.00	4,000.00
		Total STEINE TREE SERVICE LLC:					7,200.00
STZR HOLDINGS LLC							
10/01/2026	109917	ARENA BLADE GAUGE	0093973-IN	670.8923.3035	OTHER SUPPLIES	59.62	59.62

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total STZR HOLDINGS LLC:							59.62
SWANK MOTION PICTURES INC							
10/01/2026	109918	THEATRE MOVIE RENTAL	BO 2869342	680.8924.2723	CONTRACTUAL AGRE	500.00	500.00
10/01/2026	109918	THEATRE MOVIE RENTAL	BO 2869342	680.8924.2723	CONTRACTUAL AGRE	500.00	500.00
Total SWANK MOTION PICTURES INC:							1,000.00
T & W GRINDING & COMPOST SERVICE							
10/01/2026	109919	TREE DUMP GRINDING	2596	110.2101.4860	TREES	18,900.00	18,900.00
Total T & W GRINDING & COMPOST SERVICE:							18,900.00
TATMAN, DR ANTHONY							
10/01/2026	109920	CRITICAL HIRE EVALUATI	9/28/2026	010.1101.3990	MISCELLANEOUS EXP	25.00	25.00
Total TATMAN, DR ANTHONY:							25.00
TAYLOR, MACY							
10/01/2026	109921	CLASS INSTRUCTOR	10.3.26	040.4215.2740	PROFESSIONAL SERV	72.00	72.00
Total TAYLOR, MACY:							72.00
TEREX SERVICES							
10/01/2026	109922	TREE TRUCKS INSPECTI	7716630	110.2101.4860	TREES	2,021.74	2,021.74
10/01/2026	109922	TREE TRUCK INSPECTIO	7716633	110.2101.4860	TREES	1,911.61	1,911.61
10/01/2026	109922	ANNUAL INSPECTION	7716634	820.9601.2140	M/E REPAIRS	1,814.34	1,814.34
Total TEREX SERVICES:							5,747.69
TRACTOR SUPPLY COMPANY							
10/01/2026	109923	INSECT SPRAY	100201569	610.8121.3110	MAINTENANCE MATER	73.98	73.98
10/01/2026	109923	WHEEL SPINNER	100204603	110.2107.3044	M/E SUPPLIES	17.99	17.99
Total TRACTOR SUPPLY COMPANY:							91.97
UNITED BEVERAGE							
10/01/2026	109924	GOLF CONCESSIONS	W-1994091	650.8906.3135	CONCESSION SUPPLI	161.00	161.00
Total UNITED BEVERAGE:							161.00
UTILITY EQUIPMENT COMPANY							
10/01/2026	109925	HIGHLAND COURSE	20064039-00	650.8904.3110	MAINTENANCE MATER	350.00	350.00
10/01/2026	109925	10" X 4" TAPPING SLEEV	20064119-00	600.8021.3650	DIRECT - MATERIAL	1,072.49	1,072.49
Total UTILITY EQUIPMENT COMPANY:							1,422.49
VANOUS,PAUL							
10/01/2026	109926	CELL PHONE REIMBURS	OCTOBER 2	610.8121.2040	PHONE EXPENSE	30.00	30.00
Total VANOUS,PAUL:							30.00
VANWALL EQUIPMENT							
10/01/2026	109927	TILLER AND BROOM PAR	6976037	020.4308.3044	M/E SUPPLIES	2,161.04	2,161.04
10/01/2026	109927	SENSOR	7022032	020.4308.3044	M/E SUPPLIES	542.84	542.84

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total VANWALL EQUIPMENT:							2,703.88
VESTIS							
10/01/2026	109928	HIGHLAND MOTOR SHO	6340606555	650.8908.3044	M/E SUPPLIES	61.56	61.56
10/01/2026	109928	HIGHLAND CLUBHOUSE	6340606556	650.8906.3035	OTHER SUPPLIES	200.80	200.80
10/01/2026	109928	UNIFORMS	6340607406	600.8012.2410	UNIFORM RENTAL	98.67	98.67
10/01/2026	109928	UNIFORMS & MATS	6340607829	610.8121.3060	SUPPLIES & LAUNDRY	231.31	231.31
10/01/2026	109928	HIGHLAND MOTOR SHO	6340609125	650.8908.3044	M/E SUPPLIES	26.08	26.08
10/01/2026	109928	UNIFORMS & RUGS	6340609956	110.2105.3060	SUPPLIES & LAUNDRY	173.31	173.31
10/01/2026	109928	UNIFORMS	6340609957	820.9601.3260	SHOP SUPPLIES	118.54	118.54
10/01/2026	109928	UNIFORM RENTALS	6340609959	640.8305.2410	UNIFORM RENTAL	86.12	86.12
Total VESTIS:							996.39
VISIT MASON CITY							
10/01/2026	109929	2026 08 ALLOCATION	FY2026-38	120.6900.5180	TOURISM GRANT	19,419.92	19,419.92
10/01/2026	109929	2026 09 ALLOCATION	FY2026-39	120.6900.5180	TOURISM GRANT	59,735.28	59,735.28
Total VISIT MASON CITY:							79,155.20
WATSON, SCOTT							
10/01/2026	109930	IFSTB INST II TEST FEE	24854920	010.1501.2080	EDUCATION AND TRAI	52.75	52.75
Total WATSON, SCOTT:							52.75
WEBWISE SOLUTIONS INC							
10/01/2026	109931	ARENA WEBSITE	10458	670.8921.2740	PROFESSIONAL SERV	325.00	325.00
Total WEBWISE SOLUTIONS INC:							325.00
WERNET,LOGAN							
10/01/2026	109932	PEER SUPPORT TRAININ	213905	010.1101.5910	SPECIAL GRANT	132.73	132.73
10/01/2026	109932	PEER SUPPORT TRAININ	4148665	010.1101.5910	SPECIAL GRANT	15.95	15.95
10/01/2026	109932	PEER SUPPORT TRAININ	4150721	010.1101.5910	SPECIAL GRANT	14.05	14.05
10/01/2026	109932	VAWA CONF: FORCE SCI	9/21-9/25/20	010.1101.5910	SPECIAL GRANT	103.19	103.19
10/01/2026	109932	VAWA CONF: FORCE SCI	9/21-9/25/20	010.1101.5910	SPECIAL GRANT	280.00	280.00
10/01/2026	109932	CELL PHONE REIMBURS	OCTOBER 2	010.1101.2040	PHONE EXPENSE	30.00	30.00
Total WERNET,LOGAN:							575.92
WINDMULLER, KIMBERLY							
10/01/2026	109933	OVERPAYMENT: 97 PEBB	163-4250-02	600.8011.5510	REFUND	49.85	49.85
10/01/2026	109933	OVERPAYMENT: 97 PEBB	163-4250-02	610.8121.5510	REFUND	13.44	13.44
10/01/2026	109933	OVERPAYMENT: 97 PEBB	163-4250-02	620.8125.5510	REFUND	1.78	1.78
10/01/2026	109933	OVERPAYMENT: 97 PEBB	163-4250-02	640.8305.5510	REFUND	8.28	8.28
Total WINDMULLER, KIMBERLY:							73.35
ZIEGLER							
10/01/2026	109934	COOLANT	IN002583958	820.9601.3260	SHOP SUPPLIES	161.92	161.92
10/01/2026	109934	HYD HOSE 67	IN002589024	110.2107.2140	M/E REPAIRS	476.17	476.17
Total ZIEGLER:							638.09
Grand Totals:							772,286.33

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

Dated: _____

Approved by: _____

_____

_____

Council Agenda Item 5

The City of Mason City IOWA

CLERK DEPARTMENT

Memorandum

To: Mayor and Council

From: City Administrator

Date: October 6, 2026

RE: Permits

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

Three Bells Books 14 South Commercial Alley	Special Class C Retail
Buffalo Wild Wings 4175 4th Street SW	Class C Retail, Outdoor Service
Kwik Star #1027 1502 S. Federal Avenue	Class B Retail
Newman Catholic Foundation 2445 19th Street SW (November 6, 2026)	5 day License/Special Class C Retail

Council Action Requested:
Approve recommendation.

/s/Aaron Burnett
Reviewed and Recommend Approval

Council Agenda Item 6

The City of Mason City IOWA

MAYOR

Memorandum

To: Council

From: John P. Lee, Mayor

Date: October 6, 2026

RE: Appointment to Boards and Commissions

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

Name	Board or Commission	Reappt./New
Sarah Glowaski	Airport Commission	2032

/s/John P. Lee

Reviewed and Recommend Approval

Diana L. Black

From: Website Forms <website@municipal.one>
Sent: Monday, September 14, 2026 6:21 AM
To: Diana L. Black; Pamela Stecker
Subject: Application for Appointment

Form Information:

Form Name:	Application for Appointment
Form Text:	Fill out the following online form in order to apply for a Mason City Board or Commission position. You may also download a printable PDF application and drop it off or mail it to City Hall, 10 1st Street NW, Mason City, IA 50401.
Form URL:	https://www.masoncity.net//web-form/517

User Submitted Content:

Name (First, Middle, Last):	Sarah Glowaski
Address:	165 Parkridge Drive, Mason City, IA 50401

Home Phone:	913-530-5257
Business Phone:	
Email Address:	szimmerman177@gmail.com
Occupation:	Elementary School Principal - Hoover Elementary, MCCSD
Education:	B.S.Ed. - University of Kansas; M.S.Ed. - University of Kansas; School Administrator Certification - Viterbo University; currently persuing Ed.D. - Iowa State University
Why do you want to serve on a Mason City Board or Commission?	I want to serve on the Airport Commission because I am passionate about General Aviation, specifically at KMCW, and I want to be a part of helping our local airport continue to thrive. More generally, I am excited about the chance to serve the wonderful community of Mason City, and to get more involved as a community member.
List organizations you have participated. Include offices and position	In the past I have actively served and led at my local church, on numerous school and school district committees, and with the Commemorative Air Force (honoring Veterans and educating the public).
Please place a check next to the Mason City boards and commissions on which you would be willing to	Airport Commission (6 year term starting November 1) |

[redacted]

Council Agenda Item 7

The City of Mason City IOWA

DEVELOPMENT SERVICES DEPARTMENT

Memorandum

To: Aaron Burnett, City Administrator

From: Steven J. Van Steenhuyse, Director of Development Services

Date: September 22, 2026

RE: Appoint/Hire Kimberly Barkman as Rental Housing/Code Enforcement Officer in the Development Services Department

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Recommendation:

Staff respectfully requests hiring Kimberly Barkman to the position of Rental Housing /Code Enforcement Officer in the Development Services Department.

Review:

In April 2026, the Rental Housing/Code Enforcement Officer position in the Development Services Department became open. After an internal and external civil service recruitment, the position has been offered to Kimberly Barkman. Ms. Barkman has prior experience as a Code Enforcement Officer while working for a city in Florida.

Budget Impact:

This hiring does not impact the operating budget.

Council Action Requested:

Staff respectfully requests hiring Kimberly Barkman to the position of Rental Housing/Code Enforcement Officer (Grade I, Step 4, $31.31/hr.).

Steven J. Van Steenhuyse
Director of Development Services

Reviewed and Recommend Approval

Council Agenda Item 8

The City of Mason City IOWA

CLERK
DEPARTMENT

Memorandum

To:	Mayor and Council
From:	City Administrator
Date:	October 6, 2026
RE:	Certify

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

Budget Impact:
None.

Council Action Requested:
Adopt resolution.

/s/Aaron Burnett
Reviewed and Recommend Approval

RESOLUTION NO. 26 –

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

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

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

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

Billed For	Number/Date Of Invoice	Owner & Address	Parcel Number	Charges
Water-Utility Bill	354-1380-07 8/28/2026	Bridge Investing LLC 19354 Quince Ave Mason City, IA 50401 **Property Address:**	071110401300 **1012 E State St**	$ 37.69
Water-Utility Bill	240-2460-17 8/28/2026	Wendy Baca 2847 E Olivine Rd Sun Tan Valley, AZ 85143-4902 **Property Address:**	070330401500 **925 N Pennsylvania Ave**	$ 250.47
Water-Utility Bill	208-5940-11 8/28/2026	Brian Alvarez-Mejia 511 Raymond St Reading, PA 19605 **Property Address:**	070423100300 **149 16th St NW**	$ 140.24
Water-Utility Bill	216-4020-05 8/28/2026	John Choate 1898 380th St Manly, IA 50456-8073 **Property Address:**	070443201400 **22 9th St NW**	$ 105.33
Water-Utility Bill	303-1760-01 8/28/2026	Mary Boyd 629 6th Pl SE Mason City, IA 50401	071040401300	$ 61.19
Water-Utility Bill	252-1480-07 8/31/2026	Tiffany Reyes 334 20th St SE Mason City, IA 50401	071532602100	$ 460.52
Water-Utility Bill	336-2180-05 8/31/2026	Sarah & Brandon Powell 801 10th St NE Mason City, IA 50401	070343000100	$ 182.45

Water-Utility Bill	336-2510-07 8/31/2026	Allan & Kimberly Hoy 930 10th St NE Mason City, IA 50401	070342901800	$ 174.90
Water-New Meter	22623 8/14/2026	JC Properties and Property Management LLC 1171 Dancer Ave Nora Springs, IA 50458 **Property Address:**	070310200100 **1653 N Delaware Ave**	$ 702.82
Water-New Meter	22620 8/14/2026	John P & Britta A Lee 2339 Country Club Dr Mason City, IA 50401	071840201600	$1,724.39
General-Tree Trimming and/or Removal	22627 8/17/2026	Brianna Pals 2810 1st St SW Mason City, IA 50401	070727600400	$2,250.00
Water-Service Repair	22588 8/13/2026	Kimberly A Cahill 1611 S Massachusetts Ave Mason City, IA 50401	071517800300	$ 76.91
Water-Service Repair	22579 8/7/2026	Travis K & Tami J Dodd 33 Clover Ln Mason City, IA 50401	071640800600	$ 62.09
Water-Service Repair	22609 8/14/2026	Stephanie A Heller 815 5th St SE Mason City, IA 50401	071042900300	$ 86.15
Water-Service Repair	22607 8/14/2026	Ezekial N Hodak 2316 25th St SW Mason City, IA 50401	071737701700	$ 177.56
Water-Service Repair	22608 8/14/2026	Casey J & Kaeli L Waechter 229 N Crescent Dr Mason City, IA 50401	070910400600	$ 134.31
Water-Service Fee	22611 8/14/2026	Morgan Baltierra 1311 S Delaware Ave Mason City, IA 50401	071510600300	$ 53.00
Water-Service Fee	22574 8/7/2026	CKBE Properties LLC Advance Fire Equipment	070942800100	$ 53.00

		2804 S Adams Ave Mason City, IA 50401 **Property Address:**	**221 5th St SW**		
Water-Service Fee	22614 8/14/2026	Elizabeth Gardner 79 Sunny Circle Mason City, IA 50401	071642703900	$	53.00
Water-Service Fee	22616 8/14/2026	Shelly J Van Ness 10831 Lark Ave Rockwell, IA 50469 **Property Address:**	070922601000 **214 3rd St NW**	$	53.00
General-Mowing	22594 8/14/2026	David C Anderson 304 1/2 W State St Mason City, IA 50401 **Property Address:**	071645600900 **336 25th St SW**	$	95.00
General-Mowing	22589 8/14/2026	Matthew C Bailey 609 S Georgia Ave Mason City, IA 50401	071033200500	$	95.00
General-Mowing	22568 8/7/2026	Stephen F Cameron 215 6th Pl SE Mason City, IA 50401	071031400300	$	95.00
General-Mowing	22562 8/7/2026	Dustin G Dornink 1089 Hwy 105 St St Ansgar, IA 50472 **Property Address:**	070440400500 **1022 N Jefferson Ave**	$	95.00
General-Mowing	22639 8/20/2026	Furleigh Properties LLC 811 N 56th Street Clear Lake, IA 50428 **Property Address:**	070943201900 **638 S Adams Ave**	$	95.00
General-Mowing	22635 8/20/2026	Bengamin Figgins 415 N Massachusetts Ave Mason City, IA 50401	070337801500	$	95.00
General-Mowing	22634 8/20/2026	Galaxy Holdings LLC & 2nd Change LLC 742 15th St NE Mason City, IA 50401 **Property Address:**	070922600600 **230 3rd St NW**	$	95.00
General-Mowing	22640 8/20/2026	Chris J Hays 622 S Connecticut Ave Mason City, IA 50401	071033201300	$	95.00

General-Mowing	22595 8/14/2026	James R Johnson 524 9th St SE Mason City, IA 50401	071038201100	$	95.00
General-Mowing	22590 8/14/2026	Shawn W Knapp Danielle E Knapp 215 15th St NE Mason City, IA 50401	070315200300	$	95.00
General-Mowing	22567 8/7/2026	Ryan A Kershner 323 7th St SE Mason City, IA 50401	071037600400	$	105.00
General-Mowing	22638 8/20/2026	Raymond L McCoy 145 15th St NW Mason City, IA 50401	070427700400	$	95.00
General-Mowing	22598 8/14/2026	Tracy D Miller 159 Monroe St Waterloo, IA 50703 **Property Address:**	070336100700 **414 N Georgia Ave**	$	95.00
General-Mowing	22636 8/20/2026	Rose Real Estate LLC 1144 1st St NE Mason City, IA 50401 **Property Address:**	070921101200 **306-308 W State St**	$	95.00
General-Mowing	22596 8/14/2026	Dilayla Rodriguez 612 S Pennsylvania Ave Mason City, IA 50401	071031100400	$	95.00
General-Mowing	22637 8/20/2026	Spencer Stensrude 42587 210th Avenue Lake Mills, IA 50450 **Property Address:**	070920601000 **118 N Madison Ave**	$	95.00
General-Mowing	22570 8/7/2026	Brian E Samson 328 23rd St SW Mason City, IA 50401	071640502200	$	105.00
General-Mowing	22564 8/7/2026	Dustin P Van Ness 29 Cedar Lake Rd N Minneapolis, MN 55405 **Property Address:**	071115501800 **323 S Tennessee Ave**	$	95.00
General-Mowing	22597 8/14/2026	Larry G Walker 207 4th St Grafton, IA 50440 **Property Address:**	070942900200 **509 S Adams Ave**	$	95.00

General-Mowing	22593 8/14/2026	Andres R & Michele Wubben 224 27th St SW Mason City, IA 50401	071646101600	$	95.00

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

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

Section 2: That the City Clerk be and is hereby directed to certify to the County Treasurer a copy of this Resolution listing the properties and the amounts charged for said fees, to be placed upon the tax rolls for collection.

PASSED AND APPROVED this 6th day of October, 2026.

_____
John Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

Council Agenda Item 9

The City of Mason City IOWA

CLERK DEPARTMENT

Memorandum

To:	Mayor and Council
From:	City Administrator
Date:	October 6, 2026
RE:	Certify EAB Tree Removals

Recommendation:
The City Council approved the creation of the Private Dead and Diseased Tree Program in July 2025 to assist property owners in financing the removals through a special assessment to taxes. These charges go against the property and are collected with ordinary property taxes. I recommend adoption of the attached resolution and respectfully request City Council approval.

Budget Impact:
None.

Council Action Requested:
Adopt resolution.

/s/Aaron Burnett
Reviewed and Recommend Approval

RESOLUTION NO. 26 -

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

WHEREAS, considerable efforts have been made to address dead or diseased trees on public property in light of the Emerald Ash Borer, and

WHEREAS, a program to assist property owners in financing the costs of the removals through a special assessment to taxes mechanism had been approved (Resolution No. 25-116), and

WHEREAS, the following invoices should be certified to the Cerro Gordo County Treasurer for collection:

Billed For	Number/Date Of Invoice	Owner & Address	Parcel Number	Charges
Special Assessment 10 Yr Tree Program	9/14/2026 22674	Larry J Simmer 31 14th St NE Mason City, IA 50401	070315301700	$5,000.00
Special Assessment 10 Yr Tree Program	9/22/2026 22675	Kay L Rathmann & Terry H Hohenfield 1003 Manor Dr Mason City, IA 50401	071135400100	$4,000.00
Special Assessment 10 Yr Tree Program	9/22/2026 22677	Susan V Seely 801 N Adams Ave Mason City, IA 50401	070443400700	$4,300.00
Special Assessment 10 Yr Tree Program	9/28/2026 22680	Sandra M Perrott-Melton & Wallace Melton 849 3rd St SE Mason City, IA 50401	071028500400	$2,400.00
Special Assessment 10 Yr Tree Program	9/28/2026 22681	Robert & Elizabeth Wood 1507 S Wilson Ave Mason City, IA 50401	071823500200	$4,000.00
Special Assessment 10 Yr Tree Program	9/28/2026 22682	Robert & Elizabeth Wood 1507 S Wilson Ave Mason City, IA 50401 S Taft Ave & 15th St SW	071823501400	$3,200.00

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

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

Section 2: That the City Clerk be and is hereby directed to certify to the County Treasurer a copy of this Resolution listing the properties and the amounts charged for said fees, to be placed upon the tax rolls for collection.

PASSED AND APPROVED this 6th day of October, 2026.

_____
John Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

Council Agenda Item 10

The City of Mason City IOWA

FIRE DEPARTMENT

Memorandum

To: Aaron Burnett, City Administrator

From: Erik Bullinger, Fire Chief

Date: September 28, 2026

RE: 28E Agreement with Mason Township for Fire Protection Services

Recommendation:
Approve a 28E Agreement with Mason Township for Fire Protection Services, effective July 1, 2027.

Review:
The City of Mason City currently provides fire protection and other emergency assistance to Mason Township under an agreement that has been in place since 1983. The proposed 28E Agreement replaces the existing agreement and updates the terms under which the Mason City Fire Department will provide fire protection and other emergency assistance to property located within Mason Township.

The primary change contained in the new agreement is the funding rate for these services. Under the existing agreement, Mason Township pays the City an amount based upon a rate of $0.40 per $1,000 of assessed property valuation. The proposed agreement increases that rate to $0.6075 per $1,000 of assessed property valuation. This represents the maximum combined levy available for these services under Iowa Code section 359.43. The Township will remit payment to the City twice annually, as provided in the agreement.

Under the agreement, the Mason City Fire Department will continue to provide fire protection and other emergency assistance within the covered area of Mason Township, subject to the Department's primary responsibility to provide emergency services within the corporate limits of Mason City and the availability of personnel and equipment. The Fire Chief, or an authorized representative, retains responsibility for determining the personnel and apparatus available for response. The agreement does not guarantee specific response times, staffing levels, or apparatus availability. These provisions are reflected in Sections 1 through 4 of the proposed agreement.

The new agreement will become effective July 1, 2027, and establishes an initial three-year term through June 30, 2030. Following the initial term, the agreement will automatically renew for successive one-year periods unless terminated by either party upon 180 days' written notice. Any modification or amendment requires written notice and approval by a majority vote of the governing bodies of both parties. The agreement replaces the existing fire protection agreement between the City and Mason Township.

The requested action is for the City Council to consider approval of the 28E Agreement between the City of Mason City and Mason Township for fire protection services and authorize its execution on behalf of the City.

Budget Impact:

Revenue from fire protection services is allocated to the fire department's operating budget. The City current receives $13,347.96 per year from the existing 28E Agreement with Maon township. The revenue generated for the updated agreement will fluctuate based on each fiscal year's assessed value but is projected to be approximately $36,834.39 based on current valuations. This represents a $23,486.43 increase.

Council Action Requested:

The requested action is for the City Council to consider approval of the 28E Agreement between the City of Mason City and Mason Township for fire protection services and authorize its execution on behalf of the City.

Attachments:

28E Agreement between the City of Mason City and Mason Township.

Erik Bullinger

Erik Bullinger, Fire Chief

Reviewed and Recommend Approval

AGREEMENT BETWEEN THE CITY OF MASON CITY, IOWA AND MASON TOWNSHIP, CERRO GORDO COUNTY, IOWA FOR FIRE PROTECTION PURSUANT TO THE PROVISIONS OF IOWA CODE SECTION 28E

WHEREAS, the City of Mason City, Iowa ("City") and Mason Township, Cerro Gordo County ("Township"), pursuant to Iowa Code Chapter 28E, wish to adopt a new agreement for fire protection services provided by the City to the Township.

IT IS HEREBY AGREED as follows:

Section 1. For and in consideration of the payments to be made, as hereinafter provided, by Mason Township to the City of Mason City, and subject to the primary obligation of the Mason City Fire Department to furnish fire protection and other emergency assistance to the real and personal property situated within the corporate limits of the City, Mason City agrees to furnish fire protection and other emergency assistance to the real and personal property situated within the boundaries of Mason Township.

The Fire Chief, or the duly authorized representative of the Mason City Fire Department, shall be the sole judge of what apparatus and what personnel can be spared for the purpose of giving the fire protection and other emergency assistance at the time when required to protect the real or personal property within the limits of the Township.

Section 2. Township shall pay to Department each year during the period covered by this contract a sum equal to 0.6075 cents per $1,000.00 of assessed property valuation within the Township. It is understood and agreed that the Township is a tax levying body and the payment as herein required to be made shall be paid by Mason Township to the City of Mason City twice each year by June 1st and December 1st.

Section 3. In consideration of the foregoing payments, the City shall maintain and provide fire protection equipment and personnel to each property located within the Township indicated in this agreement.

Section 4. The Mason City Fire Department reserves the right to determine at its sole discretion whether an emergency situation exists upon receipt of a fire call request. Subject to availability of personnel and equipment, assistance will be dispatched to the property located within the area indicated in this agreement. Nothing herein shall be construed as guaranteeing response times, staffing levels, or apparatus availability. There shall be no charge, billing, or assessment by the City of Mason City to the property owner for responding to a fire call request with the exception of items billed to residents within the Mason City city limits as a matter of departmental policy.

Section 5. Each party to this agreement hereby waives, relinquishes, and forfeits all rights to claim, obtain, or recover any form of compensation, reimbursement, or indemnification from or against another party to this agreement due to death, injury, property loss, or other damage occurring as a consequence of the performance of this agreement. The City of Mason City, Iowa shall maintain liability insurance coverage in such amounts as it deems appropriate. Each party shall be responsible for its own acts and omissions and those of its officers, employees, and agents consistent with Iowa Code Chapter 670.

Section 6. This agreement replaces any agreement currently in place between the City of Mason City and Mason Township.

Section 7. This agreement shall be in effect July 1, 2027 and the initial term shall continue for three (3) years until June 30, 2030. This agreement shall automatically renew for successive one-year periods unless terminated as described by this section. Throughout the Initial Term or any subsequent term of this Agreement, either party may choose to terminate this Agreement by providing the other party with a one hundred eighty (180) day written notice of termination of this Agreement. Modification, amendment, or revision to said agreement shall require written notice by the party seeking the change to said resolution and majority vote of each of the governing bodies party to the agreement.

Section 8. The Mason City Fire Chief and Township Clerk of the Mason Township Board of Trustees shall serve as the administrative representatives responsible for implementation of this agreement. Upon execution, this Agreement shall be filed with the Iowa Secretary of State and the Cerro Gordo County Recorder as required by Iowa Code Chapter 28E.

PASSED AND APPROVED by the City Council of the City of Mason City, Iowa this _____ day of _____, 2026.

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

Approved by the Board of Trustees of Mason Township in Cerro Gordo County, Iowa on the _____ day of _____, 2026.

_____
John Anderegg, Trustee

_____
Jon Schurtz, Trustee

_____
Gary Sutcliffe, Trustee

ATTEST:

_____
Richard Schurtz, Township Clerk

RESOLUTION NO. 26 -

A RESOLUTION AUTHORIZING APPROVAL OF A CHAPTER 28E INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE CITY OF MASON CITY, IOWA, AND MASON TOWNSHIP, CERRO GORDO COUNTY, IOWA, FOR THE PURPOSE OF PROVIDING FIRE PROTECTION SERVICES PURSUANT TO THE PROVISIONS OF IOWA CODE SECTION 28E

WHEREAS, Iowa Code, Section 28E, permits political subdivisions to make efficient use of their powers by enabling them to provide joint services with other Public Agencies and to cooperate in ways of mutual advantage, exercising and enjoying joint powers, privileges, or authority exercised or capable of being exercised by one Public Agency of this state or private agencies for joint or cooperative actions; and

WHEREAS, the City of Mason City is a political subdivision duly organized and existing under and by virtue of the laws and constitution of the State of Iowa; and

WHEREAS, the parties desire to create a separate legal entity under Chapter 28E of the Code of Iowa to provide for fire protection emergency services; and

WHEREAS, this Governing Body desires to accept the Intergovernmental Cooperation 28E Agreement; and

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

Section 1: That the Intergovernmental Cooperation 28E Agreement between the City of Mason City and Mason Township regarding fire protection services shall be and the same is hereby approved and shall be effective as of July 1, 2027, and establishes an initial three-year term through June 30, 2030, at which time the agreement will automatically renew for one-year periods unless properly terminated.

Section 2: That the Mayor is authorized and the Clerk is hereby directed and authorized to execute any and all such documents as may be deemed necessary and appropriate to affect the execution of this 28E Agreement and to carry out the intent and purpose of this resolution and 28E Agreement.

PASSED AND APPROVED this 6th day of October, 2026.

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

Council Agenda Item 11

The City of Mason City IOWA

POLICE DEPARTMENT

Memorandum

To:	Aaron Burnett, City Administrator
From:	Mike McKelvey, Police Chief
Date:	Oct 1, 2026
RE:	Request Council Approval to Purchase Parking Enforcement Autochalk Hardware and Software

Recommendation:
Request council approval to purchase this budgeted FY2027 CIP project.

Review:
Advances in parking enforcement technology have caused us to reassess how the police department monitors and enforces parking violations. After reviewing several vendors, our committee is recommending the purchase and ongoing service contract with Tannery Creek Systems Inc. and their Autochalk platform. This platform should increase the area that 1 employee can cover instead of our current way of walking, chalking, and returning to reinspect chalk marks at later time.

Budget Impact:
Funding comes through 2026/27 CIP Project #2027-003 titled Autochalk Purchase

Council Action Requested:
Request council approval to purchase this budgeted FY2027 CIP project.

Attachments:
Proposed resolution.

Mike McKelvey, Police Chief

Name, Title

Reviewed and Recommend Approval

Proposal for autoChalk Purchase

Date created: November 14, 2025
Date revised: na
Regarding: Dual Sided autoChalk Mobile Max

Prepared for: **Mason City Iowa**
David Houser Community Safety Supervisor

Prepared by: Bill Franklin, Tannery Creek Systems Inc
160 Applewood Crescent, Unit 32
Vaughan ON L4K 4H2
Office: 905.738.1406 Cell: 416.579.3565 Toll-free: 1.855.738.1406
bfranklin@autoChalk.com

Tannery Creek is pleased to present this proposal for autoChalk Mobile Max to Mason City and includes:
- All equipment and software including autoChalk Mobile Max and autoChalk Office application
- Full installation
- Training
- Full warranty and at least one site visit for each year with paid up maintenance
- Support and maintenance of equipment and software in second and subsequent years as per option A

Prominent features include:
- autoChalk Mobile Max for mounting on a patrol vehicle and autoChalk Office for back office review of citations
- Megapixel color cameras capture detailed images of both the back of car with license plate and a wide angle profile image to examine anything from valve stems to background imagery such as store fronts
- Outstanding LPR uses machine intelligence (AI)
- Laser triggering on most vehicles regardless of the presence or legibility of a plate including reverse angle parking
- Pay by License (PBL) plate as appropriate
- Scofflaw, Permits using license plates, Digital Chalking
- Parking zone mapping and automatic zone policy application by autoChalk Mobile
- Sophisticated precision GPS has excellent accuracy and good performance under tree foliage & in urban canyons
- Remarkably easy to use and very reliable
- Knowledgeable and prompt customer support

Item	Sub-Item				Price ($US)
1		**autoChalk Mobile Max, with enhanced digital chalking and dual sided scanning includes:**	1	$55,000	**$55,000**
	A	Panasonic Toughbook-FZ55 rugged laptop/tablet	1	included	
	B	Computer cradle and mount, power supply	1	included	
	C	Survey grade precision GPS, microwave speed measurement & dead reckoning	1	included	
	D	Sierra broadband router & external antenna for enhanced broadband/internet connection	1	included	
	E	Wiring, data routing, autoChalk hub	1	included	
	F	High performance Intelligent Traffic System cameras with tough weather resistant cases	4	included	
	G	Precision measurement & detection lasers with tough weather resistant cases	2	included	
	H	Aluminum and stainless steel mounts and frame for camera and laser components	Set	included	
	I	Wiring and cables kit and spares	1	included	
	J	DC-DC Uninterruptable Power Supply to condition and provide clean power supply	1	included	
	K	5A Trickle Charger	1	included	
	L	**autoChalk Mobile Max Software System & Vehicle Recognition Digital Chalking & LPR**	1	included	
	M	Instruction and maintenance manual	1	included	
	N	Logmein Remote control software for diagnostics and training	1	included	
2		**autoChalk Office application interface** for storage/display of infracting vehicles, reports, policy etc. Includes LogMeIn for remote control for diagnostics and training	1	$15,000	$15,000
3		**Integration, Installation & Training**			
	A	Integration with City or co-vendor software (up to 3 days), overages as per Tannery's hourly rate	3	$4,800	included
	B	Mapping of City Zones by Tannery's technical staff	1	$1,600	included
	C	Installation on vehicle of client's choice (days)	2	$1,600	$3,200
	D	Training (days) and on site help in operation	1	$1,600	included
4		Full warranty for 1 year from date of installation. Includes all hardware, software and support.	1	included	
		Total costs for Software and Hardware excluding taxes, shipping and travel			**$73,200**
		Special discount for Mason City			**($9,000)**
5		Shipping	1	$1,500	$1,500
6		Travel: Per diem cost for food, lodging and airfare for 1 people for 5 days	1	$4,000	$4,000
7		**Total Price Including Shipping, Installation, Training, Travel and Full Warranty for 1 Year**			**$69,700**

8 OPTIONS

A	Comprehensive extended warranty for support and maintenance. This blanket coverage starts second year (first year is included in base payment for autoChalk system). Fully covers all software and hardware with no end of life for autoChalk as long as both parties are in agreement and yearly fees are paid. Includes at least one client visit per 12 to 18 months, and service calls more frequently if product is not performing properly and is not serviceable from remote location. Includes all defects and wear caused by normal operation. Does not include accident, deliberate damage, misuse or failure of customer repaired components. Most clients pick this option.	100%	22%	$15,334
B	Zebra ZQ521 printer mounted in a cradle for printing citations in vehicle	1	$1,500	
C	autoChalk Handheld for ease of enforcement in busy and crowded areas such a parking lots Note this is a subscription model. Comes with a ZQ511 printer. Client supplies android phone.	yearly	$8,400	
D	autoChalk Analytics is an affordable subscription for parking studies using autoChalk Mobile data. Tannery provides guidance to produce good analysis for parking density, duration, turnover etc. Consultants providing parking studies can be expensive. autoChalk Analytics is easy to use and gives you the ability to generate daily or weekly reports all year during your paid subscription.	yearly	$6,000	

Schedule A: Tannery Creeks Systems Inc. Notes, Terms & Conditions

1) Minor changes are completed without charge. Changes requiring more than 3 days (aggregated) will be charged at Tannery's published rate. A project plan and fixed price will be offered for consideration.

2) Damage to equipment (software/ hardware) outside of warranty will be repaired & billed to Customer

3) Material or design defects fixed at no charge.

4) Lead time for delivery ranges from 10 weeks to 16 weeks but is dependent on supply and logistic chain limitations. Social and political unrest, pandemics and other factors can increase this time significantly.

5) Client to provide a dry well-lit heated area to install equipment

6) Staff to be trained to include at least one technical liaison for remote troubleshooting and capable of minor repairs or component replacement. All trainees require basic computer skills.

7) autoChalk products are built and configured to spec and are guaranteed to perform to the RFP response or equivalent. Substitute components (e.g. the laptop) are not guaranteed to meet spec. Additional work to test and verify the substitute components will be billed to the client. Components that do not meet the performance and quality requirements for proper operation of autoChalk will not be implemented or installed.

8) Performance of autoChalk products can be adversely impacted by an inadequate host vehicle, improper user operation or by other vendor's equipment and applications. Mitigating adverse impacts will require remedial action. For example other vendors' software may require disabling or adjusting. The vehicle may need to be enhanced or replaced

9) Terms are net 30 days.

10) For new purchases, a deposit of 30% at contract inception and remainder of fee due upon completion of the project. Tannery will not start the project until the 30% inception fee is paid. All timelines presented to the client begin when the deposit is received. Fees for extended warranty are due at beginning of warranty period.

11) An issuance of a signed purchase order from the town/city will be viewed as a contractual obligation between the city/town and Tannery Creek Systems. All fees agreed to at the beginning of the project are to be listed in the PO. These fees are due at completion of the project notwithstanding change of city management or elected officials or sentiment or other non-technical performance reasons. Additional fees for additional work, added components or change requests are to be addressed in a separate PO (or PO's).

12) An ongoing fee for maintaining the cloud based services will be required beyond year 1.

13) In the USA, State and Federal taxes are responsibility of client. In Canada, provincial taxes are responsibility of client. Tannery is required to charge client GST. In all cases, if tariffs are levied, they will be charged to the client.

14) Integration fees charged by co-vendors (including the client i.e. city/town/other) will be billed to the client.

15) This purchase agreement to operate under the laws of Ontario Canada

16) Tannery Creek does not sell collected data. The data is considered the property of the city/town.

17) Unless specifically authorized in writing by Tannery Creek Systems, Tannery will not guarantee product pricing, performance, warranty, product delivery and any other autoChalk aspects (with respect to autoChalk Mobile, autoChalk Compact, autoChalk Office, autoChalk Handheld, autoChalk Parkade, autoChalk Analytics or autoChalk Consulting) when affected by the following:

a) Items deliberately damaged

b) Accidental damage whether due to misuse, accident, environment, vandalism, improper cleaning (e.g. high pressure sprayer) etc.

c) Antivirus software or other applications introduced to the laptop

d) Performance compromised by other configurations or applications added to the laptop

e) Viruses or malware that have infiltrated the laptop or office platform or system devices used by autoChalk

f) Third party components added to autoChalk (additions, alterations or replacements)

g) Alteration of autoChalk in any fashion

h) When the client (including the PEO) does not operate or care for autoChalk in the prescribed manner or cooperate with Tannery

i) If the vehicle or network (internet, wireless internet) or other supportive systems are not working satisfactorily

j) Host vehicle (engine running) must be capable of continuously supplying at least 240 watts at 12 volts or higher and 20 amps. Requires 60 AH battery or larger, preferably AGM. Insufficient power from the vehicle will be considered to be in noncompliance.

k) When Tannery must interact with the city's other vendor(s) and they do not cooperate with Tannery or their systems are defective, obsolete or otherwise unsatisfactory

l) If faults have not been reported promptly to Tannery

m) When the appropriate fees (deposit, purchase, hold back or maintenance) have not been paid

n) Nonstandard integrations are those that have or will have little benefit to other Tannery clients or future clients

o) Acts or events that fall within Force Majeure and affect the ability of Tannery to deliver services or products. Examples include wars, pandemics, tariffs and political interference, social unrest etc.

Tannery works closely with our customers to ensure our equipment and solution fulfils your expectations. This is our culture and commitment to you before and after your purchase.

RESOLUTION NO. 26 -

A RESOLUTION MAKING AWARD OF CONTRACT TO TANNERY CREEK SYSTEMS, INC. OF ONTARIO, CANADA, FOR THE MASON CITY POLICE DEPARTMENT AUTOCHALK HARDWARE AND SOFTWARE

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

Section 1: That the contract for Mason City Police Department Autochalk Operations Hardware and Software with Tannery Creek Systems, Inc. of Ontario, Canada, be and is hereby accepted as follows:

Contractor:	Tannery Creek Systems, Inc.
of:	Ontario, Canada
Amount of Proposal:	$69,700 (year 1) $15,000 (annually)
Portion of Project:	Scope of the project

Section 2: That the Mayor is authorized and Clerk hereby directed to execute a contract for said services, said contract not to be binding on the City until approved by this Council.

PASSED AND APPROVED this 6th day of October, 2026.

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

Council Agenda Item 12

The City of Mason City IOWA

PUBLIC WORKS DEPARTMENT

Memorandum

To:	Aaron Burnett, City Administrator
From:	Jim Collins, Director of Public Works
Date:	October 6, 2026
RE:	Waste Innovation Systems (WIS) Sanitation Technology and Services

Recommendation:

It is recommended that the City Council award a contract to Waste Innovation Systems, Inc. (WIS) for the purchase and implementation of sanitation routing, customer communication, service verification, and contamination monitoring technology, in accordance with the attached Pricing Agreement. The purchase includes $20,400 in one-time equipment and installation costs and recurring service fees of $1,585 per month.

Review:

The proposed WIS system will support the City's automated sanitation operation. The pricing agreement includes navigation applications for four trucks, a customer application, camera service verification for four trucks, and camera contamination monitoring for four trucks. One-time costs include four in-cab computers, camera/DVR equipment, recording cameras, service verification cameras, contamination cameras, and installation.

Budget Impact:

The agreement includes $20,400 in one-time costs and $1,585 per month in recurring fees, or $19,020 annually. The first-year cost is $39,420, excluding any usage-based or pass-through charges. The agreement also provides that U.S. Bureau of Labor Statistics CPI plus 1% increases may be applied annually on January 1.

Council Action Requested:

It is recommended that the City Council award a contract to Waste Innovation Systems, Inc. for the purchase and implementation of WIS sanitation technology and services, in accordance with the attached Pricing Agreement, including $20,400 in one-time equipment and installation costs and $1,585 per month in recurring fees.

Attachments:
Waste Innovation Systems, Inc. Pricing Agreement

Jim Collins

Jim Collins, Director of Public Works

Reviewed and Recommend Approval

WIS Pricing Agreement

Waste Innovations Systems, Inc.
1606 Headway Circle Austin, TX, 78754 US

WIS Modules	No Required	Service charge / month	Notes	Total
Residential		0.15	per cust, base price of 250	0
Commercial		0.55	per cust, base price of 250	0
Scalehouse - excl scale connection/compatible costs.		250	per scale	0
Roll Off Management		50	per truck, base price of 250	0
				0
Connect Products				
PBX / IVR - automated phone system		250		0
Mobile Messaging Centre	usage	0.03	per sms	0
Bulk Email Sending	0	0.001	per cust, base price of 10	10
Website Sign up & Customer Portal		0.01	per cust, base price of 150	0
Website Roll Off Ordering		25	per truck, base price of 100	0
External API connections	0	250	per API month	0
Internal API requests	0	250	per API month	0
Database access for advance reports		550	per month	0
Docusign connection		100	per month	0
Mapping/Address Usage	usage	pass through cost		0
Payments				
WIS Card Processing Virtual		0.00%	interchange + 0.65% + 0.12 per transaction	0
WIS Card Processing Terminal / In Person		65	2 Terminals per charge, 1 for spare	0
Non WIS Card processor N/A if using		0.10%	of avg monthly card volume, base price of 250	0
ACH		0	to be discussed	0
App Products				
Cart Delivery APP	0	55	per APP used per month.	0
Navigation APP	4	95	per truck per month	380
Roll Off Manager APP		55	per APP used per month	0
Customer APP	10,500	0.03	per active apps - base price of 200	515
Camera Service Verfication	4	125	per truck per month	500
Camera Contamination	4	45	per truck per month	180
UHF RFID Truck Scanner	0	55	per truck per month	0
Total Recurring Monthly fee				**1585**

One-Time Costs	Units	Rate	Notes	Total
Data Transfer, Implementation & Setup	2	0		0
DX4 In Cab Computer	4	700		2800
UHF Mobile Scanner for Cart Delivery App	0	1250		0
UHF RFID Truck Scanner	0	2750		0
Installation Cost per visit for 10 truck	1	1000		1000
Camera Service Verification Computer/DVR	4	2150	incl installation	8600
Recording Only Cameras	4	300	enter number of additional cameras per truck	4800
Side/Front Loader Service Verification Camera	4	400	incl installation	1600
Side/Front Loader Contamination Camera	4	400	incl installation	1600
Rearloader Service Verification Camera	0	750	incl installation	0
Rearloader Contamination Camera	0	400	incl installation	0
Total One Time Costs				**20400**
First Payment				20400

Terms:

Prices quoted are valid for 90 days and are in USD
Payment terms, end of month from the date of the invoice. Greater than end of month incurs a 8.5% charge of total recurring charges
Monthly Purchase order number requesting 150 per request
US Bureau of Labour Statistics CPI + 1% increases can be applied annually on the 1st of January.
Price changes works as follows
- New Products charged from when they are used/setup
- Increases or decreases in customer volume based charges are adjusted yearly and take affect from the 1st of January. Increases or decreases that exceed 1,000 domestic customers or 200 commercial will take affect from the next billed month
- Extra App/Trucks/APIs are charged from the next billed month from when they are active. Removed when deactivated

Customer Information

Billing Name:

Billing Address:

Accounts Payable email:

Implementation Point of Contact Name:
Email:
Phone:
Proposed Implementation start date:

Signee Name:

WIS Waste Innovation Systems

Signee Name:

Signature:

Date:

Signature:

Date:

WIS Pricing Agreement

Waste Innovations Systems, Inc.
1606 Headway Circle Austin, TX, 78754 US

WIS Modules	No Required	Service charge / month	Notes	Total
Residential		**0.15**	**per cust, base price of 250**	**0**
Commercial		**0.55**	**per cust, base price of 250**	**0**
Scalehouse - excl scale connection/compatible costs.		**250**	**per scale**	**0**
Roll Off Management		**50**	**per truck, base price of 250**	**0**
				0
Connect Products				
PBX / IVR - automated phone system		250		0
Mobile Messaging Centre	usage	0.03	per sms	0
Bulk Email Sending	0	0.001	per cust, base price of 10	10
Website Sign up & Customer Portal		0.01	per cust, base price of 150	0
Website Roll Off Ordering		25	per truck, base price of 100	0
External API connections	0	250	per API month	0
Internal API requests	0	250	per API month	0
Database access for advance reports		550	per month	0
Docusign connection		100	per month	0
Mapping/Address Usage	usage	pass through cost		0
Payments				
WIS Card Processing Virtual		0.00%	interchange + 0.65% + 0.12 per transaction	0
WIS Card Processing Terminal / In Person		65	2 Terminals per charge, 1 for spare	0
Non WIS Card processor N/A if using		0.10%	of avg monthly card volume, base price of 250	0
ACH		0	to be discussed	0
App Products				
Cart Delivery APP	0	55	per APP used per month.	0
Navigation APP	4	95	per truck per month	380
Roll Off Manager APP		55	per APP used per month	0
Customer APP	10,500	0.03	per active apps - base price of 200	515
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Camera Contamination	4	45	per truck per month	180
UHF RFID Truck Scanner	0	55	per truck per month	0
Total Recurring Monthly fee				**1585**

One-Time Costs	Units	Rate	Notes	Total
Data Transfer, Implementation & Setup	2	0		0
DX4 In Cab Computer	4	700		2800
UHF Mobile Scanner for Cart Delivery App	0	1250		0
UHF RFID Truck Scanner	0	2750		0
Installation Cost per visit for 10 truck	1	1000		1000
Camera Service Verification Computer/DVR	4	2150	incl installation	8600
Recording Only Cameras	4	300	enter number of additional cameras per truck	4800
Side/Front Loader Service Verification Camera	4	400	incl installation	1600
Side/Front Loader Contamination Camera	4	400	incl installation	1600
Rearloader Service Verification Camera	0	750	incl installation	0
Rearloader Contamination Camera	0	400	incl installation	0

Total One Time Costs	**20400**
First Payment	20400

Terms:

Prices quoted are valid for 90 days and are in USD

Payment terms, end of month from the date of the invoice. Greater than end of month incurs a 8.5% charge of total recurring charges

Monthly Purchase order number requesting 150 per request

US Bureau of Labour Statistics CPI + 1% increases can be applied annually on the 1st of January.

Price changes works as follows

- New Products charged from when they are used/setup
- Increases or decreases in customer volume based charges are adjusted yearly and take affect from the 1st of January. Increases or decreases that exceed 1,000 domestic customers or 200 commercial will take affect from the next billed month
- Extra App/Trucks/APIs are charged from the next billed month from when they are active. Removed when deactivated

Customer Information

Billing Name:

Billing Address:

Accounts Payable email:

Implementation Point of Contact Name:
Email:
Phone:
Proposed Implementation start date:

Signee Name:

WIS Waste Innovation Systems

Signee Name:

Signature:

Date:

Signature:

Date:

RESOLUTION NO. 26 –

A RESOLUTION MAKING AWARD OF CONTRACT TO WASTE INNOVATIONS SYSTEMS, INC. OF AUSTIN, TX, FOR SANITATION ROUTING, CUSTOMER COMMUNICATION, SERVICE VERIFICATION AND CONTAMINATION MONITORING TECHNOLOGY

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

Section 1: That the contract for sanitation routing, customer communication, service verification and contamination monitoring technology with Waste Innovations Systems, Inc. of Austin, Texas, be and is hereby accepted as follows:

Contractor:	Waste Innovations Systems, Inc.
of:	Austin, Texas
Amount of Proposal:	$20,400.00 (one time cost) $1,585 per month recurring fees
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 6th day of October, 2026.

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

Council Agenda Item 13

The City of Mason City IOWA

FINANCE DEPARTMENT

Memorandum

To:	Aaron Burnett, City Administrator
From:	Rachel VanHauen, Grant Administrator
Through:	Cole Bockelmann, Finance Director
Date:	September 30, 2026
RE:	Safe Streets and Roads For All – Comprehensive Safety Action Plan Professional Services Agreement

Recommendation:
Approve the professional services agreement for the FY24 Safe Streets and Roads For All – Comprehensive Safety Action Plan Grant.

Review:
The City of Mason City was awarded a $200,000 Safe Streets and Roads for All Grant through the U.S. Department of Transportation. A Request for Proposals was issued in August. Six proposals were received. The review committee recommends, based on scored proposals and interviews, that the council should enter into an agreement with WHKS & Co providing Qualified Engineering and Professional Services.

Budget Impact:
Over the course of the grant an amount not to exceed, $250,0.00 will be paid to WHKS & Co. $200,000 of this funding will come from the granted amount with $50,000 as community match funds. These funds have been budgeted.

Council Action Requested:
Approve resolution accepting the professional services agreement from WHKS & Co for grant agreement 693JJ32640623.

Attachments:
- Proposed resolution.
- Professional Services Agreement.

Rachel VanHauen, Grant Administrator

Reviewed and Recommend Approval

whks

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, by and between **City of Mason City, Iowa** 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 **Mason City FY24 Safe Streets and Roads for All Comprehensive Safety Action Plan.**

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:

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:

Billed Hourly with a Not-to-Exceed Fee of $250,000, including Expenses.

Executed this _____ day of October, 2026

City of Mason City, Iowa		***WHKS** & co.*	
By:	_____	By:	_____
Printed Name:	_____	Printed Name:	Fouad K. Daoud
Title:	_____	Title:	President and CEO

Exhibit A to Professional Services Agreement

A. Project Description:

The Project consists of the preparation of a Comprehensive Safety Action Plan for the City of Mason City using Safe Streets and Roads for All (SS4A) funds. The Comprehensive Safety Action Plan will evaluate the safety of pedestrians, non-motorized users, public transit users, and motorized users within Mason City. Using those evaluations, the Comprehensive Safety Action Plan will identify projects and improvements that will significantly and equitably reduce the number of roadway fatalities and serious injuries on streets and roadways. The Comprehensive Safety Action Plan will consider the Iowa Highway 122 West corridor a priority improvement, based on the *2023 Corridor Feasibility Study* and the 2020 Traffic Engineering Assistance Program).

The development of a Comprehensive Safety Action Plan is Phase 1 of this initiative. Phase 2 (implementation or "post-award" services) may be included as a future amendment if funding is received from the US DOT.

B. Scope of Services Provided Under This Agreement (Phase 1):

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 status reports, and general administrative activities.
- Hold kick-off meeting with Client to discuss the project and review the scope.
- Conduct monthly progress meetings with the City and project team.
- 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. Meetings and Public Outreach

- Establish/form a Study Advisory Team and Stakeholder Group, if needed.
- Facilitate the development of safety vision, goals, and performance measures.
- Coordinate an initial City Council action establishing the City's commitment to eliminate fatal and serious injury crashes within a specified timeframe.
- Facilitate the preparation of a Community Engagement plan to identify objectives, audiences, engagement methods, touchpoints, and procedures for documenting participation across three rounds of engagement.
- Launch and maintain a project website, interactive web map, and online survey.
- Coordinate with local agencies such as Iowa DOT, Cerro Gordo County, NIACOG, MercyOne Hospital, schools, and emergency responders.
- Conduct stakeholder interviews and focus groups; complete "pop-up" information gathering events at community locations, especially to populations and areas most affected by transportation safety concerns.
- Conduct an in-person collaborative workshop with the Stakeholder Group.
- Publish an online poll to collect public input on the draft Plan and document comments and responses in a review matrix.
- Provide updates to the City Council at three (3) meetings.

3. **Data Collection and Analysis**
   - Obtain up to five years of Iowa DOT crash data and other sources and create a project database.
   - Conduct field reviews, roadway safety audits, and evaluations of pedestrian and bicycle conflict areas, as appropriate.
   - Review roadway, pedestrian, bicycle, transit, accessibility, railroad crossing, signal, and lighting conditions.

4. **Safety Analysis**
   - Conduct a descriptive crash analysis to identify severe crash patterns, contributing conditions, crash types, travel modes, and affected roadway users.
   - Develop the high injury network and high injury intersection analysis to identify priority locations by mode and crash type.

5. **Transportation Equity Review**
   - Develop a proactive high risk network based on roadway characteristics, speed, number of lanes, surrounding land use, proximity to schools and parks, and demographic context, and combine it with the high injury network to evaluate disparities in transportation safety, comfort, mobility, and access.
   - Present those findings through public-friendly maps, tables, and graphics.

