Mason City Public Library, Conference Room A — November 3, 2026
Mason City, Iowa — 6:00 P.M.

COUNCIL WORKSESSION

ROLL CALL -

AGENDA –
Discussion on previously proposed Ordinance Title 12 "Zoning Regulations" Chapter 4: Text Amendments and Rezoning in its entirety and adopting a new Chapter 4 in lieu thereof that was tabled at the September 15, 2026 Council Meeting

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Mason City Room, Mason City Public Library — November 3, 2026
Mason City, Iowa — 7:00 P.M.

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

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https://us02web.zoom.us/j/83684669204?pwd=iA42BqGL4Nq7gVkZcuXf4E2ByaqI6b.1; Passcode:153115
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Join via audio:+1 646 931 3860 US; +1 929 205 6099 US (New York); +1 301 715 8592 US (Washington DC) +1 305 224 1968 US; +1 309 205 3325 US; +1 312 626 6799 US (Chicago); +1 669 444 9171 US; +1 669 900 6833 US (San Jose); +1 689 278 1000 US; +1 719 359 4580 US; +1 253 205 0468 US; +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston); +1 360 209 5623 US; +1 386 347 5053 US; +1 507 473 4847 US; +1 564 217 2000 US; Webinar ID: 836 8466 9204; International numbers available: https://us02web.zoom.us/u/kdU9FCSVtv

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, Veterans Day

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

2. CITY ADMINISTRATOR'S MONTHLY REPORT

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

3. MINUTES – Regular Minutes of October 20, 2026

4. CLAIMS dated October 22 and 29, 2026

5. PERMITS

6. JULY FINANCIALS REPORT

7. 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

8. 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

9. Administrator recommending approval
a. **Reso**. adopting the required CDBG Policies, Forms, and Certifications for the administration of the CDBG Roof Replacement Program
b. **Reso**. approving and adopting the Code of Conduct for all officers, employees, or agents of the City of Mason City, Iowa engaged in the award or administration of contracts supported by Federal grant funds

10. Administrator recommending approval
a. **Reso**. authorizing approval of a forgivable loan to Music Man LLC for the rehabilitation of 321 South Delaware Avenue in conjunction with the Downtown Revitalization Loan Program
b. **Reso**. authorizing approval of a forgivable loan to Music Man LLC for the rehabilitation of 331 South Delaware Avenue in conjunction with the Downtown Revitalization Loan Program

11. Administrator recommending approval
a. **Reso**. authorizing submission of a Building Renovation/Life Safety (BuRLS) Grant Application for Music Man LLC at 321 South Delaware Avenue and authorizing execution of grant agreement upon application approval

b. **Reso**. authorizing submission of a Building Renovation/Life Safety (BuRLS) Grant Application for Music Man LLC at 331 South Delaware Avenue and authorizing execution of grant agreement upon application approval

12. Administrator recommending approval
Reso. award of contract to Accord Architecture Co of Mason City, Iowa for professional services related to the Southbridge Mall Improvements

PUBLIC HEARING -

13. Administrator recommending approval
a. **Reso**. to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Mason City Unified Urban Renewal Area
b. **Ord.** Providing for the Division of Taxes Levied on Taxable Property in the November, 2026 Addition to the Mason City Unified Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

14. Administrator recommending approval
Reso. authorizing the transfer and sale of the East-West Alley and the un-vacated portion of the East-West Alley in Block 13 of H.E. Francisco's 2nd Addition to Mason City, Iowa

ACTION ITEMS -

15. Administrator recommending approval
Ord. amending the City Code Title 4: Health and Sanitation, Chapter 2: Garbage, Refuse, Recyclables and Yard Waste, Article C: Solid Wastes Section 2: Collection by City to add a new Paragraph E entitled Administrative Fees and Charges (1st, 2nd or FINAL)

Adjournment

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

Council Agenda Item CW 1

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:	October 27, 2026
RE:	Council Workshop: Amendments to Title 12, Chapter 4, Text Amendments and Rezoning

At the September 15 City Council meeting, the Council considered the second reading of an ordinance amending the text of Chapter 4 of the Zoning Ordinance regarding text amendments and rezoning. The staff memo for that second reading is attached. At the second consideration, members of the Council expressed concern about one of the proposed changes in the amendment. Rather than approve the amendment on second reading, further consideration was tabled so that the amendment could be considered in a Council workshop.

This amendment has three essential purposes: 1) amending the language to clarify who has standing to initiate a rezoning or an amendment to the Zoning Ordinance text, 2) updating notice requirements to be consistent with recent changes to state law, and 3) repealing the "protest petition" option for rezoning requiring approval by supermajority, also to be in compliance with a change to Iowa Code adopted in the last legislative session.

Discussion at both the first and second consideration of the proposed ordinance was focused on the third purpose. Since there was no discussion of the first two purposes, Staff assumes that the Council does not have any objection to those changes. I will therefore focus on the protest petition and supermajority option in this memo.

In 2026, the Legislature repealed a portion of Section 414.5 of Iowa Code that allowed for a "protest petition" filed in response to a rezoning request. 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 protesting the rezoning, it could only be approved by a ¾ supermajority of the City Council. To reflect this change in Iowa Code, Section 12-4-3 of Chapter 12-4 is repealed by the proposed text amendment. The result is that all rezonings are either approved or denied by a simple majority.

After the first reading, Staff was directed to seek an opinion from the City Attorney as to whether the City could retain the supermajority requirement in its ordinance. That opinion (attached) basically states that the power to accept a protest petition and approve only via supermajority was granted to cities via statute. Therefore, when the statute was changed to repeal the protest petition power, cities would no longer have that option. The power to zone, to amend the ordinance, and to rezone property is granted to cities via statute; cities cannot assume powers that are not thus granted.

Staff believes that this is the most compelling reason to repeal the supermajority requirement. The City simply no longer has the power to accept a protest petition and approve rezonings only via supermajority. If the Council decides to retain this provision, we risk liability if a rezoning is rejected via the supermajority rule. The owner denied the rezoning under that scenario would have an actionable case in court, in which we are not likely to prevail. The City Attorney's opinion upholds this conclusion.

Two other arguments have been raised in favor of keeping the supermajority requirement. One is based on the concept of home rule, which basically allows a city to exercise any lawful power so long as it is not otherwise prohibited or controlled by State statute. The repeal of the supermajority option appears to be the State preempting the City from deciding how to exercise its rezoning powers. However, in the case of zoning, it is important to remember that a city could not use zoning at all if it had not first been authorized by the State. For that reason, cities must defer to the Legislature regarding exercise of the zoning power. The direction of the Legislature is clear in this regard.

The other argument supporting the supermajority option is that repealing it takes away the rights of citizens to influence the rezoning outcome. This is true to a point, but it ignores that fact that only one or two adjacent owners can disproportionately wield the rule in their favor. Attached is an article from the Mercatus Center, a housing policy think tank based at George Mason University. This article calls for reform of protest petition laws so that worthy

projects can more easily be approved. I believe that it presents compelling arguments for dropping the supermajority option.

The proposed amendments are attached. The very last section (Section 12-4-3) shows the protest petition requirements as repealed, with the section text struck through (he section is highlighted in gray). If the Council opts to adopt the proposed amendments but does not wish to repeal the protest petition option, the strike through is simply removed and the highlighted section would then be retained.

Upon receiving the direction of Council at the workshop, Staff will prepare the final draft for second and final consideration.

Attachments:

1. Proposed Amendments
2. Staff Memo to Council, second reading
3. City Attorney opinion
4. Article, "Rezoning Petitions are Ripe for Reform"

Steven J. Van Steenhuyse
Director of Development Services

Reviewed and Recommend Approval

AMENDMENTS TO CHAPTER 4, TEXT AMENDMENTS AND REZONING

Chapter 12-4: TEXT AMENDMENTS AND REZONING

12-4-1 Text Amendments and Rezoning Requests

The regulations, restrictions and boundaries set forth in this Ordinance may from time to time be amended, supplemented, changed or repealed; provided, that no such action may be taken until after a public hearing in relation thereto, at which citizens and parties with interest shall have an opportunity to be heard. Any action taken pursuant to this Chapter shall also be in compliance and accordance with the rules and regulations of the Department of Natural Resources, State of Iowa, and the Federal Emergency Management Agency.

12-4-2 Procedure

A. Timeline. Unless initiated by city staff, the commission, or the council, an application for a text amendment or rezoning shall be given first consideration within sixty (60) days from the date of its official and complete submission unless extended by the city council or a time waiver is granted by the applicant. If applicable, processing of the application through required state or federal agencies shall extend the review and decision-making period. Additional procedural requirements are as follows:

~~A. Requests: Requests for a text amendment or rezoning shall be filed with the administrative officer on an official application form. The application shall be accompanied by a fee as provided by city council resolution. The application shall also be accompanied by detailed written and graphic materials fully explaining the proposed change, and, in the case of a rezoning, the development of all forms and functions allowed within the proposed district and their potential impact on surrounding property and the community. The request shall be considered officially submitted when all the informational requirements have been reviewed and are determined to be complete. The request for a text amendment or rezoning shall be placed on the agenda of the next regular commission meeting.~~

~~B. Proof Of Ownership Or Authorization: Except for rezoning petitions initiated by city staff, the commission, or the council, the applicant shall supply proof of ownership of the property for which the rezoning is requested, and, if the applicant is not the owner, supply written authorization from the owner(s) of the property in question to proceed with the requested rezoning.~~

B. Rezoning:

1. Requests to rezone a lot or parcel may be initiated by city staff through the city administrator, the commission, the council, or the owner(s) of such lot or parcel. A person or entity with a demonstrated interest in a property may initiate a rezoning, provided that the owner consents in writing by signing the application.

2. Requests for rezoning shall be filed with the administrative officer on an official application form. The application shall be accompanied by a fee as provided by city council resolution. The application shall also be accompanied by detailed written and graphic materials fully explaining the proposed. The request shall be considered officially submitted when all the informational requirements have been reviewed and are determined to be complete. The request for a rezoning shall be placed on the agenda of the commission.

3. Except for rezoning petitions initiated by city staff, the commission, or the council, the applicant shall supply proof of ownership of the property for which the rezoning is requested and, if the applicant is not the owner, supply written authorization from the owner(s) of the property in question to proceed with the requested rezoning.

C. Conditional Rezoning: Prior to the conclusion of the required ~~any~~ public hearing before the city council, the applicant for rezoning may voluntarily propose conditions or restrictions on the uses, forms or functions permitted upon the ~~land~~ lot or parcel in question, subject to all of the following:

1. All such conditions or restrictions must be voluntarily ~~proposed~~ agreed to by the applicant in writing as part of the rezoning application, or in writing prior to closing of the public hearing before the ~~commission~~ city council.

2. All such conditions or restrictions must conform to this title and all applicable requirements of this Code.

3. Conditions or restrictions may not be proposed and may not be changed after the public hearing before the ~~commission~~ council has been closed. If the applicant wishes to change the conditions or restrictions after the ~~commission~~ council has closed the public hearing, such changes must be voluntarily proposed in writing and shall require reconsideration by the commission at a new public hearing.

4. After the commission's public hearing is closed, the commission may recommend approval without the conditions or recommend approval subject to the conditions or restrictions as submitted by the applicant; but the commission may not alter the conditions as

submitted. Conversely, the commission may recommend denial of the rezoning,

5. After its public hearing is closed, ~~T~~the city council may approve the rezoning without the conditions, or may approve the rezoning subject to the conditions or restrictions as submitted by the applicant, but the council may not alter the conditions as submitted. Conversely, the council may deny the rezoning.

D. Text Amendments: A text amendment may only be initiated by city staff through the city administrator, the council, or the commission. A proposed amendment shall be reviewed by staff and by legal counsel as needed. The proposed amendment shall be presented in a form and outline meeting the numbering standards established in this code.

~~D~~E. Public Hearing. Upon receipt of the application, the administrative officer shall set a public hearing following proper hearing notification. The commission shall conduct the hearing and report its findings and recommendations to the city council. Notice of said hearing shall consist of a legal property description and description of the request, and shall be published in the official newspaper at least four ~~seven~~ (~~4~~7) days but no more than twenty (20) days prior to the hearing. In the case of applications for rezoning, ~~and~~ written notice of said hearing shall also be mailed at least ten (10) days prior to all owners of land within three hundred fifty (350) feet of the subject property. Failure of a property owner to receive said notice shall not invalidate any such proceedings as set forth within this Ordinance. Public notice signs will be posted on the subject property.

~~F. Failure Not Invalidation: Failure of a property owner to receive said notice shall not invalidate any such proceedings as set forth within this Ordinance.~~

F. Technical Reports. The administrative officer shall instruct the appropriate staff persons to prepare technical reports where appropriate, and provide general assistance in preparing a recommendation on the action to the city council.

~~G. Adverse Effects. The commission and city council shall consider possible adverse effects of the proposed text amendment or rezoning. Its judgment shall be based upon (but not limited to) the following factors:~~

~~1. The proposed action has been considered in relation to the specific polices and provisions of and has been found to be consistent with the official Mason city Comprehensive Plan.~~

~~2. The proposed action is or will be compatible with present and future land uses of the area.~~

~~3. The proposed action conforms to all performance standards contained herein.~~

~~4. The proposed action will not tend to or actually depreciate the area in which it is proposed, provided verifiable proof of depreciation is discovered.~~

~~5. The proposed action can be accommodated with existing public services and will not overburden the city's service capacity.~~

~~6. The proposed action is in conformance with the city's utility extension policies or is contiguous to existing development of a similar zoning.~~

~~H~~G. Additional Information Requested. The commission and city staff shall have the authority to request additional information from the applicant concerning operational factors or to retain expert testimony with the consent and at the expense of the applicant concerning operational factors, said information to be declared necessary to establish performance conditions in relation to all pertinent sections of this Ordinance. Failure on the part of the applicant to supply all necessary supportive information may be grounds for denial of the request.

~~I~~H. Appearance to Answer Questions. The applicant or a representative thereof shall appear before the commission in order to answer questions concerning the request.

~~J~~I. Approval, Denial, or Changes. The commission shall recommend approval or denial of the request. In the case of a text amendment, the commission may recommend changes to the requested amendment.

~~K~~J. Report and Recommendation Received. The city council shall not act upon a text amendment or rezoning until they have received a report and recommendation from the commission or until sixty (60) days after the first regular commission meeting at which the request was considered.

~~L~~K. Placement on Agenda. Upon receiving the report and recommendation of the commission, the administrative officer shall place the report and recommendation on the agenda for the ~~next regular~~ city council ~~meeting~~. Such reports and recommendations shall be entered in and made part of the permanent written record of the city council meeting.

~~M~~L. Public Hearing and Consideration. It shall be the duty of the city council to hold a public hearing and give first consideration to the request within sixty (60) days after the receipt of the commission recommendation, unless the applicant agrees to an extension in writing to a date certain. Notice of the hearing shall be published in the official

newspaper at least four ~~seven~~ (~~7~~4) days but no more than twenty (20) days prior to hearing.

~~M~~N. Council Decision:

1. The city council shall consider the commission's recommendation in coming to a final decision. However, prior to making a final decision, the council shall refer the application back to the commission for further study and recommendation should any of the following occur:

   a. The city council finds that specific inconsistencies exist in the review process that may have prevented full consideration of relevant issues.

   b. New information comes to light that the commission did not have at the time it made its recommendation that may have resulted in a different recommendation.

   c. In the case of a text amendment, the council may approve minor deviations from the text recommended by the commission, but shall refer major changes back to the commission. The commission shall hold a public hearing on the changes before making a recommendation to the city council.

   . The city council shall provide the commission with a written statement detailing the specific reasons for referral. This procedure shall be followed only one time on a singular action.

2. Approval of a proposed text amendment or rezoning shall require a majority vote of the city council. ~~However, in rezoning cases, if the owners of twenty (20) percent or more of the area of the lots included in such proposed rezoning area or the property owners of twenty (20) percent or more of the property that is located within two hundred feet (200') of the exterior boundaries of the property for which the rezoning is proposed, inclusive of public property and right-of-way, object to the rezoning in writing, the rezoning shall not become effective except by the favorable vote of at least three-fourths (3/4) of all the members of the city council.~~

~~O~~N. Denial, Reconsideration. Whenever an application for a text amendment or rezoning has been considered and denied by the city council, a similar application and proposal for the text amendment or rezoning, with essentially the same language or effect in the case of a text amendment or affecting generally the same property for which a rezoning was denied, shall not be considered again by the commission or city council for at least six (6) months from the date of its denial, unless a decision to reconsider such matter is made by the city council.

~~P~~O. The text amendment or rezoning shall not become effective until such time as the city council approves an ordinance reflecting said text amendment or rezoning and after said ordinance is published in the official newspaper.

~~12-4-3 Initiation of Amendments and Rezoning Requests~~

~~A. The city staff, city council or commission may, upon their own motion, initiate a request for a text amendment or rezoning.~~

~~B. Any person(s) owning real estate or having documented interest therein, within the city, may initiate a request for a text amendment or rezoning as to affect the same real estate.~~

Council Agenda Item _____

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 8, 2026
RE:	Amendments to Title 12, Chapter 4, Text Amendments and Rezoning (2nd or FINAL)

Recommendation:

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.

Review:

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 Administrator), 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.

Budget Impact:

There is no impact to the budget resulting from the proposed amendments.

Council Action Requested:

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.

Attachments:

1. Proposed Amendments
2. City Attorney Opinion on Retention of the Supermajority Requirement

Steven J. Van Steenhuyse
Director of Development Services

Reviewed and Recommend Approval

From: Steve Leidinger
To: Steven Van Steenhuyse
Cc: Aaron Burnett
Subject: RE: Rezoning Supermajority Requirements
Date: Friday, September 4, 2026 12:18:36 PM
Attachments: image003.png

Steven:

I have reviewed the issue and, in my opinion, the City should not retain the protest-petition supermajority requirement in its zoning ordinance now that the State has repealed the corresponding language from Iowa Code section 414.5.

Prior to the recent statutory amendment, the authority for a protest petition and resulting supermajority vote requirement was expressly granted by state law. The Legislature has now removed that provision. While cities generally possess home rule authority and may adopt regulations that are more restrictive than state law in some circumstances, municipalities cannot exercise powers that are inconsistent with state statutes or establish procedural requirements that conflict with the framework established by the Legislature.

Because the legislature previously authorized a protest-petition procedure and then intentionally repealed it, there is a strong argument that the legislature has determined rezonings should be decided by the ordinary voting requirements applicable to zoning amendments. Retaining a local ordinance that effectively recreates a repealed state-law procedure could be viewed as inconsistent with legislative intent and therefore vulnerable to challenge.

The question is less whether the City is being "more restrictive," and more whether the City may continue to impose a requirement that the Legislature deliberately chosen to eliminate from the statutory process. In my opinion, that presents a significant preemption concern. Accordingly, my recommendation is to proceed with repeal of the local provision. Let me know if you have any questions, or if you would like to discuss.

1926 YEARS 2026
LYNCH DALLAS
Legal

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HOUSING | POLICY BRIEFS January 18, 2022

Rezoning Protest Petitions Are Ripe for Reform

By **Salim Furth** and Kelcie McKinley

Download the Publication PDF

In 2021, Veterans Services USA, a nonprofit organization, applied for a rezoning of the Crowne Plaza hotel in Tulsa, Oklahoma. According to Veterans Services USA, the hotel closed after functioning at less than 40 percent capacity in 2019, and the organization saw a new use for it. They sought to renovate the building, operate floors 2 through 6 as a hotel, and rent floors 7 through 11 as housing for low-income veterans. Planning staff agreed that the changes were an upgrade and met an important need, and the planning commission voted six to four in favor of approval. However, unhappy institutional neighbors, including Oral Roberts University and Walmart, were able to block the plan by using an obscure state law. The law allows neighbors to lodge formal objections to a rezoning, which are known as a protest petitions. If a valid protest petition is filed, rezoning cannot proceed without the approval of a three-fourths supermajority on the local governing council.

Oklahoma is among 20 states that allow a small group of neighbors to formally protest a rezoning and raise the threshold for approval from a simple majority to a supermajority.

The protest petition process exists to create a check on city councils, which may listen too little to localized concerns. However, as currently implemented, the process gives too much power to a very small number of neighbors.

As the United States faces a nationwide housing shortage, many cities are gathering the political will to loosen zoning rules and allow greater housing supply in areas that have long been limited by strict zoning. States with protest petition processes that can be activated by a small group of neighbors add an additional hurdle toward these important, city-led efforts to allow more housing. State legislators can support local efforts by reforming protest petition statutes to reflect broad neighborhood consensus and to better protect property rights.

Rezoning and the Protest Petition Process

Most cities in the United States use zoning to limit which types of buildings and businesses are allowed in each zoning district. Zoning districts are frequently small and intermingled, with neighboring properties subject to very different rules. A property owner or city planning staff can initiate a rezoning, or zoning amendment, to move one or more properties from one district to another. For example, a rezoning is often required to develop homes or businesses on former agricultural land.

When a rezoning is proposed, nearby residents and property owners are generally invited to give feedback.

Research shows that only a few neighbors typically engage. Those who do are usually opposed and express concern about potential changes in property values, stormwater runoff, traffic, or community character. Although rezonings can be important for achieving citywide or regional goals, such as providing new homes and creating jobs, few rezonings attract broad community support. There is no way even to know who will eventually buy a home or find a job on a rezoned site, let alone to mobilize them in support of rezoning.

Protest petitions give formal political power to property owners who want to prevent a rezoning. When a rezoning is proposed in a state with a protest petition statute, property owners located within a certain distance of the proposed rezoning may sign a petition protesting the change. If enough neighbors sign, state law dictates that the rezoning can only be approved if a supermajority of the city council, county council, or other legislative body votes in favor.

Although it happens more rarely, property owners can also object to the rezoning of their own property. This is most likely to occur if the city is imposing stricter regulation and thus taking economic value from the affected property owners.

The Where and How of Protest Petitions

Twenty states currently have state protest petition laws, as shown in figure 1. Each state sets its own definition of "nearby" property owners and its own threshold for what percentage of nearby private property must be owned by petitioners in order to make the protest petition valid.

Figure 1. Protest Petition Laws by State



Iowa's statute is typical: if 20 percent of land within 200 feet of a proposed rezoning is owned by signatories of the protest petition, the petition becomes valid and triggers a three-fourths supermajority requirement. Table 1 lists the basic parameters of protest petitions in the 20 states.

The most easily abused protest petition statutes are those, such as Michigan's, that allow owners of just 20 percent of nearby land to trigger a supermajority requirement. For a small rezoning, it will often be the case that a single property owner has 20 percent of the nearby land and can trigger a supermajority requirement even if the rest of the neighbors favor the rezoning.

But as the Crowne Plaza hotel example shows, even Oklahoma's relatively broad standards can leave substantial power in few hands. One property owner, Oral Roberts University, owns over half the land within 300 feet of the site and could thus bring a protest petition on its own.

Data indicate that protest petitions occur regularly, but not constantly. A 2006 University of North Carolina survey on petitions found that protest petitions were

filed to oppose 8 percent of rezonings in the Tarheel State. The effect of the protest petition was to lower the rezoning approval rate between 5 and 25 percentage points. Informed by the study, North Carolina repealed its protest petition statute in 2015.

Table 1. Protest Petition Rules by State

If neighbors bring a valid protest petition, a proposed rezoning requires a supermajority vote of the city council to take effect. This table shows the rules that apply in each state. Rules for county rezonings often differ.

Arizona	Owners of	20%	of land within	150'	trigger a	3/4	majority requirement.
Colorado	Owners of	20%	of land within	100'	trigger a	2/3	majority requirement.
Connecticut	Owners of	20%	of land within	500'	trigger a	2/3	majority requirement.
Delaware	Owners of	20%	of land within	100'	trigger a	3/4	majority requirement.
Illinois	Owners of	20%	of abutting lots		trigger a	3/4	majority requirement.
Iowa	Owners of	20%	of land within	200'	trigger a	3/4	majority requirement
Kansas	Owners of	20%	of land within	200'	trigger a	3/4	majority requirement.
Massachusetts	Owners of	50%	of land within	300'	trigger a	2/3	majority requirement.
Michigan	Owners of	20%	of land within	100'	trigger a	2/3 to 3/4	majority requirement.
Mississippi	Owners of	20%	of land within	160'	trigger a	3/5	majority requirement
Missouri	Owners of	30%	of land within	185'	trigger a	2/3	majority requirement.
Montana	Owners of	25%	of land within	150'	trigger a	2/3	majority requirement.
Nebraska	Owners of	20%	of land within	300'	trigger a	3/4	majority requirement.
New Hampshire	Owners of	20%	of land within	100'	trigger a	2/3	majority requirement.
New Jersey	Owners of	20%	of land within	200'	trigger a	2/3	majority requirement.
New York	Owners of	20%	of land within	100'	trigger a	3/4	majority requirement.
North Dakota	Owners of	20%	of land within	150'	trigger a	3/4	majority requirement.
Oklahoma	Owners of	50%	of land within	300'	trigger a	3/5 or 3/4	majority requirement.
Texas	Owners of	20%	of land within	200'	trigger a	3/4	majority requirement.
Wyoming	Owners of	20%	of land within	140	trigger a	3/4	majority requirement.

Source: See the appendix of this policy brief for a list of protest petition statutes for each state.

Ohio, West Virginia, and—for county zoning only—Michigan, have a unique rezoning protest process: rather than requiring supermajority votes, successful protests result in referendums on the proposed rezoning. This has the virtue of accurately appraising local opinion, but at a high administrative cost. We do not recommend that other states adopt this approach.

Private Property and the Presumption of Liberty

Government policies ought to err on the side of liberty. As John Stuart Mill writes, "the onus of making a case always lies on the defenders of legal prohibitions." Although the limits of this principle have long been debated, few would argue that government ought to restrict freedoms without offering a plausible reason. F. A. Hayek argues for liberty in the face of limited human knowledge: "we shall not achieve its ends

if we confine liberty to the particular instances where we know it will do good."

In practice, the presumption in favor of liberty relies on the restraint of officials, checks on arbitrary decisions such as judicial review, and structural biases in favor of liberty built into government decision-making.

If implemented well, protest petitions can have a structural bias in favor of liberty. But when implemented poorly—and as written in many states today—protest petitions introduce the opposite bias, favoring restriction over liberty.

The protest petition process is notionally neutral—it can be used by either neighbors or the owners of rezoned property objecting to either tighter or looser zoning. But in practice, neighbors use the petition process almost exclusively to prevent looser zoning. The interests of neighbors should not, of course, be ignored—but neither should a handful of neighbors be granted so much power over others' property.

In the section that follows, we outline four models for reform that have the potential to tilt the protest petition process away from ever-tighter regulation and toward liberty.

Options for Reform

Several states have demonstrated possibilities for reforming the protest petition process to ensure that a few neighbors cannot speak for an entire community and to strengthen the presumption of liberty.

North Carolina and Wisconsin: Repeal

States can entirely repeal the protest petition process, as Wisconsin and North Carolina did recently. In Wisconsin, some cities have chosen to keep protest petition ordinances, choosing to limit their own discretion.

An even better option is to repeal the protest petition process only with respect to neighbors, leaving in place the rarely used ability to protest an unwanted rezoning of one's own land.

However, we are sympathetic to the concerns that originally motivated protest petitions—that city power is sometimes exercised without regard to local concerns. Retaining a mechanism for formal neighborhood resistance is reasonable, but that mechanism ought to be triggered only when a relatively broad and clearly representative group of neighbors protests.

Massachusetts: The Baker Majority

Before 2021, any rezoning in Massachusetts required a two-thirds legislative majority. Governor Charlie Baker championed a reform that lowered the approval threshold to a simple majority, but only for rezonings that loosen regulations against housing. Thus, Massachusetts law has institutionalized the presumption of liberty for housing supply. Municipalities now face a higher threshold for adding than removing regulation.

States can incorporate a Baker Majority by limiting or repealing the protest petition process only for an "upzoning" (that is, a rezoning that restores or expands property rights). For example, a state could alter its statute so that a protest petition against an upzoning triggers a three-fifths supermajority requirement, whereas a protest petition against any other rezoning triggers a three-fourths supermajority requirement. Or a

state could require a larger share of nearby owners' signatures to validate a protest against an upzoning.

New Hampshire House Bill 1179, under consideration in the 2022 session, is one way to enact a Baker Majority. It would repeal the protest petition process for rezonings that intensify land use, although neighbors could still bring protest petitions against rezonings that allow new land uses.

Oklahoma: 50 Percent Threshold, Broader Neighborhood

Despite the drama at the Crowne Plaza hotel, Oklahoma's protest petition statute is the best in the country in erring on the side of liberty. A valid protest petition must cover fully half of nearby property, guaranteeing that protests cannot be brought when owners of a majority of the neighborhood favor the project. At the same time, property owners enjoy strong protection: 20 percent can bring a petition against a rezoning, as in most other states.

In addition, Oklahoma has a relatively generous definition of "nearby properties": those in the area extending 300 feet from the proposed rezoning. But 300 feet is still quite small. On a typical Tulsa street, house lots are 50 feet wide, so only the six nearest neighbors in each direction along a block are considered nearby. And lots are much larger in nonresidential areas, so a small number of commercial or institutional owners easily constitute the neighborhood, as occurred around the Crowne Plaza.

For other states, adopting Oklahoma's approach would eliminate most abuses of protest petitions while retaining neighbors' collective power in the rezoning

process. States could also extend the range of "nearby" to 500 or 1,000 feet, especially in nonurban areas.

Oklahoma's approach could be adjusted in areas with large lots. For instance, a protest petition could require a minimum of 50 or 100 residents within a half mile of the rezoning site in addition to property owners covering 50 percent or more of property within the standard distance.

Arizona: Count People as Well as Land

The classic protest petition process is designed to protect property values, and each neighbor's signature counts in proportion to the relevant land he owns. Arizona counts people as well as land. It requires that a protest petition be signed by owners of at least 20 percent of the nearby "lots, tracts and condominium units" as well as 20 percent of the nearby land area. Arizona's 20 percent threshold, however, still allows a minority of neighbors to hold up popular changes.

States could go further by requiring signatures from residents, rather than owners, of at least half of occupied housing units in addition to owners of the relevant land. Such a requirement would give renters a voice in protest petitions. However, the potential administrative cost is a reason to be cautious about adopting this approach.

Conclusion

States play an important role in the local exercise of zoning powers, setting the rules by which municipalities adopt and amend their zoning ordinances. States with protest petition processes have granted substantial veto power over zoning changes to small groups of neighbors, without any countervailing community power to hasten

needed changes. This one-sided veto power makes it harder for cities to adapt their zoning to changing needs and dilutes property rights.

In the midst of a national housing crisis, some cities are building political will for reforms that enable expanded opportunities for housing supply. States should reform or repeal protest petition statutes to ensure that their cities can use the rezoning process without undue difficulty.

Appendix

For ease of reference, we list here the protest petition statutes for each state:

Arizona	Ariz. Rev. Stat. § 9-462.04 (2021); Ariz. Rev. Stat. § 11-814 (2021)
Colorado	Colo. Rev. Stat. § 23-305 (2021)
Connecticut	Conn. Gen. Stat. § 124-8-3(b) (2022)
Delaware	Del. Code Ann. tit. 22 § 3-305 (2021)
Illinois	65 Ill. Comp. Stat. 5 / 11-13-14 (2022)
Iowa	Iowa Code § 414.5 (2022); Iowa Code § 335.7 (2022)
Kansas	Kan. Stat. Ann. § 12-757(f) (2021); Kan. Stat. Ann. § 19-2960(b) (2021)
Massachusetts	Mass. Gen. Laws ch. 40A, § 5 (2020)
Michigan	Mich. Comp. Laws § 125.3403 (2022)
Mississippi	Miss. Code Ann. § 17-1-17 (2021)

Missouri	Mo. Rev. Stat. § 89.060 (2021)
Montana	Mont. Code Ann. § 76-2-305 (2021)
Nebraska	Neb. Rev. Stat. § 19-905 (2022)
New Hampshire	N.H. Rev. Stat. Ann. § 675:5 (2022)
New Jersey	N.J. Stat. Ann. § 40:55D-63 (West 2021)
New York	N.Y. Town Law § 16-265 (McKinney 2022)
North Dakota	N.D. Cent. Code § 40-47-05 (2022)
Oklahoma	Okla. Stat. tit. 11 § 43-105 (2021)
Texas	Tex. Loc. Gov't. Code Ann. §§ 211.006(d)–(f) (West 2021)
Wyoming	Wyo. Stat. Ann. § 15-1-603 (2021)

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Proclamation

WHEREAS, twelve stones of shining granite stand proudly in historic Central Park, in downtown Mason City; and

WHEREAS, these eight foot stones highlight a place of beauty for veterans, families and visitors to reflect and find solace as they honor those serving our country; and

WHEREAS, the names of eleven veterans have been inscribed in the monument in just the past year; and

WHEREAS, they join the more than 3,700 veterans from our community whose names are etched for eternity at this sacred place; and

WHEREAS, the best way we can show our gratitude is by not squandering the precious gift of freedom that they defended for us—and not limiting ourselves and our community to small dreams; and

WHEREAS, we owe a special debt of gratitude to the Mason City Veterans Memorial Association, which for more than 100 years, has made sure we always remember; now

THEREFORE, it is a high honor, as Mayor of Mason City, to hereby recognize Wednesday, Nov. 11, 2026, as

Veterans Day in Mason City

AND, invite you to join in a special tribute at 10:30 a.m. Wednesday, November 11, in Central Park. Our community is filled with men and women who stepped forward when their country asked for help. This Veterans Day find a veteran in your life and ask him or her about their story of service. Our acknowledgement and a simple thank you makes every vet stand a little taller.

CITY OF MASON CITY IOWA SEAL

John P. Lee, Mayor

2

City Administrator's Monthly Activity Report

Aaron Burnett, City Administrator

September 2026

(Issued October 30, 2026)

The City of Mason City

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

Airport

Reported by David Sims, Airport Manager

Date: September 2026

United Airlines Enplanements/Deplanements	FBO Fuel Flow
From 9/1/2026 – 9/30/2026	
Monthly Enplanements 938 / Deplanements 867 / Total 1,805 +18% from September 2025 / +13% Year to Date	Monthly Gallons Sold – 28,578 -12% from September 2025

Routine Activities for the month – Administration and Operations:

- Accepted Iowa Department of Transportation grants for Commercial Service Vertical Infrastructure ($159,008), Airport Improvement ($238,000), and Air Service Development Programs ($48,000).
- Continued utility work associated with the Water Service Building Project.
- Awarded and approved contract for the Airport Fire Station Improvement Project with Dean Snyder Construction.
- Advertised bids for airport farmland.
- Staff attended required annual fire training held at the Eastern Iowa Airport in Cedar Rapids.

Activities planned for next month and other comments:

- Receive Iowa Department of Transportation grants for Commercial Service Vertical Infrastructure ($159,008), Airport Improvement ($238,000), and Air Service Development Programs ($48,000).
- Continued utility work associated with the Water Service Building Project.
- Award contract for the Airport Fire Station Improvement Project.
- Work on marketing contracts for Air Service Development Grant.
- Preparation for Winter Operations.
- Approve new Airport street names and building addressing.

Enplanements and deplanements continued on the next page

Enplanements	2021	2022	2023	2024	2025	2026	% 25-26
January	188	519	420	275	576	655	14%
February	195	497	389	326	509	680	34%
March	361	644	565	435	835	819	-2%
April	435	553	412	514	633	672	6%
May	641	737	415	575	818	865	6%
June	847	659	526	531	800	889	11%
July	1003	708	584	660	873	969	11%
August	902	376	507	674	787	916	16%
September	798	307	509	521	740	938	27%
October	759	349	445	557	826		
November	821	393	510	705	649		
December	777	527	484	796	701		
Total for Year	7727	6269	5766	6569	8747	7403	13%

Deplanements	2021	2022	2023	2024	2025	2026	% 25-26
January	226	608	419	331	543	634	17%
February	197	500	394	309	469	638	36%
March	434	831	606	479	832	941	13%
April	528	640	430	538	634	651	3%
May	676	794	449	609	780	811	4%
June	889	841	543	656	809	930	15%
July	1070	638	596	672	904	987	9%
August	920	372	553	692	879	946	8%
September	867	317	487	591	787	867	10%
October	806	358	476	583	787		
November	837	333	439	746	643		
December	793	546	443	795	675		
Total for Year	8243	6778	5835	7001	8742	7405	12%

Development Services Department

Reported by Steven Van Steenhuyse, AICP, Development Services Director

I was pleased to join the City Administrator at the HousingIowa Conference in Des Moines on September 10-11. It was also my honor to accept, along with DevPartners, the Innovation Award for The Delaware Apartments. This project was nominated for its innovative provision of downtown dwelling units while preserving most of the public parking spaces in the former City parking lot. One of The Delaware's tenants participated in a video shown at the conference, about moving from the East Coast to Mason City and finding that The Delaware and downtown living in Mason City provided large-city amenities in a small city. Thanks to the Iowa Finance Authority for this award and recognition.

Planning and Zoning Division: The Planning and Zoning Commission met September 8 to review two applications. LPE Development, LLC submitted a Preliminary Plat of Subdivision for Briarstone Estates 3rd Addition, a 16-lot subdivision located east of South Taft Avenue and south of the existing Briarstone neighborhood. There was no opposition to the proposed plat, but residents of the nearby Springview Drive neighborhood presented concerns about drainage that affects their lots during sustained rains. The Planning and Zoning Commission unanimously recommended approval of the Preliminary Plat and encouraged the concerned citizens to notify Staff and the City Council of the drainage issues.

The other item on the Commission's agenda was vacation of an alley located on the west side of South Delaware Avenue, south of 22nd Street SE. The owner to the south of the alley is the only abutting owner that uses the alley for access. The P&Z recommended that the alley be vacated, subject to the conditions that the adjoining owner remove a shed and fence that encroach on City land to the south (Georgia Hanford Park).

The Zoning Board of Adjustment met September 1 to consider three variances and one conditional use permit. Two of the variances and the conditional use arose from development of the former Kirk Apartments site. The developers intend to subdivide the property into three lots, with a 19-unit, 3-story apartment building on the southeast lot, a 2-story commercial building on the northeast lot, and a parking lot serving both buildings on the west lot adjacent

to North Enterprise Alley. The two variances were for setbacks greater than zero feet for the side yards on the northeast parcel and the west side yard for the southeast parcel. The conditional use permit was to allow an off-site parking lot in the Z5, Central Business District. Both variances and the CUP were approved unanimously.

The ZBA also considered a variance request from the North Iowa Area Community College for lighting of their new baseball and softball fields. The lights needed for after-dark games exceed the light output maximums for the Z7-1 NIACC Specific Use District. The ZBA recognized the unique nature of ballfield lighting and noted that the proposed lights would not impact any nearby residences. The variance was approved unanimously.

The Historic Preservation Commission met September 3 to consider demolition of the 2-story commercial building at 525 South President Avenue, which was built in 1935. The HPC reviews demolition of any building over 50 years old to determine if there are historic aspects to the building. If so, the HPC can place a 60-day hold on the demolition while efforts are made to save it, or if saving is not an option, to document the building to preserve the historic record.

The Planning and Zoning Division issued 29 zoning permits, including three for principal commercial buildings, seven for residential principal buildings, seven for residential accessory buildings (garages and sheds), and three floodplain permits. The City Planner reviewed 88 permits for floodplain compliance and completed six historical reviews. Staff did not uncover any historic events or persons associated with 525 South President Avenue, and the building is not of a significant architectural style warranting preservation. The Commission voted unanimously to allow the demolition to proceed.

Code Enforcement Division: There were 178 code enforcement case requests opened in September, of which 109 were initiated by staff and 69 were initiated via complaint. The cases included 34 related to dead, dying, or diseased trees, 34 for junk, rubbish, and refuse complaints, and 16 for uncollected garbage.

Seven properties with diseased, dying, or dead trees were added to the special assessment roll in September. The owners will have the cost of tree removal, plus interest, added to their tax bills over the next ten years. This program

continues to grow as the number of trees affected by the Emerald Ash Borer increases.

Building Inspections Division: Thirty-three major building permits and 54 minor building permits were issued in September. Total construction valuation of all permits was $7,195,906, resulting in $38,679 in permit fees.

Rental Inspections Program: The Housing Inspectors inspected 94 units in September. A total of 63 new or renewed Rental Dwelling Certificates were issued. The program collected $2,360 in Rental Dwelling Certificate fees and fines.

Transit & Safety Division: There were 10,422 rides on the fixed route system, down from 11,420 in September 2025. Twelve new employees received on-board training, and 275 safety training sessions were completed using the online training system.

Corridor Revitalization Loan (CoRL), Downtown Revitalization Loan (DoRL), and Building Renovation/Life Safety (BuRLS) Programs: The **Grant and Forgivable Loan Review Committee** (GFLRC) met September 22 to consider a $30,000 DoRL forgivable loan to Tip the Barber and More, LLC, for improvements to 118 North Federal Avenue. This long-vacant building is planned for a barber shop and styling salon. The Committee recommends approval of the DoRL loan, which will be considered by the City Council in October.

Developments: The Development Review Committee met four times in September. Five concept plans were considered. A major site plan for a 12-unit apartment building in the proposed Briarstone 3rd Addition was reviewed. The DRC also reviewed plans for the October 10 Oktoberfest Celebration by Visit Mason City in Central Park, and moving of a historic gas station structure to 1312 North Federal Avenue.

Current Projects Under Consideration or Development:

- 4th Street NE Retaining Wall Project: The North Iowa Corridor Housing Development Corporation (NICHDC) is nearing completion of the houses at 527 and 537 4th Street NE. Sidewalks and driveways were poured in August. The homes will be offered at workforce-affordable prices. The City is seeking a developer for the newly vacant land to the east.

- NICHDC has moved two houses acquired from owners in Rock Falls to be moved to City land on 26th Street SW in the West Haven neighborhood. NICHDC is currently constructing the foundations. Both homes are in good condition and will be fully renovated for sale at workforce prices.
- We were notified that the Willow Pointe townhome project, on North Eisenhower Avenue north of the MercyOne West Campus, has been approved for Workforce Housing Tax Credits. This 198-unit project will provide for-rent townhomes at workforce-affordable rents.
- The DRC has approved a site plan for The Lark Apartments, 64 apartments and 24 townhomes at the NE corner of Lark Avenue and 4th Street SW (IA 122). While this development did not receive Workforce Housing Tax Credits, the developer has decided to continue with the project.
- A Preliminary Plat of Subdivision (Briarstone 3rd Addition) has been submitted for the east side of South Taft Avenue, with proposed commercial, multi-family, and duplexes. The Preliminary Plat was recommended for approval by the Planning and Zoning Commission at its September meeting. This subdivision includes a large outlot between the development and the existing Briarstone neighborhood. The developer intends to bring future single-family lots for this area.
- The new Home2 Suites by Hilton is fully enclosed and interior construction is ongoing. Construction of the hotel appears to be on schedule.
- The Kirk project got underway in September, with grading of the former Kirk Apartments site. The Zoning Board of Adjustment approved variances and a conditional use permit to allow work to begin on the building foundations. The project will consist of a 19-unit, 3-story apartment building facing 2nd Street NW and a 2-story commercial building facing North Federal Avenue.

Elmwood-St. Joseph Cemetery

Reported by Tyler Anderson, Cemetery Manager

Tyler:

- Busy with assisting families with burials, plot situations, and headstone purchases
- Half Wall Restoration – CIP Project delayed, due to concrete issue on the half wall cap; anticipated completion date mid-October 2026
- Cemetery Pond – fountains have been installed, algae and other pond treatment placed to improve pond conditions
- Scattering Garden – CIP pressed limestone trail completed in July, featuring two trails, one around the pond's edge and the other weaving through the scattering garden; sculptures and benches ordered, with a late Fall anticipated delivery
- Iowa Cemetery Association – no current state association, working with Aaron Burnett, city of Des Moines, and city of Bondurant to start association

Paula:

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

Grounds:

- Busy with in-ground burials and Fall projects
- Great work helping with various citizen requests
- Tree removal – 85 trees removed, 16 trees replaced in a variety of species, and zero losses from damages; working with Tyler on remaining 35 trees that need to be removed starting July 2026
- Working with Tyler on the scattering garden trail development

Engineering Department

Reported by Krysten Foster, City Engineer

The following is an update on some of the most notable Mason City infrastructure investments as of the end of September 2026.

Projects typically change weekly this time of year, and residents are invited to contact the Engineering Department with specific questions.

Ongoing Construction Projects

- **IA 122 Mercy Corridor Reconstruction – Iowa DOT**

  Engineering Staff continued to attend weekly progress meetings with the Iowa Department of Transportation, Wicks Construction and their subcontractors.

  Reilly Construction continued work at the west end of the project, finishing the installation of all water main, storm and sanitary sewer. Reilly crews also placed and compacted subbase material and are continuing to grade in preparation of mainline paving.

  Multiple colored concrete crosswalks have been poured, and work is continuing west towards South Pierce Avenue. Wicks Construction tentatively plans to complete the last mainline paving – from South Pierce Avenue to South Polk Place – during the week of October 12th.

  KW Electric continued to drill and place new streetlight bases throughout September, and they are currently working on the stoplights at South Crescent Drive and South Pierce Avenue.

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

  Engineering Staff continued to attend weekly progress meetings with the Iowa Department of Transportation, Wicks Construction and their subcontractors.

  A signed detour for U.S. 65 traffic is still in place directing traffic to 19th Street SE, South Kentucky Avenue/Quail Avenue and to B35/245th Street.

Wicks Construction completed the last mainline pave in mid-September and continued paving around manholes, driveways and alley approaches.

Backfilling disturbed areas is currently taking place and will continue into the second week of October.

KW Electric is almost complete placing conduit for the new streetlight poles and anticipates this work to be done in early October.

Crews with Tiedt Nursery are currently on-site and placing sod.

All work is tentatively expected to be complete by the end of October.

- **Pennsylvania Avenue Rehabilitation – Consultant: SEH**

  Heartland Asphalt completed milling and paving operations this month, and KW Electric completed the streetlights and electric wire.

  Remaining work consists of utility adjustments, paving around manholes, traffic sign installation, striping, and Alliant Energy will set the electrical transformer and meter near the intersection with State Street.

  Final inspection of this project is scheduled for mid-October.

- **19th Street SW Improvements – Consultant: WHKS**

  The new stoplight poles for the South Taft Avenue intersection were delivered at the end of September. This stoplight replacement is planned to be in operation in October.

- **Taft Avenue Water Main Loop – Consultant: SEH**

  Crews are currently working along South Taft Avenue north of 43rd Street SW.

  At the 43rd St. rail crossing, a utility conflict is currently being addressed by City and SEH staff. A critical CenturyLink fiber is directly under the rail. Before the watermain casing can be bored, a depth of the fiber needs to be established.

  Work on this project should be substantially complete on or before November 1st with a final completion date of December 1st.

- Southbridge Mall Parking Lot – Consultant: WHKS

  Henkel submitted a Guaranteed Maximum Price (GMP) proposal to city staff on September 16th, which aligned with the awarded contract.

  A pre-construction meeting was held on September 21st, and work began shortly thereafter. The construction fencing was relocated, and all the pavement removals have been completed.

  Crews are currently placing and compacting base material for the new paving and placing parking lot lighting conduit.

  Henkel reviewed the parking lot landscaping scope with city staff, and their designer is currently work on a landscaping plan, which will encompass the south side of the mall and parking lot.

  Landscaping, lighting and paving is expected to be complete this fall.

Pre-Construction Updates (for CIP projects)

- 12th Street NW Roundabout – Consultant: WHKS

  Next year's work will include pavement resurfacing between North Benjamin Avenue and North Pierce Avenue and a new trail connection in the north right-of-way of 12th Street NW. The roundabout and resurfacing projects are currently under design and planned for 2027 construction.

  City and WHKS Staff are continuing to work on acquisition north of 12th Street NW.

Other Business

- City staff requested proposal(s) for the city's next drainage study, which will cover the Spring Lake, Briarstone and Pierce Pond / Big Blue area.
- The Engineering Department and other departments have been discussing the city's addressing procedures for identifying apartments, business suites, townhomes, etc. in alignment with postal service and national emergency response standards. These procedures are not expected to impact existing addresses but will streamline future addressing requests.

Finance Department

Reported by Cole Bockelmann, Finance Director

Major Projects/Initiatives

- Submitted annual Chapter 509 Compliance Report to the state
- Submitted SRF Disbursement #2 for WTF Project for $2,008,789; received on 10/2
- Submitted Outstanding Obligation Disclosure to State Treasurer
- Attended MacNider Museum Board Meeting on 9/15 to review FY26 financials
- Assisted Fire Department with drafting Township agreements

Utility Billing

- 9,433 utility bills and 320 disconnection notices, completed 393 utility service orders, and completed 20 water meter replacements

Finance

- Completed the first round of year-end transfers; finishing final draft and CIP tracking
- Processed 2 payrolls and issued 753 total paychecks
- Scanned 1,162 invoices for payment processing, prepared 39 receivable invoices, recorded 119 Ambulance receivables, prepared 495 payable checks and certified 60 invoices to property taxes

Grant Administration

- Coordinated SS4A RFP and subsequent review
- Submitted grant applications Iowa DOT TAP Program and ICAAP for Hwy 122
- NCINTF and Winnebago Watershed bookkeeping
- Managed SS4A, EPA-DERA watermain loop, Destination Iowa, FEMA, and Home grants
- Submitted Destination Iowa grant report

GIS

- Completed 2,913 service line data cleanup records, removing duplicate comments and consolidating information
- Added 1,018 water and wastewater infrastructure features into GIS system

- Produced 4 weekly call-for-service maps, 5 road closure maps, and maps for various departments
- Supported the deployment of GIS certificates to work phones for Field Maps and coordinated with Engineering, IT, and RSM.

IT

- Supported City operations in various departments by providing IT assistance
- Continuing work on network refresh and IT upgrades projects

Fire Department

Reported by Erik Bullinger, Fire Chief

EMS OPERATIONS

- 9 paramedic students continue their class time and have started clinical rotations in the emergency department at Mercy.
- First Due implementation continues with rollouts of assets and inventory, and ambulance inventories started this month.
- Iowa released the newest edition of EMS Scope of Practice with shifts reviewing the changes prior to updating MCFD EMS protocols.

FIRE OPERATIONS

- Conducted annual testing for all department SCBA (self-contained breathing apparatus)
- Purchased new mobile cellular equipment for all MCFD apparatus.
- Continued the onboarding process for First Due software for assets records, emergency reporting, personnel scheduling, and emergency response.

FIRE PREVENTION BUREAU

- Completion of several multi-family plan reviews
- Collaborated with city staff to address blighted properties.

HAZMAT

- Finalized planning for the State Taskforce Hazmat Symposium in October.
- Received a corporate grant from OneOK to fund a statewide hazmat training course in October.
- Participated in a tabletop disaster drill at Renewable Energy Group's soy diesel plant.

TRAINING

Firefighting

- Fire Instructor II class hosted with 16 FFs from 8 departments in attendance
- Rope class with confined space rescue scenarios
- Implemented the training module on First Due (new software)

- Battalion training with new hires

EMS

- AHA BLS instructor meetings for upcoming recertification of staff.
- EMT & Paramedic class trainings off site with staff doing individual and group trainings.

COMMUNITY INVOLVEMENT

- Fire extinguisher training for 10 Northern Lights Alliance staff, and 211 Cerro Gordo County employees
- Escorted the mobile Vietnam Veterans Memorial Wall for the North Iowa Veterans Standown.
- Mason City Firefighters Union Local 41 coordinated the annual Fill the Boot fundraiser, raising $16,071.50 for the Muscular Dystrophy Association through generous donations from Mason City and surrounding communities.

OTHER

- Three new hires completed the MCFD 6-week training academy and the department conducted a swearing-in ceremony for three new hires.

COMMITTEES

EMS Committee
Community Outreach

- EMS Committee
  - Committee met and discussed the upcoming new scope of practice and protocol changes
  - Planning has begun on specifications of a replacement ambulance for 2414
  - Continued input on software improvements and options to build efficient completion of EMS reports
- Wellness Team
  - Two meetings in September. All focus groups are currently working on projects for the team.
  - A Wellness App is being developed by one of our members – in trial stages.
  - Met with Rock Valley Physical Therapy to discuss Employer Health Services, including cancer screening and NFPA Physical Exams.

- Awarded $31,190 in grant funding through the FY2025 Assistance to Firefighters Grant for annual physical/fitness health evaluations consistent with NFPA 1582.

- **Community Outreach**
  - Participated in Briefs & Bras, supporting breast cancer awareness in our community.
  - Attended the Plymouth Apple Fest Touch-a-Truck event, giving families an opportunity to explore an ambulance and interact with department members.
  - Upcoming community events include the MCFD Fire Prevention Open House on October 11, Pancakes in the Patch on October 17, CURRIES Candy Crawl on October 18, and Dance for a Cause in April 2027.

Human Resources Department

Reported by Perry Buffington, Human Resources Director

Department	Full-time	Part-time	Grand Total
Airport	5	2	7
Cemetery	3	1	4
City Administration	3	1	4
Development Services	12	15	27
Engineering	8		8
Finance	11		11
Fire	47	1	48
Human Resources	3		3
Library	14	0	14
Museum	5	2	7
Parks & Recreation	15	5	20
Police	51		51
Public Works	68		68
Youth Task Force	1		1
Grand Total	246	27	273

Plus 147 Seasonal employees

Staffing

Currently we have 12 recruitments in planning phase, underway or drawing to a close, with a total of 19 full and part-time vacancies that were in various stages of the recruitment process. Hired 1 full-time and 12 seasonal employees during September. We experienced 1 full-time employee termination, 3 resignations, 3 part-time employee resignations, and 52 seasonal employee terminations during the month.	
Hiring Activity:	- Police Officer-5 openings (Police): Testing conducted in September with multiple candidates in the backgrounding and final hiring process. Next testing will be in January.
	- Firefighter/Paramedic - 1 opening (Fire): On hold until additional openings from upcoming

	retirements.
	- Water Supply Supt - 1 opening (Public Works-Water Supply): Position will be filled in October with promotion with internal promotion.
	- Arena & Ice Maint Tech - 1 opening (Park & Rec): Job offer made, new employee starting in October.
	- Rental Housing/Code Enforcement Officer - 1 opening (Park & Rec): Job offer made, new employee starting in October.
	- Library Asst II - 2 opening (Library): 1 new position replacing a Lib Asst I and one additional vacancy. Filled with internal promotions.
	- Library Asst I - 2 opening (Library): Vacant to internal promotions, posted opening internally and filled with internal promotions.
	- Library Clerk (FT) - 1 opening (Library): New full-time position replacing a part-time Library Clerk position. Conducting external recruitment.
	- Library Clerk (PT) - 1 opening (Library): Part-time position vacant due to promotion. Conducting external recruitment.
	- Programming Assoc (PT) - 1 opening (Museum): Began recruitment, with interviews in September.
	- Mall Security Guard (PT) - 1 opening (Park & Rec): Began recruitment, with interviews in September. New hire starting in October.
	- Office Manager - 1 opening (Museum): Began recruitment in October.
	- Transit Driver (PT) - 3 openings (Dev Services): Conducting external recruitment. Continuing search.

Labor Relations/Legal

No significant labor issues to report. Preplanning for labor negotiations later this year started. Election recertification elections are underway for AFSCME and Teamsters.

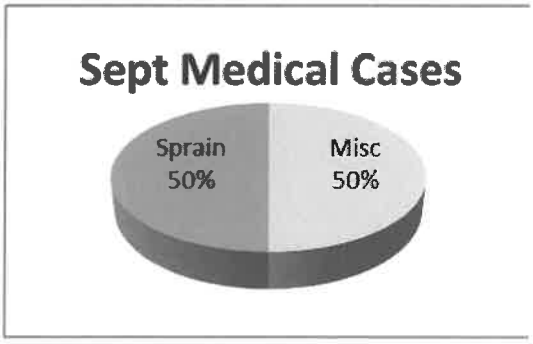
Major Projects

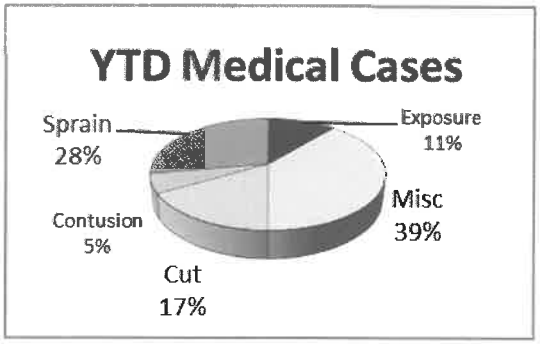
- Police Officer staffing is showing improvements, and we are at 5 vacancies with 1 candidate in the final stage of hire and 2 more candidates moving past backgrounding processes. We continue our recruitment efforts to identify good candidates and conduct testing five times a year and are utilizing updated recruitment videos. Next testing is scheduled in January 2027. We continue to focus on a number of vacancies across multiple departments.

- In September we conducted an employee fall festival. In October we begin the annual employee benefit enrollment process with a new online system. We also are coordinating employee flu shot and basic cholesterol clinics in October. The HR/Records Specialist continues to assist the Engineering department in the scanning and conversion of their records into the City's new electronic data records system.

SAFETY STATISTICS

The City has experienced 18 OSHA recordable injuries in 2026 compared to 20 injuries during the same period the prior year. Our workers' compensation experience rating continues to show good safety performance.





MacNider Art Museum

Reported by Edie Blanchard, Museum Director

No report available from the Museum.

Police Department

Reported by Mike McKelvey, Police Chief

Mason City Police Department Summary for September 2026

September In-Service Training – We reviewed department policy and Iowa laws that govern emergency vehicle driving and response to emergencies. The rest of the 8-hour block was dedicated to firearms qualifications and training.

Peer Support Training – The Mason City Noon Rotary Association donated several thousand dollars to Mason City PD to pay for Peer Support Training for local EMS personnel. 5 PD employees participated in a 3-day Peer Support training with several other members of local EMS. This training is focused on early-intervention techniques to reduce effects of trauma and stress from personal and on-the-job situations.

Applicant Testing and Hiring Process Continues – We have one applicant in final stage of background process. Our most-recent police officer applicant testing process was on September 19, 2026. We have 4 new applicants beginning the background investigation process.

Public Library

Reported by Mary Markwalter, Library Director

During September the library hosted scavenger hunts and offered passive programming in the form of take and make projects. Book Clubs, Story times, Lego clubs, etc.

We have all been preparing for October Cryptid week. It should be fun!

There were no new major building repairs identified in September.

The library director spoke at a Sorority Dinner and Rotary Club meeting and submitted grants. Many volunteered to address envelopes to potential donors to the Patti Nehls Matching Money Fundraiser for the library. Patt and her husband, Mel Nehols-Korschock are giving $200,000 to the Mason City Public Library Foundation if the library can raise $200,000 in matching funds by January 31, 2027.

Public Works/Parks Department

Reported by Jim Collins, Public Works Director

EXECUTIVE SUMMARY

September operations focused on maintaining core public works services, preparing facilities and equipment for fall and winter operations, advancing the Water Reclamation Facility expansion, and continuing water system and infrastructure improvements. Water production remained consistent with September 2025, all four EDR trains were in service, sanitary sewer repair bids were opened, and Street and Sanitation crews continued routine maintenance, collection, cleanup, and Cart Smart support activities.

KEY HIGHLIGHTS

Water Reclamation crews prepared biosolids hauling equipment, completed seasonal maintenance, addressed equipment repairs, advanced planning for the effluent bypass, and supported continued construction of the plant expansion.

Water Supply averaged 3.8 million gallons per day, approximately 5% below August and comparable to September 2025. All four EDR trains were operating, while staff continued air-line and actuator repairs and completed chemical cleaning of Trains 1 and 2.

Water Utility crews completed valve, hydrant, service-tap, drainage, concrete, distribution flushing, sewer point repair, and material-hauling work.
Street crews continued roadway, drainage, right-of-way, tree, sidewalk, grounds, cleanup, equipment maintenance, and Cart Smart support work.

Sanitation staff maintained refuse, recycling, yard-waste, large-item, carry-out, holiday, and dumpster collections while continuing cart delivery and Neighborhood Services cleanup support.

DIVISION REPORTS

WATER RECLAMATION DIVISION

Staff prepared hauling equipment and the biosolids loadout system for upcoming biosolids hauling, deep-cleaned buildings, repaired the recirculation pump on Heat Exchanger No. 3, and cleaned rooftop heating units in preparation for colder weather. Automatic Systems repaired the east belt thickener, and Electric Pump repaired an electrical issue with the pump at Sunset Lake. Crews cleaned known problem sewers, continued investigating requirements for the effluent bypass associated with construction, and

opened bids for the 2026-27 sanitary sewer repairs, with McKiness Excavating submitting the low bid. Staab Construction continued substantial earthwork and concrete placement for the plant expansion. Staff also serviced mowing equipment, maintained grounds, conducted monthly inspections, and continued general plant maintenance and operations.

WATER SUPPLY DIVISION

Average daily distribution in September was 3.8 million gallons, approximately 5% below August and comparable to September 2025. Wells A3, 7, 8, 10, 12, and 14 operated as expected. Well 16 remained underproducing but serviceable; Well A1 remained out of service because of vibration; and Well 9 remained out of service because of brass damage to the pump. All four EDR trains were operating and producing. Staff continued repairing air leaks and leaking four-way actuators on all four trains, with extensive air-line repairs completed on Train 4. Trains 1 and 2 received chemical cleanings, allowing approximately another 1,000 operating hours before the next cleaning. The control-area air-conditioning unit is back in service, the garage bay was cleaned in preparation for the major water treatment plant project, and work continued on lead service lines and the Taft Loop.

WATER UTILITY DIVISION

Crews removed curbs and approaches, poured concrete, replaced valves, completed dirt work, hauled spoil and rock, and performed drainage work at the Muse Norris lot. Staff also completed sewer point repairs, flushed the distribution system, performed small service taps and large service/fire-line taps, and rebuilt fire hydrants.

STREET DIVISION

Street crews removed and trimmed trees; hauled lumber and mulch; repaired catch basins and City sidewalks; swept and hot-patched roads; mowed rights-of-way; removed graffiti; leveled ground; cleared vines and improved landscaped areas; collected illegally dumped trash; ground stumps; and cleaned City yards and buildings. Crews also exchanged carts for the Cart Smart program and performed maintenance on City equipment.

SANITATION DIVISION

Sanitation staff maintained refuse, recycling, yard-waste, resident carry-out, holiday, large-item, and City dumpster collections. Staff also assisted Neighborhood Services with cleanups and continued delivering refuse and recycling carts.

Recreation Department/Highland Park Golf Course/Mason City Arena/Mall

Reported by Brian Pauly, Director of Parks, Recreation, & Facilities

September was another busy month for the Parks, Recreation, and Facilities Department as we transitioned from summer operations into fall programming, continued work on several major capital improvement projects, and celebrated statewide recognition for one of Mason City's newest public spaces. Staff remained focused on providing quality recreational opportunities, maintaining our facilities, and planning improvements that will benefit the community for years to come.

Our fall recreation season officially kicked off in September with boys' flag football and girls' soccer at the Norris Youth Sports Complex. These programs continue to bring families together throughout the week and on Saturdays, with volunteer coaches playing an important role in their success. Adult women's volleyball and archery lessons also began in September. Registration opened for fall tumbling, youth volleyball, youth dodgeball and winter basketball as staff continued preparing for the upcoming fall and winter seasons. The department also promoted its Youth Assistance Program, including an Applebee's fundraising event to support recreational scholarships. In addition, reservations for the 2027 park shelter season officially opened. Homecoming activities brought additional community spirit to our parks, including activities at the historic bandshell.

One of the highlights of September was the Riverwalk District receiving the All-Star Community Award from the Iowa League of Cities. This recognition celebrates the transformation of the Riverwalk into a community destination and reflects the City's continued investment in quality public spaces. The Friends of the Riverwalk volunteer program also continued gaining momentum, with residents adopting individual garden areas and helping with weeding, cleanup, and general care. Volunteers including Peggy Bang, Ron Wieś, Jarrod Blankenship, and Judy Delperdang have stepped forward to help maintain these beautiful spaces. Their involvement is a great example of community ownership and pride in our public spaces.

Our Parks Division continued routine maintenance throughout the park system while focusing additional attention on several prairie planting and

restoration projects. Staff also began preparing facilities for the changing seasons, including winterizing the Family Aquatic Center following another successful summer. Planning and coordination continued the East Park Shelter #2 reconstruction project. We also worked on improvements at Asbury Park and the development of a new playground near Shelter #1 in East Park. Both playground projects are being supported through the Robert Mountain Trust and represent another important investment in our neighborhood parks. Work also continued on the Prairie Playground project, including the request for proposals process.

At Highland Park Golf Course, September included several outings and special events, including the Cargill and Curries outings and the annual 1-Person Best Shot Tournament on September 27. Staff completed fall aeration and continued maintaining the course as the golf season began winding down. Considerable administrative time was also spent on the Highland Park Irrigation Replacement Project, including coordination on the next steps for the new irrigation system and related infrastructure. This remains one of the department's most significant capital improvement projects and will be important to the long-term sustainability and playing conditions of the golf course.

The Mason City Multipurpose Arena transitioned into its fall ice season with a full schedule of hockey and community activities. During September, the arena hosted five Waldorf University home games, two North Iowa Bulls home games, private rentals, and two public skating sessions. Staff continued managing daily arena operations and coordinating facility use as the winter sports season got underway. At Southbridge Mall, work began on the parking lot improvement project, which includes resurfacing, improved parking areas, lighting, and landscaping. These improvements will benefit the arena, mall tenants, and downtown visitors.

September was also a positive month for Southbridge Mall as we continued working to improve the facility, attract new businesses, and change the public's perception of the mall. Our weekly "Mall Walk Mondays" social media posts have been receiving between 14,000 and 16,000 views, helping showcase the businesses, activities, and improvements taking place throughout the mall. Three new businesses signed agreements during the month, and we began developing a partnership with the John Pappajohn Entrepreneurial Center at NIACC to explore additional opportunities for business development and entrepreneurship. With the parking lot

improvements underway, new businesses coming in, and increased community engagement, I believe we are beginning to see a positive shift in how people view Southbridge Mall. There is still plenty of work ahead, but the momentum is encouraging, and we are starting to change the narrative surrounding the mall.

From an administrative and community partnership standpoint, September was especially active. I met several times with the Mason City Community School District, participated in the Active Living and Transportation Commission and NIACC Coaching Community Advisory Committee meetings, and met with 43 North Iowa to explore potential collaboration opportunities. I also continued my work with the Governor's Office of Outdoor Recreation Task Force, helping develop statewide recommendations focused on outdoor recreation infrastructure, economic development, workforce recruitment and retention, and community health and well-being.

Professional development and statewide involvement were also highlights of the month. Lexi Hauge, Matt Sberal, and I attended the Iowa Parks and Recreation Association Fall Workshop. During September, I was also elected Vice Chairperson of the Iowa Parks and Recreation Association, providing another opportunity to advocate for parks and recreation professionals and communities throughout Iowa. I attended the National Recreation and Park Association Conference in Philadelphia, where I presented Mason City's approach to micropolitan placemaking. The presentation highlighted how our community has used parks, recreation, trails, public art, and public spaces to strengthen quality of life, support economic development, and make Mason City a more attractive place to live, work, and visit.

Overall, September was a productive month that balanced daily operations and recreation programming with continued progress on major community investments. From the statewide recognition of the Riverwalk to improvements in our parks, golf course, arena, and recreational facilities, our department continues to play an important role in making Mason City a great place to live, work, and play.

Volunteer Program

Reported by Mary Litterer, Volunteer Program Coordinator

Activities for the Month of September 2026

Supplied volunteers' bags for litter cleanup coordination.

Followed up with committee on River Cleanup.

On-going: Education with new volunteers on the importance of reporting hours to Volunteer Coordinator. Sent emails to all active volunteers for reporting hours and keeping volunteers abreast of upcoming events.

Worked on flower garden budget, actual active plots, shared, submitted invoices for beautification, payment to vendors.

Sent out request for parks on new volunteer group for Riverwalk maintaining area, clean up.

Updated volunteers on new projects that have been requesting assistance.

Worked on Volunteer Appreciation Event and grant reports.

Updated pictures of Beautification Gardens accepted 2 new volunteer applications and referred to 457 to help with upcoming events, and garden weeding.

Worked with area schools on projects for service days.

This month 85 volunteers donated 1,017.0 hours to the city in various projects throughout Mason City.

Worked with a local group on adopting a street for cleanup on an as needed basis.

Here is a great way to look at volunteering: Every Accomplishment Starts With The Decision To Try!!!

Youth Task Force

Reported by Youth Task Force Director

September 2026

Grant/Budget Updates:

- Attended Iowa MENTOR conference Sept 24-25 in Des Moines
- Grant tracking and monthly expense claims were submitted to IHHS
- Updated YTF and One on One Mentoring Facebook pages with info about Your Life Iowa (YLI) and Iowa Primary Care Association (IPCA)
- 9/9-Attended the Regional Health Huddle
- 9/17-IHHS grantee call

One on One Mentoring

- Monthly check in with community-based mentors
- Updated Peer Mentor Training guides with information about YLI and Iowa PCA
- 9/9-Iowa MENTOR Coffee Chat
- 9/9- Visited with CL staff about Peer Training
- 9/10-Meeting with Mason City school staff about peer mentor and mentee referrals
- 9/15-Trained and provided a refresher to 50 high school youth to be peer mentors
- 9/28-Newsletter, activity sheet and questions for pairs developed. Sent on 9/30
- 9/29-Peer training at MC Alternative HS with 13 students

Executive Board Meeting - On September 17th, 5 members attended the meeting with 1 staff present. The current financial report was shared. Mentoring updates were shared along with quarterly training schedule, newsletter, and discussion questions. Per our grant, we are supposed to add a mentor, mentee parent and mentee to the board. Once our peer programs get going, we will see if we can get a pair to attend.

Iowa Commission on Volunteer Service- Meeting was on 9/24. Commissioners visited the Iowa MENTOR conference.

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

October 20, 2026
7:00 P.M.

MINUTES
REGULAR MEETING OF THE CITY COUNCIL

The City Council of the City of Mason City, Iowa, met in regular session pursuant to law and rules of said Council, in the Mason City Room of the Mason City Public Library at 7:00 P.M., on October 20, 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, Adams. Absent: None.

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, Symonds, Masson, Adams, Latham
(Motion was declared carried.)

SPECIAL ITEMS

Mary Markwalter, Library Director and River City Sculptures on Parade Chair ,announced the People's Choice winner, by Dale Lewis entitled "Monkey See".

PUBLIC FORUM

The Mayor asked if there were any comments.

There being no comments, the Public Forum was closed.

CONSENT ITEMS

Prior to adopting the Consent Agenda Item #7 and #15 were removed to be acted upon separately.

The following Consent Agenda Items were Approved/Adopted:

2. **Minutes:** Regular Minutes of October 6, 2026, were presented.

3. **Claims**: Dated October 8 and 15, 2026, in the amount of $1,870,491.47

4. **June Financials:**

Finance Director:
Following approval of the updated FY2025-26 Year-End Transfers, staff updated the June 2026 Financials to reflect the changes. The attached documents include the finalized versions of the June 2026 Treasurer's Report and CIP Analysis. The updated documents

reflect the removal of the negative fund balances for Fund 112 (Employee Retirement), Fund 613 (Sewer Capital Projects), and Fund 670 (RCR Arena). All three funds were balanced through interest reallocation and internal transfers, leaving the total cash balance the same at $47,346,957.49. Fund 010 (General Fund), was also reduced to the targeted fund balance of $6.5 million.

5. Appointment to Airport Commission:

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

Name	Board or Commission	Reappt./New	Term
Gary Wattnem	Airport Commission	Reappt.	2032
Christion Scott-Paige Quaye	Zoning Board of Adjustment	New	2031

6. Housing Authority Annual Report was presented for approval.

8. Approving FY 2025-26 Year End Transfers Between Funds:

Finance Director:
Staff recommends approval of the resolution authorizing the updated Fiscal Year 2025-26 year-end transfers. The City Council previously approved the FY2025-26 Year-End transfers at the September 15, 2026 meeting. As noted at that meeting, subsequent transfers between funds would be necessary to align with the City's fund balance requirements and Capital Improvement Program. The proposed transfers eliminate negative fund balances in Fund 112 (Employee Retirement, Fund 613 (Sewer Capital Projects, and Fund 6701 (RCR Arena). The updated transfer list also transfers $269,833.97 of surplus funding from Fund 010 (General Fund) to Fund 015 (General Capital Projects) and Fund 310(RCR Capital Projects). These transfers also complete several of the budgeted transfers to fund the City's Street Rehabilitation program, 19th St SW project, and Penn Ave project, with the final amounts being slightly different than the budget and based off of actual costs. There is no cash impact from the updated transfer list, as our overall fund balance remains at $47,346,957.49. The final transfers include amounts budgeted in the City's two budget amendments.

Reso. 26-233:
Resolution No. 26-233, approving the FY2025-26 Year End Transfers between funds, was presented.

9. 28E – Lime Creek Township for Fire Protection Services:

Fire Chief:
Approve a 28E Agreement with Mason Township for Fire Protection Services, effective July 1, 2027. The City of Mason City currently provides fire protection and other emergency assistance to Lime Creek Township under an agreement that has been in place since 1994. 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 the southern half of Lime Creek Township. The primary change contained in the new agreement is the funding rate for these services. Under the existing agreement, Lime Creek Township pays the City a flat fee of $6,990.33. 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 Lime Creek 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 Lime Creek Township. The requested action is for the City Council to consider approval of the 28E Agreement between the City of Mason City and Lime Creek Township for fire protection services to the southern half of the township, in the areas specified in Section 1 of the agreement, and authorize its execution on behalf of the City. Revenue from fire protection services is allocated to the fire department's operating budget. The City currently receives $6,990.33 per year from the existing 28E Agreement with Lime Creek 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. The requested action is for the City Council to consider approval of the 28E Agreement between the City of Mason City and Lime Creek Township for fire protection services and authorize its execution on behalf of the City.

Reso. 26-234:

Resolution No. 26-234, authorizing approval of a 28E Agreement between the City of Mason City, Iowa and Lime Creek Township, Cerro Gordo County, Iowa for the purpose of providing fire protection services pursuant to the provisions of Iowa Code Section 28E, was presented.

10. Pressure Washer and Conversion of Sanitation Garage:

Public Works Director:

It is recommended that the City Council approve the conversion of an existing sanitation garage stall into a dual-purpose truck parking and wash bay and authorize the purchase of an industrial hot-water pressure washer and associated materials, at a total quoted cost of $14,716.82. The City's automated sanitation trucks require regular washing but are too tall to use the existing wash bays. Staff proposes adapting an existing sanitation garage stall for both parking and washing the trucks. Two quotations were obtained for an industrial hot-water pressure washer: $12,130.00 from Hotsy Equipment Company, including

listed accessories, and $11,979.00 from Express Pressure Washers, Inc. Staff recommends Hotsy despite the $151.00 price difference because Public Works already operates two Hotsy units and prefers to maintain a common equipment vendor. Additional quoted materials for the garage conversion total $2,586.82. The Hotsy pressure washer and accessories are quoted at $12,130.00. Wash bay conversion materials are quoted at $2,586.82, for a total of $14,716.82. Funding will come from the sanitation automation project fund. The quoted total excludes any unquoted labor or unforeseen costs. It is recommended that the City Council approve the conversion of the existing sanitation garage stall into a dual-purpose parking and wash bay and authorize the purchase of the Hotsy industrial hot-water pressure washer and conversion materials at a total quoted cost of $14,716.82.

Reso. 26-235:

Resolution No. 26-235, award of contract to Hotsy Equipment Company of Humboldt, IA for the purchase of a pressure washer and accessories and approving the cost of the conversion materials to convert the existing sanitation garage stall into a dual-purpose parking and wash bay, was presented.

11. Changes to Boundary or DoRL:

Development Services Director:

Staff recommends approval of the resolution adopting an expanded boundary for the Downtown Revitalization Loan (DoRL) program. In 2017, the City Council approved the creation of the Downtown Revitalization Loan program, originally for downtown building owners. This program offers a forgivable loan of up to $30,000, which must be matched 100 percent. If the improvements funded from the DoRL loan are maintained for seven years, the loan is forgiven. An applicant must show that the proposed improvements will increase the assessed value of the property, improve the property's aesthetic appeal, or both. Additional details on the program are outlined on the attached Program Description. The original boundary of the DoRL program was coterminous with the Downtown Reinvestment Urban Renewal Area. It encompassed the traditional downtown, as well as a portion of the one-way section of IA 122. An area just west of the DoRL boundary on the fringe of downtown that contains retail, service, and entertainment businesses was added to the DoRL area in 2024. The area proposed for expanding the DoRL area is east of downtown and mostly consists of rental housing and several non-taxable properties containing churches or other nonprofit functions. Duplexes and multi-family buildings (3 or more units) are eligible for DoRL benefits; single-family dwellings are not. There are few existing buildings that contain businesses; however, the owner of 102 South Connecticut Avenue is converting a historic house into a mixed-use building, with an office/service business on the first floor and 5 apartments. The condition of the buildings in this area is generally poor. Many of the houses built originally as single family have been converted to multi-apartment houses. Maintenance has been deferred on many of these buildings. It is hoped that inclusion of the area in the DoRL district will 1) encourage mixed use development, with a business on the first floor and dwelling units above, and 2) provide an incentive to improve the aesthetics of the properties to increase both attractiveness and assessed value. While this area is materially different from downtown development, its proximity to downtown affects downtown character. Improving the area as well as providing incentives for small businesses will lead to higher values and a more positive perception of the neighborhood. The DoRL program is

funded through hotel/motel tax and has sufficient funding to support anticipated activity in the near future. Expansion of the DoRL boundaries does not impact the operating budget. Staff recommends approval of the resolution adopting an expanded boundary for the Downtown Revitalization Loan (DoRL) program.

Reso. 26-236:

Resolution No. 26-236, approving and authorizing adoption of changes to the boundaries of the Downtown Revitalization Loan (DoRL), was presented.

12. Encroachment Permit – Home2 Suites:

Development Services Director:

Staff recommends that the City Council approve an encroachment permit for an accessible ramp in the South Delaware Avenue right-of-way serving the Home2 Suites by Hilton at 214 South Delaware Avenue. A map of the encroachment area and the application are attached. The east entry door of the Home2 hotel, which is under construction, is located beneath the skywalk connecting the hotel to Music Man Square across South Delaware Avenue. Due to the relative grades for the first floor of the hotel, this door is approximately four feet above the existing sidewalk. To provide accessible access to this entrance, a concrete ramp is proposed to extend north from the door to sidewalk level. Because of the location of the skywalk and interior stair, the east wall is at the right-of-way line. As a result, the ramp to the east door is located over the property line into the South Delaware Avenue right-of-way. To allow this encroachment and to protect the City from liability, an encroachment permit is required. The attached site plan and legal description show the ramp encroachment. The sidewalk is wide enough at this location to allow pedestrians to pass east of the ramp while maintaining adequate separation from the traffic lane. Although South Delaware Avenue is part of US Highway 65 and is under the jurisdiction of the Iowa Department of Transportation, IDOT has transferred maintenance responsibility to the City. Staff at IDOT Region 2 have informed us that allowing the encroachment is the City's responsibility. The applicants have submitted proof of insurance. The City is named as an additional insured. There is no impact to the City budget resulting from this permit. Staff recommends that the City Council approve an encroachment permit for an accessible ramp in the South Delaware Avenue right-of-way serving the Home2 Suites by Hilton at 214 South Delaware Avenue.

Reso. 26-237:

Resolution No. 26-237, approving an encroachment permit for an accessible ramp in the South Delaware Avenue right-of-way serving the Home2 Suites at 214 South Delaware Avenue, was presented.

13. Order Hearing Vacate and Convey Alley to Tanner:

Development Services Director:

Staff respectfully recommends that the City Council approve the resolution setting November 3, 2026, at 7:00 PM as the date and time for a public hearing on the vacation and conveyance of the east-west alley in Block 13 of H. E. Francisco's Second Addition to Mason City. The Planning and Zoning Commission voted unanimously, 5-0, to recommend vacating the alley and conveying it to interested abutting property owners. A map of the alley and the surrounding area is attached. Tanner Hanson (2216 S. Delaware

Ave.) has requested that the unimproved east–west alley in Block 13 of H.E. Francisco's Second Addition, located directly north of 2216 S. Delaware Avenue, be vacated and conveyed to himself, the abutting property owner. The alley is situated in a fully developed, primarily residential area near the southern terminus of South Delaware Avenue. It is neither improved nor used as a public thoroughfare. Its eastern end intersects South Delaware Avenue, while the western end terminates without connecting to another public street. Unlike the north–south alley serving the adjacent block to the east, this alley does not provide a continuous connection between two public streets. South Delaware Avenue terminates just south of the subject property at Georgia Hanford Park, where a public parking area extends east from the dead-end to serve park users. The properties north and east of the alley are developed primarily with single-family residences. The alley provides the only access to Mr. Hanson's garage. None of the properties on the north side of the alley need it for access. There are no public utilities in the alley and there is no public purpose to maintaining it as public right-of-way. Staff concurs with the Planning and Zoning Commission's recommendation to vacate the alley. Since the alley does not provide access to any other abutting owner, Staff recommends that the alley be conveyed to Tanner K. Hanson. Iowa Code 364.7 governs vacation of public right-of-way. The Council must adopt a resolution setting the date and time of a hearing on the vacation and conveyance. The resolution sets the time and date of the hearing for 7:00 PM on Tuesday, November 3, 2026. Following the hearing, the Council will act on a resolution vacating the alley and authorizing the issuance of a deed. Approval of this resolution has no budget impact. Staff respectfully requests that the City Council approve the resolution setting Tuesday, November 3, 2026, at 7:00 PM as the date and time for a public hearing on the vacation and conveyance of the east-west alley in Block 13 of H.E. Francisco's Second Addition to Mason City.

Reso. 26-238:

Resolution No. 26-238, approving an encroachment permit for an accessible ramp in the South Delaware Avenue right-of-way serving the Home2 Suites at 214 South Delaware Avenue, was presented.

14. Sidewalk Service Area for Happy Donkey 5 South Federal:

Development Services Director:

Staff respectfully recommends approving the sidewalk service area permit for Happy Donkey Tequila Bar, 5 S. Federal Avenue, subject to the conditions outlined in this memo and the attached resolution. The permit would allow food and alcohol service in a portion of the Federal Avenue plaza, weather permitting. The Council noted that this permit covers not only the outdoor area immediately in front of Happy Donkey, but also the area in front of 7 S. Federal Ave. and 3 S. Federal Ave. (the south half of Moorman Clothiers). The City Administrator approved an interim Sidewalk Service Area Permit on October 13, 2026. The owner is now requesting an annual Sidewalk Service Area Permit. I respectfully recommend approving the annual permit, subject to the conditions outlined later in this memo, with an expiration date of May 14, 2027. Luis Garcia, on behalf of Happy Donkey Tacos & Tequila Bar LLC, has applied for a sidewalk service area permit for a food and beverage establishment. The permit would allow Happy Donkey Tacos & Tequila Bar to place tables within a cordoned-off area extending approximately 50 feet, including a 6-foot-wide section in front of 3 S. Federal Avenue, the full frontage of the parcels at 5 and 7 S. Federal Avenue, and approximately 10 feet into the plaza. The

SSA will include 9 tables for customer dining. Happy Donkey Tequila Bar has provided adequate proof of insurance listing the City of Mason City as co-insured. Happy Donkey Tequila Bar has also provided proof of current state licensure to serve alcohol; this policy expires on May 14, 2027. Staff recommends approving the permit request through May 14, 2027. Assuming no substantial changes to the sidewalk service area moving forward, staff can submit a renewal application to the Development Services Department for review and approval in subsequent years. This ordinance has no impact on the operating budget. Staff respectfully requests that the City Council approve the Sidewalk Service Area Permit application submitted by Happy Donkey through May 14, 2027, subject to these conditions:

1. The sidewalk service area must be delineated during the hours of operation by ropes or some other suitable method that is clearly visible to pedestrians.
2. Tables and chairs should be secured to prevent unauthorized removal or impact from wind and weather.
3. Tables must be spaced at least 6 ft. away from the fire hydrant located in front of 5 S. Federal Avenue.
4. It is The Happy Donkey's responsibility to keep the sidewalk service area in a clean and tidy manner.
5. The Happy Donkey will need to provide and manage a trash receptacle for the sidewalk service area. To prevent unauthorized use, the trash receptacle should be taken indoors when the sidewalk service area is not in use.
6. The sidewalk service area can be operated only between the hours of 7:00 AM and 11:00 PM.
7. The Happy Donkey will need to obtain the required state and city approvals to extend your alcohol service license into the sidewalk service area permit.

Reso. 26-239:

Resolution No. 26-239, approving a Sidewalk Service Area Permit for Happy Donkey, 5 South Federal Avenue, 7 South Federal Avenue and 3 South Federal Avenue (subject to conditions) for a Sidewalk Service Area, was presented.

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

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

7. Appoint/Hire Police Officer:

Police Chief:

Approve the hiring of Cade Schilling as Police Officer at starting wage of $34.35/hour. This police officer applicant has met all Civil Service, background investigation, and state of Iowa peace officer hiring criteria. Hiring this applicant will fill one of our current police officer vacancies. Salary and benefits for these positions are controlled by the Teamsters Collective Bargaining Agreement. These positions are included in the annual operations budget for FY 2027. Approve the hiring of Cade Schilling as Police Officer at starting wage of $34.35/hr.

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

Council Member Adams questioned with this new hire, where the Police Department stood as far as staffing with Police Chief McKelvey stating they were still down six officers, but there were two candidates in the final background stages, so they were getting closer.

Council Member Adams thanked staff for their hard work and thanked the newest Police Officer, Cade Schilling.

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

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

15. Order Hearing – 2026 Peninsula Urban Renewal Area:

Development Services Director:
Staff recommends approval of the resolution setting November 17, 2026, at 7:00 PM as the date and time for a public hearing before the City Council, to consider creation of the Peninsula Urban Renewal Area. Chapter 403 of the Code of Iowa authorizes cities to establish "urban renewal areas" (URAs) within their boundaries and exercise special powers within these areas. Urban renewal powers allow cities to address blight and deterioration and support economic development, business retention, and job creation. Mason City currently has four Urban Renewal Areas (URAs).

The **Mason City Unified URA** is the largest. Established in 2012, it combined four existing URAs originally created in 2001. It encompasses the city's oldest neighborhoods, development areas on the south and west sides, and land used for flood control on the east side.

The **Southside Gateway URA** was established in 2016 to provide urban renewal incentives for the South Industrial Park. In 2023, the Mason City Unified URA was expanded to include all land within the Southside Gateway URA. Consequently, this area lies within both URAs.

The **Downtown Reinvestment URA** was established in 2015 to capture increases in property values within downtown. In 2019, it was expanded to include commercial areas south of downtown along IA Highway 122.

The **Forest Park URA** is the oldest, originally established in 1993. It remained largely inactive until 2023, when it was expanded to include the Downtown Reinvestment URA, portions of the Mason City Unified URA, and additional areas not previously included in a URA. It covers the city's oldest neighborhoods.

Peninsula URA: The proposed Peninsula Urban Renewal Area lies east of the High Line Trail right-of-way and extends east to the western boundary of East Park, north to the former Croell Redi-Mix site and the Winnebago River, and south to Willow Creek. The area forms a peninsula between eastward bends in the Winnebago River and Willow Creek.

As shown on the attached map, a portion of the Forest Park URA overlaps the proposed Peninsula URA. This overlap benefits the Peninsula area by allowing increases in property valuation within the shared area to contribute to the Forest Park URA's tax increment financing (TIF) revenues.

The proposed area is blighted and would benefit from urban renewal incentives and financing tools. Exhibit B of the Peninsula Urban Renewal Plan describes existing conditions as follows:

Development within the Peninsula Urban Renewal Area consists of single family homes, duplexes, houses converted to multi-family apartments, warehouse buildings, abandoned grain silos, and small industrial buildings. With few exceptions, housing predates 1960. Most homes are renter occupied. With notable exceptions, most housing needs major repairs and updating. Many lots are unkempt and this area is a locus of nuisance properties and nuisance activities.

The west boundary of the URA is a former railroad right-of-way, now converted to rail trail. Properties adjacent to the former railroad were used for small manufacturing or warehousing. There are several former non-residential lots that are now vacant. A group of abandoned grain silos near the rail ROW on both sides of 4th Street NE are in a deteriorated condition. Most non-residential buildings, which are all nonconforming within the current zoning districts, are used for storage. Those not used for storage contain low-scale manufacturing uses or have been converted for social services. These buildings are poorly cared for; all need exterior maintenance.

A tax increment financing (TIF) district will be established with boundaries matching those of the Peninsula URA. The district's base valuation will be the total property valuation within the area as of January 1, 2024. As property values increase, the additional property tax revenue, known as the "increment," will be available to fund blight elimination and economic development within the URA.

Under the existing TIF framework, incremental property tax revenues otherwise payable to the City, County, and School District are captured for urban renewal purposes. However, property tax reform adopted by the State in the 2025 legislative session removes the school levy from TIF districts created after January 1, 2027. To maximize the benefits available to the Peninsula URA, the URA and TIF district are scheduled for adoption before the end of 2026.

The Peninsula Urban Renewal Plan establishes general objectives, projects, and activities. It identifies one specific project: infrastructure improvements to alleviate blight. These improvements may include water, sanitary sewer, and stormwater drainage systems; streets, curbs, and gutters; sidewalks; street lighting; traffic signals; and related infrastructure. The Plan states, "(T)he Infrastructure Project is intended to alleviate existing Blighted Conditions, prevent the spread of blight and promote redevelopment and economic development in the Urban Renewal Area."

Staff believes the new URA will provide significant benefits to the neighborhood by supporting the redevelopment of blighted properties, new development that takes advantage

of views of the Winnebago River and Willow Creek, housing for a range of populations and income levels, and projects that complement the High Line Trail.

Iowa Code requires a public hearing approximately 30 days after the City Council determines that the proposed URA is necessary. The attached resolution sets the public hearing for November 17, 2026. Since this is a new Urban Renewal Area, it must be reviewed by the Planning and Zoning Commission for compatibility with the Comprehensive Plan. The P&Z will consider the plan at their November 10 meeting. Staff will also set a consultation hearing with the County and the School District as required by Iowa Code.

Property tax revenue to the City will be based on the URA's January 1, 2024, base valuation, while subsequent increases in property tax revenue will be available for urban renewal purposes. The maximum duration of a URA and its TIF district is 23 years from the date debt is first certified to the County. Although the City will not receive the full benefit of increased property tax revenue during this period, TIF resources will support significant improvements within the area. When the TIF expires, the increased property value will contribute to the regular property tax base. Staff recommends approval of the resolution setting November 17, 2026, at 7:00 PM as the date and time for a public hearing before the City Council, to consider creation of the Peninsula Urban Renewal Area.

It was moved by Adams and seconded by Symonds that Resolution No. 26-240, be adopted.

Council Member Adams requested an outline of what was being done with Development Services Director Van Steenhuyse providing highlights. He also emphasized one of the other reasons staff was recommending this now was because of the changes in property tax legislation, explaining on January 1st of next year, using the School Levy for TIF would go away, so the City would lose an opportunity for a lot of the urban renewal incentives after that date.

Council Member Adams stated, "So the TIF requirements just have to be approved before January 1st and any specific project using TIF, it doesn't apply to that", with Van Steenhuyse concurring.

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

Reso. 26-240(ADOPTED):

Resolution No. 26-240, setting date for a public hearing on designation of the 2026 Peninsula Urban Renewal Area and on Urban Renewal Plan and Project, was presented.

On roll call, the vote was as follows:

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

ADJOURN

The Mayor adjourned the meeting at 7:10 p.m.

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

Report Criteria:
Report type: GL detail
Invoice.Payment due date = 10/22/2026

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
1ST INSURANCE							
10/22/2026	110213	ARTOBERFEST INSURAN	4	040.4217.2446	FEE PROGRAMS	524.00	524.00
Total 1ST INSURANCE:							524.00
ABSOLUTE WASTE REMOVAL							
10/22/2026	110214	TRASH SERVICE	2350439	070.4504.3990	MISCELLANEOUS EXP	146.78	146.78
10/22/2026	110214	RECYCLING SEPT 2026	2361234	640.8301.2585	RECYCLING CENTER	11,994.89	11,994.89
Total ABSOLUTE WASTE REMOVAL:							12,141.67
AHLERS AND COONEY PC							
10/22/2026	110215	AHLERS - EMPLOYMENT	921162	010.6401.2080	EDUCATION AND TRAI	220.00	220.00
Total AHLERS AND COONEY PC:							220.00
ALLIANT ENERGY							
10/22/2026	110216	SEPTEMBER UTILITIES	7991501000	040.4203.2160	GAS & ELECTRICITY	1,689.87	1,689.87
Total ALLIANT ENERGY:							1,689.87
ALLIANT UTILITIES-IPC							
10/22/2026	110217	Fred Hanford Ball Diamond	0007941000	020.4304.2160	GAS & ELECTRICITY	52.80	52.80
10/22/2026	110217	Pebble Creek Dr St Lite	0201941000	110.2301.2180	ELECTRICITY	59.45	59.45
10/22/2026	110217	5th & Monroe - Lift Station	0429580000	610.8125.2620	SUMP PUMP ELECTRI	222.25	222.25
10/22/2026	110217	Parkers Woods	0430521000	020.4304.2160	GAS & ELECTRICITY	54.44	54.44
10/22/2026	110217	GAS AND ELECTRICITY	1060221000	030.4101.2160	GAS & ELECTRICITY	4,790.51	4,790.51
10/22/2026	110217	4010 9th Street S.W. Street	1324477774	110.2301.2180	ELECTRICITY	36.20	36.20
10/22/2026	110217	80 S Monroe Ave Street Lig	1961666416	110.2301.2180	ELECTRICITY	56.06	56.06
10/22/2026	110217	Morgan Park Playground	2517441000	020.4304.2160	GAS & ELECTRICITY	18.76	18.76
10/22/2026	110217	Black Pond Monitor	2789201000	600.8001.2160	GAS & ELECTRICITY	25.52	25.52
10/22/2026	110217	N Federal Welcome Sign	3150390000	110.2100.2160	GAS & ELECTRICITY	24.26	24.26
10/22/2026	110217	Eisenhower Tower	4251490000	600.8001.2160	GAS & ELECTRICITY	65.95	65.95
10/22/2026	110217	West Park Monitor	4479941000	600.8001.2160	GAS & ELECTRICITY	25.52	25.52
10/22/2026	110217	West Park Tennis Courts	7985711000	020.4304.2160	GAS & ELECTRICITY	42.02	42.02
10/22/2026	110217	Timber Creek Dr St Lite	8292201000	110.2301.2180	ELECTRICITY	26.40	26.40
Total ALLIANT UTILITIES-IPC:							5,500.14
ALLSTATE PETERBILT OF CLEAR LAKE							
10/22/2026	110218	MIRROR ASS 96	2104211282	640.8305.3044	M/E SUPPLIES	124.74	124.74
10/22/2026	110218	AIR FILTERS	2104211320	640.8305.3044	M/E SUPPLIES	240.44	240.44
10/22/2026	110218	PLASTIC COVER 96	2104211404	640.8305.3044	M/E SUPPLIES	30.52	30.52
Total ALLSTATE PETERBILT OF CLEAR LAKE:							395.70
AMAZON CAPITAL SERVICES							
10/22/2026	110219	LIBRARY TRUST BOOK	11CG-1CC6-	510.4101.4020	BOOKS	6.51	6.51
10/22/2026	110219	LIBRARY TRUST BOOK	13LT-HLN6-N	510.4101.4020	BOOKS	20.40	20.40
10/22/2026	110219	LIBRARY TRUST BOOK	13M7-KMGR	510.4101.4020	BOOKS	77.00	77.00
10/22/2026	110219	IDEALSEAL	179X-J4T7-H	600.8011.3019	OFFICE SUPPLIES	68.95	68.95
10/22/2026	110219	LIBRARY TRUST BOOK	17NK-1RGY-	510.4101.4020	BOOKS	11.04	11.04
10/22/2026	110219	BLDG MAINT-BENCHES	19X4-FKQC-	660.1508.2150	BUILDING REPAIRS AN	227.04	227.04

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
10/22/2026	110219	BUILDING SUPPLIES	1C9W-DFC6-	030.4101.3090	BUILDING SUPPLIES	104.85	104.85
10/22/2026	110219	LIBRARY TRUST BOOK	1CWF-Q6DD	510.4101.4020	BOOKS	50.60	50.60
10/22/2026	110219	LIBRARY TRUST BOOK	1DJP-1NNK-	510.4101.4020	BOOKS	46.02	46.02
10/22/2026	110219	BLDG SUPPLIES	1DXD-7RWF	660.1508.3035	OTHER SUPPLIES	276.45	276.45
10/22/2026	110219	LIBRARY TRUST BOOK	1F4K-RG14-	510.4101.4020	BOOKS	79.35	79.35
10/22/2026	110219	LIBRARY TRUST BOOK	1H1G-K314-	510.4101.4020	BOOKS	384.12	384.12
10/22/2026	110219	BLDG RPRS & MAINT	1JGX-RJTR-	010.1502.2150	BUILDING REPAIRS AN	19.98	19.98
10/22/2026	110219	LIBRARY TRUST BOOK	1KJH-9DGP-	510.4101.4020	BOOKS	16.50	16.50
10/22/2026	110219	LIBRARY TRUST BOOK	1KQ6-XKV3-	510.4101.4020	BOOKS	96.14	96.14
10/22/2026	110219	LIBRARY TRUST BOOK	1NQH-YVMM	510.4101.4020	BOOKS	24.03	24.03
10/22/2026	110219	2317 TOOLS	1QDT-JMV3-	010.1503.3044	M/E SUPPLIES	260.00	260.00
10/22/2026	110219	LIBRARY TRUST BOOK	1YD6-HHCG-	510.4101.4020	BOOKS	23.08	23.08
10/22/2026	110219	LIBRARY TRUST BOOK	1YN7-Q6G6-	510.4101.4020	BOOKS	82.93	82.93
		Total AMAZON CAPITAL SERVICES:					1,874.99
AMERICAN LIBRARY ASSOC							
10/22/2026	110220	LIBRARY TRUST MISCEL	09232026	510.4101.3990	MISCELLANEOUS EXP	236.00	236.00
		Total AMERICAN LIBRARY ASSOC:					236.00
ARNOLD MOTOR SUPPLY							
10/22/2026	110221	PRESSURE SWITCH	05NV182895	110.2109.2190	REPAIRS AND MAINTE	161.27	161.27
10/22/2026	110221	SPRAY PAINT, J-B WELD	05NV183536	600.8042.3590	MATERIAL	82.01	82.01
		Total ARNOLD MOTOR SUPPLY:					243.28
ARNOLD, RUA							
10/22/2026	110222	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	3.60	3.60
		Total ARNOLD, RUA:					3.60
ATLANTIC COCA-COLA BOTTLING CO							
10/22/2026	110223	YOUTH SPORTS CONCE	1000303239	535.4414.3135	CONCESSION SUPPLI	323.35	323.35
		Total ATLANTIC COCA-COLA BOTTLING CO:					323.35
BATTERIES PLUS BULBS							
10/22/2026	110224	BATTERY	P95105501	020.4308.3044	M/E SUPPLIES	45.00	45.00
		Total BATTERIES PLUS BULBS:					45.00
BAUER BUILT TIRE CENTER							
10/22/2026	110225	FLAT REPAIR	820096196	020.4308.2140	M/E REPAIRS	371.70	371.70
10/22/2026	110225	TIRE REPAIRS	820096224	020.4308.2140	M/E REPAIRS	72.49	72.49
10/22/2026	110225	GRADER TIRES	820096244	110.2107.2140	M/E REPAIRS	2,800.00	2,800.00
10/22/2026	110225	GRADER TIRES 63	820096245	110.2107.2140	M/E REPAIRS	5,600.00	5,600.00
10/22/2026	110225	TIRE FORKLIFT	820096258	110.2107.2140	M/E REPAIRS	145.65	145.65
10/22/2026	110225	TIRES	820096294	640.8305.2140	M/E REPAIRS	682.60	682.60
10/22/2026	110225	TIRES	820096323	640.8305.2140	M/E REPAIRS	4,122.96	4,122.96
		Total BAUER BUILT TIRE CENTER:					13,795.40
BFIRST INDUSTRIAL							
10/22/2026	110226	MARKING PAINT	31065402-00	600.8042.3590	MATERIAL	466.00	466.00
10/22/2026	110226	PAINT BRUSHES, 1 1/4"	31065402-01	600.8042.3590	MATERIAL	234.95	234.95

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total BFIRST INDUSTRIAL:							700.95
BIWER-STEWART,LORI							
10/22/2026	110227	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	48.00	48.00
Total BIWER-STEWART,LORI:							48.00
BLAZEK ELECTRIC							
10/22/2026	110228	ANNUAL ALARM SYSTEM	7549	010.1101.2090	EQUIPMENT MAINTEN	1,106.50	1,106.50
Total BLAZEK ELECTRIC:							1,106.50
BLUE SKY SOLAR CO MASON CITY LLC							
10/22/2026	110229	SOLAR ENERGY	INV724	600.8001.2160	GAS & ELECTRICITY	5,530.70	5,530.70
Total BLUE SKY SOLAR CO MASON CITY LLC:							5,530.70
BOUND TREE MEDICAL LLC							
10/22/2026	110230	EMS SUPPLIES	86330609	660.1509.3070	MEDICAL SUPPLIES	190.72	190.72
10/22/2026	110230	EMS SUPPLIES	86390831	660.1509.3070	MEDICAL SUPPLIES	193.00	193.00
10/22/2026	110230	STATION CLEANING WIP	86390832	660.1508.3035	OTHER SUPPLIES	73.74	73.74
10/22/2026	110230	EMS SUPPLIES	86395614	660.1509.3070	MEDICAL SUPPLIES	282.86	282.86
Total BOUND TREE MEDICAL LLC:							740.32
BOWEN, KATRINA							
10/22/2026	110231	PHONE EXPENSE	NOVEMBER	030.4101.2040	PHONE EXPENSE	30.00	30.00
Total BOWEN, KATRINA:							30.00
BROTHERS MARKET INC							
10/22/2026	110232	PLUMBING SUPPLIES	129168	610.8121.2190	REPAIRS AND MAINTE	18.97	18.97
10/22/2026	110232	PLUMBING SUPPLIES	129169	610.8121.2190	REPAIRS AND MAINTE	26.96	26.96
10/22/2026	110232	SPRAY PAINT	129205	020.4304.3110	MAINTENANCE MATER	11.18	11.18
Total BROTHERS MARKET INC:							57.11
BUILDERS FIRSTSOURCE							
10/22/2026	110233	NAILS BUILDING ADD ON	902530468	110.2109.2190	REPAIRS AND MAINTE	36.58	36.58
Total BUILDERS FIRSTSOURCE:							36.58
CAMPBELL SUPPLY CO							
10/22/2026	110234	BOOTS	INV-0075752	600.8042.3590	MATERIAL	21.00	21.00
10/22/2026	110234	BOOTS	INV-0075837	600.8042.3590	MATERIAL	42.00	42.00
Total CAMPBELL SUPPLY CO:							63.00
CATRON CREATIONS							
10/22/2026	110235	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	94.20	94.20
Total CATRON CREATIONS:							94.20
CEILLEY SLAVEN,COLLETTE							
10/22/2026	110236	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	2.25	2.25

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total CEILLEY SLAVEN,COLLETTE:							2.25
CEMSTONE CONCRETE MATERIALS LLC							
10/22/2026	110237	STORM SEWER CONCRE	8268386	620.8125.4610	STORM SEWERS	582.50	582.50
10/22/2026	110237	MEADOWBROOK PROJE	8272454	110.2101.4577	CITY SIDEWALKS	668.00	668.00
Total CEMSTONE CONCRETE MATERIALS LLC:							1,250.50
CENTRAL IOWA DISTRIBUTORS							
10/22/2026	110238	BUILDING SUPPLIES	317476	030.4101.3090	BUILDING SUPPLIES	262.00	262.00
Total CENTRAL IOWA DISTRIBUTORS:							262.00
CENTRAL LOCK & KEY							
10/22/2026	110239	ARENA PADLOCK	124224	670.8923.2150	BUILDING REPAIRS AN	34.66	34.66
10/22/2026	110239	COMMUNITY GARDEN P	124235	020.4304.4922	PARK IMPROVEMENT	39.53	39.53
10/22/2026	110239	BUILDING REPAIRS AND	E12231	030.4101.2190	REPAIRS AND MAINTE	141.00	141.00
Total CENTRAL LOCK & KEY:							215.19
CERRO GORDO COUNTY RECORDER							
10/22/2026	110240	CG COUNTRY RECORDI	2026-5704 &	010.5401.2800	RECORDING FEES	89.00	89.00
Total CERRO GORDO COUNTY RECORDER:							89.00
CICOTTI, ART							
10/22/2026	110241	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	57.00	57.00
Total CICOTTI, ART:							57.00
CLAPPER TREE SERVICE INC							
10/22/2026	110242	REMOVAL 16 TREES	4947	015.2101.4860	TREES	28,400.00	28,400.00
Total CLAPPER TREE SERVICE INC:							28,400.00
CLEAR LAKE SANITARY DISTRICT							
10/22/2026	110243	SAMPLES	26-0315	600.8001.3990	MISCELLANEOUS EXP	176.00	176.00
Total CLEAR LAKE SANITARY DISTRICT:							176.00
CLINGER, GINA							
10/22/2026	110244	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	9.60	9.60
Total CLINGER, GINA:							9.60
COLUMN SOFTWARE PBC							
10/22/2026	110245	GLOBE GAZETTE NOTIC	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	176.17	176.17
10/22/2026	110245	GLOBE GAZETTE NOTIC	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	20.87	20.87
Total COLUMN SOFTWARE PBC:							197.04
COMPRESSED AIR & EQUIPMENT							
10/22/2026	110246	COMPRESSED AIR	202633239	600.8001.2190	REPAIRS AND MAINTE	749.63	749.63
Total COMPRESSED AIR & EQUIPMENT:							749.63

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CONNOISSEUR MEDIA - MASON CITY							
10/22/2026	110247	ARTOBERFEST ADS	MCC-MU-12	040.4211.2020	ADVERTISING (GENER	300.00	300.00
Total CONNOISSEUR MEDIA - MASON CITY:							300.00
CONSOLIDATED ELECTRICAL DIST							
10/22/2026	110248	PLAZA PILLAR LIGHTS	1248427	110.2101.4670	STREET LIGHTING	11,256.70	11,256.70
10/22/2026	110248	LIGHTS IN SHOP	1250331	110.2109.2190	REPAIRS AND MAINTE	171.76	171.76
10/22/2026	110248	SUPPLIES FOR STREET	1250956	110.2101.4670	STREET LIGHTING	157.69	157.69
Total CONSOLIDATED ELECTRICAL DIST:							11,586.15
CONSOLIDATED ENERGY COMPANY							
10/22/2026	110249	ARENA ZAMBONI PROPA	4269069	670.8923.3035	OTHER SUPPLIES	79.20	79.20
10/22/2026	110249	WASTE WATER PROPAN	4278981	610.8121.2160	GAS & ELECTRICITY	2,304.00	2,304.00
10/22/2026	110249	STREET 300 @ $5.47	4285087	110.2107.3750	FUEL	1,641.00	1,641.00
10/22/2026	110249	DISCOUNT	4285087	110.2107.3750	FUEL	15.00-	15.00-
10/22/2026	110249	CEMETERY TANK CAP	4288957	070.4504.4015	CEMETERY EQUIPME	150.40	150.40
10/22/2026	110249	STREET 278.7 @ $5.65	4289977	110.2107.3750	FUEL	1,574.66	1,574.66
10/22/2026	110249	DISCOUNT	4289977	110.2107.3750	FUEL	13.94-	13.94-
Total CONSOLIDATED ENERGY COMPANY:							5,720.32
CONTROL PRINT							
10/22/2026	110250	LIBRARY TRUST PHOTO	24574	510.4101.3019	OFFICE SUPPLIES	1,700.00	1,700.00
Total CONTROL PRINT:							1,700.00
COWELL,SUE							
10/22/2026	110251	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	3.59	3.59
Total COWELL,SUE:							3.59
CROWLEY, TOM							
10/22/2026	110252	COUNCIL MEETING VIDE	2601021	010.6101.2050	CONTRACT LABOR	600.00	600.00
Total CROWLEY, TOM:							600.00
D & K PRODUCTS							
10/22/2026	110253	HIGHLAND TURF PRODU	108305IN	650.8904.3110	MAINTENANCE MATER	3,458.25	3,458.25
Total D & K PRODUCTS:							3,458.25
DAHL LORENTZEN, COLLETTE							
10/22/2026	110254	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	12.60	12.60
Total DAHL LORENTZEN, COLLETTE:							12.60
DAHLEY,JUDITH KAY							
10/22/2026	110255	PROF SRVC - TRANSCRI	10062026	010.6204.2740	PROFESSIONAL SERV	100.00	100.00
Total DAHLEY,JUDITH KAY:							100.00
DALEY'S PLUMBING INC							
10/22/2026	110256	REC SINK REPAIR	350647	020.4401.3990	MISCELLANEOUS EXP	95.00	95.00

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Total DALEY'S PLUMBING INC:							95.00
DELHI PUBLIC LIBRARY							
10/22/2026	110257	LIBRARY TRUST BOOKS	AJ100	510.4101.4020	BOOKS	17.25	17.25
Total DELHI PUBLIC LIBRARY:							17.25
DEMCO INC							
10/22/2026	110258	LIBRARY TRUST BOOKS	7861777	510.4101.4020	BOOKS	796.22	796.22
Total DEMCO INC:							796.22
DENNIS,PAM							
10/22/2026	110259	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	90.00	90.00
Total DENNIS,PAM:							90.00
DOLAN CONSULTING GROUP LLC							
10/22/2026	110260	FTO TRAINING	W2909-1026-	010.1101.2080	EDUCATION AND TRAI	200.00	200.00
Total DOLAN CONSULTING GROUP LLC:							200.00
EQUIPMENT BLADES INC							
10/22/2026	110261	WINTER BLADES	INV/2026/02	110.2115.3300	BLADES CHAINS ETC.	3,742.40	3,742.40
Total EQUIPMENT BLADES INC:							3,742.40
FAIRBANKS, PAT							
10/22/2026	110262	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	29.40	29.40
Total FAIRBANKS, PAT:							29.40
FAREWAY STORE							
10/22/2026	110263	WATER	504099	010.1101.5934	COMMUNITY POLICIN	19.35	19.35
Total FAREWAY STORE:							19.35
FASTENAL COMPANY							
10/22/2026	110264	WASHERS 79	346572	110.2107.3044	M/E SUPPLIES	5.55	5.55
10/22/2026	110264	WASHER 79	346598	110.2107.3044	M/E SUPPLIES	2.01	2.01
Total FASTENAL COMPANY:							7.56
FEDEX							
10/22/2026	110265	POSTAGE	9-501-76016	640.8305.3990	MISCELLANEOUS EXP	9.00	9.00
Total FEDEX:							9.00
FEWELL MONUMENTS							
10/22/2026	110266	MARKER - WELLS, BETH	0215566-IN	070.4501.3340	MARKERS & BENCHE	228.75	228.75
10/22/2026	110266	MARKER - CINDY WEST	0215567-IN	070.4501.3340	MARKERS & BENCHE	228.75	228.75
10/22/2026	110266	FREIGHT	0215568-IN	070.4501.3340	MARKERS & BENCHE	170.00	170.00
10/22/2026	110266	MARKER - BOEDECKER,	0215593-IN	070.4501.3340	MARKERS & BENCHE	1,801.00	1,801.00
Total FEWELL MONUMENTS:							2,428.50

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FLOYD & LEONARD AUTO ELECTRIC							
10/22/2026	110267	TRIMMER LINE	217265	020.4308.3044	M/E SUPPLIES	152.87	152.87
10/22/2026	110267	MOWER PARTS	217412	600.8001.2190	REPAIRS AND MAINTE	4.83	4.83
10/22/2026	110267	CULTIVATOR REPAIR	217908	110.2101.4860	TREES	194.99	194.99
10/22/2026	110267	LEAF PLOW AND THATC	218120	020.4304.3110	MAINTENANCE MATER	1,960.00	1,960.00
10/22/2026	110267	ENGINE GASKETS	218368	020.4308.3044	M/E SUPPLIES	98.80	98.80
Total FLOYD & LEONARD AUTO ELECTRIC:							2,411.49
FLOYD COUNTY CLERK OF COURT							
10/22/2026	110268	COURT COSTS	02341 FM99	010.1101.3990	MISCELLANEOUS EXP	2.13	2.13
Total FLOYD COUNTY CLERK OF COURT:							2.13
FOSTER, KRYSTEN							
10/22/2026	110269	ITC PUBLIC MEETING: P	10/12-10/13/	010.2601.2060	TRAVEL AND CONFER	60.00	60.00
Total FOSTER, KRYSTEN:							60.00
FREDERIKSEN, NANCY							
10/22/2026	110270	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	20.40	20.40
Total FREDERIKSEN, NANCY:							20.40
GANNETT-SANCHEZ,KRIS							
10/22/2026	110271	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	6.00	6.00
Total GANNETT-SANCHEZ,KRIS:							6.00
GCSAA							
10/22/2026	110272	HIGHLAND DUES	1606255	650.8901.2030	DUES & PUBLICATION	530.00	530.00
Total GCSAA:							530.00
GENTH,DEAN A							
10/22/2026	110273	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	2.97	2.97
Total GENTH,DEAN A:							2.97
GFC LEASING - WI							
10/22/2026	110274	LIBRARY TRUST PHOTO	I608342	510.4101.3019	OFFICE SUPPLIES	328.35	328.35
10/22/2026	110274	COPIER LEASE	I614441	010.1911.2722	COPY CHARGE	78.22	78.22
10/22/2026	110274	COPIER LEASE	I614441	010.1911.2720	OFFICE EQUIPMENT M	281.10	281.10
Total GFC LEASING - WI:							687.67
GIBSON, STEVE							
10/22/2026	110275	3RD QTR ARTIST COMMI	3RD QTR 20	040.4218.5700	PAID TO ARTIST	1.80	1.80
Total GIBSON, STEVE:							1.80
GLOBE GAZETTE CIRCULATION DEPT							
10/22/2026	110276	GLOBE GAZETTE 52 WK	122-0005723	110.2105.3019	OFFICE SUPPLIES	298.39	298.39
Total GLOBE GAZETTE CIRCULATION DEPT:							298.39

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GODFATHERS PIZZA							
10/22/2026	110277	GODFATHERS - FALL FE	531	010.6401.1260	WELLNESS PROGRAM	601.09	601.09
Total GODFATHERS PIZZA:							601.09
GORDON FLESCH COMPANY INC							
10/22/2026	110278	LEXMARK COPIER BASE	IN15808218	010.1501.3019	OFFICE SUPPLIES	3.22	3.22
Total GORDON FLESCH COMPANY INC:							3.22
GRAINGER							
10/22/2026	110279	LIFTING STRAPS	9118681056	600.8042.3590	MATERIAL	107.98	107.98
Total GRAINGER:							107.98
GUSTAVE A LARSON							
10/22/2026	110280	AIR FILTERS	6431175	600.8001.2190	REPAIRS AND MAINTE	462.91	462.91
Total GUSTAVE A LARSON:							462.91
HACH CHEMICAL COMPANY							
10/22/2026	110281	REAGENTS	15212965	600.8001.3170	CHEMICALS	1,405.02	1,405.02
Total HACH CHEMICAL COMPANY:							1,405.02
HAWKINS INC							
10/22/2026	110282	SODIUM HYPOCHLORITE	7586767	600.8001.3170	CHEMICALS	8,535.69	8,535.69
Total HAWKINS INC:							8,535.69
HEARTLAND ASPHALT							
10/22/2026	110283	CSR2	47162	110.2111.3210	PAVING REPAIR MATE	816.91	816.91
Total HEARTLAND ASPHALT:							816.91
HEIKES,MARYBETH							
10/22/2026	110284	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	16.80	16.80
Total HEIKES,MARYBETH:							16.80
HOME LUMBER & BUILDERS							
10/22/2026	110285	2X6 TREATED	491963	020.4306.2150	BUILDING REPAIRS AN	15.03	15.03
Total HOME LUMBER & BUILDERS:							15.03
HOMSTAD,CARL							
10/22/2026	110286	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	114.00	114.00
Total HOMSTAD,CARL:							114.00
HOTSY EQUIPMENT COMPANY							
10/22/2026	110287	HOSE FOR HOTSY	77942	110.2109.2190	REPAIRS AND MAINTE	261.78	261.78
Total HOTSY EQUIPMENT COMPANY:							261.78
HPI2 LLC							
10/22/2026	110288	PATCHES	991134	010.1101.1170	UNIFORM ALOWANCE	684.47	684.47

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Total HPI2 LLC:							684.47
HUBER SUPPLY COMPANY							
10/22/2026	110289	GLOVES	3269291	600.8012.3770	SAFETY EXPENSE	26.53	26.53
10/22/2026	110289	TANK LEASE	3269762	600.8002.3310	TOOLS AND SUPPLIES	27.00	27.00
10/22/2026	110289	GAS	3269763	600.8001.2190	REPAIRS AND MAINTE	39.00	39.00
10/22/2026	110289	GLOVES	3270190	600.8012.3770	SAFETY EXPENSE	26.53	26.53
10/22/2026	110289	ACETYLENE	3271563	110.2107.3260	SHOP SUPPLIES	83.60	83.60
Total HUBER SUPPLY COMPANY:							202.66
HY VEE PHARMACY 1410							
10/22/2026	110290	PROF SRVC	5802660062	660.1507.2010	MEDICAL SERVICE	364.96	364.96
10/22/2026	110290	PROF SRVC	5802669140	660.1507.2010	MEDICAL SERVICE	121.97	121.97
10/22/2026	110290	PROF SRVC	5802690689	660.1507.2010	MEDICAL SERVICE	266.94	266.94
10/22/2026	110290	PROF SRVC	5802701059	660.1507.2010	MEDICAL SERVICE	625.98	625.98
10/22/2026	110290	PROF SRVC	5802719139	660.1507.2010	MEDICAL SERVICE	116.98	116.98
Total HY VEE PHARMACY 1410:							1,496.83
HY-VEE 1413							
10/22/2026	110291	CONCESSIONS	4800658469	530.4401.3035	OTHER SUPPLIES	42.24	42.24
10/22/2026	110291	CONCESSIONS	4800660257	535.4401.3035	OTHER SUPPLIES	71.84	71.84
10/22/2026	110291	WELLNESS SUPPLIES	4800707368	010.6401.1260	WELLNESS PROGRAM	71.88	71.88
10/22/2026	110291	CONCESSIONS	4800713355	530.4401.3035	OTHER SUPPLIES	37.23	37.23
10/22/2026	110291	CONCESSIONS	4800713553	530.4401.3035	OTHER SUPPLIES	5.67	5.67
10/22/2026	110291	CONCESSIONS	4800718035	530.4401.3035	OTHER SUPPLIES	27.06	27.06
10/22/2026	110291	CONCESSIONS	4800718041	535.4401.3035	OTHER SUPPLIES	78.02	78.02
10/22/2026	110291	CONCESSIONS	4800724880	535.4401.3035	OTHER SUPPLIES	23.18	23.18
10/22/2026	110291	FUNERAL FLOWERS	4800728317	010.1101.3990	MISCELLANEOUS EXP	80.25	80.25
10/22/2026	110291	SALES TAX EXEMPT	4800748630	010.1101.3990	MISCELLANEOUS EXP	5.25-	5.25-
10/22/2026	110291	CONCESSIONS	48007530113	530.4401.3035	OTHER SUPPLIES	26.59	26.59
10/22/2026	110291	CONCESSIONS	4800753475	535.4401.3035	OTHER SUPPLIES	63.40	63.40
Total HY-VEE 1413:							522.11
HY-VEE DRUGSTORE 7056							
10/22/2026	110292	DISTILLED WATER	58026587511	610.8121.3070	LABORATORY SUPPLI	70.84	70.84
10/22/2026	110292	DRY CLEAN: MC2603111	5802665909	010.1101.3990	MISCELLANEOUS EXP	31.83	31.83
10/22/2026	110292	DISTILLED WATER	5802692947	610.8121.3070	LABORATORY SUPPLI	70.84	70.84
Total HY-VEE DRUGSTORE 7056:							173.51
IMPERIAL POINTS LLC							
10/22/2026	110293	LIMESTONE WALL REST	7153	015.4504.4010	CAPITAL OUTLAY	10,000.00	10,000.00
Total IMPERIAL POINTS LLC:							10,000.00
IOWA LAW ENFORCEMENT ACADEMY							
10/22/2026	110294	FIREARMS TRAINING	334869	010.1101.2080	EDUCATION AND TRAI	625.00	625.00
Total IOWA LAW ENFORCEMENT ACADEMY:							625.00
IOWA NATURAL HERITAGE FOUNDATION							
10/22/2026	110295	PERIDICALS AND SUBSC	2024	030.4101.2260	PERIODICALS AND SU	25.00	25.00

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Total IOWA NATURAL HERITAGE FOUNDATION:							25.00
IOWA POETRY ASSOCIATION							
10/22/2026	110296	LIBRARY TRUST BOOKS	10132026	510.4101.4020	BOOKS	12.75	12.75
Total IOWA POETRY ASSOCIATION:							12.75
J & J MACHINING WELDING							
10/22/2026	110297	PIN FOR 63	91946	110.2107.2140	M/E REPAIRS	61.20	61.20
10/22/2026	110297	STEEL FOR TRAFFIC LIG	91956	110.2103.2360	TRAFFIC SIGNAL REP	5.73	5.73
10/22/2026	110297	PIN 63	92021	110.2107.2140	M/E REPAIRS	196.00	196.00
Total J & J MACHINING WELDING:							262.93
JENSEN,KELLIE							
10/22/2026	110298	PHONE EXPENSE	NOVEMBER	030.4101.2040	PHONE EXPENSE	30.00	30.00
Total JENSEN,KELLIE:							30.00
KANOPY INC							
10/22/2026	110299	DIGITAL INFO..	525169	030.4101.3058	DIGITAL INFORMATION	74.00	74.00
Total KANOPY INC:							74.00
KELLOGG,JENNIFER							
10/22/2026	110300	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	36.00	36.00
Total KELLOGG,JENNIFER:							36.00
KIM,JULIE							
10/22/2026	110301	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	9.60	9.60
Total KIM,JULIE:							9.60
KIRBY, ELISABETH							
10/22/2026	110302	ARTOBERFEST ENTERTA	10232026	040.4217.2446	FEE PROGRAMS	600.00	600.00
Total KIRBY, ELISABETH:							600.00
KLINE, MARGIE							
10/22/2026	110303	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	10.20	10.20
Total KLINE, MARGIE:							10.20
KOOPMAN ANGELL, KATIE							
10/22/2026	110304	HEALTH INS PREMIUM R	OCT INS REI	800.9401.5510	REFUND	96.25	96.25
10/22/2026	110304	DENTAL INS PREMIUM R	OCT INS REI	800.9401.5510	REFUND	19.53	19.53
10/22/2026	110304	LIFE INS PREMIUM REF	OCT INS REI	800.9401.5510	REFUND	12.80	12.80
10/22/2026	110304	LTD INS PREMIUM REF	OCT INS REI	800.9401.5510	REFUND	13.97	13.97
10/22/2026	110304	VISION INS PREMIUM RE	OCT INS REI	800.9401.5510	REFUND	5.57	5.57
Total KOOPMAN ANGELL, KATIE:							148.12
LEDOUX SIGNS							
10/22/2026	110305	REFURBISH LETTERS O	20260765	015.4504.4010	CAPITAL OUTLAY	1,280.00	1,280.00

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Total LEDOUX SIGNS:							1,280.00
LET'S CAMP							
10/22/2026	110306	CAMPGROUND REGISTR	INV23054	020.4410.3130	CAMPGROUND SUPPL	137.00	137.00
Total LET'S CAMP:							137.00
LEUSCHEN, LANA							
10/22/2026	110307	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	7.20	7.20
Total LEUSCHEN, LANA:							7.20
LICKTEIG, RUTH							
10/22/2026	110308	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	70.20	70.20
Total LICKTEIG, RUTH:							70.20
LIFE-ASSIST INC							
10/22/2026	110309	EMS SUPPLIES	2226343	660.1509.3070	MEDICAL SUPPLIES	199.76	199.76
Total LIFE-ASSIST INC:							199.76
MAC NIDER MUSEUM							
10/22/2026	110310	ARTOBERFEST CASHBO	ARTOBERFE	040.4217.2446	FEE PROGRAMS	300.00	300.00
Total MAC NIDER MUSEUM:							300.00
MARCO TECHNOLOGIES 131411							
10/22/2026	110311	COPIER	INV1577975	600.8001.3019	OFFICE SUPPLIES	129.93	129.93
Total MARCO TECHNOLOGIES 131411:							129.93
MARKWALTER,MARY							
10/22/2026	110312	LIBRARY TRUST GRANT	092926	510.4101.2910	GRANT PAYMENTS	463.40	463.40
10/22/2026	110312	PHONE EXPENSE	NOVEMBER	030.4101.2040	PHONE EXPENSE	30.00	30.00
Total MARKWALTER,MARY:							493.40
MASON CITY PUBLIC UTILITIES							
10/22/2026	110313	WATER	276-2160-01	030.4101.2162	WATER/SEWER UTILIT	387.94	387.94
10/22/2026	110313	SB MALL UTILITIES	280-0490-03	680.7537.2162	WATER/SEWER UTILIT	303.98	303.98
10/22/2026	110313	SB MALL UTILITIES	280-0550-03	680.7537.2162	WATER/SEWER UTILIT	602.24	602.24
10/22/2026	110313	SB MALL UTILITIES	280-0600-03	680.7537.2162	WATER/SEWER UTILIT	303.98	303.98
10/22/2026	110313	SB MALL UTILITIES	280-0650-03	680.7537.2162	WATER/SEWER UTILIT	455.65	455.65
10/22/2026	110313	ARENA UTILITIES	280-0660-01	670.8923.2160	GAS & ELECTRICITY	1,762.92	1,762.92
10/22/2026	110313	UTILITIES-ANIMAL SHELT	363-4960-02	010.1901.2162	WATER/SEWER UTILIT	277.30	277.30
Total MASON CITY PUBLIC UTILITIES:							4,094.01
MASON CITY RED POWER INC							
10/22/2026	110314	MOWER PARTS	CM29841	020.4308.3044	M/E SUPPLIES	321.84	321.84
Total MASON CITY RED POWER INC:							321.84
MASON CITY RENTALS							
10/22/2026	110315	RENTAL OF DUMP TRAIL	201963	070.4504.3110	MAINTENANCE MATER	119.90	119.90