6. **Identification Stage / Develop Recommendations**
   - Develop policy and program recommendations supporting the City's safety vision, incorporating the Safe System Approach (Safe Road Users, Safe Vehicles, Safe Speeds, Safe Roads, Post-Crash Care) in the identified strategies.
   - Identify priority corridors using safety data, risk analysis, field observations, agency coordination, and community input.
   - Prepare corridor profiles documenting safety analysis findings and identify appropriate countermeasures.
   - Establish a transparent prioritization process using criteria.
   - Prepare maps, tables, and a prioritized project list.
   - Develop planning-level cost estimates and short-, medium- and long-term implementation priorities, including identifying funding and grant resources.
   - Develop a repeatable annual reporting framework or reporting template to track safety outcomes and implementation progress.

7. **Final Draft and Executive Summary**
   - Prepare a user-friendly preliminary Action Plan presenting technical findings, maps, graphics, recommendations, priority projects, etc.
   - Complete reviews with the City, Stakeholder Group, and Study Advisory Team and incorporate feedback into the public draft.
   - Present the draft Action Plan to the Stakeholder group and community.
   - Use public input to refine and prioritize the final strategies and projects.
   - Complete QA/QC and verify that every Action Plan component is addressed.
   - Incorporate comments and prepare the final Action Plan and Executive Summary.

8. **Phase 2 (Implementation or "Post Award" Services) – not included in this phase of the Agreement**

The following services can be provided as an Amendment to this Agreement:

- Participate in regularly scheduled progress meetings and public hearings.
- Perform all surveying work necessary to prepare design plans for all vertical and horizontal control.
- Provide all required or necessary updates to proposal for submittal.
- Attend all staff and council meetings as required or needed that are related to the project during the project.
- Furnish completed originals for the project, including all design details, drawings, cost opinion, specifications and contract documents.
- Submit change orders and all required documentation related to any change orders.
- Produce all plans with CAD, or similar software.
- At completion of the project the consultant shall furnish all CAD (or similar) files for the plan as electronic copies for filing.
- Documentation and administration of projects as required by Mason City and FHWA and documented on FHWA approved forms.

9. Schedule

Task	Due Date
Project Management and Meetings	**Oct. 2026 -Dec. 2027**
Meetings and Public Outreach	**Jan. – Sept. 2027**
• Planning Structure and Leadership Commitment	January 2027
• Community Engagement Plan & Digital Engagement Tools	February 2027
• Round 1 Engagement: Listen and Learn	May 2027
• Prelim. Findings and Round 2 Engagement	June 2027
• Round 3 Engagement: Present the Draft Plan	September 2027
Data Collection and Analysis	**Feb. - June 2027**
• Data Collection, Database Development	February 2027
• Multimodal Field Safety Analysis & Agency Coordination	June 2027
Safety Analysis	**April 2027**
• High Injury and Systemic Safety Analysis	April 2027
Transportation Equity Review	**May 2027**
• High Risk Network and Equity Analysis	May 2027
Identification Stage / Develop Recommendations	**August 2027**
• Policy and Process Recommendations	August 2027
• Safety Strategies, Priority Corridors, Project Identification	August 2027
• Project Evaluation and Prioritization	August 2027
• Cost Estimates, Funding and Implementation Timeline	August 2027
• Performance Measures and Evaluation Framework	August 2027
• Preliminary and Public Draft Action Plan	August 2027
Final Draft and Executive Summary	**Oct. – Dec. 2027**
• Final Action Plan and Executive Summary	October 2027
• City Council Adoption	November 2027
• Federal Compliance, Capacity Building and Closeout	December 2027

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:

1. Land surveying and platting
2. Easement research, plats or descriptions
3. Negotiation for easements or land acquisition
4. Special assessment assistance
5. Permits other than those identified above
6. Funding assistance, including grant and/or loan applications
7. Geotechnical design/recommendations
8. Cultural resource survey or other studies or documentation that may be required by regulatory agencies that are not specifically listed in the scope of services
9. National Environmental Policy Act (NEPA) compliance, including historical and archeological investigations
10. Attendance at additional meetings (other than those listed above)

whks
engineers + planners + land surveyors

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 FOR PROFESSIONAL SERVICES TO WHKS & CO. FOR THE FY24 SAFE STREETS AND ROADS FOR ALL GRANT

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

Section 1: That the proposal for professional services related to the Mason City FY 24 Safe Streets and Roads for All Grant, be and is hereby accepted as follows:

Contractor:	WHKS & Co.
of:	Mason City, Iowa
Amount of Proposal:	$250,000 (Not-to-Exceed)
Portion of Project:	Scope of the project

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

PASSED AND APPROVED this 6th day of October, 2026.

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

Council Agenda Item 14

The City of Mason City IOWA

ENGINEERING DEPARTMENT

Memorandum

To: Aaron Burnett, City Administrator

From: Krysten Foster, City Engineer

Date: September 30, 2026

RE: SEH Agreement for Water System Assessment & Emergency Response Plan

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Recommendation:

It is recommended the City Council approve a professional services agreement with Short Elliott Hendrickson, Inc. (SEH) for $28,500.00 to prepare an updated risk and resilience assessment (RRA) and emergency response plan (ERP) for the community's water system.

Review:

The Environmental Protection Agency (EPA) requires communities to update our RRA and ERP every five years. One of the considerations that changed between the city's recertification of the prior plan in 2021 and this cycle, which is due to be reported to EPA this year, is consideration of cybersecurity threats.

These plans to be prepared in accordance with EPA requirements differ from the city's hazard mitigation plan, which is prepared in cooperation with Cerro Gordo County for Federal Emergency Management Agency (FEMA) regulations.

SEH has a strong history of working with Mason City on utilities engineering needs, and they are most familiar with the community's water system to complete these required plans in an efficient manner.

Budget Impact:

This work will be covered within the 2026 budget.

Council Action Requested:

It is recommended the City Council approve a professional services agreement with Short Elliott Hendrickson, Inc. (SEH) for $28,500.00 for the AWIA Risk and Resilience Assessment and Emergency Response Plan.

Attachments:
SEH proposal.

Krysten S. Foster, City Engineer

Reviewed and Recommend Approval

SEH

Building a Better World for All of Us®

September 18, 2026

RE: Agreement for Professional Services:
Water System Risk and Resilience Assessment and Emergency Response Plan
Mason City, Iowa

Ms. Krysten Foster, PE, City Engineer
City of Mason City
10 1st Street NW
Mason City, IA 50401

Dear Ms. Foster:

As you are aware, back in October of 2018, America's Water Infrastructure Act (AWIA) was enacted to strengthen the security and resilience of the nation's drinking water systems. Under this legislation, all community water systems serving more than 3,300 people were required to develop or update a Risk and Resilience Assessment (RRA) and an Emergency Response Plan (ERP) to address potential threats, including natural hazards and malevolent acts. In accordance with AWIA, both documents must be reviewed, updated, and recertified to the United States Environmental Protection Agency (US EPA) every five years. As such, the City is at the point of recertifying the documents.

Unfortunately, it appears as though the original RRA and ERP that was likely prepared by the City is unable to be located and a recertification is not possible. This situation will require the development of a new RRA and ERP for the City's water supply system that would be used for the basis of the recertification.

In general, community water systems are required to take an all-hazards approach to developing RRAs and ERPs. Specifically, to be compliant with AWIA, the system is required to have an RRA and ERP that includes the minimum information below.

- Risk & Resilience Assessments (RRA):
  - Risks to the water system from malevolent acts, natural disasters, and other hazards.
  - Resilience of the water system's critical assets such as wells, treatment plants, storage tanks, distribution system components, and computer/control systems.
  - An assessment of the monitoring practice of the system.
  - An assessment of financial infrastructure such as the cyber security of the computer system for payroll and customer billing.
  - A review of how the system uses, stores, and handles various chemicals.
  - A review of the system's operation and maintenance procedures.

- Emergency Response Plans (ERP):
  - Strategies and resources to improve the resilience of the system, including the system's physical security and cybersecurity.
  - Plans and procedures to implement during emergencies.

- Actions, procedures, and equipment that can be used to prevent or lessen the severity of an emergency.
- Strategies and equipment to be used to prevent emergencies.

Short Elliott Hendrickson, Inc (SEH) has prepared the above documents for numerous communities and it ready to complete this work to assist the City in attaining compliance with the AWIA requirements. Attached you will find SEH's proposed scope of work and associated fee to prepare the RRA and ERP. This will allow the City to self-certify the plans.

I would like to thank you for the opportunity to provide you with this Agreement for Professional Services. If you have any questions, please do not hesitate to contact me.

Sincerely,

SHORT ELLIOTT HENDRICKSON INC.

Thomas K. Madden, PE
Principal
(Lic. MN, IA)

Enclosure

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Agreement for Professional Services

This Agreement is effective as of October 6, 2026, between City of Mason City (Client) and Short Elliott Hendrickson Inc. (Consultant).

This Agreement authorizes and describes the scope, schedule, and payment conditions for Consultant's work on the Project described as: **AWIA Risk and Resilience Assessment and Emergency Response Plan.**

Client's Authorized Representative: Krysten Foster, PE, City Engineer
Address: 10 First Street NW, Mason City, Iowa 50401, United States
Telephone: 641.421.3605 **Email:** Kfoster@masoncity.net

Project Manager: Tom Madden
Address: 10 N Washington Ave., Suite 110, Mason City, IA 50401
Telephone: 641.424.6344 **Email:** tmadden@sehinc.com

Proposed Project:

The proposed project includes the development of a comprehensive RRA and ERP in accordance with the requirements of AWIA. This effort will involve a thorough evaluation of the City's physical and cyber assets, including source water, treatment, storage, and distribution systems, to identify potential threats and vulnerabilities.

The RRA will be conducted using industry-recognized methodologies to assess risks associated with malevolent acts and natural hazards, while also evaluating the City's resilience strategies. Building upon the findings of the RRA, the ERP will outline detailed response procedures, communication protocols, and mitigation strategies to ensure continuity of operations and protection of public health during emergency events. The work will be carried out in close coordination with City staff to ensure alignment with operational realities and regulatory compliance, culminating in certified deliverables such that the Client can self-certify to the EPA.

Scope: The Basic Services to be provided by Consultant as set forth herein are provided subject to the attached General Conditions of the Agreement for Professional Services (General Conditions Rev. 01.01.26), which is incorporated by reference herein and subject to Exhibits attached to this Agreement.

Task 1 – Project Management & Water System Evaluation

- Project setup and data collection:
  - Inventory and review of the Client's critical water assets.
  - Identify infrastructure to be assessed for the RRA.
- Meeting No. 1 – Kickoff meeting and water system tour with Client staff:
  - Review scope and goals of the project.
  - Confirm infrastructure to be assessed during the RRA.
  - Tour water system facilities and discuss with Client staff.
  - Inventory and review of the Client's existing protection measures for their critical assets.
  - Gather input from Client staff on any perceived or real threats to the Client's critical assets.
  - Review standard operating procedures (SOPs), daily operations, and monitoring procedures. This would include things such as sampling schedules and inspection procedures.

Task 2 – Risk and Resilience Assessment (RRA)

- Conduct RRA using the process laid out in the US EPA Guidance for Small Community Water Systems on Risk and Resilience Assessments.
- Comply with cybersecurity requirements of the RRA by utilizing the American Water Works Association (AWWA) Cybersecurity Tool.
- Work with Client staff to develop standard operating procedures and mitigation measures for risks identified through the RRA.
- Meeting No. 2 – RRA Analysis & Risk Mitigation Development
  - Present the results of the RRA and work with the Client to assess identified risks and potential mitigation measures for risks deemed unacceptable as well as assess costs associated with the risks and potential mitigation measures.
- Submit draft RRA results and report to the Client's project team.
- Incorporate Client comments into the RRA report and deliver hard copies.
- Assist in the EPA certification process of the RRA.

Task 3 – Emergency Response Plan (ERP)

- Develop an ERP following the US EPA Emergency Response Plan guidance which includes:
  - Utility Information:
    - Personnel information, primary utility components, industry chemical handling and storage facilities, safety, response resources and key local services.
  - Resilience Strategies:
    - Emergency response roles and responsibilities, incident command system roles, communication contact lists, external response partner contact lists, critical customer contact lists, communication equipment inventory, media outreach contact list, and public notification templates.
  - Emergency Plans and Procedures:
    - Core response procedures, incident-specific response procedures including: drought, extreme cold and winter storms, extreme heat, flooding, pandemic, tornado, fire, source water contamination, distribution contamination
  - Mitigation Actions:
    - Alternative source water options and interconnected utilities, cybersecurity mitigation actions, and other mitigation actions.
  - Detection Strategies.
- Meeting No. 4 – Present draft ERP to the Client.
- Incorporate Client comments into the ERP and deliver hard copies.
- Assist in the EPA certification process of the ERP.

Project deliverables, also defined in the Work Plan above, include:

- Electronic and three (3) hard copies of the final RRA Technical Report.
- Electronic and three (3) hard copies of the final ERP.

Schedule: In general, the RRA will require approximately three months to prepare followed by the ERP which will require an additional three months.

Payment:

The lump sum fee is $28,500.00 including expenses and equipment.

The payment method, basis, frequency and other special conditions are set forth in attached Exhibit A-2.

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

This Agreement for Professional Services, attached General Conditions, Exhibits and any Attachments (collectively referred to as the "Agreement") supersedes all prior contemporaneous oral or written agreements and represents the entire understanding between Client and Consultant with respect to the services to be provided by Consultant hereunder. In the event of a conflict between the documents, this document and the attached General Conditions shall take precedence over all other Exhibits unless noted below under "Other Terms and Conditions". The Agreement for Professional Services and the General Conditions (including scope, schedule, fee and signatures) shall take precedence over attached Exhibits. This Agreement may not be amended except by written agreement signed by the authorized representatives of each party.

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

Short Elliott Hendrickson Inc.		**City of Mason City**	
By:		By:	
Full Name:	Thomas K. Madden, PE (Lic. IA, MN)	Full Name:	
Title:	Principal	Title:	

Exhibit A-2

Payments to Consultant for Services and Expenses Using the Lump Sum Basis Option

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

A. Lump Sum Basis Option

The Client and Consultant select the Lump Sum Basis for Payment for services provided by Consultant. During the course of providing its services, Consultant shall be paid monthly based on Consultant's estimate of the percentage of the work completed. Necessary expenses and equipment are provided as a part of Consultant's services and are included in the initial Lump Sum amount for the agreed upon Scope of Work. Total payments to Consultant for work covered by the Lump Sum Agreement shall not exceed the Lump Sum amount without written authorization from the Client.

The Lump Sum amount includes compensation for Consultant's services and the services of Consultant's Consultants, if any for the agreed upon Scope of Work. Appropriate amounts have been incorporated in the initial Lump Sum to account for labor, overhead, profit, expenses and equipment charges. The Client agrees to pay for other additional services, equipment, and expenses that may become necessary by amendment to complete Consultant's services at their normal charge out rates as published by Consultant or as available commercially.

B. Expenses Not Included in the Lump Sum

The following items involve expenditures made by Consultant employees or professional consultants on behalf of the Client and shall be paid for as described in this Agreement

1. Expense of overtime work requiring higher than regular rates, if authorized in advance by the Client.

2. Other special expenses required in connection with the Project.

3. The cost of special consultants or technical services as required. The cost of subconsultant services shall include actual expenditure plus 10% markup for the cost of administration and insurance.

The Client shall pay Consultant monthly for expenses not included in the Lump Sum amount.

General Conditions

SECTION I – SERVICES OF CONSULTANT

A. General

1. Consultant agrees to perform professional services as set forth in the Agreement ("Services"). Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or the Consultant. The Consultant's services under this Agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim against the Consultant because of this Agreement or the performance or nonperformance of services hereunder.

B. Schedule

1. Unless specific periods of time or dates for providing services are specified, Consultant's obligation to render Services hereunder will be for a period which may reasonably be required for the completion of said Services.
2. If Client has requested changes in the scope, extent, or character of the Project or the Services to be provided by Consultant, the time of performance and compensation for the Services shall be adjusted equitably. The Client agrees that Consultant is not responsible for damages arising directly or indirectly from delays beyond Consultant's control. If the delays resulting from such causes increase the cost or the time required by Consultant to perform the Services in accordance with professional skill and care, then Consultant shall be entitled to an equitable adjustment in schedule and compensation.

C. Additional Services

1. If Consultant determines that any services it has been directed or requested to perform are beyond the scope as set forth in the Agreement or that, due to changed conditions or changes in the method or manner of administration of the Project, Consultant's effort required to perform its services under this Agreement exceeds the stated fee for the Services, then Consultant shall promptly notify the Client regarding the need for additional Services. Upon notification and in the absence of a written objection, Consultant shall be entitled to additional compensation for the additional Services and to an extension of time for completion of additional Services absent written objection by Client.
2. Additional Services, including delivery of documents, or information not expressly included as deliverables, shall be billed in accord with agreed upon rates, no less than Consultant's standard rates.
3. The Consultant shall not be required to sign any documents, no matter by whom requested, that require a certification, guarantee, or warranty of conditions not fully known to be true or accurate by the Consultant, or that would impose liability beyond the scope of this Agreement. The Client also agrees not to make resolution of any dispute with the Consultant or payment of any amount due to the Consultant in any way contingent upon the Consultant's signing any such certification, guarantee, or warranty.

D. Suspension and Termination

1. If Consultant's services are delayed or suspended in whole or in part by Client, or if Consultant's services are delayed by actions or inactions of others for more than 60 days through no fault of Consultant, then Consultant shall be entitled to either terminate its agreement upon seven days written notice or, at its option, accept an equitable adjustment of compensation provided for elsewhere in this Agreement to reflect costs incurred by Consultant.
2. This Agreement may be terminated by either party upon seven days written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination.
3. This Agreement may be terminated by either party upon thirty days' written notice without cause. All provisions of this Agreement allocating responsibility or liability between the Client and Consultant shall survive the completion of the Services hereunder and/or the termination of this Agreement.
4. In the event of termination, Consultant shall be compensated for Services performed prior to termination date, including charges for expenses and equipment costs then due and all termination expenses.

SECTION II – CLIENT RESPONSIBILITIES

A. General

1. The Client shall, in proper time and sequence and where appropriate to the Project, at no expense to Consultant, provide full information as to Client's requirements for the Services provided by Consultant and access to all public and private lands required for Consultant to perform its Services.
2. Client shall provide its own legal, accounting, financial and insurance counseling, and other special services as may be required for the Project. Client shall provide to Consultant all data (and professional interpretations thereof) prepared by or services performed by others pertinent to Consultant's Services, such as previous reports; sub-surface explorations; laboratory tests and inspection of samples; environmental assessment and impact statements, surveys, property descriptions; zoning; deeds; and other land use restrictions; as-built drawings; and electronic databases and maps. The costs associated with correcting, creating or recreating any data that is provided by the Client that contains inaccurate or unusable information shall be the responsibility of the Client.
3. Client shall provide written notice to Consultant within seven (7) days of when the Client observes or otherwise becomes aware of any changes in the Project or any defect or alleged defect in Consultant's Services. Client shall examine all studies, reports, sketches, opinions of construction costs, specifications, drawings, proposals, change orders, supplemental agreements, and other documents presented by Consultant within ten (10) business days of receipt and render the necessary decisions and instructions in writing so that Consultant may provide Services in a timely manner. Client's failure to provide timely notice of defects or timely review and approval shall constitute a waiver of any claims related to such defects or delays caused by late review.
4. Client shall require all utilities with facilities within the Project site to locate and mark said utilities upon request, relocate and/or protect said utilities to accommodate work of the Project, submit a schedule of the necessary relocation/protection activities to the Client for review, and comply with agreed upon schedule. Consultant shall not be liable for damages which arise out of Consultant's reasonable reliance on the information or services furnished by utilities to Client or others hired by Client.
5. Consultant shall be entitled to rely on the accuracy and completeness of information or services furnished by the Client or others directed or hired by the Client and shall not be liable for damages arising from reasonable reliance on such materials. Consultant shall promptly notify the Client if Consultant discovers that any information or services furnished by the Client is in error or is inadequate for its purpose. Consultant shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by the Client or others directed or hired by the Client.
6. Client agrees to reasonably cooperate, when requested, to assist Consultant with the investigation and addressing of any complaints made by Consultant's employees related to inappropriate or unwelcomed actions regarding the Project. This shall include, but not be limited to, providing access to Client's employees for Consultant's investigation, attendance at hearings, responding to inquiries and providing full access to Client files and information related to Consultant's employees, if any. Client agrees that Consultant retains the absolute right to remove any of its employees from Client's facilities if Consultant, in its sole discretion, determines such removal is advisable. Consultant, likewise, agrees to reasonably cooperate with Client with respect to the foregoing in connection with any complaints made by Client's employees.

SECTION III – PAYMENTS

A. Invoices

1. Undisputed portions of invoices are due and payable within 30 days. Client must notify Consultant in writing of any disputed items within 15 days from receipt of invoice. Amounts due Consultant will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) for invoices 30 days past due. Consultant reserves the right to suspend performance of Services and to retain deliverables and Instruments of Service until all invoices are paid in full. Consultant will not be liable for any claims of loss, delay, or damage by Client for reason of suspending Services or withholding deliverables or Instruments of Service until all invoices are paid in full, and Client shall be responsible for any additional costs incurred by Consultant due to such suspension and subsequent remobilization. Consultant will not be liable for any claims of loss, delay, or damage by Client for reason of withholding Services, deliverables, or Instruments of Service until all invoices are paid in full. Consultant shall be entitled to recover all reasonable costs and disbursements, including reasonable attorney's fees, incurred in connection with collecting amounts owed by Client.
2. Should taxes, fees or costs be imposed, they shall be in addition to Consultant's agreed upon compensation.
3. Notwithstanding anything to the contrary herein, Consultant may pursue collection of past due invoices without the necessity of any mediation proceedings.

SECTION IV – GENERAL CONSIDERATIONS

A. Standards of Performance

1. The standard of care for all professional engineering and related services performed or furnished by Consultant under this Agreement will be the care and skill ordinarily exercised by members of Consultant's profession practicing under similar circumstances at the same time and in the same locality. Consultant makes no warranties, express or implied, under this Agreement or otherwise, in connection with its Services.
2. Consultant neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform the work in accordance with its construction contract or the construction documents prepared by Consultant. Client acknowledges Consultant will not direct, supervise or control the work of construction contractors or their subcontractors at the site or otherwise. Consultant shall have no authority over or responsibility for the contractor's acts or omissions, nor for its means, methods, or procedures of construction. Consultant's Services do not include review or evaluation of the Client's, contractor's or subcontractor's safety measures, or job site safety or furnishing or performing any of the Contractor's work. Site Safety is the responsibility of the contractor.

3. Consultant's Opinions of Probable Construction Cost are provided if agreed upon in writing and made on the basis of Consultant's experience and qualifications. Consultant has no control over the cost of labor, materials, equipment or service furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions. Consultant cannot and does not guarantee that proposals, bids or actual construction cost will not vary from Opinions of Probable Construction Cost prepared by Consultant. If Client wishes greater assurance as to construction costs, Client shall employ an independent cost estimator.

B. Environmental Issues

1. Consultant is not a user, generator, handler, operator, arranger, storer, transporter, or disposer of hazardous or toxic substances. Therefore the Client agrees to hold harmless, indemnify, and defend Consultant and Consultant's officers, directors, subconsultant(s), employees and agents from and against any and all claims; losses; damages; liability; and costs, including but not limited to costs of defense, arising out of or in any way connected with, the presence, discharge, release, or escape of hazardous or toxic substances, pollutants or contaminants of any kind at the site.
2. Client agrees that it will waive any claim against Consultant related to severe weather events that exceed those addressed by existing codes and standards. Consultant's sole liability will be based on actual damages to the extent caused by Consultant's failure to meet applicable codes. Notwithstanding the above, the Parties agree that, as the Project progresses, such codes or standards may change or the applicability of such codes or standards may vary from Consultant's original interpretation through no fault of Consultant and that additional costs necessary to conform to such changes or interpretations after execution of this Agreement may be subject to an equitable adjustment in Consultant's compensation and schedule.
3. If hazardous substances are found on the project site, then Consultant may stop work until Client has remediated the site.

C. Limitations on Liability

1. To the fullest extent permitted by law, Consultant's total liability to Client for any and all claims, losses, or damages arising out of or related to this Agreement or the Project, whether based on negligence, errors, omissions, strict liability, breach of contract, or warranty, shall not exceed the lesser of (i) the total compensation paid to Consultant under this Agreement or (ii) $500,000. If Client requests higher limits, such change must be agreed to in writing, and Consultant's fee shall increase by at least 1% for each additional $500,000 of liability, up to a maximum limit of $5,000,000.
2. To the extent permitted by applicable law, neither Party shall be liable to the other for consequential damages, including without limitation lost rentals; increased rental expenses; loss of use; loss of income; lost profit, financing, business, or reputation; and loss of management or employee productivity, incurred by one another or their subsidiaries or successors, regardless of whether such damages are foreseeable and are caused by unforeseen severe weather events, breach of contract, willful misconduct, negligent act or omission, or other wrongful act of either of them. Consultant expressly disclaims any duty to defend Client for any alleged actions or damages.
3. It is intended by the parties to this Agreement that Consultant's Services shall not subject Consultant's employees, officers or directors to any personal legal exposure for the risks associated with this Agreement. The Client agrees that as the Client's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against Consultant, and not against any of Consultant's individual employees, officers or directors, and Client knowingly waives all such claims against Consultant individual employees, officers or directors.
4. Causes of action between the parties to this Agreement pertaining to acts or failures to act shall be deemed to have accrued, and the applicable statutes of limitations shall commence to run, not later than the earliest of: (a) the date of Substantial Completion for acts or failures to act occurring prior to Substantial Completion; (b) the date of issuance of Consultant's final invoice for acts or failures to act occurring after Substantial Completion; or (c) the date when Consultant's Services are substantially completed. The parties acknowledge that this provision may shorten the time period otherwise available under applicable law for bringing claims, and each party knowingly and voluntarily agrees to this shortened limitations period. This provision shall not apply to claims for fraud, willful misconduct, or intentional misrepresentation. Notwithstanding the foregoing, in no event shall any claim be brought more than two (2) years after the cause of action has accrued as defined herein, regardless of when the injury or damage is discovered.
5. The parties agree, to the fullest extent permitted by law, to waive any and all rights against each other and any of their contractors, subcontractors, consultants, subconsultants, construction managers, owner's representatives, employees, directors, officers, agents and assigns for any and all damages, including without limitation bodily injury, death, damage to real and personal property, and all consequential damages including delay and lost profits covered by any insurance applicable to the Project or the site upon which the Project is located.

D. Assignment

1. Aside from Consultant's assignment of amounts owed under this Agreement, neither party to this Agreement shall transfer, sublet or assign any rights under, or interests in, this Agreement or claims based on this Agreement without the prior written consent of the other party. Any assignment in violation of this subsection shall be null and void.
2. Parties acknowledge that Consultant has subsidiaries or affiliates that hold necessary registrations, certifications or special skills or resources that may be needed for the proper performance of the Services. Consultant may subcontract or assign all or part of the Services to any of its subsidiaries or affiliates; provided, however, that Consultant shall remain liable for the performance, obligations and responsibilities of such services under this Agreement.

E. Dispute Resolution

1. Any dispute between Client and Consultant arising out of or relating to this Agreement or the Services (except for unpaid invoices which are governed by Section III) shall be submitted to mediation as a precondition to litigation unless the parties mutually agree otherwise in writing.
2. The Client shall make no claim for professional negligence, either directly or by way of a cross complaint against the Consultant unless the Client has first provided the Consultant with a written certification executed by an independent consultant currently practicing in the same discipline as the Consultant and licensed in the State in which the Project is located. This certification shall: a) contain the name and license number of the certifier; b) specify the acts or omissions that the certifier contends are not in conformance with the standard of care for a consultant performing professional services under similar circumstances; and c) state in detail the basis for the certifier's opinion that such acts or omissions do not conform to the standard of care.
3. Any dispute not settled through mediation shall be settled through litigation in the state and county where the Project at issue is located.

SECTION V – INTELLECTUAL PROPERTY

A. Proprietary Information

1. All documents, including reports, drawings, calculations, specifications, CADD materials, computer software or hardware or other work product prepared by Consultant pursuant to this Agreement are Consultant's Instruments of Service ("Instruments of Service"). Consultant retains all ownership interests in Instruments of Service, including all available copyrights.
2. Notwithstanding anything to the contrary, Consultant shall retain all of its rights in its proprietary information including without limitation its methodologies and methods of analysis, ideas, concepts, expressions, inventions, know how, methods, techniques, skills, knowledge, and experience possessed by Consultant prior to, or acquired by Consultant during, the performance of this Agreement and the same shall not be deemed to be work product or work for hire and Consultant shall not be restricted in any way with respect thereto. Consultant shall retain full rights to electronic data and the drawings, specifications, including those in electronic form, prepared by Consultant and its subconsultants and the right to reuse component information contained in them in the normal course of Consultant's professional activities.

B. Client Use of Instruments of Service

1. Provided that Consultant has been paid in full for its Services, Client shall have the right in the form of a nonexclusive license to use Instruments of Service delivered to Client exclusively for purposes of constructing, using, maintaining, altering and adding to the Project. Consultant shall be deemed to be the author of such Instruments of Service, electronic data or documents, and shall be given appropriate credit in any public display of such Instruments of Service.
2. Records requests or requests for additional copies of Instruments of Services outside of the scope of Services, including subpoenas directed from or on behalf of Client are available to Client subject to Consultant's current rate schedule. Consultant shall not be required to provide CADD files or documents unless specifically agreed to in writing as part of this Agreement.

C. Reuse of Documents

1. All Instruments of Service prepared by Consultant pursuant to this Agreement are not intended or represented to be suitable for reuse by the Client or others on extensions of the Project or on any other Project. To the extent permitted by law, any reuse of the Instruments of Service without written consent or adaptation by Consultant for the specific purpose intended will be at the Client's sole risk and without liability or legal exposure to Consultant; and the Client shall release Consultant from all claims arising from such use. Client shall also defend, indemnify, and hold harmless Consultant from all claims, damages, losses, and expenses including attorneys' fees arising out of or resulting from reuse of Consultant documents without written consent.

RESOLUTION NO. 26 –

A RESOLUTION MAKING AWARD OF CONTRACT FOR PROFESSIONAL SERVICES TO SHORT ELLIOTT HENDRICKSON, INC. (SEH), OF MASON CITY, IOWA, FOR THE WATER SYSEM ASSESSMENT AND EMERGENCY RESPONSE PLAN

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

Section 1: That the proposal for professional services related to the Water System Assessment and Emergency Response Plan, be and is hereby accepted as follows:

Contractor:	Short Elliott Hendrickson, Inc.
of:	Mason City, Iowa
Amount of Proposal:	$28,500.00
Portion of Project:	Scope of the project

Section 2: That the Mayor is authorized and the Clerk is hereby directed to execute any and all necessary documents, said contract not to be binding on the City until approved by this Council.

PASSED AND APPROVED this 6th day of October, 2026.

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

Council Agenda Item 15

The City of Mason City IOWA

ENGINEERING DEPARTMENT

Memorandum

To:	Aaron Burnett, City Administrator
From:	Krysten Foster, City Engineer
Date:	September 30, 2026
RE:	Pennsylvania Avenue Project Update

Recommendation:

Approve the resolution authorizing Change Orders No. 1-7 for the Pennsylvania Avenue Street & Utility Improvements contract with Heartland Asphalt.

Review:

The Pennsylvania Avenue Street & Utility Improvements Contract between 2nd St. SE and 4th St. NE was awarded on April 7, 2026. Due to the SWAP grant associated with this project, the DOT letting process was utilized.

First, Change Order 1 documents the lighting changes, which were anticipated at the time of contract award. City-standard lighting units were substituted for the lighting units specified in the plan, and cast-in-place bases were used instead of precast light bases. The resulting change was a cost savings of $157,300.00.

Second, Change Order 2 documents unanticipated conditions. Existing water services were discovered, and the city disconnected these services because they are no longer used. The cost for this work including materials was $3,300.00.

Third, Change Order 3 also documents unanticipated conditions. Ductile iron pipe, which was not expected to be necessary for this project, was needed for an existing water service connection, and insulation was installed over watermain that was shallower than planned. The cost for this work including materials was $1,117.60.

Fourth, Change Order 4 documents unanticipated conditions related to the existing storm sewer system. The contractor needed to purchase and install 12" storm sewer to repair damaged pipes. The pipes were not damaged during construction. The cost for this work including materials was $1,567.50.

Next, Change Order 5 compensates the contractor for drilling rock to install the lighting foundations. The quantity of rock could not be accurately estimated at the time of bidding. The cost for this work was $14,300.00.

Next, Change Order 6 covers additional work ordered by the Engineer to improve drainage along the alley, which is east of Pennsylvania Avenue, between 3rd St. NE and 4th St. NE. It was determined that it is more cost effective to pave this alley while the paving machine was working in the area, and some of the drainage alterations were related to the sidewalk construction along Pennsylvania Avenue. The cost for this work including materials was $15,604.00.

Finally, Change Order 7 provides for mulch along the corridor. When the city's standard specifications are utilized, mulch is included in other pay items. Because Iowa DOT specifications applied to this project, mulch is paid separately. The cost for this work including materials was $2,250.00

The unanticipated conditions added a total of 17 ½ working days to the contract. After paving, striping and signing, the road is expected to reopen by mid-October pending weather days. Considering the additional time to work through unanticipated conditions, the project is expected to be substantially complete on time.

Budget Impact:
The combined effect of these changes is a net decrease of $119,160.90 to the contract.

Pending approval of the resolution, the revised contract amount will be $1,454,928.67, reflecting total change order reductions since project award.

Council Action Requested:
I respectfully request approval of the resolution authorizing Change Orders No. 1-7 for the Pennsylvania Avenue Street & Utility Improvements Project.

Attachments:
Proposed Resolution.

Krysten S. Foster, City Engineer

Reviewed and Recommend Approval

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SEH
Change Order Details
17-4822-647

Description	STBG-SWAP-4822(647)--SG-17, Letting Date- March 17, 2026
Prime Contractor	HEARTLAND ASPHALT, INC.
Change Order	1
Status	Pending
Date Created	04/28/2026
Type	Substantial
Summary	Lighting Unit and Foundation Changes
Change Order Description	0670: Delete item 2599-9999005 ('Each' Item') Lighting Unit 0680: Delete item 2599-9999005 ('Each Item') Precast Light Base 8010: Add an item 2599-9999005 ('Each Item') Lighting Unit (non-BABA compliant) - Refer to Special Provisions SP232030 for all required specifications on product. 8020: Add an item 2599-9999005 ('Each Item') Cast-In-Place Light Base 1. Description: The Cast In Place Light Base item includes all labor, materials, equipment, and incidentals required to construct a complete and operational lighting unit foundation. This item consists of furnishing and installing anchor bolts, conduit stubs complete with duct seal, reinforcing steel, and a concrete foundation placed within a concrete form. The work also includes excavation necessary to accommodate the foundation, installation of a ground rod and grounding conductor, placement of concrete, backfilling and compaction, and restoration of disturbed areas to match existing conditions. All accessories required for a complete, structurally sound, and operational light base shall be included. 2. Materials: See the Cast-In-Place Light Base details and Equipment Schedule in the plans. 3. Construction a) Furnish and install a Cast-In-Place Light Base at the locations indicated in the Plan or as directed by the Engineer. If necessary, anchor bolt

size and circle shall be modified to accommodate pole manufacturer's requirements.b) Provide a rigid template of the pole base including anchor bolt holes and a slot to hold in proper position and height the anchor bolts, ground rod and conduits during the concrete pouring. The template shall not be removed until the concrete has cured. c) Install one ground rod next to foundations as indicated in the Plan.

4. Method of Measurement: Each individual unit will be counted by the Engineer.

5. Basis of Payment: Cast-In-Place Light Base item includes anchor bolts, leveling nuts, conduit stubs, conduit duct seal, reinforcing bars, concrete foundation, concrete form, ground rod and wire, excavation and backfill, restoration and accessories as required to provide a complete unit.

Awarded Project Amount	$1,574,089.57
Authorized Project Amount	$1,574,089.57
Change Order Amount	-$157,300.00
Revised Project Amount	$1,416,789.57

B - Reason for changes

0670: Lighting units proposed were beyond the requirements for the project, so contractor provided new pricing for specified unit with additional requirements removed, and original item was eliminated.

0680: Precast Light Base proposed to be constructed as cast-in-place in lieu of precast, so item was eliminated.

8010: Lighting Unit (non-BABA compliant) was proposed with new pricing to meet the requirements of the project without additional BABA requirements contractor proposed originally and results in substantial cost savings.

8020: Cast-In-Place Light Base was proposed to replace the precast light base. Cast-in-place foundation was evaluated and found to be an equal or greater product for a lower cost.

C - Settlement for cost(s) of change as follows with items addressed in Sections F and/or G:

0670: Agreed Unit Price

0680: Agreed Unit Price

8010: Agreed Unit Price

8020: Agreed Unit Price

D - Justification for cost(s) (See I.M. 6.000 Attachment D, Chapter 2.36, for acceptable justification)

0670: Unit price as provided in contract

0680: Unit price as provided in contract

8001: Pricing compared to costs provided by supplier, Holophane, plus a standard industry markup for labor and profit, as item is non-standard DOT bid item. Pricing verified by engineer.

8002: Pricing provided by contractor for constructing foundations as cast-in-place saved the owner $400/unit and was evaluated by engineer to be an equal or greater product.

E - Contract Time Adjustment

0670: Product elimination does not impact contract time.

0680: Product elimination does not impact contract time.

8010: Product replacement does not impact contract time.

8020: Product replacement does not impact contract time.

Increases/Decreases

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
Section: 0002 - STBG-SWAP-4822(647)--SG-17, ROADWAY ITEMS - LOCAL									
0670	2599-9999005	EACH	$14,500.000	26.000	$377,000.00	-26.000	-$377,000.00	0.000	$0.00
('EACH' ITEM): LIGHTING UNIT									

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount

Reason: Item eliminated and replaced with Lighting Unit that was non-BABA compliant

					Funding Details				
	17-4822-647-cat-1 17-4822-647-cat-1 17-4822-647			0.000	$0.00	0.000	$0.00	0.000	$0.00
	17-4822-647-cat-2 17-4822-647-cat-2 17-4822-647			26.000	$377,000.00	-26.000	-$377,000.00	0.000	$0.00
0680	2599-9999005	EACH	$1,500.000	26.000	$39,000.00	-26.000	-$39,000.00	0.000	$0.00

('EACH' ITEM): PRECAST LIGHT BASE

Reason: Item eliminated and replaced with Cast-In-Place Light Base due to cost savings and ease of construction for contractor

					Funding Details				
	17-4822-647-cat-1 17-4822-647-cat-1 17-4822-647			0.000	$0.00	0.000	$0.00	0.000	$0.00
	17-4822-647-cat-2 17-4822-647-cat-2 17-4822-647			26.000	$39,000.00	-26.000	-$39,000.00	0.000	$0.00
2 items			Totals		$416,000.00		-$416,000.00		$0.00

New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 0002 - STBG-SWAP-4822(647)--SG-17, ROADWAY ITEMS - LOCAL					
8010	2599-9999005	EACH	26.000	$8,850.000	$230,100.00

('EACH' ITEM): Lighting Unit (Non-BABA compliant)

Reason: Replaced bid light poles which exceeded specifications with correct product

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
				Funding Details	
	17-4822-647-cat-2 17-4822-647-cat-2 17-4822-647		26.000	$8,850.000	$230,100.00
8020	2599-9999005	EACH	26.000	$1,100.000	$28,600.00
('EACH' ITEM): Cast-In-Place Light Base					
Reason: Replaced pre-cast bases due to savings for owner, and ease of construction for contractor					
				Funding Details	
	17-4822-647-cat-2 17-4822-647-cat-2 17-4822-647		26.000	$1,100.000	$28,600.00
2 items					Total: $258,700.00

Funding Summary

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
17-4822-647-cat-1 17-4822-647-cat-1 17-4822-647	$896,762.07	$896,762.07	$0.00	$896,762.07
17-4822-647-cat-2 17-4822-647-cat-2 17-4822-647	$677,327.50	$677,327.50	-$157,300.00	$520,027.50
2 fund packages	$1,574,089.57	$1,574,089.57	-$157,300.00	$1,416,789.57

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SEH
Change Order Details
17-4822-647

Description	STBG-SWAP-4822(647)--SG-17, Letting Date- March 17, 2026
Prime Contractor	HEARTLAND ASPHALT, INC.
Change Order	2
Status	Pending
Date Created	07/10/2026
Type	Non-Substantial
Summary	Water Service Disconnections and Exploratory Excavation
Change Order Description	8030: Add an Item 2599-9999005 ('Each' Item) Disconnect Water Service 1. Description: Item is for disconnection of water service at main and removal of curb box, without replacement with new service only. 2. Materials: See materials in Iowa DOT Specification Section 2554. 3. Construction: See construction methods in Iowa DOT Specification Section 2554. 4. Method of Measurement: Each individual disconnection will be counted by Engineer. 5. Basis of Payment: Payment shall be full compensation for materials, labor, equipment, and time required to excavate to existing water service at the main, disconnect, and capping of the service, as well as removal of curb stop and box at edge of right of way. Pavement removal and replacement will be paid under separate items. Add an item 2599-9999007 ('Hours' Item) Exploratory Excavation 1. Description: Item is for excavation to water main service line or similar excavation to utility to determine depth, size, and/or material. 2. Materials: No materials are installed as part of this item. 3. Construction: A hydrovac unit will be used to excavate down to utility. 4. Method of Measurement: Engineer will count each hour of exploratory excavation in the field. 5. Basis of Payment: Payment shall be full compensation for labor, equipment, materials required to excavate to said utility and properly

backfill each excavation. If pavement removal or replacement is required, it will be paid under separate items.

Awarded Project Amount	$1,574,089.57
Authorized Project Amount	$1,574,089.57
Change Order Amount	$3,300.00
Revised Project Amount	$1,577,389.57

B - Reason for changes

8030: Existing water services were found along the project that have been taken out of use. It is the policy of the City of Mason City to disconnect these services at the time of construction. In addition, some of the noted services are lead lines.

8040: Water service line material was not clear on City records, so an exploratory item was added to confirm material before removing and replacing a large area of pavement.

C - Settlement for cost(s) of change as follows with items addressed in Sections F and/or G:

8030: Agreed Unit Price

8040: Agreed Unit Price

D - Justification for cost(s) (See I.M. 6.000 Attachment D, Chapter 2.36, for acceptable justification)

8030: Iowa DOT bid tab analysis included other projects back to late 2024 that also included each item for disconnecting water services. The following items were used for comparison: Abandon Water Service and Remove Water Meter pit, Removal of Water Service, and Remove Water Service. Prices ranged from a low of $250 to a high of $3,850. The price provided by the contractor for this project of $1,320 was around average pricing overall.

8040: Iowa DOT bid tab analysis included other projects back to late 2024 where exploratory excavation was used as an hourly or lump sum item. The examples reviewed included the following:

1. ('Hours' Item) Exploratory Excavation: Low $550/HR, High: $750/HR, AVG: $700/HR

2. ('Lump Sum' Item) Exploration for Existing Water Service: Low: $700, High: $9,000, AVG: $4,000

3. ('Lump Sum' Item) Exploration for Sanitary Sewer Flowline: Low: $700, High: $4500, AVG: $2537.50

Based on the similar item type and rates, and the assumption that the task will take approximately 2 hours at a rate of $330/HR, the price is around average compared to past bids.

E - Contract Time Adjustment

8030: No time is added for the water service disconnects as they were previously water service line replacements.

8040: 1/2 Day is added for the Exploratory Excavation for the time taken to perform exploratory and the delay in progress while waiting for it to be completed. If additional exploratory is needed, additional days may need to be added by change order.

New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 0002 - STBG-SWAP-4822(647)--SG-17, ROADWAY ITEMS - LOCAL					
8030	2599-9999005	EACH	2.000	$1,320.000	$2,640.00
('EACH' ITEM): Disconnect Existing Water Service					
Reason: Water services found to be not used must be disconnected from City main.					
			Funding Details		
	17-4822-647-cat-2 17-4822-647-cat-2 17-4822-647		2.000	$1,320.000	$2,640.00
8040	2599-9999007	HOUR	2.000	$330.000	$660.00
('HOURS' ITEM): Exploratory Excavation					
Reason: To determine material type of water service.					
			Funding Details		
	17-4822-647-cat-2 17-4822-647-cat-2 17-4822-647		2.000	$330.000	$660.00
2 items					Total: $3,300.00

Funding Summary

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
17-4822-647-cat-1 17-4822-647-cat-1 17-4822-647	$896,762.07	$896,762.07	$0.00	$896,762.07
17-4822-647-cat-2 17-4822-647-cat-2 17-4822-647	$677,327.50	$677,327.50	$3,300.00	$680,627.50
2 fund packages	$1,574,089.57	$1,574,089.57	$3,300.00	$1,577,389.57

Time Limit Changes

Type	Original Deadline	Current Deadline	Pending Extension	Pending Deadline
Working Days	40.0 Days	40.0 Days	0.5 Days	40.5 Days
Working Days, Late Start Date - 08/03/2026, Liquidated Damage Rate - 1,000				
Reason: Exploratory Excavation Time				
1 time limit				

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Change Order Details
17-4822-647

Description	STBG-SWAP-4822(647)--SG-17, Letting Date- March 17, 2026
Prime Contractor	HEARTLAND ASPHALT, INC.
Change Order	3
Status	Pending
Date Created	07/24/2026
Type	Non-Substantial
Summary	10" DIP and Rigid Insulation
Change Order Description	8050: Add an Item 2554-0112010 Water Main, Trenched, DIP, 10 IN 8060: Add an Item 2599-9999014 ('Square Feet' Item) 2" Rigid Insulation 1. Description: Item is for insulation over shallow water main where water main or services cannot be moved deeper. 2. Materials: Contractor shall provide rigid sheet insulation, 2" thick XPS, with R-10 or greater 3. Construction: Materials shall be installed in half (4'x4') or full (4'x8') sheets centered on pipe for length of pipe required and exposed. Surface will be prepared to be flat and fully supportive of the sheet insulation before installed and firmly held in place by additional soils placed over the pipe in a manner that will not allow the insulation to shift or rotate away from the pipe. 4. Method of Measurement: Engineer will count each full or half sheet and document either 16 SF for half sheets, or 32 SF for each full sheet used incorporated into the project. 5. Basis of Payment: Payment is full compensation for labor, materials, cutting, delivery, and equipment required to install insulation.
Awarded Project Amount	$1,574,089.57
Authorized Project Amount	$1,574,089.57
Change Order Amount	$1,117.60

Revised Project Amount $1,575,207.17

B - Reason for changes

8050: When changing out 10" valve, contractor needed to use a short piece of 10" DIP to connect to the existing pipe.

8060: Shallow water main was encountered during construction and because it could not all be effectively lowered, insulation was placed over the top to reduce risk of freezing.

C - Settlement for cost(s) of change as follows with items addressed in Sections F and/or G:

8050: Agreed Unit Price

8060: Agreed Unit Price

D - Justification for cost(s) (See I.M. 6.000 Attachment D, Chapter 2.36, for acceptable justification)

8050: Iowa DOT bid tabs were reviewed for this bid item back to early 2025. The pricing was compared to low: $115/LF, Average: $159.10/LF, and High: $200/LF pricing. Contractor provided price of $210/LF + 10% prime mark up for a total of $231/LF. This pricing is slightly higher than the high pricing received for previous bids which were bid in early 2025, but due to the increase in materials cost in the past year, the pricing seems to be within reason.

8060: Iowa DOT bid tabs were reviewed for this non-standard bid item, two items were found to be very similar: For "Foamboard Water Main Insulation", the low: $7.50/SF, Average: $25.10, and high: $50/SF were significantly higher than the $6.05/SF provided by the contractor (including markup). "XPS Foamboard Insulation" was also reviewed with low: $5.00/SF, average: $5.92/SF, and high $7.00/SF costs bracketing the cost provided. Therefore, the pricing appears to be within reason.

E - Contract Time Adjustment

8050: No additional time was added as this was part of the valve replacement

8060: No additional time was added as the insulation task did not take substantial time to complete.

New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 0002 - STBG-SWAP-4822(647)--SG-17, ROADWAY ITEMS - LOCAL					
8050	2554-0112010	LF	4.000	$231.000	$924.00
WATER MAIN, TRENCHED, DUCTILE IRON PIPE (DIP), 10 IN.					
				Funding Details	
	17-4822-647-cat-2 17-4822-647-cat-2 17-4822-647		4.000	$231.000	$924.00
8060	2599-9999014	SF	32.000	$6.050	$193.60
('SQUARE FEET' ITEM): 2" Rigid Insulation					
				Funding Details	
	17-4822-647-cat-2 17-4822-647-cat-2 17-4822-647		32.000	$6.050	$193.60
2 items					Total: $1,117.60

Funding Summary

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
17-4822-647-cat-1 17-4822-647-cat-1 17-4822-647	$896,762.07	$896,762.07	$0.00	$896,762.07
17-4822-647-cat-2 17-4822-647-cat-2 17-4822-647	$677,327.50	$677,327.50	$1,117.60	$678,445.10
2 fund packages	$1,574,089.57	$1,574,089.57	$1,117.60	$1,575,207.17

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SEH
Change Order Details
17-4822-647

Description	STBG-SWAP-4822(647)--SG-17, Letting Date- March 17, 2026
Prime Contractor	HEARTLAND ASPHALT, INC.
Change Order	4
Status	Pending
Date Created	08/19/2026
Type	Non-Substantial
Summary	12" Storm Sewer Replacement
Change Order Description	8070: Add an Item 2503-0110012 Storm Sewer, Gravity Main, Trenched, 12"
Awarded Project Amount	$1,574,089.57
Authorized Project Amount	$1,421,207.17
Change Order Amount	$1,567.50
Revised Project Amount	$1,422,774.67

B - Reason for changes

8070: While replacing watermain, contractor encountered two sections of existing storm sewer that were severely damaged or crushed and required replacement to maintain integrity of storm system. There was no existing item for 12" storm sewer.

C - Settlement for cost(s) of change as follows with items addressed in Sections F and/or G:

8070: Agreed Unit Price

D - Justification for cost(s) (See I.M. 6.000 Attachment D, Chapter 2.36, for acceptable justification)

8070: The Iowa DOT bid tabs did not have information for this particular bid item, even going back to Early 2025 bidding because 12" storm sewer is very uncommon. Therefore, we used bid item 2503-0110015 Storm Sewer, Gravity Main, Trenched, 15" as a comparison: Low: $50/LF, Avg: 184.17/LF High: 255/LF. This was compared to the provided price of $165/LF provided. Considering that the contractor is providing a small quantity, and 12" pipe is less common, this comparison confirms the price is within a reasonable range.

E - Contract Time Adjustment

8070: 1 Additional day was added to the contract time for the storm sewer repairs.

New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 0001 - STBG-SWAP-4822(647)--SG-17, ROADWAY ITEMS					
8070	2503-0110012	LF	9.500	$165.000	$1,567.50
STORM SEWER GRAVITY MAIN, TRENCHED, 12 IN.					
				Funding Details	
	17-4822-647-cat-1 17-4822-647-cat-1 17-4822-647		9.500	$165.000	$1,567.50
1 item					Total: $1,567.50

Funding Summary

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
17-4822-647-cat-1 17-4822-647-cat-1 17-4822-647	$896,762.07	$896,762.07	$1,567.50	$898,329.57

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
17-4822-647-cat-2 17-4822-647-cat-2 17-4822-647	$677,327.50	$524,445.10	$0.00	$524,445.10
2 fund packages	$1,574,089.57	$1,421,207.17	$1,567.50	$1,422,774.67

Time Limit Changes

Type	Original Deadline	Current Deadline	Pending Extension	Pending Deadline
Working Days	40.0 Days	40.5 Days	1.0 Day	41.5 Days

Working Days, Late Start Date - 08/03/2026, Liquidated Damage Rate - 1,000

Reason: Added work

1 time limit

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SEH
Change Order Details
17-4822-647

Description	STBG-SWAP-4822(647)--SG-17, Letting Date- March 17, 2026
Prime Contractor	HEARTLAND ASPHALT, INC.
Change Order	5
Status	Pending
Date Created	09/15/2026
Type	Non-Substantial
Summary	Rock Drilling in Lighting Foundations
Change Order Description	8080: Add an Item 2599-9999007 ('Hours' Item) Rock Drilling for Light Foundations 1. Description: Item is for drilling through solid rock in light foundations locations 2. Materials: No materials installed as part of this item. 3. Construction: Excavations drilled with rock bit. All spoils become property of the contractor. 4. Method of Measurement: Engineer will count each hour of rock excavation in the field. 5. Basis of Payment: Payment shall be full compensation for labor, equipment, materials required to excavate and properly disposal of spoils.
Awarded Project Amount	$1,574,089.57
Authorized Project Amount	$1,422,774.67
Change Order Amount	$14,300.00
Revised Project Amount	$1,437,074.67

B - Reason for changes

8080: Rock was encountered in excavations for light pole foundations. Item was added to account for additional costs related to drilling rock.

C - Settlement for cost(s) of change as follows with items addressed in Sections F and/or G:

8080: Agreed Unit Price

D - Justification for cost(s) (See I.M. 6.000 Attachment D, Chapter 2.36, for acceptable justification)

8080: Based on the Davis Bacon Wage Decision IA20260028, the rate for an Electrician (Street and Highway Lighting and Traffic Signals) Zone 5 for wages plus fringe is $58.00/ hour. The rate per hour (including prime markup) provided for the change order is $55.00/hour. Based on the comparison between Davis Bacon wages and the rate provided indicates that the rate is reasonable.

E - Contract Time Adjustment

8080: 13 days are added for the additional time required to drill through rock rather than typical soils.