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Total MASON CITY RENTALS:							119.90
MASON CITY TIRE SERVICE							
10/22/2026	110316	TIRE REPAIR	173061	610.8121.2140	M/E REPAIRS	79.16	79.16
Total MASON CITY TIRE SERVICE:							79.16
MATEER,WILLIAM E							
10/22/2026	110317	INSTRUCTOR INTERMED	10.8-12.1.20	040.4215.2740	PROFESSIONAL SERV	360.00	360.00
Total MATEER,WILLIAM E:							360.00
MCCOLLOUGH,CALISTA							
10/22/2026	110318	PHONE EXPENSE	NOVEMBER	030.4101.2040	PHONE EXPENSE	30.00	30.00
Total MCCOLLOUGH,CALISTA:							30.00
MCKERVEY,CATHY							
10/22/2026	110319	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	242.10	242.10
Total MCKERVEY,CATHY:							242.10
MCKINESS EXCAVATING							
10/22/2026	110320	DRAINAGE DISTRICT #17	9298	620.8125.4620	STORM SEWER PROJ	7,108.95	7,108.95
Total MCKINESS EXCAVATING:							7,108.95
MELENEY, KORY							
10/22/2026	110321	PHONE EXPENSE	NOVEMBER	030.4101.2040	PHONE EXPENSE	30.00	30.00
Total MELENEY, KORY:							30.00
MENARDS							
10/22/2026	110322	TOOLS	62702	600.8001.2190	REPAIRS AND MAINTE	196.12	196.12
10/22/2026	110322	CLOCK-3RD FLOOR LOB	63960	010.5401.3990	MISCELLANEOUS EXP	43.99	43.99
10/22/2026	110322	CABLE & PREC INSUL SD	64586	070.4504.3310	TOOLS AND SUPPLIES	32.97	32.97
10/22/2026	110322	BLDG SUPPLIES	64752	660.1508.3035	OTHER SUPPLIES	88.58	88.58
10/22/2026	110322	STREET LIGHT REPAIR	64825	110.2101.4577	CITY SIDEWALKS	309.85	309.85
10/22/2026	110322	GLOVES FOR TREE CRE	64971	110.2101.4860	TREES	54.95	54.95
10/22/2026	110322	CLEANER, SURF D-RING	64972	070.4504.3310	TOOLS AND SUPPLIES	28.94	28.94
10/22/2026	110322	ME SUPPLIES	65053	010.1503.3044	M/E SUPPLIES	19.97	19.97
10/22/2026	110322	BLDG RPRS & MAINT	65053	010.1502.2150	BUILDING REPAIRS AN	58.31	58.31
10/22/2026	110322	BLDG RPRS & MAINT	65053	660.1508.2150	BUILDING REPAIRS AN	58.32	58.32
10/22/2026	110322	SUPPLIES	65081	010.1103.2150	BUILDING REPAIRS AN	47.72	47.72
10/22/2026	110322	B&G SUPPLIES	65252	080.5801.3035	OTHER SUPPLIES	29.98	29.98
Total MENARDS:							969.70
MIDWEST NORTH IOWA JANITORIAL							
10/22/2026	110323	TRANSIT STATION CLEA	5055	080.5802.2740	PROFESSIONAL SERV	936.51	936.51
10/22/2026	110323	CITY HALL JANITORIAL	5057	010.6501.2470	CUSTODIAN EXPENSE	5,833.33	5,833.33
10/22/2026	110323	RECREATION JANITORIA	5058	020.4401.2740	PROFESSIONAL SERV	975.00	975.00
Total MIDWEST NORTH IOWA JANITORIAL:							7,744.84

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MONSON, ANDREW							
10/22/2026	110324	HEALTH INSURANCE RE	NOV INS REI	800.9401.5510	REFUND	470.16	470.16
10/22/2026	110324	DENTAL INSURANCE RE	NOV INS REI	800.9401.5510	REFUND	78.06	78.06
10/22/2026	110324	LIFE INSURANCE REFUN	NOV INS REI	800.9401.5510	REFUND	23.00	23.00
10/22/2026	110324	VISION INSURANCE REF	NOV INS REI	800.9401.5510	REFUND	21.18	21.18
Total MONSON, ANDREW:							592.40
MOTION INDUSTRIES INC							
10/22/2026	110325	EDR REPAIRS	IA07-000389	600.8001.2190	REPAIRS AND MAINTE	856.47	856.47
Total MOTION INDUSTRIES INC:							856.47
MTI DISTRIBUTING INC							
10/22/2026	110326	HIGHLAND MOTOR EQUI	1542337-00	650.8908.2140	M/E REPAIRS	103.30	103.30
Total MTI DISTRIBUTING INC:							103.30
MULKEY, ALEXIS							
10/22/2026	110327	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	39.00	39.00
Total MULKEY, ALEXIS:							39.00
NAPA AUTO PARTS							
10/22/2026	110328	TRAFFIC CONTROL TOO	501583	010.2404.3044	M/E SUPPLIES	45.06	45.06
10/22/2026	110328	FITTINGS	501969	110.2107.3044	M/E SUPPLIES	1.02	1.02
10/22/2026	110328	BRAKE CLEAN	502050	020.4308.3044	M/E SUPPLIES	93.84	93.84
10/22/2026	110328	HOSE CLAMP 96	502225	640.8305.3044	M/E SUPPLIES	11.86	11.86
10/22/2026	110328	DEF	502233	600.8042.3590	MATERIAL	861.62	861.62
10/22/2026	110328	AIR FILTER 93	502251	640.8305.3044	M/E SUPPLIES	71.80	71.80
10/22/2026	110328	SHOP SUPPLIES	502256	820.9601.3260	SHOP SUPPLIES	591.33	591.33
10/22/2026	110328	ELECTRICAL PARTS	502364	600.8012.3044	M/E SUPPLIES	40.64	40.64
10/22/2026	110328	HYD HOSE AND FITTING	502577	010.2990.3044	M/E SUPPLIES	193.65	193.65
10/22/2026	110328	BRAKE CLEAN	502706	820.9601.3260	SHOP SUPPLIES	187.69	187.69
10/22/2026	110328	MAGNETIC RETRIEVER	502755	110.2115.3310	TOOLS AND SUPPLIES	14.69	14.69
10/22/2026	110328	FUNNEL AND COTTER PI	502803	070.4504.2140	M/E REPAIRS	16.84	16.84
Total NAPA AUTO PARTS:							2,130.04
NELSON SEPTIC SERVICES LLC							
10/22/2026	110329	PORTABLE RESTROOM	16166	010.1501.3035	OTHER SUPPLIES	550.00	550.00
Total NELSON SEPTIC SERVICES LLC:							550.00
NELSON, EMMA							
10/22/2026	110330	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	6.00	6.00
Total NELSON, EMMA:							6.00
NORTH CENTRAL INTERNATIONAL							
10/22/2026	110331	NANONET LUBE FILTER	X223024448:	110.2107.3044	M/E SUPPLIES	462.66	462.66
Total NORTH CENTRAL INTERNATIONAL:							462.66
NORTH CENTRAL MECHANICAL SVC							
10/22/2026	110332	BUILDING MAINTENANC	W41609	030.4101.2190	REPAIRS AND MAINTE	1,241.60	1,241.60

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Total NORTH CENTRAL MECHANICAL SVC:							1,241.60
NORTH IOWA BROADCASTING INC							
10/22/2026	110333	ARTOBERFEST ADVERTI	26090270	040.4211.2020	ADVERTISING (GENER	88.00	88.00
10/22/2026	110333	ARTOBERFEST ADVERTI	26090271	040.4211.2020	ADVERTISING (GENER	88.00	88.00
Total NORTH IOWA BROADCASTING INC:							176.00
NORTH IOWA EXCAVATING INC							
10/22/2026	110334	CURBOX REPAIR 374 WIL	13234	600.8021.2050	CONTRACT LABOR	3,471.55	3,471.55
10/22/2026	110334	CURB BOX REPAIR 1520	13235	600.8021.2050	CONTRACT LABOR	976.19	976.19
10/22/2026	110334	CURB BOX REPAIR 1530	13236	600.8021.2050	CONTRACT LABOR	976.29	976.29
Total NORTH IOWA EXCAVATING INC:							5,424.03
NORTH IOWA GOLF LLC							
10/22/2026	110335	GOLF SHOP MERCH	AUGUST 202	650.8901.3125	PRO SHOP SUPPLIES	1,824.94	1,824.94
10/22/2026	110335	SALES TAX	AUGUST 202	650.8901.3125	PRO SHOP SUPPLIES	127.75	127.75
10/22/2026	110335	GOLF MERCH SOLD	SEPTEMBE	650.8901.3125	PRO SHOP SUPPLIES	1,193.34	1,193.34
10/22/2026	110335	SALES TAX	SEPTEMBE	650.8901.3125	PRO SHOP SUPPLIES	83.53	83.53
Total NORTH IOWA GOLF LLC:							3,229.56
O'HERRON CO INC, RAY							
10/22/2026	110336	UNIFORMS	2505230	010.1101.1170	UNIFORM ALOWANCE	383.27	383.27
Total O'HERRON CO INC, RAY:							383.27
OLESON SOD COMPANY							
10/22/2026	110337	550 SQ. FEET SOD	6395	070.4504.3110	MAINTENANCE MATER	195.00	195.00
10/22/2026	110337	CREDIT FOR 2 PALLETS	6399	070.4504.3110	MAINTENANCE MATER	60.00-	60.00-
Total OLESON SOD COMPANY:							135.00
OLNEY,STEVEN							
10/22/2026	110338	ITC PUBLIC MEETING: P	10/12-10/13/	010.2601.2060	TRAVEL AND CONFER	60.00	60.00
Total OLNEY,STEVEN:							60.00
O'REILLY AUTO PARTS							
10/22/2026	110339	WASH	381373	070.4504.3310	TOOLS AND SUPPLIES	14.03	14.03
Total O'REILLY AUTO PARTS:							14.03
OVERDRIVE							
10/22/2026	110340	DIGITAL INFO	06497CP263	030.4101.3058	DIGITAL INFORMATION	11.00	11.00
Total OVERDRIVE:							11.00
PAPPAJOHN SHRIVER EIDE & NIELSEN PC							
10/22/2026	110341	PROF SRVC	64	010.6101.2660	LEGAL EXPENSE	2,546.36	2,546.36
Total PAPPAJOHN SHRIVER EIDE & NIELSEN PC:							2,546.36
PETRO BLEND CORP							
10/22/2026	110342	OIL	206963	110.2107.3260	SHOP SUPPLIES	27.36	27.36

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10/22/2026	110342	GREASE	206964	110.2107.3260	SHOP SUPPLIES	71.50	71.50
10/22/2026	110342	OIL	207545	600.8001.2190	REPAIRS AND MAINTE	104.03	104.03
10/22/2026	110342	SYN OIL	207618	110.2107.3260	SHOP SUPPLIES	68.92	68.92
10/22/2026	110342	HYD OIL	207619	820.9601.3260	SHOP SUPPLIES	1,588.50	1,588.50
Total PETRO BLEND CORP:							1,860.31
PETTY CASH - AMBULANCE							
10/22/2026	110343	RETIREE MTG & OUTRE	0063	660.1507.3035	OTHER SUPPLIES	66.17	66.17
Total PETTY CASH - AMBULANCE:							66.17
PHAM, ODESSA							
10/22/2026	110344	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	13.20	13.20
Total PHAM, ODESSA:							13.20
PLUNKETTS PEST CONTROL INC							
10/22/2026	110345	BUILDING MAINTENANC	10801366	030.4101.2190	REPAIRS AND MAINTE	109.20	109.20
Total PLUNKETTS PEST CONTROL INC:							109.20
PRITCHARD MOTOR CO OF CLEAR LAKE							
10/22/2026	110346	VEHICLE PURCHASE VIN	5743066	015.1103.4090	EQUIPMENT	46,122.68	46,122.68
10/22/2026	110346	VEHICLE PURCHASE VIN	5743067	015.1103.4090	EQUIPMENT	46,122.68	46,122.68
10/22/2026	110346	VEHICLE PURCHASE VIN	5743068	015.1103.4090	EQUIPMENT	46,122.68	46,122.68
Total PRITCHARD MOTOR CO OF CLEAR LAKE:							138,368.04
QUILL CORPORATION							
10/22/2026	110347	BUILDING SUPPLIES	50390296	030.4101.3090	BUILDING SUPPLIES	1,127.97	1,127.97
10/22/2026	110347	PENS, CLIP BOARDS, DU	50508048	600.8042.3590	MATERIAL	25.25	25.25
10/22/2026	110347	COPY PAPER	50523632	040.4202.3019	OFFICE SUPPLIES	34.99	34.99
10/22/2026	110347	DRY ERASE MARKERS	50524402	640.8305.3060	SUPPLIES & LAUNDRY	8.19	8.19
10/22/2026	110347	DRY ERASE MARKERS	50524402	820.9601.3530	GARAGE SUPPLIES	7.89	7.89
10/22/2026	110347	MECHANICAL PENCILS	50559807	600.8042.3590	MATERIAL	11.29	11.29
10/22/2026	110347	RULED PADS	50576072	600.8042.3590	MATERIAL	107.36	107.36
10/22/2026	110347	3 HOLE PUNCHS	50592924	600.8042.3590	MATERIAL	36.98	36.98
Total QUILL CORPORATION:							1,359.92
RINK-TEC INTERNATIONAL INC							
10/22/2026	110348	ARENA REPAIRS AND MA	6736	670.8923.3990	MISCELLANEOUS EXP	1,833.34	1,833.34
Total RINK-TEC INTERNATIONAL INC:							1,833.34
RITE WAY LAWN SERVICE							
10/22/2026	110349	CITIZEN WEED/MOWING	4320	010.1911.2050	CONTRACT LABOR	245.00	245.00
10/22/2026	110349	CITIZEN WEED/MOWING	4321	010.1911.2050	CONTRACT LABOR	675.00	675.00
Total RITE WAY LAWN SERVICE:							920.00
RIVER CITY AUTO SUPPLY							
10/22/2026	110350	BATTERY	016542	110.2107.3044	M/E SUPPLIES	84.79	84.79
10/22/2026	110350	HAND SCRUB	017110	820.9601.3260	SHOP SUPPLIES	50.45	50.45
10/22/2026	110350	FLASHER	017142	020.4308.3044	M/E SUPPLIES	26.15	26.15
10/22/2026	110350	2307 RPRS - CORE RETU	017146	010.1503.2140	M/E REPAIRS	31.36-	31.36-

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10/22/2026	110350	OIL	017339	820.9601.3260	SHOP SUPPLIES	5.57	5.57
10/22/2026	110350	JB WELD	017461	110.2107.3260	SHOP SUPPLIES	7.37	7.37
10/22/2026	110350	GLASS CLEANER	648173	110.2107.3260	SHOP SUPPLIES	230.26	230.26
Total RIVER CITY AUTO SUPPLY:							373.23
RIVER CITY COMMUNICATIONS							
10/22/2026	110351	NORRIS SECURITY MONI	12382	535.4401.2740	PROFESSIONAL SERV	32.00	32.00
10/22/2026	110351	NORRIS SECURITY MONI	12383	535.4401.2740	PROFESSIONAL SERV	12.00	12.00
Total RIVER CITY COMMUNICATIONS:							44.00
ROTARY INTERNATIONAL							
10/22/2026	110352	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	4.20	4.20
Total ROTARY INTERNATIONAL:							4.20
ROUTER12 NETWORKS LLC							
10/22/2026	110353	NORRIS HOT SPOT	146569	535.4401.3035	OTHER SUPPLIES	55.00	55.00
10/22/2026	110353	FREDRICK SB INTERNET	146595	530.4401.3035	OTHER SUPPLIES	55.00	55.00
Total ROUTER12 NETWORKS LLC:							110.00
SCHILLING SUPPLY COMPANY							
10/22/2026	110354	DEGREASER	1072073-00	600.8042.3590	MATERIAL	100.66	100.66
Total SCHILLING SUPPLY COMPANY:							100.66
SCHOLASTIC							
10/22/2026	110355	LIBRARY TRUST GRANT	89282189	510.4101.2910	GRANT PAYMENTS	379.93	379.93
Total SCHOLASTIC:							379.93
SCHUMACHER ELEVATOR CO							
10/22/2026	110356	BUILDING REPAIRS AND	90695941	030.4101.2190	REPAIRS AND MAINTE	684.06	684.06
Total SCHUMACHER ELEVATOR CO:							684.06
SEVERSON, LINDSEY							
10/22/2026	110357	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	135.60	135.60
Total SEVERSON, LINDSEY:							135.60
SHORT ELLIOTT HENDRICKSON INC							
10/22/2026	110358	PROFESSIONAL SERVIC	517141	603.8061.4510	BUILDING & PLANT IM	37,559.40	37,559.40
Total SHORT ELLIOTT HENDRICKSON INC:							37,559.40
SPECTRUM GROUP, THE							
10/22/2026	110359	ENVELOPES	20919	010.1911.3019	OFFICE SUPPLIES	175.00	175.00
Total SPECTRUM GROUP, THE:							175.00
STAAB CONSTRUCTION CORPORATION							
10/22/2026	110360	PLANT IMPROVMENTS	PAY 5 09302	613.8125.4690	NUTRIENT REDUCTIO	1,488,256.45	1,488,256.45

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Total STAAB CONSTRUCTION CORPORATION:							1,488,256.45
STAR TRIBUNE							
10/22/2026	110361	PERIODICALS & SUBSCR	9517926 10.	030.4101.2260	PERIODICALS AND SU	261.72	261.72
Total STAR TRIBUNE:							261.72
STATE HYGIENIC LABORATORY-AR							
10/22/2026	110362	TESTING	329730	600.8001.3990	MISCELLANEOUS EXP	50.00	50.00
Total STATE HYGIENIC LABORATORY-AR:							50.00
SUN POWERED SOLUTIONS I LLC							
10/22/2026	110363	GAS & ELECTRICITY	70001-2026-	030.4101.2160	GAS & ELECTRICITY	428.66	428.66
Total SUN POWERED SOLUTIONS I LLC:							428.66
SYLVARA, VERN							
10/22/2026	110364	3RD QUARTER ARTIST P	3RD QTR 20	040.4218.5700	PAID TO ARTIST	4.80	4.80
Total SYLVARA, VERN:							4.80
TANNERY CREEK SYSTEMS INC							
10/22/2026	110365	AUTOCHALK	2026-126	015.1103.4010	CAPITAL OUTLAY	20,610.00	20,610.00
Total TANNERY CREEK SYSTEMS INC:							20,610.00
TITAN MACHINERY							
10/22/2026	110366	VALVE BOX 74	PS1404203-	110.2107.3044	M/E SUPPLIES	519.18	519.18
10/22/2026	110366	LATCH 74	PS1406602-	110.2107.3044	M/E SUPPLIES	29.00	29.00
Total TITAN MACHINERY:							548.18
TREVIPAY							
10/22/2026	110367	WELLNESS COMMITTEE	031DFE94	010.6401.1260	WELLNESS PROGRAM	139.70	139.70
10/22/2026	110367	HALLOWEEN CANDY	0CA7CC17	010.1101.3990	MISCELLANEOUS EXP	321.32	321.32
10/22/2026	110367	REC EVENT SUPPLIES	44E92716	020.4408.3035	OTHER SUPPLIES	109.75	109.75
Total TREVIPAY:							570.77
TRUCK CENTER COMPANIES							
10/22/2026	110368	TURBOCHARGER CREDI	XA30024500	110.2107.3044	M/E SUPPLIES	312.50-	312.50-
10/22/2026	110368	MIRROR 93	XA30024821	640.8305.3044	M/E SUPPLIES	242.81	242.81
10/22/2026	110368	DRUMS 93	XA30024911	640.8305.3044	M/E SUPPLIES	381.46	381.46
10/22/2026	110368	SPRING BRAKE 93	XA30024911	640.8305.3044	M/E SUPPLIES	199.25	199.25
Total TRUCK CENTER COMPANIES:							511.02
TRUGREEN 5101							
10/22/2026	110369	WEED CONTROL	232962446	110.2105.3250	WEED CONTROL MAT	5,781.19	5,781.19
Total TRUGREEN 5101:							5,781.19
U S METALCRAFT INC							
10/22/2026	110370	VASES - OSVOG, LEONA	293402	070.4501.3330	VASES & DECORATIO	253.28	253.28

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Total U S METALCRAFT INC:							253.28
ULINE							
10/22/2026	110371	GLOVE DISPENSER	214300135	670.8923.1130	BUILDING MAINTENAN	74.08	74.08
10/22/2026	110371	SLIP RESISTANT MAT	214393464	020.4401.3035	OTHER SUPPLIES	105.59	105.59
Total ULINE:							179.67
UTILITY EQUIPMENT COMPANY							
10/22/2026	110372	6", 8" SDR 26 CITY POINT	20064341-00	613.8125.4530	COLLECTION SYSTEM	1,132.04	1,132.04
10/22/2026	110372	12", 15" SDR 35	20064341-00	620.8125.2190	REPAIRS AND MAINTE	722.68	722.68
10/22/2026	110372	ROAD BOX PARTS, HYD	20064341-00	600.8042.3590	MATERIAL	887.66	887.66
Total UTILITY EQUIPMENT COMPANY:							2,742.38
VAN DEN BROEKE, BEN							
10/22/2026	110373	IOWA SEX OFFENDER R	10/12-10/13/	010.1101.2080	EDUCATION AND TRAI	160.00	160.00
Total VAN DEN BROEKE, BEN:							160.00
VANWALL EQUIPMENT							
10/22/2026	110374	GAL. LOW VISCOSTITY H	7048851	070.4504.2140	M/E REPAIRS	66.52	66.52
10/22/2026	110374	REPAIR OF GARDEN TRA	7048910	070.4504.2140	M/E REPAIRS	536.92	536.92
10/22/2026	110374	OIL FILTER	7050929	070.4504.2140	M/E REPAIRS	10.41	10.41
Total VANWALL EQUIPMENT:							613.85
VESTIS							
10/22/2026	110375	UNIFORMS	6340615111	600.8012.2410	UNIFORM RENTAL	93.09	93.09
10/22/2026	110375	UNIFORMS	6340615558	600.8001.3060	SUPPLIES & LAUNDRY	263.57	263.57
10/22/2026	110375	HIGHLAND MOTOR SHO	6340616849	650.8908.3044	M/E SUPPLIES	62.04	62.04
10/22/2026	110375	HIGHLAND CLUBHOUSE	6340616850	650.8906.3035	OTHER SUPPLIES	202.60	202.60
10/22/2026	110375	UNIFORMS & RUGS	6340617685	110.2105.3060	SUPPLIES & LAUNDRY	122.75	122.75
10/22/2026	110375	UNIFORM RENTALS	6340617686	820.9601.3260	SHOP SUPPLIES	119.57	119.57
10/22/2026	110375	UNIFORMS	6340617687	600.8012.2410	UNIFORM RENTAL	93.09	93.09
10/22/2026	110375	UNIFORMS	6340617688	640.8305.2410	UNIFORM RENTAL	86.80	86.80
Total VESTIS:							1,043.51
WALKER, ROSE							
10/22/2026	110376	3RD QUARTER ARTIST P	3RD QTR 20	040.4218.5700	PAID TO ARTIST	21.00	21.00
Total WALKER, ROSE:							21.00
WALLACE HOLLAND KASTLER							
10/22/2026	110377	NUTRIANT REDUCTION P	59233	613.8125.4690	NUTRIENT REDUCTIO	51,856.24	51,856.24
Total WALLACE HOLLAND KASTLER:							51,856.24
WALTER BURLEY GRIFFIN SOCIETY							
10/22/2026	110378	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	18.00	18.00
Total WALTER BURLEY GRIFFIN SOCIETY:							18.00
WASTE MANAGEMENT							
10/22/2026	110379	DUMPSTER	6780520-051	600.8001.3175	FILTERS	155.54	155.54

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total WASTE MANAGEMENT:							155.54
WEBWISE SOLUTIONS INC							
10/22/2026	110380	ARENA WEBSITE	10509	670.8921.2740	PROFESSIONAL SERV	325.00	325.00
Total WEBWISE SOLUTIONS INC:							325.00
WEITZEL,PENNY							
10/22/2026	110381	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	198.60	198.60
Total WEITZEL,PENNY:							198.60
WELLMARK BLUECROSS BLUESHIELD							
10/22/2026	110382	AMB REFUND - IRF 4	MCFD20260	660.1507.5510	REFUND	108.42	108.42
Total WELLMARK BLUECROSS BLUESHIELD:							108.42
WELLPOINT							
10/22/2026	110383	AMB REFUND - IRF 4	MCFD20250	660.1507.5510	REFUND	1,414.13	1,414.13
Total WELLPOINT:							1,414.13
WILLEKE,JAN							
10/22/2026	110384	3RD QTR ARTIST PAY	3RD QTR 20	040.4218.5700	PAID TO ARTIST	6.00	6.00
Total WILLEKE,JAN:							6.00
WIMAC TEL							
10/22/2026	110385	PHONE EXPENSE	000216275	030.4101.2040	PHONE EXPENSE	91.50	91.50
Total WIMAC TEL:							91.50
WORLD BOOK INC							
10/22/2026	110386	DIGITAL INFORMATION	ARI0017723	030.4101.3058	DIGITAL INFORMATION	3,425.64	3,425.64
Total WORLD BOOK INC:							3,425.64
WYBORNY,PAM							
10/22/2026	110387	PHONE EXPENSE	NOVEMBER	030.4101.2040	PHONE EXPENSE	30.00	30.00
Total WYBORNY,PAM:							30.00
ZIEGLER							
10/22/2026	110388	SENSORS 61	IN002618392	110.2107.2140	M/E REPAIRS	266.44	266.44
Total ZIEGLER:							266.44
Grand Totals:							1,944,705.58

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

Dated: _____

Approved by: _____

_____

_____

Report Criteria:
Report type: GL detail
Invoice.Payment due date = 10/29/2026

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
AMAZON CAPITAL SERVICES							
10/29/2026	110389	LIBRARY TRUST BOOK	11T7-ND4Q-	510.4101.4020	BOOKS	313.96	313.96
10/29/2026	110389	LIBRARY TRUST BOOK	14YN-TRL3-	510.4101.4020	BOOKS	10.99	10.99
10/29/2026	110389	A/V	16NQ-XC99-	030.4101.4021	AUDIO/VISUAL	45.84	45.84
10/29/2026	110389	LIBRARY TRUST BOOK	16NQ-XC99-	510.4101.4020	BOOKS	20.40	20.40
10/29/2026	110389	LIBRARY TRUST BOOK	1999-FL9F-3	510.4101.4020	BOOKS	32.88	32.88
10/29/2026	110389	LIBRARY TRUST BOOK	19QV-VRQ7-	510.4101.4020	BOOKS	75.98	75.98
10/29/2026	110389	LIBRARY TRUST BOOK	1C7F-7T6G-	510.4101.4020	BOOKS	7.99	7.99
10/29/2026	110389	LIBRARY TRUST BOOK	1FWC-LDC1-	510.4101.4020	BOOKS	12.09	12.09
10/29/2026	110389	2316 TOOL BATTERIES	1FY1-GV7H-	010.1503.3044	M/E SUPPLIES	766.28	766.28
10/29/2026	110389	SHOP MAINT.	1FY1-GV7H-	660.1508.2150	BUILDING REPAIRS AN	39.99	39.99
10/29/2026	110389	CELL PHONE CASE, CEL	1GFK-6DL3-	600.8002.3019	OFFICE SUPPLIES	57.57	57.57
10/29/2026	110389	LIBRARY TRUST BOOK	1MKL-CNRT-	510.4101.4020	BOOKS	316.06	316.06
10/29/2026	110389	LIBRARY TRUST BOOK	1NY7-CW3P-	510.4101.4020	BOOKS	34.70	34.70
10/29/2026	110389	LIBRARY TRUST GRANT	1Q14-F7H6-	510.4101.2910	GRANT PAYMENTS	13.20	13.20
10/29/2026	110389	LIBRARY TRUST BOOK	1QDT-JMV3-	510.4101.4020	BOOKS	104.81	104.81
10/29/2026	110389	LIBRARY TRUST BOOK	1QK7-7JWG-	510.4101.4020	BOOKS	579.14	579.14
10/29/2026	110389	LIBRARY TRUST BOOK	1R7N-KLM4-	510.4101.4020	BOOKS	63.00	63.00
10/29/2026	110389	REC YOUTH VB	1VMY-47KW-	020.4408.3035	OTHER SUPPLIES	518.70	518.70
10/29/2026	110389	REC OFFICE	1VPY-93VL-	020.4401.3019	OFFICE SUPPLIES	26.55	26.55
10/29/2026	110389	OFFICE SUPPLIES	1Y3F-VQFG-	030.4101.3019	OFFICE SUPPLIES	131.65	131.65
10/29/2026	110389	LIBRARY TRUST BOOK	1YHW-3NKF-	510.4101.4020	BOOKS	1.02-	1.02-
Total AMAZON CAPITAL SERVICES:							3,170.76
AMES, HOLLY							
10/29/2026	110390	457 SUPPLIES-VOLUNTE	457 SUPPLI	020.4304.4680	OTHER IMPROVEMEN	39.93	39.93
Total AMES, HOLLY:							39.93
APEX WATER AND PROCESS INC							
10/29/2026	110391	BUILDING SUPPLIES	AR173135	030.4101.3090	BUILDING SUPPLIES	110.00	110.00
Total APEX WATER AND PROCESS INC:							110.00
ARNOLD MOTOR SUPPLY							
10/29/2026	110392	TRAFFIC CONTROL SUP	05NV183722	010.2404.3044	M/E SUPPLIES	195.99	195.99
10/29/2026	110392	TRAFFIC CONTROL TOO	05NV183738	010.2404.3044	M/E SUPPLIES	8.12	8.12
10/29/2026	110392	HIGHLAND MOTOR SUPP	05NV183857	650.8908.3044	M/E SUPPLIES	7.37	7.37
10/29/2026	110392	OIL	05NV183998	670.8923.2150	BUILDING REPAIRS AN	18.90	18.90
10/29/2026	110392	FURNACE FILTERS	05NV184097	600.8042.3590	MATERIAL	85.73	85.73
10/29/2026	110392	CLEANING SUPPLIES	05NV184214	010.1102.2140	M/E REPAIRS	90.37	90.37
Total ARNOLD MOTOR SUPPLY:							406.48
AT&T MOBILITY							
10/29/2026	110393	AMB CELL PHONES 8.20	2873149316	660.1508.2040	PHONE EXPENSE	2,680.16	2,680.16
10/29/2026	110393	FIRE CELL PHONES 8.20	2873149316	010.1502.2040	PHONE EXPENSE	1,113.83	1,113.83
Total AT&T MOBILITY:							3,793.99
AT&T MOBILITY-CC							
10/29/2026	110394	EQUIP FEES	MGT082026	010.1502.2040	PHONE EXPENSE	1.26	1.26

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10/29/2026	110394	DATA SERVICE FEES	MGT092026	660.1508.2040	PHONE EXPENSE	238.43	238.43
Total AT&T MOBILITY-CC:							239.69
ATLANTIC COCA-COLA BOTTLING CO							
10/29/2026	110395	GOLF CONCESSIONS	1000312032	650.8906.3135	CONCESSION SUPPLI	64.70	64.70
10/29/2026	110395	THEATRE CONCESSION	1000316829	680.8924.3135	CONCESSION SUPPLI	149.10	149.10
Total ATLANTIC COCA-COLA BOTTLING CO:							213.80
AUDIO VISIONS OF MINNESOTA INC							
10/29/2026	110396	BIG DADDY WEAVE	MN12666	670.8923.2723	CONTRACTUAL AGRE	3,500.00	3,500.00
Total AUDIO VISIONS OF MINNESOTA INC:							3,500.00
BAUER BUILT TIRE CENTER							
10/29/2026	110397	STEER TIRES	820096444	110.2107.2140	M/E REPAIRS	1,217.90	1,217.90
Total BAUER BUILT TIRE CENTER:							1,217.90
BFIRST INDUSTRIAL							
10/29/2026	110398	MARKING PAINT	31065402-02	600.8042.3590	MATERIAL	61.24	61.24
10/29/2026	110398	HARDWARE	31065563-00	820.9601.3260	SHOP SUPPLIES	27.48	27.48
10/29/2026	110398	STREET SIGN HARDWAR	31065564-00	110.2103.2350	TRAFFIC SIGNS REPAI	173.44	173.44
Total BFIRST INDUSTRIAL:							262.16
BOCKELMANN, COLE							
10/29/2026	110399	ICMA ANNUAL CONF: LO	10/17-10/21/	010.6201.2060	TRAVEL AND CONFER	1,394.36	1,394.36
10/29/2026	110399	ICMA ANNUAL CONF: PE	10/17-10/21/	010.6201.2060	TRAVEL AND CONFER	190.00	190.00
10/29/2026	110399	ICMA ANNUAL CONF: UB	10/17-10/21/	010.6201.2060	TRAVEL AND CONFER	147.34	147.34
10/29/2026	110399	ICMA ANNUAL CONF: BA	10/17-10/21/	010.6201.2060	TRAVEL AND CONFER	50.00	50.00
Total BOCKELMANN, COLE:							1,781.70
BOEHJE, RAYMOND							
10/29/2026	110400	OVERPAYMENT: 254 PAR	166-1720-01	600.8011.5510	REFUND	58.47	58.47
Total BOEHJE, RAYMOND:							58.47
BOUND TREE MEDICAL LLC							
10/29/2026	110401	EMS SUPPLIES	86399323	660.1509.3070	MEDICAL SUPPLIES	89.20	89.20
10/29/2026	110401	EMS SUPPLIES	86405774	660.1509.3070	MEDICAL SUPPLIES	360.86	360.86
Total BOUND TREE MEDICAL LLC:							450.06
BRADS AUTO REPAIR							
10/29/2026	110402	TIRE REPAIR	I023850	010.1102.2140	M/E REPAIRS	36.39	36.39
Total BRADS AUTO REPAIR:							36.39
BROTHERS MARKET INC							
10/29/2026	110403	PLUMBING SUPPLIES	129202	020.4306.2150	BUILDING REPAIRS AN	18.57	18.57
10/29/2026	110403	BRASS FITTINGS	129247	610.8121.3110	MAINTENANCE MATER	68.75	68.75
Total BROTHERS MARKET INC:							87.32

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BUILDERS FIRSTSOURCE							
10/29/2026	110404	ROOFING NAILS	700738032	110.2109.2190	REPAIRS AND MAINTE	5.99	5.99
10/29/2026	110404	BUILDING ADD ON SUPP	902615297	110.2109.2190	REPAIRS AND MAINTE	201.73	201.73
10/29/2026	110404	STORM SEWER REBAR	902623145	620.8125.4610	STORM SEWERS	331.60	331.60
10/29/2026	110404	BUILDING ADD ON LUMB	902623208	110.2109.2190	REPAIRS AND MAINTE	464.98	464.98
10/29/2026	110404	BUILDING ADD ON	902627762	110.2109.2190	REPAIRS AND MAINTE	88.32	88.32
Total BUILDERS FIRSTSOURCE:							1,092.62
BURNETT, AARON							
10/29/2026	110405	ICMA ANNUAL CONF: LO	10/16-10/22/	010.6105.2060	TRAVEL AND CONFER	849.12	849.12
10/29/2026	110405	ICMA ANNUAL CONF: LO	10/16-10/22/	010.6105.2060	TRAVEL AND CONFER	170.00	170.00
10/29/2026	110405	ICMA ANNUAL CONF: LO	10/16-10/22/	010.6105.2060	TRAVEL AND CONFER	200.72	200.72
Total BURNETT, AARON:							1,219.84
CAMPBELL SUPPLY CO							
10/29/2026	110406	BOOTS	INV-0076041	600.8042.3590	MATERIAL	21.00	21.00
Total CAMPBELL SUPPLY CO:							21.00
CARD CUSTOM AUDIO/VIDEO							
10/29/2026	110407	MUSEUM AUDIO	106	015.4203.4090	EQUIPMENT	15,738.72	15,738.72
Total CARD CUSTOM AUDIO/VIDEO:							15,738.72
CEMSTONE CONCRETE MATERIALS LLC							
10/29/2026	110408	SEWER CONCRETE	8259912	610.8123.3210	PAVING REPAIR MATE	433.70	433.70
10/29/2026	110408	STORM SEWER CONCRE	8276971	620.8125.4610	STORM SEWERS	582.50	582.50
10/29/2026	110408	STORM SEWER CONCRE	8278968	620.8125.4610	STORM SEWERS	497.00	497.00
10/29/2026	110408	MEADOWBROOK	8280139	110.2101.4577	CITY SIDEWALKS	867.25	867.25
10/29/2026	110408	MAIN BREAK CONCRETE	8281782	600.8002.3470	MAINS - REPAIR MATE	844.65	844.65
10/29/2026	110408	MAIN BREAK CONCRETE	8281786	600.8002.3470	MAINS - REPAIR MATE	731.50	731.50
10/29/2026	110408	STORM SEWER CONCRE	8283517	620.8125.4610	STORM SEWERS	3,872.00	3,872.00
Total CEMSTONE CONCRETE MATERIALS LLC:							7,828.60
CENTRAL LOCK & KEY							
10/29/2026	110409	3RD FLOOR CAMERA RE	E12226	015.6900.4060	OFFICE EQUIPMENT	526.60	526.60
Total CENTRAL LOCK & KEY:							526.60
CENTURYLINK							
10/29/2026	110411	INSP ASST	334036244 1	010.1701.2040	PHONE EXPENSE	41.60	41.60
10/29/2026	110411	INSP RAY	334036244 1	010.5401.2040	PHONE EXPENSE	20.80	20.80
10/29/2026	110411	INSP ELEC	334036244 1	010.1904.2040	PHONE EXPENSE	20.80	20.80
10/29/2026	110411	HUMAN RIGHTS	334036244 1	010.3801.2040	PHONE EXPENSE	62.40	62.40
10/29/2026	110411	TRANSIT	334036244 1	080.5801.2040	PHONE EXPENSE	62.40	62.40
10/29/2026	110411	MAYOR SEC	334036244 1	010.6101.2040	PHONE EXPENSE	41.60	41.60
10/29/2026	110411	ADMINISTRATOR	334036244 1	010.6105.2040	PHONE EXPENSE	41.60	41.60
10/29/2026	110411	FINANCE DP	334036244 1	010.6201.2040	PHONE EXPENSE	104.00	104.00
10/29/2026	110411	CLERK FAX	334036244 1	010.6204.2040	PHONE EXPENSE	62.40	62.40
10/29/2026	110411	CITY GEN	334036244 1	010.6206.2040	PHONE EXPENSE	241.58	241.58
10/29/2026	110411	PERSONNEL	334036244 1	010.6401.2040	PHONE EXPENSE	41.60	41.60
10/29/2026	110411	LAN ROOM	334036244 1	010.6206.2040	PHONE EXPENSE	20.80	20.80
10/29/2026	110411	PLAN & ZONE	334036244 1	010.5401.2040	PHONE EXPENSE	41.60	41.60
10/29/2026	110411	ENG DEPT	334036244 1	010.2601.2040	PHONE EXPENSE	145.60	145.60

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10/29/2026	110411	PARKS	334036244 1	020.4301.2040	PHONE EXPENSE	20.80	20.80
10/29/2026	110411	CEMETERY	334036244 1	070.4501.2040	PHONE EXPENSE	25.00	25.00
10/29/2026	110411	NEIGHBORHOOD	334036244 1	010.1911.2040	PHONE EXPENSE	20.80	20.80
10/29/2026	110411	STOREROOM	334036244 1	600.8002.2040	PHONE EXPENSE	20.80	20.80
10/29/2026	110411	CASHIER	334036244 1	600.8011.2040	PHONE EXPENSE	62.40	62.40
10/29/2026	110411	WASTE WTR	334036244 1	610.8121.2040	PHONE EXPENSE	41.60	41.60
10/29/2026	110411	SANITATION	334036244 1	640.8305.2040	PHONE EXPENSE	41.60	41.60
10/29/2026	110411	INT SERV	334036244 1	820.9601.2040	PHONE EXPENSE	20.80	20.80
10/29/2026	110410	POLICE	804505621	010.1101.2040	PHONE EXPENSE	2.45	2.45
10/29/2026	110410	INSP ELEC	804505621	010.1701.2040	PHONE EXPENSE	9.80	9.80
10/29/2026	110410	HUMAN RIGHTS	804505621	010.3802.2040	PHONE EXPENSE	2.45	2.45
10/29/2026	110410	MAYOR SEC	804505621	010.6101.2040	PHONE EXPENSE	2.45	2.45
10/29/2026	110410	ADMINISTRATOR	804505621	010.6105.2040	PHONE EXPENSE	2.45	2.45
10/29/2026	110410	FINANCE DP	804505621	010.6201.2040	PHONE EXPENSE	7.35	7.35
10/29/2026	110410	CLERK FAX	804505621	010.6204.2040	PHONE EXPENSE	2.45	2.45
10/29/2026	110410	CITY GEN	804505621	010.6206.2040	PHONE EXPENSE	53.41	53.41
10/29/2026	110410	PLAN & ZONE	804505621	010.5401.2040	PHONE EXPENSE	2.45	2.45
10/29/2026	110410	ENG DEPT	804505621	010.2601.2040	PHONE EXPENSE	4.90	4.90
10/29/2026	110410	PARKS	804505621	020.4301.2040	PHONE EXPENSE	2.45	2.45
10/29/2026	110410	RECREATION	804505621	020.4401.2040	PHONE EXPENSE	9.80	9.80
10/29/2026	110410	CAMPGRNDS	804505621	020.4410.2040	PHONE EXPENSE	3.24	3.24
10/29/2026	110410	LIBRARY FAX	804505621	030.4101.2040	PHONE EXPENSE	17.62	17.62
10/29/2026	110410	CEMETERY	804505621	070.4501.2040	PHONE EXPENSE	2.45	2.45
10/29/2026	110410	STREET FX	804505621	110.2105.2040	PHONE EXPENSE	15.84	15.84
10/29/2026	110410	NEIGHBORHOOD SERV	804505621	010.1911.2040	PHONE EXPENSE	5.28	5.28
10/29/2026	110410	GOLF CRS	804505621	650.8901.2040	PHONE EXPENSE	9.80	9.80
10/29/2026	110410	STOREROOM	804505621	600.8002.2040	PHONE EXPENSE	9.63	9.63
10/29/2026	110410	WTR PUMP	804505621	600.8001.2040	PHONE EXPENSE	9.80	9.80
10/29/2026	110410	CASHIER	804505621	600.8011.2040	PHONE EXPENSE	7.35	7.35
10/29/2026	110410	WASTE WTR	804505621	610.8121.2040	PHONE EXPENSE	11.11	11.11
10/29/2026	110410	SANITATION	804505621	640.8305.2040	PHONE EXPENSE	4.90	4.90
10/29/2026	110410	INT SERV	804505621	820.9601.2040	PHONE EXPENSE	2.45	2.45
Total CENTURYLINK:							1,404.46
CITY OF MASON CITY							
10/29/2026	110414	POLICE	10/30/26 FIC	112.1101.1040	FICA	3,442.12	3,442.12
10/29/2026	110414	FIRE	10/30/26 FIC	112.1501.1040	FICA	1,556.22	1,556.22
10/29/2026	110414	BUILDING INSPECTOR	10/30/26 FIC	112.1701.1040	FICA	184.58	184.58
10/29/2026	110414	ANIMAL CONTROL	10/30/26 FIC	112.1901.1040	FICA	248.04	248.04
10/29/2026	110414	ELECTRICAL INSPECTO	10/30/26 FIC	112.1904.1040	FICA	221.36	221.36
10/29/2026	110414	PLUMBING INSPECTOR	10/30/26 FIC	112.1907.1040	FICA	271.06	271.06
10/29/2026	110414	NEIGHBORHOOD SERVI	10/30/26 FIC	112.1911.1040	FICA	705.86	705.86
10/29/2026	110414	TRAFFIC CONTROL	10/30/26 FIC	112.2404.1040	FICA	211.82	211.82
10/29/2026	110414	ENGINEERING	10/30/26 FIC	112.2601.1040	FICA	1,238.24	1,238.24
10/29/2026	110414	HEALTH DEPARTMENT	10/30/26 FIC	112.3401.1040	FICA	221.73	221.73
10/29/2026	110414	YOUTH TASK FORCE	10/30/26 FIC	010.3900.1040	FICA	226.87	226.87
10/29/2026	110414	PLANNING & ZONING	10/30/26 FIC	112.5401.1040	FICA	1,097.32	1,097.32
10/29/2026	110414	TRANSIT	10/30/26 FIC	080.5801.1040	FICA	159.97	159.97
10/29/2026	110414	CITY TRANSIT	10/30/26 FIC	080.5802.1040	FICA	1,068.15	1,068.15
10/29/2026	110414	MAYOR & COUNCIL	10/30/26 FIC	112.6101.1040	FICA	52.07	52.07
10/29/2026	110414	CITY ADMINISTRATOR	10/30/26 FIC	112.6105.1040	FICA	410.27	410.27
10/29/2026	110414	FINANCE	10/30/26 FIC	112.6201.1040	FICA	1,344.52	1,344.52
10/29/2026	110414	INFORMATION TECH	10/30/26 FIC	112.6202.1040	FICA	257.41	257.41
10/29/2026	110414	GIS TECHNOLOGY	10/30/26 FIC	112.6203.1040	FICA	215.05	215.05
10/29/2026	110414	CITY CLERK	10/30/26 FIC	112.6204.1040	FICA	269.22	269.22
10/29/2026	110414	HUMAN RESOURCES	10/30/26 FIC	112.6401.1040	FICA	787.30	787.30

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
10/29/2026	110414	PARKS	10/30/26 FIC	112.4301.1040	FICA	1,316.24	1,316.24
10/29/2026	110414	RECREATION	10/30/26 FIC	112.4401.1040	FICA	1,897.70	1,897.70
10/29/2026	110414	SWIMMING POOL	10/30/26 FIC	112.4401.1040	FICA	40.71	40.71
10/29/2026	110414	LIBRARY	10/30/26 FIC	030.4101.1040	FICA	2,576.57	2,576.57
10/29/2026	110414	MUSEUM	10/30/26 FIC	040.4202.1040	FICA	1,033.26	1,033.26
10/29/2026	110414	MUSEUM GRANTS	10/30/26 FIC	040.4222.1040	FICA	141.00	141.00
10/29/2026	110414	AIRPORT	10/30/26 FIC	050.2801.1040	FICA	1,238.58	1,238.58
10/29/2026	110414	CEMETERY	10/30/26 FIC	070.4501.1040	FICA	837.18	837.18
10/29/2026	110414	STREET	10/30/26 FIC	110.2105.1040	FICA	4,117.79	4,117.79
10/29/2026	110414	CDBG-OOREHAB	10/30/26 FIC	147.5917.1040	FICA	58.98	58.98
10/29/2026	110414	CITY ADMINISTERED GR	10/30/26 FIC	142.5910.1040	FICA	39.31	39.31
10/29/2026	110414	R C RENAISSANCE	10/30/26 FIC	680.7537.1040	FICA	521.05	521.05
10/29/2026	110414	WATER	10/30/26 FIC	600.8012.1040	FICA	4,600.62	4,600.62
10/29/2026	110414	WATER-MR	10/30/26 FIC	600.8012.1040	FICA	211.88	211.88
10/29/2026	110414	WATER-SO	10/30/26 FIC	600.8012.1040	FICA	176.35	176.35
10/29/2026	110414	SEWER-SO	10/30/26 FIC	610.8121.1040	FICA	176.34	176.34
10/29/2026	110414	SEWER	10/30/26 FIC	610.8121.1040	FICA	3,576.33	3,576.33
10/29/2026	110414	SANITARY SEWER MAIN	10/30/26 FIC	610.8123.1040	FICA	384.54	384.54
10/29/2026	110414	PARKING	10/30/26 FIC	630.8203.1040	FICA	150.31	150.31
10/29/2026	110414	SANITATION	10/30/26 FIC	640.8305.1040	FICA	2,052.04	2,052.04
10/29/2026	110414	GOLF COURSE	10/30/26 FIC	650.8901.1040	FICA	946.56	946.56
10/29/2026	110414	FIRE-AMBULANCE	10/30/26 FIC	660.1507.1040	FICA	521.28	521.28
10/29/2026	110414	REC ARENA	10/30/26 FIC	670.8921.1040	FICA	472.92	472.92
10/29/2026	110414	INTERNAL SERV	10/30/26 FIC	820.9601.1040	FICA	625.50	625.50
10/29/2026	110412	APPLIED PAYMENT TO W	272-2720-02	600.8011.5510	REFUND	91.27	91.27
10/29/2026	110412	APPLIED PAYMENT TO W	272-2720-02	610.8121.5510	REFUND	50.43	50.43
10/29/2026	110412	APPLIED PAYMENT TO W	272-2720-02	620.8125.5510	REFUND	10.18	10.18
10/29/2026	110412	APPLIED PAYMENT TO W	272-2720-02	640.8305.5510	REFUND	48.12	48.12
10/29/2026	110413	SEPTEMBER '26 INT SRV	OCT '26 OC	010.1102.2140	M/E REPAIRS	1,175.92	1,175.92
10/29/2026	110413	SEPTEMBER '26 INT SRV	OCT '26 OC	010.1503.3044	M/E SUPPLIES	7.87	7.87
10/29/2026	110413	SEPTEMBER '26 INT SRV	OCT '26 OC	010.1503.2140	M/E REPAIRS	85.00	85.00
10/29/2026	110413	SEPTEMBER '26 INT SRV	OCT '26 OC	010.6501.2190	REPAIRS AND MAINTE	170.00	170.00
10/29/2026	110413	SEPTEMBER '26 INT SRV	OCT '26 OC	020.4304.1220	GROUNDS MAINTENA	85.00	85.00
10/29/2026	110413	SEPTEMBER '26 INT SRV	OCT '26 OC	020.4401.2140	M/E REPAIRS	127.50	127.50
10/29/2026	110413	SEPTEMBER '26 INT SRV	OCT '26 OC	070.4504.2150	BUILDING REPAIRS AN	425.00	425.00
10/29/2026	110413	SEPTEMBER '26 INT SRV	OCT '26 OC	110.2103.2360	TRAFFIC SIGNAL REP	3,463.75	3,463.75
10/29/2026	110413	SEPTEMBER '26 INT SRV	OCT '26 OC	110.2107.2140	M/E REPAIRS	5,950.00	5,950.00
10/29/2026	110413	SEPTEMBER '26 INT SRV	OCT '26 OC	110.2107.3044	M/E SUPPLIES	2,714.31	2,714.31
10/29/2026	110413	SEPTEMBER '26 INT SRV	OCT '26 OC	110.2301.2190	REPAIRS AND MAINTE	6,247.50	6,247.50
10/29/2026	110413	SEPTEMBER '26 INT SRV	OCT '26 OC	680.7537.3990	MISCELLANEOUS EXP	467.50	467.50
10/29/2026	110413	SEPTEMBER '26 INT SRV	OCT '26 OC	535.4401.4830	BALL DIAMONDS	85.00	85.00
10/29/2026	110413	SEPTEMBER '26 INT SRV	OCT '26 OC	600.8001.2150	BUILDING REPAIRS AN	340.00	340.00
10/29/2026	110413	SEPTEMBER '26 INT SRV	OCT '26 OC	600.8001.2190	REPAIRS AND MAINTE	232.20	232.20
10/29/2026	110413	SEPTEMBER '26 INT SRV	OCT '26 OC	610.8121.2190	REPAIRS AND MAINTE	340.00	340.00
10/29/2026	110413	SEPTEMBER '26 INT SRV	OCT '26 OC	630.8201.2190	REPAIRS AND MAINTE	765.00	765.00
10/29/2026	110413	SEPTEMBER '26 INT SRV	OCT '26 OC	630.8202.2190	REPAIRS AND MAINTE	340.00	340.00
10/29/2026	110413	SEPTEMBER '26 INT SRV	OCT '26 OC	640.8305.2140	M/E REPAIRS	127.50	127.50
10/29/2026	110413	GASOHOL-SEPTEMBER	OCT '26 OC	010.1503.3750	FUEL	724.67	724.67
10/29/2026	110413	GASOHOL-SEPTEMBER	OCT '26 OC	660.1509.3750	FUEL	2,913.31	2,913.31
10/29/2026	110413	GASOHOL-SEPTEMBER	OCT '26 OC	010.1901.3750	FUEL	199.00	199.00
10/29/2026	110413	GASOHOL-SEPTEMBER	OCT '26 OC	010.1904.3750	FUEL	88.37	88.37
10/29/2026	110413	GASOHOL-SEPTEMBER	OCT '26 OC	010.1701.3750	FUEL	138.98	138.98
10/29/2026	110413	GASOHOL-SEPTEMBER	OCT '26 OC	010.2601.3750	FUEL	722.23	722.23
10/29/2026	110413	GASOHOL-SEPTEMBER	OCT '26 OC	010.1911.3750	FUEL	398.49	398.49
10/29/2026	110413	GASOHOL-SEPTEMBER	OCT '26 OC	020.4308.3750	FUEL	1,343.47	1,343.47
10/29/2026	110413	GASOHOL-SEPTEMBER	OCT '26 OC	020.4401.3750	FUEL	192.62	192.62
10/29/2026	110413	GASOHOL-SEPTEMBER	OCT '26 OC	110.2107.3750	FUEL	106.92	106.92

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
10/29/2026	110413	GASOHOL-SEPTEMBER	OCT '26 OC	110.2107.3750	FUEL	999.88	999.88
10/29/2026	110413	GASOHOL-SEPTEMBER	OCT '26 OC	600.8012.3750	FUEL	1,706.08	1,706.08
10/29/2026	110413	GASOHOL-SEPTEMBER	OCT '26 OC	610.8121.3160	FUEL	1,406.57	1,406.57
10/29/2026	110413	GASOHOL-SEPTEMBER	OCT '26 OC	640.8305.3750	FUEL	184.13	184.13
10/29/2026	110413	GASOHOL-SEPTEMBER	OCT '26 OC	080.5802.3570	GASOLINE	10,745.27	10,745.27
10/29/2026	110413	GASOHOL-SEPTEMBER	OCT '26 OC	010.1102.3750	FUEL	21,869.99-	21,869.99-
Total CITY OF MASON CITY:							65,251.27
CITY OF MASON CITY IPERS							
10/29/2026	110415	POLICE	10/30/2026 I	112.1101.1050	IPERS	1,287.75	1,287.75
10/29/2026	110415	FIRE	10/30/2026 I	112.1501.1050	IPERS	176.06	176.06
10/29/2026	110415	BUILDING INSPECTOR	10/30/2026 I	112.1701.1050	IPERS	227.78	227.78
10/29/2026	110415	ANIMAL CONTROL	10/30/2026 I	112.1901.1050	IPERS	306.09	306.09
10/29/2026	110415	ELECTRICAL INSPECTO	10/30/2026 I	112.1904.1050	IPERS	273.16	273.16
10/29/2026	110415	PLUMBING INSPECTOR	10/30/2026 I	112.1907.1050	IPERS	334.48	334.48
10/29/2026	110415	NEIGHBORHOOD SERVI	10/30/2026 I	112.1911.1050	IPERS	871.02	871.02
10/29/2026	110415	TRAFFIC CONTROL	10/30/2026 I	112.2404.1050	IPERS	261.38	261.38
10/29/2026	110415	ENGINEERING	10/30/2026 I	112.2601.1050	IPERS	1,528.01	1,528.01
10/29/2026	110415	HEALTH DEPARTMENT	10/30/2026 I	112.3401.1050	IPERS	273.61	273.61
10/29/2026	110415	YOUTH TASK FORCE	10/30/2026 I	010.3900.1050	IPERS	279.96	279.96
10/29/2026	110415	PLANNING & ZONING	10/30/2026 I	112.5401.1050	IPERS	1,354.07	1,354.07
10/29/2026	110415	TRANSIT	10/30/2026 I	080.5801.1050	IPERS	197.42	197.42
10/29/2026	110415	CITY TRANSIT	10/30/2026 I	080.5802.1050	IPERS	1,318.00	1,318.00
10/29/2026	110415	MAYOR & COUNCIL	10/30/2026 I	112.6101.1050	IPERS	339.05	339.05
10/29/2026	110415	CITY ADMINISTRATOR	10/30/2026 I	112.6105.1050	IPERS	1,225.93	1,225.93
10/29/2026	110415	FINANCE	10/30/2026 I	112.6201.1050	IPERS	1,659.09	1,659.09
10/29/2026	110415	INFORMATION TECH	10/30/2026 I	112.6202.1050	IPERS	317.64	317.64
10/29/2026	110415	GIS TECH	10/30/2026 I	112.6203.1050	IPERS	265.37	265.37
10/29/2026	110415	CITY CLERK	10/30/2026 I	112.6204.1050	IPERS	332.22	332.22
10/29/2026	110415	HUMAN RESOURCES	10/30/2026 I	112.6401.1050	IPERS	971.53	971.53
10/29/2026	110415	PARKS	10/30/2026 I	112.4301.1050	IPERS	1,507.90	1,507.90
10/29/2026	110415	RECREATION	10/30/2026 I	112.4401.1050	IPERS	2,048.79	2,048.79
10/29/2026	110415	LIBRARY	10/30/2026 I	030.4101.1050	IPERS	3,179.47	3,179.47
10/29/2026	110415	MUSEUM	10/30/2026 I	040.4202.1050	IPERS	1,275.05	1,275.05
10/29/2026	110415	MUSEUM GRANTS	10/30/2026 I	040.4222.1050	IPERS	173.99	173.99
10/29/2026	110415	AIRPORT	10/30/2026 I	050.2801.1050	IPERS	1,528.38	1,528.38
10/29/2026	110415	CEMETERY	10/30/2026 I	070.4501.1050	IPERS	953.97	953.97
10/29/2026	110415	STREET	10/30/2026 I	110.2105.1050	IPERS	4,859.77	4,859.77
10/29/2026	110415	R C RENAISSANCE	10/30/2026 I	680.7537.1050	IPERS	566.52	566.52
10/29/2026	110415	CITY ADMINISTERED GR	10/30/2026 I	142.5910.1050	IPERS	48.52	48.52
10/29/2026	110415	LHAP	10/30/2026 I	147.5917.1050	IPERS	72.77	72.77
10/29/2026	110415	WATER	10/30/2026 I	600.8012.1050	IPERS	5,677.06	5,677.06
10/29/2026	110415	WATER-MR	10/30/2026 I	600.8012.1050	IPERS	261.45	261.45
10/29/2026	110415	WATER-SO	10/30/2026 I	600.8012.1050	IPERS	217.62	217.62
10/29/2026	110415	SEWER-SO	10/30/2026 I	610.8121.1050	IPERS	217.60	217.60
10/29/2026	110415	SEWER	10/30/2026 I	610.8121.1050	IPERS	4,413.16	4,413.16
10/29/2026	110415	SANITARY SEWER MAIN	10/30/2026 I	610.8123.1050	IPERS	474.51	474.51
10/29/2026	110415	PARKING	10/30/2026 I	630.8203.1050	IPERS	185.48	185.48
10/29/2026	110415	SANITATION	10/30/2026 I	640.8305.1050	IPERS	2,532.18	2,532.18
10/29/2026	110415	GOLF COURSE	10/30/2026 I	650.8901.1050	IPERS	1,012.21	1,012.21
10/29/2026	110415	AMBULANCE	10/30/2026 I	660.1507.1050	IPERS	113.90	113.90
10/29/2026	110415	RCR ARENA	10/30/2026 I	670.8921.1050	IPERS	513.95	513.95
10/29/2026	110415	INTERNAL SERVICE	10/30/2026 I	820.9601.1050	IPERS	771.87	771.87
Total CITY OF MASON CITY IPERS:							46,405.74

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
COLUMN SOFTWARE PBC							
10/29/2026	110416	GLOBE GAZETTE NOTIC	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	151.12	151.12
10/29/2026	110416	GLOBE GAZETTE NOTIC	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	448.34	448.34
10/29/2026	110416	GLOBE GAZETTE NOTIC	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	96.01	96.01
Total COLUMN SOFTWARE PBC:							695.47
CONSOLIDATED ELECTRICAL DIST							
10/29/2026	110417	STREET LIGHT BREAKER	1252067	110.2101.4670	STREET LIGHTING	125.00	125.00
10/29/2026	110417	FAN ONLY WHISPER	1253426	110.2109.2190	REPAIRS AND MAINTE	129.69	129.69
Total CONSOLIDATED ELECTRICAL DIST:							254.69
CONSOLIDATED ENERGY COMPANY							
10/29/2026	110418	ARENA ZAMBONI PROPA	4269074	670.8923.3035	OTHER SUPPLIES	79.20	79.20
10/29/2026	110418	PARKS GAS 40.4 @ $4.75	4286251	110.2107.3750	FUEL	191.70	191.70
10/29/2026	110418	STREET 500 @ $5.65	4304199	110.2107.3750	FUEL	2,825.00	2,825.00
10/29/2026	110418	DISCOUNT	4304199	110.2107.3750	FUEL	25.00-	25.00-
10/29/2026	110418	WASTE WATER 2000 @ $	4305740	610.8121.3160	FUEL	11,200.00	11,200.00
10/29/2026	110418	DISCOUNT	4305740	610.8121.3160	FUEL	100.00-	100.00-
10/29/2026	110418	POLICE 8001 @ $3.49	4306357	010.1102.3750	FUEL	27,915.49	27,915.49
Total CONSOLIDATED ENERGY COMPANY:							42,086.39
DAHLEY,JUDITH KAY							
10/29/2026	110419	PROF SRVC - TRANSCRI	10202026	010.6204.2740	PROFESSIONAL SERV	100.00	100.00
Total DAHLEY,JUDITH KAY:							100.00
DAVIDSON, JEAN							
10/29/2026	110420	OVERPAYMENT: 41 WES	121-3160-01	600.8011.5510	REFUND	113.17	113.17
10/29/2026	110420	OVERPAYMENT: 41 WES	121-3160-01	610.8121.5510	REFUND	63.43	63.43
10/29/2026	110420	OVERPAYMENT: 41 WES	121-3160-01	620.8125.5510	REFUND	5.77	5.77
10/29/2026	110420	OVERPAYMENT: 41 WES	121-3160-01	640.8305.5510	REFUND	120.47	120.47
Total DAVIDSON, JEAN:							302.84
DES MOINES REGISTER, THE							
10/29/2026	110421	PERIODICALS/SUBSCRIP	DM1302377	030.4101.2260	PERIODICALS AND SU	87.72	87.72
Total DES MOINES REGISTER, THE:							87.72
DIATHRIVE INC							
10/29/2026	110422	01/31/2026 CLAIMS	CGM-012026	800.9401.5265	HEALTH CARE CLAIMS	1,373.00	1,373.00
10/29/2026	110422	02/13/2026 CLAIMS	CGM-022026	800.9401.5265	HEALTH CARE CLAIMS	2,164.30	2,164.30
10/29/2026	110422	11/12/2025 CLAIMS	CGM-112025	800.9401.5265	HEALTH CARE CLAIMS	1,373.00	1,373.00
10/29/2026	110422	11/30/2025 CLAIMS	CGM-112025	800.9401.5265	HEALTH CARE CLAIMS	731.48	731.48
10/29/2026	110422	12/19/2025 CLAIMS	CGM-122025	800.9401.5265	HEALTH CARE CLAIMS	1,648.00	1,648.00
10/29/2026	110422	10/30/2025 CLAIMS	S20519	800.9401.5265	HEALTH CARE CLAIMS	900.00	900.00
10/29/2026	110422	11/06/2025 CLAIMS	S20658	800.9401.5265	HEALTH CARE CLAIMS	900.00	900.00
10/29/2026	110422	12/11/2025 CLAIMS	S21044	800.9401.5265	HEALTH CARE CLAIMS	900.00	900.00
10/29/2026	110422	01/12/2026 CLAIMS	S21427	800.9401.5265	HEALTH CARE CLAIMS	900.00	900.00
10/29/2026	110422	02/06/2026 CLAIMS	S21810	800.9401.5265	HEALTH CARE CLAIMS	900.00	900.00
10/29/2026	110422	03/10/2026 CLAIMS	S22196	800.9401.5265	HEALTH CARE CLAIMS	900.00	900.00
10/29/2026	110422	04/12/2026 CLAIMS	S22592	800.9401.5265	HEALTH CARE CLAIMS	900.00	900.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total DIATHRIVE INC:							13,589.78
DIGITECH COMPUTER LLC							
10/29/2026	110423	AMB BILLING - SEPT 202	618004791	660.1507.2740	PROFESSIONAL SERV	9,574.84	9,574.84
Total DIGITECH COMPUTER LLC:							9,574.84
ECHO ELECTRIC							
10/29/2026	110424	SUPPLIES FOR STREET	S012384245.	110.2101.4670	STREET LIGHTING	1,000.00	1,000.00
10/29/2026	110424	SB MALL ELECTRICAL S	S012469490.	680.7537.3090	BUILDING SUPPLIES	59.95	59.95
Total ECHO ELECTRIC:							1,059.95
EMSLRC							
10/29/2026	110425	BLS CARDS	57959	660.1507.2080	EDUCATION AND TRAI	19.50	19.50
10/29/2026	110425	ACLS CARDS	57973	660.1507.2080	EDUCATION AND TRAI	60.00	60.00
10/29/2026	110425	PALS CARDS	57982	660.1507.2080	EDUCATION AND TRAI	75.00	75.00
Total EMSLRC:							154.50
FAREWAY STORE							
10/29/2026	110426	CAMPGROUND SUPPLIE	153351	020.4410.3130	CAMPGROUND SUPPL	56.90	56.90
10/29/2026	110426	CAMPGROUND SUPPLIE	362030	020.4410.3130	CAMPGROUND SUPPL	35.94	35.94
10/29/2026	110426	CAMPGROUND SUPPLIE	377888	020.4410.3130	CAMPGROUND SUPPL	42.40	42.40
Total FAREWAY STORE:							135.24
FARM & HOME PUBLISHERS							
10/29/2026	110427	ARENA DASHER	2026-268436	670.8921.2740	PROFESSIONAL SERV	112.00	112.00
10/29/2026	110427	ARENA DASHER	2026-268460	670.8921.2740	PROFESSIONAL SERV	112.00	112.00
Total FARM & HOME PUBLISHERS:							224.00
FLOYD & LEONARD AUTO ELECTRIC							
10/29/2026	110428	OIL PUMP	218518	020.4308.3044	M/E SUPPLIES	87.77	87.77
10/29/2026	110428	CAMPGROUND SUPPLIE	218740	020.4410.3130	CAMPGROUND SUPPL	7.50	7.50
Total FLOYD & LEONARD AUTO ELECTRIC:							95.27
GALLS							
10/29/2026	110429	PANTS	036713700	010.1101.1170	UNIFORM ALOWANCE	72.58	72.58
Total GALLS:							72.58
GFC LEASING - WI							
10/29/2026	110430	COPIER LEASE	I618099	010.1101.2090	EQUIPMENT MAINTEN	553.89	553.89
10/29/2026	110430	LEXMARK COPIER LEAS	I620208	010.1501.3019	OFFICE SUPPLIES	27.18	27.18
Total GFC LEASING - WI:							581.07
GLOBE GAZETTE CIRCULATION DEPT							
10/29/2026	110431	ANNUAL GLOBE SUBSCR	122-0002512	010.6101.2030	DUES & PUBLICATION	777.39	777.39
Total GLOBE GAZETTE CIRCULATION DEPT:							777.39

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GRAINGER							
10/29/2026	110432	BELT THICKENER PART	9117358458	610.8121.2190	REPAIRS AND MAINTE	1,295.83	1,295.83
10/29/2026	110432	RECYCLING DECAL	9131532179	640.8305.3060	SUPPLIES & LAUNDRY	20.34	20.34
Total GRAINGER:							1,316.17
GREENS KEEPERS LAWN CARE							
10/29/2026	110433	HIGHLAND AERATION	1173	650.8904.3110	MAINTENANCE MATER	2,860.00	2,860.00
Total GREENS KEEPERS LAWN CARE:							2,860.00
HEARTLAND ASPHALT							
10/29/2026	110434	COLD MIX	47207	110.2111.3210	PAVING REPAIR MATE	681.60	681.60
Total HEARTLAND ASPHALT:							681.60
HEWETT WHOLESALE INC							
10/29/2026	110435	REC OFFICE SUPPLIES	257526	020.4401.3019	OFFICE SUPPLIES	84.37	84.37
Total HEWETT WHOLESALE INC:							84.37
HUBER SUPPLY COMPANY							
10/29/2026	110436	VALUM125	3272266	820.9601.3260	SHOP SUPPLIES	182.04	182.04
10/29/2026	110436	QUOTE ON PLASMA CUT	3272325	820.9601.3260	SHOP SUPPLIES	95.00	95.00
Total HUBER SUPPLY COMPANY:							277.04
HUMANE SOCIETY OF NORTH IOWA							
10/29/2026	110437	28E AGRMNT	DECEMBER	010.1901.2671	BOARDING FEES	13,609.48	13,609.48
Total HUMANE SOCIETY OF NORTH IOWA:							13,609.48
HUNTINGTON NATIONAL BANK, THE							
10/29/2026	110438	003-0694524-102 VIN #58	2996840	015.6900.3990	MISCELLANEOUS EXP	763.25	763.25
10/29/2026	110438	003-0694524-103 VIN #58	2996840	015.6900.3990	MISCELLANEOUS EXP	763.25	763.25
Total HUNTINGTON NATIONAL BANK, THE:							1,526.50
INGHAM, TRACY							
10/29/2026	110439	ARTWORK SOLD	0037542	040.4213.5700	PAID TO ARTIST	270.00	270.00
Total INGHAM, TRACY:							270.00
J & J MACHINING WELDING							
10/29/2026	110440	TUBE FOR REPAIRS	92077	110.2107.2140	M/E REPAIRS	45.18	45.18
Total J & J MACHINING WELDING:							45.18
JCL SOLUTIONS - JANITOR'S CLOSET							
10/29/2026	110441	SB MALL JANITORIAL SU	2047857	680.7537.3090	BUILDING SUPPLIES	95.51	95.51
10/29/2026	110441	SB MALL JANITORIAL SU	2048082	680.7537.3090	BUILDING SUPPLIES	122.88	122.88
Total JCL SOLUTIONS - JANITOR'S CLOSET:							218.39
JOHNSON BROS							
10/29/2026	110442	ARTOBERFEST BEVERA	2404202	040.4217.2446	FEE PROGRAMS	566.40	566.40
10/29/2026	110442	ARTOBERFEST BEVERA	2404203	040.4217.2446	FEE PROGRAMS	96.60	96.60

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Total JOHNSON BROS:							663.00
KABRICK DISTRIBUTING							
10/29/2026	110443	ARTOBERFEST BEVERA	1037613	040.4217.2446	FEE PROGRAMS	362.62	362.62
Total KABRICK DISTRIBUTING:							362.62
KEMBLE, REBECCA							
10/29/2026	110444	OVERPAYMENT: 212 12T	212-4120-01	600.8011.5510	REFUND	55.07	55.07
10/29/2026	110444	OVERPAYMENT: 212 12T	212-4120-01	610.8121.5510	REFUND	24.16	24.16
10/29/2026	110444	OVERPAYMENT: 212 12T	212-4120-01	620.8125.5510	REFUND	5.02	5.02
10/29/2026	110444	OVERPAYMENT: 212 12T	212-4120-01	640.8305.5510	REFUND	20.42	20.42
10/29/2026	110444	ARTWORK SOLD	ARTIST EXH	040.4213.5700	PAID TO ARTIST	360.00	360.00
Total KEMBLE, REBECCA:							464.67
KW ELECTRIC INC							
10/29/2026	110445	WILLOW CREEK RIVER	8258	020.4304.4684	RIVERWALK TRAIL	100.00	100.00
Total KW ELECTRIC INC:							100.00
LEDOUX SIGNS							
10/29/2026	110446	ARENA SIGNAGE	20260782	670.8921.2740	PROFESSIONAL SERV	1,645.00	1,645.00
Total LEDOUX SIGNS:							1,645.00
LEVAD, ATHENA							
10/29/2026	110447	OVERPAYMENT: 223 N C	127-0720-02	600.8011.5510	REFUND	38.18	38.18
10/29/2026	110447	OVERPAYMENT: 223 N C	127-0720-02	610.8121.5510	REFUND	27.12	27.12
10/29/2026	110447	OVERPAYMENT: 223 N C	127-0720-02	620.8125.5510	REFUND	4.38	4.38
10/29/2026	110447	OVERPAYMENT: 223 N C	127-0720-02	640.8305.5510	REFUND	20.44	20.44
Total LEVAD, ATHENA:							90.12
LIFE-ASSIST INC							
10/29/2026	110448	STATION LINEN BAGS	2224559	660.1507.3060	SUPPLIES & LAUNDRY	136.00	136.00
10/29/2026	110448	EMS SUPPLIES	2227662	660.1509.3070	MEDICAL SUPPLIES	218.40	218.40
10/29/2026	110448	REPLACEMENT PULSE O	2227662	660.1509.3044	M/E SUPPLIES	141.43	141.43
10/29/2026	110448	EMS SUPPLIES	2231617	660.1509.3070	MEDICAL SUPPLIES	220.24	220.24
Total LIFE-ASSIST INC:							716.07
LYNCH DALLAS PC							
10/29/2026	110449	LEGAL EXPENSE	230807	010.6101.2660	LEGAL EXPENSE	3,456.00	3,456.00
10/29/2026	110449	LEGAL EXPENSE	230808	010.6101.2660	LEGAL EXPENSE	8,369.96	8,369.96
10/29/2026	110449	LEGAL EXPENSE	230809	010.6101.2660	LEGAL EXPENSE	720.00	720.00
10/29/2026	110449	LEGAL EXPENSE	230811	010.6101.2660	LEGAL EXPENSE	382.50	382.50
Total LYNCH DALLAS PC:							12,928.46
MACQUEEN EQUIPMENT INC							
10/29/2026	110450	BODY CAMERA MOUNTS	17558	010.1101.2080	EDUCATION AND TRAI	180.54	180.54
10/29/2026	110450	CAR COMPUTERS	17628	015.1103.4010	CAPITAL OUTLAY	37,470.05	37,470.05
10/29/2026	110450	PARKING VEHICLE ROUT	17630	015.1103.4010	CAPITAL OUTLAY	2,899.00	2,899.00
10/29/2026	110450	ME SUPPLIES	INV25089	010.1503.3044	M/E SUPPLIES	166.23	166.23

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Total MACQUEEN EQUIPMENT INC:							40,715.82
MAIN STREET MASON CITY							
10/29/2026	110451	CENTRAL PARK HOLIDAY	FY26-15	015.6900.2742	REBRANDING STUDY	15,000.00	15,000.00
Total MAIN STREET MASON CITY:							15,000.00
MARCO TECHNOLOGIES 131411							
10/29/2026	110452	COPY CHARGE	INV1584984	610.8121.3019	OFFICE SUPPLIES	75.07	75.07
10/29/2026	110452	COPIER	INV1586301	010.2601.2722	COPY CHARGE	139.86	139.86
10/29/2026	110452	RECREATION COPIER C	INV1586561	020.4401.2440	RECREATIONS PUBLI	127.95	127.95
10/29/2026	110452	COPIER	INV1587762	010.6206.3019	OFFICE SUPPLIES	179.45	179.45
Total MARCO TECHNOLOGIES 131411:							522.33
MARREEL, MARY ANN							
10/29/2026	110453	ARTWORK SOLD	0037626	040.4213.5700	PAID TO ARTIST	210.00	210.00
Total MARREEL, MARY ANN:							210.00
MARTIN BROS DISTRIBUTING							
10/29/2026	110454	CONCESSIONS - HIGHLA	2888408	650.8906.3135	CONCESSION SUPPLI	47.99	47.99
Total MARTIN BROS DISTRIBUTING:							47.99
MARTIN MARIETTA							
10/29/2026	110455	ROCK	50913861	070.4504.3110	MAINTENANCE MATER	218.78	218.78
Total MARTIN MARIETTA:							218.78
MASON CITY PUBLIC UTILITIES							
10/29/2026	110456	UTILITIES-CENTRAL PAR	224-3760-04	020.4306.2150	BUILDING REPAIRS AN	257.32	257.32
10/29/2026	110456	UTILITIES-CITY HALL	224-3780-01	010.6501.2162	WATER/SEWER UTILIT	273.88	273.88
Total MASON CITY PUBLIC UTILITIES:							531.20
MC APPLIANCE							
10/29/2026	110457	REFRRIGERATOR REPAI	7098	610.8121.2190	REPAIRS AND MAINTE	365.00	365.00
Total MC APPLIANCE:							365.00
MCMASTER-CARR SUPPLY							
10/29/2026	110458	MAGNET	71110227	610.8121.3110	MAINTENANCE MATER	336.51-	336.51-
10/29/2026	110458	WASH GUN	73637666	610.8121.2190	REPAIRS AND MAINTE	327.50	327.50
10/29/2026	110458	TOOL HOLDER	73771601	610.8123.3044	M/E SUPPLIES	28.56	28.56
10/29/2026	110458	PACKING	73882493	610.8121.3110	MAINTENANCE MATER	93.02	93.02
Total MCMASTER-CARR SUPPLY:							112.57
MEDIACOM							
10/29/2026	110459	HIGHLAND 838496001010	8384960010	650.8906.3990	MISCELLANEOUS EXP	233.76	233.76
Total MEDIACOM:							233.76
MENARDS							
10/29/2026	110460	SB MALL EQUIPMENT	62551	680.7537.3090	BUILDING SUPPLIES	83.84	83.84

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10/29/2026	110460	SB MALL EQUIPMENT	64138	680.7537.3090	BUILDING SUPPLIES	49.96	49.96
10/29/2026	110460	LAB CLOCK	64751	610.8121.3070	LABORATORY SUPPLI	17.99	17.99
10/29/2026	110460	SB MALL EQUIPMENT	64910	680.7537.3090	BUILDING SUPPLIES	7.96	7.96
10/29/2026	110460	HIGHLAND MAINTENANC	64964	650.8904.3110	MAINTENANCE MATER	73.27	73.27
10/29/2026	110460	SUPPLIES	64990	610.8121.2190	REPAIRS AND MAINTE	9.39	9.39
10/29/2026	110460	HIGHLAND MAINTENANC	65269	650.8904.3110	MAINTENANCE MATER	26.37	26.37
10/29/2026	110460	PLUMBING SUPPLIES	65319	680.7537.3090	BUILDING SUPPLIES	24.04	24.04
10/29/2026	110460	BLDG RPRS & MAINT	65396	010.1502.2150	BUILDING REPAIRS AN	936.30	936.30
10/29/2026	110460	SUMP ALARM	65412	010.1103.2150	BUILDING REPAIRS AN	198.00	198.00
10/29/2026	110460	GARAGE DOOR BUILDIN	65435	110.2301.2190	REPAIRS AND MAINTE	736.35	736.35
10/29/2026	110460	2 GAL SPRAYERS, HAND	65534	600.8042.3590	MATERIAL	179.82	179.82
10/29/2026	110460	BUILDING ADD-ON	65693	110.2109.2190	REPAIRS AND MAINTE	33.97	33.97
10/29/2026	110460	BLDG RPRS & MAINT	65776	660.1508.2150	BUILDING REPAIRS AN	43.24	43.24
10/29/2026	110460	BLDG RPRS & MAINT	65776	010.1502.2150	BUILDING REPAIRS AN	43.25	43.25
Total MENARDS:							2,463.75
MIDWEST BREATHING AIR LLC							
10/29/2026	110461	BREATHING AIR COMP.	13139	010.1502.2150	BUILDING REPAIRS AN	1,279.85	1,279.85
Total MIDWEST BREATHING AIR LLC:							1,279.85
MIDWEST NORTH IOWA JANITORIAL							
10/29/2026	110462	ARENA EVENT CLEAN	5059	670.8923.3035	OTHER SUPPLIES	2,600.00	2,600.00
Total MIDWEST NORTH IOWA JANITORIAL:							2,600.00
MIDWEST TAPE							
10/29/2026	110463	DIGITAL INFO HOOPLA	509497344	030.4101.3058	DIGITAL INFORMATION	5,565.59	5,565.59
Total MIDWEST TAPE:							5,565.59
MIDWEST WHEEL							
10/29/2026	110464	OIL SEAL	4828321-00	110.2107.3044	M/E SUPPLIES	161.92	161.92
10/29/2026	110464	CREDIT OIL SEAL	4833846-00	110.2107.3044	M/E SUPPLIES	161.92-	161.92-
10/29/2026	110464	AIR VALVE	4858703-00	610.8121.2140	M/E REPAIRS	38.02	38.02
Total MIDWEST WHEEL:							38.02
MILLERBERND MFG CO							
10/29/2026	110465	19TH STREET SW SIGNA	208061	320.2101.4580	STREET REHAB PROG	49,133.00	49,133.00
Total MILLERBERND MFG CO:							49,133.00
MTI DISTRIBUTING INC							
10/29/2026	110466	HIGHLAND MOTOR EQUI	1545087-00	650.8908.2140	M/E REPAIRS	237.88	237.88
Total MTI DISTRIBUTING INC:							237.88
MUNICIPAL FIRE AND POLICE							
10/29/2026	110467	CITY SHARE 10/30/26	10/30/2026	114.1101.5661	PAYMENT TO MFPRSI	34,150.45	34,150.45
10/29/2026	110467	CITY SHARE 10/30/26	10/30/2026	116.1501.5661	PAYMENT TO MFPRSI	23,840.26	23,840.26
10/29/2026	110467	CITY SHARE 10/30/26	10/30/2026	660.1507.5661	PAYMENT TO MFPRSI	7,374.85	7,374.85
Total MUNICIPAL FIRE AND POLICE:							65,365.56

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MUNICIPAL SUPPLY COMPANY							
10/29/2026	110468	T-BOLTS, CORP INSULAT	0990755-IN	600.8042.3590	MATERIAL	1,241.25	1,241.25
Total MUNICIPAL SUPPLY COMPANY:							1,241.25
NAPA AUTO PARTS							
10/29/2026	110469	HIGHLAND MOTOR SUPP	502943	650.8908.3044	M/E SUPPLIES	17.48	17.48
10/29/2026	110469	TEST LIGHT	503078	110.2115.3310	TOOLS AND SUPPLIES	34.29	34.29
10/29/2026	110469	AIR AND OIL FILTER	503079	640.8305.3044	M/E SUPPLIES	116.59	116.59
10/29/2026	110469	BRAKE CLEAN	503080	600.8042.3590	MATERIAL	93.84	93.84
10/29/2026	110469	OIL FILTER	503094	110.2107.3044	M/E SUPPLIES	39.55	39.55
10/29/2026	110469	AIR FILTER	503116	110.2107.3044	M/E SUPPLIES	263.86	263.86
10/29/2026	110469	AIR FILTERS	503169	110.2107.3044	M/E SUPPLIES	395.78	395.78
10/29/2026	110469	OIL FILTERS	503170	110.2107.3044	M/E SUPPLIES	250.61	250.61
10/29/2026	110469	AIR AND OIL FILTERS	503171	110.2107.3044	M/E SUPPLIES	1,078.71	1,078.71
10/29/2026	110469	CABIN AIR FILTER	503345	110.2107.3044	M/E SUPPLIES	17.58	17.58
10/29/2026	110469	AIR FILTER	503348	110.2107.3044	M/E SUPPLIES	167.56	167.56
Total NAPA AUTO PARTS:							2,475.85
NASSCO INC							
10/29/2026	110470	SANITARY WAX LINERS	6777346	010.6501.3060	SUPPLIES & LAUNDRY	22.25	22.25
Total NASSCO INC:							22.25
NATIONAL ALLIANCE FOR YOUTH							
10/29/2026	110471	NAYS COACHING CERTIF	0813202617	020.4408.3990	MISCELLANEOUS EXP	300.00	300.00
Total NATIONAL ALLIANCE FOR YOUTH:							300.00
NELSON MEDIA COMPANY							
10/29/2026	110472	WRF UPGRADES	0914	610.8121.3110	MAINTENANCE MATER	3,400.00	3,400.00
Total NELSON MEDIA COMPANY:							3,400.00
NIACC							
10/29/2026	110473	NIACC EMT CLASS - GRA	50128	660.1507.2080	EDUCATION AND TRAI	1,873.00	1,873.00
Total NIACC:							1,873.00
NIACOG							
10/29/2026	110474	FACILITY/CUSTODIAL (S	43178	080.5802.2740	PROFESSIONAL SERV	1,356.60	1,356.60
10/29/2026	110474	FACILITY/CUSTODIAL (S	43178	080.5802.3044	M/E SUPPLIES	897.46	897.46
10/29/2026	110474	FACILITY/CUSTODIAL (S	43178	080.5802.2160	GAS & ELECTRICITY	1,604.41	1,604.41
10/29/2026	110474	FACILITY/CUSTODIAL (S	43178	080.5802.2150	BUILDING REPAIRS AN	1,781.09	1,781.09
Total NIACOG:							5,639.56
NORTH CENTRAL INTERNATIONAL							
10/29/2026	110475	CREDIT BATTERY 76	X223024520:	110.2107.3044	M/E SUPPLIES	37.50-	37.50-
10/29/2026	110475	CABIN AIR FILTER	X223024546:	110.2107.3044	M/E SUPPLIES	197.40	197.40
10/29/2026	110475	BRAKE DRUM	X223024553:	640.8305.3044	M/E SUPPLIES	206.99	206.99
10/29/2026	110475	BRAKE DRUMS 45	X223024559:	110.2107.3044	M/E SUPPLIES	413.98	413.98
10/29/2026	110475	AIR DRYER 45	X223024560:	110.2107.3044	M/E SUPPLIES	148.00	148.00
10/29/2026	110475	V-BAND FLANGE 45	X223024570:	110.2107.3044	M/E SUPPLIES	125.95	125.95

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Total NORTH CENTRAL INTERNATIONAL:							1,054.82
O'HERRON CO INC, RAY							
10/29/2026	110476	SOG AMMO	2506378	542.1111.4090	POLICE EQUIPMENT	251.93	251.93
Total O'HERRON CO INC, RAY:							251.93
OLSON, MARION							
10/29/2026	110477	06/30/2026 CAMPGROUN	JUNE 2026	020.4410.2530	CAMPGROUND COMM	8,734.20	8,734.20
10/29/2026	110477	06/29/2026 FIREWOOD F	JUNE 2026	020.4410.2530	CAMPGROUND COMM	81.00	81.00
10/29/2026	110477	06/30/2026 CAMPSTORE	JUNE 2026	020.4410.2530	CAMPGROUND COMM	206.06	206.06
10/29/2026	110477	TIER 1 BONUS	JUNE 2026	020.4410.2530	CAMPGROUND COMM	4,000.00	4,000.00
Total OLSON, MARION:							13,021.26
OVERDRIVE							
10/29/2026	110478	DIGITAL INFO	06497CO263	030.4101.3058	DIGITAL INFORMATION	55.00	55.00
Total OVERDRIVE:							55.00
PAKSERESHT, MARYAM							
10/29/2026	110479	OVERPAYMENT: 864 3RD	127-3440-04	600.8011.5510	REFUND	35.00	35.00
Total PAKSERESHT, MARYAM:							35.00
PETRO BLEND CORP							
10/29/2026	110480	OIL	207749	110.2107.3044	M/E SUPPLIES	35.39	35.39
Total PETRO BLEND CORP:							35.39
PIT & SEPTIC CLEANER OF IOWA							
10/29/2026	110481	GARAGE PIT	736435	010.1103.2150	BUILDING REPAIRS AN	385.00	385.00
Total PIT & SEPTIC CLEANER OF IOWA:							385.00
PLUNKETTS PEST CONTROL INC							
10/29/2026	110482	HIGHLAND PEST CONTR	10849279	650.8906.3035	OTHER SUPPLIES	71.76	71.76
Total PLUNKETTS PEST CONTROL INC:							71.76
PRECISION CALIBRATION SYSTEMS							
10/29/2026	110483	CALI THERMO	PCS-150386	610.8121.3070	LABORATORY SUPPLI	244.00	244.00
Total PRECISION CALIBRATION SYSTEMS:							244.00
QUILL CORPORATION							
10/29/2026	110484	PENCILS	50576451	600.8042.3590	MATERIAL	24.87	24.87
10/29/2026	110484	SUPER GLUE	50601626	600.8042.3590	MATERIAL	10.99	10.99
10/29/2026	110484	DUCT TAPE, POST-IT NO	50647593	600.8042.3590	MATERIAL	70.15	70.15
Total QUILL CORPORATION:							106.01
RIVER CITY AUTO SUPPLY							
10/29/2026	110485	AIR FILTER	017296	610.8121.3044	M/E SUPPLIES	17.71	17.71

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Total RIVER CITY AUTO SUPPLY:							17.71
RIVER CITY COMMUNICATIONS							
10/29/2026	110486	PHONE PROGRAMMING	12416	010.6206.2040	PHONE EXPENSE	220.00	220.00
Total RIVER CITY COMMUNICATIONS:							220.00
ROUTER12 NETWORKS LLC							
10/29/2026	110487	WEBHOSTING - QUARTE	145310	040.4211.3990	MISCELLANEOUS EXP	45.00	45.00
Total ROUTER12 NETWORKS LLC:							45.00
RSM US LLP							
10/29/2026	110488	REVIEW AND SPECCING	CI-11636294	015.6900.4060	OFFICE EQUIPMENT	330.00	330.00
10/29/2026	110488	IT NETWORK REFRESH	CI-11636360	015.6900.4060	OFFICE EQUIPMENT	2,067.19	2,067.19
10/29/2026	110488	GIS CERTIFICATE TROU	CI-11636360	015.6900.4060	OFFICE EQUIPMENT	363.75	363.75
10/29/2026	110488	O AND M SWITCH TROUB	CI-11636360	015.6900.4060	OFFICE EQUIPMENT	1,590.00	1,590.00
10/29/2026	110488	WATER TREATMENT TRO	CI-11636360	015.6900.4060	OFFICE EQUIPMENT	960.00	960.00
Total RSM US LLP:							5,310.94
RSM US PRODUCT SALES LLC							
10/29/2026	110489	AVEPOINT CLOUD BACK	CI-11641544	015.6900.4060	OFFICE EQUIPMENT	822.00	822.00
Total RSM US PRODUCT SALES LLC:							822.00
SAUVE, KENT							
10/29/2026	110490	CLEANER	0729-382568	070.4504.3310	TOOLS AND SUPPLIES	16.99	16.99
10/29/2026	110490	MISC TOOLS	208409	070.4504.3310	TOOLS AND SUPPLIES	35.98	35.98
Total SAUVE, KENT:							52.97
SBERAL, MATTHEW							
10/29/2026	110491	AWWA IA 2026 FALL CON	10/21-10/23/	600.8002.2060	TRAVEL AND CONFER	392.28	392.28
10/29/2026	110491	AWWA IA 2026 FALL CON	10/21-10/23/	600.8002.2060	TRAVEL AND CONFER	243.20	243.20
10/29/2026	110491	AWWA IA 2026 FALL CON	10/21-10/23/	600.8002.2060	TRAVEL AND CONFER	435.00	435.00
10/29/2026	110491	AWWA IA 2026 FALL CON	10/21-10/23/	600.8002.2060	TRAVEL AND CONFER	102.00	102.00
Total SBERAL, MATTHEW:							1,172.48
SCHILLER,MATTHEW J							
10/29/2026	110492	CONTRACTUAL	OCTOBER 2	660.1507.2740	PROFESSIONAL SERV	1,500.00	1,500.00
Total SCHILLER,MATTHEW J:							1,500.00
SHORT ELLIOTT HENDRICKSON INC							
10/29/2026	110493	PROFESSONAL SERVICE	517154	320.2101.4585	RPA FUNDED PROJEC	42,102.55	42,102.55
Total SHORT ELLIOTT HENDRICKSON INC:							42,102.55
SHRED RIGHT							
10/29/2026	110494	SHREDDING	0081600	010.6501.3990	MISCELLANEOUS EXP	83.77	83.77
10/29/2026	110494	SHREDDING	0081603	010.1101.3990	MISCELLANEOUS EXP	83.77	83.77
Total SHRED RIGHT:							167.54

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
STATE FAIR MINI DONUTS							
10/29/2026	110495	NORRIS CONCESSIONS	D10427	535.4401.3035	OTHER SUPPLIES	1,800.00	1,800.00
10/29/2026	110495	AQUATIC CONCESSIONS	D10427	020.4490.3135	CONCESSION SUPPLI	1,800.00	1,800.00
Total STATE FAIR MINI DONUTS:							3,600.00
STATE INDUSTRIAL PRODUCTS							
10/29/2026	110496	RUST INHIBITAUR	904382445	600.8042.3590	MATERIAL	283.53	283.53
Total STATE INDUSTRIAL PRODUCTS:							283.53
TERWEY, TRAVIS							
10/29/2026	110497	CTE CERTIFICATION - IL	8/31-9/4/202	010.1101.2080	EDUCATION AND TRAI	360.00	360.00
Total TERWEY, TRAVIS:							360.00
THOMPSON, ILEEN							
10/29/2026	110498	ARTWORK SOLD	0037445	040.4213.5700	PAID TO ARTIST	24.00	24.00
Total THOMPSON, ILEEN:							24.00
TQ TECHNOLOGIES							
10/29/2026	110499	DIGITAL INFO	TQTINV2414	030.4101.3058	DIGITAL INFORMATION	364.71	364.71
Total TQ TECHNOLOGIES:							364.71
TRACTOR SUPPLY COMPANY							
10/29/2026	110500		100208157	610.8121.3110	MAINTENANCE MATER	39.99	39.99
Total TRACTOR SUPPLY COMPANY:							39.99
ULINE							
10/29/2026	110501	EVIDENCE SUPPLIES	214938434	010.1101.2100	INVESTIGATION FUND	239.86	239.86
Total ULINE:							239.86
UNITED BEVERAGE							
10/29/2026	110502	ARTOBERFEST BEVERA	W-2002450	040.4217.2446	FEE PROGRAMS	244.77	244.77
Total UNITED BEVERAGE:							244.77
UNITED RENTALS (NORTH AMERICA) INC							
10/29/2026	110503	HIGHLAND IRREGATION	269090671-0	650.8904.3110	MAINTENANCE MATER	1,190.00	1,190.00
Total UNITED RENTALS (NORTH AMERICA) INC:							1,190.00
USA BLUEBOOK							
10/29/2026	110504	LAB SUPPLIES	INV01189161	610.8121.3070	LABORATORY SUPPLI	657.23	657.23
Total USA BLUEBOOK:							657.23
VANWALL EQUIPMENT							
10/29/2026	110505	SEAL	7043501	610.8121.2140	M/E REPAIRS	59.76	59.76
Total VANWALL EQUIPMENT:							59.76

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
VESTIS							
10/29/2026	110506	UNIFORMS & RUGS	6340615555	610.8121.3060	SUPPLIES & LAUNDRY	259.07	259.07
10/29/2026	110506	UNIFORMS & RUGS	6340618102	610.8121.3060	SUPPLIES & LAUNDRY	226.97	226.97
10/29/2026	110506	HIGHLAND MOTOR SHO	6340619408	650.8908.3044	M/E SUPPLIES	26.12	26.12
10/29/2026	110506	UNIFORMS & RUGS	6340620233	110.2105.3060	SUPPLIES & LAUNDRY	274.53	274.53
10/29/2026	110506	UNIFORMS & SHOP TOW	6340620234	820.9601.3260	SHOP SUPPLIES	125.99	125.99
10/29/2026	110506	UNIFORMS	6340620236	640.8305.2410	UNIFORM RENTAL	86.80	86.80
Total VESTIS:							999.48
VIKING COMPUTER PARTS INC							
10/29/2026	110507	NEW OPEN BOX Z2 TOW	189655	015.6900.4060	OFFICE EQUIPMENT	1,435.00	1,435.00
10/29/2026	110507	Z2 TOWER G9 WORKSTA	189656	015.6900.4060	OFFICE EQUIPMENT	1,128.00	1,128.00
Total VIKING COMPUTER PARTS INC:							2,563.00
WATERWORKS,MASON CITY							
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	010.1101.3019	OFFICE SUPPLIES	10.26	10.26
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	010.1102.3044	M/E SUPPLIES	68.76	68.76
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	010.1502.3035	OTHER SUPPLIES	569.13	569.13
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	010.1701.3019	OFFICE SUPPLIES	30.42	30.42
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	010.1701.3044	M/E SUPPLIES	10.59	10.59
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	010.1911.3035	OTHER SUPPLIES	4.74	4.74
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	010.2601.3019	OFFICE SUPPLIES	87.07	87.07
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	010.2601.3035	OTHER SUPPLIES	47.35	47.35
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	010.6105.3019	OFFICE SUPPLIES	6.73	6.73
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	010.6203.3019	OFFICE SUPPLIES	40.80	40.80
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	010.6204.3019	OFFICE SUPPLIES	6.73	6.73
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	010.6206.3019	OFFICE SUPPLIES	88.40	88.40
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	010.6401.1260	WELLNESS PROGRAM	9.46	9.46
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	010.6401.3019	OFFICE SUPPLIES	14.45	14.45
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	010.6501.2190	REPAIRS AND MAINTE	173.20	173.20
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	010.6501.3060	SUPPLIES & LAUNDRY	164.87	164.87
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	020.4301.3019	OFFICE SUPPLIES	10.33	10.33
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	020.4301.3060	SUPPLIES & LAUNDRY	78.92	78.92
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	020.4304.3770	SAFETY EXPENSE	14.61	14.61
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	020.4306.3035	OTHER SUPPLIES	224.29	224.29
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	020.4308.3044	M/E SUPPLIES	22.96	22.96
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	020.4401.3035	OTHER SUPPLIES	75.80	75.80
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	020.4410.3130	CAMPGROUND SUPPL	144.06	144.06
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	020.4490.3035	OTHER SUPPLIES	253.65	253.65
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	040.4202.3019	OFFICE SUPPLIES	84.19	84.19
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	070.4504.3990	MISCELLANEOUS EXP	16.99	16.99
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	110.2103.2360	TRAFFIC SIGNAL REP	15.99	15.99
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	110.2103.2350	TRAFFIC SIGNS REPAI	7.61	7.61
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	110.2105.3019	OFFICE SUPPLIES	118.58	118.58
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	110.2105.3060	SUPPLIES & LAUNDRY	835.68	835.68
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	110.2105.3770	SAFETY EXPENSE	123.09	123.09
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	110.2107.2140	M/E REPAIRS	130.15	130.15
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	110.2107.3044	M/E SUPPLIES	205.96	205.96
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	110.2107.3260	SHOP SUPPLIES	311.64	311.64
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	110.2109.2190	REPAIRS AND MAINTE	88.78	88.78
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	110.2109.3035	OTHER SUPPLIES	423.52	423.52
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	610.8121.3019	OFFICE SUPPLIES	46.43	46.43
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	610.8121.3060	SUPPLIES & LAUNDRY	406.18	406.18
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	610.8121.3770	SAFETY EXPENSE	6.15	6.15
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	610.8123.2190	REPAIRS AND MAINTE	171.02	171.02

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	610.8123.3990	MISCELLANEOUS EXP	9.85	9.85
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	620.8125.2190	REPAIRS AND MAINTE	928.23	928.23
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	620.8125.3990	MISCELLANEOUS EXP	79.87	79.87
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	640.8305.3060	SUPPLIES & LAUNDRY	252.27	252.27
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	640.8305.3770	SAFETY EXPENSE	50.04	50.04
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	650.8906.3035	OTHER SUPPLIES	8.84	8.84
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	650.8908.3044	M/E SUPPLIES	164.87	164.87
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	670.8923.3035	OTHER SUPPLIES	87.61	87.61
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	820.9601.3260	SHOP SUPPLIES	19.53	19.53
10/29/2026	110508	SEPTEMBER 26 OCD-ST	OCT '26 OC	820.9601.3530	GARAGE SUPPLIES	16.67	16.67
		Total WATERWORKS,MASON CITY:					6,767.32
ZELLER, BRITNEY							
10/29/2026	110509	OVERPAYMENT: 805 9TH	336-1070-12	600.8011.5510	REFUND	192.06	192.06
10/29/2026	110509	OVERPAYMENT: 805 9TH	336-1070-12	610.8121.5510	REFUND	107.08	107.08
10/29/2026	110509	OVERPAYMENT: 805 9TH	336-1070-12	620.8125.5510	REFUND	7.17	7.17
10/29/2026	110509	OVERPAYMENT: 805 9TH	336-1070-12	640.8305.5510	REFUND	49.70	49.70
		Total ZELLER, BRITNEY:					356.01
ZIEGLER							
10/29/2026	110510	HYD HOSE CONNECTER	IN002625371	110.2107.3044	M/E SUPPLIES	31.12	31.12
		Total ZIEGLER:					31.12
ZILGES APPLIANCE CENTER							
10/29/2026	110511	DRYER REPAIR	111748	660.1508.2150	BUILDING REPAIRS AN	44.00	44.00
		Total ZILGES APPLIANCE CENTER:					44.00
		Grand Totals:					546,597.05

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: November 3, 2026

RE: Permits

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

Walsh's Shebeen 19 8th Street SE	Class C Retail
Aldi 520 Village Green Drive SW	Class B Retail
Burke's Bar & Grill 1221 N Federal Avenue	Class C Retail, Outdoor Service
Millennium Hall 514 S. Federal Avenue	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

FINANCE DEPARTMENT

Memorandum

To:	Aaron Burnett, City Administrator
From:	Cole Bockelmann, Finance Director
Date:	October 28, 2026
RE:	July 2026 Financial Report

Staff completed the monthly financials for July 2026 including the revenue versus expenditure report, July Treasurer's Report, and FY27 CIP Tracking document and have attached these documents for review.

Overall, the City's total cash balance increased by approximately $5.826 million to total $53,173,587.89. Revenues far exceed expenditures for the month, primary due to the receipt of the Series 2026A-C General Obligation Bonds, totaling $9.745 million. The Series 2026 GO Bonds provide funding for fifteen (15) CIP projects including Hwy 122-Mercy Reconstruction, 19th St SW Improvements, Penn Ave Street & Utility SWAP, Conference Center Phase 1, Golf Course Irrigation System, and the EAB Special Assessment Program.

July marks the beginning of FY2026-27 and the start of decreasing balances of our General Fund and its sub-accounts (Recreation, Library, Museum, Airport, Cemetery, Transit, and Tort Liability). This temporary reduction is due to the property tax cycle, with most revenues received in April and October of each year. Similar trends occur in all other funds utilizing property taxes such as Employee Retirement, Debt Service, and TIF Funds.

The City's utility funds (Water, Sewer, Storm Sewer, and Sanitation) are performing well and have increased fund balances for the month. Expenditures in the Road Use Fund were slightly more than projected, primarily due to the annual payments for GIS software renewal and bridge inspection services.

Several funds with negative balances as of July 31st can be easily explained by their revenue cycles, with Employee Retirement and Health Care Trust relying on property taxes as the primary source of revenue. Sewer Capital Projects and ARPA Capital Projects rely on grant disbursements that always trail expenditures, while Internal Service relies on reimbursement from various departments based on work performed.

Please note that two SRF loan draws totaling $3.88 million were submitted in August and September. Both payments have been received and a positive Sewer Capital Projects Fund balance will be reflected on upcoming Treasurer's Reports.

Attachments:
Month-to-Date/Year-to-Date Treasurer's Report
July 2026 Revenue/Expenses Compared to Budget Report
FY27 Bond Proceeds Allocation
FY26 CIP Spending- Year to Date

Cole Bockelmann, Finance Director

Reviewed and Recommend Approval

CITY OF MASON CITY, IOWA
MONTH TO DATE TREASURER'S REPORT
July 31, 2026

FUND	7/1/2026 BEGINNING CASH BALANCE	M-T-D REVENUES	M-T-D EXPENDITURES	7/31/2026 ENDING CASH BALANCE
010-GENERAL FUND	6,500,000.00	720,130.20	1,601,286.73	5,618,843.47
015- GENERAL- CAPITAL IMPROVMNT	985,837.88	1,462,336.31	105,057.81	2,343,116.38
020- RECREATION	301,476.23	142,685.51	266,527.06	177,634.68
030- LIBRARY	167,741.40	13,160.57	151,196.23	29,705.74
040- MUSEUM	235,567.00	9,222.73	54,260.10	190,529.63
050- AIRPORT	744,525.06	45,149.50	68,730.32	720,944.24
070- CEMETERY	68,229.13	14,487.22	39,958.59	42,757.76
080-CITY TRANSIT	583,962.70	38,954.02	84,680.64	538,236.08
090- TORT LIABILITY	407,246.68	6,870.11	-	414,116.79
110- ROAD USE TAX	1,900,197.38	326,968.98	378,715.21	1,848,451.15
112- EMPLOYEE RETIREMENT	-	7,017.77	67,792.06	(60,774.29)
114- POLICE RETIREMENT	932,292.68	4,857.26	68,483.10	868,666.84
116- FIRE RETIREMENT	1,047,307.41	3,207.45	45,479.48	1,005,035.38
117- 411 MEDICAL COST	747,449.48	2,517.64	14,952.63	735,014.49
119- EMERGENCY LEVY	-			-
120- HOTEL/MOTEL TAX	117,420.68	114,995.86	131,756.49	100,660.05
121- LOCAL OPTION SALES & SRVC	34,184.94	614,286.16	629,953.89	18,517.21
127- FOREST PARK TIF	-	946.29	-	946.29
130- UNIFIED TIF	31,494.40	5,386.23	-	36,880.63
131- DOWNTOWN REINVESTMENT TIF	4,655.90	4,767.11	-	9,423.01
132- SOUTHSIDE GATEWAY TIF	134,274.12	-	-	134,274.12
142- CITY ADMINISTERED GRANTS	33,842.68	14,957.04	2,068.44	46,731.28
147- HOUSING FUND	417,956.04	4,820.49	6,791.14	415,985.39
152- 22ND STREET BUYOUT	-		-	-
154-CORRIDOR REVITE PROGRAM	250,594.44	491.94	-	251,086.38
155-DOWNTOWN REVITE PROGRAM	44,057.84	6,753.15	-	50,810.99
156-BUILDING RENOV-LIFE SAFETY	335,010.54	657.66	-	335,668.20
210- DEBT SERVICE	792,879.05	493,540.40	23,900.00	1,262,519.45
310- RIVER CITY RENAISSANCE	2,690,678.31	3,408,282.09	1,335,880.58	4,763,079.82
315- ARPA CAPITAL PROJ	-		11,672.74	(11,672.74)
320- G.O. CAPITAL PROJECTS	9,063,183.86	3,394,292.00	906,152.78	11,551,323.08
325- LOSST CAPITAL PROJECTS	1,254,723.58	1,394,267.61	276,817.84	2,372,173.35
500- CEMETERY PERPETUAL CARE	569,371.34	70.00		569,441.34
510- LIBRARY TRUST	274,986.03	5,028.72	3,046.39	276,968.36
520- MUSEUM TRUST	1,267,300.01	4,689.87	-	1,271,989.88
530- SOFTBALL TRUST	228.15	2,986.54	4,865.41	(1,650.72)
535- YOUTH SOFTBALL COMPLEX	121,830.01	2,452.27	3,666.71	120,615.57
540- POLICE FORFEITURES	23,013.75	350.97	-	23,364.72
541- PENDING FORFEITURE	60,115.82	118.01	-	60,233.83
542- POLICE TASK FORCE	19,896.62	18,760.97	2,384.16	36,273.43
543- POLICE TASK FORCE EQUIP	46,228.79	363.75	-	46,592.54
550-REGIONAL WATERSHED COALITION	10,508.87	5,655.03	5,634.40	10,529.50
600- WATER	2,472,276.07	684,696.76	638,364.81	2,518,608.02
601- WATER DEPOSITS	75,184.57	1,565.00	1,835.00	74,914.57
603-WATER CAPITAL PROJECTS	4,386,468.45	8,611.11	45,290.43	4,349,789.13
605- WATER DEBT SINKING	-	-	-	-
610- SEWER	785,028.04	680,061.19	454,506.17	1,010,583.06
613-SEWER CAPITAL PROJECTS	11,217.43	22.02	539,658.99	(528,419.54)
615- SEWER SINKING	-	88,528.00	-	88,528.00
620- STORM SEWER	751,353.40	64,904.15	33,666.04	782,591.51
630- PARKING	164,655.51	28,190.00	34,461.70	158,383.81
640- SANITATION	947,107.53	184,181.43	131,235.73	1,000,053.23
650- GOLF COURSE IMPROV TRUST	28,599.78	86,242.42	111,717.32	3,124.88
660- FIRE-AMBULANCE SERVICES	1,661,868.10	179,405.89	167,360.31	1,673,913.68
670- RC RENAISSANCE ARENA	-	67,243.08	58,176.02	9,067.06
680-SOUTHBRIDGE MALL	116,075.45	101,254.03	35,676.98	181,652.50
800- EMPLOYEE HEALTH CARE TRUST	3,536,744.79	402,771.12	478,892.69	3,460,623.22

820- INTERNAL SERVICE		98,991.26	-	24,092.10	74,899.16
840- UNEMPLOYMENT SELF-INS		91,118.31	178.88	1,064.89	90,232.30
TOTAL BALANCE		**47,346,957.49**	**14,874,340.51**	**9,047,710.11**	**53,173,587.89**
Location of Funds				**Interest Rate**	
First Citizens - Operating Account x3458	(1)		2,139,627.81	3.09%	31-Jul
First Citizens Payroll Account x1834	(2)		46,567.24	3.09%	31-Jul
First Citizens Arena Account x6157			144.99		31-Jul
First Citizens Police CC Acct x6257			2,639.74		31-Jul
First Citizens Inspection Acct x3801			19,236.58		31-Jul
First Citizens Ambulance Acct x6024			141,997.14	3.09%	31-Jul
First Citizens Golf Account x8421			138,943.82		31-Jul
First Citizens Savings- Mus *2233					30-Jun
First Citizens Checking- Mus Cr *5203					31-Jul
Cash on Hand			7,450.00		
Investment in IPAIT			7,031,004.36		30-Jun
First Citizens- CD 11/20/24 (730 days)			101,975.21	4.150%	
First Citizens- CD 11/28/24 (730 days)			100,000.00	4.150%	520
First Citizens- CD 10/8/25 (364 days)			5,000,000.00	3.920%	
First Citizens- CD 11/5/25 (364 days)			4,000,000.00	3.750%	
First Citizens- CD 12/7/25 (730 days)			250,000.00	3.750%	
Farmers- CD 2/4/26 (182 days)			2,000,000.00	3.980%	520
First Citizens- CD 3/4/26 (182 days)			2,000,000.00	3.910%	
First Citizens- CD 3/4/26 (364 days)			2,000,000.00	3.870%	
First Citizens- CD 4/8/26 (182 days)			4,000,000.00	4.000%	
First Citizens- CD 4/8/26 (364 days)			3,000,000.00	4.030%	
Farmers- CD 5/6/26 (91 days)			5,000,000.00	4.090%	
First Citizens- CD 5/6/26 (182 days)			5,000,000.00	3.970%	
First Citizens- CD 5/6/26 (364 days)			5,000,000.00	3.980%	
First Citizens- CD 5/23/26 (365 days)			94,001.00	3.850%	
First Citizens- CD 5/23/26 (549 days)			100,000.00	3.750%	
First Citizens - CD 6/3/26 (91 days)			2,000,000.00	4.000%	
Firt Citizens - CD 7/8/26 (182 days)			4,000,000.00	4.000%	520
TOTAL CASH IN BANK			**53,173,587.89**		520

City of Mason City

FY27 CIP- G.O. Funded Purchases

10/28/2026

2026A Tax-Exempt	Dept	Project		**Budgeted**	**6/17/2026**	**7/22/2026**	
Dept	Code	Code	Project	**Bonds**	**Good-Faith Dep**	**Remainder**	**Line-Item**
Eng- Street	2101	27-017	Highway 122 Mercy Reconstruction	1,000,000.00		**1,000,000.00**	320.0800.8016
Eng- Street	2101	27-018	19th St SW Improvements	1,175,000.00	**70,500.00**	**1,104,500.00**	320.0800.8016
Eng- Street	2101	27-024	Penn Ave Street & Utility SWAP	500,000.00		**500,000.00**	320.0800.8016
O&M- Street	2101	27-033	Arborist High Ranger	370,000.00		**370,000.00**	320.0800.8016
Airport	2816	27-034	Reconstruct T-Hangar Pavement	102,000.00		**102,000.00**	320.0800.8016
Airport	2816	27-036	Runway 18/36 Pavement Rehab	300,000.00		**300,000.00**	320.0800.8016
Dev Services	5401	27-057	EAB Tree Special Assessment Prog.			**123,701.30**	015.0800.8016
Debt Service Fund			Discount/Costs of Issuance	78,000.00		**78,000.00**	210.0800.8016
				3,525,000.00			
			Bond Funds Rec'd 6/17	**70,500.00**			
			Bond Funds Rec'd 7/22	**3,578,201.30**			
			Bond Funds by Project	**3,648,701.30**	**70,500.00**	**3,578,201.30**	Match Bond Funds
2026B Taxable							
Dev Services	5401	27-057	EAB Tree Special Assessment Prog.	250,000.00		**126,298.70**	015.0800.8016
Dev Services	5401	27-059	Property Redevelopment	1,000,000.00		**1,111,623.45**	015.0800.8016
Finance	6900	27-077	Conference Center Phase 1	2,900,000.00		**2,900,000.00**	310.0800.8016
Finance	6900	27-078	Mall Site Improvements	600,000.00	**97,000.00**	**503,000.00**	310.0800.8016
Debt Service Fund			Discount/Costs of Issuance	100,000.00		**100,000.00**	210.0800.8016
				4,850,000.00			
			Bond Funds Rec'd 6/17	**97,000.00**			
			Bond Funds Rec'd 7/22	**4,740,922.15**			
			Bond Funds by Project	**4,837,922.15**	**97,000.00**	**4,740,922.15**	Match Bond Funds
2026C LOSST/GO							
Rec- Golf	4350	27-048	Irrigation System	1,100,000.00		**1,141,912.80**	325.0800.8016
Rec- Arena	4350	27-050	Arena Equipment	225,000.00	**27,400.00**	**197,600.00**	325.0800.8016
Debt Service Fund			Discount/Costs of Issuance	45,000.00		**45,000.00**	210.0800.8016
				1,370,000.00			
			Bond Funds Rec'd 6/17	**27,400.00**			
			Bond Funds Rec'd 7/22	**1,384,512.80**			
			Bond Funds by Project	**1,411,912.80**	**27,400.00**	**1,384,512.80**	Match Bond Funds

Aggregate Totals by Line-Item				
		-	**1,361,623.45**	015.0800.8016
		-	**223,000.00**	210.0800.8016
		97,000.00	**3,403,000.00**	310.0800.8016
		70,500.00	**3,376,500.00**	320.0800.8016
Par	9,745,000.00	**27,400.00**	**1,339,512.80**	325.0800.8016
Bond Funds by Project	**9,898,536.25**	**194,900.00**	**9,703,636.25**	Bond Funds by Line-Item

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	PROPERTY TAXES					
010.0100.1001	GENERAL PROPERTY TAXES	80,852.99	80,852.99	7,658,558.76	7,577,705.77	1.1
010.0100.1002	AG LAND PROPERTY TAXES	86.41	86.41	26,680.21	26,593.80	.3
010.0100.1003	MONIES & CREDITS	.00	.00	12,000.00	12,000.00	.0
	TOTAL PROPERTY TAXES	80,939.40	80,939.40	7,697,238.97	7,616,299.57	1.1
	NON-PROPERTY TAXES					
010.0200.2006	UTILITY TAX REPLACEMENT	.00	.00	219,921.63	219,921.63	.0
	TOTAL NON-PROPERTY TAXES	.00	.00	219,921.63	219,921.63	.0
	LICENSES AND PERMITS					
010.0300.3003	LIQUOR	4,400.00	4,400.00	45,000.00	40,600.00	9.8
010.0300.3004	CIGARETTE	7,800.00	7,800.00	3,200.00	(4,600.00)	243.8
010.0300.3005	PEDDLERS-SOLICITORS	.00	.00	100.00	100.00	.0
010.0300.3006	AMUSEMENT GAMES	.00	.00	1,200.00	1,200.00	.0
010.0300.3013	AUCTION HOUSE	.00	.00	25.00	25.00	.0
010.0300.3015	GARBAGE HAULERS	.00	.00	400.00	400.00	.0
010.0300.3018	SIDEWALK BUILDERS	.00	.00	3,300.00	3,300.00	.0
010.0300.3020	TAXI AND BUS	.00	.00	200.00	200.00	.0
010.0300.3021	ELECTRICIANS	200.00	200.00	625.00	425.00	32.0
010.0300.3022	EXCAVATERS	300.00	300.00	5,500.00	5,200.00	5.5
010.0300.3025	BUILDING	24,142.15	24,142.15	277,000.00	252,857.85	8.7
010.0300.3026	DEMOLITION	380.20	380.20	1,000.00	619.80	38.0
010.0300.3027	MECHANICAL	825.23	825.23	8,000.00	7,174.77	10.3
010.0300.3028	MOVING	.00	.00	100.00	100.00	.0
010.0300.3029	SIGN	209.65	209.65	5,000.00	4,790.35	4.2
010.0300.3030	ELECTRICAL	890.30	890.30	22,000.00	21,109.70	4.1
010.0300.3031	PLUMBING	410.95	410.95	7,500.00	7,089.05	5.5
010.0300.3033	ZONING PERMITS	690.00	690.00	2,500.00	1,810.00	27.6
010.0300.3034	SOUND VARIANCE PERMIT	50.00	50.00	100.00	50.00	50.0
010.0300.3036	TREE TRIMMING	70.00	70.00	450.00	380.00	15.6
010.0300.3039	SIGN HANGER	900.00	900.00	1,500.00	600.00	60.0
010.0300.3041	PAWNBROKER	.00	.00	200.00	200.00	.0
010.0300.3105	HOUSE MOVERS	.00	.00	100.00	100.00	.0
010.0300.3200	CABLE T.V.	783.18	783.18	200,000.00	199,216.82	.4
010.0300.3201	ENCROACHMENT	30.00	30.00	125.00	95.00	24.0
010.0300.3202	CONDITIONAL USE PERMIT	250.00	250.00	2,500.00	2,250.00	10.0
010.0300.3205	BURNING PERMIT - FIRE DEPT	.00	.00	1,000.00	1,000.00	.0
010.0300.3999	DOG TAGS	580.00	580.00	10,000.00	9,420.00	5.8
	TOTAL LICENSES AND PERMITS	42,911.66	42,911.66	598,625.00	555,713.34	7.2

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	GRANTS AND CONTRIBUTIONS					
010.0410.4103	POLICE GRANTS (ASAP STOP ETC	1,837.17	1,837.17	135,664.00	133,826.83	1.4
010.0410.4104	POLICE SPECIAL GRANTS	6,890.55	6,890.55	45,000.00	38,109.45	15.3
010.0410.4105	FIRE GRANTS	.00	.00	1,000.00	1,000.00	.0
010.0410.4108	YOUTH TASK FORCE GRANTS	18,080.38	18,080.38	91,213.00	73,132.62	19.8
010.0410.4128	COMMERCIAL ROLLBACK	.00	.00	190,921.13	190,921.13	.0
010.0410.4129	COMMERCIAL BACKFILL 22	.00	.00	198,033.30	198,033.30	.0
	TOTAL GRANTS AND CONTRIBUTION	26,808.10	26,808.10	661,831.43	635,023.33	4.1
	CHARGES FOR ESSENTIAL SERVIC					
010.0500.5001	POLICE SERVICES	3,690.00	3,690.00	30,000.00	26,310.00	12.3
010.0500.5002	FIRE SERVICES	.00	.00	48,574.00	48,574.00	.0
010.0500.5003	ENGINEERS SERVICES	525.00	525.00	7,500.00	6,975.00	7.0
010.0500.5009	SIDEWALK REPAIR - INVOICED	200.00	200.00	8,500.00	8,300.00	2.4
010.0500.5010	SIDEWALK REPAIR - CERTIFIED	.00	.00	5,000.00	5,000.00	.0
010.0500.5102	FIRE SERVICE - HAZMAT	11,926.46	11,926.46	40,000.00	28,073.54	29.8
010.0500.5118	SIDEWALK PERMIT	210.00	210.00	2,500.00	2,290.00	8.4
010.0500.9017	SPECIAL ASSESSMENT	.00	.00	1,500.00	1,500.00	.0
	TOTAL CHARGES FOR ESSENTIAL SE	16,551.46	16,551.46	143,574.00	127,022.54	11.5
	CHARGES FOR OPTIONAL SERVICE					
010.0550.5007	ANIMAL CONTROL FEES	1,195.00	1,195.00	18,000.00	16,805.00	6.6
010.0550.5039	RENT INSPECTIONS	1,930.00	1,930.00	50,000.00	48,070.00	3.9
010.0550.5046	HAZ MAT RESPONSE	.00	.00	4,000.00	4,000.00	.0
010.0550.5047	STATE REQUIRED INSPECTIONS	.00	.00	1,000.00	1,000.00	.0
010.0550.5601	WEED MOWING - INVOICED	1,235.00	1,235.00	3,000.00	1,765.00	41.2
010.0550.5602	WEED MOWING - CERTIFIED	1,525.00	1,525.00	8,000.00	6,475.00	19.1
010.0550.5603	TREE REMOVAL - INVOICED	.00	.00	1,000.00	1,000.00	.0
010.0550.5604	TREE REMOVAL - CERTIFIED	.00	.00	2,000.00	2,000.00	.0
010.0550.5609	SALE OF SUPPLIES & CODES	395.00	395.00	400.00	5.00	98.8
010.0550.5613	ELECTRIC CHARGING STATION	56.08	56.08	2,250.00	2,193.92	2.5
	TOTAL CHARGES FOR OPTIONAL SER	6,336.08	6,336.08	89,650.00	83,313.92	7.1
	FINES, FORFEITURES & PENALTI					
010.0600.6001	POLICE FINES	1,067.50	1,067.50	24,000.00	22,932.50	4.5
	TOTAL FINES, FORFEITURES & PENA	1,067.50	1,067.50	24,000.00	22,932.50	4.5

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	REVENUE FROM USE OF MONEY &					
010.0700.7001	INTEREST ON INVESTMENTS	19,868.56	19,868.56	301,896.01	282,027.45	6.6
	TOTAL REVENUE FROM USE OF MON	19,868.56	19,868.56	301,896.01	282,027.45	6.6
	MISCELLANEOUS REVENUES					
010.0800.8010	BLUE ZONE PROJECT	.00	.00	2,000.00	2,000.00	.0
010.0800.8020	OTHER MISCELLANEOUS	690.00	690.00	12,000.00	11,310.00	5.8
010.0800.8022	YOUTH TASK FORCE DONATION	2,675.00	2,675.00	21,500.00	18,825.00	12.4
010.0800.8038	FIRE DONATIONS	100.00	100.00	1,000.00	900.00	10.0
	TOTAL MISCELLANEOUS REVENUES	3,465.00	3,465.00	36,500.00	33,035.00	9.5
	NON-REVENUE RECEIPTS					
010.0900.9002	GAS TAX REFUND	.00	.00	2,000.00	2,000.00	.0
010.0900.9003	MISC. REFUNDS	15.00	15.00	19,000.00	18,985.00	.1
010.0900.9005	TRANSFERS IN	112,500.00	112,500.00	1,470,000.00	1,357,500.00	7.7
010.0900.9006	TRANSFERS IN-SPECIAL REVENUE	409,667.44	409,667.44	4,401,203.36	3,991,535.92	9.3
	TOTAL NON-REVENUE RECEIPTS	522,182.44	522,182.44	5,892,203.36	5,370,020.92	8.9
	TOTAL FUND REVENUE	720,130.20	720,130.20	15,665,440.40	14,945,310.20	4.6