New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 0002 - STBG-SWAP-4822(647)--SG-17, ROADWAY ITEMS - LOCAL					
8080	2599-9999007	HOUR	260.000	$55.000	$14,300.00
('HOURS' ITEM): Rock Drilling for Light Foundations					
Reason: Item added to account for rock drilling for light foundations					
			Funding Details		
	17-4822-647-cat-2 17-4822-647-cat-2 17-4822-647		260.000	$55.000	$14,300.00
1 item					Total: $14,300.00

Funding Summary

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
17-4822-647-cat-1 17-4822-647-cat-1 17-4822-647	$896,762.07	$898,329.57	$0.00	$898,329.57
17-4822-647-cat-2 17-4822-647-cat-2 17-4822-647	$677,327.50	$524,445.10	$14,300.00	$538,745.10
2 fund packages	$1,574,089.57	$1,422,774.67	$14,300.00	$1,437,074.67

Time Limit Changes

Type	Original Deadline	Current Deadline	Pending Extension	Pending Deadline
Working Days	40.0 Days	41.5 Days	13.0 Days	54.5 Days

Working Days, Late Start Date - 08/03/2026, Liquidated Damage Rate - 1,000

Reason: Added for drilling in rock

1 time limit

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SEH

Change Order Details

17-4822-647

Description	STBG-SWAP-4822(647)--SG-17, Letting Date- March 17, 2026
Prime Contractor	HEARTLAND ASPHALT, INC.
Change Order	6
Status	Pending
Date Created	09/18/2026
Type	Non-Substantial
Summary	Alley Milling and Overlay
Change Order Description	8090: Add an Item 2214-5145154 Pavement Scarification, Profile Milling 1. Description: Item will be used for alley paving portion of project only. 8100: Add an Item 2303-0001000 Hot Mix Asphalt Mixture, Wedge, Leveling or Strengthening Course 1. Description: Item will be used for alley paving portion of project only. Item includes approximately 1/2-inch leveler to smooth out bumps and dips and fill in potholes and low spots. 8110: Add an Item 2212-5075001 Hot Mix Asphalt Surface Patches 1. Description: Item will be used for alley paving portion of project only. Item includes 1.5-inches of HMA Standard 1/2-inch Mix with 58-28S binder.
Awarded Project Amount	$1,574,089.57
Authorized Project Amount	$1,437,074.67
Change Order Amount	$15,604.00
Revised Project Amount	$1,452,678.67

B - Reason for changes

8090, 8100, and 8110: All were added to allow for paving of alley outside of original project extent for which drainage was impounded by project improvements. Contractor provided separate pricing due to different project conditions and needs for an alley vs. a street.

C - Settlement for cost(s) of change as follows with items addressed in Sections F and/or G:

8090: Agreed Unit Price

8100: Agreed Unit Price

8110: Agreed Unit Price

D - Justification for cost(s) (See I.M. 6.000 Attachment D, Chapter 2.36, for acceptable justification)

8090: Item compared to Iowa DOT bid prices from Late 2025 through Present. Prices from very large quantity in Monroe County were not included (129,450 SY). But other bids had an average of the following: Low $15/SY, AVG: $15.80/SY, High: $18/hr. Compared to the provided price of $5.25/SY, the price is within reason.

8100: Item was compared to Iowa DOT bid prices from Late 2025 through Present. Prices ranges are as follows: Low: $37/TON, AVG: 115.57/TON High: $975/TON. Compared to the provided price of $160/Ton, it was within the range for the smaller quantity proposed (19 TON)

8110: Item compared to Iowa DOT bid prices from Late 2025 to present. Prices varied significantly across the state and by project size with rates as follows: Low: $54.00/TON, AVG: $273.27/TON, and High: $950.00/TON. Compared to the provided price of $160/TON(including binder) for a smaller quantity (57 TON), the provided price was within range.

E - Contract Time Adjustment

8090, 8100, 8110: Add 3 working days to account for the additional milling, leveling, and paving.

New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 0001 - STBG-SWAP-4822(647)--SG-17, ROADWAY ITEMS					

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
8090	2214-5145154	SY	656.000	$5.250	$3,444.00
PAVEMENT SCARIFICATION, PROFILE					
Reason: Alley Milling					
			Funding Details		
	17-4822-647-cat-1 17-4822-647-cat-1 17-4822-647		656.000	$5.250	$3,444.00
8100	2303-0001000	TON	19.000	$160.000	$3,040.00
HOT MIX ASPHALT MIXTURE, WEDGE, LEVELING OR STRENGTHENING COURSE					
Reason: For Alley Only					
			Funding Details		
	17-4822-647-cat-1 17-4822-647-cat-1 17-4822-647		19.000	$160.000	$3,040.00
8110	2212-5075001	TON	57.000	$160.000	$9,120.00
HOT MIX ASPHALT SURFACE PATCHES					
Reason: For Alley Only					
			Funding Details		
	17-4822-647-cat-1 17-4822-647-cat-1 17-4822-647		57.000	$160.000	$9,120.00
3 items					Total: $15,604.00

Funding Summary

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
17-4822-647-cat-1 17-4822-647-cat-1 17-4822-647	$896,762.07	$898,329.57	$15,604.00	$913,933.57

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
17-4822-647-cat-2 17-4822-647-cat-2 17-4822-647	$677,327.50	$538,745.10	$0.00	$538,745.10
2 fund packages	$1,574,089.57	$1,437,074.67	$15,604.00	$1,452,678.67

Time Limit Changes

Type	Original Deadline	Current Deadline	Pending Extension	Pending Deadline
Working Days	40.0 Days	54.5 Days	3.0 Days	57.5 Days

Working Days, Late Start Date - 08/03/2026, Liquidated Damage Rate - 1,000

Reason: Additional milling/paving of alley

1 time limit

Appia®

SEH
Change Order Details
17-4822-647

Description	STBG-SWAP-4822(647)--SG-17, Letting Date- March 17, 2026
Prime Contractor	HEARTLAND ASPHALT, INC.
Change Order	7
Status	Pending
Date Created	09/28/2026
Type	Non-Substantial
Summary	Mulching Added
Change Order Description	8120 : Add an Item 2601-2634150 Mulch, Wood Cellulose Fiber
Awarded Project Amount	$1,574,089.57
Authorized Project Amount	$1,452,678.67
Change Order Amount	$2,250.00
Revised Project Amount	$1,454,928.67

B - Reason for changes

8120: Item was added as additional protection for seeding.

C - Settlement for cost(s) of change as follows with items addressed in Sections F and/or G:

8120: Agreed Unit Price

D - Justification for cost(s) (See I.M. 6.000 Attachment D, Chapter 2.36, for acceptable justification)

8120: Item compared to Iowa DOT bid prices from Late 2025 through present. Price ranges vary wildly depending on quantities from a low: $1850/Acre, Avg: $4907.50/Acre and High: $10,000/Acre for smaller projects. With only 0.17 acres on the project, the contractor provided pricing of $15,000 per acre, equaling $2,250 for the whole project.

E - Contract Time Adjustment

No time is added for this item.

New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 0001 - STBG-SWAP-4822(647)--SG-17, ROADWAY ITEMS					
8120	2601-2634150	ACRE	0.150	$15,000.000	$2,250.00
MULCHING, WOOD CELLULOSE FIBER					
Reason: Adding Mulch					
			Funding Details		
	17-4822-647-cat-1 17-4822-647-cat-1 17-4822-647		0.150	$15,000.000	$2,250.00
1 item					Total: $2,250.00

Funding Summary

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
17-4822-647-cat-1 17-4822-647-cat-1 17-4822-647	$896,762.07	$913,933.57	$2,250.00	$916,183.57

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
17-4822-647-cat-2 17-4822-647-cat-2 17-4822-647	$677,327.50	$538,745.10	$0.00	$538,745.10
2 fund packages	$1,574,089.57	$1,452,678.67	$2,250.00	$1,454,928.67

RESOLUTION NO. 26 –

A RESOLUTION APPROVING CHANGE ORDERS #1-7 WITH HEARTLAND ASPHALT OF MASON CITY, IOWA, FOR THE "PENNSYLVANIA AVENUE STREET & UTILITY IMPROVEMENTS" PROJECT

WHEREAS, the City Council of the City of Mason City, Iowa did adopt Resolution No. 26-73 on the 7th day of April, 2026, awarding a contract in the amount of $1,574,089.57 to Heartland Asphalt of Mason City, Iowa for the "Pennsylvania Avenue Street & Utility Improvements" Project, and

WHEREAS, change orders are necessary.

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

Section 1: That Change Orders #1-7, a cost reduction (decrease) in the amount of $119,160.90 (new contract total $1,454,928.67) for said project be and are hereby accepted and approved.

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

PASSED AND APPROVED this 6th day of October, 2026.

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

Council Agenda Item 16

The City of Mason City IOWA

PUBLIC WORKS DEPARTMENT

Memorandum

To:	Aaron Burnett, City Administrator
From:	Jim Collins, Public Works Director
Date:	October 6, 2026
RE:	Mason City WRF Improvements – Change Order No. 3

Recommendation:
It is recommended that the City Council approve the attached Change Order No. 3 for the Water Reclamation Facility (WRF) Improvements project. This change order results in a cost increase for the project in the amount of $176,279.44. The new construction contract total for the project is $39,697,806.44.

Review:
The proposed change order includes several items that require modification to the WRF Improvements project, including the following:

- Removal of a concrete haunch on the existing aeration basin exterior wall that was discovered during excavation for the basin expansion
- Modifications to structural steel components of the proposed aeration basin expansion based on items noted during shop drawing submittal review
- Modifications to the proposed aeration system equipment based on items noted by the manufacturer during shop drawing submittal review
- Construction of a new bypass pipe to divert treated effluent around the ultraviolet (UV) disinfection and effluent flow measurement structures due to existing isolation gates and valves found to be inoperable

The proposed changes are considered to be necessary to proceed with the ongoing construction at the WRF.

Budget Impact:
The City has obtained a State Revolving Fund (SRF) low interest loan for the project. The proposed cost increase associated with the change order remains within the SRF loan's budgeted contingency for the project.

Council Action Requested:
It is recommended that the City Council approve the attached Change Order No. 3 for the project. This change order results in a cost increase for the project in the amount of $176,279.44. The new construction contract total for the project is $39,697,806.44.

Jim Collins

Jim Collins, Public Works 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

whks
engineers + planners + land surveyors

CHANGE ORDER

CHANGE ORDER NO.: 3 PROJECT NO.: 8328.30

PROJECT NAME: Mason City Water Reclamation Facility (WRF) Improvements

LOCATION: Mason City, Iowa

CONTRACTOR: Staab Construction Corporation

ADDRESS: 1800 Laemle Ave, Marshfield WI 54449

TO CONTRACTOR:
You are hereby ordered to make the following change(s) in the plans and/or specifications for the above designated project:

1. Description of change(s) to be made:
   a) Removal of a concrete haunch on the south activated sludge basin in the lower portion of the buried wall. This work was completed on a time and materials basis. (See the attached T&M documentation) **Add $516.00**
   b) DYWIDAG bar adjustment - The adjustment will be about 12,800 fewer pounds of treaded rod and another roughly 4,600 fewer pounds of plate steel and nuts. There will also be a reduction in pipe insulation (See the attached CPR #1 / COR #7). **Deduct $63,973.00.**
   c) Add reinforcing steel in the slab of the activated sludge structure, revise reinforcing for the wall to include hooks, and adjust the wall joint dowels from #6 and #8 to #9 reinforcing. Additionally, Field Order 1 added reinforcing steel to the weir box width for installation of the 42" wall pipe. The total tonnage of rebar for these adjustments is approximately 12 tons (See the attached COR #3 and Field Order #1). **Add $27,748.00.**
   d) Revise aeration system to include 64 additional #16 copper conductors, 128 field terminations, and upsizing conduit from ¾" to 1" as required by the manufacturer to be provided for FP-VM-01 through 04 located on the activated sludge basins (See the attached COR #5 and Field Order #5). **Add $20,387.00.**
   e) Delete the proposed aluminum power conductors from the blower disconnect switch to the blower panel and add copper power conductors in its place. **Add $9,254.44.**
   f) Construct new bypass pipe to divert treated effluent around the UV disinfection and effluent measurement structures to the effluent pumping station. Item includes bypass pumping, connection to existing splitter box and outfall pipe, yard piping, fittings, and hydraulic isolation gates (See the attached COR #8 and CPR #5). **Add $182,347.00**

2. Reason for ordering change:
   a) The concrete haunch was found during excavation activities for the south activated sludge basin. A portion of the haunch was required to be removed for forming the center wall of the structure.
   b) The number of DYWIDAG bars as shown on the plans for the activated sludge basins was more than required for the design intent of the structure.
   c) Additional reinforcing was identified as being required during submittal review of the rebar shop drawings for the activated sludge basins.

1412 6th Street SW, P.O. Box 1467
Mason City, IA 50402-1467
Phone: 641.423.8271
Fax: 641.423.8450
Email: masoncity@whks.com
Website: www.whks.com

whks
engineers + planners + land surveyors

d) Additional conductors, field terminations, and upsizing the conduit were noted and required by the aeration system equipment manufacturer to be furnished and installed during submittal review of the equipment shop drawings.
e) During shop drawing review, the blower manufacturer noted the requirement for copper conductors to the land on each blower panel. Aluminum conductors were originally proposed as part of value engineering. Aluminum conductors cannot be used with the power/ground terminals on the helical screw blowers due to UL ratings and potential damage to the conductors from machine vibration.
f) A new dedicated bypass line around effluent flow measurement and UV Disinfection structures was determined to be necessary, as the existing bypass line was determined to have inoperable isolation valves and gates.

3. Settlement for the cost of the above change is to be made as follows:
   a) Contract price of the project shall be increased by $176,279.44

4. This change order increases the contract time by 0 working days.

5. Summary of Costs:

Original Contract Price	$ 45,627,000.00
Net increase of this Change Order	$ 176,279.44
Total decrease of Previous Change Order(s)	$ 6,105,473.00
Total decrease of all Change Orders to Date	$ 5,929,193.56
Total Revised Contract Price to Date	$ 39,697,806.44

Agreed to by: _____ _____ _____
Owner's Authorized Rep. Title Date

Agreed to by: _____ _____ _____
Contractor's Authorized Rep. Title Date

Recommended by: _____ _____ _____
Engineer Title Date

staab construction corporation

EXTRA WORK LOG

JOB: 10744 - Mason City IA WWTF

Describe Work: Remove concrete bench to allow forming of center wall Str 45 south tank

7/1/26
Date

File No.

Plan Sheet No(s).

Job Conditions (weather, etc): Overcast light breeze few sprinkles

Reason: ☐ Omission from Plans & Specs ☐ Change in Design ☐ Owner's Request
☒ Other - Describe ☐ Different Site Conditions

Type: ☐ Unit Price: Quantity Installed = _____ ☐ Lump Sum ☐ Time & Mtl (Cost Plus)

EQUIPMENT (click here for full list)	QTY hrs or mi	RATE* hrs or mi	$	CRAFT / NAME		HOURS	CHARGE RATE	$	MATERIALS / SUBCONTRACT	$
Excavator 350		$ 286.00	$ -	Project Manager			$ 207.00	$ -		$ -
Excavator 120/135		$ 199.00	$ -	Supervisor			$ 169.00	$ -		$ -
Loader		$ 178.00	$ -	Field Crew	Brenden	4	$ 129.00	$ 516		$ -
Dozer 700		$ 274.00	$ -	Field Crew			$ 129.00	$ -		$ -
Tractor Backhoe (TBL)		$ 118.00	$ -	Field Crew			$ 129.00	$ -	*markup materials - 15%*	$ -
Compactor - Bomag		$ 151.00	$ -							$ -
Crane 80 TN		$ 344.00	$ -							$ -
Crane 110 TN		$ 344.00	$ -							$ -
Skidsteer		$ 87.00	$ -	Yard			$ 64.00	$ -		$ -
Truck Crane (rental)		$ 252.00	$ -	Fab Shop			$ 104.00	$ -		$ -
Truck Crane (mileage)		$ 3.40	$ -						*markup subcontract - 5%*	$ -
Subtotal			$ -	**Subtotal**				$ 516 -	**Subtotal**	$ -
TOTAL			$ 516 -							

If a repair or fix has the potential to be greater than $5,000 you must notify Matt so he can put the insurance company on notice. EVEN IF we think the problem is the sub's or vendor's to fix.

Inc fuel & maintenance; DOES NOT include operator - rates updated 2/25'

IMPORTANT - THIS REPORT TO BE TURNED IN DAILY

Method of Payment ☐ Change Order - Owner ☐ Back Charge - Sup / Sub

Copied to: ☐ Owner ☐ Inspector ☐ Engineer ☐ Other _____

Justin Martinek
Owner's Rep / Engr / Sup / Sub Signature & Printed Name

Cliff Parker
Staab Construction Corporation Signature & Printed Name

staab construction corporation

Staab PM Change Order Estimate

JONATHAN CONTAG
WHKS & CO
2905 S BROADWAY
ROCHESTER, MN 55904-5515

File: 10744- CO
Date:
Project: 10744- Mason City IA WWTF
Re: Credit for Dywidag Bars

COR: 7 COR Item #: 7

Phase	Description	Comments	Qty	UM	Material	Equip Rent	Hours	Rate	Labor	Sub	Totals
32100- -	Reinforcing Steel		0	TN	(52,280)						(52,280)
32400- -	Dywidag Bars LBR		(252)	EA			(25)	112	(2,800)		(2,800)
	Total Cost				**(52,280)**		**(25)**		**(2,800)**		**(55,080)**
	Percent Margin				**15.00%**	**0.00%**			**15.00%**		
	Margin				**(7,842)**	**0**			**(420)**		**(8,262)**
	Contract Price Sub-Total				**(60,122)**				**(3,220)**		**(63,342)**
12200- -	BONDS										(631)
	Contract Price Total										**(63,973)**

Clarifications / Exceptions:

Project Manager:

AARIC SPENCER Aaric.Spencer@Staabco.com
p. 715-387-8429213 f. 715-384-4846

The contract completion date to be increased TBD calendar days.

Price subject to change after 30 days.

whks
engineers + planners + land surveyors

CHANGE PROPOSAL REQUEST NO. 1

DATE: 8/4/26 WHKS JOB NO.: 8328.30

PROJECT NAME: Mason City Water Reclamation Facility Improvements

PROJECT OWNER: City of Mason City, Iowa

CONTRACTOR: Staab Construction

INITIATED BY: ☒ Engineer ☐ Contractor

The following changes are proposed to the Contract of the above reference project. Contractor shall provide a proposed price and adjustment of Contract Times related to the proposed changes. The proposed price change shall be accompanied by a detailed breakdown of costs upon Engineer request. Work related to these proposed changes shall not commence until authorized by the Owner.

Description of Proposed Changes:

1. ITEM: DYWIDAG bar adjustment. In the plans, the DYWIDAG bars were listed to be 12 inches O.C. The intended spacing was to be 12 feet O.C. This will result in 23 total bars, 46 plates, and 46 lock nuts instead of 275 bars, 550 plates, and 550 lock nuts. The adjustment will be about 12800 fewer pounds of treaded rod and another 4600 fewer pounds of plate steel and nuts. There will also be a reduction in pipe insulation.

Attachments: None

Issued By:

Jonathan Contag, P.E. — Name

Project Engineer — Title

All work shall be in accordance with the terms and conditions of the original Contract documents. If the work herein provided is authorized by the Owner, the time of completion will be:

☐ Increased ☐ Decreased ☐ Unchanged By: _____ Calendar Days

The proposed changes will result in an: ☐ Increase ☐ Decrease ☐ No Change

of the Contract Price by: $ _____

Contractor

Date

staab construction corporation

Staab PM Change Order Estimate

JONATHAN CONTAG
WHKS & CO
2905 S BROADWAY
ROCHESTER, MN 55904-5515

File: 10744- CO COR: 3 COR Item #: 1
Date: 06/12/2026
Project: 10744- Mason City IA WWTF
Re: Additional Rebar at STR.45 Per Engineer Request

Phase	Description	Comments	Qty	UM	Material	Equip Rent	Hours	Rate	Labor	Sub	Totals
10020- -	Project Management - Building		2	DLH			2	180	360		360
32100- -	Reinforcing Steel		13	TN	15,726						15,726
32102- -	Reinforcing Steel - Sub Install		13	TN						8,548	8,548
	Total Cost				**15,726**		**2**		**360**	**8,548**	**24,634**
	Percent Margin				**15.00%**	**0.00%**			**15.00%**	**5.00%**	
	Margin				**2,359**	**0**			**54**	**427**	**2,840**
	Contract Price Sub-Total				**18,085**				**414**	**8,975**	**27,474**
12200- -	BONDS										274
	Contract Price Total										**27,748**

Clarifications / Exceptions:

Engineer request on STR.45 Rebar Submittal

Project Manager: Aaric Spencer 09/01/2026
AARIC SPENCER Aaric.Spencer@Staabco.com
p. 715-387-8429213 f. 715-384-4846

The contract completion date to be increased TBD **calendar days.**
Price subject to change after 30 days.

WHITE CAP
BUILDING TRUST ON EVERY JOB

Change Order Request

Date: 6-10-26
Contractor: Staab Co
Attn: Craig Lyon

Project: Mason City WTP Impr
Location: Mason City, IA
Architect: WHKS

White Cap Supply proposes to furnish reinforcing steel in accordance with plans and specification as prepared by WHKS and to be in accordance with the latest edition of the C.R. S. I. Manual of Standard Practice. All material will comply with ASTM A615, grade 60.
Quoted By CC

Change Order #1: Approx. 7.11 TONS REBAR .....**$9,220.00 LUMP SUM**

Description: Per revisions and mark up by engineer, requiring additional reinforcing in the slab on grade. Price includes materials and detailing time.

*****Whitecap Supply will not proceed with the above work until accepted in writing.**

SALES TAX NOT INCLUDED

Accepted _____
Company

_____
Name

_____
Date

Sincerely,

Chris Chalupa

563-370-8800

WHITE CAP
BUILDING TRUST ON EVERY JOB

Change Order Request

Date: 6-25-26
Contractor: Staab Co
Attn: Craig Lyon

Project: Mason City WTP Impr
Location: Mason City, IA
Architect: WHKS

White Cap Supply proposes to furnish reinforcing steel in accordance with plans and specification as prepared by WHKS and to be in accordance with the latest edition of the C.R. S. I. Manual of Standard Practice. All material will comply with ASTM A615, grade 60.
Quoted By CC

Change Order #2: Approx. .6 TONS REBAR .....**$1,150.00 LUMP SUM**

Description: Per Field Order #1 Request, additional reinforcing in South Sludge Basin Weir Box walls. Reconfigure Weir boxes and wall pour sequences as directed. Price includes materials and necessary re-detailing time.

Engineering Directed Change: $460.00

Staab Directed Changes: $690.00

***Whitecap Supply will not proceed with the above work until accepted in writing.**

SALES TAX NOT INCLUDED

Accepted _____
Company

_____
Name

_____
Date

Sincerely,

Chris Chalupa

563-370-8800

Change Order Request

Date: 7-20-26
Contractor: Staab Co
Attn: Craig Lyon

Project: Mason City WTP Impr
Location: Mason City, IA
Architect: WHKS

White Cap Supply proposes to furnish reinforcing steel in accordance with plans and specification as prepared by WHKS and to be in accordance with the latest edition of the C.R. S. I. Manual of Standard Practice. All material will comply with ASTM A615, grade 60.
Quoted By CC

Change Order #2: Approx. 4.46 TONS REBAR .....**$6,165.00 LUMP SUM**

Description: Per engineer comments on returned shops drawings: Drawing R-NSB-S-1, added standard hooks to bars not initially requiring them, and revising wall joint dowels from #6 and #8 reinforcing to #9 reinforcing. Price includes materials and necessary re-detailing time.

***Whitecap Supply will not proceed with the above work until accepted in writing.**

SALES TAX NOT INCLUDED

Accepted _____
Company

_____
Name

_____
Date

Sincerely,

Chris Chalupa

563-370-8800

1421 South Bell, Suite 103
Ames, IA 50010-7710
Phone: 515.663.9997
Email: ames@whks.com
Website: www.whks.com

whks
engineers + planners + land surveyors

Field Order 1 – South Activated Sludge Train 3 Weir Box

Date of Issuance: May 26, 2026
Effective Date: May 26, 2026
Project Location: Mason City, IA
Project Title: Mason City WRF Improvements Project
Engineer's Project Number: 8328.30

Contractor is hereby directed to promptly execute this Field Order for minor changes in the Work without changes in Contract Price or Contract Times. If Contractor considers that a change in Contract Price or Contract Times is required, submit a Change Proposal before proceeding with this Work.

Specification(s) Reference:

Drawing(s) Reference: Sheet 45.S102

Description:

Contractor shall construct the weir box in accordance with the attached Sheet 45.S102.

Attachments:
Sheet 45.S102 – Field Order 1

Issued:

By: Jonathan Cortez
(Engineer Signature)

Title: Project Engineer

Date: 5/26/2026

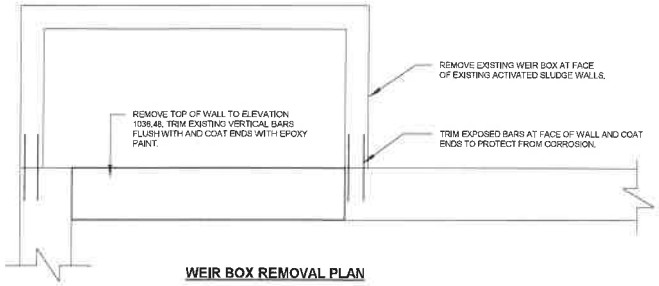
Received:

By: Aaric Spencer 05/27/2026
(Contractor Signature)

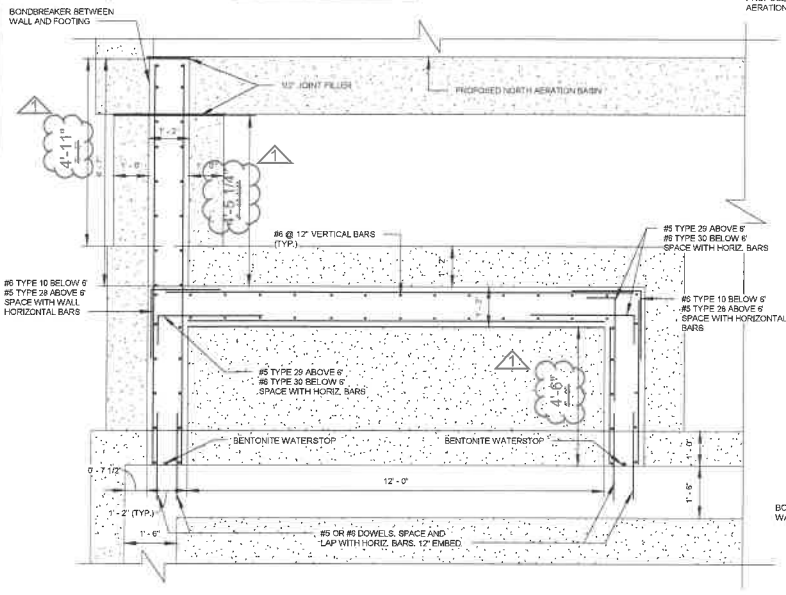
Title: Project Manager

Date: 05/27/26

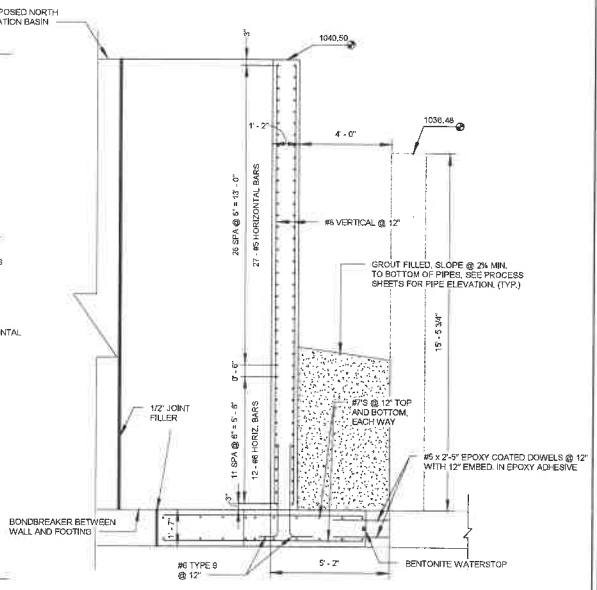
FIELD ORDER 1



WEIR BOX REMOVAL PLAN



1 DETAIL 1 - PROPOSED WEIR BOX CONSTRUCTION PLAN
3/8" = 1'-0"



L 45.S100 SECTION L WEIR BOX CONSTRUCTION SECTION

whks
1412 6th STREET SW, PO BOX 1457
MASON CITY, IA 50402
PHONE: (641) - 423 - 8271
WWW.WHKS.COM

DRAWING LOG

NO	DESCRIPTION	DATE
1	FIELD ORDER 1	12/5/2025

PROPOSED SOUTH ACTIVATED SLUDGE BASIN PLAN VIEW
WASTEWATER RECLAMATION FACILITY
CITY OF MASON CITY
MASON CITY, IOWA

PROJECT NUMBER	8328.2
DATE	11/21/25
DRAWN BY	CAR
DESIGN BY	CAR
CHECKED BY	JME

45.S102

staab construction corporation

Staab PM Change Order Estimate

JONATHAN CONTAG
WHKS & CO
2905 S BROADWAY
ROCHESTER, MN 55904-5515

File: 10744- CO
Date: 07/27/2026
Project: 10744- Mason City IA WWTF
Re: Field Order #5 - Electrical Changes

COR: 5 COR Item #: 1

Phase	Description	Comments	Qty	UM	Material	Equip Rent	Hours	Rate	Labor	Sub	Totals
10020- -	Project Management - General		2	CLH			2	180	360		360
260500- -	Electrical Construction		18,830	C$						18,830	18,830
	Total Cost						**2**		**360**	**18,830**	**19,190**
	Percent Margin					**0.00%**			**15.00%**	**5.00%**	
	Margin					**0**			**54**	**942**	**996**
	Contract Price Sub-Total								**414**	**19,772**	**20,186**
12200- -	BONDS										201
	Contract Price Total										**20,387**

Clarifications / Exceptions:

Project Manager: *Aaric Spencer 07/27/2026*
AARIC SPENCER Aaric.Spencer@Staabco.com
p. 715-387-8429213 f. 715-384-4846

The contract completion date to be increased TBD **calendar days.**
Price subject to change after 30 days.

Electrical Contractors & Engineers

Packard Electric, Inc.

P.O. Box 285 ■ 1003 River Ave. S. ■ Belmond, Iowa 50421 ■ O: (641) 444-3374 ■ F: (641) 444-3068

Change Order

To: Mr. Aaric Spencer
Project Manager
Staab Construction Corporation

Owner: City Of Mason City
2750 S Birch Dr.
Mason City, Iowa

Change Order: **Field Order #5 Additional Wires for FP-VM-01,02,03,04**

Quotation: 26006CO #3 R3

Date: July 30, 2026

Aaric; As requested, we have developed the following Electrical Scope to add an additional 64 total wires for FP-VM-01,02 that are located on the North Aeration Basin and for FP-VM-03,04 that are located on the South Aeration Basin

In submitting our Bid, we agree:

1. To hold our Bid open for 30-days.
2. To provide a complete electrical installation:
   - per the NEC2023 National Electric Code
3. To provide a safe and quality installation, using craftsman that have extensive training both in safety and also in the electrical trade. [EMR=0.82]
4. Provide supervision and leaders that are licensed in the State – of – Iowa. Journeyman / Master electricians tested through the Thompson – Prometric [Block] Exam.

State of Iowa Electrical Contractor #EL-170EC

Packard Electric, Inc. is proud to offer the following Electrical Proposal and Scope-of-Work:

ABC Associated Builders and Contractors, Inc. Iowa Chapter

Electrical Contractors & Engineers

Packard Electric, Inc.

P.O. Box 285 ■ 1003 River Ave. S. ■ Belmond, Iowa 50421 ■ O: (641) 444-3374 ■ F: (641) 444-3068

Scope – of – Work (Electrical)

***0.* Field Order #5 Additional Wires for FP-VM-01,02,03,04:**

Provide and Install:

- (64) New #16 Copper Conductors
- (128) Field Terminations.
- (4) Increased Electrical Conduits from 3/4" to 1"

ELECTRICAL - Cost Breakdown

0) 14,400ft of Additional #16 AWG Copper Conductors :	Mat.	$	5,148.00
	Lab.	$	8,648.64
1) (128) Field Terminations :	Mat.	$	114.40
	Lab.	$	2,345.20
2) (4) Increased Electrical Conduits from 3/4" to 1":	Mat.	$	1,430.00
	Lab.	$	1,144.00
	TOTAL*:	**$**	**18,830.24**

*** Excluded Items**

*These items are **excluded** from our proposal above;*

- Sales Tax (Add If Applicable)
- Changes or Additions to this Scope of Work
- All Overtime and Premium Time (excluded)

***NOTES**:

1. **NO Allowances or Contingency** is included in these costs.
2. This quote is good for **30-days**.

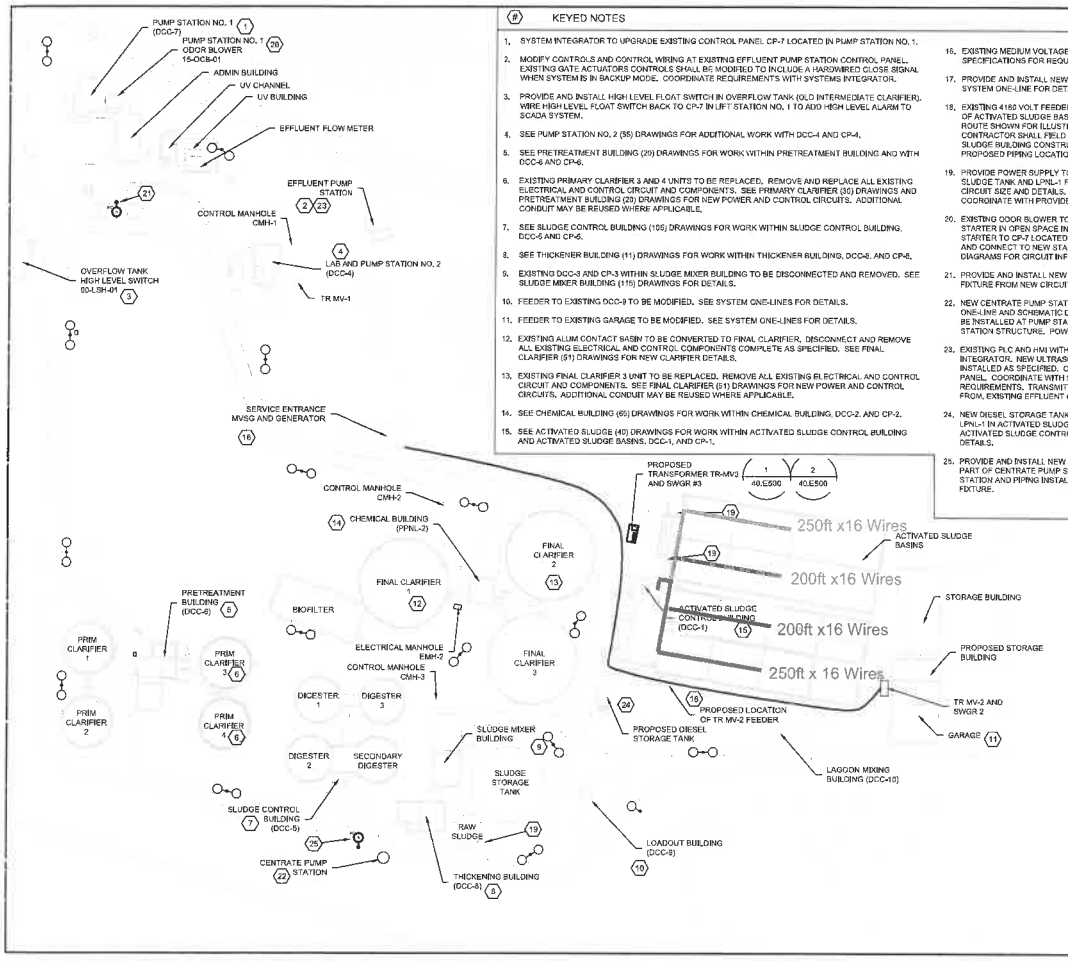
Respectfully submitted for Packard Electric, Inc.

Derek Pals

by: **Derek Pals**
Estimator / Project Manager

Packard Electric, Inc.
Box 285, 1003 River Ave. S,
Belmond, IA 50421
641-444-3374 - **Office**
641-430-9442 - **Mobile**
derekpals@packardelectricinc.com
www.PackardElectricInc.biz

ABC Iowa Chapter



PROPOSED SITE PLAN - ELECTRICAL

SCALE: 1" = 125'

KEYED NOTES

1. SYSTEM INTEGRATOR TO UPGRADE EXISTING CONTROL PANEL CP-7 LOCATED IN PUMP STATION NO. 1.
2. MODIFY CONTROLS AND CONTROL WIRING AT EXISTING EFFLUENT PUMP STATION CONTROL PANEL. EXISTING GATE ACTUATORS CONTROLS SHALL BE MODIFIED TO INCLUDE A HARDWIRED CLOSE SIGNAL WHEN SYSTEM IS IN BACKUP MODE. COORDINATE REQUIREMENTS WITH SYSTEMS INTEGRATOR.
3. PROVIDE AND INSTALL HIGH LEVEL FLOAT SWITCH IN OVERFLOW TANK (OLD INTERMEDIATE CLARIFIER). WIRE HIGH LEVEL FLOAT SWITCH BACK TO CP-7 IN LIFT STATION NO. 1 TO ADD HIGH LEVEL ALARM TO SCADA SYSTEM.
4. SEE PUMP STATION NO. 2 (55) DRAWINGS FOR ADDITIONAL WORK WITH DCC-4 AND CP-4.
5. SEE PRETREATMENT BUILDING (20) DRAWINGS FOR WORK WITHIN PRETREATMENT BUILDING AND WITH DCC-6 AND CP-6.
6. EXISTING PRIMARY CLARIFIER 3 AND 4 UNITS TO BE REPLACED. REMOVE AND REPLACE ALL EXISTING ELECTRICAL AND CONTROL CIRCUIT AND COMPONENTS. SEE PRIMARY CLARIFIER (30) DRAWINGS AND PRETREATMENT BUILDING (20) DRAWINGS FOR NEW POWER AND CONTROL CIRCUITS. ADDITIONAL CONDUIT MAY BE REUSED WHERE APPLICABLE.
7. SEE SLUDGE CONTROL BUILDING (105) DRAWINGS FOR WORK WITHIN SLUDGE CONTROL BUILDING. DCC-5 AND CP-5.
8. SEE THICKENER BUILDING (11) DRAWINGS FOR WORK WITHIN THICKENER BUILDING, DCC-8, AND CP-8.
9. EXISTING DCC-3 AND CP-3 WITHIN SLUDGE MIXER BUILDING TO BE DISCONNECTED AND REMOVED. SEE SLUDGE MIXER BUILDING (115) DRAWINGS FOR DETAILS.
10. FEEDER TO EXISTING DCC-9 TO BE MODIFIED. SEE SYSTEM ONE-LINES FOR DETAILS.
11. FEEDER TO EXISTING GARAGE TO BE MODIFIED. SEE SYSTEM ONE-LINES FOR DETAILS.
12. EXISTING ALUM CONTACT BASIN TO BE CONVERTED TO FINAL CLARIFIER. DISCONNECT AND REMOVE ALL EXISTING ELECTRICAL AND CONTROL COMPONENTS COMPLETE AS SPECIFIED. SEE FINAL CLARIFIER (51) DRAWINGS FOR NEW CLARIFIER DETAILS.
13. EXISTING FINAL CLARIFIER 3 UNIT TO BE REPLACED. REMOVE ALL EXISTING ELECTRICAL AND CONTROL CIRCUIT AND COMPONENTS. SEE FINAL CLARIFIER (51) DRAWINGS FOR NEW POWER AND CONTROL CIRCUITS. ADDITIONAL CONDUIT MAY BE REUSED WHERE APPLICABLE.
14. SEE CHEMICAL BUILDING (65) DRAWINGS FOR WORK WITHIN CHEMICAL BUILDING, DCC-2, AND CP-2.
15. SEE ACTIVATED SLUDGE (40) DRAWINGS FOR WORK WITHIN ACTIVATED SLUDGE CONTROL BUILDING AND ACTIVATED SLUDGE BASINS, DCC-1, AND CP-1.
16. EXISTING MEDIUM VOLTAGE SWITCHGEAR (MVSG) TO BE MODIFIED. SEE OTHER DRAWINGS AND SPECIFICATIONS FOR REQUIRED MODIFICATIONS.
17. PROVIDE AND INSTALL NEW 4160/480 VOLT TRANSFORMER TO FEED NEW DCC-1. SEE PROPOSED SYSTEM ONE-LINE FOR DETAILS.
18. EXISTING 4160 VOLT FEEDER TO EXISTING TR-MV2 SHALL BE REROUTED TO ACCOMMODATE EXPANSION OF ACTIVATED SLUDGE BASINS. SEE EXISTING SITE PLAN FOR EXISTING FEEDER LOCATION. PROPOSED ROUTE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND DOES INDICATE ACTUAL FEEDER ROUTE. CONTRACTOR SHALL FIELD LOCATE PROPOSED FEEDER ROUTE. SEE PROCESS PLANS FOR ACTIVATED SLUDGE BUILDING CONSTRUCTION AND LOCATION. COORDINATE LOCATION WITH EXISTING AND PROPOSED PIPING LOCATIONS.
19. PROVIDE POWER SUPPLY TO HEAT TRACE FOR PROCESS PIPING. POWER FROM LPNL-6 FOR RAW SLUDGE TANK AND LPNL-1 FOR ACTIVATED SLUDGE SPLITTER BOX. SEE PANEL SCHEDULES FOR CIRCUIT SIZE AND DETAILS. PROVIDE CONNECTION RECEPTACLE FOR HEAT TRACE CONNECTION. COORDINATE WITH PROVIDED HEAT TRACE EQUIPMENT FOR CONNECTION DETAILS.
20. EXISTING ODOR BLOWER TO BE REPLACED, REMOVE EXISTING ELECTRICAL. PROVIDE NEW MOTOR STARTER IN OPEN SPACE IN DCC-7 WITHIN PUMP STATION NO. 1. WIRE CONTROL SIGNALS FROM NEW STARTER TO CP-7 LOCATED AT DCC-7. PROVIDE AND INSTALL LOCAL CONTROL STATION AT BLOWER AND CONNECT TO NEW STARTER UNIT IN DCC-7. SEE CABLE BLOCK DIAGRAM AND SCHEMATIC DIAGRAMS FOR CIRCUIT INFORMATION.
21. PROVIDE AND INSTALL NEW POLE MOUNTED FIXTURE OF TYPE 6 AT NEW PARKING SPACES. POWER FIXTURE FROM NEW CIRCUIT IN LPNL-4 IN LAB BUILDING.
22. NEW CENTRATE PUMP STATION TO BE POWERED FROM DCC-5 IN DIGESTER CONTROL BUILDING. SEE ONE-LINE AND SCHEMATIC DIAGRAMS FOR DETAILS. LOCAL DISCONNECTS AND CONTROL STATIONS TO BE INSTALLED AT PUMP STATION STRUCTURE. PROVIDE AND INSTALL GFCI RECEPTACLE AT PUMP STATION STRUCTURE. POWER FROM LPNL-8.
23. EXISTING PLC AND HMI WITHIN EXISTING EFFLUENT CONTROL PANEL TO BE REPLACED BY SYSTEMS INTEGRATOR. NEW ULTRASONIC LEVEL TRANSMITTER AND FLOAT SWITCHES TO BE PROVIDED AND INSTALLED AS SPECIFIED. CONNECT NEW INSTRUMENTS TO EXISTING TERMINATIONS WITHIN CONTROL PANEL. COORDINATE WITH SYSTEMS INTEGRATOR FOR COMPONENT LOCATION AND WIRING REQUIREMENTS. TRANSMITTER FOR ULTRASONIC LEVEL SENSOR TO BE MOUNTED ON, AND POWERED FROM, EXISTING EFFLUENT CONTROL PANEL. SEE CABLE BLOCK DIAGRAMS FOR CONNECTION DETAILS.
24. NEW DIESEL STORAGE TANK WITH PUMP AND LEVEL MONITORING. PUMP CIRCUIT TO COME FROM LPNL-1 IN ACTIVATED SLUDGE CONTROL BUILDING. CONNECT LEVEL MONITORING CIRCUIT TO CP-1 IN ACTIVATED SLUDGE CONTROL BUILDING. SEE CABLE BLOCK DIAGRAM FOR LEVEL MONITORING CIRCUIT DETAILS.
25. PROVIDE AND INSTALL NEW POLE MOUNTED FIXTURE OF TYPE 5 TO REPLACE FIXTURE REMOVED AS PART OF CENTRATE PUMP STATION INSTALLATION. COORDINATE FIXTURE LOCATION WITH PUMP STATION AND PIPING INSTALLATION. REROUTE AND EXTEND EXISTING SITE LIGHTING CIRCUIT TO NEW FIXTURE.

GENERAL NOTES

1. SEE LEGEND SHEET FOR SYMBOLS, ABBREVIATIONS AND GENERAL NOTES.
2. FIELD VERIFY ALL SCALES AND DIMENSIONS.
3. SEE OTHER DRAWINGS FOR ADDITIONAL INFORMATION AND EQUIPMENT LOCATIONS.
4. BOLD DESIGNATES NEW OR MODIFIED EQUIPMENT.

wbks
1412 6th STREET SW, PO BOX 1487
MASON CITY, IA 50402
PHONE (641) - 423 - 8271
WWW.WHKS.COM

Integrated technology ENGINEERING, INC.
ROCHESTER, MN
(507)-292-5736

DRAWING LOG

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

PROPOSED ELECTRICAL SITE PLAN

WATER RECLAMATION FACILITY
CITY OF MASON CITY
MASON CITY, IOWA

PROJECT NUMBER	3328.2
DATE	11/10/2025
DRAWN BY	RF
DESIGN BY	RF
CHECKED BY	RF

00.E101

1421 South Bell, Suite 103
Ames, IA 50010-7710
Phone: 515.663.9997
Email: ames@whks.com
Website: www.whks.com

whks
engineers + planners + land surveyors

Field Order 5 – STR 45 Electrical Conductor Modification

Date of Issuance: July 7, 2026
Effective Date: July 14, 2026
Project Location: Mason City, IA
Project Title: Mason City WRF Improvements Project
Engineer's Project Number: 8328.30

Contractor is hereby directed to promptly execute this Field Order for minor changes in the Work without changes in Contract Price or Contract Times. If Contractor considers that a change in Contract Price or Contract Times is required, submit a Change Proposal before proceeding with this Work.

Specification(s) Reference:

Drawing(s) Reference: Sheet 40.E005

Description:

Per Electrical Engineer's review of submittal No. 46 53 73-001-00, additional discrete conductors are required between each valve module (40-VM-0#) and the aeration system master control panel (CP-AER-01) than what was originally shown on sheet 40.E005. See attached markup for required changes.

Attachments: Markup of Sheet 40.E005 – Field Order 5

Issued:

By: Jonathan Cortez
(Engineer Signature)

Title: Project Engineer

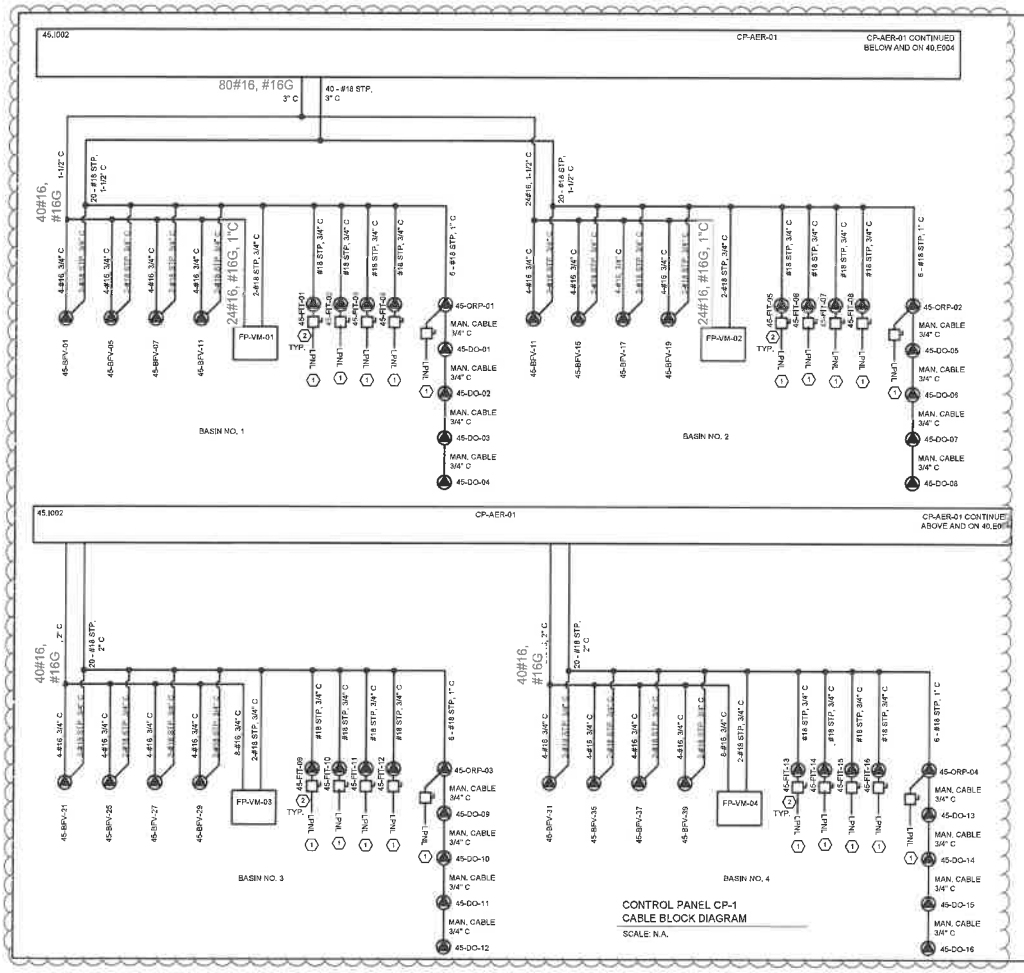
Date: July 7, 2026

Received:

By: Aaric Spencer 07/12/2026
(Contractor Signature)

Title: Project Manager

Date: July 12, 2026



CONTROL PANEL CP-1
CABLE BLOCK DIAGRAM

SCALE: N.A.

FIELD ORDER 5

GENERAL NOTES

1. SEE LEGEND SHEET FOR SYMBOLS, ABBREVIATIONS AND GENERAL NOTES.
2. SEE DETAILS AND OTHER DISCIPLE DRAWINGS FOR ADDITIONAL INFORMATION AND EQUIPMENT LOCATIONS.
3. SEE PLAN DRAWING FOR EQUIPMENT LOCATIONS.
4. BOLD DESIGNATES NEW OR MODIFIED EQUIPMENT.
5. GROUPING OF CIRCUITS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL FIELD DETERMINED ANY GROUPING OF LIKE CIRCUITS TO ACCOMMODATE EQUIPMENT LOCATION, CIRCUIT INSTALLATION AND REQUIRED CONDUIT ROUTING. SEE SPECIFICATION DIVISION 26 FOR CIRCUIT GROUPING REQUIREMENTS.

(#) KEYED NOTES

1. SEE LIGHTING PANEL SCHEDULE FOR CIRCUIT REQUIREMENTS. CIRCUIT MAY BE USED FOR MULTIPLE DEVICES.
2. PROVIDE LOCKABLE TOGGLE SWITCH STYLE DISCONNECT SWITCH AT INSTRUMENTATION AS SPECIFIED.

whks
1412 8th STREET SW, PO BOX 1467
MASON CITY, IA 50402
PHONE: (641) - 423 - 8271
WWW.WHKS.COM

integrated technology ENGINEERING, INC.
ROCHESTER, MN
(507)-203-5736

DRAWING LOG

NO.	DESCRIPTION	DATE
1	FIELD ORDER 5	07/2026

CABLE BLOCK DIAGRAM (CBD) 1

WATER RECLAMATION FACILITY
CITY OF MASON CITY
MASON CITY, IOWA

PROJECT NUMBER 8328.2
DATE 11/10/2025
DRAWN BY RF
DESIGN BY RF
CHECKED BY RF

40.E005

Electrical Contractors & Engineers

Packard Electric, Inc.

P.O. Box 285 ■ 1003 River Ave. S. ■ Belmond, Iowa 50421 ■ O: (641) 444-3374 ■ F: (641) 444-3068

Scope of Work

Field Order #5

RE: Additional Wires for EP-VM-01,01,03,04 (Additional 64 Additional Wires and Increase in Conduit Size)

Conduit #1

1. Increase conduit size for additional wires.
2. Installing wire I.D. tags on both ends of every wire for identification and documentation of additional (16) wires. After installation, new wire I.D. tags will be installed at terminations.
3. Set up reels, layout, group, and tape (16) additional wires totaling 3,200'.
4. Reeling the wire back up on to empty wire spools, requiring additional wire-spools and crewing / resources to spool them, for the additional number & quantity of wires.
5. Pulling the wire would involve more crewing / resources at every fitting and junction box to support the wire feeding and pulling installation for the additional wires.
6. Because of the number and quantity of additional wire, we will be required to apply wire-pulling lubricant to the wires at every fitting or junction box, to minimize the additional drag on the wires, and to prevent any damage to the conductors.

Conduit #2

1. Increase conduit size for additional wires.
2. Installing wire I.D. tags on both ends of every wire for identification and documentation of additional (16) wires. After installation, new wire I.D. tags will be installed at terminations.
3. Set up reels, layout, group, and tape (16) additional wires totaling 3,200'.
4. Reeling the wire back up on to empty wire spools, requiring additional wire-spools and crewing / resources to spool them, for the additional number & quantity of wires.
5. Pulling the wire would involve more crewing / resources at every fitting and junction box to support the wire feeding and pulling installation for the additional wires.
6. Because of the number and quantity of additional wire, we will be required to apply wire-pulling lubricant to the wires at every fitting or junction box, to minimize the additional drag on the wires, and to prevent any damage to the conductors.

Electrical Contractors & Engineers

Packard Electric, Inc.