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	POLICE GENERAL					
010.1101.1010	SALARIES	373,845.46	373,845.46	5,028,585.48	4,654,740.02	7.4
010.1101.1160	HEALTH & LIFE INSURANCE	48,341.20	48,341.20	635,035.82	586,694.62	7.6
010.1101.1170	UNIFORM ALOWANCE	3,902.92	3,902.92	55,000.00	51,097.08	7.1
010.1101.1180	RESIDENCY ALOWANCE	.00	.00	36,000.00	36,000.00	.0
010.1101.1260	OFFICER WELLNESS & SAFETY	.00	.00	8,500.00	8,500.00	.0
010.1101.1760	UNEMPLOYMENT SELF INSURANCE	.00	.00	2,846.25	2,846.25	.0
010.1101.1995	DISPATCH 28E	251,821.56	251,821.56	999,487.00	747,665.44	25.2
010.1101.2010	MEDICAL SERVICE	2,825.00	2,825.00	8,000.00	5,175.00	35.3
010.1101.2030	DUES & PUBLICATIONS	.00	.00	1,500.00	1,500.00	.0
010.1101.2040	PHONE EXPENSE	3,561.37	3,561.37	43,500.00	39,938.63	8.2
010.1101.2080	EDUCATION AND TRAINING	4,017.62	4,017.62	66,000.00	61,982.38	6.1
010.1101.2090	EQUIPMENT MAINTENANCE	1,884.03	1,884.03	16,000.00	14,115.97	11.8
010.1101.2100	INVESTIGATION FUND	1,082.87	1,082.87	5,000.00	3,917.13	21.7
010.1101.2110	COMPUTER EXPENSE	2,005.67	2,005.67	85,000.00	82,994.33	2.4
010.1101.2160	SMART CITY/SAFE CITY INITIATIV	45.38	45.38	500.00	454.62	9.1
010.1101.2730	TECHNOLOGY EXPENSE	.00	.00	33,118.00	33,118.00	.0
010.1101.3019	OFFICE SUPPLIES	1,880.08	1,880.08	10,000.00	8,119.92	18.8
010.1101.3036	AMMUNITION	.00	.00	22,000.00	22,000.00	.0
010.1101.3045	IDENT DEPARTMENT SUPPLIES	409.10	409.10	5,500.00	5,090.90	7.4
010.1101.3990	MISCELLANEOUS EXPENSE	12,801.73	12,801.73	44,920.00	32,118.27	28.5
010.1101.5910	SPECIAL GRANT	2,339.57	2,339.57	25,000.00	22,660.43	9.4
010.1101.5931	HONOR GUARD	.00	.00	500.00	500.00	.0
010.1101.5934	COMMUNITY POLICING	38.47	38.47	1,250.00	1,211.53	3.1
	TOTAL POLICE GENERAL	710,802.03	710,802.03	7,133,242.55	6,422,440.52	10.0
	MOTOR PATROL					
010.1102.2130	RADIO MAINTENANCE	.00	.00	4,000.00	4,000.00	.0
010.1102.2140	M/E REPAIRS	2,015.27	2,015.27	52,000.00	49,984.73	3.9
010.1102.3750	FUEL	45,862.47	45,862.47	85,000.00	39,137.53	54.0
	TOTAL MOTOR PATROL	47,877.74	47,877.74	141,000.00	93,122.26	34.0
	POLICE BUILDINGS					
010.1103.2150	BUILDING REPAIRS AND MAINTEN	10,060.49	10,060.49	20,000.00	9,939.51	50.3
010.1103.2160	GAS & ELECTRICITY	9,564.06	9,564.06	50,000.00	40,435.94	19.1
010.1103.2980	FUEL TANK EXPENSE	.00	.00	4,500.00	4,500.00	.0
010.1103.3060	SUPPLIES & LAUNDRY	552.35	552.35	6,000.00	5,447.65	9.2
	TOTAL POLICE BUILDINGS	20,176.90	20,176.90	80,500.00	60,323.10	25.1

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	CIVIL DEFENSE					
010.1301.2180	ELECTRICITY	46.84	46.84	500.00	453.16	9.4
010.1301.2200	CITY SHARE CIVIL DEFENSE	101,035.00	101,035.00	102,954.84	1,919.84	98.1
	TOTAL CIVIL DEFENSE	101,081.84	101,081.84	103,454.84	2,373.00	97.7
	FIRE GENERAL					
010.1501.1010	SALARIES	218,536.94	218,536.94	3,076,528.88	2,857,991.94	7.1
010.1501.1160	HEALTH & LIFE INSURANCE	44,374.18	44,374.18	464,082.29	419,708.11	9.6
010.1501.1170	UNIFORM ALOWANCE	.00	.00	22,100.00	22,100.00	.0
010.1501.1760	UNEMPLOYMENT SELF INSURANCE	.00	.00	2,055.63	2,055.63	.0
010.1501.2010	MEDICAL SERVICE	4,197.00	4,197.00	10,000.00	5,803.00	42.0
010.1501.2030	DUES & PUBLICATIONS	137.99	137.99	1,250.00	1,112.01	11.0
010.1501.2060	TRAVEL AND CONFERENCE	1,290.11	1,290.11	8,000.00	6,709.89	16.1
010.1501.2080	EDUCATION AND TRAINING	.00	.00	6,000.00	6,000.00	.0
010.1501.2730	TECHNOLOGY EXPENSE	25,261.14	25,261.14	39,375.00	14,113.86	64.2
010.1501.3019	OFFICE SUPPLIES	916.07	916.07	4,000.00	3,083.93	22.9
010.1501.3035	OTHER SUPPLIES	297.80	297.80	38,000.00	37,702.20	.8
	TOTAL FIRE GENERAL	295,011.23	295,011.23	3,671,391.80	3,376,380.57	8.0
	FIRE - BUILDING					
010.1502.2040	PHONE EXPENSE	839.14	839.14	10,200.00	9,360.86	8.2
010.1502.2150	BUILDING REPAIRS AND MAINTEN	3,481.03	3,481.03	25,000.00	21,518.97	13.9
010.1502.2160	GAS & ELECTRICITY	5,952.75	5,952.75	57,000.00	51,047.25	10.4
010.1502.3035	OTHER SUPPLIES	.00	.00	3,800.00	3,800.00	.0
	TOTAL FIRE - BUILDING	10,272.92	10,272.92	96,000.00	85,727.08	10.7
	FIRE - MOTOR EQUIPMENT					
010.1503.2130	RADIO MAINTENANCE	.00	.00	6,500.00	6,500.00	.0
010.1503.2140	M/E REPAIRS	6,748.85	6,748.85	60,000.00	53,251.15	11.3
010.1503.3044	M/E SUPPLIES	(1,595.90)	(1,595.90)	18,000.00	19,595.90	(8.9)
010.1503.3750	FUEL	.00	.00	20,000.00	20,000.00	.0
	TOTAL FIRE - MOTOR EQUIPMENT	5,152.95	5,152.95	104,500.00	99,347.05	4.9

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	BUILDING OFFICIAL					
010.1701.1010	SALARIES	4,343.04	4,343.04	56,459.52	52,116.48	7.7
010.1701.1070	SAFETY SHOES	.00	.00	125.00	125.00	.0
010.1701.1160	HEALTH & LIFE INSURANCE	1,480.71	1,480.71	17,768.35	16,287.64	8.3
010.1701.2030	DUES & PUBLICATIONS	.00	.00	1,000.00	1,000.00	.0
010.1701.2040	PHONE EXPENSE	140.84	140.84	1,500.00	1,359.16	9.4
010.1701.2060	TRAVEL AND CONFERENCE	.00	.00	1,000.00	1,000.00	.0
010.1701.2140	M/E REPAIRS	.00	.00	400.00	400.00	.0
010.1701.2720	OFFICE EQUIPMENT MAINTENANCE	.00	.00	7,500.00	7,500.00	.0
010.1701.2722	COPY CHARGE	.00	.00	190.00	190.00	.0
010.1701.2740	PROFESSIONAL SERVICES	4.97	4.97	200.00	195.03	2.5
010.1701.3019	OFFICE SUPPLIES	.00	.00	500.00	500.00	.0
010.1701.3044	M/E SUPPLIES	.00	.00	120.00	120.00	.0
010.1701.3560	PRINTED SUPPLIES	.00	.00	400.00	400.00	.0
010.1701.3750	FUEL	.00	.00	1,000.00	1,000.00	.0
010.1701.3990	MISCELLANEOUS EXPENSE	.00	.00	200.00	200.00	.0
010.1701.5510	REFUNDS	.00	.00	1,500.00	1,500.00	.0
	TOTAL BUILDING OFFICIAL	5,969.56	5,969.56	89,862.87	83,893.31	6.6
	DEMOLITIONS					
010.1702.2550	DEMOLITIONS	.00	.00	75,000.00	75,000.00	.0
	TOTAL DEMOLITIONS	.00	.00	75,000.00	75,000.00	.0
	ANIMAL CONTROL					
010.1901.1010	SALARIES	6,586.13	6,586.13	84,302.40	77,716.27	7.8
010.1901.1160	HEALTH & LIFE INSURANCE	1,480.71	1,480.71	17,768.35	16,287.64	8.3
010.1901.1170	UNIFORM ALOWANCE	.00	.00	465.00	465.00	.0
010.1901.2030	DUES & PUBLICATIONS	.00	.00	100.00	100.00	.0
010.1901.2040	PHONE EXPENSE	88.83	88.83	1,300.00	1,211.17	6.8
010.1901.2110	COMPUTER EXPENSE	.00	.00	1,100.00	1,100.00	.0
010.1901.2140	M/E REPAIRS	.00	.00	2,000.00	2,000.00	.0
010.1901.2150	BUILDING REPAIRS AND MAINTEN	560.98	560.98	6,000.00	5,439.02	9.4
010.1901.2160	GAS & ELECTRICITY	2,434.08	2,434.08	20,500.00	18,065.92	11.9
010.1901.2162	WATER/SEWER UTILITIES	251.50	251.50	1,600.00	1,348.50	15.7
010.1901.2671	BOARDING FEES	27,218.96	27,218.96	163,313.76	136,094.80	16.7
010.1901.2672	VETERINARIAN FEES	158.00	158.00	4,000.00	3,842.00	4.0
010.1901.3019	OFFICE SUPPLIES	.00	.00	250.00	250.00	.0
010.1901.3035	OTHER SUPPLIES	80.08	80.08	1,000.00	919.92	8.0
010.1901.3090	BUILDING SUPPLIES	.00	.00	500.00	500.00	.0
010.1901.3750	FUEL	.00	.00	2,500.00	2,500.00	.0
	TOTAL ANIMAL CONTROL	38,859.27	38,859.27	306,699.51	267,840.24	12.7

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	ELECTRICAL INSPECTOR					
010.1904.1010	SALARIES	5,787.20	5,787.20	75,233.60	69,446.40	7.7
010.1904.1070	SAFETY SHOES	150.00	150.00	250.00	100.00	60.0
010.1904.2030	DUES & PUBLICATIONS	.00	.00	500.00	500.00	.0
010.1904.2040	PHONE EXPENSE	120.08	120.08	1,200.00	1,079.92	10.0
010.1904.2060	TRAVEL AND CONFERENCE	.00	.00	270.00	270.00	.0
010.1904.2140	M/E REPAIRS	.00	.00	400.00	400.00	.0
010.1904.2324	CERTIFICATION & TESTING	.00	.00	310.00	310.00	.0
010.1904.3019	OFFICE SUPPLIES	4.97	4.97	230.00	225.03	2.2
010.1904.3044	M/E SUPPLIES	.00	.00	110.00	110.00	.0
010.1904.3560	PRINTED SUPPLIES	.00	.00	150.00	150.00	.0
010.1904.3750	FUEL	.00	.00	950.00	950.00	.0
010.1904.4180	TEST EQUIPMENT	.00	.00	200.00	200.00	.0
010.1904.5510	REFUNDS	.00	.00	42.00	42.00	.0
	TOTAL ELECTRICAL INSPECTOR	6,062.25	6,062.25	79,845.60	73,783.35	7.6
	PLUMBING INSPECTOR					
010.1907.1010	SALARIES	7,086.40	7,086.40	94,244.80	87,158.40	7.5
010.1907.1070	SAFETY SHOES	150.00	150.00	250.00	100.00	60.0
010.1907.1160	HEALTH & LIFE INSURANCE	1,480.71	1,480.71	17,768.35	16,287.64	8.3
010.1907.2030	DUES & PUBLICATIONS	.00	.00	300.00	300.00	.0
010.1907.2040	PHONE EXPENSE	78.48	78.48	900.00	821.52	8.7
010.1907.2060	TRAVEL AND CONFERENCE	.00	.00	115.00	115.00	.0
010.1907.2140	M/E REPAIRS	300.00	300.00	400.00	100.00	75.0
010.1907.2740	PROFESSIONAL SERVICES	4.97	4.97	50.00	45.03	9.9
010.1907.3019	OFFICE SUPPLIES	.00	.00	250.00	250.00	.0
010.1907.3044	M/E SUPPLIES	.00	.00	200.00	200.00	.0
010.1907.3560	PRINTED SUPPLIES	.00	.00	210.00	210.00	.0
	TOTAL PLUMBING INSPECTOR	9,100.56	9,100.56	114,688.15	105,587.59	7.9

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	NEIGHBORHOOD SERVICES					
010.1911.1010	SALARIES	15,735.83	15,735.83	228,782.32	213,046.49	6.9
010.1911.1070	SAFETY SHOES	450.00	450.00	500.00	50.00	90.0
010.1911.1160	HEALTH & LIFE INSURANCE	5,095.83	5,095.83	43,381.15	38,285.32	11.8
010.1911.2030	DUES & PUBLICATIONS	.00	.00	180.00	180.00	.0
010.1911.2040	PHONE EXPENSE	256.40	256.40	2,200.00	1,943.60	11.7
010.1911.2050	CONTRACT LABOR	2,070.00	2,070.00	12,000.00	9,930.00	17.3
010.1911.2060	TRAVEL AND CONFERENCE	.00	.00	600.00	600.00	.0
010.1911.2130	RADIO MAINTENANCE	.00	.00	200.00	200.00	.0
010.1911.2140	M/E REPAIRS	300.00	300.00	500.00	200.00	60.0
010.1911.2430	AUTO EXPENSE/HIRE	.00	.00	100.00	100.00	.0
010.1911.2551	NUISANCE ABATEMENT	.00	.00	12,000.00	12,000.00	.0
010.1911.2720	OFFICE EQUIPMENT MAINTENANCE	.00	.00	500.00	500.00	.0
010.1911.2722	COPY CHARGE	.00	.00	400.00	400.00	.0
010.1911.3019	OFFICE SUPPLIES	.00	.00	850.00	850.00	.0
010.1911.3035	OTHER SUPPLIES	.00	.00	40.00	40.00	.0
010.1911.3044	M/E SUPPLIES	.00	.00	150.00	150.00	.0
010.1911.3560	PRINTED SUPPLIES	.00	.00	400.00	400.00	.0
010.1911.3750	FUEL	.00	.00	2,500.00	2,500.00	.0
010.1911.3990	MISCELLANEOUS EXPENSE	.00	.00	9,500.00	9,500.00	.0
	TOTAL NEIGHBORHOOD SERVICES	23,908.06	23,908.06	314,783.47	290,875.41	7.6
	TRAFFIC CONTROL					
010.2404.1010	SALARIES	3,391.75	3,391.75	36,094.40	32,702.65	9.4
010.2404.1070	SAFETY SHOES	75.00	75.00	250.00	175.00	30.0
010.2404.2030	DUES & PUBLICATIONS	.00	.00	300.00	300.00	.0
010.2404.2040	PHONE EXPENSE	38.47	38.47	600.00	561.53	6.4
010.2404.2150	BUILDING REPAIRS AND MAINTEN	.00	.00	500.00	500.00	.0
010.2404.2160	GAS & ELECTRICITY	246.84	246.84	4,000.00	3,753.16	6.2
010.2404.2180	ELECTRICITY	3,575.31	3,575.31	39,000.00	35,424.69	9.2
010.2404.3044	M/E SUPPLIES	19.27	19.27	500.00	480.73	3.9
	TOTAL TRAFFIC CONTROL	7,346.64	7,346.64	81,244.40	73,897.76	9.0

GENERAL

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	ENGINEERS OFFICE					
010.2601.1010	SALARIES	8,690.20	8,690.20	131,324.46	122,634.26	6.6
010.2601.1070	SAFETY SHOES	225.00	225.00	875.00	650.00	25.7
010.2601.1160	HEALTH & LIFE INSURANCE	3,715.12	3,715.12	76,209.22	72,494.10	4.9
010.2601.1760	UNEMPLOYMENT SELF INSURANCE	.00	.00	347.88	347.88	.0
010.2601.2030	DUES & PUBLICATIONS	.00	.00	1,500.00	1,500.00	.0
010.2601.2040	PHONE EXPENSE	574.22	574.22	6,000.00	5,425.78	9.6
010.2601.2060	TRAVEL AND CONFERENCE	.00	.00	2,500.00	2,500.00	.0
010.2601.2080	EDUCATION AND TRAINING	.00	.00	1,000.00	1,000.00	.0
010.2601.2090	EQUIPMENT MAINTENANCE	.00	.00	500.00	500.00	.0
010.2601.2130	RADIO MAINTENANCE	.00	.00	1,700.00	1,700.00	.0
010.2601.2140	M/E REPAIRS	.00	.00	1,000.00	1,000.00	.0
010.2601.2722	COPY CHARGE	267.78	267.78	1,200.00	932.22	22.3
010.2601.2730	TECHNOLOGY EXPENSE	.00	.00	3,500.00	3,500.00	.0
010.2601.2740	PROFESSIONAL SERVICES	49.65	49.65	1,500.00	1,450.35	3.3
010.2601.3019	OFFICE SUPPLIES	332.78	332.78	2,500.00	2,167.22	13.3
010.2601.3035	OTHER SUPPLIES	.00	.00	3,000.00	3,000.00	.0
010.2601.3044	M/E SUPPLIES	633.40	633.40	1,000.00	366.60	63.3
010.2601.3750	FUEL	.00	.00	3,500.00	3,500.00	.0
	TOTAL ENGINEERS OFFICE	14,488.15	14,488.15	239,156.56	224,668.41	6.1
	CITY ARBORIST					
010.2990.2140	M/E REPAIRS	36.32	36.32	.00	(36.32)	.0
010.2990.2610	TREE REMOVAL	.00	.00	500.00	500.00	.0
010.2990.3035	OTHER SUPPLIES	.00	.00	300.00	300.00	.0
010.2990.3044	M/E SUPPLIES	2,063.65	2,063.65	400.00	(1,663.65)	515.9
	TOTAL CITY ARBORIST	2,099.97	2,099.97	1,200.00	(899.97)	175.0
	HEALTH DEPARTMENT					
010.3401.1010	SALARIES	5,664.00	5,664.00	75,879.20	70,215.20	7.5
010.3401.1070	SAFETY SHOES	150.00	150.00	125.00	(25.00)	120.0
010.3401.1160	HEALTH & LIFE INSURANCE	1,454.87	1,454.87	17,458.46	16,003.59	8.3
010.3401.2040	PHONE EXPENSE	43.44	43.44	700.00	656.56	6.2
010.3401.2060	TRAVEL AND CONFERENCE	.00	.00	600.00	600.00	.0
010.3401.2130	RADIO MAINTENANCE	.00	.00	150.00	150.00	.0
010.3401.2140	M/E REPAIRS	36.39	36.39	400.00	363.61	9.1
010.3401.3019	OFFICE SUPPLIES	.00	.00	150.00	150.00	.0
010.3401.3080	RAT CONTROL MATERIAL	.00	.00	200.00	200.00	.0
	TOTAL HEALTH DEPARTMENT	7,348.70	7,348.70	95,662.66	88,313.96	7.7

GENERAL

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	HUMAN RIGHTS					
010.3801.1010	SALARIES	703.84	703.84	9,149.92	8,446.08	7.7
010.3801.2040	PHONE EXPENSE	124.80	124.80	800.00	675.20	15.6
010.3801.3019	OFFICE SUPPLIES	.00	.00	250.00	250.00	.0
	TOTAL HUMAN RIGHTS	828.64	828.64	10,199.92	9,371.28	8.1
	HUMAN RIGHTS HUD GRANT					
010.3802.2040	PHONE EXPENSE	17.58	17.58	250.00	232.42	7.0
	TOTAL HUMAN RIGHTS HUD GRANT	17.58	17.58	250.00	232.42	7.0
	YOUTH TASK FORCE					
010.3900.1010	SALARIES	15,859.38	15,859.38	77,084.80	61,225.42	20.6
010.3900.1040	FICA	1,163.01	1,163.01	5,896.99	4,733.98	19.7
010.3900.1050	IPERS	719.79	719.79	7,276.81	6,557.02	9.9
010.3900.1160	HEALTH & LIFE INSURANCE	1,480.71	1,480.71	17,768.35	16,287.64	8.3
010.3900.1760	UNEMPLOYMENT SELF INSURANCE	.00	.00	63.25	63.25	.0
010.3900.2040	PHONE EXPENSE	48.40	48.40	900.00	851.60	5.4
010.3900.2060	TRAVEL AND CONFERENCE	.00	.00	350.00	350.00	.0
010.3900.2430	AUTO EXPENSE/HIRE	.00	.00	1,200.00	1,200.00	.0
010.3900.2730	TECHNOLOGY EXPENSE	120.00	120.00	1,100.00	980.00	10.9
010.3900.2740	PROFESSIONAL SERVICES	.00	.00	143.00	143.00	.0
010.3900.3019	OFFICE SUPPLIES	.00	.00	500.00	500.00	.0
010.3900.3990	MISCELLANEOUS EXPENSE	.00	.00	429.81	429.81	.0
	TOTAL YOUTH TASK FORCE	19,391.29	19,391.29	112,713.01	93,321.72	17.2
	MUNICIPAL BAND					
010.4250.1010	SALARIES	844.46	844.46	.00	(844.46)	.0
010.4250.2290	PA SYSTEM	.00	.00	1,550.00	1,550.00	.0
010.4250.3101	MUSIC	.00	.00	300.00	300.00	.0
010.4250.3990	MISCELLANEOUS EXPENSE	4,123.00	4,123.00	8,500.00	4,377.00	48.5
	TOTAL MUNICIPAL BAND	4,967.46	4,967.46	10,350.00	5,382.54	48.0

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	DEVELOPMENT SERVICES					
010.5401.1010	SALARIES	22,039.93	22,039.93	294,656.75	272,616.82	7.5
010.5401.1160	HEALTH & LIFE INSURANCE	2,861.42	2,861.42	50,905.06	48,043.64	5.6
010.5401.1760	UNEMPLOYMENT SELF INSURANCE	.00	.00	569.25	569.25	.0
010.5401.2030	DUES & PUBLICATIONS	179.73	179.73	1,400.00	1,220.27	12.8
010.5401.2040	PHONE EXPENSE	167.74	167.74	1,000.00	832.26	16.8
010.5401.2060	TRAVEL AND CONFERENCE	905.27	905.27	3,700.00	2,794.73	24.5
010.5401.2300	POSTAGE	.00	.00	3,200.00	3,200.00	.0
010.5401.2720	OFFICE EQUIPMENT MAINTENANCE	.00	.00	7,800.00	7,800.00	.0
010.5401.2722	COPY CHARGE	359.32	359.32	600.00	240.68	59.9
010.5401.2730	TECHNOLOGY EXPENSE	.00	.00	12,000.00	12,000.00	.0
010.5401.2740	PROFESSIONAL SERVICES	24.83	24.83	1,000.00	975.17	2.5
010.5401.2800	RECORDING FEES	17.00	17.00	200.00	183.00	8.5
010.5401.3019	OFFICE SUPPLIES	192.87	192.87	2,700.00	2,507.13	7.1
010.5401.3990	MISCELLANEOUS EXPENSE	300.00	300.00	2,000.00	1,700.00	15.0
010.5401.4060	OFFICE EQUIPMENT	359.32	359.32	300.00	(59.32)	119.8
010.5401.5510	REFUND	125.00	125.00	.00	(125.00)	.0
	TOTAL DEVELOPMENT SERVICES	27,532.43	27,532.43	382,031.06	354,498.63	7.2
	MAYOR AND COUNCIL					
010.6101.1010	SALARIES	7,183.40	7,183.40	93,384.00	86,200.60	7.7
010.6101.2030	DUES & PUBLICATIONS	.00	.00	15,000.00	15,000.00	.0
010.6101.2040	PHONE EXPENSE	128.36	128.36	1,100.00	971.64	11.7
010.6101.2050	CONTRACT LABOR	675.00	675.00	750.00	75.00	90.0
010.6101.2060	TRAVEL AND CONFERENCE	1,180.00	1,180.00	5,000.00	3,820.00	23.6
010.6101.2660	LEGAL EXPENSE	12,312.03	12,312.03	70,000.00	57,687.97	17.6
010.6101.2722	COPY CHARGE	.00	.00	3,400.00	3,400.00	.0
010.6101.3019	OFFICE SUPPLIES	45.00	45.00	750.00	705.00	6.0
010.6101.3035	OTHER SUPPLIES	7,677.30	7,677.30	7,000.00	(677.30)	109.7
010.6101.3990	MISCELLANEOUS EXPENSE	1,560.18	1,560.18	8,000.00	6,439.82	19.5
	TOTAL MAYOR AND COUNCIL	30,761.27	30,761.27	204,384.00	173,622.73	15.1
	CITY ADMINISTRATORS OFFICE					
010.6105.1010	SALARIES	13,238.09	13,238.09	183,303.56	170,065.47	7.2
010.6105.2030	DUES & PUBLICATIONS	.00	.00	2,500.00	2,500.00	.0
010.6105.2040	PHONE EXPENSE	181.93	181.93	2,800.00	2,618.07	6.5
010.6105.2060	TRAVEL AND CONFERENCE	2,182.76	2,182.76	6,000.00	3,817.24	36.4
010.6105.2740	PROFESSIONAL SERVICES	6,181.27	6,181.27	6,250.00	68.73	98.9
010.6105.3019	OFFICE SUPPLIES	.00	.00	1,000.00	1,000.00	.0
010.6105.3120	VOLUNTEER COORDINATOR EXPNSE	70.00	70.00	4,200.00	4,130.00	1.7
010.6105.3990	MISCELLANEOUS EXPENSE	.00	.00	2,607.03	2,607.03	.0
	TOTAL CITY ADMINISTRATORS OFFIC	21,854.05	21,854.05	208,660.59	186,806.54	10.5

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	BLUE ZONE PROJECT					
010.6110.2040	PHONE EXPENSE	25.36	25.36	300.00	274.64	8.5
010.6110.3990	MISCELLANEOUS EXPENSE	1,830.00	1,830.00	3,000.00	1,170.00	61.0
	TOTAL BLUE ZONE PROJECT	1,855.36	1,855.36	3,300.00	1,444.64	56.2
	FINANCE AND ACCOUNTING					
010.6201.1010	SALARIES	19,389.63	19,389.63	247,352.96	227,963.33	7.8
010.6201.2030	DUES & PUBLICATIONS	.00	.00	2,200.00	2,200.00	.0
010.6201.2040	PHONE EXPENSE	285.61	285.61	3,000.00	2,714.39	9.5
010.6201.2060	TRAVEL AND CONFERENCE	.00	.00	6,000.00	6,000.00	.0
010.6201.2311	EQUIPMENT RENTAL	2,121.90	2,121.90	15,000.00	12,878.10	14.2
010.6201.2720	OFFICE EQUIPMENT MAINTENANCE	.00	.00	1,000.00	1,000.00	.0
010.6201.2722	COPY CHARGE	.00	.00	1,000.00	1,000.00	.0
010.6201.2730	TECHNOLOGY EXPENSE	.00	.00	13,889.00	13,889.00	.0
010.6201.2740	PROFESSIONAL SERVICES	44.65	44.65	15,000.00	14,955.35	.3
010.6201.3019	OFFICE SUPPLIES	506.83	506.83	9,500.00	8,993.17	5.3
	TOTAL FINANCE AND ACCOUNTING	22,348.62	22,348.62	313,941.96	291,593.34	7.1
	INFORMATION TECHNOLOGY					
010.6202.1010	SALARIES	3,364.80	3,364.80	43,742.40	40,377.60	7.7
010.6202.2030	DUES & PUBLICATIONS	.00	.00	300.00	300.00	.0
010.6202.2040	PHONE EXPENSE	24.39	24.39	500.00	475.61	4.9
010.6202.2060	TRAVEL AND CONFERENCE	.00	.00	300.00	300.00	.0
010.6202.3019	OFFICE SUPPLIES	45.43	45.43	1,700.00	1,654.57	2.7
	TOTAL INFORMATION TECHNOLOGY	3,434.62	3,434.62	46,542.40	43,107.78	7.4
	GIS TECHNOLOGY					
010.6203.1010	SALARIES	2,811.21	2,811.21	36,545.60	33,734.39	7.7
010.6203.2030	DUES & PUBLICATIONS	.00	.00	100.00	100.00	.0
010.6203.2060	TRAVEL AND CONFERENCE	.00	.00	850.00	850.00	.0
010.6203.2430	AUTO EXPENSE/HIRE	.00	.00	175.00	175.00	.0
010.6203.2720	OFFICE EQUIPMENT MAINTENANCE	.00	.00	300.00	300.00	.0
010.6203.3019	OFFICE SUPPLIES	.00	.00	500.00	500.00	.0
	TOTAL GIS TECHNOLOGY	2,811.21	2,811.21	38,470.60	35,659.39	7.3

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	CITY CLERK					
010.6204.1010	SALARIES	6,334.56	6,334.56	82,349.28	76,014.72	7.7
010.6204.2030	DUES & PUBLICATIONS	.00	.00	360.00	360.00	.0
010.6204.2040	PHONE EXPENSE	167.74	167.74	1,500.00	1,332.26	11.2
010.6204.2060	TRAVEL AND CONFERENCE	.00	.00	500.00	500.00	.0
010.6204.2720	OFFICE EQUIPMENT MAINTENANCE	.00	.00	9,000.00	9,000.00	.0
010.6204.2740	PROFESSIONAL SERVICES	150.60	150.60	2,500.00	2,349.40	6.0
010.6204.2830	ANNUAL SUPPLEMENT ORDINANCE	.00	.00	4,000.00	4,000.00	.0
010.6204.3019	OFFICE SUPPLIES	4.97	4.97	2,000.00	1,995.03	.3
	TOTAL CITY CLERK	6,657.87	6,657.87	102,209.28	95,551.41	6.5
	CITY OFFICES					
010.6206.2040	PHONE EXPENSE	1,026.71	1,026.71	5,000.00	3,973.29	20.5
010.6206.2300	POSTAGE	.00	.00	6,000.00	6,000.00	.0
010.6206.2720	OFFICE EQUIPMENT MAINTENANCE	.00	.00	500.00	500.00	.0
010.6206.3019	OFFICE SUPPLIES	1,631.27	1,631.27	7,000.00	5,368.73	23.3
	TOTAL CITY OFFICES	2,657.98	2,657.98	18,500.00	15,842.02	14.4
	HUMAN RESOURCES					
010.6401.1010	SALARIES	14,152.49	14,152.49	184,562.56	170,410.07	7.7
010.6401.1260	WELLNESS PROGRAM	198.98	198.98	10,300.00	10,101.02	1.9
010.6401.2022	ADVERTISING - CIVIL SERVICE	1,472.00	1,472.00	42,000.00	40,528.00	3.5
010.6401.2030	DUES & PUBLICATIONS	.00	.00	950.00	950.00	.0
010.6401.2040	PHONE EXPENSE	108.56	108.56	1,000.00	891.44	10.9
010.6401.2060	TRAVEL AND CONFERENCE	318.26	318.26	5,800.00	5,481.74	5.5
010.6401.2065	SUBSTANCE ABUSE TESTING	836.25	836.25	8,000.00	7,163.75	10.5
010.6401.2080	EDUCATION AND TRAINING	88.50	88.50	5,000.00	4,911.50	1.8
010.6401.2311	EQUIPMENT RENTAL	707.30	707.30	4,000.00	3,292.70	17.7
010.6401.2323	CIVIL SERVICE EXAMINATIONS	.00	.00	4,000.00	4,000.00	.0
010.6401.2670	NEGOTIATIONS	.00	.00	14,000.00	14,000.00	.0
010.6401.2720	OFFICE EQUIPMENT MAINTENANCE	.00	.00	1,000.00	1,000.00	.0
010.6401.2740	PROFESSIONAL SERVICES	3,861.93	3,861.93	27,500.00	23,638.07	14.0
010.6401.3019	OFFICE SUPPLIES	2.94	2.94	3,000.00	2,997.06	.1
010.6401.3880	EMPLOYEE RECOGNITION	.00	.00	5,600.00	5,600.00	.0
010.6401.3990	MISCELLANEOUS EXPENSE	.00	.00	10,500.00	10,500.00	.0
	TOTAL HUMAN RESOURCES	21,747.21	21,747.21	327,212.56	305,465.35	6.7

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	CITY HALL					
010.6501.2160	GAS & ELECTRICITY	4,816.83	4,816.83	60,000.00	55,183.17	8.0
010.6501.2162	WATER/SEWER UTILITIES	273.88	273.88	3,500.00	3,226.12	7.8
010.6501.2190	REPAIRS AND MAINTENANCE	1,677.86	1,677.86	35,500.00	33,822.14	4.7
010.6501.2201	ELAVATOR MAINTENANCE	1,001.26	1,001.26	12,500.00	11,498.74	8.0
010.6501.2470	CUSTODIAN EXPENSE	5,833.33	5,833.33	70,000.00	64,166.67	8.3
010.6501.3060	SUPPLIES & LAUNDRY	204.49	204.49	4,000.00	3,795.51	5.1
010.6501.3990	MISCELLANEOUS EXPENSE	83.77	83.77	1,500.00	1,416.23	5.6
	TOTAL CITY HALL	13,891.42	13,891.42	187,000.00	173,108.58	7.4
	GENERAL ADMINISTRATION					
010.6900.1160	HEALTH & LIFE INSURANCE	13,884.30	13,884.30	184,379.90	170,495.60	7.5
010.6900.1760	UNEMPLOYMENT SELF INSURANCE	.00	.00	759.00	759.00	.0
010.6900.2040	PHONE EXPENSE	1.99	1.99	150.00	148.01	1.3
010.6900.2542	ELECTRIC FUEL TAX	.00	.00	100.00	100.00	.0
010.6900.2760	AUDIT	.00	.00	72,900.00	72,900.00	.0
010.6900.2780	NIACOG	28,704.90	28,704.90	27,884.76	(820.14)	102.9
010.6900.2790	LEGAL PUBLICATIONS	2,360.65	2,360.65	20,000.00	17,639.35	11.8
010.6900.2800	RECORDING FEES	17.00	17.00	2,500.00	2,483.00	.7
010.6900.3990	MISCELLANEOUS EXPENSE	19.86	19.86	5,000.00	4,980.14	.4
010.6900.5050	TRANSFERS OUT	57,921.23	57,921.23	614,911.75	556,990.52	9.4
	TOTAL GENERAL ADMINISTRATION	102,909.93	102,909.93	928,585.41	825,675.48	11.1
	SAFETY DIRECTOR					
010.6915.1010	SALARIES	1,854.40	1,854.40	24,107.20	22,252.80	7.7
010.6915.2030	DUES & PUBLICATIONS	.00	.00	500.00	500.00	.0
010.6915.2060	TRAVEL AND CONFERENCE	.00	.00	400.00	400.00	.0
010.6915.2080	EDUCATION AND TRAINING	.00	.00	500.00	500.00	.0
010.6915.2722	COPY CHARGE	.00	.00	100.00	100.00	.0
010.6915.2740	PROFESSIONAL SERVICES	10,179.54	10,179.54	15,000.00	4,820.46	67.9
010.6915.3019	OFFICE SUPPLIES	.00	.00	250.00	250.00	.0
010.6915.3035	OTHER SUPPLIES	27.08	27.08	2,000.00	1,972.92	1.4
	TOTAL SAFETY DIRECTOR	12,061.02	12,061.02	42,857.20	30,796.18	28.1
	TOTAL FUND EXPENDITURES	1,601,286.73	1,601,286.73	15,665,440.40	14,064,153.67	10.2
	NET REVENUE OVER EXPENDITURES	(881,156.53)	(881,156.53)	.00	881,156.53	.0
	GRAND TOTAL REVENUE/ EXPENDIT	(881,156.53)	(881,156.53)	.00	881,156.53	.0

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL-CAPITAL IMPROVEMENTS

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
015.0410.4103	POLICE GRANTS (ASAP STOP ETC	.00	.00	5,000.00	5,000.00	.0
015.0410.4120	FEDERAL GRANT	.00	.00	500,000.00	500,000.00	.0
015.0410.4123	STATE GRANT	.00	.00	15,000.00	15,000.00	.0
	TOTAL SOURCE 0410	.00	.00	520,000.00	520,000.00	.0
015.0700.7001	INTEREST ON INVESTMENTS	1,935.31	1,935.31	75,000.00	73,064.69	2.6
	TOTAL SOURCE 0700	1,935.31	1,935.31	75,000.00	73,064.69	2.6
	SOURCE 0800					
015.0800.8007	GIFTS AND DONATIONS	.00	.00	500,000.00	500,000.00	.0
015.0800.8016	SALE OF BONDS	1,361,720.79	1,361,720.79	1,250,000.00	(111,720.79)	108.9
	TOTAL SOURCE 0800	1,361,720.79	1,361,720.79	1,750,000.00	388,279.21	77.8
	NON-REVENUE RECEIPTS					
015.0900.9003	MISC. REFUNDS	178.12	178.12	.00	(178.12)	.0
015.0900.9005	TRANSFERS IN	52,430.63	52,430.63	586,921.15	534,490.52	8.9
015.0900.9006	TRANSFERS IN-SPECIAL REVENUE	46,071.46	46,071.46	517,125.00	471,053.54	8.9
	TOTAL NON-REVENUE RECEIPTS	98,680.21	98,680.21	1,104,046.15	1,005,365.94	8.9
	TOTAL FUND REVENUE	1,462,336.31	1,462,336.31	3,449,046.15	1,986,709.84	42.4

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL-CAPITAL IMPROVEMENTS

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	POLICE					
015.1103.4010	CAPITAL OUTLAY	.00	.00	109,319.00	109,319.00	.0
015.1103.4090	EQUIPMENT	10,907.96	10,907.96	236,800.00	225,892.04	4.6
015.1103.4510	BUILDING IMPROVEMENTS	.00	.00	32,500.00	32,500.00	.0
	TOTAL POLICE	10,907.96	10,907.96	378,619.00	367,711.04	2.9
	FIRE					
015.1502.4010	CAPITAL OUTLAY	.00	.00	169,600.00	169,600.00	.0
	TOTAL FIRE	.00	.00	169,600.00	169,600.00	.0
	DEPARTMENT 2101					
015.2101.4860	TREES	.00	.00	100,000.00	100,000.00	.0
	TOTAL DEPARTMENT 2101	.00	.00	100,000.00	100,000.00	.0
	LIBRARY					
015.4101.4510	BUILDING IMPROVEMENTS	.00	.00	275,000.00	275,000.00	.0
	TOTAL LIBRARY	.00	.00	275,000.00	275,000.00	.0
	MUSEUM					
015.4203.4090	EQUIPMENT	.00	.00	15,000.00	15,000.00	.0
015.4203.4510	BUILDING IMPROVEMENTS	.00	.00	600,000.00	600,000.00	.0
	TOTAL MUSEUM	.00	.00	615,000.00	615,000.00	.0
	CEMETERY					
015.4504.4010	CAPITAL OUTLAY	9,319.29	9,319.29	80,000.00	70,680.71	11.7
015.4504.4090	EQUIPMENT	10,733.00	10,733.00	10,400.00	(333.00)	103.2
	TOTAL CEMETERY	20,052.29	20,052.29	90,400.00	70,347.71	22.2

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL-CAPITAL IMPROVEMENTS

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	DEVELOPMENT SERVICES					
015.5401.4010	CAPITAL OUTLAY	27,600.00	27,600.00	270,000.00	242,400.00	10.2
015.5401.4644	SITE IMPROVEMENTS	.00	.00	1,500,000.00	1,500,000.00	.0
	TOTAL DEVELOPMENT SERVICES	27,600.00	27,600.00	1,770,000.00	1,742,400.00	1.6
	GENERAL ADMINISTRATION					
015.6900.2732	ELECTRONIC RECORDS	23,439.52	23,439.52	27,500.00	4,060.48	85.2
015.6900.2742	REBRANDING STUDY & IMP	278.12	278.12	25,000.00	24,721.88	1.1
015.6900.3990	MISCELLANEOUS EXPENSE	8,539.75	8,539.75	205,000.00	196,460.25	4.2
015.6900.4060	OFFICE EQUIPMENT	14,240.17	14,240.17	280,000.00	265,759.83	5.1
015.6900.4510	BUILDING IMPROVEMENTS	.00	.00	170,000.00	170,000.00	.0
	TOTAL GENERAL ADMINISTRATION	46,497.56	46,497.56	707,500.00	661,002.44	6.6
	TOTAL FUND EXPENDITURES	105,057.81	105,057.81	4,106,119.00	4,001,061.19	2.6
	NET REVENUE OVER EXPENDITURES	1,357,278.50	1,357,278.50	(657,072.85)	(2,014,351.35)	206.6
	GRAND TOTAL REVENUE/ EXPENDIT	476,121.97	476,121.97	(657,072.85)	(1,133,194.82)	72.5

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

RECREATION

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	PROPERTY TAXES					
020.0100.1001	GENERAL PROPERTY TAXES	11,702.21	11,702.21	1,108,452.82	1,096,750.61	1.1
	TOTAL PROPERTY TAXES	11,702.21	11,702.21	1,108,452.82	1,096,750.61	1.1
	NON-PROPERTY TAXES					
020.0200.2006	UTILITY TAX REPLACEMENT	.00	.00	31,830.11	31,830.11	.0
	TOTAL NON-PROPERTY TAXES	.00	.00	31,830.11	31,830.11	.0
	GRANTS AND CONTRIBUTIONS					
020.0410.4129	COMMERCIAL BACKFILL 22	.00	.00	28,662.12	28,662.12	.0
	TOTAL GRANTS AND CONTRIBUTION	.00	.00	28,662.12	28,662.12	.0
	CHARGES FOR ESSENTIAL SERVIC					
020.0500.5008	SNOW REMOVAL - CERTIFIED	230.00	230.00	2,500.00	2,270.00	9.2
020.0500.5016	SNOW REMOVAL - INVOICED	.00	.00	2,500.00	2,500.00	.0
020.0500.5021	SALE OF WATER	.00	.00	5,000.00	5,000.00	.0
	TOTAL CHARGES FOR ESSENTIAL SE	230.00	230.00	10,000.00	9,770.00	2.3
	SWIMMING POOL REVENUES					
020.0553.5613	MEMBERSHIPS - SWIMMING POOL	1,370.00	1,370.00	40,000.00	38,630.00	3.4
020.0553.5614	ADMISSIONS	42,676.19	42,676.19	75,000.00	32,323.81	56.9
020.0553.5616	LEARN TO SWIM	1,108.50	1,108.50	20,000.00	18,891.50	5.5
020.0553.7003	COMMISSION ON CONCESSIONS	3,176.96	3,176.96	6,000.00	2,823.04	53.0
020.0553.7016	CONCESSION CONTRACT	10,575.77	10,575.77	20,000.00	9,424.23	52.9
020.0553.7018	CONCESSION TAXABLE	10,769.28	10,769.28	25,000.00	14,230.72	43.1
020.0553.8020	OTHER MISCELLANEOUS	31.81	31.81	.00	(31.81)	.0
	TOTAL SWIMMING POOL REVENUES	69,708.51	69,708.51	186,000.00	116,291.49	37.5

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

RECREATION

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	RECREATION PROGRAM REVENUE					
020.0557.5617	GIRL'S SOFTBALL	.00	.00	9,000.00	9,000.00	.0
020.0557.5618	SOFTBALL TOURNAMENTS	.00	.00	2,000.00	2,000.00	.0
020.0557.5619	SOFTBALL LEAGUE	1,175.00	1,175.00	5,500.00	4,325.00	21.4
020.0557.5621	TENNIS LESSONS	.00	.00	3,200.00	3,200.00	.0
020.0557.5623	VOLLEYBALL	.00	.00	1,000.00	1,000.00	.0
020.0557.5626	OTHER RECREATIONS PROGRAMS	31,740.75	31,740.75	220,000.00	188,259.25	14.4
	TOTAL RECREATION PROGRAM REVE	32,915.75	32,915.75	240,700.00	207,784.25	13.7
	MACNIDER CAMPGROUND REVENUE					
020.0558.5620	CAMPSITE FEES	24,192.92	24,192.92	145,500.00	121,307.08	16.6
020.0558.7003	COMMISSION ON CONCESSIONS	.00	.00	2,000.00	2,000.00	.0
020.0558.7018	CONCESSION TAXABLE	.00	.00	10,000.00	10,000.00	.0
020.0558.8020	OTHER MISCELLANEOUS	.00	.00	2,000.00	2,000.00	.0
020.0558.9009	SALES TAX INCOME	.00	.00	9,200.00	9,200.00	.0
	TOTAL MACNIDER CAMPGROUND RE	24,192.92	24,192.92	168,700.00	144,507.08	14.3
	REVENUE FROM USE OF MONEY &					
020.0700.7001	INTEREST ON INVESTMENTS	891.41	891.41	12,000.00	11,108.59	7.4
020.0700.7006	RENTAL - PAVILION	.00	.00	125.00	125.00	.0
020.0700.7007	RENTAL - SHELTER	1,700.00	1,700.00	9,000.00	7,300.00	18.9
	TOTAL REVENUE FROM USE OF MON	2,591.41	2,591.41	21,125.00	18,533.59	12.3
	MISCELLANEOUS REVENUES					
020.0800.8007	GIFTS AND DONATIONS	1,344.71	1,344.71	30,000.00	28,655.29	4.5
	TOTAL MISCELLANEOUS REVENUES	1,344.71	1,344.71	30,000.00	28,655.29	4.5
	NON-REVENUE RECEIPTS					
020.0900.9003	MISC. REFUNDS	.00	.00	2,000.00	2,000.00	.0
020.0900.9004	DAMAGE CLAIMS	.00	.00	100.00	100.00	.0
020.0900.9006	TRANSFERS IN-SPECIAL REVENUE	.00	.00	80,000.00	80,000.00	.0
020.0900.9018	WATER SERVICE EXCISE TAX REV	.00	.00	170.00	170.00	.0
	TOTAL NON-REVENUE RECEIPTS	.00	.00	82,270.00	82,270.00	.0
	TOTAL FUND REVENUE	142,685.51	142,685.51	1,907,740.05	1,765,054.54	7.5

RECREATION

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	PARKS GENERAL					
020.4301.1010	SALARIES	3,126.51	3,126.51	30,856.79	27,730.28	10.1
020.4301.1070	SAFETY SHOES	111.48	111.48	1,700.00	1,588.52	6.6
020.4301.1080	CHAUFFEURS LICENSE	.00	.00	100.00	100.00	.0
020.4301.1160	HEALTH & LIFE INSURANCE	5,071.36	5,071.36	60,856.13	55,784.77	8.3
020.4301.1760	UNEMPLOYMENT SELF INSURANCE	.00	.00	316.25	316.25	.0
020.4301.2040	PHONE EXPENSE	153.94	153.94	1,500.00	1,346.06	10.3
020.4301.2730	TECHNOLOGY EXPENSE	.00	.00	535.00	535.00	.0
020.4301.2740	PROFESSIONAL SERVICES	96.26	96.26	750.00	653.74	12.8
020.4301.3019	OFFICE SUPPLIES	.00	.00	500.00	500.00	.0
020.4301.3060	SUPPLIES & LAUNDRY	.00	.00	600.00	600.00	.0
020.4301.3370	ZOO SUPPLIES	.00	.00	2,000.00	2,000.00	.0
	TOTAL PARKS GENERAL	8,559.55	8,559.55	99,714.17	91,154.62	8.6
	PARK GROUNDS					
020.4304.1220	GROUNDS MAINTENANCE	37,131.97	37,131.97	366,469.75	329,337.78	10.1
020.4304.2040	PHONE EXPENSE	99.95	99.95	1,200.00	1,100.05	8.3
020.4304.2160	GAS & ELECTRICITY	10,913.93	10,913.93	75,000.00	64,086.07	14.6
020.4304.2740	PROFESSIONAL SERVICES	.00	.00	8,000.00	8,000.00	.0
020.4304.3110	MAINTENANCE MATERIAL	1,709.30	1,709.30	13,000.00	11,290.70	13.2
020.4304.3770	SAFETY EXPENSE	155.55	155.55	3,000.00	2,844.45	5.2
020.4304.4130	PLAYGROUND EQUIPMENT	3,412.75	3,412.75	.00	(3,412.75)	.0
020.4304.4680	OTHER IMPROVEMENTS	1,800.46	1,800.46	10,000.00	8,199.54	18.0
020.4304.4681	DOG PARK	33.67	33.67	500.00	466.33	6.7
020.4304.4683	BIKE PARK & TRAILS	1,009.27	1,009.27	15,000.00	13,990.73	6.7
020.4304.4922	PARK IMPROVEMENTS	345.00	345.00	5,000.00	4,655.00	6.9
	TOTAL PARK GROUNDS	56,611.85	56,611.85	497,169.75	440,557.90	11.4
	PARK BUILDINGS					
020.4306.1010	SALARIES	4,075.49	4,075.49	40,222.61	36,147.12	10.1
020.4306.2150	BUILDING REPAIRS AND MAINTEN	1,125.19	1,125.19	15,000.00	13,874.81	7.5
020.4306.2740	PROFESSIONAL SERVICES	650.00	650.00	1,000.00	350.00	65.0
020.4306.3035	OTHER SUPPLIES	.00	.00	4,000.00	4,000.00	.0
	TOTAL PARK BUILDINGS	5,850.68	5,850.68	60,222.61	54,371.93	9.7

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

RECREATION

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	PARKS - MOTOR EQUIPMENT					
020.4308.1010	SALARIES	2,716.96	2,716.96	26,814.69	24,097.73	10.1
020.4308.2130	RADIO MAINTENANCE	.00	.00	3,200.00	3,200.00	.0
020.4308.2140	M/E REPAIRS	464.14	464.14	25,000.00	24,535.86	1.9
020.4308.3044	M/E SUPPLIES	984.47	984.47	20,000.00	19,015.53	4.9
020.4308.3750	FUEL	2,054.57	2,054.57	30,000.00	27,945.43	6.9
	TOTAL PARKS - MOTOR EQUIPMENT	6,220.14	6,220.14	105,014.69	98,794.55	5.9
	PARKS - BEAUTIFICATION					
020.4310.3035	OTHER SUPPLIES	1,644.36	1,644.36	6,000.00	4,355.64	27.4
	TOTAL PARKS - BEAUTIFICATION	1,644.36	1,644.36	6,000.00	4,355.64	27.4
	RECREATION ADMINISTRATION					
020.4401.1010	SALARIES	17,248.00	17,248.00	177,923.20	160,675.20	9.7
020.4401.1060	SECRETARY SALARY	4,242.87	4,242.87	55,785.60	51,542.73	7.6
020.4401.1070	SAFETY SHOES	30.00	30.00	.00	(30.00)	.0
020.4401.1160	HEALTH & LIFE INSURANCE	5,822.84	5,822.84	69,873.41	64,050.57	8.3
020.4401.1300	SALARY - SUPERINTENDENT	9,596.16	9,596.16	114,660.00	105,063.84	8.4
020.4401.1760	UNEMPLOYMENT SELF INSURANCE	.00	.00	885.50	885.50	.0
020.4401.2030	DUES & PUBLICATIONS	189.00	189.00	900.00	711.00	21.0
020.4401.2040	PHONE EXPENSE	375.46	375.46	4,400.00	4,024.54	8.5
020.4401.2060	TRAVEL AND CONFERENCE	181.03	181.03	6,900.00	6,718.97	2.6
020.4401.2140	M/E REPAIRS	22.95	22.95	3,000.00	2,977.05	.8
020.4401.2300	POSTAGE	.00	.00	1,700.00	1,700.00	.0
020.4401.2440	RECREATIONS PUBLICATIONS	127.95	127.95	2,500.00	2,372.05	5.1
020.4401.2540	SALES TAX	97.15	97.15	800.00	702.85	12.1
020.4401.2730	TECHNOLOGY EXPENSE	.00	.00	5,342.00	5,342.00	.0
020.4401.2740	PROFESSIONAL SERVICES	3,235.70	3,235.70	6,000.00	2,764.30	53.9
020.4401.3019	OFFICE SUPPLIES	1,271.48	1,271.48	6,000.00	4,728.52	21.2
020.4401.3035	OTHER SUPPLIES	446.45	446.45	2,500.00	2,053.55	17.9
020.4401.3044	M/E SUPPLIES	.00	.00	500.00	500.00	.0
020.4401.3750	FUEL	.00	.00	4,000.00	4,000.00	.0
020.4401.3990	MISCELLANEOUS EXPENSE	816.80	816.80	2,500.00	1,683.20	32.7
	TOTAL RECREATION ADMINISTRATIO	43,703.84	43,703.84	466,169.71	422,465.87	9.4
	PLAYGROUND PROGRAM					
020.4404.2900	TRANSPORTATION	.00	.00	500.00	500.00	.0
020.4404.3035	OTHER SUPPLIES	1,313.03	1,313.03	5,000.00	3,686.97	26.3
020.4404.3990	MISCELLANEOUS EXPENSE	1,721.28	1,721.28	10,000.00	8,278.72	17.2
	TOTAL PLAYGROUND PROGRAM	3,034.31	3,034.31	15,500.00	12,465.69	19.6

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

RECREATION

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	FALL-WINTER-SPRING PROGRAM					
020.4408.1010	SALARIES	28,948.66	28,948.66	179,283.20	150,334.54	16.2
020.4408.2470	CUSTODIAN EXPENSE	.00	.00	36,000.00	36,000.00	.0
020.4408.3035	OTHER SUPPLIES	1,486.21	1,486.21	42,000.00	40,513.79	3.5
020.4408.3990	MISCELLANEOUS EXPENSE	620.64	620.64	10,000.00	9,379.36	6.2
	TOTAL FALL-WINTER-SPRING PROGR	31,055.51	31,055.51	267,283.20	236,227.69	11.6
	SPECIAL INTEREST PROGRAMS					
020.4410.2040	PHONE EXPENSE	48.97	48.97	600.00	551.03	8.2
020.4410.2530	CAMPGROUND COMMISSIONS	6,744.23	6,744.23	51,000.00	44,255.77	13.2
020.4410.2541	WATER SERVICE EXCISE TAX PYBLE	.00	.00	400.00	400.00	.0
020.4410.3130	CAMPGROUND SUPPLIES	7,373.12	7,373.12	35,000.00	27,626.88	21.1
	TOTAL SPECIAL INTEREST PROGRAM	14,166.32	14,166.32	87,000.00	72,833.68	16.3
	SWIMMING POOL					
020.4490.1010	SALARIES	55,927.93	55,927.93	166,369.36	110,441.43	33.6
020.4490.1430	MAINTENANCE SALARIES	12.36	12.36	8,000.00	7,987.64	.2
020.4490.2040	PHONE EXPENSE	655.46	655.46	2,500.00	1,844.54	26.2
020.4490.2150	BUILDING REPAIRS AND MAINTEN	.00	.00	6,000.00	6,000.00	.0
020.4490.2160	GAS & ELECTRICITY	15,320.86	15,320.86	38,000.00	22,679.14	40.3
020.4490.2190	REPAIRS AND MAINTENANCE	50.20	50.20	10,000.00	9,949.80	.5
020.4490.2540	SALES TAX	1,260.33	1,260.33	10,000.00	8,739.67	12.6
020.4490.2740	PROFESSIONAL SERVICES	250.00	250.00	500.00	250.00	50.0
020.4490.3035	OTHER SUPPLIES	7,146.09	7,146.09	42,000.00	34,853.91	17.0
020.4490.3135	CONCESSION SUPPLIES	11,862.24	11,862.24	25,000.00	13,137.76	47.5
020.4490.3990	MISCELLANEOUS EXPENSE	3,195.03	3,195.03	4,000.00	804.97	79.9
	TOTAL SWIMMING POOL	95,680.50	95,680.50	312,369.36	216,688.86	30.6
	TOTAL FUND EXPENDITURES	266,527.06	266,527.06	1,916,443.49	1,649,916.43	13.9
	NET REVENUE OVER EXPENDITURES	(123,841.55)	(123,841.55)	(8,703.44)	115,138.11	(1422.
	GRAND TOTAL REVENUE/ EXPENDIT	352,280.42	352,280.42	(665,776.29)	(1,018,056.71)	52.9

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

LIBRARY

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	PROPERTY TAXES					
030.0100.1001	GENERAL PROPERTY TAXES	12,831.28	12,831.28	1,215,400.50	1,202,569.22	1.1
	TOTAL PROPERTY TAXES	12,831.28	12,831.28	1,215,400.50	1,202,569.22	1.1
	NON-PROPERTY TAXES					
030.0200.2006	UTILITY TAX REPLACEMENT	.00	.00	34,901.20	34,901.20	.0
	TOTAL NON-PROPERTY TAXES	.00	.00	34,901.20	34,901.20	.0
	GRANTS AND CONTRIBUTIONS					
030.0410.4115	OPEN ACCESS	.00	.00	3,800.00	3,800.00	.0
030.0410.4122	COUNTY LIBRARY SERVICE	.00	.00	140,000.00	140,000.00	.0
030.0410.4126	ENRICH IOWA	.00	.00	7,700.00	7,700.00	.0
030.0410.4129	COMMERCIAL BACKFILL 22	.00	.00	31,427.55	31,427.55	.0
	TOTAL GRANTS AND CONTRIBUTION	.00	.00	182,927.55	182,927.55	.0
	CHARGES FOR OPTIONAL SERVICE					
030.0550.5818	POST CARDS	.00	.00	150.00	150.00	.0
	TOTAL CHARGES FOR OPTIONAL SER	.00	.00	150.00	150.00	.0
	REVENUE FROM USE OF MONEY &					
030.0700.7001	INTEREST ON INVESTMENTS	329.29	329.29	3,500.00	3,170.71	9.4
030.0700.7013	RENT INCOME	.00	.00	800.00	800.00	.0
	TOTAL REVENUE FROM USE OF MON	329.29	329.29	4,300.00	3,970.71	7.7
	NON-REVENUE RECEIPTS					
030.0900.9003	MISC. REFUNDS	.00	.00	300.00	300.00	.0
030.0900.9005	TRANSFERS IN	.00	.00	72,000.00	72,000.00	.0
	TOTAL NON-REVENUE RECEIPTS	.00	.00	72,300.00	72,300.00	.0
	TOTAL FUND REVENUE	13,160.57	13,160.57	1,509,979.25	1,496,818.68	.9

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

LIBRARY

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	LIBRARY					
030.4101.1010	SALARIES	71,150.12	71,150.12	900,998.79	829,848.67	7.9
030.4101.1040	FICA	4,957.37	4,957.37	68,926.41	63,969.04	7.2
030.4101.1050	IPERS	6,563.81	6,563.81	85,054.29	78,490.48	7.7
030.4101.1160	HEALTH & LIFE INSURANCE	14,827.82	14,827.82	177,933.22	163,105.40	8.3
030.4101.1760	UNEMPLOYMENT SELF INSURANCE	.00	.00	885.50	885.50	.0
030.4101.2040	PHONE EXPENSE	388.22	388.22	4,000.00	3,611.78	9.7
030.4101.2160	GAS & ELECTRICITY	6,942.79	6,942.79	64,000.00	57,057.21	10.9
030.4101.2162	WATER/SEWER UTILITIES	314.87	314.87	3,000.00	2,685.13	10.5
030.4101.2170	BUILDING INSURANCE F & EC	.00	.00	2,341.00	2,341.00	.0
030.4101.2190	REPAIRS AND MAINTENANCE	2,837.67	2,837.67	42,000.00	39,162.33	6.8
030.4101.2260	PERIODICALS AND SUBSCRIPTION	351.43	351.43	2,000.00	1,648.57	17.6
030.4101.3019	OFFICE SUPPLIES	624.87	624.87	2,500.00	1,875.13	25.0
030.4101.3057	COMPUTER MAINTENANCE	304.25	304.25	2,000.00	1,695.75	15.2
030.4101.3058	DIGITAL INFORMATION	18,569.67	18,569.67	100,000.00	81,430.33	18.6
030.4101.3090	BUILDING SUPPLIES	1,384.11	1,384.11	13,000.00	11,615.89	10.7
030.4101.4010	CAPITAL OUTLAY	17,000.00	17,000.00	.00	(17,000.00)	.0
030.4101.4020	BOOKS	4,979.23	4,979.23	30,000.00	25,020.77	16.6
030.4101.4021	AUDIO/VISUAL	.00	.00	1,000.00	1,000.00	.0
	TOTAL LIBRARY	151,196.23	151,196.23	1,499,639.21	1,348,442.98	10.1
	TOTAL FUND EXPENDITURES	151,196.23	151,196.23	1,499,639.21	1,348,442.98	10.1
	NET REVENUE OVER EXPENDITURES	(138,035.66)	(138,035.66)	10,340.04	148,375.70	(1335.
	GRAND TOTAL REVENUE/ EXPENDIT	214,244.76	214,244.76	(655,436.25)	(869,681.01)	32.7

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

MUSEUM

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	PROPERTY TAXES					
040.0100.1001	GENERAL PROPERTY TAXES	4,093.87	4,093.87	387,774.01	383,680.14	1.1
	TOTAL PROPERTY TAXES	4,093.87	4,093.87	387,774.01	383,680.14	1.1
	NON-PROPERTY TAXES					
040.0200.2006	UTILITY TAX REPLACEMENT	.00	.00	11,135.24	11,135.24	.0
	TOTAL NON-PROPERTY TAXES	.00	.00	11,135.24	11,135.24	.0
	GRANTS AND CONTRIBUTIONS					
040.0410.4123	STATE GRANTS	.00	.00	5,000.00	5,000.00	.0
040.0410.4129	COMMERCIAL BACKFILL 22	.00	.00	10,026.97	10,026.97	.0
	TOTAL GRANTS AND CONTRIBUTION	.00	.00	15,026.97	15,026.97	.0
	CHARGES FOR ESSENTIAL SERVIC					
040.0500.5635	CLASS INCOME	535.02	535.02	32,000.00	31,464.98	1.7
040.0500.7006	SALES RENTAL GALLERY	262.66	262.66	15,000.00	14,737.34	1.8
	TOTAL CHARGES FOR ESSENTIAL SE	797.68	797.68	47,000.00	46,202.32	1.7
	REVENUE FROM USE OF MONEY &					
040.0700.7001	INTEREST ON INVESTMENTS	462.44	462.44	2,000.00	1,537.56	23.1
	TOTAL REVENUE FROM USE OF MON	462.44	462.44	2,000.00	1,537.56	23.1
	MISCELLANEOUS REVENUES					
040.0800.4113	GENERAL SUPPORT GRANTS	.00	.00	50,000.00	50,000.00	.0
040.0800.5640	SUMMER ARTS FEST. & FEST. WO	.00	.00	3,000.00	3,000.00	.0
040.0800.5641	SPECIAL EDUCATION OUTREACH	.00	.00	3,000.00	3,000.00	.0
040.0800.5643	PUBLIC EVENTS	1,500.00	1,500.00	.00	(1,500.00)	.0
040.0800.8007	GIFTS AND DONATIONS	1,756.51	1,756.51	24,000.00	22,243.49	7.3
040.0800.8008	SALE OF EXHIBITS	55.00	55.00	1,000.00	945.00	5.5
040.0800.8020	OTHER MISCELLANEOUS	325.00	325.00	30,000.00	29,675.00	1.1
	TOTAL MISCELLANEOUS REVENUES	3,636.51	3,636.51	111,000.00	107,363.49	3.3

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

MUSEUM

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	NON-REVENUE RECEIPTS					
040.0900.9004	DAMAGE CLAIMS	200.00	200.00	3,000.00	2,800.00	6.7
040.0900.9005	TRANSFERS IN	.00	.00	124,500.00	124,500.00	.0
040.0900.9009	SALES TAX INCOME	32.23	32.23	2,000.00	1,967.77	1.6
	TOTAL NON-REVENUE RECEIPTS	232.23	232.23	129,500.00	129,267.77	.2
	TOTAL FUND REVENUE	9,222.73	9,222.73	703,436.22	694,213.49	1.3

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

MUSEUM

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	MUSEUM ADMINISTRATION					
040.4202.1010	SALARIES	14,207.02	14,207.02	274,909.34	260,702.32	5.2
040.4202.1040	FICA	1,859.65	1,859.65	21,030.56	19,170.91	8.8
040.4202.1050	IPERS	2,544.41	2,544.41	25,951.44	23,407.03	9.8
040.4202.1160	HEALTH & LIFE INSURANCE	6,450.70	6,450.70	94,286.21	87,835.51	6.8
040.4202.1760	UNEMPLOYMENT SELF INSURANCE	.00	.00	379.50	379.50	.0
040.4202.2030	DUES & PUBLICATIONS	205.00	205.00	1,000.00	795.00	20.5
040.4202.2040	PHONE EXPENSE	.00	.00	1,000.00	1,000.00	.0
040.4202.2060	TRAVEL AND CONFERENCE	.00	.00	150.00	150.00	.0
040.4202.2730	TECHNOLOGY EXPENSE	.00	.00	5,000.00	5,000.00	.0
040.4202.2740	PROFESSIONAL SERVICES	.00	.00	100.00	100.00	.0
040.4202.3019	OFFICE SUPPLIES	152.27	152.27	1,500.00	1,347.73	10.2
040.4202.5510	REFUND	350.00	350.00	4,500.00	4,150.00	7.8
	TOTAL MUSEUM ADMINISTRATION	25,769.05	25,769.05	429,807.05	404,038.00	6.0
	MUSEUM BUILDING & GROUNDS					
040.4203.2160	GAS & ELECTRICITY	1,921.93	1,921.93	18,000.00	16,078.07	10.7
040.4203.2181	SECURITY SYSTEM	.00	.00	1,500.00	1,500.00	.0
040.4203.2190	REPAIRS AND MAINTENANCE	173.70	173.70	4,492.00	4,318.30	3.9
040.4203.2201	ELAVATOR MAINTENANCE	.00	.00	2,200.00	2,200.00	.0
040.4203.3035	OTHER SUPPLIES	119.96	119.96	800.00	680.04	15.0
	TOTAL MUSEUM BUILDING & GROUN	2,215.59	2,215.59	26,992.00	24,776.41	8.2
	MUSEUM FUNDED ADMIN 1					
040.4211.2020	ADVERTISING (GENERAL)	.00	.00	2,500.00	2,500.00	.0
040.4211.2060	TRAVEL AND CONFERENCE	.00	.00	50.00	50.00	.0
040.4211.2080	EDUCATION AND TRAINING	50.00	50.00	100.00	50.00	50.0
040.4211.2300	POSTAGE	.00	.00	1,500.00	1,500.00	.0
040.4211.2448	CREDIT CARD SERVICES	178.16	178.16	4,000.00	3,821.84	4.5
040.4211.3019	OFFICE SUPPLIES	.00	.00	600.00	600.00	.0
040.4211.3990	MISCELLANEOUS EXPENSE	5,112.06	5,112.06	5,000.00	(112.06)	102.2
	TOTAL MUSEUM FUNDED ADMIN 1	5,340.22	5,340.22	13,750.00	8,409.78	38.8
	MUSEUM FUNDED MEMBERSHIP					
040.4212.2441	PROMOTION EXPENSE	.00	.00	50.00	50.00	.0
040.4212.2442	NEWS LETTER & ANNUAL REPORT	796.06	796.06	900.00	103.94	88.5
040.4212.3019	OFFICE SUPPLIES	.00	.00	100.00	100.00	.0
	TOTAL MUSEUM FUNDED MEMBERSH	796.06	796.06	1,050.00	253.94	75.8

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

MUSEUM

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	MUSEUM TEMPORARY EXHIBITIONS					
040.4213.2443	EXHIBIT COSTS	1,098.00	1,098.00	10,000.00	8,902.00	11.0
040.4213.3019	OFFICE SUPPLIES	52.57	52.57	50.00	(2.57)	105.1
040.4213.5700	PAID TO ARTIST	.00	.00	500.00	500.00	.0
	TOTAL MUSEUM TEMPORARY EXHIBI	1,150.57	1,150.57	10,550.00	9,399.43	10.9
	MUS FUNDED PERM COLLECTION					
040.4214.2444	CONSERVATION EXPENSE	.00	.00	5,000.00	5,000.00	.0
040.4214.3990	MISCELLANEOUS EXPENSE	.00	.00	25.00	25.00	.0
	TOTAL MUS FUNDED PERM COLLECT	.00	.00	5,025.00	5,025.00	.0
	MUSEUM FUNDED EDUCATION					
040.4215.2020	ADVERTISING (GENERAL)	125.86	125.86	2,500.00	2,374.14	5.0
040.4215.2190	REPAIRS AND MAINTENANCE	.00	.00	100.00	100.00	.0
040.4215.2740	PROFESSIONAL SERVICES	531.00	531.00	5,000.00	4,469.00	10.6
040.4215.3019	OFFICE SUPPLIES	19.99	19.99	5,000.00	4,980.01	.4
040.4215.3140	OTHER SPECIAL EVENTS	.00	.00	1,500.00	1,500.00	.0
040.4215.5510	REFUND	.00	.00	250.00	250.00	.0
	TOTAL MUSEUM FUNDED EDUCATIO	676.85	676.85	14,350.00	13,673.15	4.7
	SPECIAL EVENTS - NON-FEE					
040.4216.2740	PROFESSIONAL SERVICES	.00	.00	500.00	500.00	.0
040.4216.2741	PERFORMING ARTS	.00	.00	2,500.00	2,500.00	.0
040.4216.3019	OFFICE SUPPLIES	.00	.00	500.00	500.00	.0
	TOTAL SPECIAL EVENTS - NON-FEE	.00	.00	3,500.00	3,500.00	.0
	SPECIAL EVENTS - FEE					
040.4217.2446	FEE PROGRAMS	14.99	14.99	6,000.00	5,985.01	.3
040.4217.2637	SUMMER ARTS FESTIVAL	944.21	944.21	8,000.00	7,055.79	11.8
	TOTAL SPECIAL EVENTS - FEE	959.20	959.20	14,000.00	13,040.80	6.9

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

MUSEUM

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	MUSEUM FUNDED SHOP					
040.4218.2447	RESALE PURCHASES	.00	.00	2,000.00	2,000.00	.0
040.4218.3019	OFFICE SUPPLIES	.00	.00	100.00	100.00	.0
040.4218.5700	PAID TO ARTIST	1,181.67	1,181.67	6,500.00	5,318.33	18.2
	TOTAL MUSEUM FUNDED SHOP	1,181.67	1,181.67	8,600.00	7,418.33	13.7
	MUSEUM FUNDED LIBRARY					
040.4219.4020	BOOKS	.00	.00	50.00	50.00	.0
	TOTAL MUSEUM FUNDED LIBRARY	.00	.00	50.00	50.00	.0
	MUSEUM PROGRAM - SALES TAX					
040.4220.2540	SALES TAX	.00	.00	2,000.00	2,000.00	.0
	TOTAL MUSEUM PROGRAM - SALES T	.00	.00	2,000.00	2,000.00	.0
	MUSEUM FUNDED ADMIN 2					
040.4222.1010	SALARIES	15,658.22	15,658.22	157,559.30	141,901.08	9.9
040.4222.1040	FICA	222.78	222.78	12,053.29	11,830.51	1.9
040.4222.1050	IPERS	274.90	274.90	14,873.60	14,598.70	1.9
040.4222.2673	TRANSIT SUBSIDY	.00	.00	500.00	500.00	.0
040.4222.3019	OFFICE SUPPLIES	.00	.00	250.00	250.00	.0
	TOTAL MUSEUM FUNDED ADMIN 2	16,155.90	16,155.90	185,236.19	169,080.29	8.7
	MUSEUM FUNDED BUILD/GROUNDS					
040.4223.2160	GAS & ELECTRICITY	.00	.00	1,000.00	1,000.00	.0
040.4223.2181	SECURITY SYSTEM	.00	.00	1,000.00	1,000.00	.0
040.4223.2190	REPAIRS AND MAINTENANCE	.00	.00	2,000.00	2,000.00	.0
040.4223.2201	ELAVATOR MAINTENANCE	.00	.00	500.00	500.00	.0
040.4223.3035	OTHER SUPPLIES	14.99	14.99	500.00	485.01	3.0
	TOTAL MUSEUM FUNDED BUILD/GRO	14.99	14.99	5,000.00	4,985.01	.3
	TOTAL FUND EXPENDITURES	54,260.10	54,260.10	719,910.24	665,650.14	7.5
	NET REVENUE OVER EXPENDITURES	(45,037.37)	(45,037.37)	(16,474.02)	28,563.35	(273.4)
	GRAND TOTAL REVENUE/ EXPENDIT	169,207.39	169,207.39	(671,910.27)	(841,117.66)	25.2

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

AIRPORT

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	PROPERTY TAXES					
050.0100.1001	GENERAL PROPERTY TAXES	3,935.73	3,935.73	372,794.53	368,858.80	1.1
	TOTAL PROPERTY TAXES	3,935.73	3,935.73	372,794.53	368,858.80	1.1
	NON-PROPERTY TAXES					
050.0200.2005	PASSENGER FACILITY CHARGE	3,614.81	3,614.81	38,000.00	34,385.19	9.5
050.0200.2006	UTILITY TAX REPLACEMENT	.00	.00	10,705.09	10,705.09	.0
	TOTAL NON-PROPERTY TAXES	3,614.81	3,614.81	48,705.09	45,090.28	7.4
	GRANTS AND CONTRIBUTIONS					
050.0410.4105	STATE GRANT	.00	.00	48,000.00	48,000.00	.0
050.0410.4129	COMMERCIAL BACKFILL 22	.00	.00	9,639.64	9,639.64	.0
	TOTAL GRANTS AND CONTRIBUTION	.00	.00	57,639.64	57,639.64	.0
	CHARGES FOR ESSENTIAL SERVIC					
050.0500.5637	GENERAL LANDING FEES	4,642.08	4,642.08	58,000.00	53,357.92	8.0
050.0500.5639	SEWER - WATER - MOWING	125.65	125.65	5,250.00	5,124.35	2.4
	TOTAL CHARGES FOR ESSENTIAL SE	4,767.73	4,767.73	63,250.00	58,482.27	7.5
	REVENUE FROM USE OF MONEY &					
050.0700.7001	INTEREST ON INVESTMENTS	1,461.58	1,461.58	20,000.00	18,538.42	7.3
050.0700.7007	ENTERPRISE RENT-A-CAR	327.39	327.39	4,000.00	3,672.61	8.2
050.0700.7008	PRITCHARDS RENTAL CAR	1,086.11	1,086.11	2,587.91	1,501.80	42.0
050.0700.7009	SPACE RENTALS	4,762.84	4,762.84	63,000.00	58,237.16	7.6
050.0700.7012	FARM INCOME	962.00	962.00	96,000.00	95,038.00	1.0
050.0700.7013	FBO RENTAL	3,150.13	3,150.13	37,000.00	33,849.87	8.5
050.0700.7015	HANGAR RENTAL	5,273.62	5,273.62	92,000.00	86,726.38	5.7
050.0700.7016	LAND LEASES	8,502.05	8,502.05	39,000.00	30,497.95	21.8
050.0700.7018	OTHER SPACE RENTAL	2,904.50	2,904.50	37,000.00	34,095.50	7.9
	TOTAL REVENUE FROM USE OF MON	28,430.22	28,430.22	390,587.91	362,157.69	7.3
	MISCELLANEOUS REVENUES					
050.0800.8011	SALE OF GAS	3,887.60	3,887.60	38,000.00	34,112.40	10.2
	TOTAL MISCELLANEOUS REVENUES	3,887.60	3,887.60	38,000.00	34,112.40	10.2

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

AIRPORT

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	NON-REVENUE RECEIPTS					
050.0900.9007	REIMBURSED EXPENSE	513.41	513.41	6,000.00	5,486.59	8.6
	TOTAL NON-REVENUE RECEIPTS	513.41	513.41	6,000.00	5,486.59	8.6
	TOTAL FUND REVENUE	45,149.50	45,149.50	976,977.17	931,827.67	4.6

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

AIRPORT

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	AIRPORT ADMINSTRATION					
050.2801.1010	SALARIES	13,261.39	13,261.39	174,636.79	161,375.40	7.6
050.2801.1040	FICA	2,357.74	2,357.74	32,397.29	30,039.55	7.3
050.2801.1050	IPERS	3,058.71	3,058.71	39,977.83	36,919.12	7.7
050.2801.1160	HEALTH & LIFE INSURANCE	4,501.38	4,501.38	54,016.32	49,514.94	8.3
050.2801.1760	UNEMPLOYMENT SELF INSURANCE	.00	.00	316.25	316.25	.0
050.2801.2030	DUES & PUBLICATIONS	200.00	200.00	3,000.00	2,800.00	6.7
050.2801.2040	PHONE EXPENSE	468.00	468.00	5,000.00	4,532.00	9.4
050.2801.2060	TRAVEL AND CONFERENCE	(250.00)	(250.00)	3,000.00	3,250.00	(8.3)
050.2801.2300	POSTAGE	390.00	390.00	1,000.00	610.00	39.0
050.2801.2627	PUBLICITY AND PROMOTION	495.00	495.00	62,500.00	62,005.00	.8
050.2801.2635	INSURANCE	.00	.00	80,000.00	80,000.00	.0
050.2801.2730	TECHNOLOGY EXPENSE	.00	.00	3,740.00	3,740.00	.0
050.2801.2740	PROFESSIONAL SERVICES	1,610.00	1,610.00	8,000.00	6,390.00	20.1
050.2801.3019	OFFICE SUPPLIES	79.98	79.98	2,000.00	1,920.02	4.0
050.2801.3990	MISCELLANEOUS EXPENSE	1,807.97	1,807.97	1,000.00	(807.97)	180.8
050.2801.5050	TRANSFERS	.00	.00	300,000.00	300,000.00	.0
	TOTAL AIRPORT ADMINSTRATION	27,980.17	27,980.17	770,584.48	742,604.31	3.6
	SHOP AND EQUIPMENT					
050.2804.1010	SALARIES	4,837.97	4,837.97	63,710.40	58,872.43	7.6
050.2804.2161	GAS UTILITIES	42.57	42.57	6,500.00	6,457.43	.7
050.2804.2180	ELECTRICITY	158.26	158.26	3,500.00	3,341.74	4.5
050.2804.3060	SUPPLIES & LAUNDRY	44.15	44.15	1,000.00	955.85	4.4
050.2804.3110	MAINTENANCE MATERIAL	4,092.88	4,092.88	18,000.00	13,907.12	22.7
050.2804.3570	GASOLINE	.00	.00	25,000.00	25,000.00	.0
050.2804.3580	OIL AND GREASE	.00	.00	3,000.00	3,000.00	.0
	TOTAL SHOP AND EQUIPMENT	9,175.83	9,175.83	120,710.40	111,534.57	7.6
	FIRE AND EQUIPMENT					
050.2806.1010	SALARIES	4,837.97	4,837.97	63,710.40	58,872.43	7.6
050.2806.1011	NW ARFF SALARIES	1,761.28	1,761.28	20,000.00	18,238.72	8.8
050.2806.2080	EDUCATION AND TRAINING	302.60	302.60	3,500.00	3,197.40	8.7
050.2806.2161	GAS UTILITIES	61.59	61.59	5,500.00	5,438.41	1.1
050.2806.2180	ELECTRICITY	831.49	831.49	10,000.00	9,168.51	8.3
050.2806.2711	MAINTENANCE EQUIPMENT	.00	.00	5,000.00	5,000.00	.0
050.2806.2901	EXTINGUISHER	.00	.00	10,000.00	10,000.00	.0
	TOTAL FIRE AND EQUIPMENT	7,794.93	7,794.93	117,710.40	109,915.47	6.6

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

AIRPORT

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	LANDING AREA					
050.2808.1010	SALARIES	4,837.97	4,837.97	63,710.40	58,872.43	7.6
050.2808.2180	ELECTRICITY	784.15	784.15	10,500.00	9,715.85	7.5
050.2808.3110	MAINTENANCE MATERIAL	490.00	490.00	16,000.00	15,510.00	3.1
	TOTAL LANDING AREA	6,112.12	6,112.12	90,210.40	84,098.28	6.8
	AVIATION RENTED					
050.2810.1010	SALARIES	1,432.40	1,432.40	18,862.98	17,430.58	7.6
050.2810.2180	ELECTRICITY	391.26	391.26	6,500.00	6,108.74	6.0
050.2810.3110	MAINTENANCE MATERIAL	108.00	108.00	4,000.00	3,892.00	2.7
	TOTAL AVIATION RENTED	1,931.66	1,931.66	29,362.98	27,431.32	6.6
	NON-AVIATION RENTED					
050.2812.3110	MAINTENANCE MATERIAL	1,554.70	1,554.70	1,000.00	(554.70)	155.5
	TOTAL NON-AVIATION RENTED	1,554.70	1,554.70	1,000.00	(554.70)	155.5
	TERMINAL BUILDING					
050.2814.1010	SALARIES	1,432.40	1,432.40	18,862.98	17,430.58	7.6
050.2814.2161	GAS UTILITIES	131.77	131.77	5,000.00	4,868.23	2.6
050.2814.2180	ELECTRICITY	6,610.87	6,610.87	72,000.00	65,389.13	9.2
050.2814.3110	MAINTENANCE MATERIAL	1,104.17	1,104.17	20,000.00	18,895.83	5.5
050.2814.3420	JANITORIAL SUPPLIES	795.26	795.26	5,000.00	4,204.74	15.9
050.2814.3990	MISCELLANEOUS EXPENSE	4,106.44	4,106.44	25,000.00	20,893.56	16.4
	TOTAL TERMINAL BUILDING	14,180.91	14,180.91	145,862.98	131,682.07	9.7
	TOTAL FUND EXPENDITURES	68,730.32	68,730.32	1,275,441.64	1,206,711.32	5.4
	NET REVENUE OVER EXPENDITURES	(23,580.82)	(23,580.82)	(298,464.47)	(274,883.65)	(7.9)
	GRAND TOTAL REVENUE/ EXPENDIT	145,626.57	145,626.57	(970,374.74)	(1,116,001.31)	15.0

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

CEMETERY

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	PROPERTY TAXES					
070.0100.1001	GENERAL PROPERTY TAXES	2,184.15	2,184.15	206,882.05	204,697.90	1.1
	TOTAL PROPERTY TAXES	2,184.15	2,184.15	206,882.05	204,697.90	1.1
	NON-PROPERTY TAXES					
070.0200.2006	UTILITY TAX REPLACEMENT	.00	.00	5,940.78	5,940.78	.0
	TOTAL NON-PROPERTY TAXES	.00	.00	5,940.78	5,940.78	.0
070.0410.4129	COMMERCIAL BACKFILL 22	.00	.00	5,349.51	5,349.51	.0
	TOTAL SOURCE 0410	.00	.00	5,349.51	5,349.51	.0
	CEMETERY REVENUE					
070.0560.5005	PET INTERMENTS	.00	.00	1,000.00	1,000.00	.0
070.0560.5016	ENGRAVING	1,100.00	1,100.00	2,500.00	1,400.00	44.0
070.0560.5017	ANNUAL CARE OF LOTS	.00	.00	1,000.00	1,000.00	.0
070.0560.5018	INTERMENTS	3,970.00	3,970.00	105,000.00	101,030.00	3.8
070.0560.5019	FOUNDATIONS	1,696.00	1,696.00	18,000.00	16,304.00	9.4
070.0560.5041	CEMETERY CAPITAL IMP REVENUE	350.00	350.00	9,000.00	8,650.00	3.9
070.0560.5051	CEMETERY PRESERVATION	.00	.00	5,000.00	5,000.00	.0
	TOTAL CEMETERY REVENUE	7,116.00	7,116.00	141,500.00	134,384.00	5.0
	REVENUE FROM USE OF MONEY &					
070.0700.7001	INTEREST ON INVESTMENTS	1,251.68	1,251.68	21,000.00	19,748.32	6.0
	TOTAL REVENUE FROM USE OF MON	1,251.68	1,251.68	21,000.00	19,748.32	6.0
	MISCELLANEOUS REVENUES					
070.0800.8007	GIFTS AND DONATIONS	.00	.00	3,000.00	3,000.00	.0
070.0800.8012	SALES OF LOTS	280.00	280.00	40,000.00	39,720.00	.7
070.0800.8014	VASES & DECORATION	3,416.25	3,416.25	52,000.00	48,583.75	6.6
070.0800.8020	OTHER MISCELLANEOUS	.00	.00	5,000.00	5,000.00	.0
	TOTAL MISCELLANEOUS REVENUES	3,696.25	3,696.25	100,000.00	96,303.75	3.7

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

CEMETERY

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	NON-REVENUE RECEIPTS					
070.0900.9009	SALES TAX REVENUE	239.14	239.14	3,150.00	2,910.86	7.6
	TOTAL NON-REVENUE RECEIPTS	239.14	239.14	3,150.00	2,910.86	7.6
	TOTAL FUND REVENUE	14,487.22	14,487.22	483,822.34	469,335.12	3.0

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

CEMETERY

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	CEMETERY ADMINISTRATION					
070.4501.1010	SALARIES	8,946.76	8,946.76	118,826.31	109,879.55	7.5
070.4501.1040	FICA	1,653.51	1,653.51	22,155.71	20,502.20	7.5
070.4501.1050	IPERS	1,908.32	1,908.32	27,339.85	25,431.53	7.0
070.4501.1070	SAFETY SHOES	150.00	150.00	300.00	150.00	50.0
070.4501.1160	HEALTH & LIFE INSURANCE	3,505.56	3,505.56	42,066.62	38,561.06	8.3
070.4501.1760	UNEMPLOYMENT SELF INSURANCE	.00	.00	189.75	189.75	.0
070.4501.2020	ADVERTISING (GENERAL)	387.75	387.75	2,000.00	1,612.25	19.4
070.4501.2030	DUES & PUBLICATIONS	295.17	295.17	600.00	304.83	49.2
070.4501.2040	PHONE EXPENSE	159.51	159.51	1,200.00	1,040.49	13.3
070.4501.2060	TRAVEL AND CONFERENCE	109.00	109.00	3,000.00	2,891.00	3.6
070.4501.2160	GAS & ELECTRICITY	1,795.27	1,795.27	10,000.00	8,204.73	18.0
070.4501.2300	POSTAGE	.00	.00	600.00	600.00	.0
070.4501.2540	SALES TAX	322.13	322.13	.00	(322.13)	.0
070.4501.2722	COPY CHARGE	.00	.00	700.00	700.00	.0
070.4501.2730	TECHNOLOGY EXPENSE	.00	.00	2,137.00	2,137.00	.0
070.4501.3019	OFFICE SUPPLIES	48.00	48.00	1,700.00	1,652.00	2.8
070.4501.3330	VASES & DECORATION	142.68	142.68	8,000.00	7,857.32	1.8
070.4501.3340	MARKERS & BENCHES	1,155.11	1,155.11	10,000.00	8,844.89	11.6
070.4501.3350	ENGRAVING	1,980.00	1,980.00	10,000.00	8,020.00	19.8
070.4501.3990	MISCELLANEOUS EXPENSE	198.98	198.98	2,000.00	1,801.02	10.0
070.4501.5510	REFUND	.00	.00	500.00	500.00	.0
	TOTAL CEMETERY ADMINISTRATION	22,757.75	22,757.75	263,315.24	240,557.49	8.6
	CEMETERY - OPERATING					
070.4504.1010	SALARIES	13,798.08	13,798.08	170,790.77	156,992.69	8.1
070.4504.1070	SAFETY SHOES	300.00	300.00	600.00	300.00	50.0
070.4504.1080	CHAUFFEURS LICENSE	.00	.00	50.00	50.00	.0
070.4504.2140	M/E REPAIRS	22.67	22.67	3,500.00	3,477.33	.7
070.4504.2150	BUILDING REPAIRS AND MAINTEN	470.00	470.00	2,500.00	2,030.00	18.8
070.4504.2190	REPAIRS AND MAINTENANCE	478.61	478.61	4,000.00	3,521.39	12.0
070.4504.2740	PROFESSIONAL SERVICES	.00	.00	200.00	200.00	.0
070.4504.3110	MAINTENANCE MATERIAL	546.40	546.40	8,000.00	7,453.60	6.8
070.4504.3310	TOOLS AND SUPPLIES	422.84	422.84	3,000.00	2,577.16	14.1
070.4504.3390	FOUNDATION MATERIAL	17.36	17.36	5,000.00	4,982.64	.4
070.4504.3410	THERMOGAS	.00	.00	500.00	500.00	.0
070.4504.3580	OIL AND GREASE	60.10	60.10	300.00	239.90	20.0
070.4504.3750	FUEL	.00	.00	10,000.00	10,000.00	.0
070.4504.3990	MISCELLANEOUS EXPENSE	184.78	184.78	2,000.00	1,815.22	9.2
070.4504.4015	CEMETERY EQUIPMENT	.00	.00	7,000.00	7,000.00	.0
070.4504.4646	CEMETERY PRESERVATION	.00	.00	5,000.00	5,000.00	.0
070.4504.5050	TRANSFERS OUT	900.00	900.00	900.00	.00	100.0
	TOTAL CEMETERY - OPERATING	17,200.84	17,200.84	223,340.77	206,139.93	7.7

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

CEMETERY

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	39,958.59	39,958.59	486,656.01	446,697.42	8.2
NET REVENUE OVER EXPENDITURES	(25,471.37)	(25,471.37)	(2,833.67)	22,637.70	(898.9)
GRAND TOTAL REVENUE/ EXPENDIT	120,155.20	120,155.20	(973,208.41)	(1,093,363.61)	12.4

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

TRANSIT

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	PROPERTY TAXES					
080.0100.1001	GENERAL PROPERTY TAXES	1,629.26	1,629.26	215,000.00	213,370.74	.8
	TOTAL PROPERTY TAXES	1,629.26	1,629.26	215,000.00	213,370.74	.8
	NON-PROPERTY TAXES					
080.0200.2006	UTILITY TAX REPLACEMENT	.00	.00	6,174.02	6,174.02	.0
	TOTAL NON-PROPERTY TAXES	.00	.00	6,174.02	6,174.02	.0
	GRANTS AND CONTRIBUTIONS					
080.0410.4120	FEDERAL GRANTS-TRANSIT	.00	.00	1,226,849.00	1,226,849.00	.0
080.0410.4121	STATE GRANT - TRANSIT	31,838.49	31,838.49	316,106.00	284,267.51	10.1
080.0410.4129	COMMERCIAL BACKFILL 22	.00	.00	5,559.53	5,559.53	.0
	TOTAL GRANTS AND CONTRIBUTION	31,838.49	31,838.49	1,548,514.53	1,516,676.04	2.1
	CHARGES FOR OPTIONAL SERVICE					
080.0550.5040	TRANSIT REVENUE	4,319.89	4,319.89	55,000.00	50,680.11	7.9
080.0550.5049	ADA PASSES	20.00	20.00	250.00	230.00	8.0
	TOTAL CHARGES FOR OPTIONAL SER	4,339.89	4,339.89	55,250.00	50,910.11	7.9
	REVENUE FROM USE OF MONEY &					
080.0700.7001	INTEREST ON INVESTMENTS	1,146.38	1,146.38	3,000.00	1,853.62	38.2
	TOTAL REVENUE FROM USE OF MON	1,146.38	1,146.38	3,000.00	1,853.62	38.2
	TOTAL FUND REVENUE	38,954.02	38,954.02	1,827,938.55	1,788,984.53	2.1

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

TRANSIT

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	CITY TRANSIT					
080.5801.1010	SALARIES	13,149.24	13,149.24	172,782.69	159,633.45	7.6
080.5801.1040	FICA	301.38	301.38	13,217.88	12,916.50	2.3
080.5801.1050	IPERS	394.84	394.84	16,310.69	15,915.85	2.4
080.5801.1160	HEALTH & LIFE INSURANCE	2,150.69	2,150.69	9,239.81	7,089.12	23.3
080.5801.1760	UNEMPLOYMENT COMP	.00	.00	695.75	695.75	.0
080.5801.2020	ADVERTISING (GENERAL)	.00	.00	2,000.00	2,000.00	.0
080.5801.2030	DUES & PUBLICATIONS	3,380.00	3,380.00	3,780.00	400.00	89.4
080.5801.2040	PHONE EXPENSE	137.48	137.48	1,250.00	1,112.52	11.0
080.5801.2060	TRAVEL AND CONFERENCE	.00	.00	1,000.00	1,000.00	.0
080.5801.2160	GAS & ELECTRICITY	540.82	540.82	2,600.00	2,059.18	20.8
080.5801.2300	POSTAGE	.00	.00	100.00	100.00	.0
080.5801.2673	TRANSIT SUBSIDY	27,245.85	27,245.85	336,758.71	309,512.86	8.1
080.5801.2674	ADA BOOKLETS	.00	.00	500.00	500.00	.0
080.5801.2722	COPY CHARGE	.00	.00	400.00	400.00	.0
080.5801.2730	TECHNOLOGY EXPENSE	1,000.00	1,000.00	62,000.00	61,000.00	1.6
080.5801.3019	OFFICE SUPPLIES	.00	.00	500.00	500.00	.0
080.5801.3035	OTHER SUPPLIES	21.40	21.40	2,000.00	1,978.60	1.1
	TOTAL CITY TRANSIT	48,321.70	48,321.70	625,135.53	576,813.83	7.7
	TRANSIT TRANSPORTATION					
080.5802.1010	SALARIES	28,772.29	28,772.29	367,200.00	338,427.71	7.8
080.5802.1040	FICA	2,201.12	2,201.12	28,090.80	25,889.68	7.8
080.5802.1050	IPERS	2,716.13	2,716.13	34,663.68	31,947.55	7.8
080.5802.2130	RADIO MAINTENANCE	.00	.00	4,400.00	4,400.00	.0
080.5802.2140	M/E REPAIRS	.00	.00	105,000.00	105,000.00	.0
080.5802.2150	BUILDING REPAIRS AND MAINTEN	527.55	527.55	11,000.00	10,472.45	4.8
080.5802.2160	GAS & ELECTRICITY	462.00	462.00	18,200.00	17,738.00	2.5
080.5802.2170	BUILDING INSURANCE F & EC	.00	.00	12,599.18	12,599.18	.0
080.5802.2740	PROFESSIONAL SERVICES	1,443.49	1,443.49	64,800.00	63,356.51	2.2
080.5802.3044	M/E SUPPLIES	107.39	107.39	5,000.00	4,892.61	2.2
080.5802.3060	SUPPLIES & LAUNDRY	.00	.00	1,500.00	1,500.00	.0
080.5802.3570	GASOLINE	.00	.00	98,000.00	98,000.00	.0
080.5802.4040	MOTOR EQUIPMENT	128.97	128.97	440,840.00	440,711.03	.0
	TOTAL TRANSIT TRANSPORTATION	36,358.94	36,358.94	1,191,293.66	1,154,934.72	3.1
	TOTAL FUND EXPENDITURES	84,680.64	84,680.64	1,816,429.19	1,731,748.55	4.7
	NET REVENUE OVER EXPENDITURES	(45,726.62)	(45,726.62)	11,509.36	57,235.98	(397.3)
	GRAND TOTAL REVENUE/ EXPENDIT	74,428.58	74,428.58	(961,699.05)	(1,036,127.63)	7.7

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

TORT LIABILITY

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	PROPERTY TAXES					
090.0100.1001	GENERAL PROPERTY TAXES	6,870.11	6,870.11	675,000.00	668,129.89	1.0
	TOTAL PROPERTY TAXES	6,870.11	6,870.11	675,000.00	668,129.89	1.0
	NON-PROPERTY TAXES					
090.0200.2006	UTILITY TAX REPLACEMENT	.00	.00	19,383.30	19,383.30	.0
	TOTAL NON-PROPERTY TAXES	.00	.00	19,383.30	19,383.30	.0
090.0410.4129	COMMERCIAL BACKFILL 22	.00	.00	17,454.12	17,454.12	.0
	TOTAL SOURCE 0410	.00	.00	17,454.12	17,454.12	.0
	TOTAL FUND REVENUE	6,870.11	6,870.11	711,837.42	704,967.31	1.0

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

TORT LIABILITY

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	TORT LIABILITY					
090.6601.2680	GENERAL LIABILITY	.00	.00	327,063.64	327,063.64	.0
090.6601.2684	PUBLIC OFFICIALS LIABILITY	.00	.00	20,160.87	20,160.87	.0
090.6601.2690	WORKERS COMP	.00	.00	109,242.00	109,242.00	.0
090.6601.2700	AUTO LIABILITY	.00	.00	221,429.38	221,429.38	.0
090.6601.2710	POLICE LIABILITY	.00	.00	18,195.56	18,195.56	.0
	TOTAL TORT LIABILITY	.00	.00	696,091.45	696,091.45	.0
	TOTAL FUND EXPENDITURES	.00	.00	696,091.45	696,091.45	.0
	NET REVENUE OVER EXPENDITURES	6,870.11	6,870.11	15,745.97	8,875.86	43.6
	GRAND TOTAL REVENUE/ EXPENDIT	81,298.69	81,298.69	(945,953.08)	(1,027,251.77)	8.6

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

ROAD USE TAX

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	SHARED REVENUES					
110.0400.4003	STATE ROAD USE TAXES	322,254.16	322,254.16	3,850,000.00	3,527,745.84	8.4
	TOTAL SHARED REVENUES	322,254.16	322,254.16	3,850,000.00	3,527,745.84	8.4
	GRANTS AND CONTRIBUTIONS					
110.0410.4123	STATE GRANT	.00	.00	16,007.95	16,007.95	.0
	TOTAL GRANTS AND CONTRIBUTION	.00	.00	16,007.95	16,007.95	.0
110.0700.7001	INTEREST ON INVESTMENTS	3,924.62	3,924.62	80,000.00	76,075.38	4.9
110.0700.7013	RENT INCOME	150.00	150.00	.00	(150.00)	.0
	TOTAL SOURCE 0700	4,074.62	4,074.62	80,000.00	75,925.38	5.1
	MISCELLANEOUS REVENUES					
110.0800.8007	GIFT AND DONATIONS	.00	.00	16,000.00	16,000.00	.0
	TOTAL MISCELLANEOUS REVENUES	.00	.00	16,000.00	16,000.00	.0
	NON-REVENUE RECEIPTS					
110.0900.9003	MISC. REFUNDS	640.20	640.20	25,000.00	24,359.80	2.6
	TOTAL NON-REVENUE RECEIPTS	640.20	640.20	25,000.00	24,359.80	2.6
	TOTAL FUND REVENUE	326,968.98	326,968.98	3,987,007.95	3,660,038.97	8.2

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

ROAD USE TAX

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	STREET MAINTENANCE					
110.2100.2160	GAS & ELECTRICITY	368.85	368.85	3,500.00	3,131.15	10.5
	TOTAL STREET MAINTENANCE	368.85	368.85	3,500.00	3,131.15	10.5
	CONSTRUCTION					
110.2101.2731	GEOGRAPHICAL INFORMATION SYS	19,287.83	19,287.83	38,000.00	18,712.17	50.8
110.2101.4550	BRIDGE IMPROVEMENT	12,365.15	12,365.15	.00	(12,365.15)	.0
110.2101.4575	DOWNTOWN SIDEWALKS	83,879.15	83,879.15	100,000.00	16,120.85	83.9
110.2101.4577	CITY SIDEWALKS	3,150.00	3,150.00	70,000.00	66,850.00	4.5
110.2101.4590	STREET SIGNS	14,543.71	14,543.71	50,000.00	35,456.29	29.1
110.2101.4600	TRAFFIC SIGNALS	9,485.19	9,485.19	70,500.00	61,014.81	13.5
110.2101.4650	RAILROAD CROSSINGS	.00	.00	9,520.00	9,520.00	.0
110.2101.4670	STREET LIGHTING	179.73	179.73	30,000.00	29,820.27	.6
110.2101.4680	OTHER IMPROVEMENTS	.00	.00	40,000.00	40,000.00	.0
110.2101.4860	TREES	5,218.32	5,218.32	190,000.00	184,781.68	2.8
	TOTAL CONSTRUCTION	148,109.08	148,109.08	598,020.00	449,910.92	24.8
	RECONSTRUCTION					
110.2103.2350	TRAFFIC SIGNS REPAIR AND MAI	173.29	173.29	6,000.00	5,826.71	2.9
110.2103.2360	TRAFFIC SIGNAL REPAIR AND MA	.00	.00	32,000.00	32,000.00	.0
	TOTAL RECONSTRUCTION	173.29	173.29	38,000.00	37,826.71	.5

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

ROAD USE TAX

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	STREET GENERAL					
110.2105.1010	SALARIES	25,628.84	25,628.84	333,398.18	307,769.34	7.7
110.2105.1040	FICA	7,969.65	7,969.65	113,732.48	105,762.83	7.0
110.2105.1050	IPERS	9,795.44	9,795.44	141,130.18	131,334.74	6.9
110.2105.1070	SAFETY SHOES	2,598.00	2,598.00	4,200.00	1,602.00	61.9
110.2105.1080	CHAUFFEURS LICENSE	.00	.00	2,000.00	2,000.00	.0
110.2105.1150	CITY LABOR	17,124.88	17,124.88	222,772.58	205,647.70	7.7
110.2105.1160	HEALTH & LIFE INSURANCE	18,833.00	18,833.00	278,563.71	259,730.71	6.8
110.2105.1270	TREE REMOVAL	13,846.11	13,846.11	180,120.11	166,274.00	7.7
110.2105.1290	WEED CONTROL	2,163.47	2,163.47	28,143.99	25,980.52	7.7
110.2105.1350	STREET SIGNS REPAIR & MAINTE	2,859.76	2,859.76	37,201.77	34,342.01	7.7
110.2105.1760	UNEMPLOYMENT COMP	.00	.00	1,413.01	1,413.01	.0
110.2105.2010	MEDICAL SERVICE	.00	.00	420.00	420.00	.0
110.2105.2030	DUES & PUBLICATIONS	.00	.00	600.00	600.00	.0
110.2105.2040	PHONE EXPENSE	242.22	242.22	5,000.00	4,757.78	4.8
110.2105.2050	CONTRACT LABOR	455.00	455.00	2,000.00	1,545.00	22.8
110.2105.2131	RADIO TOWER EXPENSE	.00	.00	1,000.00	1,000.00	.0
110.2105.2311	EQUIPMENT RENTAL	2,829.20	2,829.20	12,000.00	9,170.80	23.6
110.2105.2690	WORKERS COMP	.00	.00	86,000.00	86,000.00	.0
110.2105.2730	TECHNOLOGY EXPENSE	.00	.00	9,000.00	9,000.00	.0
110.2105.2740	PROFESSIONAL SERVICES	.00	.00	1,000.00	1,000.00	.0
110.2105.3019	OFFICE SUPPLIES	64.60	64.60	2,000.00	1,935.40	3.2
110.2105.3060	SUPPLIES & LAUNDRY	682.31	682.31	17,000.00	16,317.69	4.0
110.2105.3240	STREET SIGNS MAINTENANCE MAT	.00	.00	5,000.00	5,000.00	.0
110.2105.3250	WEED CONTROL MATERIAL	.00	.00	19,000.00	19,000.00	.0
110.2105.3770	SAFETY EXPENSE	577.75	577.75	6,400.00	5,822.25	9.0
110.2105.4060	OFFICE EQUIPMENT	.00	.00	1,500.00	1,500.00	.0
110.2105.4590	STREET SIGNS	.00	.00	500.00	500.00	.0
110.2105.5050	TRANSFERS OUT	.00	.00	73,000.00	73,000.00	.0
	TOTAL STREET GENERAL	105,670.23	105,670.23	1,584,096.01	1,478,425.78	6.7
	STREET - MOTOR EQUIPMENT					
110.2107.1250	M/E LABOR	7,686.76	7,686.76	99,994.87	92,308.11	7.7
110.2107.2130	RADIO MAINTENANCE	.00	.00	6,000.00	6,000.00	.0
110.2107.2140	M/E REPAIRS	11,699.37	11,699.37	200,000.00	188,300.63	5.9
110.2107.3044	M/E SUPPLIES	3,609.90	3,609.90	110,000.00	106,390.10	3.3
110.2107.3260	SHOP SUPPLIES	.00	.00	6,000.00	6,000.00	.0
110.2107.3750	FUEL	11,854.92	11,854.92	165,000.00	153,145.08	7.2
	TOTAL STREET - MOTOR EQUIPMENT	34,850.95	34,850.95	586,994.87	552,143.92	5.9

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

ROAD USE TAX

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	STREET - BUILDINGS					
110.2109.1130	BUILDING MAINTENANCE	5,830.19	5,830.19	75,843.32	70,013.13	7.7
110.2109.2160	GAS & ELECTRICITY	1,830.39	1,830.39	34,792.00	32,961.61	5.3
110.2109.2170	BUILDING INSURANCE F & EC	.00	.00	25,000.00	25,000.00	.0
110.2109.2190	REPAIRS AND MAINTENANCE	6,722.82	6,722.82	45,000.00	38,277.18	14.9
110.2109.3035	OTHER SUPPLIES	.00	.00	6,000.00	6,000.00	.0
	TOTAL STREET - BUILDINGS	14,383.40	14,383.40	186,635.32	172,251.92	7.7
	PAVED STREETS					
110.2111.1340	PAVING SALARIES	9,791.92	9,791.92	127,380.25	117,588.33	7.7
110.2111.3210	PAVING REPAIR MATERIAL	2,879.36	2,879.36	26,000.00	23,120.64	11.1
	TOTAL PAVED STREETS	12,671.28	12,671.28	153,380.25	140,708.97	8.3
	DIRT STREETS					
110.2113.1330	GRADING SALARIES	3,396.30	3,396.30	44,181.49	40,785.19	7.7
110.2113.1360	CRUSHED ROCK LABOR	1,798.02	1,798.02	23,389.91	21,591.89	7.7
110.2113.3340	CRUSHED ROCK MATERIAL	496.36	496.36	30,000.00	29,503.64	1.7
	TOTAL DIRT STREETS	5,690.68	5,690.68	97,571.40	91,880.72	5.8
	SNOW REMOVAL					
110.2115.1010	SALARIES	2,080.40	2,080.40	27,063.27	24,982.87	7.7
110.2115.1230	SNOW REMOVAL	8,172.14	8,172.14	106,309.01	98,136.87	7.7
110.2115.1380	CINDERING AND SANDING LABOR	6,200.01	6,200.01	80,654.14	74,454.13	7.7
110.2115.2280	REMOVAL EQUIPMENT REPAIRS	.00	.00	60,000.00	60,000.00	.0
110.2115.3280	REMOVAL EQUIPMENT SUPPLIES	.00	.00	1,000.00	1,000.00	.0
110.2115.3290	CINDERING AND SANDING MATERI	.00	.00	85,000.00	85,000.00	.0
110.2115.3300	BLADES CHAINS ETC.	.00	.00	20,000.00	20,000.00	.0
110.2115.3310	TOOLS AND SUPPLIES	137.19	137.19	2,000.00	1,862.81	6.9
110.2115.3990	MISCELLANEOUS EXPENSE	.00	.00	2,100.00	2,100.00	.0
	TOTAL SNOW REMOVAL	16,589.74	16,589.74	384,126.42	367,536.68	4.3
	STREET LIGHTING					
110.2301.1150	CITY LABOR	610.73	610.73	7,944.80	7,334.07	7.7
110.2301.2180	ELECTRICITY	23,473.64	23,473.64	305,000.00	281,526.36	7.7
110.2301.2190	REPAIRS AND MAINTENANCE	.00	.00	50,000.00	50,000.00	.0
	TOTAL STREET LIGHTING	24,084.37	24,084.37	362,944.80	338,860.43	6.6

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

ROAD USE TAX

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	TRAFFIC CONTROL					
110.2404.1010	SALARIES	8,163.11	8,163.11	121,472.06	113,308.95	6.7
110.2404.1070	SAFETY SHOES	225.00	225.00	.00	(225.00)	.0
	TOTAL TRAFFIC CONTROL	8,388.11	8,388.11	121,472.06	113,083.95	6.9
	STREET CLEANING					
110.2701.1010	SALARIES	7,735.23	7,735.23	100,625.41	92,890.18	7.7
	TOTAL STREET CLEANING	7,735.23	7,735.23	100,625.41	92,890.18	7.7
	TOTAL FUND EXPENDITURES	378,715.21	378,715.21	4,217,366.54	3,838,651.33	9.0
	NET REVENUE OVER EXPENDITURES	(51,746.23)	(51,746.23)	(230,358.59)	(178,612.36)	(22.5)
	GRAND TOTAL REVENUE/ EXPENDIT	29,552.46	29,552.46	(1,176,311.67)	(1,205,864.13)	2.5

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

EMPLOYEE RETIREMENT

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	PROPERTY TAXES					
112.0100.1001	GENERAL PROPERTY TAXES	7,017.77	7,017.77	658,229.56	651,211.79	1.1
	TOTAL PROPERTY TAXES	7,017.77	7,017.77	658,229.56	651,211.79	1.1
	NON-PROPERTY TAXES					
112.0200.2006	UTILITY TAX REPLACEMENT	.00	.00	18,901.50	18,901.50	.0
	TOTAL NON-PROPERTY TAXES	.00	.00	18,901.50	18,901.50	.0
	COMMERICAL ROLLBACK TAXES					
112.0410.4129	COMMERCIAL BACKFILL 22	.00	.00	17,020.27	17,020.27	.0
	TOTAL COMMERICAL ROLLBACK TAX	.00	.00	17,020.27	17,020.27	.0
	TOTAL FUND REVENUE	7,017.77	7,017.77	694,151.33	687,133.56	1.0

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

EMPLOYEE RETIREMENT

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	POLICE GENERAL					
112.1101.1040	FICA	6,662.98	6,662.98	91,361.28	84,698.30	7.3
112.1101.1050	IPERS	2,567.68	2,567.68	33,570.75	31,003.07	7.7
	TOTAL POLICE GENERAL	9,230.66	9,230.66	124,932.03	115,701.37	7.4
	FIRE GENERAL					
112.1501.1040	FICA	3,477.89	3,477.89	46,513.91	43,036.02	7.5
112.1501.1050	IPERS	373.54	373.54	5,119.77	4,746.23	7.3
	TOTAL FIRE GENERAL	3,851.43	3,851.43	51,633.68	47,782.25	7.5
	BUILDING OFFICIAL					
112.1701.1040	FICA	335.10	335.10	4,319.15	3,984.05	7.8
112.1701.1050	IPERS	455.56	455.56	5,329.78	4,874.22	8.6
	TOTAL BUILDING OFFICIAL	790.66	790.66	9,648.93	8,858.27	8.2
	ANIMAL CONTROL					
112.1901.1040	FICA	451.79	451.79	6,449.13	5,997.34	7.0
112.1901.1050	IPERS	621.74	621.74	7,958.15	7,336.41	7.8
	TOTAL ANIMAL CONTROL	1,073.53	1,073.53	14,407.28	13,333.75	7.5
	ELECTRICAL INSPECTOR					
112.1904.1040	FICA	454.19	454.19	5,755.37	5,301.18	7.9
112.1904.1050	IPERS	546.32	546.32	7,102.05	6,555.73	7.7
	TOTAL ELECTRICAL INSPECTOR	1,000.51	1,000.51	12,857.42	11,856.91	7.8
	PLUMBING INSPECTOR					
112.1907.1040	FICA	504.23	504.23	7,209.73	6,705.50	7.0
112.1907.1050	IPERS	668.96	668.96	8,896.71	8,227.75	7.5
	TOTAL PLUMBING INSPECTOR	1,173.19	1,173.19	16,106.44	14,933.25	7.3

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

EMPLOYEE RETIREMENT

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	NEIGHBORHOOD SEVICES					
112.1911.1040	FICA	1,469.06	1,469.06	17,501.85	16,032.79	8.4
112.1911.1050	IPERS	1,958.44	1,958.44	21,597.05	19,638.61	9.1
	TOTAL NEIGHBORHOOD SEVICES	3,427.50	3,427.50	39,098.90	35,671.40	8.8
	TRAFFIC CONTROL					
112.2404.1040	FICA	435.11	435.11	2,761.22	2,326.11	15.8
112.2404.1050	IPERS	522.76	522.76	3,407.31	2,884.55	15.3
	TOTAL TRAFFIC CONTROL	957.87	957.87	6,168.53	5,210.66	15.5
	ENGINEERS OFFICE					
112.2601.1040	FICA	1,909.63	1,909.63	10,046.32	8,136.69	19.0
112.2601.1050	IPERS	2,431.59	2,431.59	12,397.03	9,965.44	19.6
	TOTAL ENGINEERS OFFICE	4,341.22	4,341.22	22,443.35	18,102.13	19.3
	HEALTH DEPARTMENT					
112.3401.1040	FICA	388.33	388.33	5,804.76	5,416.43	6.7
112.3401.1050	IPERS	534.68	534.68	7,163.00	6,628.32	7.5
	TOTAL HEALTH DEPARTMENT	923.01	923.01	12,967.76	12,044.75	7.1
	MUNICIPAL BAND					
112.4250.1040	FICA	64.60	64.60	.00	(64.60)	.0
112.4250.1050	IPERS	79.72	79.72	.00	(79.72)	.0
	TOTAL MUNICIPAL BAND	144.32	144.32	.00	(144.32)	.0
	PARKS GENERAL					
112.4301.1040	FICA	3,220.98	3,220.98	36,059.33	32,838.35	8.9
112.4301.1050	IPERS	3,027.57	3,027.57	44,496.75	41,469.18	6.8
	TOTAL PARKS GENERAL	6,248.55	6,248.55	80,556.08	74,307.53	7.8

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

EMPLOYEE RETIREMENT

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	RECREATION ADMINISTRATION					
112.4401.1040	FICA	8,556.96	8,556.96	53,704.63	45,147.67	15.9
112.4401.1050	IPERS	4,252.84	4,252.84	42,730.35	38,477.51	10.0
	TOTAL RECREATION ADMINISTRATIO	12,809.80	12,809.80	96,434.98	83,625.18	13.3
	DEVELOPMENT SERVICES					
112.5401.1040	FICA	1,979.29	1,979.29	22,541.24	20,561.95	8.8
112.5401.1050	IPERS	2,703.38	2,703.38	27,815.60	25,112.22	9.7
	TOTAL DEVELOPMENT SERVICES	4,682.67	4,682.67	50,356.84	45,674.17	9.3
	MAYOR AND COUNCIL					
112.6101.1040	FICA	104.14	104.14	7,143.88	7,039.74	1.5
112.6101.1050	IPERS	678.10	678.10	8,815.45	8,137.35	7.7
	TOTAL MAYOR AND COUNCIL	782.24	782.24	15,959.33	15,177.09	4.9
	CITY ADMINISTRATORS OFFICE					
112.6105.1040	FICA	1,864.08	1,864.08	11,900.09	10,036.01	15.7
112.6105.1050	IPERS	2,458.08	2,458.08	17,303.86	14,845.78	14.2
	TOTAL CITY ADMINISTRATORS OFFIC	4,322.16	4,322.16	29,203.95	24,881.79	14.8
	FINANCE AND ACCOUNTING					
112.6201.1040	FICA	2,760.93	2,760.93	18,922.50	16,161.57	14.6
112.6201.1050	IPERS	2,791.73	2,791.73	23,350.12	20,558.39	12.0
	TOTAL FINANCE AND ACCOUNTING	5,552.66	5,552.66	42,272.62	36,719.96	13.1
	INFORMATION TECHNOLOGY					
112.6202.1040	FICA	476.92	476.92	3,346.29	2,869.37	14.3
112.6202.1050	IPERS	635.28	635.28	4,129.28	3,494.00	15.4
	TOTAL INFORMATION TECHNOLOGY	1,112.20	1,112.20	7,475.57	6,363.37	14.9

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

EMPLOYEE RETIREMENT

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	GIS TECHNOLOGY					
112.6203.1040	FICA	406.02	406.02	2,795.74	2,389.72	14.5
112.6203.1050	IPERS	530.76	530.76	3,449.90	2,919.14	15.4
	TOTAL GIS TECHNOLOGY	936.78	936.78	6,245.64	5,308.86	15.0
	CITY CLERK					
112.6204.1040	FICA	507.12	507.12	6,299.72	5,792.60	8.1
112.6204.1050	IPERS	664.44	664.44	7,773.77	7,109.33	8.6
	TOTAL CITY CLERK	1,171.56	1,171.56	14,073.49	12,901.93	8.3
	HUMAN RESOURCES					
112.6401.1040	FICA	1,350.99	1,350.99	14,119.04	12,768.05	9.6
112.6401.1050	IPERS	1,908.55	1,908.55	17,422.71	15,514.16	11.0
	TOTAL HUMAN RESOURCES	3,259.54	3,259.54	31,541.75	28,282.21	10.3
	SAFETY DIRECTOR					
112.6915.1040	FICA	.00	.00	1,844.20	1,844.20	.0
112.6915.1050	IPERS	.00	.00	2,275.72	2,275.72	.0
	TOTAL SAFETY DIRECTOR	.00	.00	4,119.92	4,119.92	.0
	TOTAL FUND EXPENDITURES	67,792.06	67,792.06	688,504.49	620,712.43	9.9
	NET REVENUE OVER EXPENDITURES	(60,774.29)	(60,774.29)	5,646.84	66,421.13	(1076.
	GRAND TOTAL REVENUE/ EXPENDIT	(31,221.83)	(31,221.83)	(1,170,664.83)	(1,139,443.00)	(2.7)

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

POLICE RETIREMENT

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	PROPERTY TAXES					
114.0100.1001	GENERAL PROPERTY TAXES	4,857.26	4,857.26	703,385.00	698,527.74	.7
	TOTAL PROPERTY TAXES	4,857.26	4,857.26	703,385.00	698,527.74	.7
	NON-PROPERTY TAXES					
114.0200.2006	UTILITY TAX REPLACEMENT	.00	.00	20,198.11	20,198.11	.0
	TOTAL NON-PROPERTY TAXES	.00	.00	20,198.11	20,198.11	.0
	COMMERICAL ROLLBACK TAXES					
114.0410.4129	COMMERCIAL BACKFILL 22	.00	.00	18,187.83	18,187.83	.0
	TOTAL COMMERICAL ROLLBACK TAX	.00	.00	18,187.83	18,187.83	.0
	TOTAL FUND REVENUE	4,857.26	4,857.26	741,770.94	736,913.68	.7

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

POLICE RETIREMENT

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	POLICE GENERAL					
114.1101.5661	PAYMENT TO MFPRSI	68,483.10	68,483.10	967,165.26	898,682.16	7.1
	TOTAL POLICE GENERAL	68,483.10	68,483.10	967,165.26	898,682.16	7.1
	TOTAL FUND EXPENDITURES	68,483.10	68,483.10	967,165.26	898,682.16	7.1
	NET REVENUE OVER EXPENDITURES	(63,625.84)	(63,625.84)	(225,394.32)	(161,768.48)	(28.2)
	GRAND TOTAL REVENUE/ EXPENDIT	(94,847.67)	(94,847.67)	(1,396,059.15)	(1,301,211.48)	(6.8)

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

FIRE RETIREMENT

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	PROPERTY TAXES					
116.0100.1001	GENERAL PROPERTY TAXES	3,207.45	3,207.45	464,474.00	461,266.55	.7
	TOTAL PROPERTY TAXES	3,207.45	3,207.45	464,474.00	461,266.55	.7
	NON-PROPERTY TAXES					
116.0200.2006	UTILITY TAX REPLACEMENT	.00	.00	13,337.91	13,337.91	.0
	TOTAL NON-PROPERTY TAXES	.00	.00	13,337.91	13,337.91	.0
	SOURCE 0410					
116.0410.4129	COMMERCIAL BACKFILL 22	.00	.00	12,010.42	12,010.42	.0
	TOTAL SOURCE 0410	.00	.00	12,010.42	12,010.42	.0
	TOTAL FUND REVENUE	3,207.45	3,207.45	489,822.33	486,614.88	.7

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

FIRE RETIREMENT

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	FIRE GENERAL					
116.1501.5661	PAYMENT TO MFPRSI	45,479.48	45,479.48	638,658.86	593,179.38	7.1
	TOTAL FIRE GENERAL	45,479.48	45,479.48	638,658.86	593,179.38	7.1
	TOTAL FUND EXPENDITURES	45,479.48	45,479.48	638,658.86	593,179.38	7.1
	NET REVENUE OVER EXPENDITURES	(42,272.03)	(42,272.03)	(148,836.53)	(106,564.50)	(28.4)
	GRAND TOTAL REVENUE/ EXPENDIT	(137,119.70)	(137,119.70)	(1,544,895.68)	(1,407,775.98)	(8.9)

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

411 MEDICAL COST

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	PROPERTY TAXES					
117.0100.1001	GENERAL PROPERTY TAXES	2,517.64	2,517.64	350,000.00	347,482.36	.7
	TOTAL PROPERTY TAXES	2,517.64	2,517.64	350,000.00	347,482.36	.7
	SOURCE 0200					
117.0200.2006	UTILITY TAX REPLACEMENT	.00	.00	10,050.53	10,050.53	.0
	TOTAL SOURCE 0200	.00	.00	10,050.53	10,050.53	.0
	TOTAL FUND REVENUE	2,517.64	2,517.64	360,050.53	357,532.89	.7

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

411 MEDICAL COST

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	POLICE GENERAL					
117.1101.2010	MEDICAL SERVICE	13,299.45	13,299.45	100,000.00	86,700.55	13.3
	TOTAL POLICE GENERAL	13,299.45	13,299.45	100,000.00	86,700.55	13.3
	FIRE GENERAL					
117.1501.2010	MEDICAL SERVICE	1,653.18	1,653.18	75,000.00	73,346.82	2.2
	TOTAL FIRE GENERAL	1,653.18	1,653.18	75,000.00	73,346.82	2.2
	TOTAL FUND EXPENDITURES	14,952.63	14,952.63	175,000.00	160,047.37	8.5
	NET REVENUE OVER EXPENDITURES	(12,434.99)	(12,434.99)	185,050.53	197,485.52	(6.7)
	GRAND TOTAL REVENUE/ EXPENDIT	(149,554.69)	(149,554.69)	(1,359,845.15)	(1,210,290.46)	(11.0)

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

HOTEL/MOTEL TAX

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	NON-PROPERTY TAXES					
120.0200.2002	MOTEL TAX	114,995.86	114,995.86	810,000.00	695,004.14	14.2
	TOTAL NON-PROPERTY TAXES	114,995.86	114,995.86	810,000.00	695,004.14	14.2
	TOTAL FUND REVENUE	114,995.86	114,995.86	810,000.00	695,004.14	14.2

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

HOTEL/MOTEL TAX

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
120.5201.5050	TRANSFERS OUT	6,666.66	6,666.66	195,000.00	188,333.34	3.4
	TOTAL DEPARTMENT 5201	6,666.66	6,666.66	195,000.00	188,333.34	3.4
	HOTEL/MOTEL TAX					
120.6900.2910	GRANT	50,000.00	50,000.00	137,500.00	87,500.00	36.4
120.6900.5050	TRANSFERS OUT	.00	.00	70,000.00	70,000.00	.0
120.6900.5180	TOURISM GRANT	75,089.83	75,089.83	407,000.00	331,910.17	18.5
	TOTAL HOTEL/MOTEL TAX	125,089.83	125,089.83	614,500.00	489,410.17	20.4
	TOTAL FUND EXPENDITURES	131,756.49	131,756.49	809,500.00	677,743.51	16.3
	NET REVENUE OVER EXPENDITURES	(16,760.63)	(16,760.63)	500.00	17,260.63	(3352.
	GRAND TOTAL REVENUE/ EXPENDIT	(166,315.32)	(166,315.32)	(1,359,345.15)	(1,193,029.83)	(12.2)

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

LOCAL OPTION SALES &SERVICE TX

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	NON-PROPERTY TAXES					
121.0200.2004	LOCAL OPTION SALES TAX	614,286.16	614,286.16	6,600,000.00	5,985,713.84	9.3
	TOTAL NON-PROPERTY TAXES	614,286.16	614,286.16	6,600,000.00	5,985,713.84	9.3
	TOTAL FUND REVENUE	614,286.16	614,286.16	6,600,000.00	5,985,713.84	9.3

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

LOCAL OPTION SALES &SERVICE TX

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	CONSTRUCTION					
121.2101.5050	TRANSFERS OUT	71,488.12	71,488.12	800,000.00	728,511.88	8.9
	TOTAL CONSTRUCTION	71,488.12	71,488.12	800,000.00	728,511.88	8.9
	HUMAN DEVELOPMENT					
121.4350.5050	TRANSFERS OUT	148,798.33	148,798.33	1,382,450.26	1,233,651.93	10.8
	TOTAL HUMAN DEVELOPMENT	148,798.33	148,798.33	1,382,450.26	1,233,651.93	10.8
	ADMINISTRATION					
121.6900.5050	TRANSFERS OUT	409,667.44	409,667.44	4,401,203.36	3,991,535.92	9.3
	TOTAL ADMINISTRATION	409,667.44	409,667.44	4,401,203.36	3,991,535.92	9.3
	TOTAL FUND EXPENDITURES	629,953.89	629,953.89	6,583,653.62	5,953,699.73	9.6
	NET REVENUE OVER EXPENDITURES	(15,667.73)	(15,667.73)	16,346.38	32,014.11	(95.9)
	GRAND TOTAL REVENUE/ EXPENDIT	(181,983.05)	(181,983.05)	(1,342,998.77)	(1,161,015.72)	(13.6)

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

FOREST PARK TIF DIST

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	PROPERTY TAXES					
127.0100.1005	AMOUNT TO BE RAISED BY TAX I	946.29	946.29	557,765.68	556,819.39	.2
	TOTAL PROPERTY TAXES	946.29	946.29	557,765.68	556,819.39	.2
	TOTAL FUND REVENUE	946.29	946.29	557,765.68	556,819.39	.2

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

FOREST PARK TIF DIST

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	FOREST PARK TIF DIST					
127.7530.5050	TRANSFERS	.00	.00	557,765.68	557,765.68	.0
	TOTAL FOREST PARK TIF DIST	.00	.00	557,765.68	557,765.68	.0
	TOTAL FUND EXPENDITURES	.00	.00	557,765.68	557,765.68	.0
	NET REVENUE OVER EXPENDITURES	946.29	946.29	.00	(946.29)	.0
	GRAND TOTAL REVENUE/ EXPENDIT	(181,036.76)	(181,036.76)	(1,342,998.77)	(1,161,962.01)	(13.5)