P.O. Box 285 ■ 1003 River Ave. S. ■ Belmond, Iowa 50421 ■ O: (641) 444-3374 ■ F: (641) 444-3068

Conduit #3

1. Increase conduit size for additional wires.
2. Installing wire I.D. tags on both ends of every wire for identification and documentation of additional (16) wires. After installation, new wire I.D. tags will be installed at terminations.
3. Set up reels, layout, group, and tape (16) additional wires totaling 4,000'.
4. Reeling the wire back up on to empty wire spools, requiring additional wire-spools and crewing / resources to spool them, for the additional number & quantity of wires.
5. Pulling the wire would involve more crewing / resources at every fitting and junction box to support the wire feeding and pulling installation for the additional wires.
6. Because of the number and quantity of additional wire, we will be required to apply wire-pulling lubricant to the wires at every fitting or junction box, to minimize the additional drag on the wires, and to prevent any damage to the conductors.

Conduit #4

1. Increase conduit size for additional wires.
2. Installing wire I.D. tags on both ends of every wire for identification and documentation of additional (16) wires. After installation, new wire I.D. tags will be installed at terminations.
3. Set up reels, layout, group, and tape (16) additional wires totaling 4,000'.
4. Reeling the wire back up on to empty wire spools, requiring additional wire-spools and crewing / resources to spool them, for the additional number & quantity of wires.
5. Pulling the wire would involve more crewing / resources at every fitting and junction box to support the wire feeding and pulling installation for the additional wires.
6. Because of the number and quantity of additional wire, we will be required to apply wire-pulling lubricant to the wires at every fitting or junction box, to minimize the additional drag on the wires, and to prevent any damage to the conductors.

SUMMARY:

- With increasing the conduit, the labor increase is based on the additional time required to handle, bend, cut, thread, align, support, and install the larger conduit.
- There is a total of 14,400' of wire being added or 2.7 miles.
- Additional crewing needed to lay out, identify each wire, assemble / group.
- Gather each group on separate reels, then set up for each of the wire pulling.
- Install the wire (x16) in each conduit (x4), route to the termination points (x64) (x2).
- Re-tag both ends (x128) and terminate each wire on both ends (x128).

staab construction corporation

Staab PM Change Order Estimate

JONATHAN CONTAG
WHKS & CO
2905 S BROADWAY
ROCHESTER, MN 55904-5515

File: 10744- CO
Date: 09/18/2026
Project: 10744- Mason City IA WWTF
Re: Bypass at Str. 60 and 70

COR: 8 COR Item #: 1

Phase	Description	Comments	Qty	UM	Material	Equip Rent	Hours	Rate	Labor	Sub	Totals
10010- -	Supervision		15	CLH			15	147	2,205		2,205
311413- -	Strip Topsoil		30	BCY		263	1	112	112		375
312216- -	Site Grading		266	SY		159	5	112	560		719
312219- -	Replace Topsoil		30	CCY		256	10	112	1,120		1,376
312333- -	Pipe Excavation/Backfill		238	BCY	1,057	12,616	140	112	15,680		29,353
400510-230-	PIPE CORING MATERIAL & SUB		0							6,500	6,500
400531-002-	Buried Plastic Pipe Materials		60	LF	19,466						19,466
400531-230-	PLASTIC PIPE MATERIAL		60	LF			30	112	3,360		3,360
400559- -	Slide Gates		2	EA	31,082						31,082
400559-070-	070 Slide Gate LBR		2	EA			80	112	8,960		8,960
400593- -	Temporary Bypassing		0							61,248	61,248
	Total Cost				**51,605**	**13,294**	**281**		**31,997**	**67,748**	**164,644**
	Percent Margin				**15.00%**	**0.00%**			**15.00%**	**5.00%**	
	Margin				**7,741**	**0**			**4,800**	**3,387**	**15,928**
	Contract Price Sub-Total				**59,346**	**13,294**			**36,797**	**71,135**	**180,571**
12200- -	BONDS										1,776
	Contract Price Total										**182,347**

Clarifications / Exceptions:

Bypassing by Owner includes Fuel and Monitoring - Bypassing Costs above are rental pump costs which could be eliminated if Owner rents

Project Manager: *Aaric Spencer 09/30/2026*

AARIC SPENCER Aaric.Spencer@Staabco.com
p. 715-387-8429213 f. 715-384-4846

The contract completion date to be increased TBD **calendar days.**

Price subject to change after 30 days.

whks
engineers + planners + land surveyors

CHANGE PROPOSAL REQUEST NO. 5

DATE: 9/23/2026 WHKS JOB NO.: 8328.30

PROJECT NAME: Mason City Water Reclamation Facility Improvements

PROJECT OWNER: City of Mason City, Iowa

CONTRACTOR: Staab Construction

INITIATED BY: ☒ Engineer ☐ Contractor

The following changes are proposed to the Contract of the above reference project. Contractor shall provide a proposed price and adjustment of Contract Times related to the proposed changes. The proposed price change shall be accompanied by a detailed breakdown of costs upon Engineer request. Work related to these proposed changes shall not commence until authorized by the Owner.

Description of Proposed Changes:

1. ITEM: Contractor shall provide pricing to furnish and install a UV and flow measurement basin bypass according to the attached Sheet 60.P101 – CPR 5. The bypass shall consist of the following scope of work:
    a. Core drill diversion box for a 30" bypass connection. Link seal around new 30" bypass pipe in accordance with the Contract Drawing details.
    b. Furnish and install one (1) sluice gate installed in the existing diversion box for the 30" pipe. Gate may be 304 SS or equal.
    c. Furnish and install 30" bypass piping to existing 48" RCP plant outfall pipe. The pipe bypass material and class may be PVC SDR 26 in accordance with section 33 31 13. Include a restrained fitting to deflect to the plant effluent pipe. Location of fitting to be determined in field after location of outfall pipe has been verified.
    d. Furnish and install one (1) sluice gate installed in the effluent box directly downstream of the proposed UV disinfection basin for the 48" pipe.
    e. Furnish and install one (1) 304 stainless steel 48" x 30" saddle with watertight pipe gasket. Saddle connection to the plant effluent shall be watertight.
    f. Contractor shall minimize duration of bypass pumping during construction of the structure bypass line.

Attachments: Sheet 60.P101 – CPR 5

Issued By:

whks
engineers + planners + land surveyors

Jonathan Contag, P.E. | Project Engineer
Name | Title

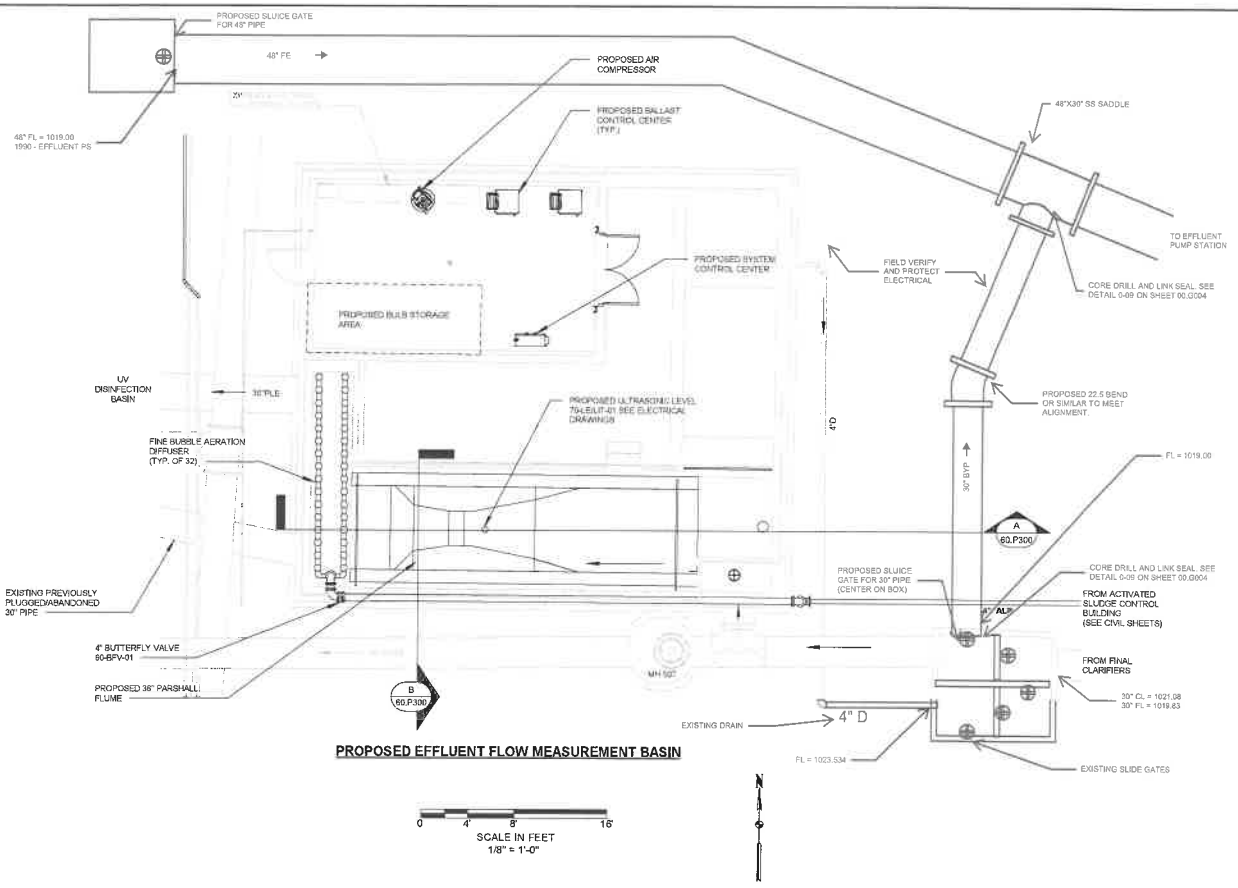
All work shall be in accordance with the terms and conditions of the original Contract documents. If the work herein provided is authorized by the Owner, the time of completion will be:

☐ Increased ☐ Decreased ☐ Unchanged By: _____ Calendar Days

The proposed changes will result in an: ☐ Increase ☐ Decrease ☐ No Change

of the Contract Price by: $ _____

_____ _____
Contractor Date



PROPOSED EFFLUENT FLOW MEASUREMENT BASIN

whks
1412 6th STREET SW, PO BOX 1457
MASON CITY, IA 50402
PHONE: (641) - 423 - 8271
WWW.WHKS.COM

DRAWING LOG

#	DESCRIPTION	DATE
1	IDPR 5	
2		
3		
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5		
6		
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9		
10		

PROPOSED FLOW MEASUREMENT
MASON CITY WATER RECLAMATION FACILITY
CITY OF MASON CITY
MASON CITY, IOWA

PROJECT NUMBER	8328.2
DATE	11/21/25
DRAWN BY	NDK
DESIGN BY	EGN
CHECKED BY	JDC

60.P101

RESOLUTION NO. 26 –

A RESOLUTION APPROVING CHANGE ORDER #3 WITH STAAB CONSTRUCTION CORPORATION OF MARSHFIELD, WISCONSIN FOR THE "MASON CITY WATER RECLAMATION FACILITY IMPROVEMENTS"

WHEREAS, the City Council of the City of Mason City, Iowa did adopt a Resolution on the 17th day of March, 2026, awarding a contract to Staab Construction Corporation of Marshfield, WI for the "Mason City Water Reclamation Facility Improvements", and

WHEREAS, a change order is necessary.

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

Section 1: That Change Order #3 in the amount of $176,279.44 for said project be and is hereby accepted and approved.

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

PASSED AND APPROVED this 6th day of October, 2026.

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

Council Agenda Item 17

The City of Mason City IOWA

DEVELOPMENT SERVICES DEPARTMENT

Memorandum

To:	Aaron Burnett, City Administrator
From:	Steven J. Van Steenhuyse, Director of Development Services
Date:	September 21, 2026
RE:	Preliminary Plat of Subdivision: Briarstone Estates 3rd Addition

Recommendation:

On September 8, 2026, the Planning and Zoning Commission held a public hearing to consider the Preliminary Plat of Subdivision for Briarstone Estates 3rd Addition. Following the hearing, the Commission unanimously recommended approval of the Preliminary Plat, subject to two conditions described below. A copy of the meeting minutes is attached. Staff concurs with the Commission's recommendation and recommends that the City Council approve the Preliminary Plat.

Review:

LPE Development has submitted a Preliminary Plat of Subdivision consisting of 16 lots and three outlots. The Briarstone Estates 3rd Addition extends the development established by the first two Briarstone Estates plats, approved in 1978 and 1979. The 27.182-acre development proposes buildable lots on the western two-thirds of the vacant land south and west of the established Briarstone neighborhood.

Single-family homes in the Briarstone neighborhood are located along the east and northeastern sides of the proposed plat. The Briarcliff Estates condominium development is also located to the north. Commercial development is located along South Taft Avenue to the northwest, with additional commercial development west of South Taft Avenue. The Canadian Pacific Railroad right-of-way forms the southern boundary.

The portion of the subdivision along South Taft Avenue is zoned Z4, Multi-Use District. This area is currently the Briarstone West Subdivision and will be re-platted with approval of this subdivision. The area directly south of the Briarcliff

Estates Condominiums is zoned Z3, General Urban. The remainder of the property, adjacent to the existing Briarstone single-family development, is zoned Z2, Suburban District. The subdivision is designed to develop in accordance with the three zoning districts that encompass the property. No rezoning is proposed.

Analysis

The plat was prepared by Craig Beedle and bears his seal. The proposed plat is named Briarstone Estates 3rd Addition. Staff has not received documentation that the County Auditor has approved the subdivision name. Although LPE Development, LLC is listed as the subdivider, the property is owned by three entities: LPE Development, LLC, Next Development, LLC, and LG Properties.
A public street, proposed to be named Lakemore Road, will extend east from South Taft Avenue to serve the developable lots. The street will be constructed to City standards and is proposed to eventually extend east and north to connect with the existing Lakemore Road stub off Briarstone Drive. The street will terminate in a hammerhead paved area reviewed by the Fire Marshal to provide fire equipment turnaround.

Proposed Lots 1, 4, 5, 10, 11, and 16 are in the Z4-zoned area and are proposed for commercial and multi-family development. Lots 2-3, 6-9, and 12-15 are in the Z3-zoned area and are proposed for duplex, townhome, and multi-family development. The remainder of the plat consists of three outlots in the Z2 District.

Outlot A is shown on the overall site plan as future single-family lots served by streets that currently stub off Briarstone Drive. A 50-foot-wide easement extends through the outlot to connect the sanitary sewer system in the plat to the existing sewer extended from Springview Drive. Outlot B is a detention area serving the development lots. It will be owned and maintained by a homeowners' association established upon recording of the final plat. If Outlot A is developed, additional detention will likely be necessary. Outlot C preserves a portion of the wooded area in the southeast corner of the plat. No drainage facilities are planned for Outlot C.

The proposed development lots have sufficient area, width, and depth to meet the requirements of the Z3 and Z4 districts. Public utility easements surround the lots to accommodate City, electric, gas, and communications utilities. A 40-foot-wide public utility and ingress/egress easement is proposed to extend

south from Lakemore Road between Lots 5 and 6 to serve planned multi-family developments on Lots 1, 2, and 3.

The draft Dedication of Plat notes that sidewalks will be required along both sides of Lakemore Road. The Preliminary Plat includes grading, drainage, and utility plans for the 16 lots, as well as plans for the detention area on Outlot B. The proposed subdivision is outside the City's mapped floodplain. The Z3- and Z4-zoned areas are located within the Mason City Unified Urban Renewal Area. Development in this area is not subject to City design regulations or guidelines.

The owners of the Z4- and Z3-zoned areas have received Workforce Housing Tax Credits for construction of a 12-unit apartment building proposed for Lot 1 and a duplex proposed for Lot 13. Because the parcel that will become Lot 1 is currently a platted lot, construction of the footings and foundation for the 12-unit building may begin before completion of the public improvements. However, above-ground construction will not be permitted until the street and utilities serving Lot 1 are under construction.

Comprehensive Plan: The 2024 North Iowa Corridor Joint Comprehensive Plan identifies three land use designations for this area. The area fronting South Taft Avenue is designated Commercial Mixed Use, consistent with the Z4 zoning. The area immediately to the east, which corresponds with the Z3-zoned portion of the property, is designated High Intensity, which anticipates a mix of residential densities. The remainder, corresponding with Outlot A on the Preliminary Plat, is designated Medium Intensity, which anticipates a mix of single-family, two-family, and townhouse development. The proposed plat and existing zoning are consistent with the Comprehensive Plan.

Public Comment: Notice of the public hearing before the Planning and Zoning Commission was published in the Globe Gazette, and notices were sent to property owners within 350 feet of the proposed subdivision. Before the hearing, staff received an email from Jonas Carlsson, 2115 Springview Drive. Mr. Carlsson stated that he does not object to the proposed subdivision but has significant concerns about drainage affecting his property. Following major storms, water cannot move quickly enough through the ditch on the north side of the Canadian Pacific Railroad right-of-way, causing water to flow through his yard and onto Springview Drive. Staff also received a phone call from Tim Anderson, 2203 Springview Drive, who expressed concerns about drainage and impacts on his neighborhood.

At the September 8 Planning and Zoning Commission public hearing, Mr. Anderson was present, as was Mr. Carlsson's wife, Sarah Carlsson. Mr. Anderson described flooding issues in the neighborhood, which are partly caused by obstructions in ditches and culverts on Canadian Pacific Railroad property. He stated that stormwater backs up at a culvert beneath the tracks when it becomes blocked, forcing water onto Springview Drive. Ms. Carlsson expressed similar concerns. The attached minutes provide additional detail regarding their testimony.

Staff noted that the grading and drainage plan submitted with the plat complies with City and State requirements and that the proposed development will not increase off-site drainage. Planning and Zoning Commissioner Tim Coffey encouraged the residents to attend the City Council's review of the Preliminary Plat to ensure the Council is aware of the neighborhood drainage concerns.

Conclusion:

The Planning and Zoning Commission recommended approval of the Preliminary Plat subject to two conditions: 1) submission and approval of a Street Tree Planting Plan before consideration by the City Council; and 2) continued City review and efforts to address existing drainage concerns in the area.

Upon further review, staff determined that the Street Tree Planting Plan is required with the Final Plat, not the Preliminary Plat. Therefore, this condition is not applicable at this stage.

Regarding drainage, the City Engineer has approved the Grading and Drainage Plan. However, the Engineering Department has contacted Mr. Anderson and Mr. Carlsson to acknowledge the existing neighborhood drainage concerns. Addressing these concerns may require cooperation from the Canadian Pacific Railway, which could be challenging. The Council should be aware that Engineering staff has been notified of the issues and is considering potential options.

Staff notes that the Subdivision Ordinance requires a Final Plat of Subdivision to be submitted for City Council approval within one year of approval of the Preliminary Plat. The Council may grant an extension. Approval of the Preliminary Plat authorizes the developer to begin installation of the public improvements.

Budget Impact:
As the lots in the subdivision are developed, the City will see an increase in the value of this property, resulting in higher property tax revenue. Otherwise, approval of the Plat of Subdivision does not impact the operating budget.

Council Action Requested:
Staff requests approval of the Preliminary Plat of Subdivision for Briarstone Estates 3rd Addition. This recommendation includes the Planning & Zoning Commission's recommendation that the City continue to review and address the existing drainage concerns in the area.

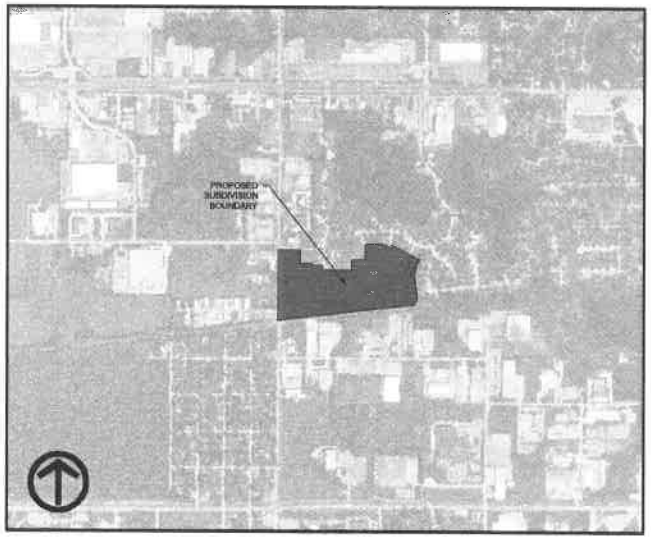
Attachments:

1. Preliminary Plat of Subdivision plan set, including area zoning, preliminary site plan, preliminary plat, and grading and utility plans.
2. Draft Dedication of Plat
3. Draft Declaration of Covenants

Steven J. Van Steenhuyse
Director of Development Services

Reviewed and Recommend Approval

PRELIMINARY PLAT
BRIARSTONE ESTATES THIRD ADDITION
A REPLAT OF PORTIONS OF BRIARSTONE WEST AND PORTIONS OF THE SW1/4 SECTION 8 AND THE NW1/4 OF SECTION 17, T96N R20W
CITY OF MASON CITY, CERRO GORDO COUNTY, IOWA



VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION:

A PART OF THE SW1/4 OF SECTION 8 AND THAT PART OF THE NW1/4 OF SECTION 17, T-96-N, R-20-W OF THE 5TH PRINCIPAL MERIDIAN, CITY OF MASON CITY, CERRO GORDO COUNTY, IOWA. SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SECTION 8; THENCE N0°16'06"E ALONG THE WEST LINE OF SW1/4 OF SECTION 8 FOR 629.26 FEET TO THE NW CORNER OF BRIARSTONE WEST ADDITION; THENCE N89°54'13"E ALONG THE NORTH LINE BRIARSTONE WEST ADDITION FOR 49.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°54'13"E ALONG THE NORTH LINE BRIARSTONE WEST ADDITION FOR 226.39 FEET; THENCE S0°00'05"E FOR 176.77 FEET; THENCE S89°59'33"E FOR 152.77 FEET; THENCE S0°05'12"W FOR 22.77 FEET; THENCE N89°53'52"E FOR 130.00 FEET; THENCE S0°06'08"E FOR 60.00 FEET; THENCE N89°53'52"E FOR 360.00 FEET; THENCE N0°06'08"W FOR 130.00 FEET; THENCE N89°53'52"E FOR 111.99 FEET; THENCE CONTINUING N89°53'52"E FOR 59.10 FEET; THENCE N0°16'02"E FOR 201.04 FEET; THENCE N85°13'40"E FOR 105.20 FEET; THENCE N89°22'04"E FOR 88.73 FEET; THENCE S70°52'33"E FOR 82.55 FEET; THENCE S61°18'55"E FOR 59.57 FEET; THENCE N26°03'05"E FOR 39.25 FEET; THENCE S61°18'58"E FOR 394.92 FEET; THENCE S29°36'24"W FOR 69.46 FEET; THENCE S13°50'18"W FOR 133.08 FEET; THENCE S6°36'17"E FOR 302.36 FEET; THENCE S27°04'46"W FOR 9.67 FEET TO THE SOUTH LINE OF THE SW1/4 OF SECTION 8; THENCE S26°29'50"W FOR 78.60 FEET TO THE NORTHERLY ROW LINE OF THE RAILROAD; THENCE S83°20'10"W ALONG SAID NORTHERLY RAILROAD ROW LINE FOR 1290.28 FEET; THENCE S83°18'05"W ALONG SAID NORTHERLY RAILROAD ROW LINE FOR 382.50 FEET TO THE EAST ROW LINE OF S. TAFT AVE.; THENCE N0°10'38"E ALONG SAID EAST ROW LINE FOR 261.15 FEET TO THE SOUTH LINE OF THE SW1/4 OF SECTION 8; THENCE N0°16'06"E ALONG SAID EAST ROW LINE FOR 629.27 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 27.182 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS OF RECORD.

PROPERTY OWNER
LPE DEVELOPMENT, LLC
1819 4TH ST SW
MASON CITY, IOWA 50401

NEXT LEVEL DEVELOPMENT LLC
302 MAIN AVE
CLEAR LAKE, IOWA 50428

LG PROPERTIES
1819 4TH ST SW
MASON CITY, IOWA 50401

SUBDIVIDER
LPE DEVELOPMENT, LLC
1819 4TH ST SW
MASON CITY, IOWA 50401

SUPPORTING DOCUMENTS
SURVEY PLAT 2026-1770

DEVELOPER
LPE DEVELOPMENT, LLC
1819 4TH ST SW
MASON CITY, IOWA 50401

SURVEY REQUESTED BY
NEXT LEVEL DEVELOPMENT LLC
1819 4TH ST SW
MASON CITY, IOWA 50401

SURVEYOR/ENGINEER
CRAIG W. BEEDLE, PLS #17913
VEENSTRA & KIMM, INC.
2800 FOURTH STREET SW STE. 9
MASON CITY, IOWA 50401

DATE OF SURVEY
MAY 2026

ZONING
CURRENT: Z2, Z3 & Z4

PROPOSED: Z2, Z3 & Z4

GENERAL NOTES
1. PUBLIC STREET PAVING IS INCLUDED IN THIS PROJECT

2. SETBACKS
2.1. Z2
REAR= 25' MIN.
FRONT= 25' MIN. - 35' MAX.
SIDE= 6' MIN.
2.2. Z3
REAR= 25' MIN.
FRONT= 10' MIN.
SIDE= 3' MIN. - 10' TOTAL
2.3. Z4
REAR= 25' MIN.
FRONT= 50' MIN. - 85' MAX.
SIDE= 5' MIN.

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

8/28/26
SIGNATURE DATE

NAME: CHAD P. KEHRT, P.E.
LICENSE NUMBER: 19150
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
2-3, 5-8

LICENSED PROFESSIONAL ENGINEER
CHAD P. KEHRT
19150
IOWA

CITY OF MASON CITY APPROVAL

BY:
ADMINISTRATIVE OFFICER DATE

RESOLUTION NUMBER:

PROFESSIONAL LAND SURVEYOR
CRAIG W. BEEDLE
17913
IOWA

SURVEYOR'S CERTIFICATION

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

SIGNED DATE 28 AUG. 2026

CRAIG W. BEEDLE, L.S., IOWA LICENSE NO. 17913
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
1 & 4

DATE	REVISIONS

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CHECKED	ESHERFF
APPROVED	JPETERSBURG
DATE	8/4/2026
ISSUED FOR	PRELIMINARY

VEENSTRA & KIMM INC.
A Kleinfelder Company

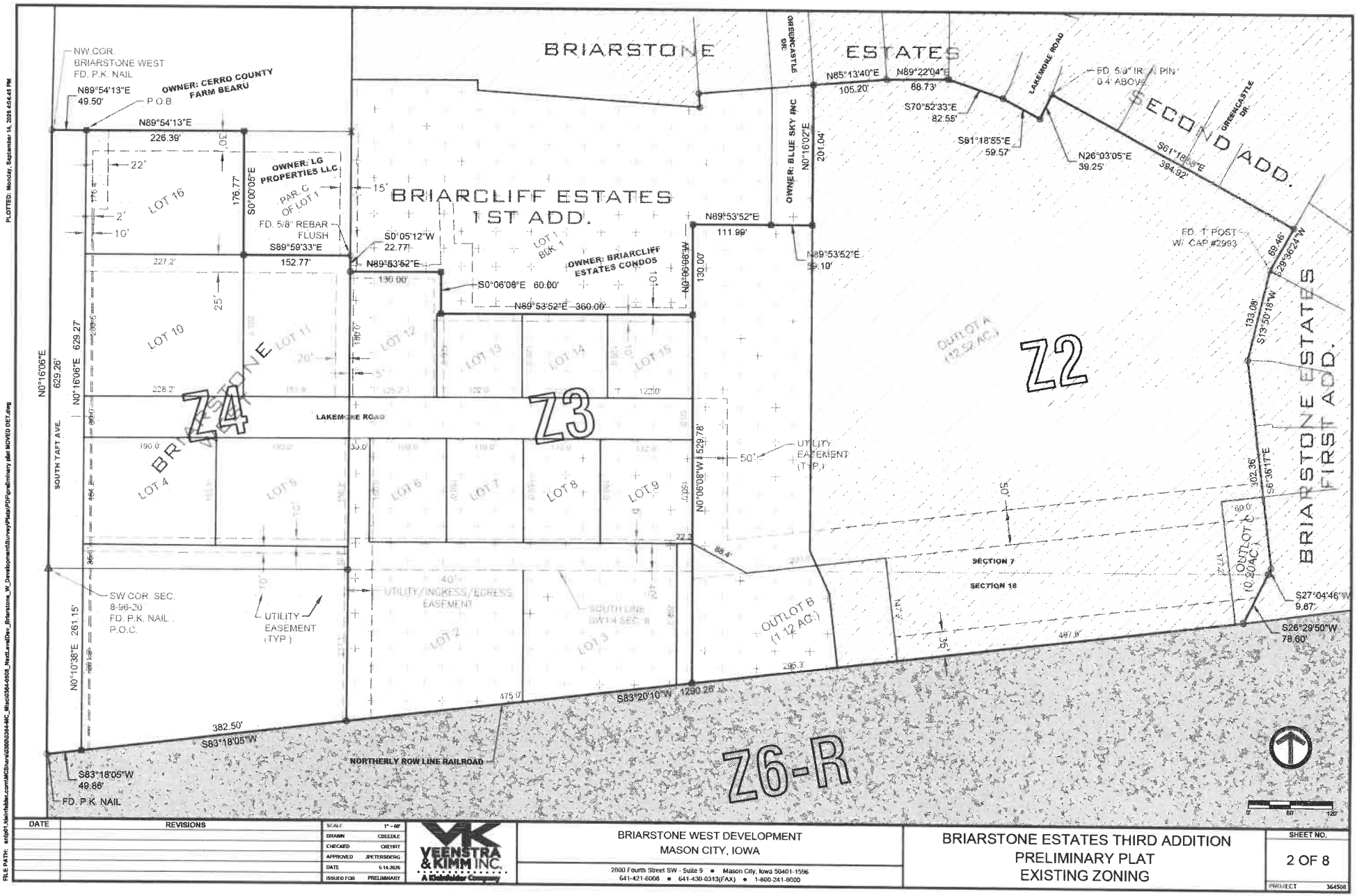
BRIARSTONE WEST DEVELOPMENT
MASON CITY, IOWA

2800 Fourth Street SW - Suite 9 • Mason City, Iowa 50401-1596
641-421-0008 • 641-430-0313(FAX) • 1-800-241-8000

COVER DRAWING
PRELIMINARY PLAT

SHEET NO.
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1 OF 8
PROJECT 364-508

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MASON CITY, IOWA

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BRIARSTONE ESTATES THIRD ADDITION
PRELIMINARY PLAT
EXISTING ZONING

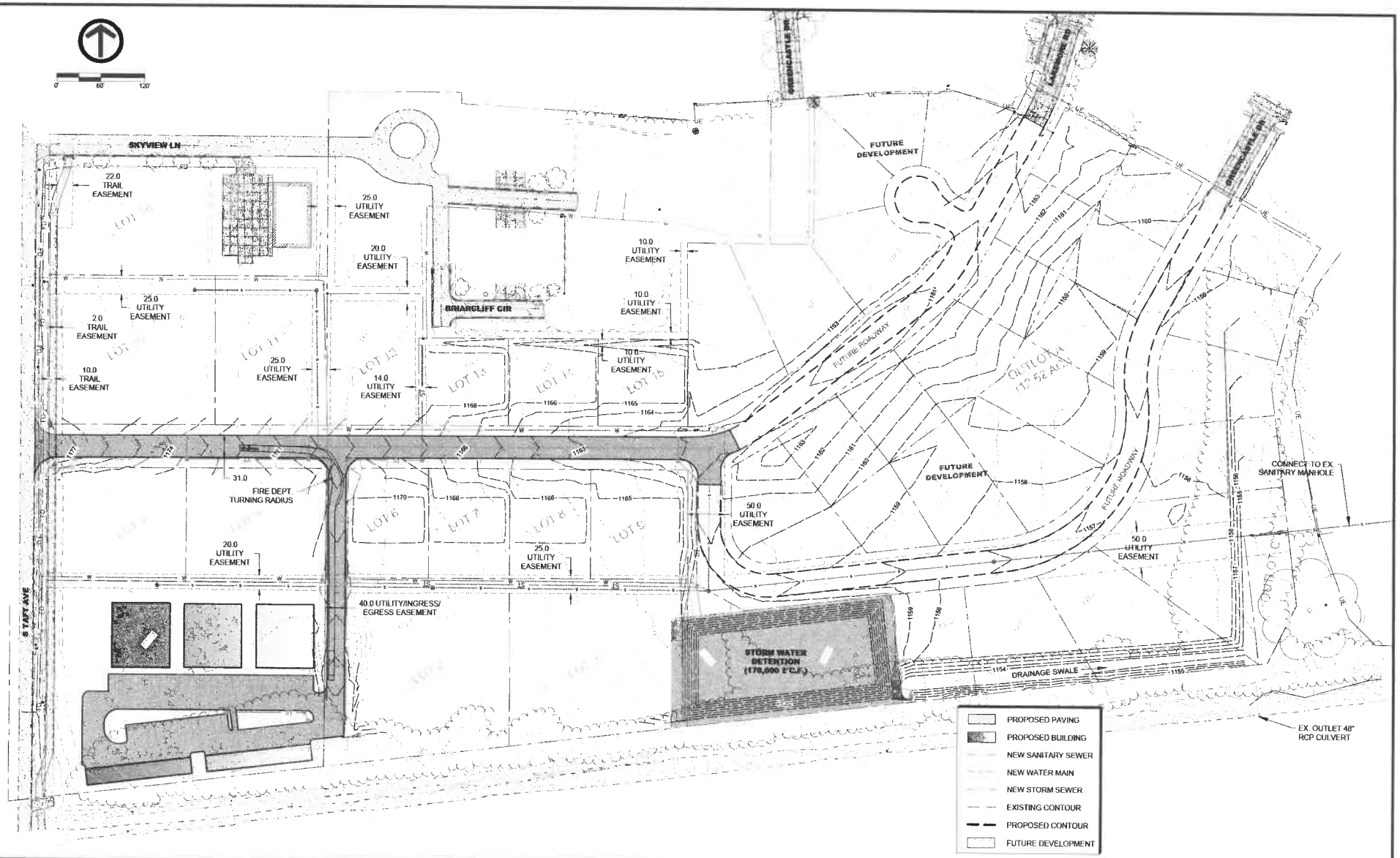
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APPROVED	APETERSBURG
DATE	6/29/2026
ISSUED FOR	PRELIMINARY

VEENSTRA & KIMM INC.
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BRIARSTONE WEST DEVELOPMENT
MASON CITY, IOWA

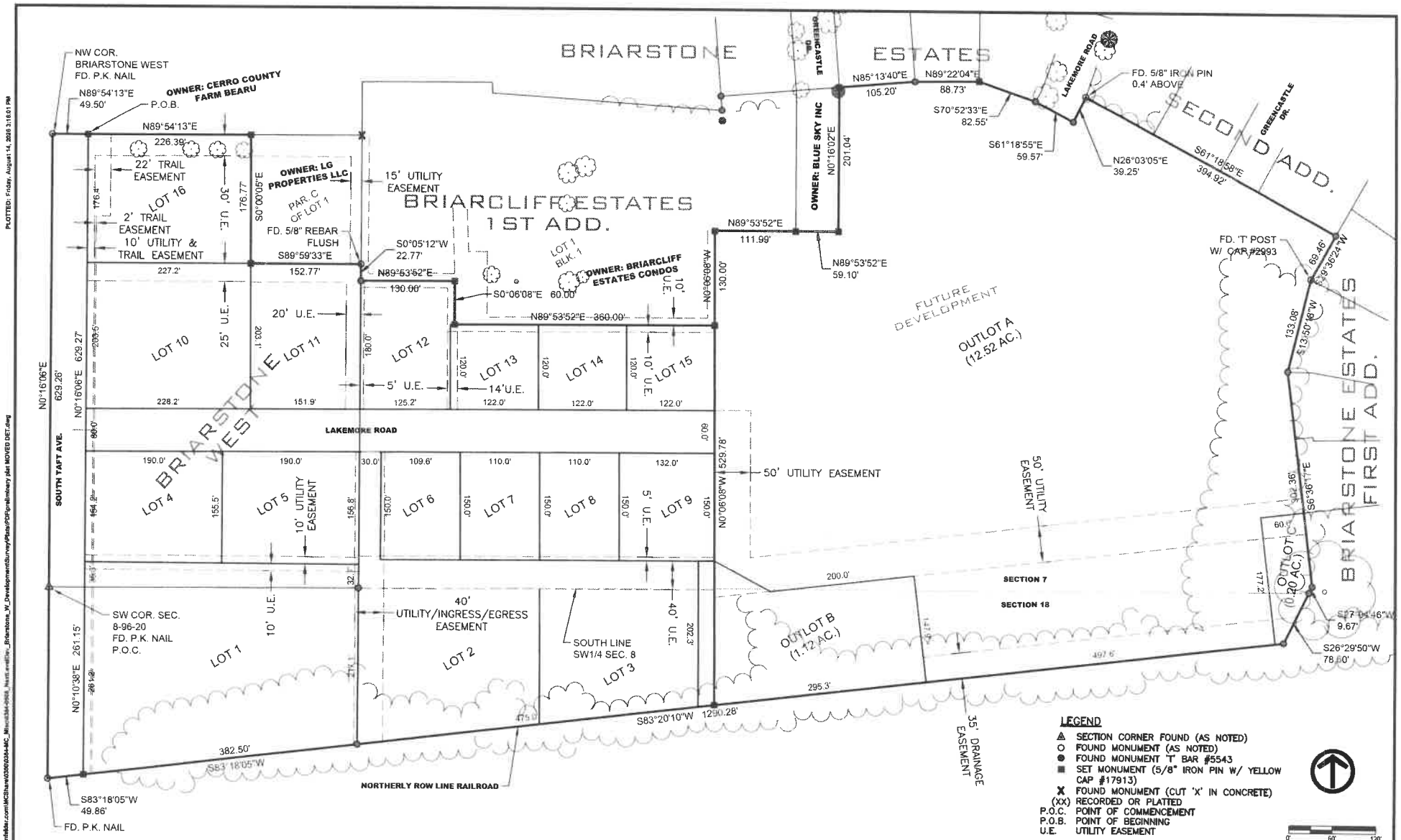
2800 Fourth Street SW - Suite 9 • Mason City, Iowa 50401-1596
641-421-8008 • 515-225-7848(FAX) • 1-800-241-8000

OVERALL SITE PLAN

SHEET NO.
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3 OF 8

PROJECT 364.508

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APPROVED	JPETERSBERG
DATE	5-14-2026
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BRIARSTONE WEST DEVELOPMENT
MASON CITY, IOWA

BRIARSTONE ESTATES THIRD ADDITION PRELIMINARY PLAT

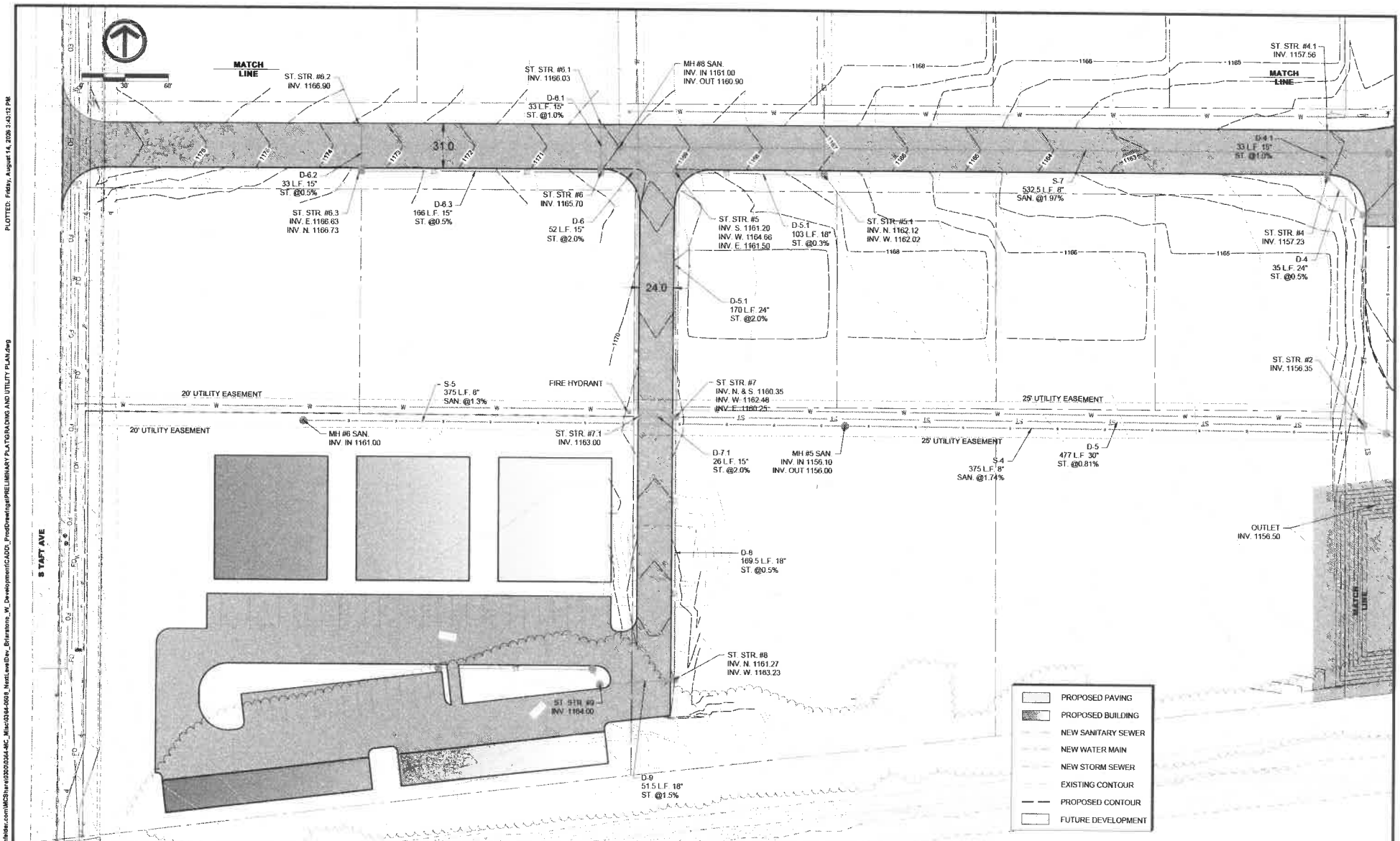
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DATE	6/29/2026
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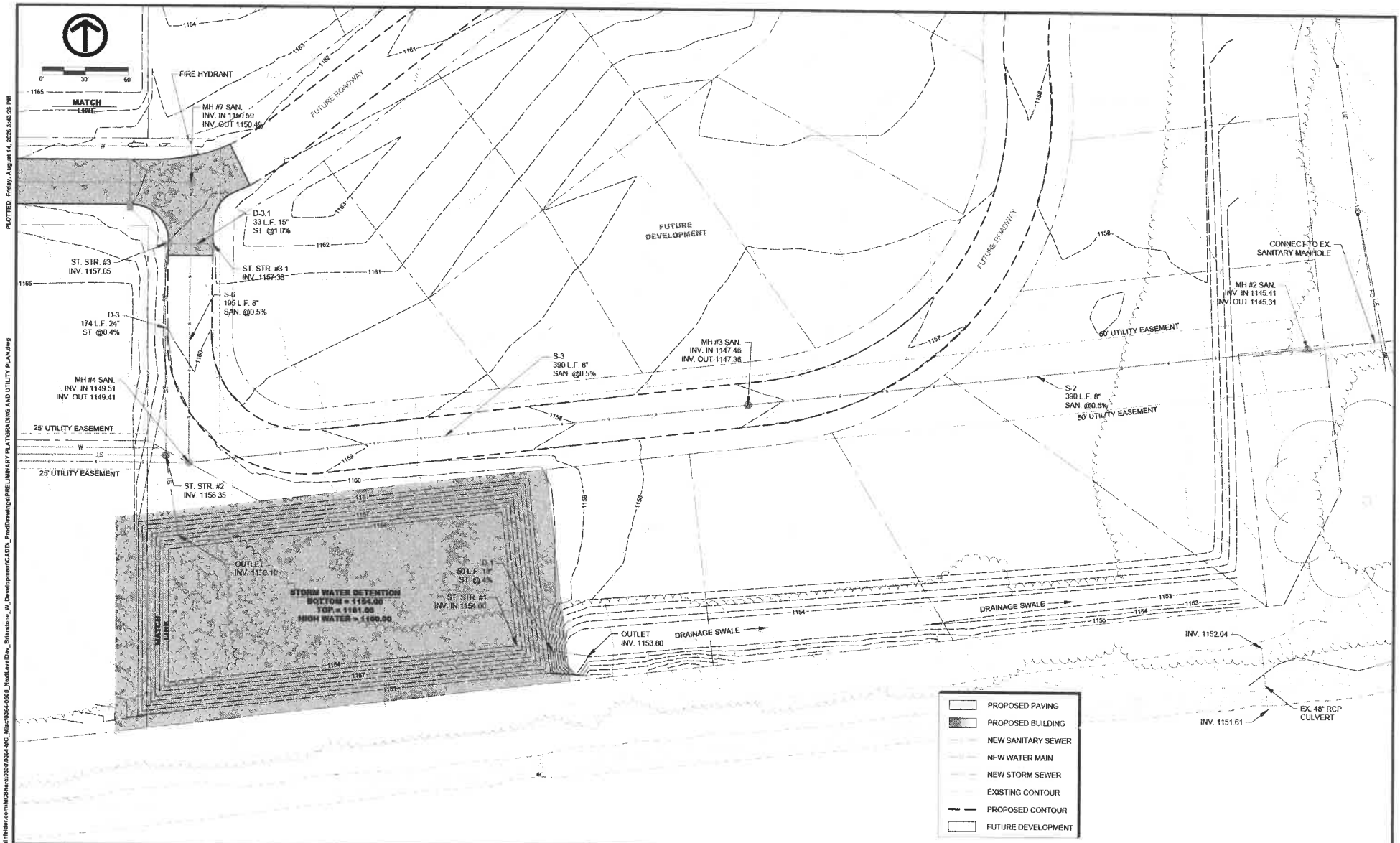
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GRADING AND UTILITY PLAN

SHEET NO.
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5 OF 8
PROJECT 364-508

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VEENSTRA & KIMM INC.
A Stantec Company

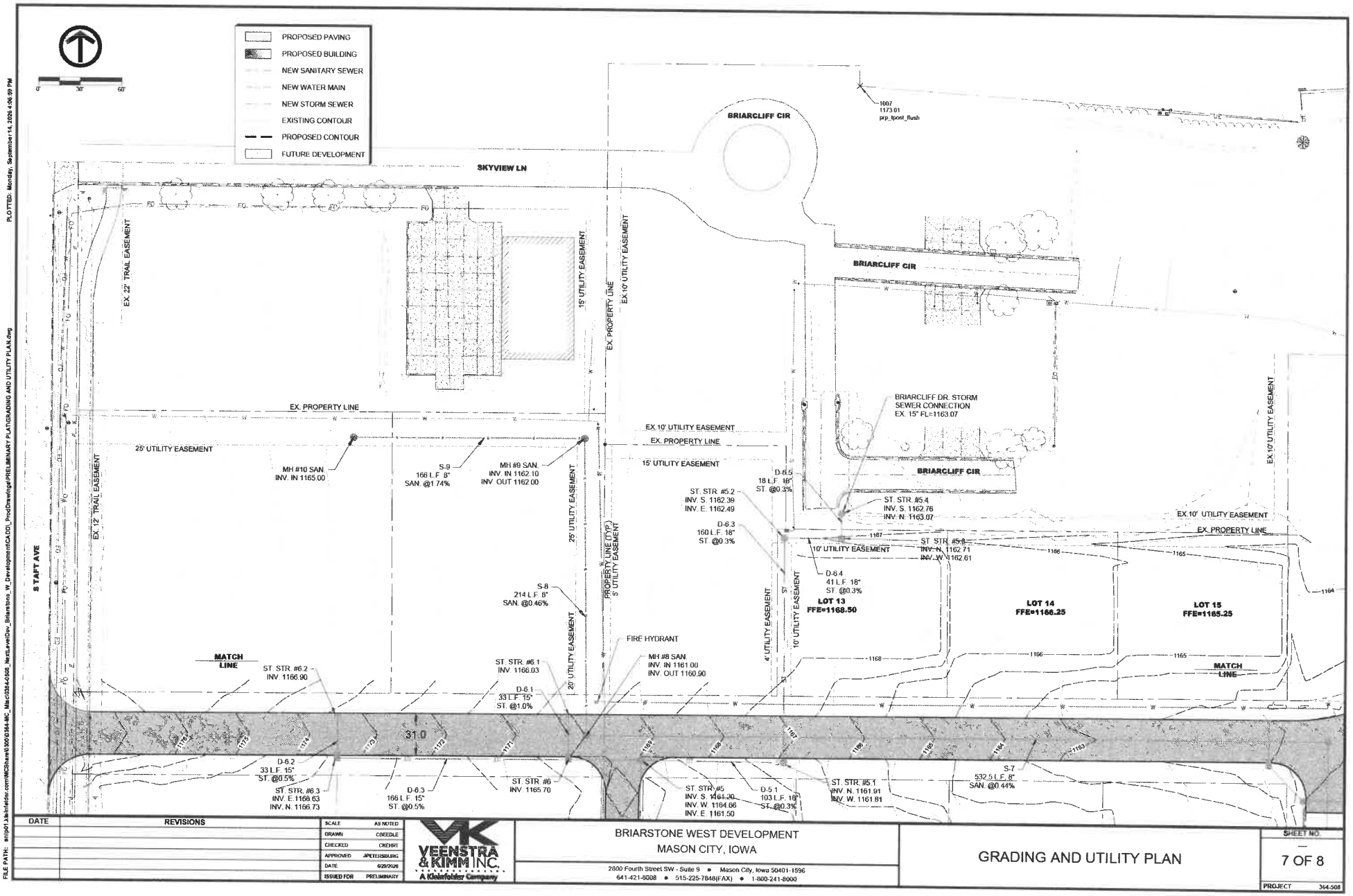
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BRIARSTONE WEST DEVELOPMENT
MASON CITY, IOWA

GRADING AND UTILITY PLAN

SHEET NO.
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6 OF 8
PROJECT 364-508

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DATE	REVISIONS

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APPROVED	JPETERSBURG
DATE	6/25/2026
ISSUED FOR	PRELIMINARY

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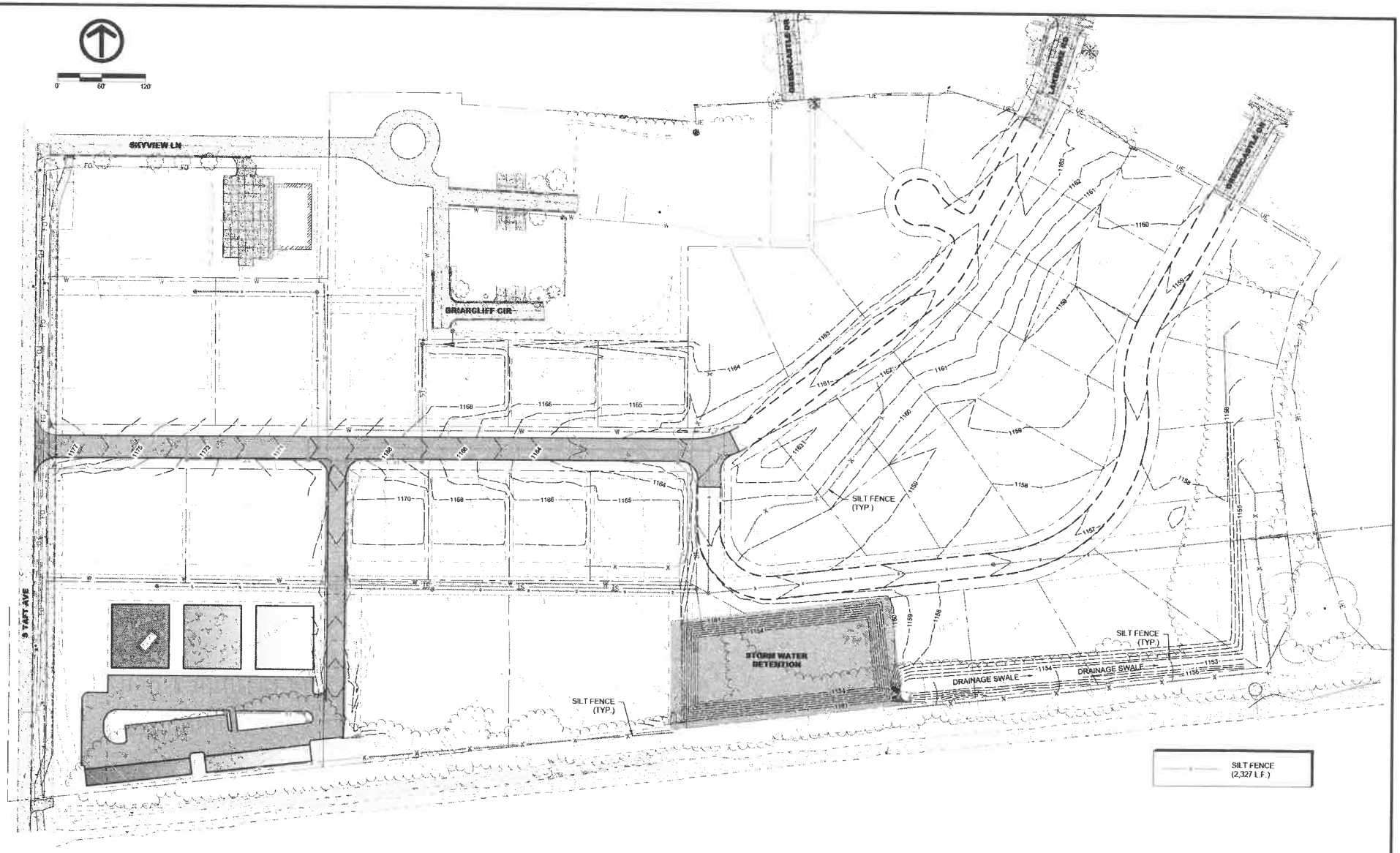
BRIARSTONE WEST DEVELOPMENT
MASON CITY, IOWA

GRADING AND UTILITY PLAN

SHEET NO. 7 OF 8

PROJECT 364-508

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DATE	REVISIONS

SCALE	AS NOTED
DRAWN	CBEEDLE
CHECKED	CHEHRT
APPROVED	JPETERSBURG
DATE	8/29/2025
ISSUED FOR	PRELIMINARY

VEENSTRA & KIMM INC.
A Kleinfelder Company

BRIARSTONE WEST DEVELOPMENT
MASON CITY, IOWA

2800 Fourth Street SW - Suite 9 • Mason City, Iowa 50401-1596
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EROSION CONTROL

SHEET NO.
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8 OF 8

PROJECT 364-508

PLOTTED: Friday, August 14, 2026 3:44:25 PM
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Prepared by and
return to: Jacquelyn K. Arthur, Laird Law Firm, P.L.C., P.O. Box 1567, Mason City, Iowa 50402-1567;
Telephone 641-423-5154; FAX 641-423-5310; Email jarthur@lairdlawfirm.com

DECLARATION OF COVENANTS REGARDING BRIARSTONE ESTATES THIRD ADDITION

Next Level Development LLC, an Iowa limited liability company, LG Properties LLC, an Iowa limited liability company, and LPE Development LLC, an Iowa limited liability company, are the owners of the following described real estate:

LOTS ONE (1) THROUGH FIFTEEN (15), INCLUSIVE, OUTLOT A, OUTLOT B AND OUTLOT C, ALL IN BRIARSTONE ESTATES THIRD ADDITION, MASON CITY, IOWA.

All properties shall be held, sold and conveyed subject to the following covenants, conditions, restrictions, reservations, easements, liens, and charges (collectively referred to as "covenants") all of which are for the purpose of enhancing and protecting the use, value, desirability and attractiveness of the properties.

These covenants shall run with the land and shall be binding on all parties having or acquiring any right, title or interest in the properties and shall inure to the benefit of each owner.

ARTICLE I. DEFINITIONS

Section 1. "Association" refers to Briarstone Estates Third Association incorporated under the Revised Iowa Nonprofit Corporation Act.

Section 2. "Properties" refers to each parcel of the above-described real estate and such additional real estate as may hereafter be submitted to the jurisdiction of the Association or subjected to this Declaration by Developer.

Section 3. "Lot" refers to any parcel of land shown upon a recorded Final Plat of the Properties with the exception of any parcel excluded as provided in the document subjecting the Properties to this Declaration. "Lot" does not refer to an "Outlot."

If a Lot is added to an adjacent Lot, then the two together shall be considered one Lot for purposes of this Declaration. If a Lot is divided into smaller parcels which parcels are not added to adjacent parcels, each resulting parcel shall be a Lot for purposes of this Declaration.

"Outlot" refers to any parcel of land designated as an Outlot upon a recorded Final Plat of the Properties with the exception of any parcel excluded as provided in the document subjecting the Properties to this Declaration.

Section 4. "Member" refers to every person or entity who holds membership in the Association.

Section 5. "Common Areas" refer to all property subject to easements in favor of the Association and/or Lot owners for the common use and enjoyment of the members of the Association. The term "Common Areas" shall include Outlot B.

Section 6. "Owner" refers to the record owner, whether one or more persons or entities, of fee simple title to any Lot and includes contract buyers but excludes contract sellers and those having an interest merely as security for the performance of any obligation.

Section 7. "Developer" refers to LPE Development LLC, an Iowa limited liability company, its successors and assigns.

ARTICLE II. ANNEXATION OF ADDITIONAL PROPERTY

Developer and its successors and assigns may add additional land to the Properties by the filing of a supplemental Declaration and no consent or approval of the Association or its members shall be required.

ARTICLE III. MEMBERSHIP

Every record owner of a Lot is a member of the Association. No owner of a Lot shall have more than one membership. Membership is appurtenant to and may not be separated from ownership of any Lot. Ownership of a Lot is the sole qualification for membership.

ARTICLE IV. VOTING RIGHTS

The Association shall have one class of voting membership, each member of which shall be entitled to one vote for each Lot in which there is held the interests required for membership. Each Lot owner, whether one or more persons or entities, shall be entitled to only one vote. In no event shall more than one vote be cast with respect to any Lot.

ARTICLE V. PROPERTY RIGHTS

Section 1. Every Member shall have a right and easement of enjoyment in and to the Common Areas. Such easement shall be permanent and perpetual and shall be appurtenant to and shall pass with the title to every Lot and Outlot, subject to the Association's right to adopt reasonable rules and regulations and subject to the Association's duties and powers regarding matters such as, but not limited to:

(a) Maintenance, repair, improvement, replacement enlargement of the storm water detention cell serving the Properties.

(b) Maintenance, repair, improvement, replacement enlargement of any private storm sewer line serving the Properties.

(c) Maintenance, repair, improvement, resurfacing, providing drainage for any shared emergency access road serving the Properties.

(d) Determination of the location, size, nature, type, color, and other features of mailboxes and mailbox posts, whether shared or individual.

Section 2. The Association shall have the right to suspend a member's right to vote for any period during which any assessment against the member's Lot remains unpaid; and for a period not to exceed thirty (30) days for any infraction of its published rules and regulations.

ARTICLE VI. MAINTENANCE ASSESSMENTS

Section 1. Each owner of each Lot is deemed to covenant and agree to pay to the Association:

(a) annual or periodic assessments or charges, and

(b) special assessments for capital improvements or repair, such assessments to be fixed, levied, and collected from time to time as hereafter provided.

Association expenses shall be allocated among the Lots on a pro rata basis based on a fraction, the numerator of which is the square footage of the Lot and the denominator of which is the total square footage of all Lots subject to this Declaration.

By way of illustration, assume there are 15 Lots with a total square footage of 581,777.52 square feet. By way of further illustration, assume Lot 5 is 16,440 square feet in size. Lot 5 shall be assessed 2.83 percent of the Association expenses (16,440 / 581,777.52 = 2.83 percent).

The annual, periodic and special assessments, together with such interest as may be due thereon and costs of collection thereof, as hereafter provided, shall be a charge on the Lots and shall be a continuing lien upon the Lot against which each such assessment is made. Each such

assessment, together with such interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person, persons or entity who was the owner of a Lot at the time when the assessment became due.

Section 2. The assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the occupants of the Properties and for the improvement, repair and maintenance of the common areas and facilities. The purposes for which such assessments may be levied shall include but are not limited to the construction, operation and maintenance, repair, enlargement and replacement of any private storm sewer line, the storm water detention cell, open drainage ways, the temporary emergency access road serving the Lots, subdivision signage and other structures, improvements and amenities, and for taxes and special assessments upon the Common Areas which may be incurred or imposed by the County, or other governmental authorities, and to provide adequate insurance coverage of any and all types and amounts deemed necessary by the Association and to provide such reserves as may be deemed necessary in order to accomplish the objects and purposes of the Association.

Section 3. The annual or periodic assessments with respect to each Lot shall be determined by the Board of Directors of the Association. On or before the first day of January in each year the Board shall determine the annual assessment for the ensuing year running from January 1 through December 31. Annual assessments shall be payable monthly (or in such other installments as determined by the Association) on or before the 10th day of each month, but shall become a lien as of January 1 of each year. Written notice of the annual assessment shall be sent to every owner immediately following the assessment determination. The Board shall also determine as of January 1, of each year whether or not a deficiency exists with respect to a prior annual assessment and shall bill the owners of each Lot prorata for any such deficiency with the January 1 bill. Should the Board deem a surplus to exist, a credit shall be given to each owner on a prorata basis, to be credited first against the January 1 payment and next to payments due each succeeding month. A failure to send a written notice does not release an owner's obligation nor does it discharge the lien.

Section 4. In addition to the annual or periodic assessments authorized above, the Association may levy in any assessment year, a special assessment applicable to that year only, for the purpose of defraying, in whole or in part, the costs of any construction or reconstruction, unexpected repair or replacement of a capital improvement or repair or maintenance to common areas, provided that any such special assessment shall have the assent of a majority of the votes of the members.

Section 5. Except as provided in the sentence that follows, both annual and special assessments must be fixed for all Lots and shall be collected on a monthly basis (or in such other installments as determined by the Association):

(a) until a Lot is improved with a structure capable of occupancy per the City of Mason City Ordinances, the Lot owner shall be assessed an amount equal to one-half of the amount that a Lot is assessed after a Lot is improved with a structure

that is capable of occupancy.

Section 6. The first annual or periodic assessments shall be adjusted according to the number of months remaining in the assessment year. The Association shall upon demand at any time furnish a certificate in writing signed by an officer of the Association setting forth whether the assessments on a Lot have been paid. The Association may charge a reasonable fee to provide such certificate.

Section 7. If an assessment is not paid within thirty (30) days after its due date, the assessment shall bear interest from the date of delinquency at the rate of ten percent (10%) per annum and the Association may bring an action at law against the owner personally obligated to pay the same, or foreclose the lien against the property, and interest, costs and reasonable attorney's fees of any such collection efforts shall be added to the amount of such assessment. No owner may waive or otherwise escape liability for the assessments by non-use of any portion of the Common Areas or abandonment of a Lot.

Section 8. The lien for an assessment shall be subordinate to the lien of any mortgage. Sale or transfer of a Lot shall not affect or release the assessment lien. However, the sale or transfer of a Lot which is subject to any mortgage, pursuant to a Decree of Foreclosure under such mortgage or any proceeding in lieu of foreclosure, shall extinguish the lien of such assessment as to payments which became due prior to such sale or transfer, but shall not relieve the person who is the owner at the time such assessment became due of personal liability.

ARTICLE VII. ARCHITECTURAL CONTROL

No building or fence, wall or other structure shall be commenced, erected, or maintained upon any Lot nor shall any exterior addition to or change or alteration be made nor shall any landscaping be performed until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by Developer, or by the Board of Directors of the Association if assigned such responsibilities. In the event Developer (or the Board, if assigned the responsibilities) fails to approve or disapprove such plans within thirty (30) business days after submission, written approval will not be required and this Article will be deemed to have been satisfied.

ARTICLE VIII. EXTERIOR MAINTENANCE

If an owner fails to maintain a Lot and its improvements in a satisfactory manner, the Association shall have the right through its agents and employees to enter upon the Lot and to repair, paint, replace, maintain, restore, and care for the Lot and for exterior building surfaces, trees, shrubs, grass, walks and other exterior improvements. The cost of such exterior maintenance shall be added to and become a part of the assessments to which the Lot is subject.

ARTICLE IX. USE RESTRICTIONS

Use of the common areas shall be subject to the following:

(a) No use shall be made which will in any manner violate the statutes, rules or regulations of any governmental authority having jurisdiction over the Common Areas.

(b) No owner shall place any structure whatsoever upon the Common Areas nor shall any owner engage in any activity which would temporarily or permanently deny free access to any part of the Common Areas.

(c) The use of the Common Areas shall be subject to such rules and regulations as may be adopted from time to time by the Board of Directors of the Association.

ARTICLE X. GENERAL PROVISIONS

Section 1. It is the obligation and duty of the Association to properly maintain and repair the Common Areas and all structures and improvements within the common areas, in accordance with reasonable standards as required by City of Mason City, Iowa. Nothing in this Declaration shall be construed as limiting the authority of the City of Mason City, Iowa to enter the Common Areas to perform necessary maintenance should the Association fail to do so, and to assess the Lots with the costs thereof.

Section 2. The Association, or any owner, shall have the right to enforce, by any proceeding at law or in equity, all covenants, now or hereafter imposed pursuant to the provisions of this Declaration. Failure by the Association or by any owner to enforce any of the covenants shall not be deemed a waiver of the right to do so thereafter, nor shall it be construed as an act of acquiescence or approval on the part of the Association or any owner.

Section 3. Invalidation of any portion of this Declaration by Court judgment or Order shall neither affect or invalidate the remaining provisions, and the same shall remain in full force and effect.

Section 4. Any firm, person, corporation or other entity which succeeds to the title to a Lot through foreclosure of a mortgage or other security instrument or through other legal proceedings, becomes a Member of the Association and succeeds to the rights, duties and liabilities of the previous owner.

Section 5. The covenants run with the land and bind the same, and inure to the benefit of and are enforceable by the Association, or the owner of any Lot for a term of twenty-one (21) years from the date this Declaration is recorded. Any person described in Iowa Code Section 614.24 may file a verified claim with the Cerro Gordo County Recorder within said 21 years extending for a further period of 21 years the time within which the restrictions shall be in full force and effect.

The covenants may be amended by an instrument signed by not less than sixty (60)

percent of the Lot owners. Any instrument amending, modifying or cancelling this Declaration must be properly recorded before it is effective.

Section 6. In the event the Association or any owner fails or neglects to perform its rights, duties and obligations in accordance with the intent, purpose and provisions of this Declaration, Developer reserves the right to call such meetings, make such appointments and to take such further action as may be necessary, from time to time, to insure that the intent and purpose of this Declaration are being fulfilled.

Section 7. The captions and headings in this instrument are for convenience and shall effect interpretation.

This instrument is executed by Developer and Lot/Outlot Owner on a separate counterpart signature pages which also contains the notary acknowledgments.

SIGNATURE PAGE OF
DEVELOPER LG PROPERTIES LLC
TO DECLARATION
FOR BRIARSTONE ESTATES THIRD ADDITION, MASON CITY, IOWA

LG Properties LLC

By: _____ **Dated:** _____
Brett E. Schoneman,
President and Manager

STATE OF IOWA, CERRO GORDO COUNTY) ss:

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

_____
Notary Public in and for the State of Iowa

SIGNATURE PAGE OF
DEVELOPER NEXT LEVEL DEVELOPMENT LLC
TO DECLARATION
FOR BRIARSTONE ESTATES THIRD ADDITION, MASON CITY, IOWA

Next Level Development LLC

By: _____ **Dated:** _____
Brett E. Schoneman,
President and Manager

STATE OF IOWA, CERRO GORDO COUNTY) ss:

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

_____
Notary Public in and for the State of Iowa

SIGNATURE PAGE OF
DEVELOPER LPE DEVELOPMENT LLC
TO DECLARATION
FOR BRIARSTONE ESTATES THIRD ADDITION, MASON CITY, IOWA

LPE Development LLC

By: _____ **Dated:** _____

Brett E. Schoneman,
President and Manager

STATE OF IOWA, CERRO GORDO COUNTY) ss:

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

_____
Notary Public in and for the State of Iowa

Prepared by: Jacquelyn K. Arthur, Laird Law Firm, P.L.C., 11 4th Street N.E., P.O. Box 1567, Mason City, Iowa 50402-1567 (641-423-5154)

Send Tax Statements to:
Lot 1: Next Level Development LLC, 1819 4th Street S.W., Mason City, Iowa 50401

Lots 3, 4, 9, 10, & 15: LG Properties LLC, 1819 4th Street S.W., Mason City, Iowa 50401

Lots 2, 5-8, & 11-14: LPE Development LLC, 1819 4th Street S.W., Mason City, Iowa 50401

Outlots A, B & C: LPE Development LLC, 1819 4th Street S.W., Mason City, Iowa 50401

DEDICATION OF PLAT
OF
BRIARSTONE ESTATES THIRD ADDITION, MASON CITY, IOWA

Next Level Development LLC, an Iowa limited liability company, LG Properties LLC, an Iowa limited liability company, and LPE Development LLC, an Iowa limited liability company (collectively the "Developer"), the owners of the real estate described on the Plat attached to this Dedication, acknowledges they have caused said real estate to be surveyed and platted for the purpose of establishing and creating a Subdivision in Mason City, Cerro Gordo County, Iowa, to be known as **"BRIARSTONE ESTATES THIRD ADDITION, MASON CITY, IOWA."** The Plat of Briarstone Estates Third Addition, Mason City, Iowa, is made with the full and free consent and in accordance with the wishes and desires of Developer.

The real estate described on the Plat is located within the City limits of Mason City. There is attached a Resolution of the City Council of Mason City approving the Plat.

The term "Lot" does not include the term "Outlot."

The Lots and Outlots contained within the Subdivision are to be used only for those purposes allowed or permitted under the Zoning Ordinances of the City of Mason City, this Dedication and the Declaration of Covenants filed simultaneously with this Dedication ("Declaration").

Easement is reserved and reservation is made:

(a) in, on and through the Lots as shown on the attached Plat for the construction, placing, repair and maintenance of all necessary overhead, underground and surface utilities, public and private, including the right to conduct drainage and to trim along, on and over the areas of such easements.

(b) in favor of the City of Mason City for the free and uninhibited access to all private and common areas by the fire, police and other public safety vehicles and personnel for the customary performance of their respective duties and responsibilities.

(c) in, on and through Outlot B for the benefit of Lots 1 through 15, inclusive, and Outlots A and C for drainage and storm water detention. Briarstone Estates Third Association (the "Association") will become the owner of Outlot B and will be obligated to maintain, repair, replace, and improve Outlot B, including the private storm water detention cell located upon Outlot B and such obligations are covenants running with the land.

The Association shall have the power and authority to adopt, implement and enforce rules and regulations as provided in the Declaration, including the right to impose and collect assessments.

(d) in, on and through the west thirty (30) feet of Lot 2 for ingress and egress purposes for the benefit of Lot 1 and Lot 2.

The easements identified are perpetual. The easements in paragraphs (a) and (b) above are dedicated to the public use.

Lakemore Road is dedicated to the public use.

Sidewalks in conformance with City Ordinances shall be constructed adjacent to each Lot in the Subdivision where the Lot abuts public streets at owner's expense, prior to issuance of a Certificate of Occupancy by the City of Mason City for any structure thereon. In the event a Lot Owner purchases all or part of a Lot for the purpose of adding it to a developed Lot, the Lot Owner shall install sidewalks within ninety (90) days of purchase. In the event the owner of a Lot fails to construct sidewalks within the time prescribed, the City of Mason City without notice may enter upon a Lot for the purpose of constructing adjacent sidewalks and shall thereafter assess the costs of construction against the real estate as a lien.

The owner of each Lot shall plant and maintain trees in conformance with the Street Tree Planting Plan filed for this Subdivision. The trees shall be planted for a Lot at owner's expense prior to issuance of a Certificate of Occupancy by the City of Mason City for any structure thereon.

In the event a structure is ready for occupancy, but due to weather conditions, sidewalks and/or street trees cannot be installed, the City of Mason City will issue a Temporary Occupancy Permit until such time as weather allows for installation of sidewalks and/or street trees. The Lot Owner shall be responsible to comply with the terms of any Temporary Occupancy Permit.

The following conditions, restrictions, covenants, agreements and reservations (collectively referred to as "Restrictions") are established and created as binding upon and a charge against each in the Subdivision and are for the benefit of each present and future owner of any Lots in the Subdivision and shall constitute covenants running with the land.

The Restrictions shall remain in full force and effect for a term of 21 years from the date this Dedication is recorded. Any person described in Iowa Code section 614.24 may file a verified claim with the Cerro Gordo County Recorder within said 21 years extending for a further period of 21 years the time within which the restrictions shall be in full force and effect. The restrictions may be amended by a written instrument filed with the County Recorder and bearing the signatures of no less than 80% of the then Lot owners.

The Restrictions are:

1. Lots 5 through 8, inclusive, and Lots 11 through 14, inclusive, shall be used only for residential purposes. All other Lots may be used for purposes permitted by the Mason City Zoning Ordinances.

   Developer reserves the right to use any Lot and Outlot for construction purposes, including but not limited to the storage of building materials and equipment and temporary buildings for construction purposes, which storage and buildings shall be removed upon the completion or abandonment of the construction work.

2. No building shall be moved onto any Lot, provided, however, this shall not preclude precut, componentized, modular or similar type of construction.

3. The building lines shall be as required by the Mason City Zoning Ordinances.

4. Each Lot and the building(s) erected thereon shall at all times be maintained in a neat condition and appearance commensurate with the character of the Subdivision.

5. No poultry or livestock shall be kept or permitted on any Lot. Dogs, cats, and household pets are permitted but no animal shall be permitted to run loose.

6. No garbage, garbage cans, ashes, refuse, or trash receptacle shall be allowed on any Lot exposed to view other than on the day or days of collection. No outside incinerator shall be permitted. No burning of rubbish outside a residence shall be permitted.

7. The Lots may be subdivided into smaller Lots or areas provided that such division shall not result in the Lot failing to conform to minimum zoning requirements.

8. No obnoxious or offensive trade shall be conducted upon any Lot nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood.

9. No trailer, mobile home, motor home, tent, shack, garage, barn, basement house or other building shall be used as a residence either temporarily or permanently nor shall any residence of a temporary character be permitted.

10. Any detached structure or accessory structure must be of a design and constructed of materials in keeping with principal building located upon the Lot.

11. No dwelling shall be of the "Earth Shelter" type, "A-Frame" type, "Geo-Desic Dome" type or "Split-Entry" type, without the express written consent of Developer.

12. For Lots 5 through 8, inclusive, and Lots 11 through 14, inclusive:

    i. There shall be permitted upon each Lot a dwelling with an attached garage or a dwelling with a detached garage; and
    ii. No Lot shall have both a detached garage and a garage attached to a dwelling; and
    iii. Each Lot may have one small accessory structure in the rear yard not to exceed the size permitted by the Mason City Zoning Ordinances.

13. Each Lot shall be suitably landscaped to promote the aesthetics of the area.

14. No liquid or propane gas container of any type shall be allowed on a Lot or Outlot exposed to view.

15. Any motor vehicle placed or parked outdoors must be operative and capable of self-locomotion.

16. No bus, semi-trailer, trailer, race car or truck of any kind except what is commonly described as a "pickup truck" shall be kept or parked on any Lot, Outlot, street or private driveway, provided, however, that this prohibition shall not apply to such vehicles driven in the Subdivision in pursuit of and conducting their usual business.

17. No satellite TV antennae or "dish" may be maintained, constructed or erected on any Lot unless it is constructed in the rear yard and at least 10 feet from any property line and is shielded from public view by landscaping approved by Developer.

18. No solar panels shall be maintained, constructed or erected in the front or side yard of any Lot.

19. No firewood or wood pile shall be kept outside a structure unless it is neatly stacked, placed in the rear yard and screened from view from the street by plantings.

20. All electrical transmission lines and service entrances, cable television or other transmission lines, all telephone lines and services therefor shall be installed underground on all Lots.

21. No exterior clotheslines shall be permitted on any Lots.

22. Permanent outside storage of trailers, campers, boats, mobile homes, motor homes, and recreational vehicles is prohibited. For purposes hereof "Permanent" shall mean twenty-one (21) days or more whether continuous or not, in any one twelve (12) month period.

23. No dirt may be removed from any Lot without the prior consent of Developer. If a Lot owner believes excess dirt exists, then Developer shall have the right to direct the Lot owner to stockpile the dirt, or selected portions of such dirt, for Developer's use on another Lot or on a parcel adjacent to the Subdivision. If Developer has no use for any portion of the dirt, the lot owner is responsible for disposing of excess dirt.

24. No building construction, fence construction, or Lot improvement, including landscaping and architectural arrangement, shall be permitted on any Lot until after plans and specifications of the following types are submitted to and receive the written approval of Developer or its designated representative or assign:

    (a) Building plans, including:

        (1) Floor plans
        (2) Building profiles
        (3) Exterior colors

    (b) Site plans, which indicate:

        (1) Building, land coverage and location
        (2) Location, size and surface type of all drives
        (3) Location and type of all exterior lights

    (c) Landscape plans, which indicate:

        (1) Planting types, sizes and locations
        (2) Grading plans including existing and proposed contours

(3) Ground cover materials
(4) Fencing types, sizes and locations
(5) All other outdoor features proposed

(d) Such other plans and information as may be requested.

If Developer or its designated representative or assign does not respond within thirty (30) days after the plans and specifications have been submitted, the plans and specifications shall be deemed approved.

25. The owner of each Lot as defined in the Declaration filed simultaneously with this Dedication is automatically a member of Briarstone Third Estates Association ("Association"). The Association shall be vested with, but not limited to, the following authorities and powers:

A. To interpret any restriction in this Dedication when a reasonable question arises as to its meaning or application.

B. To suggest anything for the betterment, welfare and improvement of the Subdivision.

C. To promote the health, safety and welfare of the residents of the Subdivision.

D. To fix, levy, collect and enforce payment by any lawful means, of charges and assessments against member Lots pursuant to the terms of the Declaration.

E. To exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in the Declaration, and as the same may be amended from time to time.

F. To have and exercise any and all powers, rights and privileges which an Iowa nonprofit corporation may now or hereafter have or exercise.

G. To accept from Developer, when and if made, a conveyance of any Outlot and such other properties as may be made subject to the Declaration as common areas.

H. To accept from Developer, when and if made, an assignment of the rights, duties and responsibilities respecting Architectural control.

I. To maintain all common areas and facilities within the common areas.

J. To convey to the City of Mason City, if and when acceptable to it, any common area.

26. In the event an owner of any Lot, or his or her or its assigns, shall violate or attempt to violate any of the Restrictions, it shall be lawful for any other person or persons owning any Lot in the Subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate such restrictions and either prevent them from so doing or recover damages for such violations or both.

27. Invalidation of any one of these restrictions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

This Dedication is executed by Developer on a separate signature page which also contains the notary acknowledgment. The balance of this page (except for attachment notation) is intentionally left blank.

Attachments:

a. Signature Pages of Developer.
b. Certificate of County Treasurer.
c. Certificate of County Auditor.
d. Consent of Lender
e. Final Plat with Surveyor's Certificate.
f. Resolution of City Council.
g. Opinion of Title.

SIGNATURE PAGE OF
DEVELOPER LG PROPERTIES LLC
TO DEDICATION OF PLAT
FOR BRIARSTONE ESTATES THIRD ADDITION, MASON CITY, IOWA

LG Properties LLC

By: _____ **Dated:** _____
Brett E. Schoneman,
President and Manager

STATE OF IOWA, CERRO GORDO COUNTY) ss:

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

_____
Notary Public in and for the State of Iowa

SIGNATURE PAGE OF
DEVELOPER NEXT LEVEL DEVELOPMENT LLC
TO DEDICATION OF PLAT
FOR BRIARSTONE ESTATES THIRD ADDITION, MASON CITY, IOWA

Next Level Development LLC

By: _____ **Dated:** _____
Brett E. Schoneman,
President and Manager

STATE OF IOWA, CERRO GORDO COUNTY) ss:

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

_____
Notary Public in and for the State of Iowa

SIGNATURE PAGE OF
DEVELOPER LPE DEVELOPMENT LLC
TO DEDICATION OF PLAT
FOR BRIARSTONE ESTATES THIRD ADDITION, MASON CITY, IOWA

LPE Development LLC

By: _____ **Dated:** _____

Brett E. Schoneman,
President and Manager

STATE OF IOWA, CERRO GORDO COUNTY) ss:

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

_____
Notary Public in and for the State of Iowa

CERTIFICATE OF COUNTY TREASURER

I, Nikki Fessler, County Treasurer of Cerro Gordo County, Iowa, do hereby certify the land described in the Plat of Briarstone Estates Third Addition, Mason City, Iowa, is free from certified taxes and certified special assessments as shown by the records in my office.

Date: _____

Nikki Fessler
County Treasurer of
Cerro Gordo County, Iowa

County Auditor
Cerro Gordo County Courthouse
220 N Washington Ave
Mason City, IA 50401
Adam Wedmore, Auditor
Ph: 641-421-3028
Fax: 641-421-3139
www.cerrogordoauditor.gov

APPROVAL OF SUBDIVISION PLAT

Cerro Gordo County Auditor

Re: Briarstone Estates Third Addition, Mason City, Iowa

Pursuant to Iowa Code §354.6(2) and §354.11(1)(e), the Cerro Gordo County Auditor has reviewed the above subdivision name or title and hereby approves the same.

Date: July 16, 2026

Signed: _____
Cerro Gordo County Deputy Auditor

(SEAL)

RESOLUTION NO. 26 -

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR "BRIARSTONE ESTATES THIRD ADDITION SUB-DIVISION" IN THE CITY OF MASON CITY, IOWA

WHEREAS, the Planning and Zoning Commission of the City of Mason City, Iowa, did on the 8th day of September, 2026, duly approve the Preliminary Plat for "Briarstone Estates Third Addition" in the City of Mason City, Iowa, and

WHEREAS, said Plan appears to comply with all other Statutes of the State of Iowa and Ordinances of the City of Mason City, Iowa, relative to plats of additions and subdivisions and necessary and appropriate public improvements will be installed, if applicable;

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

Section 1: That the preliminary plat of "Briarstone Estates Third Addition Subdivision" be approved subject to:

1. Continued City review and efforts to address existing drainage concerns in the area.

PASSED AND APPROVED this 6th day of October, 2026.

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

Council Agenda Item 18

The City of Mason City IOWA

CITY ADMINISTRATOR

Memorandum

To:	The Honorable Mayor and City Council Members
From:	Aaron Burnett, City Administrator
Date:	October 2, 2026
RE:	Recommendation to approve an Assessment Agreement for the Briarstone Housing Development project

Recommendation:
The recommendation is: that the City Council approve an Assessment Agreement with LPE Development, LLC..

Review:
The Briarstone development will consist of construction of 24 multifamily units and 12 duplex units that will be offered for sale to be owner-occupied. The project has received a Workforce Housing Tax Credit from the State of Iowa. The public infrastructure for this development will be constructed by the city at the city's cost and will be assessed against the lots in a prorated fashion in this agreement. The agreement allows for this assessment to be delayed and forgiven upon performance of the development. If the developer fails to construct the minimum improvements, the city will assess these infrastructure costs to the undeveloped lots. This structure allows the city to be assured that the required multifamily and single-family housing will be constructed while incentivizing the project to reduce the barrier to development of the higher cost infrastructure. Additionally, this work opens prime development land for future development allowing for growth of future tax base for the community.

Budget Impact:
This agreement will have no impact on the city budget, but the underlying project will likely result in a budget amendment due to increasing costs from initial estimates.

Council Action Requested:
I respectfully request City Council approval of the Assessment Agreement.

Attachments:
Professional Services Agreement

Aaron Burnett, City Administrator

RESOLUTION NO. 26-

RESOLUTION APPROVING FORM AND DISTRIBUTION OF VOLUNTARY ASSESSMENT AGREEMENT

(PETITION, CONTRACT AND WAIVER)

WHEREAS, Next Level Development, LLC (the "12-Plex Developer") proposes to undertake the construction of two twelve-plex apartment buildings (the "12-Plex Project") on certain real property (the "12-Plex Property") in the City of Mason City, Iowa (the "City"); and

WHEREAS, LPE Development, LLC (the "Duplex Developer" and, together with the 12-Plex Developer, the "Developers") proposes to undertake the construction of six duplexes (the "Duplex Project" and, together with the 12-Plex Project, the "Projects") on certain real property (the "Duplex Property" and, together with the 12-Plex Property, the "Properties") in the City; and

WHEREAS, the Developers have requested that the City undertake the construction of certain public infrastructure improvements (the "Public Infrastructure Project") in connection with the Projects; and

WHEREAS, it is deemed advisable by the City Council of the City that the Public Infrastructure Project be constructed by the City; and

WHEREAS, pursuant to Section 384.41 of the Code of Iowa, a voluntary assessment agreement (petition, contract and waiver) (the "Voluntary Assessment Agreement") has been prepared, pursuant to which the Developers would formalize their request that the City cause the construction of the Public Infrastructure Project, the City would agree to undertake such Public Infrastructure Project, and the Developers would agree to be specially assessed for the costs of such Public Infrastructure Project, subject to the terms of the Voluntary Assessment Agreement; and

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

Section 1. The Voluntary Assessment Agreement is hereby approved in the form that has been presented to this City Council. The City Administrator is hereby authorized to present the Voluntary Assessment Agreement to the Developers for execution. Further, the Voluntary Assessment Agreement shall also be presented to any lienholders who hold liens on the Properties in order for such lienholders to agree that the assessments to be levied against the Properties in connection with the Public Infrastructure Project will be senior and superior to the liens on the Properties held by the lienholders.

Section 2. The City Administrator is hereby authorized to make such changes, modifications, additions or deletions to the Voluntary Assessment Agreement as the City

Administrator, with the advice of bond counsel, may believe to be necessary to properly document the mutual understanding of the Developers and the City with respect to the special assessments for the Public Infrastructure Project.

Section 3. All resolutions, parts of resolutions, or actions of the City Council in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved October 6, 2026.

_____

John P. Lee, Mayor

Attest:

_____

Aaron Burnett, City Clerk

MINUTES OF MEETING TO APPROVE FORM AND DISTRIBUTION OF VOLUNTARY ASSESSMENT AGREEMENT

Mason City, Iowa

631141-31

October 6, 2026

A meeting of the City Council of the City of Mason City, Iowa, was held on October 6, 2026, at _____ o'clock ___.m., at the _____, Mason City, Iowa. The Mayor presided and the roll was called, showing Council Members present and absent as follows:

Present: _____

Absent: _____.

• • Other Business • •

The City Council took up the proposed Voluntary Assessment Agreement (Petition, Contract and Waiver) in connection with certain housing and related public infrastructure improvements.

Council Member _____ moved the adoption of a resolution. The motion was seconded by Council Member _____ and passed with record vote as follows:

Ayes: _____

Nays: _____.

The Mayor then declared the resolution adopted, as hereinafter set out.

STATE OF IOWA
CERRO GORDO COUNTY SS:
CITY OF MASON CITY

I, the undersigned, City Clerk of the City of Mason City, Iowa, do certify that the above and foregoing is a true, correct and complete copy of the minutes of a meeting of the City Council, held as therein shown, insofar as such minutes pertain to the proposed housing and related public infrastructure improvement projects, including a true, correct and complete copy of each of the resolutions referred to in said minutes.

WITNESS MY HAND this _____ day of _____, 2026.

_____
City Clerk

PETITION, CONTRACT AND WAIVER

THIS AGREEMENT is made and entered into by and among the City of Mason City, Iowa, an Iowa municipal corporation (hereinafter referred to as the "City"), Next Level Development, LLC, an Iowa limited liability company ("12-Plex Developer"), and LPE Development, LLC, an Iowa limited liability company ("Duplex Developer"), which entities are collectively referred to herein as the "Property Owners."

WHEREAS, 12-Plex Developer is the owner of the real estate described on Exhibit A-1 hereto (the "12-Plex Property"); and

WHEREAS, the Duplex Developer is the owner of the real estate described on Exhibit A-2 hereto (the "Duplex Property" and together with the 12-Plex Property, the "Property"); and

WHEREAS, the Property Owners have requested that the City undertake the construction of certain public infrastructure improvements (the "Public Infrastructure Project") to serve the Property, such improvements to be undertaken in accordance with the details set forth on Exhibit B hereto; and

WHEREAS, the construction of the Public Infrastructure Project will provide special benefits to the Property; and

WHEREAS, pursuant to Chapter 384 of the Code of Iowa, the City has the power to undertake the Public Infrastructure Project and to levy special assessments in connection therewith; and

WHEREAS, a proposed Schedule of Assessments (the "Schedule of Assessments") has been prepared for the Public Infrastructure Project listing the proposed amounts of the assessments (the "Assessments") to be levied against the Property with respect to the costs of the Public Infrastructure Project, all as set forth on Exhibit C hereto; and

WHEREAS, the 12-Plex Developer has proposed to undertake the construction of two twelve-plex apartment buildings with twelve residential units each (the "Apartment Project") on the 12-Plex Property; and

WHEREAS, the Duplex Developer has proposed to undertake the construction of six (6) duplexes on the Duplex Property with twelve (12) residential units (the "Duplex Project" and together with the Apartment Project, the "Private Improvements"); and

WHEREAS, the City intends to forgive the Assessments, provided that the Private Improvements are completed and a certificate of occupancy is issued for all Private Improvements on or before December 31, 2036;

NOW, THEREFORE, BE IT AGREED AMONG THE PARTIES HERETO AS FOLLOWS:

The Property Owners and the City, by execution of this Agreement, agree and intend that this Agreement shall constitute a written contract and petition as required by Section 384.41 of the

Code of Iowa, for the initiation of a plan for the Public Infrastructure Project, a public improvement to be paid in whole or in part by special assessments to be levied against the Property.

FURTHER, the City, by execution of this Agreement:

1. Agrees to take any and all action required by Chapter 26 of the Code of Iowa, or any and all other actions required by law to be taken in order to design and complete at City expense the Public Infrastructure Project in accordance with the plans and specifications therefor, such completion anticipated to be on or before November 30, 2027.

2. Upon completion of the Public Infrastructure Project and acceptance of the work by the City Council, the City shall send by regular mail or other commercially reasonable means of conveyance a written notice (the "Final Assessment Notice") to the Property Owners demonstrating the 12-Plex Final Assessment Amount (defined below) and Duplex Final Assessment Amount (defined below).

3. Agrees that sixty-seven percent (67%) of the Assessments shall be levied against the 12-Plex Property and thirty-three percent (33%) of the Assessments shall be levied against the Duplex Property.

4. Agrees that notwithstanding any provision of this Agreement to the contrary, the Final Assessment Amount (defined below) levied against the 12-Plex Property in connection with the Public Infrastructure Project contemplated herein shall be forgiven on a pro rata basis (one-half per twelve-plex apartment building) upon issuance of certificates of occupancy for each apartment building comprising the 12-Plex Property issued on or before December 31, 2036.

5. Agrees that notwithstanding any provision of this Agreement to the contrary, the Final Assessment Amount (defined below) levied against the Duplex Property in connection with the Public Infrastructure Project contemplated herein shall be forgiven on a pro rata basis (one-twelfth per residential unit) upon the issuance of certificates of occupancy for each of the twelve (12) residential units comprising the Duplex Property issued on or before December 31, 2036.

6. Agrees that upon such forgiveness, the City shall take all actions reasonably necessary to release or otherwise remove any lien or encumbrance arising from the Assessments against a property, including, if applicable, directing the County Treasurer to remove such Assessments from the tax rolls.

7. Agrees the 12-Plex Final Assessment Amount (defined below) shall not be certified to the County Treasurer for collection prior to December 31, 2036 and shall only certify for collection the amount remaining unforgiven.

8. Agrees the Duplex Final Assessment Amount (defined below) shall not be certified to the County Treasurer for collection prior to December 31, 2036 and shall only certify for collection the amount remaining unforgiven.

9. Assessments not forgiven shall remain due and payable in accordance with their original terms against the portion of the Property not released upon the terms set out above.

FURTHER, the Property Owners, by execution of this Agreement:

1. Waive notice to property owners by publication and mailing as provided by Section 384.50 of the Code of Iowa (relating to notice of hearing at which the owners of property to be assessed or other interested parties may appear and be heard for or against the making of the improvement, the boundaries of the district, the cost, the valuation of any lot, the assessment against any lot, or the final adoption of the Resolution of Necessity).

2. Waive the right to a hearing on the proposed Resolution of Necessity as provided for in Section 384.51 of the Code of Iowa.

3. Consent to the levying of the Final Assessment Amount (as herein defined) and further consents to the adoption of a preliminary resolution, the Plat and Schedule and cost estimate, and Resolution of Necessity by the City for the Public Infrastructure Project.

4. Waive any objections to the Public Infrastructure Project, the description of the private property to be assessed, the costs of the Public Infrastructure Project, the valuation of any lot, the assessment against any lot, or the final adoption of the Resolution of Necessity.

5. Agree that the final amount (the "12-Plex Final Assessment Amount") to be assessed against the 12-Plex Property shall be the lesser of (a) $936,000 ($39,000 per unit); or (b) sixty-seven percent (67%) of the actual cost of the Public Infrastructure Project, as determined by the City Council of the City and as set forth in the Final Schedule of Assessments, to be prepared upon completion of the Public Infrastructure Project. Furthermore, agree that the 12-Plex Final Assessment Amount shall constitute the Assessments against the 12-Plex Property.

Agree that the final amount (the "Duplex Final Assessment Amount") to be assessed against the Duplex Property shall be the lesser of (a) $468,000 ($39,000 per unit); or (b) thirty-three percent (33%) of the actual cost of the Public Infrastructure Project, as determined by the City Council of the City and as set forth in the Final Schedule of Assessments, to be prepared upon completion of the Public Infrastructure Project. Furthermore, agree that the Duplex Final Assessment Amount shall constitute the Assessments against the Duplex Property.

6. Agree the Duplex Property shall be developed with not fewer than twelve (12) dwelling units in duplex structures, and the Developer shall not construct or substitute a multifamily residential building containing more than two (2) dwelling units per structure in satisfaction of such requirement.

7. Agree to either (i) remit payment in an amount equal to the unforgiven portion of the 12-Plex Final Assessment Amount and the Duplex Final Assessment Amount, as applicable, directly to the City on December 31, 2036; or (ii) to repay the unforgiven portion of the Final Assessment Amount, plus interest calculated in accordance with Section 384.65 of the Code of Iowa, in ten (10) equal annual installments with property taxes assessed against the applicable

undeveloped parcel, such installments to be due by October 1 of each year, commencing October 1, 2037.

8. If the 12-Plex Property is to be subdivided, then upon approval of a final plat for the subdivision of the 12-Plex Property, the 12-Plex Final Assessment Amount shall be divided equally among the resulting lots, and a revised Final Schedule of Assessments shall then be prepared showing the assessments due relative to each lot. If the 12-Plex Property is not to be subdivided, then the 12-Plex Final Assessment Amount shall be levied in full against the whole of the 12-Plex Property.

If the Duplex Property is to be subdivided, then upon approval of a final plat for the subdivision of the Duplex Property, the Duplex Final Assessment Amount shall be divided equally among the resulting lots, and a revised Final Schedule of Assessments shall then be prepared showing the assessments due relative to each lot. If the Duplex Property is not to be subdivided, then the Duplex Final Assessment Amount shall be levied in full against the whole of the Duplex Property.

9. Waive the limitation provided in Section 384.62 of the Code of Iowa, that an assessment may not exceed twenty-five percent (25%) of the value of the property assessed.

10. Waive the notice to property owners by publication and mailing as provided by Section 384.60 of the Code of Iowa (relating to notice of certification to County Treasurer of Final Schedule of Assessments).

11. Agree to provide the City, at no cost, with either a deed or permanent easement to the Public Infrastructure Project improvements and related right-of-way comprising the public improvements, which shall thereafter be owned and maintained by the City.

12. Warrant that the Property is free and clear of all liens and encumbrances, other than ordinary taxes, except for such liens as are noted on Exhibit D hereto.

13. Agree to subordinate the sale of any part of the Property to the terms of this Agreement.

14. Agree that this Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Property Owner and shall run with the Property.

DATED as of _____, 2026

CITY OF MASON CITY, IOWA

By _____
John P. Lee, Mayor

Attest:

_____
Aaron Burnett, City Clerk

*Signatures of the Property Owners appear on separate signature pages.

SIGNATURE PAGE OF PROPERTY OWNERS
TO
PETITION, CONTRACT AND WAIVER

"12-Plex Developer"

Next Level Development, LLC

By:_____ Date: _____
Its: _____

"Duplex Developer"

LPE Development, LLC

By:_____ Date: _____
Its: _____

EXHIBIT A-1 – Legal Description of 12-Plex Property

Certain real property situated in the City of Mason City, Cerro Gordo County, State of Iowa more particularly described as follows:

LOT ONE (1) IN BRIARSTONE WEST, MASON CITY, IOWA

(Parcel No. 07-08-355-012-00)

EXHIBIT A-2 – Legal Description of Duplex Property

Certain real property situated in the City of Mason City, Cerro Gordo County, State of Iowa more particularly described as follows:

LOTS SIX (6), SEVEN (7), EIGHT (8), THIRTEEN (13), FOURTEEN (14) AND FIFTEEN (15) IN BRIARSTONE ESTATES THIRD ADDITION, MASON CITY, IOWA

EXHIBIT B – Proposed Final Schedule of Assessments

EXHIBIT C - Details of Public Infrastructure Project

A Kleinfelder Company

VEENSTRA & KIMM INC.
2800 4th Street SW, Suite 9
Mason City, Iowa 50401

641.421.8008
www.v-k.net

ENGINEER'S ESTIMATE

Project: NEXT LEVEL DEVELOPMENT, LLC
Owner: NEXT LEVEL DEVELOPMENT, LLC
Location: MASON CITY, IOWA

CITY PORTION

Job No.: 364508
Updated Date: 7/23/2026
Estimated By: CK
Reviewed By: JAP

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
	DIVISION 1 - GENERAL				
1.01	MOBILIZATION	LS	1.00	$50,000.00	$50,000.00
1.02	TRAFFIC CONTROL	LS	1.00	$3,000.00	$3,000.00
1.03	EXPLORATORY EXCAVATION	HOUR	16	$225.00	$3,600.00
1.04	CLEARING AND GRUBBING	LS	0	$5,000.00	$0.00
1.05	SITE GRADING				
1.05.1	EXCAVATION AND EMBANKMENT	CY	6,581	$5.00	$32,905.00
1.05.2	STRIP, SALVAGE, AND SPREAD TOPSOIL	CY	5,901	$7.00	$41,307.00
1.05.3	UNSTABLE SUBGRADE REPAIR (ASSUMED QUANTITY)	CY	100	$45.00	$4,500.00
			TOTAL DIVISION 1=		**$135,312.00**
	DIVISION 2 - EROSION CONTROL				
2.01	PERIMETER AND SEDIMENT CONTROL DEVICE	LF	1,416	$3.25	$4,602.00
2.02	STABILIZED CONSTRUCTION ENTRANCE	TON	55	$30.00	$1,650.00
2.03	INTAKE PROTECTION	EA	9	$325.00	$2,925.00
2.04	ROLLED EROSION CONTROL PRODUCT	SY	3,060	$4.00	$12,240.00
2.05	SILT FENCE	LF	913	$3.00	$2,739.00
2.06	TEMPORARY SEEDING AND STRAW MULCHING	ACRE	12.00	$1,200.00	$14,400.00
			TOTAL DIVISION 2=		**$38,556.00**
	DIVISION 3 - SANITARY SEWER				
3.01	SANITARY SEWER MAIN, 8"	LF	2,684	$64.00	$171,776.00
3.02	CIRCULAR SANITARY MANHOLE, 48"	EA	9	$6,500.00	$58,500.00
3.03	CONNECT TO EXISTING SANITARY SEWER	EA	1	$1,500.00	$1,500.00
3.04	8X6 SANITARY SEWER WYE	EA	0	$500.00	$0.00
3.05	6" SANITARY SEWER SERVICES	LF	0	$50.00	$0.00
3.06	STABILIZING MATERIAL (ASSUMED QUANTITY)	TON	100	$30.00	$3,000.00
3.07	GRANULAR BACKFILL MATERIAL (ASSUMED QUANTITY)	TON	200	$25.00	$5,000.00
3.08	SANITARY SEWER SYSTEM TESTING	LS	1.00	$4,500.00	$4,500.00
			TOTAL DIVISION 3=		**$244,276.00**

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
	DIVISION 4 - STORM SEWER				
4.01	STORM INTAKE	EACH	11	$4,900.00	$53,900.00
4.02	STORM MANHOLE, 6010.401	EACH	3	$6,000.00	$18,000.00
4.03	STORM INTAKE, 6010.512, 30" DIA.	EACH	0	$3,500.00	$0.00
4.04	STORM SEWER PIPE, 15"	LF	376	$75.00	$28,200.00
4.05	STORM SEWER PIPE, 18"	LF	220	$95.00	$20,900.00
4.06	STORM SEWER PIPE, 24"	LF	50	$105.00	$5,250.00
4.07	STORM SEWER PIPE, 30"	LF	532	$140.00	$74,480.00
4.08	EROSION STONE	TON	50	$25.00	$1,250.00
4.09	STABILIZING MATERIAL (ASSUMED QUANTITY)	TON	150	$30.00	$4,500.00
4.10	GRANULAR BACKFILL MATERIAL (ASSUMED QUANTITY)	TON	200	$25.00	$5,000.00
4.11	STORM SEWER SYSTEM TESTING	LS	1.000	$2,000.00	$2,000.00
4.12	SUBDRAIN, 6"	LF	1,850	$14.00	$25,900.00
4.13	DRAIN TILE LATERAL REPAIR (ASSUMED QUANTITY)	EA	6	$250.00	$1,500.00
			TOTAL DIVISION 4=		**$240,880.00**
	DIVISION 5 - WATER MAIN				
5.01	WATER SERVICE				
5.01.1	CORPORATION, 3/4"	EA	0	$500.00	$0.00
5.01.2	WATER SERVICE PIPE, 3/4"	LF	0	$40.00	$0.00
5.01.3	CURB STOP & BOX, 3/4"	EA	0	$650.00	$0.00
5.02	WATER MAIN, 6"	LF	0	$80.00	$0.00
5.03	WATER MAIN, 8"	LF	1,607	$47.00	$75,529.00
5.04	GATE VALVE, 6"	EA	0	$2,600.00	$0.00
5.05	GATE VALVE, 8"	EA	8	$2,950.00	$23,600.00
5.06	FIRE HYDRANT	EA	3	$7,600.00	$22,800.00
5.07	REMOVE & REINSTALL FIRE HYDRANT	EA	1	$4,000.00	$4,000.00
5.08	CONNECT TO EXISTING WATERMAIN - LIVE TAP	EA	1	$6,000.00	$6,000.00
5.09	FITTINGS	LBS	480	$25.00	$12,000.00
5.10	STABILIZING MATERIAL (ASSUMED QUANTITY)	TON	60	$30.00	$1,800.00
5.11	GRANULAR BACKFILL MATERIAL (ASSUMED QUANTITY)	TON	60	$25.00	$1,500.00
5.12	WATER SYSTEM TESTING	LS	1.00	$4,500.00	$4,500.00
			TOTAL DIVISION 5=		**$151,729.00**
	DIVISION 6 - PAVEMENT				
6.01	SUBGRADE				
6.01.1	COMPACTION OF SUBGRADE, 12" THICK	SY	5,035	$3.00	$15,105.00
6.01.2	SUBGRADE STABILIZATION MATERIAL (ASSUMED 50% of AREA)	SY	2,517	$6.00	$15,102.00
6.02	AGGREGATE BASE COURSE	CY	1000	$41.00	$41,000.00
6.03	PCC PAVEMENT, 7" THICK	SY	4,426	$62.00	$274,412.00
6.04	PAVEMENT AND SUBGRADE TESTING	LS	1.00	$8,000.00	$8,000.00
			TOTAL DIVISION 6=		$353,619.00
	DIVISION 7 - LANDSCAPE				
7.01	TOPSOIL, FURNISH (ASSUMED QUANTITY)	CY	0	$50.00	$0.00
7.02	SEED, FERTILIZER AND MULCH - URBAN	ACRE	1.5	$7,500.00	$11,250.00
			TOTAL DIVISION 7=		$11,250.00
				TOTAL ESTIMATED CONSTRUCTION COST	**$1,175,622.00**
				ENGINEERING, LEGAL , ADMIN (15% +/-)	$176,000
				TOTAL ESTIMATED PROJECT COST	**$1,351,622.00**

Estimate does not include costs associated with the installation of gas, electric, or communications infrastructure.

EXHIBIT D – Certificate of Ownership and Encumbrance

CERTIFICATE OF OWNERSHIP AND ENCUMBRANCE

STATE OF IOWA
SS:
CERRO GORDO COUNTY

I, Jacquelyn K. Arthur, hereby certify that I have reviewed the records on file with the Cerro Gordo County Recorder and that the owner of the real estate described herein, as shown by the records in the office of the County Recorder of the Cerro Gordo County, Iowa, on the 25th day of September, 2026, is as follows:

PROPERTY OWNER: Next Level Development, LLC and LPE Development, LLC

ENCUMBRANCE: Mortgage in favor of Clear Lake Bank and Trust Company against LOT ONE (1) IN IN BRIARSTONE ESTATES THIRD ADDITION, MASON CITY, IOWA filed September 23, 2025 as Document No. 2025-4945 in the office of the Cerro Gordo County Recorder.

Jacquelyn K. Arthur, Attorney
Iowa Title Guaranty Member No. 7792

Council Agenda Item 19

The City of Mason City IOWA

CITY ADMINISTRATOR

Memorandum

To:	The Honorable Mayor and City Council Members
From:	Aaron Burnett, City Administrator
Date:	October 2, 2026
RE:	Recommendation to approve Professional Services Agreement with Veenstra & Kimm, Inc., for Briarstone Infrastructure

Recommendation:

The recommendation is: that the City Council approve a Professional Services Agreement with Veenstra & Kimm, Inc., for design services related to the Briarstone Infrastructure project.

Review:

The Briarstone development will open 4 commercial lots, 8 new duplex development lots, and 3 new multifamily lots for development. The developer commits to the construction of 24 multifamily units and 12 duplex units that will be offered for sale to be owner-occupied. The road will serve the future development of the back of the lot and when connected to Briarstone will act as a valuable outlet for this neighborhood to Taft Avenue. These services will cost $74,000.

Budget Impact:

This capital project is budgeted and will have no impact on the city budget.

Council Action Requested:

I respectfully request City Council approval of the Professional Services Agreement with Veenstra & Kimm, Inc.,, with a Not-to-Exceed Fee of $74,000.

Attachments:

Professional Services Agreement

Aaron Burnett, City Administrator

PROFESSIONAL SERVICES AGREEMENT

THIS IS AN AGREEMENT, made as of _____, 2026, between City of Mason City, **(CLIENT)** and Veenstra & Kimm, Inc., **(CONSULTANT / ENGINEER).**

CLIENT requires consulting services for the **Briarstone Estates Third Addition** as defined in **Exhibit 1**.