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

UNIFIED TIF

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	PROPERTY TAXES					
130.0100.1005	AMOUNT TO BE RAISED BY TIF	5,386.23	5,386.23	1,164,582.00	1,159,195.77	.5
	TOTAL PROPERTY TAXES	5,386.23	5,386.23	1,164,582.00	1,159,195.77	.5
	TOTAL FUND REVENUE	5,386.23	5,386.23	1,164,582.00	1,159,195.77	.5

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

UNIFIED TIF

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	CORRIDOR REVITALIZATION PROGRA					
130.7518.5050	TRANSFERS	.00	.00	60,000.00	60,000.00	.0
	TOTAL CORRIDOR REVITALIZATION P	.00	.00	60,000.00	60,000.00	.0
	COMMUNITY GROWTH					
130.7519.2910	GRANT PAYMENTS	.00	.00	287,748.00	287,748.00	.0
130.7519.5050	TRANSFERS OUT	.00	.00	812,372.91	812,372.91	.0
	TOTAL COMMUNITY GROWTH	.00	.00	1,100,120.91	1,100,120.91	.0
	TOTAL FUND EXPENDITURES	.00	.00	1,160,120.91	1,160,120.91	.0
	NET REVENUE OVER EXPENDITURES	5,386.23	5,386.23	4,461.09	(925.14)	120.7
	GRAND TOTAL REVENUE/ EXPENDIT	(175,650.53)	(175,650.53)	(1,338,537.68)	(1,162,887.15)	(13.1)

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

M C DOWNTOWN REINVESTMENT URP

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	PROPERTY TAXES					
131.0100.1005	AMOUNT TO BE RAISED BY TIF	4,767.11	4,767.11	944,241.75	939,474.64	.5
	TOTAL PROPERTY TAXES	4,767.11	4,767.11	944,241.75	939,474.64	.5
	TOTAL FUND REVENUE	4,767.11	4,767.11	944,241.75	939,474.64	.5

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

M C DOWNTOWN REINVESTMENT URP

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	DOWNTOWN FACADE IMPROVEMENT					
131.7519.5050	TRANSERS OUT	.00	.00	944,241.75	944,241.75	.0
	TOTAL DOWNTOWN FACADE IMPROV	.00	.00	944,241.75	944,241.75	.0
	TOTAL FUND EXPENDITURES	.00	.00	944,241.75	944,241.75	.0
	NET REVENUE OVER EXPENDITURES	4,767.11	4,767.11	.00	(4,767.11)	.0
	GRAND TOTAL REVENUE/ EXPENDIT	(170,883.42)	(170,883.42)	(1,338,537.68)	(1,167,654.26)	(12.8)

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

SOUTHSIDE GATEWAY

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	SOURCE 0100					
132.0100.1005	AMOUNT TO BE RAISED BY TIF	.00	.00	473,958.00	473,958.00	.0
	TOTAL SOURCE 0100	.00	.00	473,958.00	473,958.00	.0
	TOTAL FUND REVENUE	.00	.00	473,958.00	473,958.00	.0

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

SOUTHSIDE GATEWAY

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
132.7520.2910	GRANT PAYMENTS	.00	.00	473,958.00	473,958.00	.0
	TOTAL DEPARTMENT 7520	.00	.00	473,958.00	473,958.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	473,958.00	473,958.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0
	GRAND TOTAL REVENUE/ EXPENDIT	(170,883.42)	(170,883.42)	(1,338,537.68)	(1,167,654.26)	(12.8)

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

CITY ADMINISTERED GRANTS

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	REVENUE FROM USE OF MONEY &					
142.0700.7001	INTEREST ON INVESTMENTS	66.44	66.44	200.00	133.56	33.2
	TOTAL REVENUE FROM USE OF MON	66.44	66.44	200.00	133.56	33.2
	NON-REVENUE RECEIPTS					
142.0900.9005	TRANSFERS IN	14,890.60	14,890.60	14,890.60	.00	100.0
	TOTAL NON-REVENUE RECEIPTS	14,890.60	14,890.60	14,890.60	.00	100.0
	TOTAL FUND REVENUE	14,957.04	14,957.04	15,090.60	133.56	99.1

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

CITY ADMINISTERED GRANTS

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	CITY ADMINISTERED GRANTS					
142.5910.1010	SALARIES	1,284.80	1,284.80	20,036.64	18,751.84	6.4
142.5910.1040	FICA	69.22	69.22	1,532.80	1,463.58	4.5
142.5910.1050	IPERS	97.04	97.04	1,891.46	1,794.42	5.1
142.5910.2740	PROFESSIONAL SERVICES	617.38	617.38	.00	(617.38)	.0
	TOTAL CITY ADMINISTERED GRANTS	2,068.44	2,068.44	23,460.90	21,392.46	8.8
	TOTAL FUND EXPENDITURES	2,068.44	2,068.44	23,460.90	21,392.46	8.8
	NET REVENUE OVER EXPENDITURES	12,888.60	12,888.60	(8,370.30)	(21,258.90)	154.0
	GRAND TOTAL REVENUE/ EXPENDIT	(157,994.82)	(157,994.82)	(1,346,907.98)	(1,188,913.16)	(11.7)

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

HOUSING FUND

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
147.0700.7001	INTEREST ON INVESTMENTS	820.49	820.49	2,500.00	1,679.51	32.8
	TOTAL SOURCE 0700	820.49	820.49	2,500.00	1,679.51	32.8
	NON-REVENUE RECEIPTS					
147.0900.9005	TRANSFERS IN	4,000.00	4,000.00	109,665.00	105,665.00	3.7
	TOTAL NON-REVENUE RECEIPTS	4,000.00	4,000.00	109,665.00	105,665.00	3.7
	TOTAL FUND REVENUE	4,820.49	4,820.49	112,165.00	107,344.51	4.3

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

HOUSING FUND

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	GENERAL ADMINISTRATION					
147.5917.1010	SALARIES	1,541.76	1,541.76	20,036.64	18,494.88	7.7
147.5917.1040	FICA	103.84	103.84	1,532.80	1,428.96	6.8
147.5917.1050	IPERS	145.54	145.54	1,891.46	1,745.92	7.7
147.5917.2740	PROFESSIONAL SERVICES	.00	.00	30,000.00	30,000.00	.0
147.5917.2910	GRANT PAYMENTS	5,000.00	5,000.00	100,000.00	95,000.00	5.0
	TOTAL GENERAL ADMINISTRATION	6,791.14	6,791.14	153,460.90	146,669.76	4.4
	TOTAL FUND EXPENDITURES	6,791.14	6,791.14	153,460.90	146,669.76	4.4
	NET REVENUE OVER EXPENDITURES	(1,970.65)	(1,970.65)	(41,295.90)	(39,325.25)	(4.8)
	GRAND TOTAL REVENUE/ EXPENDIT	(159,965.47)	(159,965.47)	(1,388,203.88)	(1,228,238.41)	(11.5)

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

CORRIDOR REVITE PROGRAM

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
154.0700.7001	INTEREST OF INVESTMENTS	491.94	491.94	1,000.00	508.06	49.2
	TOTAL SOURCE 0700	491.94	491.94	1,000.00	508.06	49.2
	SOURCE 0900					
154.0900.9005	TRANSFERS IN	.00	.00	60,000.00	60,000.00	.0
	TOTAL SOURCE 0900	.00	.00	60,000.00	60,000.00	.0
	TOTAL FUND REVENUE	491.94	491.94	61,000.00	60,508.06	.8

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

CORRIDOR REVITE PROGRAM

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
154.7518.2910	GRANT PAYMENTS	.00	.00	100,000.00	100,000.00	.0
	TOTAL DEPARTMENT 7518	.00	.00	100,000.00	100,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	100,000.00	100,000.00	.0
	NET REVENUE OVER EXPENDITURES	491.94	491.94	(39,000.00)	(39,491.94)	1.3
	GRAND TOTAL REVENUE/ EXPENDIT	(159,473.53)	(159,473.53)	(1,427,203.88)	(1,267,730.35)	(11.2)

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

DOWNTOWN REVITE PROGRAM

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
155.0700.7001	INTEREST ON INVESTMENTS	86.49	86.49	2,500.00	2,413.51	3.5
	TOTAL SOURCE 0700	86.49	86.49	2,500.00	2,413.51	3.5
	SOURCE 0900					
155.0900.9005	TRANSFERS IN	.00	.00	397,987.00	397,987.00	.0
155.0900.9006	TRANSFERS IN-SPECIAL REVENUE	6,666.66	6,666.66	80,000.00	73,333.34	8.3
	TOTAL SOURCE 0900	6,666.66	6,666.66	477,987.00	471,320.34	1.4
	TOTAL FUND REVENUE	6,753.15	6,753.15	480,487.00	473,733.85	1.4

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

DOWNTOWN REVITE PROGRAM

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
155.7518.2910	GRANT PAYMENTS	.00	.00	180,000.00	180,000.00	.0
155.7518.3990	MISCELLANEOUS EXPENSE	.00	.00	3,300.00	3,300.00	.0
155.7518.5050	TRANSFERS OUT	.00	.00	100,000.00	100,000.00	.0
	TOTAL DEPARTMENT 7518	.00	.00	283,300.00	283,300.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	283,300.00	283,300.00	.0
	NET REVENUE OVER EXPENDITURES	6,753.15	6,753.15	197,187.00	190,433.85	3.4
	GRAND TOTAL REVENUE/ EXPENDIT	(152,720.38)	(152,720.38)	(1,230,016.88)	(1,077,296.50)	(12.4)

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

BUILDING RENOV-LIFE SAFETY PRO

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	REVENUE FROM USE OF MONEY &					
156.0700.7001	INTEREST ON INVESTMENTS	657.66	657.66	5,000.00	4,342.34	13.2
	TOTAL REVENUE FROM USE OF MON	657.66	657.66	5,000.00	4,342.34	13.2
	NON-REVENUE RECEIPTS					
156.0900.9006	TRANSFERS IN-SPECIAL REVENUE	.00	.00	35,000.00	35,000.00	.0
	TOTAL NON-REVENUE RECEIPTS	.00	.00	35,000.00	35,000.00	.0
	TOTAL FUND REVENUE	657.66	657.66	40,000.00	39,342.34	1.6
	NET REVENUE OVER EXPENDITURES	657.66	657.66	40,000.00	39,342.34	1.6
	GRAND TOTAL REVENUE/ EXPENDIT	(152,062.72)	(152,062.72)	(1,190,016.88)	(1,037,954.16)	(12.8)

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

DEBT SERVICE

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	PROPERTY TAXES					
210.0100.1001	GENERAL PROPERTY TAXES	41,579.99	41,579.99	4,436,554.67	4,394,974.68	.9
	TOTAL PROPERTY TAXES	41,579.99	41,579.99	4,436,554.67	4,394,974.68	.9
	NON-PROPERTY TAXES					
210.0200.2006	UTILITY TAX REPLACEMENT	.00	.00	117,382.15	117,382.15	.0
	TOTAL NON-PROPERTY TAXES	.00	.00	117,382.15	117,382.15	.0
	COMMERICAL ROLLBACK TAXES					
210.0410.4128	COMMERCIAL ROLLBACK	.00	.00	50,000.00	50,000.00	.0
210.0410.4129	COMMERCIAL BACKFILL 22	.00	.00	105,699.36	105,699.36	.0
	TOTAL COMMERICAL ROLLBACK TAX	.00	.00	155,699.36	155,699.36	.0
	REVENUE FROM USE OF MONEY &					
210.0700.7001	INTEREST ON INVESTMENTS	1,556.51	1,556.51	40,000.00	38,443.49	3.9
	TOTAL REVENUE FROM USE OF MON	1,556.51	1,556.51	40,000.00	38,443.49	3.9
	MISCELLANEOUS REVENUES					
210.0800.8016	SALE OF BONDS	223,000.00	223,000.00	50,000.00	(173,000.00)	446.0
	TOTAL MISCELLANEOUS REVENUES	223,000.00	223,000.00	50,000.00	(173,000.00)	446.0
	NON-REVENUE RECEIPTS					
210.0900.9005	TRANSFERS IN	164,813.90	164,813.90	1,977,770.60	1,812,956.70	8.3
210.0900.9006	TRANSFERS IN-SPECIAL REVENUE	62,590.00	62,590.00	2,731,810.34	2,669,220.34	2.3
	TOTAL NON-REVENUE RECEIPTS	227,403.90	227,403.90	4,709,580.94	4,482,177.04	4.8
	TOTAL FUND REVENUE	493,540.40	493,540.40	9,509,217.12	9,015,676.72	5.2

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

DEBT SERVICE

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	CIP FY 2022					
210.7100.2740	PROFESSIONAL SERVICES	.00	.00	600.00	600.00	.0
210.7100.5353	BOND COUPONS	.00	.00	40,600.00	40,600.00	.0
210.7100.5354	PRINCIPAL ON BONDS	.00	.00	395,000.00	395,000.00	.0
	TOTAL CIP FY 2022	.00	.00	436,200.00	436,200.00	.0
	RIVER CITY RENAISSANCE-HOTEL#2					
210.7101.2740	PROFESSIONAL SERVICES	.00	.00	600.00	600.00	.0
210.7101.5353	BOND COUPONS	.00	.00	161,767.50	161,767.50	.0
210.7101.5354	PRINCIPAL ON BONDS	.00	.00	150,000.00	150,000.00	.0
	TOTAL RIVER CITY RENAISSANCE-HO	.00	.00	312,367.50	312,367.50	.0
	FY2019 REFUNDING					
210.7102.2740	PROFESSIONAL SERVICES	.00	.00	600.00	600.00	.0
210.7102.5353	BOND COUPONS	.00	.00	60,000.00	60,000.00	.0
210.7102.5354	PRINCIPAL ON BONDS	.00	.00	500,000.00	500,000.00	.0
	TOTAL FY2019 REFUNDING	.00	.00	560,600.00	560,600.00	.0
	RCR PROJECT-ARENA #1					
210.7105.2740	PROFESSIONAL SERVICES	.00	.00	600.00	600.00	.0
210.7105.5353	BOND COUPONS	.00	.00	416,937.50	416,937.50	.0
210.7105.5354	PRINCIPAL ON BONDS	.00	.00	780,000.00	780,000.00	.0
	TOTAL RCR PROJECT-ARENA #1	.00	.00	1,197,537.50	1,197,537.50	.0
	FY 2019 CIP BONDING					
210.7112.2740	PROFESSIONAL SERVICES	.00	.00	600.00	600.00	.0
210.7112.5353	BOND COUPONS	.00	.00	46,500.00	46,500.00	.0
210.7112.5354	PRINCIPAL ON BONDS	.00	.00	750,000.00	750,000.00	.0
	TOTAL FY 2019 CIP BONDING	.00	.00	797,100.00	797,100.00	.0

DEBT SERVICE

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	RCR PROJECT- ARENA #2					
210.7113.2740	PROFESSIONAL SERVICES	.00	.00	600.00	600.00	.0
210.7113.5353	BOND COUPONS	.00	.00	107,520.00	107,520.00	.0
210.7113.5354	PRINCIPAL ON BONDS	.00	.00	320,000.00	320,000.00	.0
	TOTAL RCR PROJECT- ARENA #2	.00	.00	428,120.00	428,120.00	.0
	FY 2020 CIP BONDING					
210.7116.2740	PROFESSIONAL SERVICES	.00	.00	600.00	600.00	.0
210.7116.5353	BOND COUPONS	.00	.00	42,200.00	42,200.00	.0
210.7116.5354	PRINCIPAL ON BONDS	.00	.00	700,000.00	700,000.00	.0
	TOTAL FY 2020 CIP BONDING	.00	.00	742,800.00	742,800.00	.0
	FY 23 CIP					
210.7125.2740	PROFESSIONAL SERVICES	.00	.00	600.00	600.00	.0
210.7125.5353	BOND COUPONS	.00	.00	84,450.00	84,450.00	.0
210.7125.5354	PRINCIPAL ON BONDS	.00	.00	460,000.00	460,000.00	.0
	TOTAL FY 23 CIP	.00	.00	545,050.00	545,050.00	.0
	FY 24 CIP					
210.7126.2740	PROFESSIONAL SERVICES	.00	.00	600.00	600.00	.0
210.7126.5353	BOND COUPONS	.00	.00	331,000.00	331,000.00	.0
210.7126.5354	PRINCIPAL ON BONDS	.00	.00	840,000.00	840,000.00	.0
	TOTAL FY 24 CIP	.00	.00	1,171,600.00	1,171,600.00	.0
	FY 24 LOSST					
210.7127.2740	PROFESSIONAL SERVICES	.00	.00	600.00	600.00	.0
210.7127.5353	BOND COUPONS	.00	.00	198,750.00	198,750.00	.0
210.7127.5354	PRINCIPAL ON BONDS	.00	.00	430,000.00	430,000.00	.0
	TOTAL FY 24 LOSST	.00	.00	629,350.00	629,350.00	.0

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

DEBT SERVICE

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	FY 25 CIP					
210.7128.2740	PROFESSIONAL SERVICES	.00	.00	600.00	600.00	.0
210.7128.5353	BOND COUPONS	.00	.00	177,800.00	177,800.00	.0
210.7128.5354	PRINCIPAL ON BONDS	.00	.00	480,000.00	480,000.00	.0
	TOTAL FY 25 CIP	.00	.00	658,400.00	658,400.00	.0
	FY 26 CIP					
210.7129.2740	PROFESSIONAL SERVICES	.00	.00	600.00	600.00	.0
210.7129.5353	BOND COUPONS	.00	.00	334,000.00	334,000.00	.0
210.7129.5354	PRINCIPAL ON BONDS	.00	.00	285,000.00	285,000.00	.0
	TOTAL FY 26 CIP	.00	.00	619,600.00	619,600.00	.0
	FY 27 CIP					
210.7130.2740	PROFESSIONAL SERVICES	23,600.00	23,600.00	600.00	(23,000.00)	3933.3
210.7130.5353	BOND COUPONS	.00	.00	397,812.50	397,812.50	.0
210.7130.5354	PRINCIPAL ON BONDS	.00	.00	380,000.00	380,000.00	.0
	TOTAL FY 27 CIP	23,600.00	23,600.00	778,412.50	754,812.50	3.0
	FY 27 LOSST					
210.7131.2740	PROFESSIONAL SERVICES	300.00	300.00	600.00	300.00	50.0
210.7131.5353	BOND COUPONS	.00	.00	65,100.00	65,100.00	.0
210.7131.5354	PRINCIPAL ON BONDS	.00	.00	115,000.00	115,000.00	.0
	TOTAL FY 27 LOSST	300.00	300.00	180,700.00	180,400.00	.2
	FY 2021 CIP BONDING					
210.7221.2740	PROFESSIONAL SERVICES	.00	.00	600.00	600.00	.0
210.7221.5353	BOND COUPONS	.00	.00	28,650.00	28,650.00	.0
210.7221.5354	PRINCIPAL ON BONDS	.00	.00	510,000.00	510,000.00	.0
	TOTAL FY 2021 CIP BONDING	.00	.00	539,250.00	539,250.00	.0
	TOTAL FUND EXPENDITURES	23,900.00	23,900.00	9,597,087.50	9,573,187.50	.3
	NET REVENUE OVER EXPENDITURES	469,640.40	469,640.40	(87,870.38)	(557,510.78)	534.5
	GRAND TOTAL REVENUE/ EXPENDIT	317,577.68	317,577.68	(1,277,887.26)	(1,595,464.94)	24.9

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

R C RENAISSANCE

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	GRANTS AND CONTRIBUTIONS					
310.0410.4123	STATE GRANT	.00	.00	105,000.00	105,000.00	.0
	TOTAL GRANTS AND CONTRIBUTION	.00	.00	105,000.00	105,000.00	.0
	REVENUE FROM USE OF MONEY &					
310.0700.7001	INTEREST ON INVESTMENTS	5,282.09	5,282.09	50,000.00	44,717.91	10.6
	TOTAL REVENUE FROM USE OF MON	5,282.09	5,282.09	50,000.00	44,717.91	10.6
	MISCELLANEOUS REVENUES					
310.0800.8016	SALE OF BONDS	3,403,000.00	3,403,000.00	3,500,000.00	97,000.00	97.2
	TOTAL MISCELLANEOUS REVENUES	3,403,000.00	3,403,000.00	3,500,000.00	97,000.00	97.2
	NON-REVENUE RECEIPTS					
310.0900.9003	MISC. REFUNDS	.00	.00	32,500.00	32,500.00	.0
	TOTAL NON-REVENUE RECEIPTS	.00	.00	32,500.00	32,500.00	.0
	TOTAL FUND REVENUE	3,408,282.09	3,408,282.09	3,687,500.00	279,217.91	92.4

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

R C RENAISSANCE

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	S BRIDGE MALL/ICE ARENA					
310.7537.2740	PROFESSIONAL SERVICES	30.00	30.00	.00	(30.00)	.0
310.7537.4644	SITE IMPROVEMENTS	95,983.30	95,983.30	1,500,000.00	1,404,016.70	6.4
	TOTAL S BRIDGE MALL/ICE ARENA	96,013.30	96,013.30	1,500,000.00	1,403,986.70	6.4
	HOTEL/SKYWALK/COVENTION CNTR					
310.7539.2740	PROFESSIONAL SERVICES	1,164,867.28	1,164,867.28	.00	(1,164,867.28)	.0
310.7539.2910	GRANTS	.00	.00	750,000.00	750,000.00	.0
310.7539.4644	SITE IMPROVEMENTS	.00	.00	2,000,000.00	2,000,000.00	.0
310.7539.5050	TRANSFER OUT	75,000.00	75,000.00	150,000.00	75,000.00	50.0
	TOTAL HOTEL/SKYWALK/COVENTION	1,239,867.28	1,239,867.28	2,900,000.00	1,660,132.72	42.8
	TOTAL FUND EXPENDITURES	1,335,880.58	1,335,880.58	4,400,000.00	3,064,119.42	30.4
	NET REVENUE OVER EXPENDITURES	2,072,401.51	2,072,401.51	(712,500.00)	(2,784,901.51)	290.9
	GRAND TOTAL REVENUE/ EXPENDIT	2,389,979.19	2,389,979.19	(1,990,387.26)	(4,380,366.45)	120.1

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

ARPA

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	GENERAL ADMINISTRATION					
315.5917.2911	GRANT PAYMENTS-HOME	11,672.74	11,672.74	.00	(11,672.74)	.0
	TOTAL GENERAL ADMINISTRATION	11,672.74	11,672.74	.00	(11,672.74)	.0
	TOTAL FUND EXPENDITURES	11,672.74	11,672.74	.00	(11,672.74)	.0
	NET REVENUE OVER EXPENDITURES	(11,672.74)	(11,672.74)	.00	11,672.74	.0
	GRAND TOTAL REVENUE/ EXPENDIT	2,378,306.45	2,378,306.45	(1,990,387.26)	(4,368,693.71)	119.5

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

G.O. CAPITAL PROJECTS

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
320.0410.4105	STATE GRANT-AIRPORT	.00	.00	363,000.00	363,000.00	.0
320.0410.4107	FEDERAL GRANTS-FAA	.00	.00	7,600,000.00	7,600,000.00	.0
320.0410.4123	STATE GRANT	.00	.00	800,000.00	800,000.00	.0
	TOTAL SOURCE 0410	.00	.00	8,763,000.00	8,763,000.00	.0
	REVENUE FROM USE OF MONEY &					
320.0700.7001	INTEREST ON INVESTMENTS	17,792.00	17,792.00	100,000.00	82,208.00	17.8
	TOTAL REVENUE FROM USE OF MON	17,792.00	17,792.00	100,000.00	82,208.00	17.8
	MISCELLANEOUS REVENUES					
320.0800.8016	SALE OF BONDS	3,376,500.00	3,376,500.00	3,447,000.00	70,500.00	98.0
	TOTAL MISCELLANEOUS REVENUES	3,376,500.00	3,376,500.00	3,447,000.00	70,500.00	98.0
	NON-REVENUE RECEIPTS					
320.0900.9005	TRANSFERS IN	.00	.00	775,000.00	775,000.00	.0
	TOTAL NON-REVENUE RECEIPTS	.00	.00	775,000.00	775,000.00	.0
	TOTAL FUND REVENUE	3,394,292.00	3,394,292.00	13,085,000.00	9,690,708.00	25.9

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

G.O. CAPITAL PROJECTS

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	STREET CONSTRUCTION					
320.2101.4580	STREET REHAB PROGRAM	802,250.18	802,250.18	1,500,000.00	697,749.82	53.5
320.2101.4582	STREET DOT PROJECTS	67,393.15	67,393.15	3,000,000.00	2,932,606.85	2.3
320.2101.4585	RPA FUNDED PROJECTS	13,674.45	13,674.45	1,450,000.00	1,436,325.55	.9
	TOTAL STREET CONSTRUCTION	883,317.78	883,317.78	5,950,000.00	5,066,682.22	14.9
	STREET-MOTOR EQUIPMENT					
320.2107.4040	MOTOR EQUIPMENT	.00	.00	350,000.00	350,000.00	.0
	TOTAL STREET-MOTOR EQUIPMENT	.00	.00	350,000.00	350,000.00	.0
	AIRPORT IMPROVEMENTS					
320.2816.4510	BUILDING IMPROVEMENTS	8,635.00	8,635.00	2,325,000.00	2,316,365.00	.4
320.2816.4644	SITE IMPROVEMENTS	.00	.00	6,340,000.00	6,340,000.00	.0
320.2816.4900	FAA PROJECTS	12,300.00	12,300.00	.00	(12,300.00)	.0
	TOTAL AIRPORT IMPROVEMENTS	20,935.00	20,935.00	8,665,000.00	8,644,065.00	.2
	G.O. CAPITAL PROJECTS					
320.7540.4680	OTHER IMPROVEMENTS	1,900.00	1,900.00	.00	(1,900.00)	.0
	TOTAL G.O. CAPITAL PROJECTS	1,900.00	1,900.00	.00	(1,900.00)	.0
	TOTAL FUND EXPENDITURES	906,152.78	906,152.78	14,965,000.00	14,058,847.22	6.1
	NET REVENUE OVER EXPENDITURES	2,488,139.22	2,488,139.22	(1,880,000.00)	(4,368,139.22)	132.4
	GRAND TOTAL REVENUE/ EXPENDIT	4,866,445.67	4,866,445.67	(3,870,387.26)	(8,736,832.93)	125.7

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

LOSST CAPITAL PROJECTS

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	REVENUE FROM USE OF MONEY &					
325.0700.7001	INTEREST ON INVESTMENTS	2,463.16	2,463.16	100,000.00	97,536.84	2.5
	TOTAL REVENUE FROM USE OF MON	2,463.16	2,463.16	100,000.00	97,536.84	2.5
	MISCELLANEOUS REVENUES					
325.0800.8007	GIFTS AND DONATIONS	.00	.00	200,000.00	200,000.00	.0
325.0800.8016	SALE OF BONDS	1,339,512.80	1,339,512.80	1,325,000.00	(14,512.80)	101.1
	TOTAL MISCELLANEOUS REVENUES	1,339,512.80	1,339,512.80	1,525,000.00	185,487.20	87.8
	NON-REVENUE RECEIPTS					
325.0900.9003	MISC. REFUNDS	666.66	666.66	.00	(666.66)	.0
325.0900.9005	TRANSFERS IN	.00	.00	25,000.00	25,000.00	.0
325.0900.9006	TRANSFERS IN-SPECIAL REVENUE	51,624.99	51,624.99	619,500.00	567,875.01	8.3
	TOTAL NON-REVENUE RECEIPTS	52,291.65	52,291.65	644,500.00	592,208.35	8.1
	TOTAL FUND REVENUE	1,394,267.61	1,394,267.61	2,269,500.00	875,232.39	61.4

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

LOSST CAPITAL PROJECTS

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	CONSTRUCTION					
325.2101.4644	SITE IMPROVEMENTS	.00	.00	265,000.00	265,000.00	.0
325.2101.4922	PARK IMPROVEMENTS	14,671.52	14,671.52	215,000.00	200,328.48	6.8
325.2101.4925	DESTINATION IOWA	3,341.25	3,341.25	.00	(3,341.25)	.0
	TOTAL CONSTRUCTION	18,012.77	18,012.77	480,000.00	461,987.23	3.8
	HUMAN DEVELOPMENT					
325.4350.4010	CAPITAL OUTLAY	.00	.00	70,000.00	70,000.00	.0
325.4350.4040	MOTOR EQUIPMENT	220,325.07	220,325.07	300,000.00	79,674.93	73.4
325.4350.4644	SITE IMPROVEMENTS	38,480.00	38,480.00	1,300,000.00	1,261,520.00	3.0
	TOTAL HUMAN DEVELOPMENT	258,805.07	258,805.07	1,670,000.00	1,411,194.93	15.5
	TOTAL FUND EXPENDITURES	276,817.84	276,817.84	2,150,000.00	1,873,182.16	12.9
	NET REVENUE OVER EXPENDITURES	1,117,449.77	1,117,449.77	119,500.00	(997,949.77)	935.1
	GRAND TOTAL REVENUE/ EXPENDIT	5,983,895.44	5,983,895.44	(3,750,887.26)	(9,734,782.70)	159.5

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

CEMETERY PERPETUAL CARE

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	CEMETERY REVENUE					
500.0560.5020	PERPETUAL CARE	70.00	70.00	8,000.00	7,930.00	.9
	TOTAL CEMETERY REVENUE	70.00	70.00	8,000.00	7,930.00	.9
	TOTAL FUND REVENUE	70.00	70.00	8,000.00	7,930.00	.9
	NET REVENUE OVER EXPENDITURES	70.00	70.00	8,000.00	7,930.00	.9
	GRAND TOTAL REVENUE/ EXPENDIT	5,983,965.44	5,983,965.44	(3,742,887.26)	(9,726,852.70)	159.9

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

LIBRARY TRUST

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	SHARED REVENUES					
510.0400.4106	COUNTY GRANTS	750.00	750.00	.00	(750.00)	.0
	TOTAL SHARED REVENUES	750.00	750.00	.00	(750.00)	.0
	CHARGES FOR OPTIONAL SERVICE					
510.0550.5824	PHOTO COPY INCOME	.00	.00	3,000.00	3,000.00	.0
510.0550.5825	ARCHIVE FEES	.00	.00	100.00	100.00	.0
	TOTAL CHARGES FOR OPTIONAL SER	.00	.00	3,100.00	3,100.00	.0
	REVENUE FROM USE OF MONEY &					
510.0700.7001	INTEREST ON INVESTMENTS	539.83	539.83	13,500.00	12,960.17	4.0
	TOTAL REVENUE FROM USE OF MON	539.83	539.83	13,500.00	12,960.17	4.0
	MISCELLANEOUS REVENUES					
510.0800.8007	GIFTS AND DONATIONS	3,738.89	3,738.89	39,000.00	35,261.11	9.6
510.0800.8020	OTHER MISCELLANEOUS	.00	.00	10,000.00	10,000.00	.0
	TOTAL MISCELLANEOUS REVENUES	3,738.89	3,738.89	49,000.00	45,261.11	7.6
	TOTAL FUND REVENUE	5,028.72	5,028.72	65,600.00	60,571.28	7.7

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

LIBRARY TRUST

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	LIBRARY					
510.4101.2910	GRANT PAYMENTS	1,878.53	1,878.53	13,000.00	11,121.47	14.5
510.4101.3019	OFFICE SUPPLIES	1,167.86	1,167.86	7,000.00	5,832.14	16.7
510.4101.3990	MISCELLANEOUS EXPENSE	.00	.00	15,000.00	15,000.00	.0
510.4101.4020	BOOKS	.00	.00	2,000.00	2,000.00	.0
510.4101.5050	TRANSFERS OUT	.00	.00	72,000.00	72,000.00	.0
	TOTAL LIBRARY	3,046.39	3,046.39	109,000.00	105,953.61	2.8
	TOTAL FUND EXPENDITURES	3,046.39	3,046.39	109,000.00	105,953.61	2.8
	NET REVENUE OVER EXPENDITURES	1,982.33	1,982.33	(43,400.00)	(45,382.33)	4.6
	GRAND TOTAL REVENUE/ EXPENDIT	5,985,947.77	5,985,947.77	(3,786,287.26)	(9,772,235.03)	158.1

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

MUSEUM TRUST

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	REVENUE FROM USE OF MONEY &					
520.0700.7001	INTEREST ON INVESTMENTS	1,257.03	1,257.03	20,000.00	18,742.97	6.3
	TOTAL REVENUE FROM USE OF MON	1,257.03	1,257.03	20,000.00	18,742.97	6.3
	MISCELLANEOUS REVENUES					
520.0800.8007	GIFTS AND DONATIONS	3,432.84	3,432.84	20,000.00	16,567.16	17.2
	TOTAL MISCELLANEOUS REVENUES	3,432.84	3,432.84	20,000.00	16,567.16	17.2
	TOTAL FUND REVENUE	4,689.87	4,689.87	40,000.00	35,310.13	11.7

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

MUSEUM TRUST

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	MUSEUM TRUST					
520.4238.3990	MISCELLANEOUS EXPENSE	.00	.00	15,000.00	15,000.00	.0
520.4238.5050	TRANSFERS OUT	.00	.00	48,000.00	48,000.00	.0
	TOTAL MUSEUM TRUST	.00	.00	63,000.00	63,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	63,000.00	63,000.00	.0
	NET REVENUE OVER EXPENDITURES	4,689.87	4,689.87	(23,000.00)	(27,689.87)	20.4
	GRAND TOTAL REVENUE/ EXPENDIT	5,990,637.64	5,990,637.64	(3,809,287.26)	(9,799,924.90)	157.3

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

SOFTBALL TRUST

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	CHARGES FOR OPTIONAL SERVICE					
530.0550.9017	SPECIAL ASSESSMENT	40.00	40.00	1,700.00	1,660.00	2.4
	TOTAL CHARGES FOR OPTIONAL SER	40.00	40.00	1,700.00	1,660.00	2.4
	REVENUE FROM USE OF MONEY &					
530.0700.7001	INTEREST ON INVESTMENTS	.04	.04	.00	(.04)	.0
530.0700.7003	CONCESSIONS NON-TAXABLE	341.00	341.00	5,000.00	4,659.00	6.8
530.0700.7018	CONCESSION TAXABLE	2,434.08	2,434.08	20,000.00	17,565.92	12.2
	TOTAL REVENUE FROM USE OF MON	2,775.12	2,775.12	25,000.00	22,224.88	11.1
	NON-REVENUE RECEIPTS					
530.0900.9009	SALES TAX INCOME	171.42	171.42	1,500.00	1,328.58	11.4
	TOTAL NON-REVENUE RECEIPTS	171.42	171.42	1,500.00	1,328.58	11.4
	TOTAL FUND REVENUE	2,986.54	2,986.54	28,200.00	25,213.46	10.6

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

SOFTBALL TRUST

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	RECREATION ADMINISTRATION					
530.4401.2540	SALES TAX	154.79	154.79	800.00	645.21	19.4
530.4401.3035	OTHER SUPPLIES	4,595.62	4,595.62	24,300.00	19,704.38	18.9
530.4401.4830	BALL DIAMONDS	115.00	115.00	1,600.00	1,485.00	7.2
	TOTAL RECREATION ADMINISTRATIO	4,865.41	4,865.41	26,700.00	21,834.59	18.2
	TOTAL FUND EXPENDITURES	4,865.41	4,865.41	26,700.00	21,834.59	18.2
	NET REVENUE OVER EXPENDITURES	(1,878.87)	(1,878.87)	1,500.00	3,378.87	(125.3)
	GRAND TOTAL REVENUE/ EXPENDIT	5,988,758.77	5,988,758.77	(3,807,787.26)	(9,796,546.03)	157.3

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

YOUTH SOUTHBALL COMPLEX

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	CHARGES FOR OPTIONAL SERVICE					
535.0550.9017	SPECIAL ASSESSMENT	.00	.00	9,000.00	9,000.00	.0
	TOTAL CHARGES FOR OPTIONAL SER	.00	.00	9,000.00	9,000.00	.0
	REVENUE FROM USE OF MONEY &					
535.0700.7001	INTEREST ON INVESTMENTS	.02	.02	.00	(.02)	.0
535.0700.7003	CONCESSIONS NON-TAXABLE	969.50	969.50	15,000.00	14,030.50	6.5
535.0700.7018	CONCESSION TAXABLE	1,385.82	1,385.82	16,000.00	14,614.18	8.7
	TOTAL REVENUE FROM USE OF MON	2,355.34	2,355.34	31,000.00	28,644.66	7.6
	MISCELLANEOUS REVENUES					
535.0800.8007	GIFTS AND DONATIONS	.00	.00	2,500.00	2,500.00	.0
	TOTAL MISCELLANEOUS REVENUES	.00	.00	2,500.00	2,500.00	.0
	SOURCE 0900					
535.0900.9009	SALES TAX INCOME	96.93	96.93	1,250.00	1,153.07	7.8
	TOTAL SOURCE 0900	96.93	96.93	1,250.00	1,153.07	7.8
	TOTAL FUND REVENUE	2,452.27	2,452.27	43,750.00	41,297.73	5.6

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

YOUTH SOUTHBALL COMPLEX

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	RECREATION ADMINISTRATION					
535.4401.2740	PROFESSIONAL SERVICES	185.97	185.97	3,800.00	3,614.03	4.9
535.4401.3035	OTHER SUPPLIES	3,080.62	3,080.62	19,000.00	15,919.38	16.2
535.4401.4644	SITE IMPROVEMENTS	.00	.00	2,000.00	2,000.00	.0
535.4401.4830	BALL DIAMONDS	.00	.00	1,300.00	1,300.00	.0
	TOTAL RECREATION ADMINISTRATIO	3,266.59	3,266.59	26,100.00	22,833.41	12.5
	YOUTH SOFTBALL COMPLEX					
535.4414.2170	BUILDING INSURANCE F & EC	.00	.00	1,200.00	1,200.00	.0
535.4414.2540	SALES TAX	166.29	166.29	1,500.00	1,333.71	11.1
535.4414.3035	OTHER SUPPLIES	.00	.00	1,000.00	1,000.00	.0
535.4414.3135	CONCESSION SUPPLIES	233.83	233.83	12,700.00	12,466.17	1.8
535.4414.5050	TRANSFERS OUT	.00	.00	25,000.00	25,000.00	.0
	TOTAL YOUTH SOFTBALL COMPLEX	400.12	400.12	41,400.00	40,999.88	1.0
	TOTAL FUND EXPENDITURES	3,666.71	3,666.71	67,500.00	63,833.29	5.4
	NET REVENUE OVER EXPENDITURES	(1,214.44)	(1,214.44)	(23,750.00)	(22,535.56)	(5.1)
	GRAND TOTAL REVENUE/ EXPENDIT	5,987,544.33	5,987,544.33	(3,831,537.26)	(9,819,081.59)	156.3

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

POLICE FORFEITURES

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	FINES, FORFEITURES & PENALTI					
540.0600.6004	DRUG FORFEITURE FINES	.00	.00	10,000.00	10,000.00	.0
540.0600.6005	PENDING FORFEITURE STATE/FED	305.79	305.79	.00	(305.79)	.0
	TOTAL FINES, FORFEITURES & PENA	305.79	305.79	10,000.00	9,694.21	3.1
	REVENUE FROM USE OF MONEY &					
540.0700.7001	INTEREST ON INVESTMENTS	45.18	45.18	2,000.00	1,954.82	2.3
	TOTAL REVENUE FROM USE OF MON	45.18	45.18	2,000.00	1,954.82	2.3
	NON-REVENUE RECEIPTS					
540.0900.9005	TRANSFERS IN	.00	.00	10,000.00	10,000.00	.0
	TOTAL NON-REVENUE RECEIPTS	.00	.00	10,000.00	10,000.00	.0
	TOTAL FUND REVENUE	350.97	350.97	22,000.00	21,649.03	1.6

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

POLICE FORFEITURES

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	FORFEITED FUNDS					
540.1108.3990	MISCELLANEOUS EXPENSE	.00	.00	10,000.00	10,000.00	.0
	TOTAL FORFEITED FUNDS	.00	.00	10,000.00	10,000.00	.0
	FEDERAL FORFEITED FUNDS					
540.1109.3990	MISCELLANEOUS EXPENSE	.00	.00	5,000.00	5,000.00	.0
	TOTAL FEDERAL FORFEITED FUNDS	.00	.00	5,000.00	5,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	15,000.00	15,000.00	.0
	NET REVENUE OVER EXPENDITURES	350.97	350.97	7,000.00	6,649.03	5.0
	GRAND TOTAL REVENUE/ EXPENDIT	5,987,895.30	5,987,895.30	(3,824,537.26)	(9,812,432.56)	156.6

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

PENDING FORFEITURES

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
541.0600.6005	PENDING FORFEITURE	.00	.00	10,000.00	10,000.00	.0
	TOTAL SOURCE 0600	.00	.00	10,000.00	10,000.00	.0
	SOURCE 0700					
541.0700.7001	INTEREST ON INVESTMENTS	118.01	118.01	1,000.00	881.99	11.8
	TOTAL SOURCE 0700	118.01	118.01	1,000.00	881.99	11.8
	TOTAL FUND REVENUE	118.01	118.01	11,000.00	10,881.99	1.1

PENDING FORFEITURES

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
541.1108.5050	TRANSFER OUT	.00	.00	10,000.00	10,000.00	.0
	TOTAL DEPARTMENT 1108	.00	.00	10,000.00	10,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	10,000.00	10,000.00	.0
	NET REVENUE OVER EXPENDITURES	118.01	118.01	1,000.00	881.99	11.8
	GRAND TOTAL REVENUE/ EXPENDIT	5,988,013.31	5,988,013.31	(3,823,537.26)	(9,811,550.57)	156.6

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

POLICE TASK FORCE

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	GRANTS AND CONTRIBUTIONS					
542.0410.4120	FEDERAL GRANTS	58.91	58.91	.00	(58.91)	.0
	TOTAL GRANTS AND CONTRIBUTION	58.91	58.91	.00	(58.91)	.0
	FINES, FORFEITURES & PENALTI					
542.0600.6004	STATE FORFEITURES	273.00	273.00	5,000.00	4,727.00	5.5
	TOTAL FINES, FORFEITURES & PENA	273.00	273.00	5,000.00	4,727.00	5.5
	REVENUE FROM USE OF MONEY &					
542.0700.7001	INTEREST ON INVESTMENTS	39.06	39.06	1,000.00	960.94	3.9
	TOTAL REVENUE FROM USE OF MON	39.06	39.06	1,000.00	960.94	3.9
	MISCELLANEOUS REVENUES					
542.0800.8007	PER CAPITA SUPPORT	18,390.00	18,390.00	35,000.00	16,610.00	52.5
	TOTAL MISCELLANEOUS REVENUES	18,390.00	18,390.00	35,000.00	16,610.00	52.5
	TOTAL FUND REVENUE	18,760.97	18,760.97	41,000.00	22,239.03	45.8

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

POLICE TASK FORCE

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	POLICE TASK FORCE					
542.1111.2010	MEDICAL SERVICE	.00	.00	9,000.00	9,000.00	.0
542.1111.2030	DUES & PUBLICATIONS	.00	.00	300.00	300.00	.0
542.1111.2040	PHONE	198.51	198.51	2,500.00	2,301.49	7.9
542.1111.2060	TRAVEL & CONFERENCE	.00	.00	2,500.00	2,500.00	.0
542.1111.2080	EDUCATION & TRAINING	.00	.00	2,500.00	2,500.00	.0
542.1111.2130	COMMUNICATIONS	.00	.00	500.00	500.00	.0
542.1111.2140	VEHICLE MAINTENANCE	.00	.00	2,000.00	2,000.00	.0
542.1111.2300	POSTAGE	.00	.00	200.00	200.00	.0
542.1111.2730	TECHNOLOGY EXPENSE	.00	.00	12,500.00	12,500.00	.0
542.1111.2910	GRANT PAYMENTS	283.50	283.50	.00	(283.50)	.0
542.1111.3019	OFFICE SUPPLIES	.00	.00	200.00	200.00	.0
542.1111.3750	FUEL	65.68	65.68	2,000.00	1,934.32	3.3
542.1111.4090	POLICE EQUIPMENT	1,836.47	1,836.47	10,000.00	8,163.53	18.4
	TOTAL POLICE TASK FORCE	2,384.16	2,384.16	44,200.00	41,815.84	5.4
	TOTAL FUND EXPENDITURES	2,384.16	2,384.16	44,200.00	41,815.84	5.4
	NET REVENUE OVER EXPENDITURES	16,376.81	16,376.81	(3,200.00)	(19,576.81)	511.8
	GRAND TOTAL REVENUE/ EXPENDIT	6,004,390.12	6,004,390.12	(3,826,737.26)	(9,831,127.38)	156.9

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

POLICE TASK FORCE EQUIPMENT

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	FINES, FORFEITURES & PENALTI					
543.0600.6004	STATE FORFEITURES	273.00	273.00	.00	(273.00)	.0
	TOTAL FINES, FORFEITURES & PENA	273.00	273.00	.00	(273.00)	.0
	REVENUE FROM USE OF MONEY &					
543.0700.7001	INTEREST ON INVESTMENTS	90.75	90.75	1,100.00	1,009.25	8.3
	TOTAL REVENUE FROM USE OF MON	90.75	90.75	1,100.00	1,009.25	8.3
	TOTAL FUND REVENUE	363.75	363.75	1,100.00	736.25	33.1
	NET REVENUE OVER EXPENDITURES	363.75	363.75	1,100.00	736.25	33.1
	GRAND TOTAL REVENUE/ EXPENDIT	6,004,753.87	6,004,753.87	(3,825,637.26)	(9,830,391.13)	157.0

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

REGIONAL WATERSHED COALITION

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	GRANTS AND CONTRIBUTIONS					
550.0410.4123	STATE GRANT	5,634.40	5,634.40	.00	(5,634.40)	.0
	TOTAL GRANTS AND CONTRIBUTION	5,634.40	5,634.40	.00	(5,634.40)	.0
	REVENUE FROM USE OF MONEY &					
550.0700.7001	INTEREST ON INVESTMENTS	20.63	20.63	1,000.00	979.37	2.1
	TOTAL REVENUE FROM USE OF MON	20.63	20.63	1,000.00	979.37	2.1
	TOTAL FUND REVENUE	5,655.03	5,655.03	1,000.00	(4,655.03)	565.5

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

REGIONAL WATERSHED COALITION

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	REGIONAL WATERSHED COALITION					
550.5920.2740	PROFESSIONAL SERVICES	5,634.40	5,634.40	.00	(5,634.40)	.0
	TOTAL REGIONAL WATERSHED COAL	5,634.40	5,634.40	.00	(5,634.40)	.0
	TOTAL FUND EXPENDITURES	5,634.40	5,634.40	.00	(5,634.40)	.0
	NET REVENUE OVER EXPENDITURES	20.63	20.63	1,000.00	979.37	2.1
	GRAND TOTAL REVENUE/ EXPENDIT	6,004,774.50	6,004,774.50	(3,824,637.26)	(9,829,411.76)	157.0

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

WATER

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	CHARGES FOR ESSENTIAL SERVIC					
600.0500.5021	SALE OF WATER	635,540.63	635,540.63	7,662,621.97	7,027,081.34	8.3
600.0500.5022	SERVICE REPAIRS	125.00	125.00	10,000.00	9,875.00	1.3
600.0500.5023	NEW SERVICE	.00	.00	2,000.00	2,000.00	.0
600.0500.5024	NEW METERS	.00	.00	15,000.00	15,000.00	.0
600.0500.5026	DIRECT SALES	.00	.00	5,000.00	5,000.00	.0
600.0500.5028	ACCOUNTS CERTIFIED	3,910.00	3,910.00	18,000.00	14,090.00	21.7
600.0500.5029	BAD DEBT RECOVERY	169.25	169.25	10,000.00	9,830.75	1.7
600.0500.5642	OTHER CITY DEPTS.	.00	.00	65,000.00	65,000.00	.0
	TOTAL CHARGES FOR ESSENTIAL SE	639,744.88	639,744.88	7,787,621.97	7,147,877.09	8.2
	FINES, FORFEITURES & PENALTI					
600.0600.6003	SERVICE CHARGES	3,800.00	3,800.00	31,706.57	27,906.57	12.0
600.0600.6004	NSF FEES	.00	.00	180.00	180.00	.0
	TOTAL FINES, FORFEITURES & PENA	3,800.00	3,800.00	31,886.57	28,086.57	11.9
	REVENUE FROM USE OF MONEY &					
600.0700.7001	INTEREST ON INVESTMENTS	5,000.94	5,000.94	75,000.00	69,999.06	6.7
600.0700.7013	RENT INCOME	4,444.00	4,444.00	24,240.00	19,796.00	18.3
	TOTAL REVENUE FROM USE OF MON	9,444.94	9,444.94	99,240.00	89,795.06	9.5
	MISCELLANEOUS REVENUES					
600.0800.8002	SALE OF JUNK	801.70	801.70	1,286.45	484.75	62.3
600.0800.8020	OTHER MISCELLANEOUS	.00	.00	1,000.00	1,000.00	.0
	TOTAL MISCELLANEOUS REVENUES	801.70	801.70	2,286.45	1,484.75	35.1
	NON-REVENUE RECEIPTS					
600.0900.9003	MISC. REFUNDS	959.00	959.00	10,000.00	9,041.00	9.6
600.0900.9009	SALES TAX REVENUE	228.00	228.00	2,500.00	2,272.00	9.1
600.0900.9018	WATER SERVICE EXCISE TAX REV	29,718.24	29,718.24	362,885.16	333,166.92	8.2
	TOTAL NON-REVENUE RECEIPTS	30,905.24	30,905.24	375,385.16	344,479.92	8.2
	TOTAL FUND REVENUE	684,696.76	684,696.76	8,296,420.15	7,611,723.39	8.3

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

WATER

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	SUPPLY					
600.8001.1010	SALARIES	54,580.77	54,580.77	802,351.08	747,770.31	6.8
600.8001.1070	SAFETY SHOES	1,317.15	1,317.15	2,700.00	1,382.85	48.8
600.8001.2040	PHONE EXPENSE	851.81	851.81	4,500.00	3,648.19	18.9
600.8001.2050	CONTRACT LABOR	8,000.00	8,000.00	.00	(8,000.00)	.0
600.8001.2060	TRAVEL AND CONFERENCE	.00	.00	1,000.00	1,000.00	.0
600.8001.2080	EDUCATION AND TRAINING	.00	.00	1,500.00	1,500.00	.0
600.8001.2130	RADIO MAINTENANCE	.00	.00	2,000.00	2,000.00	.0
600.8001.2150	BUILDING REPAIRS AND MAINTEN	377.92	377.92	5,000.00	4,622.08	7.6
600.8001.2160	GAS & ELECTRICITY	100,804.08	100,804.08	925,000.00	824,195.92	10.9
600.8001.2190	REPAIRS AND MAINTENANCE	19,780.78	19,780.78	50,000.00	30,219.22	39.6
600.8001.2730	TECHNOLOGY EXPENSE	4,237.11	4,237.11	5,500.00	1,262.89	77.0
600.8001.2735	DISTRIBUTION MODEL SUPPORT	.00	.00	15,000.00	15,000.00	.0
600.8001.3019	OFFICE SUPPLIES	201.89	201.89	1,000.00	798.11	20.2
600.8001.3060	SUPPLIES & LAUNDRY	1,967.88	1,967.88	15,000.00	13,032.12	13.1
600.8001.3170	CHEMICALS	31,951.29	31,951.29	300,000.00	268,048.71	10.7
600.8001.3175	FILTERS	15,776.40	15,776.40	200,000.00	184,223.60	7.9
600.8001.3450	PUMPS - MATERIAL	.00	.00	100,000.00	100,000.00	.0
600.8001.3460	WELLS - MATERIAL	39,860.00	39,860.00	50,000.00	10,140.00	79.7
600.8001.3750	FUEL	.00	.00	4,000.00	4,000.00	.0
600.8001.3990	MISCELLANEOUS EXPENSE	8,848.75	8,848.75	39,000.00	30,151.25	22.7
	TOTAL SUPPLY	288,555.83	288,555.83	2,523,551.08	2,234,995.25	11.4
	DISTRIBUTION					
600.8002.1010	SALARIES	45,592.29	45,592.29	600,143.42	554,551.13	7.6
600.8002.1070	SAFETY SHOES	1,230.00	1,230.00	2,400.00	1,170.00	51.3
600.8002.2040	PHONE EXPENSE	241.88	241.88	2,500.00	2,258.12	9.7
600.8002.2050	CONTRACT LABOR	.00	.00	1,400.00	1,400.00	.0
600.8002.2060	TRAVEL AND CONFERENCE	.00	.00	1,000.00	1,000.00	.0
600.8002.2080	EDUCATION AND TRAINING	.00	.00	1,020.00	1,020.00	.0
600.8002.2131	RADIO TOWER EXPENSE	.00	.00	3,000.00	3,000.00	.0
600.8002.2160	GAS & ELECTRICITY	1,552.19	1,552.19	8,500.00	6,947.81	18.3
600.8002.2190	REPAIRS AND MAINTENANCE	.00	.00	500.00	500.00	.0
600.8002.2730	TECHNOLOGY EXPENSE	.00	.00	4,245.38	4,245.38	.0
600.8002.3019	OFFICE SUPPLIES	60.12	60.12	900.00	839.88	6.7
600.8002.3110	MAINTENANCE MATERIAL	2,278.39	2,278.39	30,000.00	27,721.61	7.6
600.8002.3310	TOOLS AND SUPPLIES	550.27	550.27	10,667.00	10,116.73	5.2
600.8002.3470	MAINS - REPAIR MATERIAL	1,130.50	1,130.50	35,000.00	33,869.50	3.2
600.8002.3480	HYDRANTS - REPAIR MATERIAL	123.99	123.99	55,000.00	54,876.01	.2
600.8002.3490	VALVES - REPAIR MATERIAL	4,134.19	4,134.19	55,000.00	50,865.81	7.5
600.8002.3750	FUEL	.00	.00	1,000.00	1,000.00	.0
600.8002.3760	EQUIPMENT REPAIRS - MATERIAL	.00	.00	25,000.00	25,000.00	.0
	TOTAL DISTRIBUTION	56,893.82	56,893.82	837,275.80	780,381.98	6.8

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

WATER

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	COMMERCIAL AND COLLECTIONS					
600.8011.1010	SALARIES	25,370.68	25,370.68	347,896.96	322,526.28	7.3
600.8011.1070	SAFETY SHOES	225.00	225.00	600.00	375.00	37.5
600.8011.2040	PHONE EXPENSE	257.56	257.56	2,000.00	1,742.44	12.9
600.8011.2090	EQUIPMENT MAINTENANCE	.00	.00	1,000.00	1,000.00	.0
600.8011.2110	COMPUTER EXPENSE	19.86	19.86	600.00	580.14	3.3
600.8011.2300	POSTAGE	5,000.00	5,000.00	67,000.00	62,000.00	7.5
600.8011.2311	EQUIPMENT RENTAL	2,829.20	2,829.20	17,000.00	14,170.80	16.6
600.8011.2530	COMMISSIONS	.00	.00	1,500.00	1,500.00	.0
600.8011.2730	TECHNOLOGY EXPENSE	.00	.00	1,603.00	1,603.00	.0
600.8011.3019	OFFICE SUPPLIES	1,180.25	1,180.25	13,000.00	11,819.75	9.1
600.8011.3060	SUPPLIES & LAUNDRY	51.74	51.74	500.00	448.26	10.4
600.8011.3199	WATER METERS	.00	.00	100,000.00	100,000.00	.0
600.8011.5510	REFUND	1,372.00	1,372.00	5,500.00	4,128.00	25.0
	TOTAL COMMERCIAL AND COLLECTI	36,306.29	36,306.29	558,199.96	521,893.67	6.5
	ADMINISTRATION					
600.8012.1010	SALARIES	20,083.23	20,083.23	261,137.81	241,054.58	7.7
600.8012.1040	FICA	9,375.23	9,375.23	161,567.28	152,192.05	5.8
600.8012.1050	IPERS	12,137.02	12,137.02	200,419.63	188,282.61	6.1
600.8012.1070	SAFETY SHOES	45.00	45.00	400.00	355.00	11.3
600.8012.1080	CHAUFFEURS LICENSE	.00	.00	100.00	100.00	.0
600.8012.1160	HEALTH & LIFE INSURANCE	23,595.63	23,595.63	313,428.61	289,832.98	7.5
600.8012.1760	UNEMPLOYMENT SELF INSURANCE	.00	.00	1,159.37	1,159.37	.0
600.8012.2010	MEDICAL SERVICE	.00	.00	300.00	300.00	.0
600.8012.2040	PHONE EXPENSE	26.67	26.67	800.00	773.33	3.3
600.8012.2130	RADIO MAINTENANCE	.00	.00	12,000.00	12,000.00	.0
600.8012.2140	M/E REPAIRS	.00	.00	1,200.00	1,200.00	.0
600.8012.2160	GAS & ELECTRICITY	197.09	197.09	6,500.00	6,302.91	3.0
600.8012.2170	BUILDING INSURANCE F & EC	.00	.00	106,000.00	106,000.00	.0
600.8012.2410	UNIFORM RENTAL	422.52	422.52	5,500.00	5,077.48	7.7
600.8012.2690	WORKERS COMP	.00	.00	20,000.00	20,000.00	.0
600.8012.3044	M/E SUPPLIES	121.88	121.88	4,000.00	3,878.12	3.1
600.8012.3750	FUEL	.00	.00	14,400.00	14,400.00	.0
600.8012.3770	SAFETY EXPENSE	26.53	26.53	4,000.00	3,973.47	.7
600.8012.3990	MISCELLANEOUS EXPENSE	.00	.00	3,000.00	3,000.00	.0
600.8012.3991	ONLINE SERVICE FEES	507.92	507.92	4,000.00	3,492.08	12.7
600.8012.5050	TRANSFERS OUT	.00	.00	45,000.00	45,000.00	.0
	TOTAL ADMINISTRATION	66,538.72	66,538.72	1,164,912.70	1,098,373.98	5.7

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

WATER

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	SALES TAX					
600.8013.2540	SALES TAX	.00	.00	2,500.00	2,500.00	.0
600.8013.2541	WATER SERVICE EXCISE TAX PYBLE	25,993.86	25,993.86	362,885.16	336,891.30	7.2
	TOTAL SALES TAX	25,993.86	25,993.86	365,385.16	339,391.30	7.1
	SALEABLE SERVICE					
600.8021.1010	SALARIES	1,604.44	1,604.44	45,000.00	43,395.56	3.6
600.8021.2050	CONTRACT LABOR	1,485.00	1,485.00	100,000.00	98,515.00	1.5
600.8021.3180	METER SUPPLIES	.00	.00	2,000.00	2,000.00	.0
600.8021.3610	SERVICE REPAIR MATERIAL	164.32	164.32	2,000.00	1,835.68	8.2
600.8021.3620	NEW SERVICE MATERIAL	.00	.00	5,000.00	5,000.00	.0
600.8021.3640	OTHER CITY DEPTS. - MATERIAL	10,112.07	10,112.07	70,000.00	59,887.93	14.5
600.8021.3650	DIRECT - MATERIAL	459.46	459.46	5,000.00	4,540.54	9.2
	TOTAL SALEABLE SERVICE	13,825.29	13,825.29	229,000.00	215,174.71	6.0
	STOREROOM					
600.8041.1010	SALARIES	5,120.00	5,120.00	66,560.00	61,440.00	7.7
600.8041.1070	SAFETY SHOES	150.00	150.00	300.00	150.00	50.0
600.8041.3060	SUPPLIES & LAUNDRY	.00	.00	800.00	800.00	.0
	TOTAL STOREROOM	5,270.00	5,270.00	67,660.00	62,390.00	7.8
	STOCK					
600.8042.3590	MATERIAL	(10,135.73)	(10,135.73)	30,000.00	40,135.73	(33.8)
	TOTAL STOCK	(10,135.73)	(10,135.73)	30,000.00	40,135.73	(33.8)
	BETTERMENTS AND IMPROVEMENTS					
600.8061.2731	GEOGRAPHIC INFORMATION SYS	19,287.83	19,287.83	38,000.00	18,712.17	50.8
600.8061.5050	TRANSFERS OUT	135,828.90	135,828.90	2,372,446.85	2,236,617.95	5.7
	TOTAL BETTERMENTS AND IMPROVE	155,116.73	155,116.73	2,410,446.85	2,255,330.12	6.4
	TOTAL FUND EXPENDITURES	638,364.81	638,364.81	8,186,431.55	7,548,066.74	7.8
	NET REVENUE OVER EXPENDITURES	46,331.95	46,331.95	109,988.60	63,656.65	42.1
	GRAND TOTAL REVENUE/ EXPENDIT	6,051,106.45	6,051,106.45	(3,714,648.66)	(9,765,755.11)	162.9

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

WATER DEPOSITS

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	NON-REVENUE RECEIPTS					
601.0900.9010	CUSTOMER DEPOSITS	1,565.00	1,565.00	27,500.00	25,935.00	5.7
	TOTAL NON-REVENUE RECEIPTS	1,565.00	1,565.00	27,500.00	25,935.00	5.7
	TOTAL FUND REVENUE	1,565.00	1,565.00	27,500.00	25,935.00	5.7

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

WATER DEPOSITS

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	CUSTOMER DEPOSITS					
601.8014.5510	REFUND	1,835.00	1,835.00	27,500.00	25,665.00	6.7
	TOTAL CUSTOMER DEPOSITS	1,835.00	1,835.00	27,500.00	25,665.00	6.7
	TOTAL FUND EXPENDITURES	1,835.00	1,835.00	27,500.00	25,665.00	6.7
	NET REVENUE OVER EXPENDITURES	(270.00)	(270.00)	.00	270.00	.0
	GRAND TOTAL REVENUE/ EXPENDIT	6,050,836.45	6,050,836.45	(3,714,648.66)	(9,765,485.11)	162.9

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

WATER CAPITAL PROJECTS

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
603.0700.7001	INTEREST ON INVESTMENTS	8,611.11	8,611.11	100,000.00	91,388.89	8.6
	TOTAL SOURCE 0700	8,611.11	8,611.11	100,000.00	91,388.89	8.6
	SOURCE 0900					
603.0900.9005	TRANSFERS IN	.00	.00	752,500.00	752,500.00	.0
	TOTAL SOURCE 0900	.00	.00	752,500.00	752,500.00	.0
	TOTAL FUND REVENUE	8,611.11	8,611.11	852,500.00	843,888.89	1.0

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

WATER CAPITAL PROJECTS

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
603.8061.4198	EQUIPMENT-SUPPLY	.00	.00	45,000.00	45,000.00	.0
603.8061.4510	BUILDING & PLANT IMPROVEMENTS	16,850.41	16,850.41	125,000.00	108,149.59	13.5
603.8061.4560	WELL IMPROVEMENTS	.00	.00	17,500.00	17,500.00	.0
603.8061.4622	TOWERS	.00	.00	35,000.00	35,000.00	.0
603.8061.4625	MAINS, ETC-SUPPLY	8,637.10	8,637.10	.00	(8,637.10)	.0
603.8061.4630	MAINS, MANHOLE, VALVES	13,299.33	13,299.33	530,000.00	516,700.67	2.5
603.8061.4635	LEAD LINE ABATEMENTS	6,503.59	6,503.59	.00	(6,503.59)	.0
	TOTAL DEPARTMENT 8061	45,290.43	45,290.43	752,500.00	707,209.57	6.0
	TOTAL FUND EXPENDITURES	45,290.43	45,290.43	752,500.00	707,209.57	6.0
	NET REVENUE OVER EXPENDITURES	(36,679.32)	(36,679.32)	100,000.00	136,679.32	(36.7)
	GRAND TOTAL REVENUE/ EXPENDIT	6,014,157.13	6,014,157.13	(3,614,648.66)	(9,628,805.79)	166.4