CLIENT and **CONSULTANT** agree:

1. **Scope of Services. CONSULTANT** shall perform professional services as stated in **EXHIBIT 2.**

2. **Compensation. CLIENT** shall compensate **CONSULTANT** for **CONSULTANT**'s services as stated in **EXHIBIT 3.**

3. **General Considerations.** General considerations to this Agreement are as stated in **EXHIBIT 4.**

4. **Terms and Conditions. CONSULTANT** shall provide professional services in accordance with the terms and conditions stated in **EXHIBIT 5.** If **CLIENT** issues a purchase order or other document to initiate the commencement of services hereunder, it is agreed that any terms and conditions appearing thereon shall have no application and only the provisions of this Agreement shall automatically apply

5. **CLIENT** has provided or shall provide for payment from one or more lawful sources of all sums to be paid to **CONSULTANT**.

6. Following **EXHIBITS** are attached to and made part of this Agreement.

    a. **EXHIBIT 1** - Scope of Project
    b. **EXHIBIT 2** - Scope of Services.
    c. **EXHIBIT 3** - Compensation.
    d. **EXHIBIT 4** - General Considerations
    e. **EXHIBIT 5** - Standard Terms and Conditions

IN WITNESS WHEREOF, the parties below have executed this Agreement as of the day and year first above written.

CITY OF MASON CITY

By: _____

Date: _____

Attest:

_____

Address for giving notices:

City Hall
10 1st Street NW
Mason City, IA 50401

VEENSTRA & KIMM, INC.

By: _____
Jason Petersburg, P.E.

Date: 9/28/2026

Attest:
Becky Thorndt

Address for giving notices:

Stone Creek Office Park
2800 Fourth Street SW Suite 9
Mason City, 50401

EXHIBIT 1
PROJECT SCOPE

SCOPE OF PROJECT

It is understood and agreed the Project shall include the following improvements:

A. Project Scope Defined

1. It is understood that the City and Developer are requesting an agreement for Design Services associated with the Briarstone Estates Third Addition. The scope of the improvements can be found on Drawing No. 2 located at the end of Exhibit 1. It is further understood that the City and the Developer plan to enter into a Development Agreement that includes the following: The City is to design and construct public improvements including new sanitary sewer main, new water main, new storm sewer main and new roadway paving. The Developer will pay for the associated costs of the sewer and water services. The City will pay for a prorated portion of the design and construction of the proposed detention basin with the Developer paying for the remaining portion of the work. In addition, the topographic survey will be split amongst the entities. The Developer will be responsible for all platting and planning services required.



DATE	REVISIONS

SCALE: AS NOTED
DESIGN: CELLEN
CHECKED: JPOTTER@VKI.NG
APPROVED: JPOTTER@VKI.NG
DATE: 02/19/2026
ISSUED FOR: PLAT/SUP

VEENSTRA & KIMM INC.

BRIARSTONE ESTATES THIRD ADDITION
MASON CITY, IOWA

2800 Fourth Street SW • Suite 9 • Mason City, Iowa 50401-1596
641-421-8008 • 641-380-0313(FAX) • 877-241-8008(WATS)

OVERALL DEVELOPMENT PLAN
CITY CONTRIBUTIONS

DWG. NO.
2

PROJECT NO. 25A-018

EXHIBIT 2
SCOPE OF SERVICES

Professional Services

CONSULTANT agrees to perform professional services in connection with the project as herein described. The CONSULTANT will serve as the CLIENT'S professional representative in those phases of the project to which this Agreement applies and will give consultation and advice to the CLIENT during the performance of services as required.

A. Preliminary Engineering Design Services

1. Scope of Work
   a. CONSULTANT shall meet with CLIENT as needed to further define project scope, budget, timeline, and any special logistical issues pertaining to the project.
   b. CONSULTANT shall undertake necessary topographic and other surveys for the design of the Project. Existing subsurface utility data will be located to Utility Quality Level B as defined by CI/ASCE 38-02. Existing surface features will be surveyed horizontally and vertically to an accuracy of 1".
   c. CONSULTANT shall review potential conflicts with the existing underground utility systems including the water distribution system and sanitary sewer collection system with the proposed storm sewer system. Proposed improvements will be recommended and reviewed with CLIENT.
   d. CONSULTANT shall perform engineering calculations to assist the City of Mason City and Developer in determining what the size of future sanitary sewer, storm sewer and water mains along the project corridor. In addition, the size of the detention basin will be determined under a fully developed condition in accordance with the City of Mason City's Storm Water Management Ordinance.
   e. CONSULTANT shall meet with CLIENT and Franchise Utility representatives during the Preliminary Design Phase to identify conflicts and coordinate relocation where needed.
   f. CONSULTANT shall prepare an Engineer's Opinion of Probable Construction Cost to reflect changes in project scope and current construction cost for CLIENT'S budgeting purposes.

2. Deliverables
   a. CONSULTANT to provide two (2) sets of Preliminary Plans for CLIENT'S review.
   b. CONSULTANT shall provide one (1) copy of the updated Engineer's Opinion of Probable Cost reflective of the scope identified in the Preliminary Plans.

3. Schedule
   a. It is understood the CLIENT desires to proceed with this project to achieve final completion in the 2027 construction season.
   b. CONSULTANT proposes to proceed quickly to prepare preliminary engineering deliverables and coordinate with the CLIENT to establish a timeline for final design and construction that best suits the CLIENT'S needs.

B. Final Engineering Design Services

1. Scope of Work
   a. **Design Conferences and Reports.** The CONSULTANT shall attend one to two design conferences with the CLIENT as may be necessary to make decisions as to the details of design of the Project.
   b. **Consultation on Design Concept.** The CONSULTANT during the course of the final design shall consult with the CLIENT for a final determination of the design concept, location, and operating parameters. CONSULTANT shall review Preliminary Plans and Specifications with CLIENT.

c. **Plans and Specifications.** The CONSULTANT shall prepare such detailed plans and specifications as are reasonably necessary and desirable for construction of the Project. The specifications shall describe in detail the work to be done, materials to be used, and the location and extent of the construction required. Plans and specifications shall be prepared in accordance CONSULTANT'S normal format.

d. **Permits.** CONSULTANT shall assist CLIENT in obtaining the following permits:
   i. Iowa Department of Natural Resources NPDES General Permit No. 2 Storm Water Discharge Permit.
   ii. Iowa Department of Natural Resources Water Supply Construction Permit as may be required.
   iii. Iowa Department of Natural Resources Wastewater Construction Permit as may be required.

   CLIENT to pay all applicable permit fees.

e. **Opinion of Probable Construction Cost.** The CONSULTANT shall prepare an opinion of probable construction cost for each construction contract. The opinion of probable construction cost shall be based on the CONSULTANTS' best knowledge at the time of preparation of the opinion of probable construction cost. The CONSULTANT shall not be responsible if the construction contract awarded for the Project varies from the CONSULTANTS' opinion of probable construction cost.
   The CONSULTANT shall advise and assist the CLIENT, if necessary, in adjusting the scope and extent of the Project to allow the Project to be constructed within available budget limitations.

f. **Advertisement for Bids.** The CONSULTANT shall assist the CLIENT in advertising for bids. CONSULTANT shall prepare and distribute Project Information Sheets to contractors likely to be interested in bidding on a project of this nature. CONSULTANT shall prepare a Notice of Hearing and Letting for CLIENT's use to publish in the local newspaper as required by the Code of Iowa.

g. **Bid Opening and Award of Contract.** The CONSULTANT shall have a representative present when the bids and proposals are opened for the construction contract(s) and shall prepare a tabulation of bids for the CLIENT and shall advise the CLIENT in making award of contract. CONSULTANT shall advise the CLIENT of the responsiveness of each bidder submitting a proposal. The CONSULTANT will not be responsible for advising the CLIENT as to the responsibleness of any bidder.

2. Deliverables
   a. CONSULTANT to provide two (2) original signed sets of Final Plans and Specifications and two (2) reproduced copies of Final Plans and Specifications to CLIENT. CONSULTANT to also provide one (1) electronic copy of Final Plans and Specifications in pdf format on CD for CLIENT'S electronic storage purposes. Final Plans and Specifications to be signed by a licensed engineer under the laws of the State of Iowa.

3. Schedule
   a. CONSULTANT understands CLIENT desires to construct the proposed improvements during the 2026 construction season.

C. Right-of-Way and Easement Acquisition Services

1. Scope of Work
   a. **Land Surveys.** CONSULTANT shall perform land surveys and prepare right-of-way (ROW) plats and Easement Drawings, and legal descriptions as may be required for the Project and only as authorized by the CLIENT. The actual ROW and easement acquisition agreements shall be prepared by the CLIENT's attorney unless agreed otherwise. CONSULTANT can prepare ROW and Easement Agreements as an additional service upon request.
   b. **Right-of-Way.** The CONSULTANT shall assist the CLIENT in investigating if it will be necessary to acquire additional Right-of-Way. The CONSULTANT will assist with negotiations, correspondence, description writing, etc., as may be required.

c. **Easements.** The CONSULTANT shall assist the CLIENT in identifying potentially affected property owners. The CONSULTANT shall provide the CLIENT with a graphical display showing the anticipated requirements for permanent or temporary easement acquisition. The CONSULTANT shall identify and prepare the necessary Easement Drawings for construction of the project. Services for preparing Easement Agreements or acquisition of easements is not included as a part of the services under this Agreement.
d. **Appraisals.** The CLIENT may need to obtain appraisals for the affected properties as may be needed.
e. **Negotiations.** CLIENT shall provide negotiation services with the affected property owners as may be needed.
f. **Warranty Deeds.** The CLIENT'S attorney will need to prepare the necessary Warranty Deeds for each parcel to transfer ownership as may be needed.

2. Deliverables
   a. Provide 2 copies of Preliminary ROW Plats and Easement Drawings in draft or preliminary status to CLIENT for review as applicable.
   b. Provide 2 copies of Final ROW Plats and Easement Drawings to CLIENT as applicable. All ROW Plats and Easement Drawings to be signed by a licensed surveyor under the laws of the State of Iowa.

D. Platting Services

1. Scope of Work
   a. **Planning Services.** CONSULTANT shall prepare Overall Development Plan to reflect proposed layout of all lots to be developed for the entire parcel identifying phases as deemed necessary or requested.
   b. **Boundary Survey.** The CONSULTANT shall perform all boundary surveys necessary to facilitate platting of subdivision. Boundary surveys will be limited to only the area to be platted.
   c. **Preliminary Platting.**
      i. Prepare a Preliminary Plat in general conformance with the General (Overall) Development Plan. The Preliminary Plat will be prepared in accordance with the requirements of the City of Mason City's Subdivision Ordinance. The Preliminary Plat shall indicate easements for location of future gas, all electric, telephone, electric and other utilities as known.
      ii. The Preliminary Plat will be submitted in conjunction with other platting documents and will be presented to the Planning and Zoning Commission and City Council for review and approval.
      iii. Furnish all related platting submittal materials (excluding legal documents) as required.
      iv. Attend public meetings as needed to receive approval of Preliminary Plat.
      v. Coordinate easement requirements with franchise utility companies to accommodate their utility layout.
   d. **Final Platting.**
      i. Prepare Final Plat in accordance with the City of Mason City's Code of Ordinance requirements.
      ii. All platting documents will be prepared in a manner that will accommodate re-platting the existing site to accommodate future development as appropriate.
      iii. Final Plat shall be prepared and provided.
      iv. Attend City Staff meetings, Planning and Zoning Meetings and City Council meetings as required to obtain approvals of Final Plat.
      v. Placement of lot corner pins as required for Final Plat monumentation shall be completed after approval and recording of final plat and completion of grading and utility related construction Monumentation to be completed within one (1) year of approval of Final Plat as required by Code of Iowa.

2. Deliverables
   a. Provide 2 copies of Preliminary and Plat in draft or preliminary status to CLIENT for review as applicable.
   b. Provide 4 copies of Final Plat to CLIENT as applicable. The Final Plat to be signed by a licensed surveyor under the laws of the State of Iowa.

E. Construction Services

1. Scope of Work
   a. Preconstruction Conference. The CONSULTANT shall conduct a Preconstruction Conference following award of the construction contract. Said conference to be attended by representatives of the CLIENT, the CONSULTANT, the Contractor, and utility companies affected by the Project. At this conference, a detailed construction schedule will be determined.
   b. General Services During Construction. The CONSULTANT shall provide general services during construction including, but not limited to, the following:
      i. Establishment of benchmark and/or base line to permit start of construction work.
      ii. Consult with and advise CLIENT.
      iii. Coordinate and provide work of testing laboratories for concrete and moisture density tests.
      iv. Assist in interpretation of plans and specifications.
      v. Review shop drawings and data of manufacturers.
      vi. Process and certify payment estimates of the Contractor to CLIENT.
      vii. Prepare and process necessary change orders or modifications to the construction contract.
      viii. Make routine and special trips to the Project site as required.
      ix. Make final reviews after construction contracts are completed to determine that the construction complies with the plans and specifications and certify that the reviews were made and that to the best of the knowledge and belief of the CONSULTANT, the work on the contracts has been substantially completed.
   c. Resident Review Services. The CONSULTANT shall provide resident review during construction including, but not limited to, the following:
      i. Provide Resident Review Services to include detailed observation and review of work of the contractors and materials to assure compliance with the plans and specifications including the following services:
         1. Field checks of materials and equipment.
         2. Act as directed by and under the supervision of the CONSULTANT'S Project Engineer.
         3. Resident Reviewer's dealings in matters pertaining to the CONTRACTOR'S work in progress shall in general be with the CONSULTANT'S Project Engineer and CONTRACTOR keeping CLIENT advised, as necessary.
         4. Resident Reviewer's dealings with subcontractors shall only be through or with the full knowledge and approval of the CONTRACTOR.
         5. Review the Progress Schedule, Schedule of Shop Drawings and Sample Submittals, and Schedule of Values prepared by CONTRACTOR and consult with CONSULTANT'S Project Engineer concerning acceptability.
         6. Attend meeting with CONTRACTOR, CONSULTANT, and CLIENT as directed.
         7. Serve as CONSULTANT'S Project Engineer liaison with CONTRACTOR.
         8. Report to CONSULTANT when clarifications and interpretations of the contract documents are needed and transmit to CONTRACTOR said clarification and interpretations as issued by CONSULTANT.
         9. Record date and receipt of Samples and approved Shop Drawings.
         10. Advise the CONSULTANT'S Project Engineer and CONTRACTOR of the commencement of any portion of the work requiring a Shop Drawing or Sample Submittal for which the Resident Reviewer believes that the submittal has not been reviewed by the CONSULTANT.
         11. Consider and evaluate CONTRACTOR'S suggestions for modification in drawings or specifications and report such suggestions to the CONSULTANT. Transmit to CONTRACTOR in writing decisions as issued by the CONSULTANT.
         12. Conduct on-site observations of CONTRACTOR'S work in progress to assist CONSULTANT in determining if the work is in general proceeding in accordance with the contract documents.
         13. Report to CONSULTANT'S Project Engineer whenever the Resident Reviewer believes that any part of the CONTRACTOR'S work in progress will not produce a completed project that conforms generally to the contract documents or will imperil the integrity of the design concept of the completed project.

14. Consult with CONSULTANT'S Project Engineer in advance of scheduled major inspections, tests, and systems startups of important phases of work.
15. Verify that test, equipment, and systems startups and operating and maintenance training are conducted in the presence of the appropriate CLIENT personnel and that CONTRACTOR maintains adequate records thereof.
16. Observe, record, and report to CONSULTANT'S Project Engineer appropriate details relative to the test procedures and system startup.
17. Accompany visiting inspectors representing the public or other agencies having jurisdiction over the project, and record results of these inspections and report same to CONSULTANT.
18. Maintain at the site orderly files for correspondence, reports of job conferences, reports of original contract documents including change orders, field orders, work change directives, addenda, additional drawings as issued subsequent to the execution of contract, CONSULTANT'S clarifications and interpretations of the contract documents, progress reports, shop drawing and sample submittals received and delivered to CONTRACTOR and other project related documents.
19. Prepare a daily report or keep a diary or logbook, recording CONTRACTOR'S hours on the site, weather conditions, data relative to questions of change orders, field orders, work change directives or changed conditions. Also record site visitors, daily activities, decisions, observations in general, and specific observations in more detail as in the case of observing test procedures and provide copies to CONSULTANT'S Project Engineer.
20. Record names, addresses, fax numbers, e-mail addresses, and telephone numbers of all CONTRACTOR'S, subcontractors, and major suppliers of materials and equipment.
21. Maintain records for use in preparing project documentation.
22. Assist CONSULTANT'S Project Engineer in preparing change orders, work change directives, and field orders. Obtain backup material from CONTRACTOR.
23. Furnish to CONSULTANT'S Project Engineer and CLIENT copies of all inspections, tests, and system startup reports.
24. Immediately notify CONSULTANT'S Project Engineer of the occurrence of any site accidents, emergency, acts of God endangering the work, damage to property by fire or other causes, or the discovery of any constituent of concern.
25. Review applications for payment and work with CONSULTANT'S Project Engineer to review and process said applications.
26. Participate in the substantial completion inspection and preparation of Punchlist.
27. Participate in final inspection and follow up of all Punchlist activities.

ii. Resident Reviewer shall not perform the following:
1. Authorize any deviations from the contract documents or substitution of materials.
2. Exceed limitations of CONSULTANT'S authority as set forth in the agreement or contract documents.
3. Undertake any of the responsibilities of CONTRACTOR, subcontractor, suppliers, or CONTRACTOR'S superintendent.
4. Advise on, issue directions relative to, or assume control over any aspect of the means, methods, techniques, sequences, or procedures of the CONTRACTOR'S work.
5. Advise on, issue direction regarding, or assume control over safety practices, precautions, and programs in connection with the activities or operations of the CONTRACTOR.
6. Participate in specialized field or laboratory tests or inspections conducted off-site by others except as specifically directed by the CONSULTANT'S Project Engineer.
7. Accept Shop Drawing or Sample Submittals from anyone other than CONTRACTOR.
8. Authorize CLIENT to occupy the project in whole or in part.

iii. The CONSULTANT shall provide Resident Review Services by assigning Resident Engineer's, Resident Reviewer's, or Engineering Technicians to the project for such periods of time reasonably required to ensure proper review of the construction work. On-site review shall take place on a regular basis during construction work on the project.
1. The hours of Resident Review will be established at a later date after Final Design and Bid Phase of the project. At that time, a Construction Schedule will be available.

2. Should it appear, due to CONTRACTOR'S lack of experience or efforts to provide quality work that additional hours for Resident Review are required, the CONSULTANT shall advise the CLIENT accordingly and additional efforts for Resident Reviewers will be provided only if authorized by the CLIENT.

d. **Construction Staking Services.** CONSULTANT shall provide Construction staking in accordance with industry and accepted procedure and standards for all utility and roadway improvements as needed to facilitate construction of said improvements.

e. **Final Review Services.** The CONSULTANT shall make a final review of the Project after construction is completed to determine the construction substantially complies with the plans and specifications. The CONSULTANT shall certify by a licensed engineer the completion of the work to the CLIENT when construction substantially complies with the plans and specifications.

2. Deliverables
   a. Prepare and furnish one (1) reproducible set of Record Plans showing final construction and provide one (1) electronic copy of record drawings in pdf format on CD for CLIENT'S records.
   b. CONSULTANT shall provide for CLIENT'S records copies of the resident representatives Daily Project Reports in paper format and electronic (pdf) format on CD.

F. Additional Services

1. CONSULTANT shall assist CLIENT with other services as may be required or desired upon request and written authorization.

EXHIBIT 3
COMPENSATION

The CLIENT shall compensate the CONSULTANTS for their services by payment of the following fees:

A. **Preliminary Engineering Design / Topographic Survey Services and Final Engineering Services.** For services under this Agreement, as set forth in **EXHIBIT 2**, Paragraph A and B:

1. CLIENT shall pay CONSULTANTS a Lump Sum fee of Seventy-Four Thousand Four Hundred Dollars ($74,400).

B. **Right-of-Way and Easement Acquisition Services.** For services under this Agreement, as set forth in **EXHIBIT 2**, Paragraph C:

1. A fee on the basis of the standard hourly fees for the time the CONSULTANTS' personnel are actually engaged in the performance of the work, plus direct out-of-pocket costs incurred by personnel who are actually engaged in the work, plus direct costs incurred by the CONSULTANTS for work associated with the Project.

2. The total fee for the right-of-way and easement acquisition services shall be a not to exceed fee which will be determined at a later date following completion of the Preliminary Engineering Design Services.

C. **Platting Services.** For services under this Agreement, as set forth in **EXHIBIT 2**, Paragraph D:

1. These services will be under a separate agreement with the Developer.

D. **Construction Services.** For services under this Agreement, as set forth in **EXHIBIT 2**, Paragraph E:

1. A fee on the basis of the standard hourly fees for the time the CONSULTANTS' personnel are actually engaged in the performance of the work, plus direct out-of-pocket costs incurred by personnel who are actually engaged in the work, plus direct costs incurred by the CONSULTANTS for work associated with the Project.

2. The total fee for the Construction Services shall be at a not to exceed fee which will be determined at a later after award of the construction contract has been made.

E. **Additional Services.** For services under this Agreement, as set forth in **EXHIBIT 2**, Paragraph F.

1. A fee on the basis of the standard hourly fees for the time the CONSULTANT'S personnel are actually engaged in the performance of the work, plus direct out-of-pocket costs incurred by personnel who are actually engaged in the work, plus direct costs incurred by the CONSULTANT for work associated with the Project.

F. **Labor and Billing Rate Schedule.** Copy of CONSULTANT'S Labor and Billing Rate Schedule effective July 2026 attached.

A Kleinfelder Company

VEENSTRA & KIMM INC.
2800 4th Street SW, Suite 9
Mason City, Iowa 50401

641.421.8008
www.v-k.net

LABOR AND BILLING RATE SCHEDULE
Effective 2026

CLASSIFICATION	Hourly Rate
Management I	$275.00
Management II	$260.00
Process Engineer I	$286.00
Client Services I	$255.00
Client Services II	$209.00
Client Services III	$151.00
Client Services IV	$117.00
Client Services V	$105.00
IT I	$211.00
IT II	$142.00
IT III	$90.00
Funding Specialist I	$158.00
Funding Specialist II	$140.00
Engineer I-A	$265.00
Engineer I-B	$249.00
Engineer I-C	$242.00
Engineer I-D	$226.00
Engineer II-A	$219.00
Engineer II-B	$208.00
Engineer III-A	$195.00
Engineer III-B	$189.00
Engineer III-C	$183.00
Engineer IV	$177.00
Engineer V	$165.00
Engineer VI	$156.00
Engineer VII	$151.00
Engineer VIII	$143.00
Engineer IX	$135.00
Engineer X	$119.00
Engineer XI	$109.00
Engineer XII	$99.00
Design Technician I	$154.00
Design Technician II	$134.00
Design Technician III	$119.00
Architect I	$215.00
Architect II	$185.00
Architect III	$166.00
Planner I	$167.00
Planner II	$119.00
Planner III	$110.00
Drafter IA	$152.00
Drafter IB	$139.00
Drafter II	$134.00
Drafter III	$129.00
Drafter IV	$117.00
Drafter V	$105.00
Drafter VI	$95.00
Drafter VII	$83.00

CLASSIFICATION	Hourly Rate
Clerical I	$105.00
Clerical II	$99.00
Clerical III	$87.00
Clerical IV	$75.00
Clerical V	$63.00
Construction Engr I	$247.00
Construction Engr II	$161.00
Construction Engr III	$142.00
Construction Engr IV	$119.00
Surveyor I	$179.00
Surveyor II	$163.00
Technician I	$136.00
Technician II	$121.00
Technician III	$111.00
Technician IV	$105.00
Technician V	$100.00
Technician VI	$91.00
Technician VII	$81.00
Technician VIII	$73.00
Technician IX	$60.00
Building Inspector I	$242.00
Building Inspector I-A	$171.00
Building Inspector II	$132.00
Building Inspector III	$105.00
Accountant I	$217.00
Accountant II	$159.00
Accountant III	$140.00
Accountant IV	$126.00
Accounting V	$111.00
Design Engineer I	$135.00
Design Engineer II	$145.00
Design Engineer III	$154.00
Design Engineer IV	$160.00
Engineer Intern	$115.00
Office Coordinator	$138.00
Principal I	$263.00
Principal II	$275.00
Project Manager I	$210.00
Project Manager II	$215.00
Project Specialist I	$115.00
Project Specialist II	$122.00
Project Engineer I	$152.00
Project Engineer II	$170.00
Project Engineer III	$182.00
Project Engineer IV	$195.00
Senior Project Engineer I	$174.00
Senior Project Engineer II	$190.00
Senior Project Engineer III	$205.00
Senior Project Engineer IV	$210.00
Senior Project Manager IV	$245.00
Senior Technician IV	$175.00
Engineering Technician I	$135.00
Engineering Technician II	$139.00
Engineering Technician III	$147.00

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REIMBURSABLES AND EQUIPMENT RATES

Equipment

GPS / Robotics	$35.00
Tablet	$45.00
Fluoroscope	$50.00
4-Wheeler	$50.00
Drone	$75.00
Mileage	(IRS Rate)

EXHIBIT 4
GENERAL CONSIDERATIONS

A. **CONSULTANT STAFFING**. CONSULTANT proposes to use the following staffing to complete this project:

Project Manager:	Jason Petersburg, P.E.
Design Engineer:	Drew Sweers, P.E.
Project Surveyor:	Craig Beedle, PLS
Resident Review:	TBD

B. **LEGAL SERVICES**. The CLIENT shall provide the services of the CLIENT'S Attorney in legal matters pertaining to the Project. The CONSULTANT shall cooperate with said attorney and shall comply with his requirements as to form of contract documents and procedures relative to them.

C. **SERVICES NOT INCLUDED**. The above-stated fees do not include compensation for the following items:

1. Services associated with arbitration or litigation arising out of or in conjunction with the construction contract or construction contracts awarded by the CLIENT for construction of the Project.

VEENSTRA & KIMM INC.

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EXHIBIT 5
STANDARD TERMS AND CONDITIONS

1. **EXTENT OF AGREEMENT**. This Agreement represents the entire Agreement between the parties and may be amended only by written Agreement executed by both parties. 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 Consultant.

2. **PAYMENT**

   2.1 The Consultant shall submit a monthly invoice for services rendered, including reimbursement of expenses incurred.
   2.2 Client shall make payment for monthly statement of services provided promptly after receipt of invoice or statement for services. If Client fails to make payment within forty (40) days after receipt of invoice or statement, the Consultant, at its discretion, may charge interest at a rate of nine percent (9%) annually or the maximum legal rate, whichever is less.
   2.3 If Client fails to make payments within sixty (60) days from the date of an invoice or otherwise is in breach of this Agreement, Consultant may, at its option, suspend performance of services upon five (5) calendar days' notice to Client. Consultant 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 Consultant in accordance with the payment terms herein, this shall constitute a material breach of this Agreement and shall be cause for termination by Consultant.
   2.4 In the event legal action is necessary to enforce the payment provisions of this Agreement, Consultant shall be entitled to collect from Client any judgement or settlement sums due, reasonable attorneys' fees, court costs and expenses incurred by Consultant in connection therewith and, in addition, the reasonable value of Consultant personnel time and expenses spent in connection with such collection action, computed at Consultant current fee schedule and expanse policies.
   2.5 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.
   2.6 Payments to the Consultant shall not be withheld, postponed or made contingent on the construction, completion or success of the project or upon receipt by the Client of offsetting reimbursement or credit from other parties who may have caused Additional Services or expenses. No withholdings, deductions or offsets shall be made from the Consultant's compensation for any reason unless the Consultant has been found to be legally liable for such amounts.

3. **PERIOD OF SERVICE**

   3.1 Consultant shall complete its work within the time prescribed, or as expeditiously as possible if there is no specific time prescribed for completion of services.
   3.2 Consultant shall not be responsible for delays in performance of services due to factors beyond Consultant's control.
   3.3 If Client requests changes in project, the time of performance for the Consultant work shall be adjusted appropriately.

4. **EXTRA WORK**. If the Client requests changes in the scope of the project which require additional work by Consultant, such changes shall be considered Extra Work. Consultant shall be entitled to additional compensation for Extra Work. Extra Work shall be considered a change in the scope of work and require a written amendment to Agreement to be approved by the Consultant and Client. Consultant shall have no obligation to perform Extra Work requested by Client until the written Amendment to Agreement has been approved.

5. **CLIENT RESPONSIBILITIES.**

   5.1 Provide the Client's requirements for the Project including the objectives, goals and constraints, standards for design and terms and provisions relating to the construction and construction contract requirements.
   5.2 Designate a representative with authority to receive and transmit information and instructions on behalf of the Client.
   5.3 Provide all available information to the Consultant which may be relevant to the Project. Consultant may rely on information provided by Client.
   5.4 Provide access to Consultant for public and private property as required for Consultant to complete its work.
   5.5 Examine documents prepared by Consultant.
   5.6 Obtain approvals and permits necessary for the Project unless the Consultant is to provide such services as a part of the Agreement.
   5.7 Notify the Consultant if the Client discovers any error or omission which may affect the scope or timing of the Consultant' services.
   5.8 Indemnify the Consultant, its employees, agents and consultants against claims arising out of the Consultant design if there has been a change or deviation from the design beyond the Consultant control for which the Consultant were not responsible, or a failure by the Client to follow the Consultant recommendations and such change or deviation or failure to follow the Consultant recommendation was the proximate cause of the claim.

6. **CONSTRUCTION COST ESTIMATES**. If requested, the Consultant shall provide an opinion of cost for the construction of the Project based on its best available information and judgment. It is understood the opinion of cost or cost estimate is only an estimate based on the best judgment of the Consultant. The Consultant shall not be responsible for any deviations between the actual cost and its cost estimate.

7. **TERMINATION**

7.1 Either party may terminate their obligation to perform further services under this Agreement upon thirty (30) days written notice.
7.2 Either party may terminate their obligation to provide services under this Agreement upon seven (7) days written notice following a substantial default by the other party, provided there is no fault by the terminating party.
7.3 Client may terminate the Consultant obligations to provide services under this Agreement upon fourteen (14) days written notice if the project is abandoned or terminated. In such event, progress payments due Consultant for services rendered including reimbursable expenses, shall compensate total compensation due.

8. **REUSE OF DOCUMENTS**. All tangible items produced or prepared by Consultant are instruments of service and remain the property of the Consultant. Owner may retain copies for reference. Reuse of the documents prepared by Consultant on another project without the Consultant written consent shall be prohibited. Client will indemnify Consultant, its employees, agents or consultants against claims resulting from the reuse of such documents if prior written approval is not obtained from Consultant.

9. **CONTROLLING LAW**. This Agreement and any of its terms and provisions shall be interpreted or construed under the laws of the State of Iowa.

10. **SUCCESSORS AND ASSIGNS**

10.1 The parties to this Agreement bind themselves, their successors and legal representatives to the other party or parties and the successors and legal representatives of such other parties in respect to all covenants and obligations under this Agreement.
10.2 Neither party shall assign, sublet or transfer any interest in this Agreement without written consent of the other party.
10.3 Consultant may employ such independent consultants, associates or subcontractors as it may deem appropriate to perform services under this Agreement. Retaining of such consultants or associates or subcontractors shall not be considered an assignment or transfer of interest under this Agreement.
10.4 Nothing in this Agreement shall be construed to ignore any rights or benefits to anyone other than the parties to this Agreement.

11. **CONSULTANT RECORDS**. Records of the Consultant relating to time, reimbursable expenses and accounts between the parties shall be kept in accordance with generally recognized accounting standards.

12. **WARRANTY AND RESPONSIBILITY**

12.1 Consultant shall use reasonable care to reflect the requirements of all applicable laws, rules and regulations of which the Consultant has knowledge or about which the Client's specifically advises the Consultant. Such standard of care shall be in effect as of the date of this Agreement. CONSULTANT INTENDS TO RENDER SERVICES IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL STANDARDS. NO OTHER WARRANTY IS EXTENDED EITHER EXPRESSED OR IMPLIED IN CONNECTION WITH SUCH SERVICES.
12.2 Consultant shall not be responsible for construction contract or construction means, methods, techniques, sequences or procedures or for any programs or precautions relating to the contractor's safety or the contractor's failure to perform work in accordance with the contract documents.
12.3 The Consultant believes that any computer software provided under this Agreement is suitable for the intended purpose. Consultant do not warrant the suitability, merchantability or fitness for a particular purpose of any software provided under this Agreement.

13. **INDEMNIFICATION**. To the extent permitted by law, Consultant shall indemnify and hold harmless the Client, its officers, directors, partners and employees or agents from and against any and all claims for bodily injury or for damage to property caused solely by the negligent, acts or omissions of the Consultant, its officers, directors, partners, employees, agents or consultants in the performance and furnishing of Consultant services under this Agreement. Any indemnification shall be limited to the terms and amounts of coverage provided by the Consultant insurance policies in effect at the date of this Agreement or at the date the claim is made, whichever is applicable.

To the fullest extent permitted by law, Owner shall indemnify and hold harmless the Consultant, its officers, directors, partners, employees and agents and consultants from and against any and all claims for bodily injury or damage to property caused by the negligent, acts or omissions of the Client or its officers, directors, partners, employees, agents, or consultants with respect to this Agreement.

In addition to the indemnity provided under this section, and to the extent provided by law, Client shall indemnify and hold harmless the Consultant, its officers, directors, partners, employees, agents or consultants from and against any and all claims, costs, losses or damages including but not limited to fees and charges of the Consultant, caused by, rising out of or relating to the presence, discharge, release or escape of asbestos, petroleum, hazardous waste, radioactive waste, or other similar environmental contaminants which may be present at, on, under or from the project site.

14. **STATUTE OF REPOSE**. Any applicable statute of repose or statute of limitations shall commence and any alleged cause of action shall be deemed to have accrued not later than the completion of the services performed by the Consultant under this Agreement.

15. **EFFECT OF BREACH**. No waiver of a breach of this Agreement for any cause shall constitute a waiver resulting from any subsequent breach of the terms and conditions of this Agreement.

16. **SEPARATION OF PROVISION**. If any terms or provisions of this Agreement shall be held to be invalid or unenforceable, all remaining provisions shall be binding, valid and enforceable to the extent allowed by law.

RESOLUTION NO. 26 –

A RESOLUTION MAKING AWARD OF CONTRACT FOR PROFESSIONAL SERVICES TO VEENSTRA & KIMM, INC., OF MASON CITY, IOWA, FOR DESIGN SERVICES FOR THE BRIARSTONE ESTATES 3RD ADDITION IN-FRASTRUCTURE

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

Section 1: That the proposal for professional services related to the Briarstone Estates 3rd Addition Infrastructure, be and is hereby accepted as follows:

Contractor:	Veenstra & Kimm, Inc.
of:	Mason City, Iowa
Amount of Proposal:	$74,000.00
Portion of Project:	Scope of the project

Section 2: That the Mayor is authorized and the Clerk is hereby directed to execute any and all necessary documents, said contract not to be binding on the City until approved by this Council.

PASSED AND APPROVED this 6th day of October, 2026.

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

Council Agenda Item 2D

The City of Mason City IOWA

DEVELOPMENT SERVICES DEPARTMENT

Memorandum

To:	Aaron Burnett, City Administrator
From:	Steven J. Van Steenhuyse, Director of Development Services
Date:	September 29, 2026
RE:	Final Plat of Subdivision: The Kirk Subdivision, Mason City, Iowa

Recommendation:
Staff respectfully requests City Council approval of the 3-lot Final Plat of Subdivision for "The Kirk Subdivision, Mason City, Iowa," subject to removal of an unneeded easement from the plat. A copy of the plat and the Owner's Consent to Plat (which is acceptable in lieu of a Dedication of Plat) are attached.

Review:
Sara Carlsson, principal officer of AE2E Properties, LLC, has submitted a 3-lot Final Plat of Subdivision titled "The Kirk Subdivision, Mason City, Iowa." The County Auditor requested that "Mason City, Iowa" be included in the subdivision name to avoid potential confusion with other plats in the state.

The subdivision is located at the northwest corner of 2nd Street SW and North Federal Avenue, on the site of the former Kirk Apartments. The plat creates two lots for planned buildings and a separate parking lot to serve both buildings. The plat re-subdivides lots originally created as part of Paul Felt's Plat of Mason City, the original town plat recorded in 1857.

Lot 1 contains 7,744 square feet and is proposed for a 3-story, 19-unit apartment building. Lot 2 contains 3,699 square feet and is proposed for a 2-story commercial building. Lot 3 will be a parking lot serving both buildings. All three lots meet the area, width, and depth requirements of the Z5, Central Business zoning district. The Zoning Board of Adjustment approved a conditional use allowing an off-site parking lot in the Z5 District.

The submitted plat includes a public utility easement ("PUE") on Lot 3. The accompanying Public Utility Easement Declaration, submitted by the

applicant's attorney, states that the easement benefits the City. However, the City Engineer has confirmed that no City utilities are located within the easement and that there is no future need for City utilities in this area. The civil engineering plans show Alliant electric and gas service lines within the easement, but Alliant does not require easements for service lines. Staff has discussed the matter with the surveyor and the developer's attorney, and all agree that the easement is unnecessary. Staff recommends approval conditioned upon removal of the easement from the plat documents before recording.

This subdivision is exempt from the Preliminary Plat process because it creates no more than four lots and does not dedicate new public right-of-way. The lots will be accessed from existing streets and alleys. Sidewalks are already in place, and no new street trees are required. The lots will be served by existing water, sanitary sewer, and storm sewer lines.

Because a Preliminary Plat was not required, the Planning and Zoning Commission did not review the Final Plat. However, the Development Review Committee completed a pre-plat review. The relevant City departments reviewed the Final Plat and determined that it meets the applicable minimum standards.

Budget Impact:

There will be no impact to the operating budget resulting from this approval., After development, however, the lots will produce property tax revenue typical of new multi-family and commercial buildings.

Council Action Requested:

Staff respectfully requests City Council approval of the three-lot Final Plat of Subdivision for "The Kirk Subdivision, Mason City, Iowa. ," subject to removal of the unneeded public utility easement from the plat prior to recording.

Attachments:

1. Final Plat of Subdivision
2. Owner's Consent to Plat

Steven J. Van Steenhuyse
Director of Development Services

Reviewed and Recommend Approval

THE KIRK SUBDIVISION, MASON CITY, IOWA FINAL PLAT

INDEX LEGEND
CITY: MASON CITY
COUNTY: CERRO GORDO
SUBDIVISION: PAUL FELT'S PLAT OF MASON CITY
LOT: LOTS 5 & 8 OF BLOCK 7
PROPRIETOR: A2E3 PROPERTIES LLC
REQUESTED BY: A2E3 PROPERTIES LLC
SURVEYOR: JUSTIN S. JENSEN
COMPANY: MCCLURE
PREPARED BY & RETURN TO: JUSTIN S. JENSEN 705 FIRST AVENUE N FORT DODGE, IOWA 50501 / 515-576-7155

OWNER:
A2E3 PROPERTIES LLC
2115 SPRINGVIEW DR
MASON CITY, IOWA 50401

PREPARED BY:
MCCLURE
JUSTIN S. JENSEN, PLS*
LAND SURVEYOR
705 FIRST AVENUE N
FORT DODGE, IOWA 50501

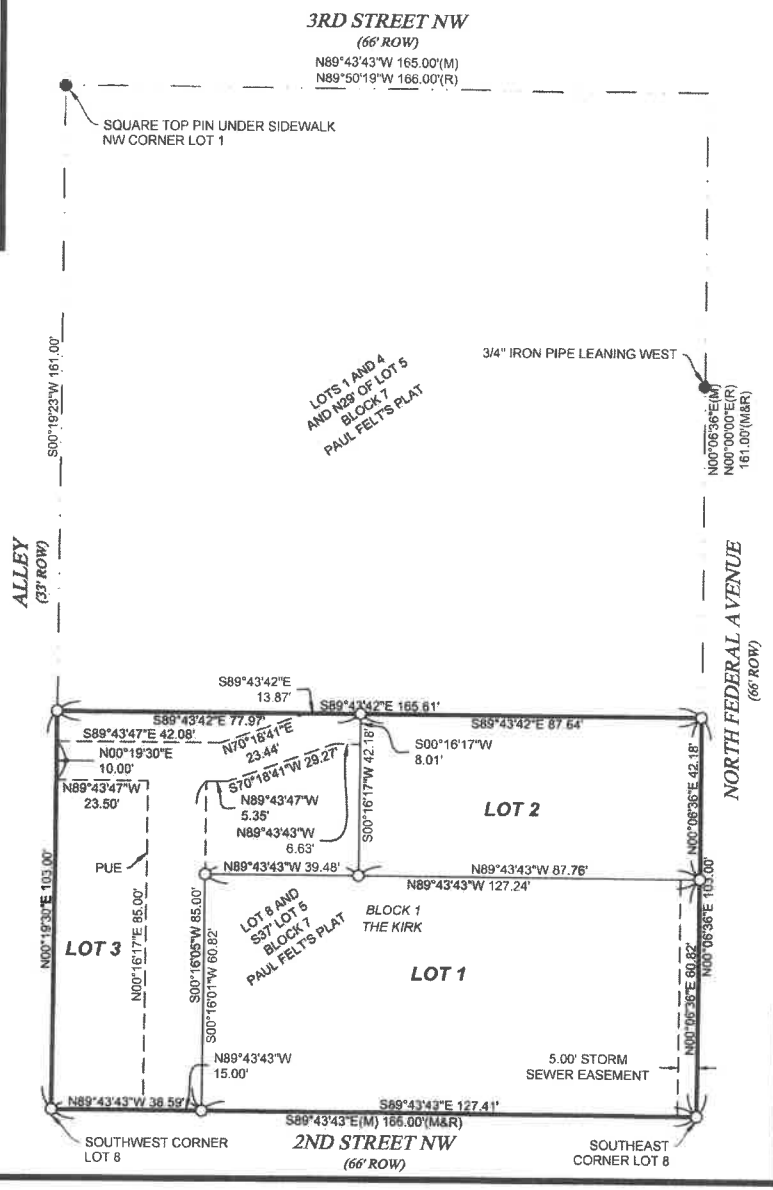
AREA SUMMARY:

LOT 1:	7,744 SQ. FT.
LOT 2:	3,699 SQ. FT.
LOT 3:	5,634 SQ. FT.
TOTAL:	17,077 SQ. FT.

BASIS OF BEARING:
IA RCS - ZONE 2

NORTH
0 7 15 30
(IN FEET)
1 inch = 30 ft.

LEGAL DESCRIPTION:
(PER DEED 2024-3731)
LOT EIGHT (8) AND THE SOUTH THIRTY-SEVEN (37) FEET OF LOT FIVE (5) IN BLOCK SEVEN (7) OF PAUL FELT'S PLAT OF MASON CITY, IOWA.





VICINITY MAP- NTS

GENERAL LEGEND

- PROPOSED LOT
- EXIST PROPERTY LINE
- EASEMENT LINE

MONUMENTS FOUND:
- ● AS NOTED

MONUMENTS SET:
- ○ 1/2" REBAR W/PPC #22874

FND	FOUND
BK, PG	BOOK AND PAGE
(M), (R)	MEASURED, RECORDED
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

This Subdivision has been reviewed and approved by the City Council of Mason City.

RESOLUTION NO. _____

DATE: _____

BY: _____ MAYOR

PROFESSIONAL LAND SURVEYOR
JUSTIN S. JENSEN
22874
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JUSTIN S. JENSEN — DATE 9/28/26
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET
DATE SURVEYED: 4/28/2026

THE KIRK SUBDIVISION,
MASON CITY, IOWA

ENGINEER	DRAWN BY	REVISIONS
-	K. HART	9/15/2026
SURVEYOR	CREW CHIEF	-
J. JENSEN	K. BIXLER	-

SHEET NO. 01/01

MASON CITY, IOWA
CERRO GORDO COUNTY
SEC. 09-T96NR-20W
2025002944_POS
8/11/2026

McCLURE™
making lives better.
705 1st Avenue North
Fort Dodge, Iowa 50501
515-576-7155

DRAWING PATH: P:\2025\2025002944-000\04-Drawings\Survey\2025002944_POS.dwg PLOT DATE: 09/28/2026 3:33 PM PLOTTED BY: KATHRYN B DERMAN HART

Prepared by and return to: Nathan J. Barber, Belin McCormick, P.C., 606 Walnut Street, Suite 2000, Des Moines, Iowa 50309, (P) 515-283-4676; Legal Description at Exhibit A at Page 3.

OWNER'S CONSENT TO PLAT FOR THE KIRK SUBDIVISION, MASON CITY, IOWA

KNOW ALL PERSONS BY THESE PRESENTS:

The undersigned hereby certify, state, and acknowledge that **A2E3 Properties LLC** is the record titleholder of certain real estate situated in Cerro Gordo County, Iowa, and included in the property legally described in Exhibit A hereto, to be subdivided and platted as The Kirk Subdivision, Mason City, Iowa, an Official Plat, now included in and forming a part of the City of Mason City, Cerro Gordo County, Iowa. The undersigned further consent to the platting of said property as The Kirk Subdivision, Mason City, Iowa, an Official Plat, now included in and forming a part of the City of Mason City, Cerro Gordo County, Iowa, and such consent is freely given and in accordance with the desire of said owner. The undersigned further consents to the easements affecting such property as shown on the plat to be filed of record.

Dated this 28th day of Sept, 2026.

[Signature Page Follows]

SIGNATURE PAGE – OWNER'S CONSENT TO PLAT



A2E3 Properties LLC

By: Sara Carlsson Member A2E3 Properties
Name: Sara Carlsson
Title: President

STATE OF Iowa)
) ss.
COUNTY OF Cerro Gordo

This instrument was acknowledged before me on this 23 day of September, 2026 by Sara Carlsson as President of A2E3 Properties LLC.

Jennifer Verstegen
Signature of Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

Lot Eight (8) and the South Thirty-seven (37) Feet of Lot Five (5) in Block Seven (7) in PAUL FELT'S PLAT of Mason City, Cerro Gordo County, Iowa

B1514\0038\ (5508585.1)

RESOLUTION NO. 26 -

A RESOLUTION APPROVING A FINAL PLAT FOR "THE KIRK SUBDIVISION" IN THE CITY OF MASON CITY, IOWA

WHEREAS, the Development Services Department of the City of Mason City, Iowa recommends approval of the Final Plat for "The Kirk Subdivision", in the City of Mason City, Iowa, and

WHEREAS, said Plat appears to comply with all Statutes of the State of Iowa and Ordinances of the City of Mason City, Iowa, relative to plats of additions and subdivisions and necessary and appropriate public improvements will be installed, if applicable;

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

Section 1: That there should be and hereby is approved the Final Plat for "The Kirk Subdivision", legally described as follows:

LOT EIGHT (8) AND THE SOUTH THIRTY-SEVEN (37) FEET OF LOT FIVE (5) IN BLOCK SEVEN (7) IN PAUL FELT'S PLAT OF MASON CITY, CERRO GORDO COUNTY, IOWA

Subject to removal of the unneeded public utility easement from the plat prior to recording.

PASSED AND APPROVED this 6th day of October, 2026.

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

Council Agenda Item 21

The City of Mason City IOWA

DEVELOPMENT SERVICES DEPARTMENT

Memorandum

To: Aaron Burnett, City Administrator

From: Steven J. Van Steenhuyse, Director of Development Services

Date: September 22, 2026

RE: Subordination Agreement: Downtown Revitalization Loan (DoRL) to Nicole Snyder Manwarren for 322 North Pennsylvania Avenue

---

Recommendation:
Staff recommends approval of the Resolution authorizing execution of a Subordination Agreement for the DoRL loan to Nicole Snyder Manwarren for 322 North Pennsylvania Avenue.

Review:
On January 7, 2020, the City Council approved a $30,000 DoRL forgivable loan to Nicole Snyder Manwarren to do improvements to the live/work building at 322 North Pennsylvania Avenue, containing both the owner's home and her business, Tease Salon. The funds were used to upgrade windows, doors, siding, and a deck. A DoRL loan is secured by a mortgage on the property during the seven-year forgiveness period.

The holder of the primary loan for this property, First Citizens Bank, wishes to subordinate the City's loan to its primary loan. The attached Subordination Agreement places the City's loan into a subordinate position to First Citizen's loan. Since the purpose of the mortgage is to secure the loan, the City does not object to subordinating it.

Budget Impact:
There is no impact on the operating budget resulting from this agreement.

Council Action Requested:

Staff recommends approval of the Resolution authorizing execution of a Subordination Agreement for the DoRL loan to Nicole Snyder Manwarren for 322 North Pennsylvania Avenue.

Attachments:

1. Subordination Agreement

Steven J. Van Steenhuyse
Director of Development Services

Reviewed and Recommend Approval

This Instrument prepared by: Becca Mitchell, AVP, Real Estate Lending Officer, First Citizens Bank (641) 423-1600
When recorded please return to: First Citizens Bank, Attention: Becca Mitchell, 2601 4th St SW, Mason City, IA 50401

SUBORDINATION

COMES NOW, THE CITY OF MASON CITY, and states that the real estate mortgage executed by **the CITY OF MASON CITY** dated **September 21, 2020** and filed **September 21, 2020** as **Document No. 2020-6425** in the records of the Cerro Gordo County Recorder shall be subordinated and shall be junior and inferior to the lien of the mortgage in favor of **FIRST CITIZENS BANK** dated **May 5, 2021** and filed **May 10, 2021** as **Document No. 2021-3577** in the records of the Cerro Gordo County Recorder all with respect to the following described real estate situated in Cerro Gordo, Iowa, to-wit:

THE NORTH HALF (N 1/2) OF LOTS ONE (1) AND TWO (2) IN BLOCK THIRTY-NINE (39) IN RAILROAD ADDITION TO MASON CITY, IOWA

Dated this ____ day of October, 2026

City of Mason City, Iowa

By:_____
John Lee, Mayor

By:_____
Aaron Burnett, City Clerk/City Administrator

STATE OF IOWA, COUNTY OF CERRO GORDO, ss:

On this ____ day of October, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared John Lee and Aaron Burnett, to me personally known, who, being by me duly sworn, did say that they are Mayor and City Clerk/City Administrator, respectively, of the City of Mason City; executing the within and foregoing instrument; that said instrument was signed on behalf of the City by authority of its City Council; and that the said John Lee and Aaron Burnett acknowledged the execution of said instrument to be the voluntary act and deed of the municipal corporation, by it voluntarily executed.

_____
Notary Public in and for the State of Iowa
My Commission expires: _____

RESOLUTION NO. 26 -

A RESOLUTION AUTHORIZING APPROVAL AND EXECUTION OF A SUBORDINATION AGREEMENT BETWEEN THE CITY OF MASON CITY AND NICOLE SNYDER MANWARREN RELATED TO THE REHABILITATION OF 322 N. PENNSYLVANIA AVENUE IN CONJUNCTION WITH THE DOWNTOWN REVITALIZATION LOAN

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

Section 1: That the "Subordination Agreement", between the City of Mason City and Nicole Snyder Manwarren related to the rehabilitation of 322 N. Pennsylvania 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 6th day of October, 2026.

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

The City of Mason City IOWA

DEVELOPMENT SERVICES DEPARTMENT

Memorandum

To: Aaron Burnett, City Administrator

From: Steven J. Van Steenhuyse, Director of Development Services

Date: September 22, 2026

RE: Downtown Revitalization Loan: 118 North Federal Avenue

Recommendation:

Staff recommends approval of a $30,000 Downtown Revitalization Loan (DoRL) for 118 North Federal Avenue to Tip the Barber and More, LLC. The Forgivable Loan and Grant Review Committee recommends approval of the request. Staff concurs.

Review:

The 2-story building at 118 North Federal Avenue has been vacant for at least 15 years. It was formerly Butcher's Steakhouse. The façade was upgraded as part of the 2011 Façade Improvement Grant. There was an apartment upstairs at one time, but it is not currently registered.

Tip the Barber and More, LLC, has purchased the property and intends to open a barber shop in the first floor. The LLC has requested a DoRL loan in the amount of $30,000 to supplement a $60,000 renovation. The improvements include customized styling workstations, modern LED mirrors and lighting, upgraded electric service for high-capacity equipment, and aesthetic flooring and finishes. The applicant has supplied a letter from Clear Lake Bank and Trust certifying that the applicant has sufficient funds to meet the 100% match requirement.

The Forgivable Loan and Grant Committee met on September 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 36 to 55, with an average score of 45.3. A minimum score of 28 is required for

consideration. The Committee recommends approval of the requests. Staff concurs with this recommendation.

Budget Impact:

There is no impact to the operating budget resulting from this action. The City Assessor determined that the project will increase the value of the building by $53,140, a 62 percent increase in assessed value.

Council Action Requested:

Staff recommends approval of a $30,000 Downtown Revitalization Loan (DoRL) for 18 North Federal Avenue to Tip the Barber and More, LLC.

Attachments:

1. Application
2. Minutes of the Forgivable Loan and Grant Committee, 9/22/26.

Steven J. Van Steenhuyse
Director of Development Services

Reviewed and Recommend Approval

Downtown Revitalization Loan (DoRL) Program Application

City of Mason City, Iowa

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

A. Building Information

Building Name:	Tip the Barber & More LLC
Site Address:	118 N. Federal Avenue, Mason City, IA 50401
Tax Property ID No.	070923500600
Legal Description: (attach separately if necessary)	

B. Applicant Information

Building Owner:	Tip the Barber & More LLC	
FEIN (if applicable):		**Owner Type (Check One)**
Contact Name:	Tip	☐ Individual(s)
Owner/Contact Address:	Tyree Franklin	☐ Proprietorship
City/State/Zip:	118 N. Federal Avenue, Mason City, IA 50401	☐ Partnership
Phone:	6412312465	☑ LLC
Email:	Tipthebarber5@gmail.com	☐ Corporation

C. Proposed Project

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

Comprehensive commercial interior build-out and modernization to expand barbershop operation Improvements include customized workstation styling stations, modern LED mirrors, luxury black and gold aesthetic finishes, built-in display/aquarium features, updated electrical for high-capacity equipment, and flooring renovations to elevate customer experience and enhance commercial pr

Project Start Date:	10-1-2026	Project Completion Date:	7-1-2027

Explain why Downtown Revitalization Loan funds are required to complete the project. Would improvements be completed without assistance or would improvements be made to a lesser degree?

Downtown Revitalization Loan funds are vital to execute the full scope of high-end interior enhan Without assistance, renovations would be significantly downsized or delayed, limiting operational

Total amount of DoRL funds requested:	$30,000	Total estimated project cost:	$60,000

Note:** Maximum loan request (matched at least dollar for dollar from other sources):* ***$30,000

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

Proposed Work: all work listed must include contractor's estimates	Contractor/ Subcontractor	Estimated Completion Date	Estimated Cost
Exterior Improvements. Focus on Improvements that affect real property assessed value			
			$
		Total Exterior	$
Interior Improvements. Value of Improvements that do not affect real property value may be considered towards meeting match requirements			
Luxury flooring, framing, wall finishes,	Kellogg constrution		$ 22,000
Shampoo wash stations, water lines,	America's drain cleani		12,500
LED stations, backlit mirrors, panel up			11,500
Custom signage, exterior facade illum			14,000
		Total Interior	$ 60,000
		Total Project Cost	$ 60,000

E. Current Occupancy/Tenancy

Occupant/Tenant Name	Occupancy/Tenant Type (retail, office, residential, etc.)
N/A	

If the building is a mixed use (commercial/residential), duplex or multi-residential structure, how many dwelling units are in the building? 1

If the project property is vacant, how long has it been vacant? 15yrs

Number of jobs (if any) the proposed project will create or retain: 5

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

F. Proposed Financing

Source	Amount
Sources of Matching Funds *(include documentation confirming availability of matching funds)* **:**	
Owner Cash (must provide proof such as bank statement or similar):	$ 30,000
Bank or other Loan: (Bank Name): Clear lake bank and trust	$ 25,800
Other (Describe):	$
Other:	$
Other:	$
Total	$

G. Application Attachments

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

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

H. Applicant Signature

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

1. I (we) certify that all information contained in this application and any attachments or exhibits is true and correct to the best of my (our) knowledge and are submitted to the City of Mason City so the City can decide whether to grant a loan as a part of the Downtown Revitalization Loan program.

2. I (we) understand that additional data may be required if requested by the Loan Review Committee.

3. I (we) have read and understand the project requirements, application requirements, and scoring criteria for this program.

4. I (we) have read and understand the conditions of the Downtown Revitalization Loan Program and agree to abide by its conditions and guidelines. I (we) understand that a written Loan Agreement is required for approved projects.

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

1. I (we) authorize the City of Mason City to research the proposed project and obtain credit reports (if necessary) for the reasonable evaluation of this application. I (we) will provide necessary information needed by the City of Mason City to perform the research or to obtain a credit report. Personal information will be kept confidential.

2. Expenditures incurred prior to approval of the application and execution of the Forgivable Loan Agreement, except architectural or design services, are not eligible for payment under this program and may not be used toward the required match for the forgivable loan.

3. I (we) agree that the acceptance of this application does not commit the City to enter into any agreement, to pay any costs incurred in its preparation, to participate in subsequent negotiations, or to contract for the project. The City expressly reserves the right to reject any or all applications.

4. I (we) also agree that architectural or design services will be considered an eligible project cost only if a facade design or architectural site and floor plans have been professionally completed and are included with this application, and bids or quotes for all proposed work were obtained and are included with this application.

Should assistance be provided, applicant/borrower agrees:

1. If the loan is approved by the City Council, the applicant/borrower agrees to enter into a Forgivable Loan Agreement with the City that specifies the conditions of disbursement of the forgivable loan.

2. To keep such records and receipts as may be required by the City in connection with the work to be assisted and to make the records and receipts available to the City.

3. To notify the City of Mason City of any change in ownership of the benefitted property.

4. To provide proof of insurance covering the building in which the improvements are constructed, if requested by the City.

In addition, the applicant is aware of the following:

1. Assistance through the Downtown Revitalization Loan Program is given in the form of a forgivable loan. If the building is sold prior to the end of the term of the loan, or if the City determines that the application contains false or misleading information, the City may require all or part of the loan to be repaid.

2. The applicant will be obligated to maintain the building improvements for a period equal to the length of loan repayment.

3. The maximum participation per property in the Downtown Revitalization Loan Program is limited to $30,000. Any one individual or entity may not be responsible for repayment of more than two (2) Corridor Revitalization forgivable loans, two (2) Downtown Revitalization forgivable loans, or two (2) such loans in combination.

4. Financial assistance will not be provided if property taxes or special assessments are in arrears or if the applicant has outstanding, delinquent debt with the City.

5. Only those loans meeting minimum scoring requirements as determined by the Loan Review Committee will be forwarded to the City Council for final disposition.

6. Forgivable loans will be secured with a mortgage on the benefitted property. Loan funds will not be disbursed until all work has been completed and inspected, costs documented, a promissory note executed, and the mortgage recorded with the Cerro Gordo County Recorder.

7. The applicant understands that the increased taxes resulting from the improvements covered by this loan are not eligible for tax abatement under the City of Mason City Urban Revitalization Program.

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

8-18-2026
Date

Tipthebarber&More
Title (owner, agent, etc.)

Authorized Signature

Date

Title (owner, agent, etc.)

Office Use Only:

Date/Time Received: 9-9-26 @ 12:45pm **Received by:** Regina Cord

Kellogg Construction Inc.
(DBA Watertight Construction)
PO Box 244
1200 Cleveland Ave
Charles City, IA 50616

Customer Name	Address	City/State
ip the Barber		

Date	Description
	Flooring - tear out fill in existing floor
	and overlay with new flooring.
	framing - new walls for shop
	finishing walls - overlay / new const.

Subtota

Sales Ta

Total

Make all checks payable to Kellogg Constru
Thank you for your business

Mail body: Fwd: Estimate 1017 from America's Drain Cleaning, LLC

---------- Forwarded message ---------
From: **America's Drain Cleaning, LLC** <quickbooks@notification.intuit.com>
Date: Wed, Aug 26, 2026 at 5:00 PM
Subject: Estimate 1017 from America's Drain Cleaning, LLC
To: <tipthebarber5@gmail.com>

ESTIMATE 1017 DETAILS

America's Drain Cleaning, LLC

$13,375.00

Review and approve

Powered by QuickBooks

Dear Tip The Barber,

Please find your estimate details here. Feel free to contact us if you have any questions. We look forward to working with you.

Have a great day!
America's Drain Cleaning, LLC

Address	Tip The Barber 118 N Federal Mason City, IA 50401

P.o. number new building drain inspection

Camera $2,500.00T

Camera all lines and also clean and descale all pipes under concrete to the street

1 X $2,500.00

misc $10,000.00T

have daleys plumbing come in behind me and replace and install all new plumbing and water to each station as discussed all new sewer also

1 X $10,000.00

Subtotal	$12,500.00
Tax	$875.00
Total	$13,375.00

Review and approve

America's Drain Cleaning, LLC

8009 300th St Clear Lake, IA 50428 US

+16415125157 jasonasbe@gmail.com

If you receive an email that seems fraudulent, please check with the business owner before paying.

CLEAR LAKE BANK & TRUST CO.
A FULL SERVICE BANK MEMBER FDIC

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

September 8, 2026

Tyree E. Franklin
1631 4th St SW Ste 132
Mason City, IA 50401

RE: City of Mason City Downtown Revitalization Program

To Whom It May Concern:

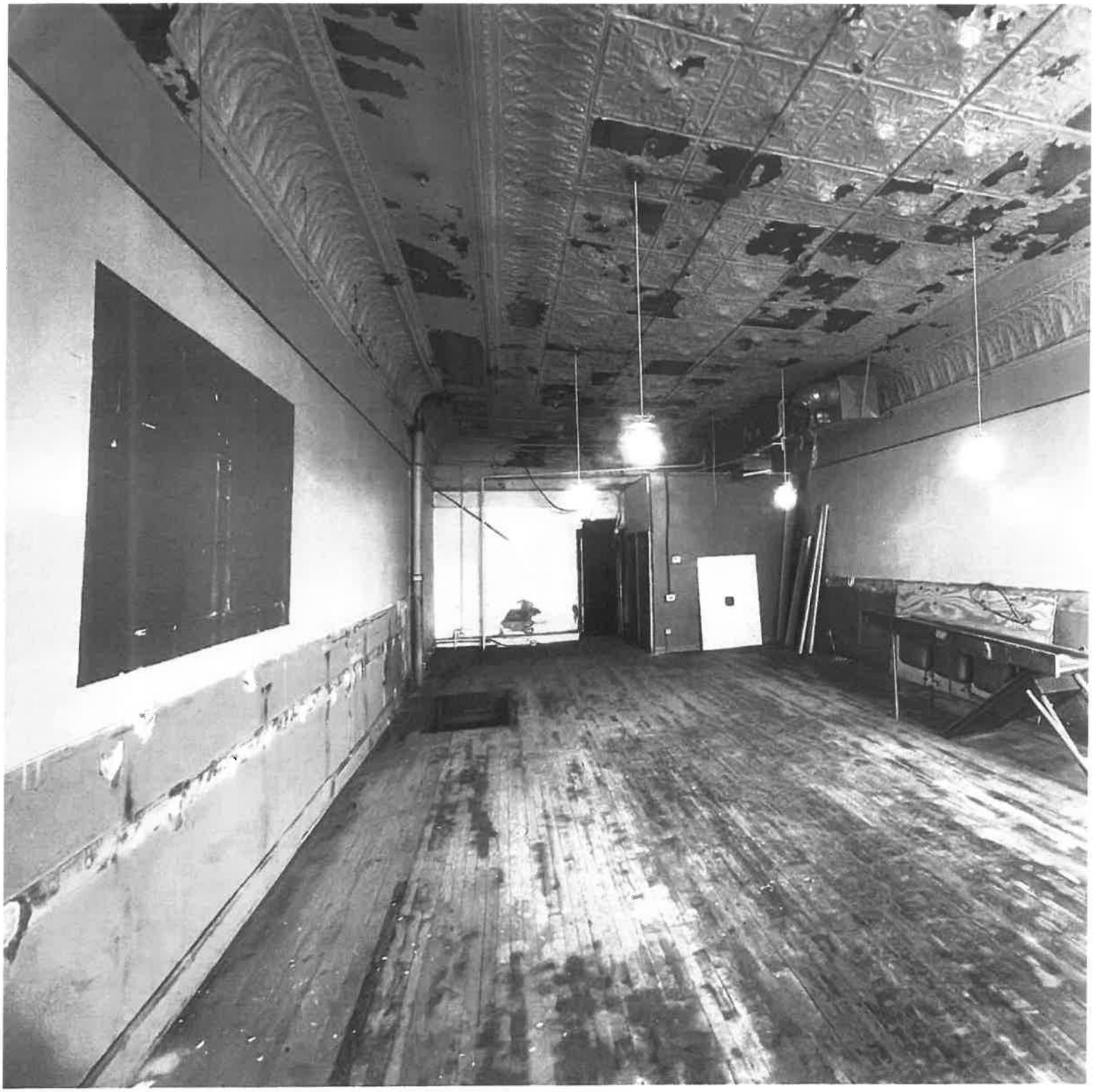
Please be advised that Tyree E. Franklin, owner of Tip The Barber & More LLC has funds available for property improvements at 118 N Federal Ave. Mason City, IA for up to $30,000.

If you should have any questions, please contact me directly at 641-428-9408 or mbloomingdale@clearlakebank.com.

Thank you.

Sincerely,

Mike Bloomingdale
Asst. Vice President
Clear Lake Bank and Trust Company







MINUTES
Forgivable Loan and Grant Committee
Microsoft Teams Meeting
Tuesday, September 22, 2026, at 2:00 PM

Call to Order and Roll Call
The meeting was called to order at 2:01 PM.

Committee Members Present: Kelly Helgeland, Cole Bockelmann-City Finance Director, Steven Van Steenhuyse, Director of Development Services, and Regina Card, Administrative Assistant to Development Services. Randy Kibbee, Kathy Brown, and Ella Phillips did not attend but sent their scores prior to the meeting.

CoRL Application

Van Steenhuyse asked the Committee members if there were any conflicts of interest. None were declared.

Tip the Barber & More LLC-118 N. Federal Ave.

The Forgivable Loan & Grant Review Committee reviewed an application for a DoRL loan in the amount of $30,000.00. The applicant requests funding to remodel the ground floor for a barber shop.

Estimates from Kellogg Construction & America's Drain Cleaning were provided.

The application indicates that the requested funds will be matched by funds on account with Clear Lake Bank & Trust. The total project cost is $60,000.00.

Committee members provided individual scores and recommendations for the proposed work. Three members were not present but sent their scores. The highest score was 55 and the lowest was 41; the average was 45.3. A minimum average score of 28 is required for eligibility.

Helgeland moved to recommend approval of the application to the City Council. **Bockelmann** seconded the motion. The motion carried unanimously, and the application will be forwarded to the City Council for consideration.

Other Business

Van Steenhuyse informed the Committee that DoRL funds have replenished, and the BuRLS account does not have enough to fund a project at this time. DoRL and BuRLS applications for 321-331 South Delaware Avenue are anticipated soon.

Adjournment

The meeting adjourned at 2:06 PM.

RESOLUTION NO. 26 –

A RESOLUTION AUTHORIZING APPROVAL OF A FORGIVABLE LOAN TO TIP THE BARBER AND MORE, LLC, FOR THE REHABILITATION OF 118 NORTH FEDERAL AVNEUE IN CONJUNCTION WITH THE DOWNTOWN REVITALIZATION LOAN PROGRAM

WHEREAS, the City Council of the City of Mason City, Iowa had approved the Downtown Revitalization Loan (DoRL) program for the revitalization of buildings within the Downtown area, and

WHEREAS, the program provides for a forgivable loan of up to $30,000.00 (funded with TIF funds) for improvements to property that result in one or more of the following: aesthetic improvements to the exterior, an increase in property value, making dilapidate or outdated buildings leasable or saleable, or creating downtown dwelling units. Improvements must respect the historic nature of the building being revitalized, and

WHEREAS, Tip the Barber and More, LLC, has applied for a forgivable loan in the amount of $30,000 for the rehabilitation of 118 North Federal Avenue.

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

Section 1: That the request for a forgivable loan in the amount of $30,000 for the rehabilitation of 118 North Federal Avenue, be and the same is hereby approved.

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

PASSED AND APPROVED this 6th day of October, 2026.

_____

John P. Lee, Mayor

ATTEST:

_____

Aaron Burnett, City Clerk

Council Agenda Item 23

The City of Mason City IOWA

DEVELOPMENT SERVICES DEPARTMENT

Memorandum

To: Aaron Burnett, City Administrator

From: Steven J. Van Steenhuyse, Director of Development Services

Date: September 29, 2026

RE: Set Public Hearing: Amendment 14 to the Mason City Unified Urban Renewal Plan

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Recommendation:

Staff respectfully recommends that the City Council approve a resolution to set a public hearing for November 3, 2026, at 7:00 PM in the Mason City Room of the Public Library, 225 2nd Street SE, Mason City, Iowa, concerning the adoption of Amendment #14 to the Mason City Unified Urban Renewal Plan.

Review:

Prior Amendments: The City Council originally adopted what is now the Mason City Unified Urban Renewal Area in 2001. The several urban renewal areas that were created and amended after that time were consolidated through the Mason City Unified Urban Renewal Area Plan Amendment # 1 in October 2012. As an economic development urban renewal area, the plan has a life of 20 years after debt in the URA is first requested from the County Auditor. The lands in the four original areas expired based on their original adoption in 2021. The lands added as part of Amendment #1 will expire no earlier than 2032. In 2013, Amendment #2 added several properties along South Federal and included some adjacent rights-of-way in other parts of the city. These areas will expire no earlier than 2033. Amendment #10 in 2023 also added land; those areas will expire no earlier than 2043. Most recently, Amendment 13 earlier this year added land that will expire no earlier than 2046.

The thirteen prior amendments are summarized in the following table:

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

Amend-ment #	Adopted	Purpose
12	May 2026	Allowed cost of improvements to 19th Street SW to be repaid with TIF revenues
13	May 2026	Added land to the URA: Northeast area (west of North Eisenhower Avenue and north of MercyOne West campus) planned for townhome development and Southeast area (SE corner of South Kentucky Avenue and 19th Street SE) planned for commercial and single family development

Amendment #14: Amendment 14 adds two areas to the Mason City Unified URA. The Southwest Housing Focus Area is the land planned for a new apartment building by Legacy at the 19, LLC, south of 19th Street SW and between the Fairways and South Central Heights neighborhoods. The Briarstone area is that portion of the vacant land east of South Taft Avenue and south of the Briarstone neighborhood. The area adjacent to South Taft Avenue is already in the Mason City Unified URA; the amendment extends the URA to the east to include land proposed to be developed in the new Briarstone 3rd Addition.

Adding these areas allows for urban renewal incentives and funding to be used within them. In addition, adding the Southwest Housing Focus Area will allow the Urban Revitalization Plan to be amended so that the Legacy project (now called "The Tradition") will be eligible for the 10-year, 100% Urban Revitalization tax abatement.

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 amendment and comment to the City Council as to whether the plan amendment conforms to or is consistent with the Comprehensive Plan. The P&Z will review the amendment at their October 13 regular meeting.

Upon approval of this resolution, a public hearing notice will be published for the November 3, 2026, City Council meeting for final consideration of the amendment. In the interim, Staff will hold the required consultation with the Mason City School District and Cerro Gordo County to discuss the plan and potential impacts on the other taxing entities on October 19.

Budget Impact:

Other than the legal costs of preparing the plan and proceedings, there is no immediate impact to the budget.

Council Action Requested:

Staff respectfully recommends that the City Council approve a resolution to set a public hearing for November 3, 2026, at 7:00 PM in the Mason City Room of the Public Library, 225 2nd Street SE, Mason City, Iowa, concerning the adoption of Amendment #14 to the Mason City Unified Urban Renewal Plan.

Attachments:

1. Amendment #14 to the Mason City Unified Urban Renewal Plan
2. Map depicting the added territory
3. Proceedings by Dorsey and Whitney, P.C.

Steven J. Van Steenhuyse
Director of Development Services

Reviewed and Recommend Approval

CITY OF MASON CITY, IOWA

URBAN RENEWAL PLAN AMENDMENT NO. 14
MASON CITY UNIFIED URBAN RENEWAL AREA

November, 2026

The Urban Renewal Plan (the "Plan") for the Mason City Unified Urban Renewal Area (the "Urban Renewal Area") in the City of Mason City, Iowa (the "City") is being amended for the purpose of adding property to the Urban Renewal Area.

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

SOUTHWEST HOUSING FOCUS AREA

LOT ONE (1) IN THE AUDITOR'S SUBDIVISION OF THE EAST HALF (E ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION EIGHTEEN (18), TOWNSHIP NINETY-SIX (96) NORTH, RANGE TWENTY (20) WEST OF THE 5TH P.M.; AND

LOT TWO (2) IN SAID AUDITOR'S SUBDIVISION, EXCEPT THE SOUTH 150 FEET OF THE EAST 150 FEET THEREOF; AND

LOT THREE (3) IN SAID AUDITOR'S SUBDIVISION, EXCEPT THE NORTH 193.25 FEET OF THE EAST 150 FEET THEREOF; AND

THE NORTH 134 FEET OF LOT FOUR (4) IN SAID AUDITOR'S SUBDIVISION, ALL IN MASON CITY, CERRO GORDO COUNTY, IOWA

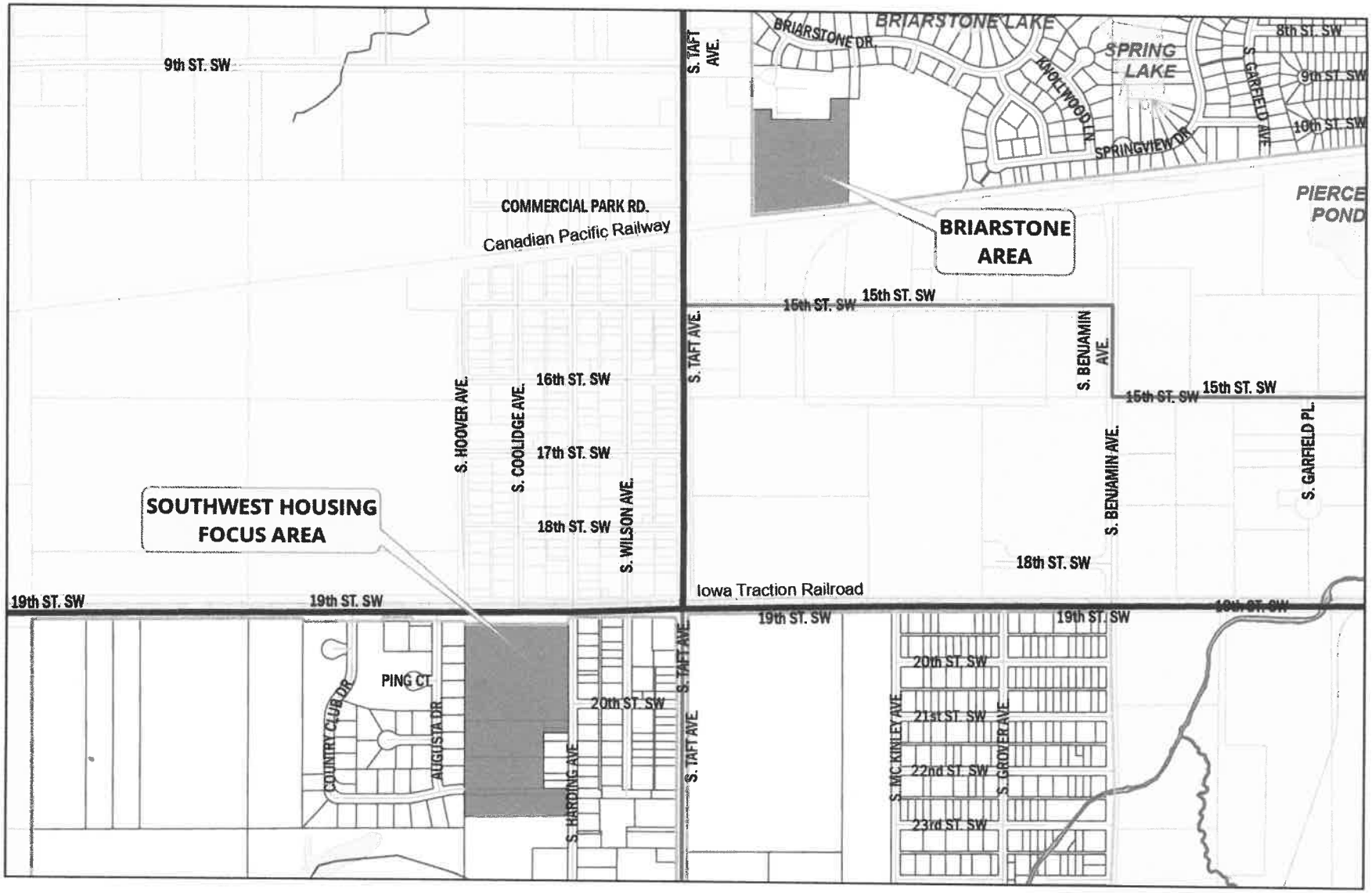
BRIARSTONE AREA

BEGINNING AT THE SOUTH POINT OF THE MOST EASTERN EAST LINE OF BRIARCLIFF ESTATES FIRST ADDITION, MASON CITY, IOWA; THENCE DUE SOUTH TO THE NORTH RIGHT-OF-WAY LINE OF THE CANADIAN PACIFIC RAILROAD; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT FOUR IN THE BRIARSTONE WEST ADDITION TO MASON CITY, IOWA, WHICH POINT IS ON THE EAST LINE OF SAID BRIARSTONE WEST ADDITION; THENCE NORTH ALONG SAID EAST LINE OF THE BRIARSTONE WEST ADDITION TO ITS INTERSECTION WITH THE WESTERN SOUTHWEST CORNER OF BRIARSTONE ESTATES FIRST SUBDIVISION; THENCE EAST, SOUTH, EAST, NORTH, AND EAST ALONG THE SOUTH LINES OF SAID BRIARCLIFF ESTATES FIRST ADDITION, TO THE POINT OF BEGINNING.

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

2) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	$140,142,287
Outstanding general obligation debt of the City:	$
Proposed debt to be incurred in area to be added in connection with this November, 2026 Amendment:	$ -0-



Mason City Unified

Amendment 14 Additions

MASON CITY UNIFIED URBAN RENEWAL AREA AMENDMENT #14

DORSEY

DORSEY • WHITNEY LLP

September 29, 2026

VIA EMAIL
Diana Black
Deputy City Clerk/City Hall
Mason City, IA

Re: Mason City Unified Urban Renewal Area (November, 2026 Amendment No. 14)
Our File No. 631141-41

Dear Diana:

We have prepared the attached materials which will enable the City Council to act on October 6, 2026 to set November 3, 2026 as the date for a public hearing on the expansion of the Mason City Unified Urban Renewal Area and on an amendment to the existing urban renewal plan for the Area.

The notice which is included in the attached resolution must be published once, not less than four (4) and not more than twenty (20) days prior to the date selected for the hearing. **The last date on which the notice can effectively be published is October 30, 2026.** Please print a separate copy of the notice for delivery to the newspaper and email a copy of the published notice to lemke.susan@dorsey.com.

In addition to publishing the notice of a hearing, a copy of the amendment to the urban renewal plan must be submitted to the Planning and Zoning Commission, and the Commission must provide a written recommendation to the City Council with respect to whether the amendment is in conformance with the City's general or comprehensive plans.

Also, a "consultation session" must be set up with Cerro Gordo County and the Mason City Community School District. Please refer to my separate letter attached for further details.

Please return one fully executed set of these proceedings, once all the actions have been taken, and contact John Danos or me if you have any questions.

Kind regards,

Amy Bjork

Attachments

cc: Aaron Burnett
Cole Bockelmann
Steven Van Steenhuyse

DORSEY

DORSEY • WHITNEY LLP

September 29, 2026

VIA EMAIL
Diana Black
Deputy City Clerk/City Hall
Mason City, IA

Re: Mason City Unified Urban Renewal Area (November, 2026 Amendment No. 14)
Our File No. 631141-41

Dear Diana:

The Iowa Urban Renewal Law requires that the City provide information concerning a proposed urban renewal plan amendment to certain other governmental bodies which might be affected by the use of tax increment financing within the amended urban renewal area. Specifically, the City must send a copy of the urban renewal plan amendment and an invitation to attend a meeting to discuss the urban renewal plan amendment to any county and school district whose jurisdiction covers any property to be included within the amended urban renewal area. This consultation must be held at least two weeks before the public hearing.

It is our understanding that the property within the City's amended urban renewal area would affect Cerro Gordo County and the Mason City Community School District.

Attached is a draft letter which you may use in order to provide notification to these governmental entities of the date, time and place of a meeting at which they may discuss the urban renewal plan amendment. The law does not require that this be a meeting of the City Council, and you may use your discretion about who represents the City at the meeting.

The letter should be sent by ordinary US Mail, and we recommend mailing the letter at least seven (7) days before the consultation session. Along with the letter, you should send a copy of the urban renewal plan amendment and a copy of the notice of the public hearing on the urban renewal plan amendment.

According to our records, here are the mailing addresses for the individuals who should receive the notification letter and the enclosures:

Board of Supervisors
c/o Cerro Gordo County Auditor
Cerro Gordo County Courthouse
220 North Washington Avenue
Mason City, IA 50401

Superintendent
Mason City Community School District
1239 N. Rhode Island Ave
Mason City, IA 50401

Please call John Danos or me if you have questions.

Kind regards,

Amy Bjork

Attachment

cc: Aaron Burnett
Cole Bockelmann
Steven Van Steenhuyse

[City letterhead]

DATE: _____

TO: Board of Supervisors, Cerro Gordo County
Superintendent, Mason City Community School District

FROM: City Council
City of Mason City, Iowa

RE: Mason City Unified Urban Renewal Area
Urban Renewal Plan Amendment No. 14

The City of Mason City is in the process of expanding its Mason City Unified Urban Renewal Area, and amending the urban renewal plan for the area and, pursuant to Section 403.5 of the Code of Iowa, the City is sending you the enclosed copy of its urban renewal plan amendment and scheduling a meeting at which you will have the opportunity to discuss this amendment.

The meeting to discuss our urban renewal plan amendment has been set for _____, 2026, at __:_____ ___m. at the office of the Director of Development Services in City Hall, 10 First Street NW, Mason City, Iowa. If you are unable to send a representative to the meeting, we invite your written comments. In addition, Section 403.5 gives your designated representative the right to make written recommendations concerning the urban renewal plan amendment no later than seven days following the date of the meeting.

The City Council will also hold a public hearing on this urban renewal plan amendment at ___:___ p.m. on November 3 2026, and a copy of the notice of hearing is enclosed for your information.

Please call our City Administrator or Director of Development Services at (641) 421-2701 if you have questions.

Enclosure

SET DATE FOR HEARING ON DESIGNATION OF EXPANDED URBAN RENEWAL AREA AND URBAN RENEWAL PLAN AMENDMENT NO. 14

631141-41

Mason City, Iowa

October 6, 2026

The City Council of the City of Mason City, Iowa, met on October 6, 2026, at _____ p.m., at the _____, in the City, for the purpose of setting a date for a public hearing on the designation of an expanded urban renewal area and on a proposed urban renewal plan amendment.

The Mayor presided and the roll being called, the following members of the Council were present and absent:

Present: _____

Absent: _____.

The Mayor announced that an amendment to the boundaries of the Mason City Unified Urban Renewal Area had been prepared, along with an amendment to the urban renewal plan for the area, and that it was now necessary to set a date for a public hearing on the proposed amended area and proposed amendment to the urban renewal plan. Accordingly, Council Member _____ moved the adoption of the following resolution entitled "Resolution Setting Date for Public Hearing on Designation of the Expanded Mason City Unified Urban Renewal Area and on Urban Renewal Plan Amendment No. 14 for such Mason City Unified Urban Renewal Area," and the motion was seconded by Council Member _____. Following due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO._____

Resolution Setting Date for Public Hearing on Designation of the Expanded Mason City Unified Urban Renewal Area and on Urban Renewal Plan Amendment No. 14 for such Mason City Unified Urban Renewal Area

WHEREAS, this City Council of the City of Mason City, Iowa (the "City") by resolution previously established the Mason City Unified Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives therein; and

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

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

WHEREAS, an amendment ("Amendment No. 14") to the Plan has been prepared which covers the addition of the Property to the Urban Renewal Area; and

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

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the expansion of the Urban Renewal Area and on Amendment No. 14;

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

Section 1. This City Council will meet at the _____, Mason City, Iowa, on November 3, 2026, at _____ p.m., at which time and place it will hold a public hearing on the designation of the expanded Urban Renewal Area described in the preamble hereof and on Amendment No. 14.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in the City, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator and the Director of Development Services, or their designees, are hereby designated as the City's representatives in connection with the consultation process which is required under that section of the urban renewal law. It is hereby directed that representatives of Cerro Gordo County and the Mason City Community School District be invited to participate in the consultation.

Section 4. In satisfaction of the consent requirements set forth in Section 403.17(10) of the Code of Iowa with respect to the inclusion of "agricultural land" in an urban renewal area, the Director of Development Services, or his designee, is hereby directed to present an Ag Land Consent to each of the Ag Land Owners for execution and delivery to the City prior to the public hearing on November 3, 2026, and all action heretofore taken in this regard is all hereby ratified and approved.

Section 5. The proposed Amendment No. 14 is hereby submitted to the City's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Passed and approved October 6, 2026.

_____
Mayor

Attest:

_____
City Clerk

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

Notice Is Hereby Given: That at ___:_____ p.m., at the _____, Mason City, Iowa, on November 3, 2026, the City Council of the City of Mason City, Iowa (the "City") will hold a public hearing on the question of amending the urban renewal plan (the "Plan") for the Mason City Unified Urban Renewal Area and designating an expanded Mason City Unified Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, by adding and including all the real property (the "Property") described as follows:

SOUTHWEST HOUSING FOCUS AREA

LOT ONE (1) IN THE AUDITOR'S SUBDIVISION OF THE EAST HALF (E ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION EIGHTEEN (18), TOWNSHIP NINETY-SIX (96) NORTH, RANGE TWENTY (20) WEST OF THE 5TH P.M.; AND

LOT TWO (2) IN SAID AUDITOR'S SUBDIVISION, EXCEPT THE SOUTH 150 FEET OF THE EAST 150 FEET THEREOF; AND

LOT THREE (3) IN SAID AUDITOR'S SUBDIVISION, EXCEPT THE NORTH 193.25 FEET OF THE EAST 150 FEET THEREOF; AND

THE NORTH 134 FEET OF LOT FOUR (4) IN SAID AUDITOR'S SUBDIVISION, ALL IN MASON CITY, CERRO GORDO COUNTY, IOWA

BRIARSTONE AREA

BEGINNING AT THE SOUTH POINT OF THE MOST EASTERN EAST LINE OF BRIARCLIFF ESTATES FIRST ADDITION, MASON CITY, IOWA; THENCE DUE SOUTH TO THE NORTH RIGHT-OF-WAY LINE OF THE CANADIAN PACIFIC RAILROAD; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT FOUR IN THE BRIARSTONE WEST ADDITION TO MASON CITY, IOWA, WHICH POINT IS ON THE EAST LINE OF SAID BRIARSTONE WEST ADDITION; THENCE NORTH ALONG SAID EAST LINE OF THE BRIARSTONE WEST ADDITION TO ITS INTERSECTION WITH THE WESTERN SOUTHWEST CORNER OF BRIARSTONE ESTATES FIRST SUBDIVISION; THENCE EAST, SOUTH, EAST, NORTH, AND EAST ALONG THE SOUTH LINES OF SAID BRIARCLIFF ESTATES FIRST ADDITION, TO THE POINT OF BEGINNING.

The proposed amendment to the Plan brings the Property described above into the Urban Renewal Area and makes it subject to the provisions of the Plan. A copy of the amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Aaron Burnett
City Clerk

• • • • •

On motion and vote the meeting adjourned.

_____
Mayor

Attest:

_____
City Clerk

EXHIBIT A
Legal Description
Expanded Mason City Unified Urban Renewal Area
(November, 2026 Amendment No. 14)

SOUTHWEST HOUSING FOCUS AREA

LOT ONE (1) IN THE AUDITOR'S SUBDIVISION OF THE EAST HALF (E ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION EIGHTEEN (18), TOWNSHIP NINETY-SIX (96) NORTH, RANGE TWENTY (20) WEST OF THE 5TH P.M.; AND

LOT TWO (2) IN SAID AUDITOR'S SUBDIVISION, EXCEPT THE SOUTH 150 FEET OF THE EAST 150 FEET THEREOF; AND

LOT THREE (3) IN SAID AUDITOR'S SUBDIVISION, EXCEPT THE NORTH 193.25 FEET OF THE EAST 150 FEET THEREOF; AND

THE NORTH 134 FEET OF LOT FOUR (4) IN SAID AUDITOR'S SUBDIVISION, ALL IN MASON CITY, CERRO GORDO COUNTY, IOWA

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STATE OF IOWA
CERRO GORDO COUNTY SS:
CITY OF MASON CITY

I, the undersigned, City Clerk of the City of Mason City, Iowa do hereby certify that pursuant to the resolution of its City Council fixing a date of public hearing on the question of designating the expanded Mason City Unified Urban Renewal Area for the City and on a proposed urban renewal plan amendment, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City, and copies were sent to the county and school district.

WITNESS my hand this ____ day of _____, 2026.

_____
City Clerk

(Attach here publisher's affidavit of publication of notice.)

(PLEASE NOTE: This certificate must not be dated until the publication has been made and you have reviewed it to be sure that the notice was published on the date indicated in the attached affidavit.)

STATE OF IOWA
CERRO GORDO COUNTY SS:
CITY OF MASON CITY

I, the undersigned, City Clerk of the City of Mason City, Iowa do hereby certify that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with those records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with setting a date for public hearing on the question of designating the expanded Mason City Unified Urban Renewal Area for the City and on an urban renewal plan amendment.

WITNESS my hand this ___ day of _____, 2026.

_____
City Clerk

RESOLUTION NO. 26-

Resolution Setting Date for Public Hearing on Designation of the Expanded Mason City Unified Urban Renewal Area and on Urban Renewal Plan Amendment No. 14 for such Mason City Unified Urban Renewal Area

WHEREAS, this City Council of the City of Mason City, Iowa (the "City") by resolution previously established the Mason City Unified Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives therein; and

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

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

WHEREAS, an amendment ("Amendment No. 14") to the Plan has been prepared which covers the addition of the Property to the Urban Renewal Area; and

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

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the expansion of the Urban Renewal Area and on Amendment No. 14;

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

Section 1. This City Council will meet at the Mason City Room of the Mason City Public Library, Mason City, Iowa, on November 3, 2026, at 7:00 p.m., at which time and place it will hold a public hearing on the designation of the expanded Urban Renewal Area described in the preamble hereof and on Amendment No. 14.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in the City, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator and the Director of Development Services, or their designees, are hereby designated as the City's representatives in connection with the consultation process which is required under that section of the urban renewal law. It is hereby directed that representatives of Cerro Gordo County and the Mason City Community School District be invited to participate in the consultation.

Section 4. In satisfaction of the consent requirements set forth in Section 403.17(10) of the Code of Iowa with respect to the inclusion of "agricultural land" in an urban renewal area, the Director of Development Services, or his designee, is hereby directed to present an Ag Land Consent to each of the Ag Land Owners for execution and delivery to the City prior to the public hearing on November 3, 2026, and all action heretofore taken in this regard is all hereby ratified and approved.

Section 5. The proposed Amendment No. 14 is hereby submitted to the City's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Passed and approved October 6, 2026.

_____
John P. Lee, Mayor

Attest:

_____
Aaron Burnett, City Clerk

CITY OF MASON CITY, IOWA

URBAN RENEWAL PLAN AMENDMENT NO. 14
MASON CITY UNIFIED URBAN RENEWAL AREA

November, 2026

The Urban Renewal Plan (the "Plan") for the Mason City Unified Urban Renewal Area (the "Urban Renewal Area") in the City of Mason City, Iowa (the "City") is being amended for the purpose of adding property to the Urban Renewal Area.

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

SOUTHWEST HOUSING FOCUS AREA

LOT ONE (1) IN THE AUDITOR'S SUBDIVISION OF THE EAST HALF (E ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION EIGHTEEN (18), TOWNSHIP NINETY-SIX (96) NORTH, RANGE TWENTY (20) WEST OF THE 5TH P.M.; AND

LOT TWO (2) IN SAID AUDITOR'S SUBDIVISION, EXCEPT THE SOUTH 150 FEET OF THE EAST 150 FEET THEREOF; AND

LOT THREE (3) IN SAID AUDITOR'S SUBDIVISION, EXCEPT THE NORTH 193.25 FEET OF THE EAST 150 FEET THEREOF; AND

THE NORTH 134 FEET OF LOT FOUR (4) IN SAID AUDITOR'S SUBDIVISION, ALL IN MASON CITY, CERRO GORDO COUNTY, IOWA

BRIARSTONE AREA

BEGINNING AT THE SOUTH POINT OF THE MOST EASTERN EAST LINE OF BRIARCLIFF ESTATES FIRST ADDITION, MASON CITY, IOWA; THENCE DUE SOUTH TO THE NORTH RIGHT-OF-WAY LINE OF THE CANADIAN PACIFIC RAILROAD; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT FOUR IN THE BRIARSTONE WEST ADDITION TO MASON CITY, IOWA, WHICH POINT IS ON THE EAST LINE OF SAID BRIARSTONE WEST ADDITION; THENCE NORTH ALONG SAID EAST LINE OF THE BRIARSTONE WEST ADDITION TO ITS INTERSECTION WITH THE WESTERN SOUTHWEST CORNER OF BRIARSTONE ESTATES FIRST SUBDIVISION; THENCE EAST, SOUTH, EAST, NORTH, AND EAST ALONG THE SOUTH LINES OF SAID BRIARCLIFF ESTATES FIRST ADDITION, TO THE POINT OF BEGINNING.

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

2) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	$140,142,287
Outstanding general obligation debt of the City:	$ 69,710,000
Proposed debt to be incurred in area to be added in connection with this November, 2026 Amendment:	$ -0-

Council Agenda Item 24

The City of Mason City IOWA

Public Works Department

Memorandum

To: Aaron Burnett, City Administrator

From: Jim Collins, Public Works Director

Date: October 6, 2026

RE: FY 2026-27 Sanitary Sewer Repairs

Recommendation:

It is recommended the City Council accept the bids and award a contract to Bob McKiness Excavating and Grading, Inc. of Mason City, IA in the amount of $1,249,642.55 for the 2026-27 Sanitary Sewer Repairs project.

It is further recommended the City Council approve the contract and bonds for the project.

Review:

The extent of the work involved is the furnishing of labor and new materials for sanitary sewer point repairs, sanitary manhole repairs, and Cured-In-Place-Pipe rehabilitation in multiple areas within the City. This project will repair defects noted in the Citywide CCTV investigation and is part of an ongoing part of the improvements being made to eliminate Inflow and Infiltration from our Sanitary Sewer Collection System. The engineers construction cost opinion for the project is $1,364,000.00. Construction is proposed to begin this fall and be completed in October of 2027.

Bids were opened on September 23rd, 2026. Two bids were received: McKiness Excavating of Mason City, IA; and OnTrack Construction of Nevada, IA. The low bidder was McKiness and the bid is below the Engineer's opinion of probable cost. Staff and WHKS have reviewed the bid and recommend award of the contract. A bidtab is enclosed for reference.

Contract and Bonds for the project are enclosed. Staff and WHKS have reviewed the documents and recommend approval of the contract and bonds.

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 accept the bids and award a contract to Bob McKiness Excavating and Grading, Inc. of Mason City, IA in the amount of $1,249,642.55 for the 2026-27 Sanitary Sewer Repairs project.

It is further recommended the City Council approve the contract and bonds for the project.

Jim Collins

Jim Collins, Public Works Director

Reviewed and Recommend Approval

BID TABULATION

PROJECT: 2026-27 Sanitary Sewer Repairs
LOCATION OF PROJECT: Mason City, IA
WHKS PROJECT #: 10593
LETTING DATE-TIME-LOCATION: September 23, 2026 -10:00 AM - Mason City City Hall

Item No.	Item	Unit	Quantity	Bob McKiness Excavating & Grading, Inc. Mason City, Iowa		OnTrack Construction, LLC. Nevada, Iowa	
				Unit Price	Extended Price	Unit Price	Extended Price
Section 1 General Items							
1	Mobilization	LS	1	$130,000.00	$ 130,000.00	$ 140,000.00	$ 140,000.00
2	Traffic Control	LS	1	$ 35,000.00	$ 35,000.00	$ 14,000.00	$ 14,000.00
3	Geotechnical Testing Allowance	LS	1	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00
4	Weekly Status Updates	EA	40	$ 100.00	$ 4,000.00	$ 100.00	$ 4,000.00
					$ 171,000.00		**$ 160,000.00**
Section 2 Excavation and Backfill							
5	Exploratory Excavation	HR	8	$ 325.00	$ 2,600.00	$ 780.00	$ 6,240.00
6	Rock Excavation	CY	200	$ 125.00	$ 25,000.00	$ 105.00	$ 21,000.00
7	Granular Backfill	TON	400	$ 25.00	$ 10,000.00	$ 56.50	$ 22,600.00
					$ 37,600.00		**$ 49,840.00**
Section 3 Water Main							
8	Water Main, 6", DIP	LF	160	$ 125.00	$ 20,000.00	$ 240.00	$ 38,400.00
9	Water Main, 8", DIP	LF	90	$ 150.00	$ 13,500.00	$ 245.00	$ 22,050.00
10	Water Road Box	EA	2	$ 350.00	$ 700.00	$ 1,000.00	$ 2,000.00
11	Water Valve, 6" - 8"	EA	2	$ 4,500.00	$ 9,000.00	$ 2,200.00	$ 4,400.00
12	Water Main Fitting	LB	2000	$ 12.00	$ 24,000.00	$ 12.00	$ 24,000.00
13	Water Service, 1" Copper	LF	300	$ 50.00	$ 15,000.00	$ 58.00	$ 17,400.00
14	Water Service, 1" Copper, Trenchless	LF	300	$ 60.00	$ 18,000.00	$ 208.00	$ 62,400.00
15	Water Curb Stop and Box, 1" Copper	EA	10	$ 600.00	$ 6,000.00	$ 915.00	$ 9,150.00
16	Tap Watermain and Install Corp Stop	EA	10	$ 550.00	$ 5,500.00	$ 850.00	$ 8,500.00
17	Polystyrene Insulation Board	EA	8	$ 175.00	$ 1,400.00	$ 400.00	$ 3,200.00
18	Temporary Water Service	LS	1	$ 200.00	$ 200.00	$ 10,000.00	$ 10,000.00
					$ 113,300.00		**$ 201,500.00**
Section 4 Storm Sewer							
19	Storm Sewer Replacement 10"	LF	10	$ 100.00	$ 1,000.00	$ 435.00	$ 4,350.00
20	Storm Sewer Replacement 12" - 24"	LF	12	$ 150.00	$ 1,800.00	$ 470.00	$ 5,640.00
21	Connect to Existing Storm Sewer	EA	2	$ 300.00	$ 600.00	$ 2,850.00	$ 5,700.00
22	Inlet Protection	LS	1	$ 250.00	$ 250.00	$ 4,000.00	$ 4,000.00
					$3,650.00		**$19,690.00**
Section 5 Sanitary Sewer Reconstruction							
23	Pipe Replacement 6" - Pressure Rated	LF	50	$ 575.00	$ 28,750.00	$ 375.00	$ 18,750.00
24	Pipe Replacement 8" - Pressure Rated	LF	188	$ 650.00	$ 122,200.00	$ 650.00	$ 122,200.00
25	Pipe Replacement 10" - Pressure Rated	LF	48	$ 675.00	$ 32,400.00	$ 700.00	$ 33,600.00
26	Pipe Replacement 12" - Pressure Rated	LF	15	$ 750.00	$ 11,250.00	$ 950.00	$ 14,250.00
27	Pipe Replacement 15" - Pressure Rated	LF	20	$ 775.00	$ 15,500.00	$ 1,400.00	$ 28,000.00
28	Reconstruct 4" Sanitary Service	LF	60	$ 100.00	$ 6,000.00	$ 180.00	$ 10,800.00
29	Sanitary Service Wyes, for Main Sizes 6"-10"	EA	15	$ 1,000.00	$ 15,000.00	$ 1,350.00	$ 20,250.00
30	Sanitary Service Wyes, for Main Sizes 12"-15"	EA	2	$ 1,200.00	$ 2,400.00	$ 1,950.00	$ 3,900.00
31	Install Gripper Plugs	EA	2	$ 500.00	$ 1,000.00	$ 1,575.00	$ 3,150.00
32	Remove and Replace Sanitary Manhole	VF	52.0	$ 1,300.00	$ 67,600.00	$ 1,200.00	$ 62,400.00
33	Remove and Replace External Drop	EA	2	$ 5,500.00	$ 11,000.00	$ 10,000.00	$ 20,000.00
34	Bench & Channel Repair	EA	1	$ 2,100.00	$ 2,100.00	$ 2,300.00	$ 2,300.00
35	Cut Out Top of Pipe in Manhole	EA	1	$ 500.00	$ 500.00	$ 800.00	$ 800.00
					$ 315,700.00		**$ 340,400.00**
Section 6 Sanitary Sewer Rehabilitation							
36	CIPP Lining - 8"	LF	3,708	$ 38.60	$ 143,128.80	$ 39.00	$ 144,612.00
37	CIPP Lining - 10"	LF	882	$ 45.50	$ 40,131.00	$ 46.00	$ 40,572.00
38	CIPP Lining - 12"	LF	899	$ 63.75	$ 57,311.25	$ 64.00	$ 57,536.00
39	CIPP Lining - 15"	LF	292	$ 79.50	$ 23,214.00	$ 80.00	$ 23,360.00
40	Service Lateral Reinstatement	EA	98	$ 75.00	$ 7,350.00	$ 80.00	$ 7,840.00
41	Service Lateral Air Test	EA	98	$ 415.00	$ 40,670.00	$ 420.00	$ 41,160.00
42	Service Lateral Grout	EA	80	$ 1.00	$ 80.00	$ 1.00	$ 80.00
43	Cut Intruding Taps	EA	11	$ 250.00	$ 2,750.00	$ 255.00	$ 2,805.00
44	Heavy Cleaning	LF	3,386	$ 1.25	$ 4,232.50	$ 1.00	$ 3,386.00
45	Root Cutting	LF	2,060	$ 2.00	$ 4,120.00	$ 2.00	$ 4,120.00
46	Bypass Pumping	LS	1	$ 3,000.00	$ 3,000.00	$ 25,000.00	$ 25,000.00
47	Pre- and Post Video	LS	1	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
48	Work in Backyard - CIPP	LS	1	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00
					$ 336,987.55		**$ 361,471.00**
Section 7 Pavement and Surface Restoration							
49	Pavement Removal	SY	2,228	$ 30.00	$ 66,840.00	$ 27.00	$ 60,156.00
50	5' x 5' PCC Boxout	EA	11	$ 500.00	$ 5,500.00	$ 800.00	$ 8,800.00
51	7" PCC Patch (M-Mix)	SY	1,839	$ 85.00	$ 156,315.00	$ 110.00	$ 202,290.00
52	7" PCC Patch w/ Integral C&G (M-Mix)	SY	300	$ 90.00	$ 27,000.00	$ 110.00	$ 33,000.00
53	9" PCC Patch (M-Mix)	SY	30	$ 100.00	$ 3,000.00	$ 140.00	$ 4,200.00
54	12" PCC Patch (M-Mix)	SY	59	$ 110.00	$ 6,490.00	$ 170.00	$ 10,030.00
55	Remove and Replace 6" PCC Sidewalk	SF	80	$ 12.00	$ 960.00	$ 30.00	$ 2,400.00
56	Seed	SY	200	$ 4.00	$ 800.00	$ 25.00	$ 5,000.00
57	Topsoil Borrow (L.V.)	CY	100	$ 45.00	$ 4,500.00	$ 85.00	$ 8,500.00
					$ 271,405.00		**$ 334,376.00**
	TOTAL BASE BID				**$1,249,642.55**		**$1,467,277.00**

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 2026-27 Sanitary Sewer Repairs 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: One Million Two Hundred Forty-Nine Thousand Six Hundred Forty-Two Dollars and 55/100 ($1,249,642.55), 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

Mason City — Iowa
City — State

Mayor

Mason City — Iowa
City — State

ATTEST:

City Clerk/Administrator

BOND NO. IAC593257

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, IA (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 One Million Two Hundred Forty-Nine Thousand Six Hundred Forty-Two Dollars and 55/100 ($1,249,642.55), 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 2026-27 Sanitary Sewer Repairs 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 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 23rd day of September 2026.

(SEAL)

ATTEST: _____

Bob McKiness Excavating and Grading, Inc
Principal

By: _____

Title: _____

(SEAL)

ATTEST: _____

Merchants Bonding Company (Mutual)
Surety

By: _____
Jenny M McIntyre, Attorney-in-Fact

BOND NO. IAC593257

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, IA (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 One Million Two Hundred Forty-Nine Thousand Six Hundred Forty-Two Dollars and 55/100 ($1,249,642.55), 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 2026-27 Sanitary Sewer Repairs 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 23rd day of September 2026.

(SEAL)

ATTEST: _____

Bob McKiness Excavating and Grading, Inc
Principal

By: _____

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 o 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) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor

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.

NOTARIAL SEAL IOWA

Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

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 23rd day of September , 2026

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

Secretary

MCKIN-1 OP ID: JA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 09/24/2026

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 641-421-8000 1ST Insurance Agency 20 E. State St. Mason City, IA 50401	CONTACT NAME: Jenny McIntyre PHONE (A/C, No, Ext): 641-421-8000 FAX (A/C, No): 641-421-1940 E-MAIL ADDRESS: jmcintyre@1stinsurance.com
	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Travelers Property/Casualty — 25674 INSURER B : Lloyd's of London INSURER C : INSURER D : INSURER E : INSURER F :
INSURED Bob McKInness Excavating and Grading, Inc 12 North Taft Ave Mason City, IA 50401	

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	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR X XCU Included GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [ ] LOC OTHER:	X	X	CO-6P784787	04/01/2026	04/01/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 300,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY [ ] SCHEDULED AUTOS HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY	X	X	810-6P783754	04/01/2026	04/01/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [X] RETENTION $ 10000			CUP-C7539025	04/01/2025	04/01/2026	EACH OCCURRENCE AGGREGATE	$ 3,000,000 $ 3,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	X	UB-6P785194	04/01/2026	04/01/2027	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
B	Pollution Liab			CPLI02598001	04/01/2026	04/01/2027	Occurr Aggregate	1,000,000 2,000,000

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

2026-2027 Sanitary Sewer Repairs. 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 NOC Applies.

CERTIFICATE HOLDER

CITY001

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

CANCELLATION

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

John P. Mason

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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:

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(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.

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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.

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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.

A. Who Is An Insured – Unnamed Subsidiaries
B. Blanket Additional Insured – Governmental Entities – Permits Or Authorizations Relating To Operations
C. Incidental Medical Malpractice
D. Blanket Waiver Of Subrogation
E. Contractual Liability – Railroads
F. Damage To Premises Rented To You

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".

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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;

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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.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BUSINESS AUTO EXTENSION ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

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 the 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. Limitations and exclusions may apply to these coverages. 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.

A. **BROAD FORM NAMED INSURED**

B. **BLANKET ADDITIONAL INSURED**

C. **EMPLOYEE HIRED AUTO**

D. **EMPLOYEES AS INSURED**

E. **SUPPLEMENTARY PAYMENTS – INCREASED LIMITS**

F. **HIRED AUTO – LIMITED WORLDWIDE COVERAGE – INDEMNITY BASIS**

G. **WAIVER OF DEDUCTIBLE – GLASS**

H. **HIRED AUTO PHYSICAL DAMAGE – LOSS OF USE – INCREASED LIMIT**

I. **PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT**

J. **PERSONAL PROPERTY**

K. **AIRBAGS**

L. **NOTICE AND KNOWLEDGE OF ACCIDENT OR LOSS**

M. **BLANKET WAIVER OF SUBROGATION**

N. **UNINTENTIONAL ERRORS OR OMISSIONS**

PROVISIONS

A. BROAD FORM NAMED INSURED

The following is added to Paragraph **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE:**

Any organization you newly acquire or form during the policy period over which you maintain 50% or more ownership interest and that is not separately insured for Business Auto Coverage. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier.

B. BLANKET ADDITIONAL INSURED

The following is added to Paragraph **c.** in **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

Any person or organization who is required under a written contract or agreement between you and that person or organization, that is signed and executed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to be named as an additional insured is an "insured" for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Section II.

C. EMPLOYEE HIRED AUTO

1. The following is added to Paragraph **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE:**

   An "employee" of yours is an "insured" while operating an "auto" hired or rented under a contract or agreement in an "employee's" name, with your permission, while performing duties related to the conduct of your business.

2. The following replaces Paragraph **b.** in **B.5., Other Insurance**, of **SECTION IV – BUSINESS AUTO CONDITIONS:**

   b. For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

   (1) Any covered "auto" you lease, hire, rent or borrow; and

   (2) Any covered "auto" hired or rented by your "employee" under a contract in an "employee's" name, with your

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permission, while performing duties related to the conduct of your business.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

D. EMPLOYEES AS INSURED

The following is added to Paragraph **A.1., Who Is An Insured,** of **SECTION II – COVERED AUTOS LIABILITY COVERAGE:**

Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

E. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS

1. The following replaces Paragraph **A.2.a.(2),** of **SECTION II – COVERED AUTOS LIABILITY COVERAGE:**

   (2) Up to $3,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

2. The following replaces Paragraph **A.2.a.(4),** of **SECTION II – COVERED AUTOS LIABILITY COVERAGE:**

   (4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to $500 a day because of time off from work.

F. HIRED AUTO – LIMITED WORLDWIDE COVERAGE – INDEMNITY BASIS

The following replaces Subparagraph **(5)** in Paragraph **B.7., Policy Period, Coverage Territory,** of **SECTION IV – BUSINESS AUTO CONDITIONS:**

(5) Anywhere in the world, except any country or jurisdiction while any trade sanction, embargo, or similar regulation imposed by the United States of America applies to and prohibits the transaction of business with or within such country or jurisdiction, for Covered Autos Liability Coverage for any covered "auto" that you lease, hire, rent or borrow without a driver for a period of 30 days or less and that is not an "auto" you lease, hire, rent or borrow from any of your "employees", partners (if you are a partnership), members (if you are a limited liability company) or members of their households.

(a) With respect to any claim made or "suit" brought outside the United States of America, the territories and possessions of the United States of America, Puerto Rico and Canada:

(i) You must arrange to defend the "insured" against, and investigate or settle any such claim or "suit" and keep us advised of all proceedings and actions.

(ii) Neither you nor any other involved "insured" will make any settlement without our consent.

(iii) We may, at our discretion, participate in defending the "insured" against, or in the settlement of, any claim or "suit".

(iv) We will reimburse the "insured" for sums that the "insured" legally must pay as damages because of "bodily injury" or "property damage" to which this insurance applies, that the "insured" pays with our consent, but only up to the limit described in Paragraph **C.**, Limits Of Insurance, of SECTION **II** – COVERED AUTOS LIABILITY COVERAGE.

(v) We will reimburse the "insured" for the reasonable expenses incurred with our consent for your investigation of such claims and your defense of the "insured" against any such "suit", but only up to and included within the limit described in Paragraph **C.**, Limits Of Insurance, of SECTION **II** – COVERED AUTOS LIABILITY COVERAGE, and not in addition to such limit. Our duty to make such payments ends when we have used up the applicable limit of insurance in payments for damages, settlements or defense expenses.

(b) This insurance is excess over any valid and collectible other insurance available to the "insured" whether primary, excess, contingent or on any other basis.

(c) This insurance is not a substitute for required or compulsory insurance in any country outside the United States, its territories and possessions, Puerto Rico and Canada.

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You agree to maintain all required or compulsory insurance in any such country up to the minimum limits required by local law. Your failure to comply with compulsory insurance requirements will not invalidate the coverage afforded by this policy, but we will only be liable to the same extent we would have been liable had you complied with the compulsory insurance requirements.

(d) It is understood that we are not an admitted or authorized insurer outside the United States of America, its territories and possessions, Puerto Rico and Canada. We assume no responsibility for the furnishing of certificates of insurance, or for compliance in any way with the laws of other countries relating to insurance.

G. WAIVER OF DEDUCTIBLE – GLASS

The following is added to Paragraph **D., Deductible**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

No deductible for a covered "auto" will apply to glass damage if the glass is repaired rather than replaced.

H. HIRED AUTO PHYSICAL DAMAGE – LOSS OF USE – INCREASED LIMIT

The following replaces the last sentence of Paragraph **A.4.b., Loss Of Use Expenses**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

However, the most we will pay for any expenses for loss of use is $65 per day, to a maximum of $750 for any one "accident".

I. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT

The following replaces the first sentence in Paragraph **A.4.a., Transportation Expenses**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

We will pay up to $50 per day to a maximum of $1,500 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type.

J. PERSONAL PROPERTY

The following is added to Paragraph **A.4., Coverage Extensions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Personal Property

We will pay up to $400 for "loss" to wearing apparel and other personal property which is:

(1) Owned by an "insured"; and

(2) In or on your covered "auto".

This coverage applies only in the event of a total theft of your covered "auto".

No deductibles apply to this Personal Property coverage.

K. AIRBAGS

The following is added to Paragraph **B.3., Exclusions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Exclusion **3.a.** does not apply to "loss" to one or more airbags in a covered "auto" you own that inflate due to a cause other than a cause of "loss" set forth in Paragraphs **A.1.b.** and **A.1.c.**, but only:

a. If that "auto" is a covered "auto" for Comprehensive Coverage under this policy;

b. The airbags are not covered under any warranty; and

c. The airbags were not intentionally inflated.

We will pay up to a maximum of $1,000 for any one "loss".

L. NOTICE AND KNOWLEDGE OF ACCIDENT OR LOSS

The following is added to Paragraph **A.2.a.**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

Your duty to give us or our authorized representative prompt notice of the "accident" or "loss" applies only when the "accident" or "loss" is known to:

(a) You (if you are an individual);

(b) A partner (if you are a partnership);

(c) A member (if you are a limited liability company);

(d) An executive officer, director or insurance manager (if you are a corporation or other organization); or

(e) Any "employee" authorized by you to give notice of the "accident" or "loss".

M. BLANKET WAIVER OF SUBROGATION

The following replaces Paragraph **A.5., Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – BUSINESS AUTO CONDITIONS** :

5. Transfer Of Rights Of Recovery Against Others To Us

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract signed and executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of operations contemplated by

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such contract. The waiver applies only to the person or organization designated in such contract.

N. UNINTENTIONAL ERRORS OR OMISSIONS

The following is added to Paragraph **B.2., Concealment, Misrepresentation, Or Fraud**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

The unintentional omission of, or unintentional error in, any information given by you shall not prejudice your rights under this insurance. However this provision does not affect our right to collect additional premium or exercise our right of cancellation or non-renewal.

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TRAVELERS

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.

DATE OF ISSUE: 03-10-26 ST ASSIGN:

RESOLUTION NO. 26 –

RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATED COST FOR THE "2026 – 2027 SANITARY SEWER REPAIRS"

WHEREAS, on the 1st day of September, 2026, plans, specifications, form of contract and estimated cost were filed with the City Clerk of Mason City, Iowa, for the "2026 – 2027 Sanitary Sewer Repairs" 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 6th day of October, 2026.

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

RESOLUTION NO. 26 –

A RESOLUTION MAKING AWARD OF CONTRACT TO BOB MCKINESS EXCAVATING AND GRADING, INC. OF MASON CITY, IOWA FOR THE "2026 – 2027 SANITARY SEWER REPAIRS"

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

Section 1: That the proposal for the construction of the "2026 – 2027 Sanitary Sewer Repairs" in the City of Mason City, Iowa, be and is hereby accepted as follows:

Contractor:	Bob McKiness Excavating and Grading, Inc.
of:	Mason City, Iowa
Amount of Proposal:	$1,249,642.55
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 6th day of October, 2026

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

RESOLUTION NO. 26 -

A RESOLUTION APPROVING THE CONTRACT AND BOND FOR THE CONSTRUCTION OF "2026 – 2027 SANITARY SEWER REPAIRS"

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

Section 1: That the contract and bond executed for the construction of the "2026 – 2027 Sanitary Sewer Repairs", 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 and Grading, Inc.
of:	Mason City, Iowa
Bond Surety:	Merchants Bonding, Company
Portion of Work:	Scope of project

PASSED AND APPROVED this 6th day of October, 2026.

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

Council Agenda Item 25

The City of Mason City IOWA

DEVELOPMENT SERVICES

Memorandum

To:	Aaron Burnett, City Administrator
From:	Ella Phillips, City Planner
Through:	Steven Van Steenhuyse, Director of Development Services
Date:	September 29, 2026
RE:	Ordinance Amending Title 4, Chapter 1, "Nuisances" and Title 10, Article 2F, "Housing Code" (FINAL)

Recommendation:
Staff recommends approval of the ordinance amending Title 4, Chapter 1, "Nuisances" and Title 10, Article 2F, "Housing Code", with changes as summarized below (FINAL).

Review:
The City Council held a public hearing and approved the first reading of the proposed amendments on September 1. Council discussed how the City would distinguish managed native landscapes from nuisance vegetation and how complaints would be handled. Staff explained that the proposed standards are intended to distinguish intentional native plantings from unmanaged vegetation while maintaining requirements related to visibility, maintenance, noxious weeds, access, and impacts to neighboring properties.

Following the first reading, Section 4-1A-1(2)(a) was revised to limit managed native landscapes to no more than fifty percent (50%) of the front, side, or rear yard in which they are located. The revision provides an additional objective standard for distinguishing a managed native landscape from an unmanaged yard.

The City Council considered the amendments on the second reading on September 15. Council discussed the fifty percent (50%) limitation, potential

impacts on neighboring properties, and administration and enforcement of the proposed standards. Staff clarified that managed native landscapes remain subject to maintenance requirements and that noxious weeds and other noncompliant vegetation remain subject to enforcement. Council approved the amendments on second reading without directing additional changes.

The City's existing nuisance and property maintenance regulations generally treat grass, weeds, and similar vegetation exceeding twelve inches in height as a nuisance. While this standard provides a clear basis for addressing overgrown or neglected properties, it does not distinguish between unmanaged vegetation and intentionally planted and maintained native or prairie plants.

The proposed amendments create a definition of a "Managed Native Landscape" and provide an exception to the City's twelve-inch vegetation standard for Managed Native Landscapes. A managed native landscape is defined in this amendment as a clearly identifiable area intentionally planted and maintained predominantly with native grasses, sedges, rushes, forbs, wildflowers, or other nonwoody plants native to Iowa or the Upper Midwest. Turf grass allowed to grow without regular maintenance, unmanaged volunteer vegetation, and areas substantially interspersed with noxious weeds or invasive plants do not qualify for the exception.

The amendments allow managed native landscapes in front, side, and rear yards on private property, and they are not considered a nuisance solely because the vegetation exceeds twelve inches in height. To qualify, the planting must occupy a defined area, be clearly delineated from conventional lawn and adjoining property, remain actively maintained, and be kept free of noxious weeds and invasive plants. The amendments also retain requirements protecting sidewalks, streets, driveways, utilities, drainage facilities, fire hydrants, traffic-control devices, and required means of access. All plantings remain subject to the corner and intersection traffic visibility requirements of Section 12-16-6.

The amendments also address native plantings within street parkways and boulevards. Managed native landscapes are permitted in these areas without a planting permit, provided plants have a maximum mature height of thirty-six

inches, and the planting contains no trees, shrubs, noxious weeds, or invasive plants. Plantings may not interfere with sidewalks, streets, driveways, utilities, drainage, mailboxes, or other public improvements and must be maintained so vegetation does not extend into sidewalks, curbs, or traveled portions of the public way. The City may remove or disturb these plantings when necessary for construction, maintenance, utility work, snow removal, drainage, or public safety.

Corresponding amendments to the Housing Code clarify that a compliant managed native landscape is also exempt from the twelve-inch vegetation limitation contained in the City's adopted Property Maintenance Code. This provides consistency between the nuisance, public right-of-way, and property-maintenance provisions of the City Code.

Overall, the amendments distinguish intentional native landscaping from property neglect while maintaining objective standards that allow the City to address unsafe or poorly maintained conditions. The proposed regulations provide residents with greater flexibility to establish native and prairie plantings while maintaining existing protections for visibility, access, infrastructure, drainage, noxious weeds, and public safety.

Amendments: The attached redline version shows the changes to Title 4, Chapter 1, and Title 10, Article 2F, as summarized below. Simple or self-evident changes are not included in the summary. Added text is underlined, and deleted text is ~~struck through~~.

TITLE 4, HEALTH AND SANITATION. CHAPTER 1, NUISANCES
4-1-1: DEFINITIONS:
For use in this chapter, the following terms are defined:
MANAGED NATIVE LANDSCAPE: A clearly defined area of land intentionally planted and maintained predominantly with native grasses, sedges, rushes, forbs, wildflowers, or other nonwoody plant species native to Iowa or the Upper Midwest. A managed native landscape does not include turf grass allowed to grow without regular maintenance, unmanaged volunteer vegetation, or an area substantially interspersed with noxious weeds or invasive plants.

ARTICLE A. WEEDS

4-1A-1: NUISANCE DECLARED:

The dense growth of weeds, vines, brush, or any other similar vegetation or grass more than one foot (1') in height, on property located within the City limits is hereby declared a hazard to public safety and health and a public nuisance.

Exceptions:

1. Public property set aside as a natural area and private property along a controlled corridor.
2. Managed Native Landscape as defined in 4-1-1 of this Code and that satisfies all of the following standards:
    a. The planting is intentional and occupies a defined area comprising no more than fifty percent (50%) of the front, side, or rear yard.
    b. The planting area is clearly delineated from turf lawn and adjoining property by edging, a border, a fence, a maintained path, a mowed strip, or another readily identifiable line of maintenance.
    c. The planting consists predominantly of native plant species and is not turf grass or unmanaged volunteer vegetation allowed to exceed twelve inches (12") in height.
    d. Plants designated as noxious weeds under Iowa Code chapter 317 shall be controlled or eradicated as required by law, and the planting shall be maintained free from invasive plants.
    e. The planting shall be actively maintained, including removal of litter, dead hazardous material, and unwanted woody volunteer growth.
    f. The planting shall not obstruct a sidewalk, street, alley, driveway, fire hydrant, utility facility, drainage facility, address marker, traffic-control device, or means of access.
    g. The planting shall comply with the traffic visibility requirements of section 12-16-6 of this Code.
    h. A managed native landscape located in a street parkway or boulevard shall comply with sections 5-3-5 and 5-3-10 of this Code.

The Development Services Department encourages the use of native grasses, forbs, shrubs, and trees on riparian areas adjoining streams and rivers. However, noxious weeds as designated by Iowa Code must be controlled. (Ord. 95-13, 8-15-1995; amd. 2017 Code)

TITLE 10, BUILDING REGULATIONS, CHAPTER 2, BUILDING CODES, ARTICLE F, HOUSING CODE

10-2F-5: AMENDMENTS TO CODE; CHAPTER 3:

A. 302.4, Weeds, delete and replace first sentence only:-Premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve inches (12"). Premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve inches (12"), except for a managed native landscape complying with section 4-1-1 of this Code.

The foregoing amendments will allow the Development Services Department to operate more efficiently, better enforce the nuisance code, and provide homeowners with options for landscaping their properties.

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," and Title 10, Article 2F, "Housing Code," with changes as summarized above (FINAL).

Attachments:

1. Proposed Amendments

Ella Phillips, City Planner

Reviewed and Recommend Approval

TITLE 4 HEALTH AND SANITATION CHAPTER 1 NUISANCES

4-1-1: DEFINITIONS:

For use in this chapter, the following terms are defined:

GARBAGE: Food waste; discarded or useless material.

JUNK: Secondhand, worn or discarded articles.

MANAGED NATIVE LANDSCAPE: A clearly defined area of land intentionally planted and maintained predominantly with native grasses, sedges, rushes, forbs, wildflowers, or other nonwoody plant species native to Iowa or the Upper Midwest. A managed native landscape does not include turf grass allowed to grow without regular maintenance, unmanaged volunteer vegetation, or an area substantially interspersed with noxious weeds or invasive plants.

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.

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; 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.

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.

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,

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.

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)

4-1-2: NUISANCES PROHIBITED:

The creation or maintenance of a nuisance is prohibited, and a nuisance, public or private, may be abated in the manner provided in this chapter or may be prosecuted as a Municipal infraction, or both. (Ord. 08-04, 5-20-2008)

ARTICLE A. WEEDS

4-1A-1: NUISANCE DECLARED:

The dense growth of weeds, vines, brush or any other similar vegetation or grass more than one foot (1') in height, on property located within the City limits is hereby declared a hazard to public safety and health and a public nuisance. (Ord. 913, 6-3-1963; amd. 1985 Code)

Exceptions:

1. Public property set aside as a natural area and private property along a controlled corridor.
2. Managed Native Landscape as defined in 4-1-1 of this Code, and that satisfies all of the following standards:
    a. The planting is intentional and occupies a defined area comprising no more than fifty percent (50%) of the front, side, or rear yard.
    b. The planting area is clearly delineated from turf lawn and adjoining property by edging, a border, a fence, a maintained path, a mowed strip, or another readily identifiable line of maintenance.
    c. The planting consists predominantly of native plant species and is not turf grass or unmanaged volunteer vegetation allowed to exceed twelve inches (12") in height.
    d. Plants designated as noxious weeds under Iowa Code chapter 317 shall be controlled or eradicated as required by law~~, and the planting shall be maintained free from invasive plants~~.
    e. The planting shall be actively maintained, including removal of litter, dead hazardous material, and unwanted woody volunteer growth.
    f. The planting shall not obstruct a sidewalk, street, alley, driveway, fire hydrant, utility facility, drainage facility, address marker, traffic-control device, or means of access.
    g. The planting shall comply with the traffic visibility requirements of section 12-16-6 of this Code.
    h. A managed native landscape located in a street parkway or boulevard shall comply with sections 5-3-5 and 5-3-10 of this Code.

The Development Services Department encourages the use of native grasses, forbs, shrubs, and trees on riparian areas adjoining streams and rivers. However, noxious weeds as designated by Iowa Code must be controlled. (Ord. 95-13, 8-15-1995; amd. 2017 Code)

4-1A-2: DUTY TO DESTROY WEEDS:

The property owner, as shown by the records of the County Auditor, shall cut, destroy or otherwise control weeds and other growth which constitutes a health, safety or fire hazard thereon at the expense of said property owner. (Ord. 1529, 1-21-1980)

4-1A-3: ENFORCEMENT:

The Director of Development Services is authorized to enforce the provisions of this chapter. (Ord. 1529, 1-21-1980; amd. 1985 Code; Ord. 91-3, 2-5-1991; 2017 Code)

4-1A-4: NOTICE OF ABATEMENT:

A. In the event a property owner fails to control, destroy or cut weeds or other growth which constitutes a nuisance, the Development Services Department may serve a notice upon the property owner as determined from the records of the County Auditor by one (1) or more of the following, as necessary:

1. Posting a notice on the front door or main entry to the building;

2. Personal service, if the owner can be served within City limits;

3. United States first class mail, if the owner lives within any zip code that is within or contiguous to the boundaries of Cerro Gordo County;

4. United States certified mail with return receipt, if the owner cannot be served according to any of the above methods.

B. The notice shall direct that said nuisance be abated within five (5) business days after the completed service of notice. Said notice shall set forth those actions which are required of the property owner. The notice shall state that, if the same owner of the same property receives more than two (2) notices to abate in a calendar year, then any subsequent founded complaint may be abated by the City without prior notice. (Ord. 1529, 1-21-1980; amd. 1985 Code; 2017 Code)

4-1A-5: CITY ABATEMENT; FEES; ASSESSMENT OF COSTS:

A. In the event the property owner fails to perform the action required in the notice of abatement within the time prescribed therein, then the City may perform the required action.

B. Fees for City abatement, when necessary, shall be as set forth by resolution of the City Council, including actual costs of abatement and administrative costs.

Abatement and administrative fees may be increased for multiple violations on the same property under the same ownership in any one (1) calendar year. If more than six (6) violations occur while the property is under the same ownership in a calendar year, the owner may also be charged with a Municipal civil infraction, as required in title 1, chapter 4, article A of this Code.

C. Should the owner fail to pay fees charged for violations of this chapter within a specified and reasonable time, the City may assess the costs thereof against the property for collection in the same manner as a property tax, pursuant to the provisions of section 364.12, Code of Iowa. (Ord. 1529, 1-21-1980; amd. 2017 Code)

ARTICLE F. HOUSING CODE

10-2F-5: AMENDMENTS TO CODE; CHAPTER 3:

Chapter 3, General Requirements, of the 2021International Property Maintenance Code (or the most current edition) is adopted, except as hereby amended, deleted, modified, revised, or added to, as specifically set forth as follows.

A. 302.4, Weeds, delete and replace first sentence only: Premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve inches (12"), except for a managed native landscape complying with section 4-1-1 of this Code. ~~Premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve inches (12").~~

B. 304.14, Insect Screens, delete and replace: During the period from May 1 to November 1, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

C. 307.1, General, delete and replace last sentence only: Guards shall not be less than 36 inches (914.4 mm) in height above the floor of the landing, balcony, porch, deck, ramp, or other walking surface.

D. 309, Pest elimination, add new subsection 309.6, as follows:

309.6, Bedbugs.

309.6.1. Landlord's Responsibilities. In regard to bedbug infestations, the owner or landlord shall be responsible for the following:

1. The owner or landlord shall be responsible for all costs related to the inspection and treatment of a bedbug infestation in any part of a building that contains two (2) or more rental dwelling units. This includes common areas such as shared kitchens, lounges, hallways, etc.

2. The owner or landlord shall have the infested unit(s) and all adjacent units inspected by a qualified inspector within five (5) business days of receiving notice from a tenant that his or her unit may be infested.

3. The owner or landlord shall take reasonable measures to treat the infestation no more than five (5) business days after the inspection, including treating adjacent units and hiring a pest control agent.

4. The owner or landlord shall not apply pesticides, unless he/she is a certified applicator.

5. The owner or landlord shall provide reasonable written or oral notice to a tenant before entering a unit for bedbug inspection or control purposes.

6. The owner or landlord shall offer assistance to tenants who cannot comply with treatment procedures, for which they may charge a reasonable amount.

7. The owner or landlord shall not offer or show a unit for rent if he/she knows or suspects it is infested.

8. The owner or landlord shall, upon request from a current or prospective tenant, disclose the last date when the rental unit was inspected for bedbugs and found free of infestation.

309.6.2. Tenant's Responsibilities. In regard to bedbug infestations, the tenant of a rental dwelling unit shall be responsible for the following:

1. The tenant of a single family rental dwelling unit shall ensure that bedbugs are eradicated in accordance with this Code and shall be responsible for the costs of inspection and eradication. The tenant shall notify the owner or landlord prior to treatment and again after eradication.

2. The tenant of a unit located within a building containing two (2) or more rental dwelling units shall:

a. Promptly notify the owner or landlord, orally or in writing, when he/she knows or suspects the unit is infested with bedbugs;

b. Grant the owner/landlord, qualified inspector, or pest control agent access to the unit;

c. Comply with reasonable measures to eliminate and control the infestation, or pay for additional costs arising from noncompliance; and

d. Refrain from moving infested material from the unit until treatment is complete or the landlord gives permission to do so.

(2017 Code; amd. Ord. 21-10, 9-21-2021)

10-2F-6: AMENDMENTS TO CODE; CHAPTER 4:

Chapter 4, Light, Ventilation and Occupancy Requirements, of the 2021International Property Maintenance Code (or the most current edition) is adopted, except as hereby amended, deleted, modified, revised, or added to, as specifically set forth as follows.

A. 404.4, Bedroom And Living Room Requirements, add new subsection 404.4.6: Conversion Of Existing Rooms To Bedrooms. Any room in an existing structure not originally designed or used as a bedroom may not be converted for use as a bedroom unless the requirements of this chapter and all other applicable requirements are met.

(2017 Code; amd. Ord. 21-10, 9-21-2021)

10-2F-7: AMENDMENTS TO CODE; CHAPTER 5:

Chapter 5, Plumbing Facilities and Fixture Requirements, of the 2021International Property Maintenance Code (or the most current edition) is adopted, except as hereby amended, deleted, modified, revised, or added to, as specifically set forth as follows.

A. 502.1, Dwelling Units, delete and replace first sentence only: Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet, approved floor covering and kitchen sink, which shall be maintained in a sanitary, safe working condition.

B. 504.4, Water Heating Facilities, delete and replace last sentence only: An approved combination temperature and pressure- relief valve and relief valve discharge pipe within 6 inches (6") of the floor shall be properly installed and maintained on water heaters.

C. 505.1, General, delete and replace second (last) sentence only: All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code, except toilets shall be supplied with cold water only. Each dwelling unit or multiple family building that provides laundry facilities shall provide a clothes washer standpipe, which may discharge directly over a floor drain. A proper air gap shall be provided.

(2017 Code; amd. Ord. 21-10, 9-21-2021)

10-2F-8: AMENDMENTS TO CODE; CHAPTER 6:

Chapter 6, Mechanical and Electrical Requirements, of the 2021International Property Maintenance Code (or the most current edition) is adopted, except as hereby amended, deleted, modified, revised, or added to, as specifically set forth as follows.

A. 602.1, Facilities Required, add to end of section: Heating systems requiring electrical energy for operation shall be provided with an independent circuit.

B. 602.2, Residential occupancies: delete and replace the second sentence only: Cooking appliances shall not be used, nor shall unvented fuel burning space heaters be used, as a means to provide required heating. No fuel burning furnace shall be located within any sleeping room or bathroom unless provided with adequate ducting for air supply from the exterior, and provided the combustion chamber for such heating unit is sealed from the room in an airtight manner. Fuel burning space heaters are prohibited in dwelling units.

C. 602.2, Residential Occupancies, delete the “Exception” paragraph.

D. 602.3, Heat supply, delete and replace [DATE] to [DATE]: September 15 to May 15.

E. 602.34, Occupiable Work Spaces, delete and replace: Indoor occupiable work spaces shall be supplied with heat, during the period from September 15 to May 15 to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

F. 604.2, Service, add to end of section: Where fusible equipment is in place, Type S fuses will be required.

G. 605.2, Receptacles, delete and replace third (second to last) sentence only: Any bathroom or toilet room receptacle outlet shall have ground fault interrupter protection. In any room other than a bathroom or toilet room, any receptacle within 36 inches (36") of a water source and all exterior outlets shall have ground fault interrupter protection.

H. 605.3, Luminaires, delete and replace first sentence only: Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric luminaire with a switch that is easily accessible from the entrance to the room. All dwellings shall have lighted entrances and exits controlled by interior switches that are convenient and accessible. (2017 Code; amd. Ord. 19-10, 7-2-2019; Ord. 21-10, 9-21-2021)

10-2F-9: AMENDMENTS TO CODE; CHAPTER 7:

Chapter 7, Fire Safety Requirements, of the 2021 International Property Maintenance Code (or the most current edition) is adopted, except as hereby amended, deleted, modified, revised, or added to, as specifically set forth as follows.

A. 702.1, append to the end of section: A means of escape shall be provided for all bedrooms.

B. 702.3, Locked Doors, delete and replace: All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the International Building Code, or where the dwelling is equipped throughout with an approved automatic sprinkler system.

C. 702.4, Emergency Escape Openings, add the following subsections:

1. 702.4.1 Windows And Similar Means Of Egress. The bottom edge of any window in a habitable space that serves as an emergency escape opening shall be no more than forty-four inches (44") above the floor.

2. 702.4.2 Habitable Spaces In Basements. Each bedroom in a dwelling unit located within a basement, where fifty percent (50%) or more of the vertical height of the room is below the exterior grade, shall have at least one operable emergency escape (egress) window or exterior door, with a minimum openable area of 5.7 square feet, leading directly to a public way.

3. 702.4.3 Window Wells. Window wells are required whenever any portion of the vertical dimension of a basement egress window is below the outside grade. The minimum horizontal area of a window well shall be nine (9) square feet, with a minimum horizontal projection and width of thirty-six inches (36"). The area of the window well shall allow the egress window to be fully opened. Window wells with a vertical depth greater than forty-four inches (44") shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders, rungs, or steps shall have an inside minimum width of twelve inches (12"), shall project at least three inches (3") from the wall, and shall be spaced not more than eighteen inches (18") on center vertically for the full height of the window well.

4. 702.4.4 Fire Escapes. No existing fire escape shall be deemed a sufficient means of egress unless it is inspected and approved by the Code official and the Mason City Fire Marshal.

D. 704.1, General, delete and replace: All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code, subject to the approval of the Mason City Fire Marshal or his/her representative.

(2017 Code; amd. Ord. 21-10, 9-21-2021)

10-2F-10: RENTAL DWELLING PERMIT:

A. Permit Required For Specific Structure: No person shall rent for occupancy any dwelling, dwelling unit, duplex, apartment, rooming unit (except a rooming unit or units within owner occupied single-family dwellings, condominiums and containing no more than 2 roomers) or rooming house unless the landlord has obtained a rental dwelling permit for the respective dwelling unit(s) from the Code official applicable to those portions of the specific structure used for residential rental purposes.

B. Permit Requirements:

1. Issuance Upon Compliance: A rental dwelling permit shall be issued by the Code official indicating compliance with this Code at the time of issuance.

a. Valid Period: A rental dwelling permit shall be valid for no more than five (5) years from the date of issuance. If a rental dwelling unit is not occupied for any length of time during the five (5) year period, the permit shall remain valid, provided the permit is not revoked, the unit does not become a nonrental (owner occupied) unit, and the unit continues to comply with this Code.

b. Transfer Of Permit: A rental dwelling permit shall be transferable from one landlord or owner to another at any time prior to its expiration, termination or revocation if a notice, including name and contact information of the new landlord, is given to the Code official no more than thirty (30) calendar days after the transfer. A rental dwelling transfer late penalty shall be charged to the subsequent landlord if more than thirty (30)

calendar days passes between the change in ownership and notification of the Code official.

2. Penalty For No Rental Dwelling Permit: All dwelling units and rooming units being let for rent and occupancy without a valid rental dwelling permit, or an application for a permit is on file with the Code official, may be ordered vacated or it may be ordered that no further rent shall be recoverable by the landlord of such units until compliance with this Housing Code is met. In addition, the Code official may impose a penalty if the respective landlord does not submit an application for the necessary permit(s) more than thirty (30) calendar days after notification by the Code official that the proper permit has not been obtained. All fees and penalties shall be in an amount established by resolution adopted by the City Council.

3. Issuance After Inspection: After inspections have been completed according to section 10-2F-11 of this article, and the Code official has determined that all provisions of the Housing Code have been met, the Code official shall issue a rental dwelling permit no more than ten (10) business days after the final inspection or reinspection. A rental dwelling permit shall not be issued unless the furnace check has been provided according to subsection 10-2F-11G1 of this article and all applicable fees and penalties have been paid.

C. Extension Of Permit: Rental dwelling permits shall be valid through the expiration date contained thereon. However, extensions, which shall not exceed sixty (60) calendar days, may be granted to cover any time period between the stated expiration date and the period of time permitted by the Code official to remedy any violations cited subsequent to an inspection or reinspection, provided that an application to renew the rental dwelling permit is on file.

D. Permit Renewal: A rental dwelling permit may be renewed for an additional five (5) years upon or before expiration of the current permit. To renew the rental dwelling permit, the dwelling must be inspected as described in section 10-2F-11 of this article and found to comply with the terms of this Code.

E. Revocation Of Permit:

1. Causes: The Code official may revoke a rental dwelling permit at any time if:

a. Fraud, collusion or an illegality has been documented in the inspection or permitting process.

b. A dwelling unit fails to meet the requirements of the Housing Code, and the owner or landlord does not address the deficiencies within thirty (30) calendar days after the initial inspection, or within fifteen (15) calendar days after the most recent reinspection. The Code official or the Board of Housing Appeals may extend this period for due cause.

c. Fees or penalties are outstanding for more than ninety (90) days.

2. Appeal: The owner or landlord shall be notified in writing that the rental dwelling permit is being revoked and shall have ten (10) business days to file an appeal with the Housing Advisory and Appeals Board. (Ord. 04-3, 1-6-2004; amd. 2017 Code)

10-2F-11: INSPECTION AND ENFORCEMENT:

A. Inspection Notices: A written notice for each inspection or reinspection shall be sent or delivered to the owner, or the owner's designated agent, prior to conducting inspections except when a potential threat to health or safety exists which would create the need for a more immediate inspection. The City's failure to demonstrate proof of having sent the notice shall not relieve the owner or landlord of the corrective actions ordered by the Code official to bring the dwelling unit into compliance, nor from the associated reasonable time to complete them.

B. Search Warrant: When entry is lawfully refused, the Code official may apply to the court of jurisdiction for a search warrant. No owner, landlord, or occupant shall fail, neglect, or attempt to permit full access to the Code official after a search warrant, issued by the court, is presented.

C. No Show Or Failure To Notify City To Reschedule: If an owner, landlord or occupant fails to provide for access to a unit for a scheduled inspection, including refusing entry, a "no show" penalty may be charged, unless the owner, landlord, or occupant, at least twelve (12) hours prior to the scheduled inspection or reinspection, notifies the Code official that he/she cannot attend at the scheduled time and the inspection or reinspection is therefore rescheduled.

D. Inspection Of Owner Occupied Dwellings: Inspection of owner occupied single-family dwellings, owner occupied condominiums, owner occupied cooperatives, or any of the above containing an occupant group meeting the occupancy requirements of the adopted Building and Fire Codes, shall be performed only upon request or complaint to the Code official, or upon reasonable cause as determined by the Code official.

1. The Code official shall inspect the property and create a list of deficiencies or violations, which shall be provided to the owner no less than ten (10) business days after the inspection was performed.

2. Any deficiencies or violations identified by the Code official shall be resolved no less than thirty (30) calendar days of receiving the list from the Code official. If reinspection is necessary, the owner shall be notified no less than five (5) calendar days before the scheduled reinspection.

E. Inspection Of Rental Dwelling Units: Rental dwelling units shall be fully inspected to ensure compliance with all requirements of this Code. Inspections shall take place for any one (1) or more of the following purposes:

1. Upon establishment of a dwelling unit as a rental dwelling unit and submittal of a rental dwelling permit application;

2. At least once every five (5) years, for renewal of a rental dwelling permit, along with submittal of a rental dwelling permit application, to determine if the unit continues to meet the requirements of this Code;

3. Upon request by the owner or landlord;

4. Upon receipt of a founded complaint; or

5. Upon reasonable cause as determined by the Code official.

F. Landlord Notification: If a rental dwelling unit or premises is occupied, the Code official shall first make a reasonable effort to notify the owner or landlord and request entry; however, occupants may grant access to the Code official for rental housing inspections without permission from the owner or landlord.

G. Rental Dwelling Permit And Renewal Inspection Process: Upon receipt of a complete rental dwelling permit application and payment of the rental dwelling permit fee, the Code official shall schedule an initial inspection and notify the owner or landlord of the date and time thereof, no more than thirty (30) calendar days after determination that the application is complete. An inspection shall be scheduled only if the permit fee has been paid.

1. Furnace Check: The owner or landlord shall provide, before the first inspection or within thirty (30) days of acceptance of the application, proof that an inspection of the primary heating equipment for each dwelling unit has been conducted.

a. The owner or landlord shall engage the services of a mechanical/heating contractor to conduct a furnace inspection as part of, or no more than two (2) years prior to, the initial inspection for new rental dwelling units, or the initial inspection for rental dwelling permit renewal, for each rental dwelling under his/her control.

b. The owner or landlord shall be responsible for providing documentation to the Code official that a furnace inspection has been completed and that the equipment is in good, operable and safe condition.

2. Initial Inspection: The Code official shall inspect the premises and develop a list of deficiencies or violations. The list shall be supplied to the owner or landlord no more than ten (10) business days after the initial inspection. If the Code official finds that there are no deficiencies or violations during the initial inspection, a rental dwelling permit shall be issued no more than ten (10) business days after the initial inspection. There is no fee for the initial inspection. Any other fees or penalties due (such as "no show", transfer, or "no rental dwelling permit" penalties) shall be paid prior to the date and time of the scheduled initial inspection. The inspection shall not be conducted if fees and penalties are unpaid.

3. First Reinspection: The owner or landlord shall correct any deficiencies or violations identified by the Code official during the initial inspection. The first reinspection shall be scheduled no more than thirty (30) calendar days after the owner or landlord receives the list of deficiencies or violations. If the Code official finds that the

identified deficiencies or violations have been corrected, a rental dwelling permit shall be issued no more than ten (10) business days after the first reinspection. If there are still deficiencies or violations, the Code official shall provide a list thereof to the owner or landlord no more than ten (10) business days after the first reinspection. There is no fee for the first reinspection; however, any other fees or penalties due shall be paid prior to the date and time of the scheduled first reinspection. The reinspection shall not be conducted if fees and penalties are unpaid or the furnace check, as required in subsection G1 of this section, has not been completed, submitted and approved by the Code official.

4. Second And Subsequent Reinspections:

a. If necessary, the second or any subsequent reinspection shall be scheduled no more than fifteen (15) calendar days after the owner or landlord receives the list of deficiencies or violations. The owner or landlord shall correct any deficiencies or violations identified by the Code official during the prior reinspection.

b. A fee shall be charged for the second and any subsequent reinspection. This fee, in addition to any other fees or penalties due, shall be paid before the second or subsequent reinspection is conducted. The reinspection shall not be conducted if there are any unpaid fees or penalties.

c. If the Code official finds that the identified deficiencies or violations have been corrected, a rental dwelling permit shall be issued no more than ten (10) business days after the reinspection.

d. If there are still deficiencies or violations, the Code official shall provide a list to the owner or landlord no more than ten (10) business days after the second or subsequent reinspection. The next reinspection shall be scheduled no more than fifteen (15) calendar days after the owner or landlord receives the list of deficiencies or violations.

5. Repeated Deficiencies Or Violations: Unless the owner or landlord can show good and verifiable cause, any deficiencies or violations that were identified during an inspection or reinspection must be resolved by the next reinspection or by the next subsequent reinspection. If said deficiencies or violations are still unresolved after any combination of two (2) successive inspections or reinspections, the Code official may deny the rental dwelling permit.

H. Time Extensions: The Code official, for good and verifiable cause, may extend the time between inspections and reinspections and shall notify the owner or landlord of the extension and the date and time of the inspection or reinspection upon expiration of the extension.

I. Tenant Complaints: Unless there are significant issues that constitute a hazard or danger to the occupants or to the health, safety or general welfare, a tenant must first file a formal complaint to the owner, landlord, or designated agent. Forms for this purpose will be provided by the Development Services Department. A copy of the form shall be provided to the Code Enforcement Officer.

1. The owner or landlord shall have no more than seven (7) days after receipt of the written complaint to address the complaint.

2. If the complaint is not remedied to the tenant's satisfaction within seven (7) business days, the complainant will notify the Code Enforcement Division. If the Code official determines that the complaint is founded, the Code official shall schedule an inspection. If the owner or landlord refuses entry, the Code official may seek a warrant as stated in subsection B of this section.

3. If violations are found, the owner or landlord shall have fifteen (15) calendar days to remedy the violations. A fee equal to the cost of a second or subsequent reinspection shall be charged to the owner or landlord and paid no more than thirty (30) days after the inspection; however, if further reinspections are needed to ensure compliance, the requisite fee shall be paid prior to any reinspections.

4. The owner or landlord shall not pursue an action for eviction, nor shall the owner or landlord cause any service, facility, equipment or utility required by this Code to be removed, shut off, or discontinued because of, or in retaliation for, filing a complaint under this subsection.

J. Notice Of Violations: Whenever the Code official determines that a violation of the Housing Code exists, the Code official shall inform the owner or landlord of the violation(s).

1. Right To Appeal: The Code official shall notify the owner or landlord of their right to appeal, and shall provide an appeal application form upon request.

2. Staying Of Order Under Appeal: Except for emergency orders to vacate made according to the requirements of this Code, enforcement of any notice and order of the Code official shall be placed on hold until a determination is made by the Housing Advisory and Appeals Board.

K. Placarding Procedures For Unfit Properties Or Rental Dwellings Without Rental Dwelling Permit: Any dwelling, dwelling unit or rooming unit which is found to be so damaged, decayed, dilapidated, unsanitary, unsafe or vermin infested that it creates a serious hazard to the health or safety of the occupants or of the public, or is a rental dwelling unit that has not been issued a rental dwelling permit shall be determined to be unfit for human habitation and shall be so designated and placarded by the Code official.

1. Placarded Dwellings To Be Vacated: Any dwelling, dwelling unit, rooming unit or any portion thereof, placarded in accordance with this article by the Code official, shall be vacated immediately or as ordered by the Code official.

2. Reoccupy Placarded Dwelling: No dwelling, dwelling unit, rooming unit or portion thereof, which has been placarded in accordance with this article, shall again be used for human habitation until written approval is secured from, and such placard is removed by, the Code official. The Code official shall remove such placard whenever the violations upon which the placarding action was based have been eliminated.

3. Removal Of Placard Prohibited: Except for the Code official as provided above, it shall be unlawful for any person to deface or remove a placard from any dwelling, dwelling unit-or rooming unit which has been deemed unfit for human habitation and placarded in accordance with this section.

4. Condemnation Referral: After a reasonable period of time after a property has been placarded and no remedial action begun, but in no case greater than six (6) months, the Code official shall inform the proper authorities to initiate the process for condemnation and demolition of the building.

L. Distribution Of Information: The Code official shall make all rules and regulations available to the general public. Standard forms and blank notices shall also be available upon request. (Ord. 04-3, 1-6-2004; amd. 2017 Code)

10-2F-12: OWNER RESPONSIBILITIES FOR MAINTENANCE AND OCCUPANCY OF RENTAL DWELLING UNITS:

Rental dwelling unit owners or landlords shall be responsible for causing the dwelling and/or premises to meet the following requirements:

A. Maintenance: The rental dwelling unit owner or landlord shall maintain and repair all dwellings and outbuildings on the premises in accordance with all requirements of this Code.

B. Access By Landlord For Maintenance: Every occupant of a dwelling unit or rooming unit shall give access to the landlord or his/her representative or employee, to any part of such dwelling, dwelling unit, rooming unit or premises at all reasonable times for the purpose of maintenance or other actions required by the Housing Code and for making corrective actions ordered by the Code official. The landlord shall provide notice to the occupant not less than twenty four (24) hours before entry, except in cases of emergency or where notice or notification is not feasible.

C. Grading, Drainage And Landscaping Of Premises: Grading, drainage and landscaping shall be continuously maintained. This Housing Code shall not affect the existence or maintenance of stormwater drainage systems.

D. Floors In Kitchens And Bathrooms: Every toilet room floor surface, bathroom floor surface and kitchen floor surface shall be constructed and maintained so as to permit such floor to be easily kept in a clean, dry and sanitary condition.

E. Landlord To Let Clean Units: No landlord shall permit occupancy of any vacant dwelling unit or rooming unit unless it is substantially clean, sanitary and fit for human occupancy.

F. Common Areas Maintenance: Every landlord of a dwelling containing two (2) or more dwelling units or more than one (1) rooming unit shall be responsible for maintaining, in a safe and sanitary condition, the shared public areas of the dwelling

and premises thereof, unless there is a written agreement between the landlord and occupant to the contrary.

G. Occupancy Control: No owner or operator shall allow the occupancy of a dwelling, dwelling unit or rooming unit to exceed the number of persons allowed under this and other applicable codes, including the Building and Fire Codes.

H. Contact Information: The owner or landlord shall be responsible for notifying the City of any change of address or other applicable contact information. If no new contact information is provided, the City will address correspondence to the last known address on file. (Ord. 04-3, 1-6-2004; amd. 2017 Code)

10-2F-13: OCCUPANT RESPONSIBILITIES FOR MAINTENANCE AND OCCUPANCY OF RENTAL DWELLING UNITS:

A. Occupant Responsible For Sanitary Condition: Every occupant of a rental dwelling unit shall maintain the dwelling unit or rooming unit in a clean, safe and sanitary condition.

1. Every floor and floor covering shall be kept substantially clean and sanitary.

2. Every wall and ceiling shall be kept substantially clean and free of dirt or greasy film.

3. No dwelling or the premises thereof shall be used substantially for the storage or handling of garbage.

4. No dwelling or the premises thereof shall be used for the storage or handling of dangerous or hazardous materials beyond typical household use.

5. No occupant of a rental dwelling unit shall deliberately or negligently destroy, deface, damage, impair or remove any part or portion of the premises or knowingly permit any other occupant or person to do so without consent of the landlord.

B. Supplied Facilities; Smoke Detection: The landlord shall have installed batteries for all required smoke detectors at the time a new occupant moves into a dwelling unit. Subsequent replacement of batteries required to operate smoke detection equipment shall be the responsibility of occupants unless otherwise arranged or agreed upon by the respective occupant and landlord. Occupants of a rental dwelling unit shall notify the landlord if they become aware that the smoke detection equipment is not operating properly. Occupants shall not cause a smoke detector to be removed.

C. Cooking In Rooming Units Prohibited: Other than meals cooked in a microwave oven, no occupant of a rooming unit shall cook meals in a rooming unit unless an approved kitchen and/or dining room is contained within the rooming unit.

D. Occupancy Control: No occupant of a rental dwelling unit shall allow the occupancy of any dwelling unit or rooming unit within which he/she resides to exceed the number of persons allowed under this and other applicable codes, including the Building and Fire Codes. (Ord. 04-3, 1-6-2004; amd. 2017 Code)

10-2F-14: HOUSING ADVISORY AND APPEALS BOARD:

A. Created: There is hereby created a Housing Advisory and Appeals Board.

B. Purpose And Duties: The Housing Advisory and Appeals Board shall have the authority to act upon appeal of a decision of the Code official, variances to the requirements of this Code, extensions of time for the compliance of any order or notice, and to sustain or modify an order of the notice of violations authorized in the International Property Maintenance Code, as adopted and amended. The Housing Advisory and Appeals Board may also make recommendations to the City Council for changes to the Housing Code and adopt reasonable policies.

C. Board Membership And Terms Of Office: See section 111 of the International Property Maintenance Code, as adopted and amended.

D. Meeting Schedule: The Housing Advisory and Appeals Board shall meet at such intervals necessary in order to fulfill its described purposes. The Housing Advisory and Appeals Board shall address appeals no more than fifteen (15) business days after the date upon which the Code official received the completed appeal application, including the appeal fee.

E. Rules And Regulations: The Housing Advisory and Appeals Board may adopt rules and regulations to govern its organizational procedures as it may deem necessary and which are not in conflict with the Housing Code or other laws.

F. Appeal Application:

1. Application: Any person aggrieved by a notice of violations or a denied rental dwelling permit or of any applicable rule or regulation issued pursuant to the Housing Code, may apply to the Housing Advisory and Appeals Board for reconsideration of such notice and order, provided that such appeal application is made no more than ten (10) business days after the date the notice was received. Only those matters or issues specifically raised in the appeal application shall be considered in the hearing of the appeal.

2. Appeal Filing Fee: At the time of filing such an application for an appeal, the appellant shall pay a filing fee in an amount established by section 10-2F-15 of this article.

3. Application Deadline: The right to an administrative hearing and further adjudication shall be waived for the notice, order, and any portion thereof if an appeal has not been properly filed within ten (10) business days after receipt of either the notice of violation or the written notice of a denied rental permit.

G. Notice Of Hearing: Upon receipt of a complete appeal application and filing fee, the Code official shall establish a date for the hearing to be held within fifteen (15) business days of the date upon which the completed application was received and shall send a notice of the hearing to the appellant, as well as the respective landlord and occupant. (Ord. 04-3, 1-6-2004; amd. 2017 Code)

10-2F-15: FEES AND PENALTIES:

A. Schedule Established: A consolidated fee and penalty schedule shall be adopted by the City Council by resolution.

B. Fee And Penalty Deadlines:

1. Rental dwelling permit fees are due at the time of application. No inspections shall be scheduled if this fee is not paid.

2. The fee for renewal of a rental dwelling permit shall be paid for prior to or upon the expiration of the current permit. No inspections shall be scheduled if this fee is not paid.

3. Rental dwelling transfer late penalties shall be due thirty (30) calendar days after the Code official sends a notice to the landlord requesting that transfer information be submitted.

4. Reinspection fees shall be paid prior to the next scheduled inspection or reinspection; if such fees cannot be paid prior to the scheduled inspection because the Code official finds that an immediate inspection or reinspection is warranted, such fees shall be due no more than thirty (30) calendar days after the respective reinspection or complaint inspection.

5. "No show" penalties shall be paid prior to the next scheduled inspection or reinspection; if no further inspection or reinspection is required, such penalties shall be due thirty (30) calendar days after the scheduled appointment when the "no show" took place.

6. "No rental dwelling permit" penalties shall be due thirty (30) calendar days after written notification is mailed or personally delivered by the Code official, unless the owner or landlord has applied for a rental dwelling permit prior to the expiration of the thirty (30) day period.

7. Appeal fees shall be due at the time the respective appeal application is filed.

8. The Code official may deny or revoke a rental dwelling permit if all applicable fees and penalties are not paid.

9. The City may certify any unpaid balance, interest, and late payment fees and penalties to the County Auditor as a lien upon the rental property for collection in the same manner as a property tax. (Ord. 04-3, 1-6-2004; amd. 2017 Code)

ORDINANCE NO. 26 -

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF MASON CITY, IOWA, BY ADDING A DEFINITION TO TITLE 4: HEALTH AND SANITATION, CHAPTER 1: NUISANCES, SECTION 1: DEFINITIONS AND REPEALING CHAPTER 1 NUISANCES, ARTICLE A. WEEDS, SECTION 1: NUISANCE DECLARED 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 addition a new definition to Title 4: Health and Sanitation, Chapter 1: Nuisances, Section 1: Definitions as follows:

TITLE 4
CHAPTER 1
NUISANCES
SECTION 1: DEFINITIONS

4-1-1: DEFINITIONS:

MANAGED NATIVE LANDSCAPE: A clearly defined area of land intentionally planted and maintained predominately with native grasses, sedges, rushes, forbs, wildflowers, or other nonwoody plant species native to Iowa of the Upper Midwest. A managed native landscape does not include turf grass allowed to grow without regular maintenance, unmanaged volunteer vegetation, or an area substantially interspersed with noxious weeds or invasive plants.

Section 2: 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, Article A. Weeds, Section 1 Nuisance Declared

TITLE 4
CHAPTER 1
NUISANCES
ARTICLE A. WEEDS

4-1A-1: The dense growth of weeds, vines, brush, or any other similar vegetation or grass more than one foot (1') in height, on property located within the City limits is hereby declared a hazard to public safety and health and a public nuisance.

Exceptions:

1. Public property set aside as a natural area and private property along a controlled corridor.
2. **Managed Native Landscape as defined in 4-1-1 of this Code, and that satisfies all of the following standards:**
    a. **The planting is intentional and occupies a defined area comprising no more than fifty percent (50%) of the front, side, or rear yard.**
    b. **The planting area is clearly delineated from turf lawn and adjoining property by edging, a border, a fence, a maintained path, a mowed strip, or another readily identifiable line of maintenance.**
    c. **The planting consists predominantly of native plant species and is not turf grass or unmanaged volunteer vegetation allowed to exceed twelve inches (12") in height.**
    d. **Plants designated as noxious weeds under Iowa Code chapter 317 shall be controlled or eradicated as required by law, and the planting shall be maintained free from invasive plants.**
    e. **The planting shall be actively maintained, including removal of litter, dead hazardous material, and unwanted woody volunteer growth.**
    f. **The planting shall not obstruct a sidewalk, street, alley, driveway, fire hydrant, utility facility, drainage facility, address marker, traffic-control device, or means of access.**
    g. **The planting shall comply with the traffic visibility requirements of section 12-16-6 of this Code.**
    h. **A managed native landscape located in a street parkway or boulevard shall comply with sections 5-3-5 and 5-3-10 of this Code.**

The Development Services Department encourages the use of native grasses, forbs, shrubs, and trees on riparian areas adjoining streams and rivers. However, noxious weeds as designated by Iowa Code must be controlled. (Ord. 95-13, 8-15-1995; amd. 2017 Code)

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

Section 4: If any section, provision, or part of this Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole, or any section thereof, or part thereof, not adjudged invalid or unconstitutional.

Section 5: This ordinance shall be in full force and effect upon its final passage, approval and publication as required by law.

PASSED AND APPROVED this 6th day of October, 2026.

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

1st Consideration:	September 1, 2026
2nd Consideration:	September 15, 2026
3rd Consideration:	October 6, 2026

ORDINANCE NO. 26 -

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF MASON CITY, IOWA, BY REPEALING TITLE 10: BUILDING REGULATIONS, CHAPTER 2: BUILDING CODES, ARTICLE F: HOUSING CODE, SECTION 5: AMENDMENTS TO CODE; CHAPTER 3:, PARAGRAPH A AND ADOPTING A NEW PARAGRAPH A 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 10: Building Regulations, Chapter 2: Building Codes, Article F: Housing Code, Section 5: Amendments to the Code; Chapter 3, Paragraph A and adopting a new Paragraph A in lieu thereof as follows:

TITLE 10
CHAPTER 2
BUILDING CODES
ARTICLE F. HOUSING CODE

10-2F-F: AMENDMENTS TO CODE; CHAPTER 3:

Chapter 3, General Requirements, of the 2021 International Property Maintenance Code (or the most current edition) is adopted, except as hereby amended, deleted, modified, revised, or added to, as specifically set forth as follows.

A. 302.4, Weeds, delete and replace first sentence only: Premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve inches (12") **except for a managed native landscape complying with section 4-1-1 of this Code.**

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 6th day of October, 2026.

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

First Consideration:	September 1, 2026
Second Consideration:	September 15, 2026
Third Consideration:	October 6, 2026