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

WATER DEBT SINKING

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	NON-REVENUE RECEIPTS					
605.0900.9005	TRANSFERS IN	.00	.00	100,000.00	100,000.00	.0
	TOTAL NON-REVENUE RECEIPTS	.00	.00	100,000.00	100,000.00	.0
	TOTAL FUND REVENUE	.00	.00	100,000.00	100,000.00	.0

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

WATER DEBT SINKING

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	WATER DEBT					
605.8062.5353	BOND COUPONS	.00	.00	100,000.00	100,000.00	.0
	TOTAL WATER DEBT	.00	.00	100,000.00	100,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	100,000.00	100,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0
	GRAND TOTAL REVENUE/ EXPENDIT	6,014,157.13	6,014,157.13	(3,614,648.66)	(9,628,805.79)	166.4

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

SEWER

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	CHARGES FOR ESSENTIAL SERVIC					
610.0500.5029	BAD DEBT RECOVERY	130.67	130.67	4,000.00	3,869.33	3.3
610.0500.5030	SEWER RENTALS	661,949.63	661,949.63	7,286,600.88	6,624,651.25	9.1
	TOTAL CHARGES FOR ESSENTIAL SE	662,080.30	662,080.30	7,290,600.88	6,628,520.58	9.1
	REVENUE FROM USE OF MONEY &					
610.0700.7001	INTEREST ON INVESTMENTS	1,541.09	1,541.09	35,000.00	33,458.91	4.4
	TOTAL REVENUE FROM USE OF MON	1,541.09	1,541.09	35,000.00	33,458.91	4.4
	MISCELLANEOUS REVENUES					
610.0800.8020	OTHER MISCELLANEOUS	.00	.00	1,353.60	1,353.60	.0
	TOTAL MISCELLANEOUS REVENUES	.00	.00	1,353.60	1,353.60	.0
	NON-REVENUE RECEIPTS					
610.0900.9003	MISC. REFUNDS	.00	.00	10,000.00	10,000.00	.0
610.0900.9009	SALES TAX REVENUE	16,439.80	16,439.80	210,553.95	194,114.15	7.8
	TOTAL NON-REVENUE RECEIPTS	16,439.80	16,439.80	220,553.95	204,114.15	7.5
	TOTAL FUND REVENUE	680,061.19	680,061.19	7,547,508.43	6,867,447.24	9.0

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

SEWER

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	SEWAGE TREATMENT PLANT					
610.8121.1010	SALARIES	94,999.18	94,999.18	1,244,210.85	1,149,211.67	7.6
610.8121.1040	FICA	6,676.51	6,676.51	94,545.34	87,868.83	7.1
610.8121.1050	IPERS	8,591.82	8,591.82	117,453.50	108,861.68	7.3
610.8121.1070	SAFETY SHOES	2,055.00	2,055.00	4,200.00	2,145.00	48.9
610.8121.1080	CHAUFFEURS LICENSE	.00	.00	90.00	90.00	.0
610.8121.1160	HEALTH & LIFE INSURANCE	14,945.29	14,945.29	179,312.19	164,366.90	8.3
610.8121.1760	UNEMPLOYMENT SELF INSURANCE	.00	.00	874.75	874.75	.0
610.8121.2010	MEDICAL SERVICE	.00	.00	780.00	780.00	.0
610.8121.2030	DUES & PUBLICATIONS	.00	.00	900.00	900.00	.0
610.8121.2040	PHONE EXPENSE	480.32	480.32	8,000.00	7,519.68	6.0
610.8121.2050	CONTRACT LABOR	.00	.00	3,000.00	3,000.00	.0
610.8121.2060	TRAVEL AND CONFERENCE	889.12	889.12	3,500.00	2,610.88	25.4
610.8121.2080	EDUCATION AND TRAINING	.00	.00	3,500.00	3,500.00	.0
610.8121.2130	RADIO MAINTENANCE	.00	.00	1,175.00	1,175.00	.0
610.8121.2131	RADIO TOWER EXPENSE	.00	.00	2,000.00	2,000.00	.0
610.8121.2140	M/E REPAIRS	1,915.20	1,915.20	25,000.00	23,084.80	7.7
610.8121.2160	GAS & ELECTRICITY	37,701.17	37,701.17	410,000.00	372,298.83	9.2
610.8121.2170	BUILDING INSURANCE F & EC	.00	.00	160,000.00	160,000.00	.0
610.8121.2190	REPAIRS AND MAINTENANCE	8,964.74	8,964.74	150,000.00	141,035.26	6.0
610.8121.2311	EQUIPMENT RENTAL	2,829.20	2,829.20	16,000.00	13,170.80	17.7
610.8121.2690	WORKERS COMP	.00	.00	13,490.05	13,490.05	.0
610.8121.2730	TECHNOLOGY EXPENSE	.00	.00	4,245.38	4,245.38	.0
610.8121.2740	PROFESSIONAL SERVICES	.00	.00	10,000.00	10,000.00	.0
610.8121.2980	FUEL TANK EXPENSE	.00	.00	1,200.00	1,200.00	.0
610.8121.3019	OFFICE SUPPLIES	138.51	138.51	5,000.00	4,861.49	2.8
610.8121.3044	M/E SUPPLIES	425.98	425.98	20,000.00	19,574.02	2.1
610.8121.3060	SUPPLIES & LAUNDRY	1,127.93	1,127.93	17,000.00	15,872.07	6.6
610.8121.3070	LABORATORY SUPPLIES	4,229.74	4,229.74	70,000.00	65,770.26	6.0
610.8121.3110	MAINTENANCE MATERIAL	11,363.14	11,363.14	80,000.00	68,636.86	14.2
610.8121.3160	FUEL	21,829.42	21,829.42	80,000.00	58,170.58	27.3
610.8121.3170	CHEMICALS	14,892.18	14,892.18	80,000.00	65,107.82	18.6
610.8121.3310	TOOLS AND SUPPLIES	24.29	24.29	2,100.00	2,075.71	1.2
610.8121.3580	OIL AND GREASE	.00	.00	1,000.00	1,000.00	.0
610.8121.3770	SAFETY EXPENSE	622.23	622.23	7,855.00	7,232.77	7.9
610.8121.3990	MISCELLANEOUS EXPENSE	160.00	160.00	2,000.00	1,840.00	8.0
610.8121.3991	ONLINE SERVICE FEES	507.93	507.93	5,000.00	4,492.07	10.2
610.8121.5050	TRANSFERS OUT	.00	.00	45,000.00	45,000.00	.0
610.8121.5510	REFUND	1,966.63	1,966.63	2,000.00	33.37	98.3
	TOTAL SEWAGE TREATMENT PLANT	237,335.53	237,335.53	2,870,432.06	2,633,096.53	8.3

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

SEWER

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	SANITARY SEWER MAINTENANCE					
610.8123.1010	SALARIES	14,654.37	14,654.37	256,123.17	241,468.80	5.7
610.8123.1040	FICA	747.85	747.85	19,593.42	18,845.57	3.8
610.8123.1050	IPERS	945.20	945.20	24,178.03	23,232.83	3.9
610.8123.1070	SAFETY SHOES	300.00	300.00	600.00	300.00	50.0
610.8123.1080	CHAUFFEURS LICENSE	.00	.00	50.00	50.00	.0
610.8123.1160	HEALTH & LIFE INSURANCE	1,507.40	1,507.40	18,088.90	16,581.50	8.3
610.8123.1760	UNEMPLOYMENT SELF INSURANCE	.00	.00	126.50	126.50	.0
610.8123.2140	M/E REPAIRS	.00	.00	800.00	800.00	.0
610.8123.2190	REPAIRS AND MAINTENANCE	3,581.04	3,581.04	7,000.00	3,418.96	51.2
610.8123.2630	LIFT STATION ELECTRICITY	1,928.40	1,928.40	16,000.00	14,071.60	12.1
610.8123.2650	LIFT STATION R & M	1,752.75	1,752.75	1,600.00	(152.75)	109.6
610.8123.3044	M/E SUPPLIES	1,085.85	1,085.85	1,500.00	414.15	72.4
610.8123.3210	PAVING REPAIR MATERIAL	501.00	501.00	8,000.00	7,499.00	6.3
610.8123.3230	SANITARY SEWER MATERIAL	.00	.00	8,000.00	8,000.00	.0
610.8123.3990	MISCELLANEOUS EXPENSE	16,685.87	16,685.87	10,000.00	(6,685.87)	166.9
	TOTAL SANITARY SEWER MAINTENA	43,689.73	43,689.73	371,660.02	327,970.29	11.8
	SALES TAX					
610.8124.2540	SALES TAX	14,707.14	14,707.14	210,553.95	195,846.81	7.0
	TOTAL SALES TAX	14,707.14	14,707.14	210,553.95	195,846.81	7.0
	SEWER IMPROVEMENTS					
610.8125.2620	SUMP PUMP ELECTRICITY	257.93	257.93	2,500.00	2,242.07	10.3
610.8125.2731	GEOGRAPHIC INFORMATION SYS	19,287.84	19,287.84	38,000.00	18,712.16	50.8
610.8125.5050	TRANSFERS OUT	139,228.00	139,228.00	3,563,243.75	3,424,015.75	3.9
	TOTAL SEWER IMPROVEMENTS	158,773.77	158,773.77	3,603,743.75	3,444,969.98	4.4
	TOTAL FUND EXPENDITURES	454,506.17	454,506.17	7,056,389.78	6,601,883.61	6.4
	NET REVENUE OVER EXPENDITURES	225,555.02	225,555.02	491,118.65	265,563.63	45.9
	GRAND TOTAL REVENUE/ EXPENDIT	6,239,712.15	6,239,712.15	(3,123,530.01)	(9,363,242.16)	199.8

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

SEWER CAPITAL PROJECTS

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
613.0700.7001	INTEREST ON INVESTMENTS	22.02	22.02	6,000.00	5,977.98	.4
	TOTAL SOURCE 0700	22.02	22.02	6,000.00	5,977.98	.4
	SOURCE 0900					
613.0900.9005	TRANSFERS IN	.00	.00	1,692,500.00	1,692,500.00	.0
	TOTAL SOURCE 0900	.00	.00	1,692,500.00	1,692,500.00	.0
	TOTAL FUND REVENUE	22.02	22.02	1,698,500.00	1,698,477.98	.0

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

SEWER CAPITAL PROJECTS

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
613.8125.4040	MOTOR EQUIPMENT	.00	.00	50,000.00	50,000.00	.0
613.8125.4199	EQUIPMENT	8,057.75	8,057.75	17,500.00	9,442.25	46.0
613.8125.4530	COLLECTION SYSTEM REP & MAINT	1,959.40	1,959.40	1,550,000.00	1,548,040.60	.1
613.8125.4690	NUTRIENT REDUCTION	529,641.84	529,641.84	.00	(529,641.84)	.0
613.8125.4923	PLANT IMPROVEMENTS	.00	.00	75,000.00	75,000.00	.0
	TOTAL DEPARTMENT 8125	539,658.99	539,658.99	1,692,500.00	1,152,841.01	31.9
	TOTAL FUND EXPENDITURES	539,658.99	539,658.99	1,692,500.00	1,152,841.01	31.9
	NET REVENUE OVER EXPENDITURES	(539,636.97)	(539,636.97)	6,000.00	545,636.97	(8994.
	GRAND TOTAL REVENUE/ EXPENDIT	5,700,075.18	5,700,075.18	(3,117,530.01)	(8,817,605.19)	182.8

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

SEWER SINKING

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	NON-REVENUE RECEIPTS					
615.0900.9005	TRANSFERS IN	88,528.00	88,528.00	1,062,340.00	973,812.00	8.3
	TOTAL NON-REVENUE RECEIPTS	88,528.00	88,528.00	1,062,340.00	973,812.00	8.3
	TOTAL FUND REVENUE	88,528.00	88,528.00	1,062,340.00	973,812.00	8.3

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

SEWER SINKING

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	SEWER SINKING					
615.8150.2740	PROFESSIONAL SERVICES	.00	.00	6,292.50	6,292.50	.0
615.8150.5353	BOND COUPONS	.00	.00	244,047.50	244,047.50	.0
615.8150.5354	PRINCIPAL ON BONDS	.00	.00	812,000.00	812,000.00	.0
	TOTAL SEWER SINKING	.00	.00	1,062,340.00	1,062,340.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	1,062,340.00	1,062,340.00	.0
	NET REVENUE OVER EXPENDITURES	88,528.00	88,528.00	.00	(88,528.00)	.0
	GRAND TOTAL REVENUE/ EXPENDIT	5,788,603.18	5,788,603.18	(3,117,530.01)	(8,906,133.19)	185.7

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

STORM SEWER

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	CHARGES FOR ESSENTIAL SERVIC					
620.0500.5029	BAD DEBT RECOVERY	11.52	11.52	550.00	538.48	2.1
620.0500.5036	STORM SEWER FEES	62,750.98	62,750.98	735,872.76	673,121.78	8.5
620.0500.9017	SPECIAL ASSESSMENT	.00	.00	500.00	500.00	.0
	TOTAL CHARGES FOR ESSENTIAL SE	62,762.50	62,762.50	736,922.76	674,160.26	8.5
	REVENUE FROM USE OF MONEY &					
620.0700.7001	INTEREST ON INVESTMENTS	1,474.99	1,474.99	10,000.00	8,525.01	14.8
	TOTAL REVENUE FROM USE OF MON	1,474.99	1,474.99	10,000.00	8,525.01	14.8
	NON-REVENUE RECEIPTS					
620.0900.9003	MISC. REFUNDS	666.66	666.66	500.00	(166.66)	133.3
	TOTAL NON-REVENUE RECEIPTS	666.66	666.66	500.00	(166.66)	133.3
	TOTAL FUND REVENUE	64,904.15	64,904.15	747,422.76	682,518.61	8.7

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

STORM SEWER

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	SEWER IMPROVEMENTS					
620.8125.2190	REPAIRS AND MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
620.8125.3990	MISCELLANEOUS EXPENSE	135.52	135.52	500.00	364.48	27.1
620.8125.3991	ONLINE SERVICE FEES	507.93	507.93	5,500.00	4,992.07	9.2
620.8125.4610	STORM SEWERS	7,723.22	7,723.22	60,000.00	52,276.78	12.9
620.8125.4620	STORM SEWER PROJECTS	.00	.00	250,000.00	250,000.00	.0
620.8125.5050	TRANSFERS OUT	13,285.00	13,285.00	159,420.00	146,135.00	8.3
620.8125.5510	REFUND	2.98	2.98	110.00	107.02	2.7
	TOTAL SEWER IMPROVEMENTS	21,654.65	21,654.65	480,530.00	458,875.35	4.5
	SEWER MAINTENANCE					
620.8127.1010	SALARIES	7,031.04	7,031.04	143,068.70	136,037.66	4.9
620.8127.1040	FICA	.00	.00	18,125.28	18,125.28	.0
620.8127.1050	IPERS	.00	.00	22,366.36	22,366.36	.0
620.8127.1070	SAFETY SHOES	367.50	367.50	.00	(367.50)	.0
620.8127.1320	LABOR-STORM SEWER	4,612.85	4,612.85	93,863.03	89,250.18	4.9
620.8127.1760	UNEMPLOYMENT SELF INSURANCE	.00	.00	63.25	63.25	.0
620.8127.3220	STORM SEWER MATERIAL	.00	.00	1,000.00	1,000.00	.0
	TOTAL SEWER MAINTENANCE	12,011.39	12,011.39	278,486.62	266,475.23	4.3
	TOTAL FUND EXPENDITURES	33,666.04	33,666.04	759,016.62	725,350.58	4.4
	NET REVENUE OVER EXPENDITURES	31,238.11	31,238.11	(11,593.86)	(42,831.97)	269.4
	GRAND TOTAL REVENUE/ EXPENDIT	5,819,841.29	5,819,841.29	(3,129,123.87)	(8,948,965.16)	186.0

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

PARKING

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	CHARGES FOR ESSENTIAL SERVIC					
630.0500.5037	LEASED PARKING	3,025.00	3,025.00	4,750.00	1,725.00	63.7
	TOTAL CHARGES FOR ESSENTIAL SE	3,025.00	3,025.00	4,750.00	1,725.00	63.7
	FINES, FORFEITURES & PENALTI					
630.0600.6001	POLICE FINES	2,665.00	2,665.00	45,000.00	42,335.00	5.9
	TOTAL FINES, FORFEITURES & PENA	2,665.00	2,665.00	45,000.00	42,335.00	5.9
	NON-REVENUE RECEIPTS					
630.0900.9005	TRANSFERS IN	22,500.00	22,500.00	45,000.00	22,500.00	50.0
	TOTAL NON-REVENUE RECEIPTS	22,500.00	22,500.00	45,000.00	22,500.00	50.0
	TOTAL FUND REVENUE	28,190.00	28,190.00	94,750.00	66,560.00	29.8

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

PARKING

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	SOUTHBRIDGE LOTS					
630.8201.2180	ELECTRICITY	276.06	276.06	6,500.00	6,223.94	4.3
630.8201.2190	REPAIRS AND MAINTENANCE	.00	.00	6,000.00	6,000.00	.0
	TOTAL SOUTHBRIDGE LOTS	276.06	276.06	12,500.00	12,223.94	2.2
	PARKING LOTS					
630.8202.2180	ELECTRICITY	328.13	328.13	5,000.00	4,671.87	6.6
630.8202.2190	REPAIRS AND MAINTENANCE	.00	.00	16,000.00	16,000.00	.0
630.8202.2312	PARKING LEASE	28,500.00	28,500.00	171,000.00	142,500.00	16.7
	TOTAL PARKING LOTS	28,828.13	28,828.13	192,000.00	163,171.87	15.0
	PARKING ENFORCEMENT					
630.8203.1010	SALARIES	3,835.21	3,835.21	51,639.88	47,804.67	7.4
630.8203.1040	FICA	267.28	267.28	3,950.45	3,683.17	6.8
630.8203.1050	IPERS	362.06	362.06	4,874.80	4,512.74	7.4
630.8203.1160	HEALTH & LIFE INSURANCE	769.42	769.42	9,044.45	8,275.03	8.5
630.8203.1170	UNIFORM ALOWANCE	.00	.00	490.00	490.00	.0
630.8203.1760	UNEMPLOYMENT SELF INSURANCE	.00	.00	63.25	63.25	.0
630.8203.2040	PHONE EXPENSE	.00	.00	1,100.00	1,100.00	.0
630.8203.2110	COMPUTER EXPENSE	40.01	40.01	1,000.00	959.99	4.0
630.8203.2140	M/E REPAIRS	.00	.00	750.00	750.00	.0
630.8203.3019	OFFICE SUPPLIES	83.53	83.53	1,000.00	916.47	8.4
	TOTAL PARKING ENFORCEMENT	5,357.51	5,357.51	73,912.83	68,555.32	7.3
	TOTAL FUND EXPENDITURES	34,461.70	34,461.70	278,412.83	243,951.13	12.4
	NET REVENUE OVER EXPENDITURES	(6,271.70)	(6,271.70)	(183,662.83)	(177,391.13)	(3.4)
	GRAND TOTAL REVENUE/ EXPENDIT	5,813,569.59	5,813,569.59	(3,312,786.70)	(9,126,356.29)	175.5

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

SANITATION

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	CHARGES FOR ESSENTIAL SERVIC					
640.0500.5004	GARBAGE FEES	171,208.50	171,208.50	2,250,678.35	2,079,469.85	7.6
640.0500.5029	BAD DEBT RECOVERY	53.95	53.95	550.00	496.05	9.8
640.0500.5035	GARBAGE SURCHARGE	9,435.00	9,435.00	10,000.00	565.00	94.4
640.0500.9017	SPECIAL ASSESSMENT	1,476.00	1,476.00	500.00	(976.00)	295.2
	TOTAL CHARGES FOR ESSENTIAL SE	182,173.45	182,173.45	2,261,728.35	2,079,554.90	8.1
	REVENUE FROM USE OF MONEY &					
640.0700.7001	INTEREST ON INVESTMENTS	1,859.27	1,859.27	12,000.00	10,140.73	15.5
	TOTAL REVENUE FROM USE OF MON	1,859.27	1,859.27	12,000.00	10,140.73	15.5
	MISCELLANEOUS REVENUES					
640.0800.8020	OTHER MISCELLANEOUS	.00	.00	2,234.40	2,234.40	.0
	TOTAL MISCELLANEOUS REVENUES	.00	.00	2,234.40	2,234.40	.0
	NON-REVENUE RECEIPTS					
640.0900.9003	MISC. REFUNDS	148.71	148.71	500.00	351.29	29.7
	TOTAL NON-REVENUE RECEIPTS	148.71	148.71	500.00	351.29	29.7
	TOTAL FUND REVENUE	184,181.43	184,181.43	2,276,462.75	2,092,281.32	8.1

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

SANITATION

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	LANDFILL					
640.8301.2570	LANDFILL USE CHARGE	21,228.28	21,228.28	288,000.00	266,771.72	7.4
640.8301.2580	AGENCY DUES	.00	.00	38,000.00	38,000.00	.0
640.8301.2585	RECYCLING CENTER CHARGES	4,685.00	4,685.00	75,000.00	70,315.00	6.3
	TOTAL LANDFILL	25,913.28	25,913.28	401,000.00	375,086.72	6.5
	REFUSE COLLECTION					
640.8305.1010	SALARIES	56,415.36	56,415.36	852,028.97	795,613.61	6.6
640.8305.1040	FICA	4,206.67	4,206.67	65,180.22	60,973.55	6.5
640.8305.1050	IPERS	5,366.63	5,366.63	80,431.53	75,064.90	6.7
640.8305.1070	SAFETY SHOES	2,389.50	2,389.50	5,400.00	3,010.50	44.3
640.8305.1080	CHAUFFEURS LICENSE	.00	.00	32.00	32.00	.0
640.8305.1160	HEALTH & LIFE INSURANCE	13,093.21	13,093.21	165,157.73	152,064.52	7.9
640.8305.1760	UNEMPLOYMENT SELF INSURANCE	.00	.00	759.00	759.00	.0
640.8305.2010	MEDICAL SERVICE	.00	.00	500.00	500.00	.0
640.8305.2040	PHONE EXPENSE	131.47	131.47	1,700.00	1,568.53	7.7
640.8305.2130	RADIO MAINTENANCE	4,509.75	4,509.75	7,000.00	2,490.25	64.4
640.8305.2131	RADIO TOWER EXPENSE	.00	.00	3,000.00	3,000.00	.0
640.8305.2140	M/E REPAIRS	7,738.11	7,738.11	75,000.00	67,261.89	10.3
640.8305.2311	EQUIPMENT RENTAL	2,829.20	2,829.20	13,600.00	10,770.80	20.8
640.8305.2410	UNIFORM RENTAL	485.02	485.02	7,000.00	6,514.98	6.9
640.8305.2690	WORKERS COMP	.00	.00	56,000.00	56,000.00	.0
640.8305.2740	PROFESSIONAL SERVICES	3,500.00	3,500.00	15,000.00	11,500.00	23.3
640.8305.3035	OTHER SUPPLIES	.00	.00	2,000.00	2,000.00	.0
640.8305.3044	M/E SUPPLIES	1,618.97	1,618.97	40,000.00	38,381.03	4.1
640.8305.3051	COMMUNITY CLEANUP	.00	.00	1,000.00	1,000.00	.0
640.8305.3060	SUPPLIES & LAUNDRY	96.72	96.72	1,500.00	1,403.28	6.5
640.8305.3750	FUEL	.00	.00	100,000.00	100,000.00	.0
640.8305.3770	SAFETY EXPENSE	.00	.00	2,000.00	2,000.00	.0
640.8305.3990	MISCELLANEOUS EXPENSE	2,419.96	2,419.96	7,500.00	5,080.04	32.3
640.8305.3991	ONLINE SERVICE FEES	507.92	507.92	5,000.00	4,492.08	10.2
640.8305.5510	REFUND	13.96	13.96	300.00	286.04	4.7
	TOTAL REFUSE COLLECTION	105,322.45	105,322.45	1,507,089.45	1,401,767.00	7.0
	TOTAL FUND EXPENDITURES	131,235.73	131,235.73	1,908,089.45	1,776,853.72	6.9
	NET REVENUE OVER EXPENDITURES	52,945.70	52,945.70	368,373.30	315,427.60	14.4
	GRAND TOTAL REVENUE/ EXPENDIT	5,866,515.29	5,866,515.29	(2,944,413.40)	(8,810,928.69)	199.2

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GOLF COURSE IMPROVEMENT TRUS

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	GOLF COURSE REVENUE					
650.0559.5610	TOURNAMENT ENTRIES	.00	.00	15,000.00	15,000.00	.0
650.0559.5627	MEMBERSHIPS - GOLF COURSE	1,997.36	1,997.36	160,000.00	158,002.64	1.3
650.0559.5628	GREEN FEES	24,859.24	24,859.24	135,000.00	110,140.76	18.4
650.0559.5629	HAND CART RENTALS	228.88	228.88	500.00	271.12	45.8
650.0559.5630	MOBILE CARTS	23,489.38	23,489.38	115,000.00	91,510.62	20.4
650.0559.5631	ELECTRICAL RECHARGES	.00	.00	5,500.00	5,500.00	.0
650.0559.5632	MOBILE CART STORAGE	170.00	170.00	18,500.00	18,330.00	.9
650.0559.5633	CART GROUND RENTAL	255.38	255.38	26,000.00	25,744.62	1.0
650.0559.5634	LOCKER FEES	30.00	30.00	240.00	210.00	12.5
650.0559.7018	CONCESSION TAXABLE	24,608.01	24,608.01	115,000.00	90,391.99	21.4
650.0559.7020	GOLF SHOP MERCHANDISE	3,043.04	3,043.04	12,000.00	8,956.96	25.4
650.0559.7025	EMPLOYEE TIPS RECEIVED	1,418.94	1,418.94	7,000.00	5,581.06	20.3
650.0559.9009	SALES TAX INCOME	5,118.55	5,118.55	36,000.00	30,881.45	14.2
650.0559.9010	PRO SHOP SALES TAX	221.64	221.64	700.00	478.36	31.7
	TOTAL GOLF COURSE REVENUE	85,440.42	85,440.42	646,440.00	560,999.58	13.2
	REVENUE FROM USE OF MONEY &					
650.0700.7001	INTEREST ON INVESTMENTS	2.00	2.00	10.00	8.00	20.0
650.0700.7013	RENT INCOME	800.00	800.00	25,322.00	24,522.00	3.2
	TOTAL REVENUE FROM USE OF MON	802.00	802.00	25,332.00	24,530.00	3.2
	MISCELLANEOUS REVENUES					
650.0800.8020	OTHER MISCELLANEOUS	.00	.00	211.00	211.00	.0
	TOTAL MISCELLANEOUS REVENUES	.00	.00	211.00	211.00	.0
	NON-REVENUE RECEIPTS					
650.0900.9001	SALES TAX REFUND	.00	.00	4,268.00	4,268.00	.0
650.0900.9003	MISC. REFUNDS	.00	.00	1,000.00	1,000.00	.0
650.0900.9006	TRANSFERS IN-SPECIAL REV	.00	.00	24,743.26	24,743.26	.0
	TOTAL NON-REVENUE RECEIPTS	.00	.00	30,011.26	30,011.26	.0
	TOTAL FUND REVENUE	86,242.42	86,242.42	701,994.26	615,751.84	12.3

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GOLF COURSE IMPROVEMENT TRUS

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	GOLF COURSE GENERAL					
650.8901.1010	SALARIES	13,390.46	13,390.46	90,878.62	77,488.16	14.7
650.8901.1040	FICA	2,798.25	2,798.25	19,764.17	16,965.92	14.2
650.8901.1050	IPERS	1,272.67	1,272.67	18,252.73	16,980.06	7.0
650.8901.1070	SAFETY SHOES	175.50	175.50	600.00	424.50	29.3
650.8901.1160	HEALTH & LIFE INSURANCE	2,835.58	2,835.58	34,026.82	31,191.24	8.3
650.8901.1300	SALARY - SUPERINTENDENT	1,066.24	1,066.24	12,740.00	11,673.76	8.4
650.8901.1760	UNEMPLOYMENT SELF INSURANCE	.00	.00	126.50	126.50	.0
650.8901.2030	DUES & PUBLICATIONS	1,532.96	1,532.96	14,000.00	12,467.04	11.0
650.8901.2040	PHONE EXPENSE	34.50	34.50	3,500.00	3,465.50	1.0
650.8901.2060	TRAVEL AND CONFERENCE	.00	.00	1,200.00	1,200.00	.0
650.8901.2170	BUILDING INSURANCE F & EC	.00	.00	8,000.00	8,000.00	.0
650.8901.2311	EQUIPMENT RENTAL	15,501.00	15,501.00	45,000.00	29,499.00	34.5
650.8901.2540	SALES TAX	3,329.24	3,329.24	36,000.00	32,670.76	9.3
650.8901.2690	WORKERS COMP	.00	.00	1,800.00	1,800.00	.0
650.8901.2730	TECHNOLOGY EXPENSE	.00	.00	2,137.00	2,137.00	.0
650.8901.2740	PROFESSIONAL SERVICES	115.00	115.00	600.00	485.00	19.2
650.8901.2871	PROPERTY TAXES	.00	.00	900.00	900.00	.0
650.8901.3035	OTHER SUPPLIES	520.07	520.07	6,000.00	5,479.93	8.7
650.8901.3125	PRO SHOP SUPPLIES	2,640.46	2,640.46	13,000.00	10,359.54	20.3
	TOTAL GOLF COURSE GENERAL	45,211.93	45,211.93	308,525.84	263,313.91	14.7
	GOLF COURSE - GROUNDS					
650.8904.1010	SALARIES	18,095.03	18,095.03	122,807.61	104,712.58	14.7
650.8904.3110	MAINTENANCE MATERIAL	16,588.05	16,588.05	95,000.00	78,411.95	17.5
650.8904.3770	SAFETY EXPENSE	.00	.00	400.00	400.00	.0
	TOTAL GOLF COURSE - GROUNDS	34,683.08	34,683.08	218,207.61	183,524.53	15.9
	GOLF COURSE - BUILDINGS					
650.8906.1130	BUILDING MAINTENANCE	2,352.28	2,352.28	15,964.49	13,612.21	14.7
650.8906.2150	BUILDING REPAIRS AND MAINTEN	549.09	549.09	6,000.00	5,450.91	9.2
650.8906.2160	GAS & ELECTRICITY	1,804.22	1,804.22	16,000.00	14,195.78	11.3
650.8906.3035	OTHER SUPPLIES	663.94	663.94	4,000.00	3,336.06	16.6
650.8906.3135	CONCESSION SUPPLIES	16,018.63	16,018.63	73,905.92	57,887.29	21.7
650.8906.3990	MISCELLANEOUS EXPENSE	849.68	849.68	3,000.00	2,150.32	28.3
	TOTAL GOLF COURSE - BUILDINGS	22,237.84	22,237.84	118,870.41	96,632.57	18.7

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GOLF COURSE IMPROVEMENT TRUS

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	GOLF COURSE - MOTOR EQUIPMEN					
650.8908.1250	M/E LABOR	2,352.28	2,352.28	15,964.49	13,612.21	14.7
650.8908.2140	M/E REPAIRS	1,426.73	1,426.73	15,000.00	13,573.27	9.5
650.8908.3044	M/E SUPPLIES	974.73	974.73	8,000.00	7,025.27	12.2
650.8908.3750	FUEL	4,830.73	4,830.73	12,000.00	7,169.27	40.3
	TOTAL GOLF COURSE - MOTOR EQUI	9,584.47	9,584.47	50,964.49	41,380.02	18.8
	TOTAL FUND EXPENDITURES	111,717.32	111,717.32	696,568.35	584,851.03	16.0
	NET REVENUE OVER EXPENDITURES	(25,474.90)	(25,474.90)	5,425.91	30,900.81	(469.5)
	GRAND TOTAL REVENUE/ EXPENDIT	5,841,040.39	5,841,040.39	(2,938,987.49)	(8,780,027.88)	198.7

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

FIRE-AMBULANCE SERVICES

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
660.0410.4120	FEDERAL GRANTS	.00	.00	75,000.00	75,000.00	.0
	TOTAL SOURCE 0410	.00	.00	75,000.00	75,000.00	.0
	CHARGES FOR ESSENTIAL SERVIC					
660.0500.5099	AMBULANCE REVENUE	175,015.03	175,015.03	2,710,678.09	2,535,663.06	6.5
	TOTAL CHARGES FOR ESSENTIAL SE	175,015.03	175,015.03	2,710,678.09	2,535,663.06	6.5
	REVENUE FROM USE OF MONEY &					
660.0700.7001	INTEREST ON INVESTMENTS	3,744.46	3,744.46	30,000.00	26,255.54	12.5
	TOTAL REVENUE FROM USE OF MON	3,744.46	3,744.46	30,000.00	26,255.54	12.5
	MISCELLANEOUS REVENUES					
660.0800.8001	SALE OF MUNICIPAL PROPERTY	.00	.00	10,000.00	10,000.00	.0
660.0800.8020	OTHER MISCELLANEOUS	540.00	540.00	30,000.00	29,460.00	1.8
660.0800.8040	AMBULANCE DONATIONS	.00	.00	100.00	100.00	.0
	TOTAL MISCELLANEOUS REVENUES	540.00	540.00	40,100.00	39,560.00	1.4
	NON-REVENUE RECEIPTS					
660.0900.9003	MISC. REFUNDS	106.40	106.40	15,000.00	14,893.60	.7
	TOTAL NON-REVENUE RECEIPTS	106.40	106.40	15,000.00	14,893.60	.7
	TOTAL FUND REVENUE	179,405.89	179,405.89	2,870,778.09	2,691,372.20	6.3

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

FIRE-AMBULANCE SERVICES

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	AMBULANCE - GENERAL					
660.1507.1010	SALARIES	85,561.42	85,561.42	1,264,809.40	1,179,247.98	6.8
660.1507.1040	FICA	943.42	943.42	19,117.74	18,174.32	4.9
660.1507.1050	IPERS	230.45	230.45	5,820.86	5,590.41	4.0
660.1507.1160	HEALTH & LIFE INSURANCE	10,696.18	10,696.18	199,317.65	188,621.47	5.4
660.1507.1170	UNIFORM ALOWANCE	.00	.00	8,900.00	8,900.00	.0
660.1507.1760	UNEMPLOYMENT SELF INSURANCE	.00	.00	790.63	790.63	.0
660.1507.2010	MEDICAL SERVICE	.00	.00	500.00	500.00	.0
660.1507.2030	DUES & PUBLICATIONS	.00	.00	1,000.00	1,000.00	.0
660.1507.2060	TRAVEL AND CONFERENCE	29.32	29.32	12,000.00	11,970.68	.2
660.1507.2080	EDUCATION AND TRAINING	17.00	17.00	125,000.00	124,983.00	.0
660.1507.2300	POSTAGE	.00	.00	500.00	500.00	.0
660.1507.2730	TECHNOLOGY EXPENSE	20,380.90	20,380.90	49,425.00	29,044.10	41.2
660.1507.2740	PROFESSIONAL SERVICES	20,423.92	20,423.92	250,000.00	229,576.08	8.2
660.1507.3019	OFFICE SUPPLIES	.00	.00	4,500.00	4,500.00	.0
660.1507.3035	OTHER SUPPLIES	95.19	95.19	2,500.00	2,404.81	3.8
660.1507.3060	SUPPLIES & LAUNDRY	13.11	13.11	1,000.00	986.89	1.3
660.1507.3990	MISCELLANEOUS EXPENSE	3,413.32	3,413.32	18,000.00	14,586.68	19.0
660.1507.4060	OFFICE EQUIPMENT	.00	.00	2,500.00	2,500.00	.0
660.1507.5510	REFUND	940.02	940.02	22,500.00	21,559.98	4.2
660.1507.5511	SERVICE EXPENSES	.00	.00	225,000.00	225,000.00	.0
660.1507.5661	PAYMENT TO MFPRSI	14,764.36	14,764.36	217,092.18	202,327.82	6.8
	TOTAL AMBULANCE - GENERAL	157,508.61	157,508.61	2,430,273.46	2,272,764.85	6.5
	AMBULANCE - BUILDING					
660.1508.2040	PHONE EXPENSE	318.54	318.54	8,600.00	8,281.46	3.7
660.1508.2150	BUILDING REPAIRS AND MAINTEN	559.81	559.81	20,000.00	19,440.19	2.8
660.1508.2160	GAS & ELECTRICITY	1,475.90	1,475.90	16,000.00	14,524.10	9.2
660.1508.2170	BUILDING INSURANCE F & EC	.00	.00	12,000.00	12,000.00	.0
660.1508.3035	OTHER SUPPLIES	540.38	540.38	3,500.00	2,959.62	15.4
	TOTAL AMBULANCE - BUILDING	2,894.63	2,894.63	60,100.00	57,205.37	4.8
	AMBULANCE - EQUIPMENT					
660.1509.2130	RADIO MAINTENANCE	.00	.00	2,000.00	2,000.00	.0
660.1509.2140	M/E REPAIRS	1,069.03	1,069.03	18,000.00	16,930.97	5.9
660.1509.3044	M/E SUPPLIES	1,321.84	1,321.84	10,000.00	8,678.16	13.2
660.1509.3070	MEDICAL SUPPLIES	4,566.20	4,566.20	85,000.00	80,433.80	5.4
660.1509.3750	FUEL	.00	.00	25,000.00	25,000.00	.0
660.1509.4010	CAPITAL OUTLAY	.00	.00	151,700.00	151,700.00	.0
660.1509.4040	MOTOR EQUIPMENT	.00	.00	460,000.00	460,000.00	.0
	TOTAL AMBULANCE - EQUIPMENT	6,957.07	6,957.07	751,700.00	744,742.93	.9

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

FIRE-AMBULANCE SERVICES

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	167,360.31	167,360.31	3,242,073.46	3,074,713.15	5.2
NET REVENUE OVER EXPENDITURES	12,045.58	12,045.58	(371,295.37)	(383,340.95)	3.2
GRAND TOTAL REVENUE/ EXPENDIT	5,853,085.97	5,853,085.97	(3,310,282.86)	(9,163,368.83)	176.8

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

RIVER CITY RENAISSANCE ARENA

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	RCR ARENA REVENUE					
670.0559.5635	RCR ARENA FEES	.00	.00	85,000.00	85,000.00	.0
670.0559.7003	CONCESSIONS NON TAXABLE	414.00	414.00	30,000.00	29,586.00	1.4
670.0559.7018	CONCESSION TAXABLE	1,707.31	1,707.31	130,126.50	128,419.19	1.3
670.0559.9009	SALES TAX INCOME	121.69	121.69	8,000.00	7,878.31	1.5
	TOTAL RCR ARENA REVENUE	2,243.00	2,243.00	253,126.50	250,883.50	.9
	REVENUE FROM USE OF MONEY &					
670.0700.7001	INTEREST ON INVESTMENTS	.08	.08	2.00	1.92	4.0
670.0700.7013	RENT INCOME	.00	.00	200,000.00	200,000.00	.0
670.0700.7027	MARKETING INCOME	5,000.00	5,000.00	400,000.00	395,000.00	1.3
	TOTAL REVENUE FROM USE OF MON	5,000.08	5,000.08	600,002.00	595,001.92	.8
	MISCELLANEOUS REVENUES					
670.0800.8020	OTHER MISCELLANEOUS	.00	.00	50,000.00	50,000.00	.0
	TOTAL MISCELLANEOUS REVENUES	.00	.00	50,000.00	50,000.00	.0
	NON-REVENUE RECEIPTS					
670.0900.9003	MISC. REFUNDS	.00	.00	800.00	800.00	.0
670.0900.9005	TRANSFERS IN	60,000.00	60,000.00	.00	(60,000.00)	.0
670.0900.9006	TRANSFERS IN-SPECIAL REV	.00	.00	120,000.00	120,000.00	.0
	TOTAL NON-REVENUE RECEIPTS	60,000.00	60,000.00	120,800.00	60,800.00	49.7
	TOTAL FUND REVENUE	67,243.08	67,243.08	1,023,928.50	956,685.42	6.6

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

RIVER CITY RENAISSANCE ARENA

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	RCR ARENA ADMINISTRATION					
670.8921.1010	SALARIES	7,925.10	7,925.10	321,168.96	313,243.86	2.5
670.8921.1040	FICA	712.92	712.92	24,569.43	23,856.51	2.9
670.8921.1050	IPERS	531.81	531.81	30,318.35	29,786.54	1.8
670.8921.1160	HEALTH & LIFE INSURANCE	753.70	753.70	27,719.42	26,965.72	2.7
670.8921.1760	UNEMPLOYMENT SELF INSURANCE	.00	.00	189.75	189.75	.0
670.8921.2030	DUES & PUBLICATIONS	659.41	659.41	4,800.00	4,140.59	13.7
670.8921.2040	PHONE EXPENSE	593.21	593.21	5,000.00	4,406.79	11.9
670.8921.2060	TRAVEL AND CONFERENCE	.00	.00	5,000.00	5,000.00	.0
670.8921.2540	SALES TAX	.00	.00	7,500.00	7,500.00	.0
670.8921.2740	PROFESSIONAL SERVICES	405.00	405.00	5,000.00	4,595.00	8.1
670.8921.3035	OTHER SUPPLIES	.00	.00	10,000.00	10,000.00	.0
	TOTAL RCR ARENA ADMINISTRATION	11,581.15	11,581.15	441,265.91	429,684.76	2.6
	RCR ARENA - BUILDINGS					
670.8923.1130	BUILDING MAINTENANCE	96.00	96.00	5,000.00	4,904.00	1.9
670.8923.2150	BUILDING REPAIRS AND MAINTENAN	7,714.42	7,714.42	25,000.00	17,285.58	30.9
670.8923.2160	GAS & ELECTRICITY	8,574.58	8,574.58	257,000.00	248,425.42	3.3
670.8923.2723	CONTRACTUAL AGREEMENTS	24,611.12	24,611.12	180,000.00	155,388.88	13.7
670.8923.3035	OTHER SUPPLIES	2,691.98	2,691.98	30,000.00	27,308.02	9.0
670.8923.3135	CONCESSION SUPPLIES	2,386.70	2,386.70	80,662.59	78,275.89	3.0
670.8923.3990	MISCELLANEOUS EXPENSE	520.07	520.07	5,000.00	4,479.93	10.4
	TOTAL RCR ARENA - BUILDINGS	46,594.87	46,594.87	582,662.59	536,067.72	8.0
	TOTAL FUND EXPENDITURES	58,176.02	58,176.02	1,023,928.50	965,752.48	5.7
	NET REVENUE OVER EXPENDITURES	9,067.06	9,067.06	.00	(9,067.06)	.0
	GRAND TOTAL REVENUE/ EXPENDIT	5,862,153.03	5,862,153.03	(3,310,282.86)	(9,172,435.89)	177.1

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

SOUTHBRIDGE MALL

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
680.0561.5635	THEATRE FEES	664.26	664.26	1,000.00	335.74	66.4
680.0561.7003	CONCESSIONS NON TAXABLE	414.00	414.00	.00	(414.00)	.0
680.0561.7018	CONCESSIONS TAXABLE	428.40	428.40	5,000.00	4,571.60	8.6
680.0561.9009	SALES TAX INCOME	56.34	56.34	350.00	293.66	16.1
	TOTAL SOURCE 0561	1,563.00	1,563.00	6,350.00	4,787.00	24.6
	REVENUE FROM USE OF MONEY &					
680.0700.7001	INTEREST ON INVESTMENTS	227.87	227.87	3,000.00	2,772.13	7.6
680.0700.7013	RENT INCOME	24,433.16	24,433.16	335,000.00	310,566.84	7.3
	TOTAL REVENUE FROM USE OF MON	24,661.03	24,661.03	338,000.00	313,338.97	7.3
	NON-REVENUE RECEIPTS					
680.0900.9003	MISC. REFUNDS	30.00	30.00	.00	(30.00)	.0
680.0900.9005	TRANSFERS IN	75,000.00	75,000.00	150,000.00	75,000.00	50.0
680.0900.9006	TRANSFERS IN-SPECIAL REV	.00	.00	150,000.00	150,000.00	.0
	TOTAL NON-REVENUE RECEIPTS	75,030.00	75,030.00	300,000.00	224,970.00	25.0
	TOTAL FUND REVENUE	101,254.03	101,254.03	644,350.00	543,095.97	15.7

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

SOUTHBRIDGE MALL

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	MALL OPERATIONS					
680.7537.1010	SALARIES	10,759.38	10,759.38	157,179.19	146,419.81	6.9
680.7537.1040	FICA	821.47	821.47	12,024.21	11,202.74	6.8
680.7537.1050	IPERS	848.38	848.38	14,837.72	13,989.34	5.7
680.7537.1760	UNEMPLOYMENT SELF INSURANCE	.00	.00	221.38	221.38	.0
680.7537.2040	PHONE EXPENSE	81.44	81.44	804.00	722.56	10.1
680.7537.2150	BUILDING REPAIRS AND MAINTEN	2,262.06	2,262.06	15,000.00	12,737.94	15.1
680.7537.2160	GAS & ELECTRICITY	8,298.85	8,298.85	154,000.00	145,701.15	5.4
680.7537.2162	WATER/SEWER UTILITIES	1,614.74	1,614.74	17,500.00	15,885.26	9.2
680.7537.2170	BUILDING INSURANCE F & EC	.00	.00	13,719.42	13,719.42	.0
680.7537.2740	PROFESSIONAL SERVICES	3,962.49	3,962.49	.00	(3,962.49)	.0
680.7537.2871	PROPERTY TAXES	.00	.00	252,748.00	252,748.00	.0
680.7537.3090	BUILDING SUPPLIES	2,058.63	2,058.63	5,000.00	2,941.37	41.2
680.7537.3990	MISCELLANEOUS EXPENSE	2,388.19	2,388.19	45,000.00	42,611.81	5.3
	TOTAL MALL OPERATIONS	33,095.63	33,095.63	688,033.92	654,938.29	4.8
	THEATRE OPERATIONS					
680.8924.2050	CONTRACT LABOR	.00	.00	10,000.00	10,000.00	.0
680.8924.2540	SALES TAX	.00	.00	350.00	350.00	.0
680.8924.2723	CONTRACTUAL AGREEMENTS	1,620.00	1,620.00	.00	(1,620.00)	.0
680.8924.3035	OTHER SUPPLIES	.00	.00	1,000.00	1,000.00	.0
680.8924.3135	CONCESSION SUPPLIES	695.31	695.31	4,500.00	3,804.69	15.5
680.8924.3990	MISCELLANEOUS EXPENSE	266.04	266.04	1,000.00	733.96	26.6
	TOTAL THEATRE OPERATIONS	2,581.35	2,581.35	16,850.00	14,268.65	15.3
	TOTAL FUND EXPENDITURES	35,676.98	35,676.98	704,883.92	669,206.94	5.1
	NET REVENUE OVER EXPENDITURES	65,577.05	65,577.05	(60,533.92)	(126,110.97)	108.3
	GRAND TOTAL REVENUE/ EXPENDIT	5,927,730.08	5,927,730.08	(3,370,816.78)	(9,298,546.86)	175.9

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

EMPLOYEE HEALTH CARE TRUST

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	PROPERTY TAXES					
800.0100.1001	GENERAL PROPERTY TAXES	7,766.18	7,766.18	1,079,648.36	1,071,882.18	.7
	TOTAL PROPERTY TAXES	7,766.18	7,766.18	1,079,648.36	1,071,882.18	.7
	NON-PROPERTY TAXES					
800.0200.2006	UTILITY TAX REPLACEMENT	.00	.00	31,002.93	31,002.93	.0
	TOTAL NON-PROPERTY TAXES	.00	.00	31,002.93	31,002.93	.0
	COMMERCIAL ROLLBACK TAXES					
800.0410.4129	COMMERCIAL BACKFILL 22	.00	.00	36,967.50	36,967.50	.0
	TOTAL COMMERCIAL ROLLBACK TAX	.00	.00	36,967.50	36,967.50	.0
	REVENUE FROM USE OF MONEY &					
800.0700.7001	INTEREST ON INVESTMENTS	6,943.01	6,943.01	75,000.00	68,056.99	9.3
	TOTAL REVENUE FROM USE OF MON	6,943.01	6,943.01	75,000.00	68,056.99	9.3
	MISCELLANEOUS REVENUES					
800.0800.9033	HEALTH & LIFE-RETIREES/COBRA	2,887.44	2,887.44	230,173.93	227,286.49	1.3
800.0800.9044	CITY CONTRIBUTIONS	256,490.23	256,490.23	3,291,673.26	3,035,183.03	7.8
800.0800.9047	EMPLOYEE CONTRIBUTIONS	65,449.44	65,449.44	858,918.31	793,468.87	7.6
	TOTAL MISCELLANEOUS REVENUES	324,827.11	324,827.11	4,380,765.50	4,055,938.39	7.4
	NON-REVENUE RECEIPTS					
800.0900.9003	MISC. REFUNDS	63,234.82	63,234.82	290,374.42	227,139.60	21.8
800.0900.9004	NIACOG REIMBURSEMENTS	.00	.00	321,256.16	321,256.16	.0
	TOTAL NON-REVENUE RECEIPTS	63,234.82	63,234.82	611,630.58	548,395.76	10.3
	TOTAL FUND REVENUE	402,771.12	402,771.12	6,215,014.87	5,812,243.75	6.5

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

EMPLOYEE HEALTH CARE TRUST

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	HEALTH CARE CLAIMS					
800.9401.3990	MISCELLANEOUS EXPENSE	2,265.91	2,265.91	25,000.00	22,734.09	9.1
800.9401.5050	TRANSFERS OUT	112,500.00	112,500.00	1,426,500.00	1,314,000.00	7.9
800.9401.5265	HEALTH CARE CLAIMS PAID	364,126.78	364,126.78	4,600,000.00	4,235,873.22	7.9
800.9401.5510	REFUND	.00	.00	4,000.00	4,000.00	.0
	TOTAL HEALTH CARE CLAIMS	478,892.69	478,892.69	6,055,500.00	5,576,607.31	7.9
	TOTAL FUND EXPENDITURES	478,892.69	478,892.69	6,055,500.00	5,576,607.31	7.9
	NET REVENUE OVER EXPENDITURES	(76,121.57)	(76,121.57)	159,514.87	235,636.44	(47.7)
	GRAND TOTAL REVENUE/ EXPENDIT	5,851,608.51	5,851,608.51	(3,211,301.91)	(9,062,910.42)	182.2

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

INTERNAL SERVICE

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	CHARGES FOR ESSENTIAL SERVIC					
820.0500.5642	OTHER CITY DEPTS.	.00	.00	272,000.00	272,000.00	.0
	TOTAL CHARGES FOR ESSENTIAL SE	.00	.00	272,000.00	272,000.00	.0
	NON-REVENUE RECEIPTS					
820.0900.9005	TRANSFERS IN	.00	.00	43,000.00	43,000.00	.0
	TOTAL NON-REVENUE RECEIPTS	.00	.00	43,000.00	43,000.00	.0
	TOTAL FUND REVENUE	.00	.00	315,000.00	315,000.00	.0

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

INTERNAL SERVICE

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	INTERNAL SERVICE					
820.9601.1010	SALARIES	16,354.09	16,354.09	221,857.60	205,503.51	7.4
820.9601.1040	FICA	1,244.31	1,244.31	16,972.11	15,727.80	7.3
820.9601.1050	IPERS	1,543.81	1,543.81	20,943.36	19,399.55	7.4
820.9601.1070	SAFETY SHOES	450.00	450.00	900.00	450.00	50.0
820.9601.1080	CHAUFFEURS LICENSE	.00	.00	57.00	57.00	.0
820.9601.1160	HEALTH & LIFE INSURANCE	1,480.71	1,480.71	17,768.35	16,287.64	8.3
820.9601.1760	UNEMPLOYMENT SELF INSURANCE	.00	.00	189.75	189.75	.0
820.9601.2040	PHONE EXPENSE	84.97	84.97	700.00	615.03	12.1
820.9601.2060	TRAVEL AND CONFERENCE	.00	.00	300.00	300.00	.0
820.9601.2130	RADIO MAINTENANCE	.00	.00	1,050.00	1,050.00	.0
820.9601.2140	M/E REPAIRS	.00	.00	2,500.00	2,500.00	.0
820.9601.2150	BUILDING REPAIRS AND MAINTEN	.00	.00	2,588.00	2,588.00	.0
820.9601.2160	GAS & ELECTRICITY	1,552.19	1,552.19	10,000.00	8,447.81	15.5
820.9601.2300	POSTAGE	.00	.00	53.00	53.00	.0
820.9601.2722	COPY CHARGE	.00	.00	53.00	53.00	.0
820.9601.3019	OFFICE SUPPLIES	.00	.00	306.00	306.00	.0
820.9601.3030	ELECTRICAL	.00	.00	520.00	520.00	.0
820.9601.3035	OTHER SUPPLIES	.00	.00	2,000.00	2,000.00	.0
820.9601.3044	M/E SUPPLIES	.00	.00	4,141.00	4,141.00	.0
820.9601.3260	SHOP SUPPLIES	1,174.28	1,174.28	26,000.00	24,825.72	4.5
820.9601.3310	TOOLS AND SUPPLIES	207.74	207.74	5,000.00	4,792.26	4.2
820.9601.3530	GARAGE SUPPLIES	.00	.00	1,000.00	1,000.00	.0
820.9601.3550	SHOP SUPPLIES	.00	.00	1,000.00	1,000.00	.0
820.9601.3750	FUEL	.00	.00	1,035.00	1,035.00	.0
	TOTAL INTERNAL SERVICE	24,092.10	24,092.10	336,934.17	312,842.07	7.2
	TOTAL FUND EXPENDITURES	24,092.10	24,092.10	336,934.17	312,842.07	7.2
	NET REVENUE OVER EXPENDITURES	(24,092.10)	(24,092.10)	(21,934.17)	2,157.93	(109.8)
	GRAND TOTAL REVENUE/ EXPENDIT	5,827,516.41	5,827,516.41	(3,233,236.08)	(9,060,752.49)	180.2

CITY OF MASON CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

UNELMPLOYMENT SELF-INSURANCE

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEARNED	PCNT
	CHARGES FOR ESSENTIAL SERVIC					
840.0500.5642	OTHER CITY DEPARTMENTS	.00	.00	16,223.63	16,223.63	.0
	TOTAL CHARGES FOR ESSENTIAL SE	.00	.00	16,223.63	16,223.63	.0
840.0700.7001	INTEREST	178.88	178.88	2,500.00	2,321.12	7.2
	TOTAL SOURCE 0700	178.88	178.88	2,500.00	2,321.12	7.2
	TOTAL FUND REVENUE	178.88	178.88	18,723.63	18,544.75	1.0

CITY OF MASON CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

UNELMPLOYMENT SELF-INSURANCE

		PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	UNEXPENDED	PCNT
	UNEMPLOYMENT SELF INSURANCE					
840.9701.2740	PROFESSIONAL SERVICES	1,064.89	1,064.89	25,000.00	23,935.11	4.3
	TOTAL UNEMPLOYMENT SELF INSUR	1,064.89	1,064.89	25,000.00	23,935.11	4.3
	TOTAL FUND EXPENDITURES	1,064.89	1,064.89	25,000.00	23,935.11	4.3
	NET REVENUE OVER EXPENDITURES	(886.01)	(886.01)	(6,276.37)	(5,390.36)	(14.1)
	GRAND TOTAL REVENUE/ EXPENDIT	5,826,630.40	5,826,630.40	(3,239,512.45)	(9,066,142.85)	179.9

Council Agenda Item 7

The City of Mason City IOWA

CLERK DEPARTMENT

Memorandum

To: Mayor and Council

From: City Administrator

Date: November 3, 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	240-3800-01 9/23/2026	Susan Stallwood 818 Elm Dr Mason City, IA 50401-2218	070330700500	$ 168.09
General-Tree Trimming and/or Removal	22649 8/28/2026	James D Hare & Audrey L Hare 27 19th St SE Mason City, IA 50401	071530100700	$3,450.00
General-Property Clean Up	22654 9/1/2026	David M & Ock J Chung 186 Cordero Ln Hot Springs Village, AR 71909 **Property Address:**	071525601200 **1712 S Virginia Ave**	$ 770.00
Water-Service Fee	22631 8/20/2026	Third Generation Properties LLC DBA Diamond Vogel PO Box 380 Orange City, IA 51041 **Property Address:**	07103600300 **1025 S Federal Ave**	$ 53.00
General-Mowing	22665 9/11/2026	Shawn D Graven 1212 S Georgia Ave Mason City, IA 50401	071510401900	$ 105.00
General-Mowing	22566 8/7/2026	Russ Hardy 524 2nd Street SW Mason City, IA 50401 **Property Address:**	071035700800 **221 8th St SE**	$ 95.00
General-Mowing	22671 9/11/2026	James R Johnson 524 9th St SE Mason City, IA 50401	071038201100	$ 95.00

General-Mowing	22663 9/11/2026	Judith Jutting 319 N Carolina Ave Mason City, IA 50401	071020200200	$	95.00
General-Mowing	22669 9/11/2026	Barbara B Lubben c/o Chad Lubben 19104 Lakehouse Point Dr Cornelius, NC 28031 **Property Address:**	071647701400 **124 25th St SW**	$	95.00
General-Mowing	22668 9/11/2026	Teandra Properties LLC 725 14th Ave SW Rochester, MN 55902 **Property Address:**	070428202200 **156 12th St NW**	$	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 3rd day of November 2026.

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

Council Agenda Item 8

The City of Mason City IOWA

CLERK DEPARTMENT

Memorandum

To: Mayor and Council

From: City Administrator

Date: November 3, 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	22715 10/9/2026	Mary E Lovstad 704 S Kentucky Ave Mason City, IA 50401	071047702400	$4,800.00
Special Assessment 10 Yr Tree Program	22725 10/27/2026	Shanna E Murphy 1217 N Washington Ave Mason City, IA 50401	070428500200	$2,100.00
Special Assessment 10 Yr Tree Program	22726 10/27/2026	Marissa Merrill 210 Woodbine Mason City, IA 50401	070247600600	$4,600.00
Special Assessment 10 Yr Tree Program	22727 10/27/2026	Madalynn A Tyler 694 16th St SE Mason City, IA 50401	071525401300	$2,500.00

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 3rd day of November, 2026.

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

Council Agenda Item 9

The City of Mason City IOWA

FINANCE DEPARTMENT

Memorandum

To:	Aaron Burnett, City Administrator
From:	Rachel VanHauen, Grant Administrator
Date:	October 26, 2026
RE:	2026 Community Development Block Grant Owner-Occupied Housing Rehabilitation Program

Recommendation:

A Housing Fund grant application has been granted by the Iowa Economic Development Authority (IEDA) for a single-family, owner-occupied housing rehabilitation program in the Forest Park Urban Renewal Area.

Review:

As requirement of the CDBG grant, the City must adopt and agree to adopt and enforce the following:

- Affirmative Fair Housing Policy
- Residential Anti-Displacement and Relocation Assistance Plan
- Prohibition of Excessive Force
- Certification of Compliance
- Code of Conduct
- Equal Opportunity Policy
- Procurement Policy
- Administrative Plan

North Iowa Area Council of Governments will act as general grant administrator.

Budget Impact:

Local matching funds in the amount of $18,000 which includes $12,000 for housing rehabilitation ($2,000 per home) and $6,000 for general administrative costs were approved by council at the time of the grant application submittal.

Council Action Requested:

The City Council may approve the adoption and enforcement of required CDBG documents.

Attachments:

- Affirmative Fair Housing Policy

- Residential Anti-Displacement and Relocation Assistance Plan
- Prohibition of Excessive Force
- Certification of Compliance
- Code of Conduct
- Equal Opportunity Policy
- Procurement Policy
- Administrative Plan

Rachel VanHauen, Grant Administrator

Reviewed and Recommend Approval

RESOLUTION NO. 26 -

RESOLUTION ADOPTING THE REQUIRED CDBG POLICIES, FORMS, AND CERTIFICATIONS FOR THE ADMINISTRATION OF THE CDBG ROOF REPLACEMENT PROGRAM

WHEREAS, the CITY OF MASON CITY has received a Community Development Block Grant (CDBG) from the Iowa Economic Development Authority to replace roofs and roofing components on 6 owner-occupied properties, and

WHEREAS, the CITY OF MASON CITY must administer the CDBG program in accordance to pertinent Federal regulations, including Executive Order 11063, Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) as amended, and the Iowa Civil Rights Act of 1965 as listed in the Fair Housing Policy, and

WHEREAS, the CITY OF MASON CITY must administer the CDBG program in accordance to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 U.S.C. 4601, implementing regulations issued by the Department of Transportation at 49 CFR part 24, and section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) as set out in subpart C of this part, and adopts the Residential Anti-Displacement and Relocation Assistance Plan, and

WHEREAS, the CITY OF MASON CITY must adopt a policy prohibiting the use of excessive force as stated in Section 519 of the Department of Veteran Affairs and U.S. Department of Housing and Urban Development, and Independent Agencies Appropriations Act of 1990.

WHEREAS, the CITY OF MASON CITY must issue a Certification of Compliance as referenced by 2 CFR 200.319 to ensure that all procurement transactions are conducted in a manner that provides full and open competition, and

WHEREAS, the CITY OF MASON CITY must adopt a Code of Conduct ensuring the efficient, fair, and professional administration of federal grant funds in compliance with the procurement policy and other applicable federal and state standards, regulations, and law, and

WHEREAS, the CITY OF MASON CITY must adopt an Equal Opportunity Policy to provide equal opportunity to all employees, applicants and program beneficiaries and agrees to post the policy in a conspicuous place to make available to all, and

WHEREAS, the CITY OF MASON CITY must adopt a Procurement Policy to meet 24 CFR 570.489(G) which governs the procurement products/services utilizing CDBG funds to maintain oversight to ensure that contractors perform in accordance with the terms, conditions, and specifications of their contracts or purchase orders, and

WHEREAS, the CITY OF MASON CITY agrees to administer the grant program in compliance with all other state and federal guidelines as set out in the Administrative Plan,

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

Section 1: That the City Council hereby adopts and agrees to adopt and enforce the following:

Affirmative Fair Housing Policy
Residential Anti-Displacement and Relocation Assistance Plan
Prohibition of Excessive Force
Certification of Compliance
Code of Conduct
Equal Opportunity Policy
Procurement Policy
Administrative Plan

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

PASSED AND APPROVED this 3rd day of November, 2026.

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

RESOLUTION NO. 26 –

A RESOLUTION APPROVING AND ADOPTING THE CODE OF CONDUCT FOR ALL OFFICERS, EMPLOYEES, OR AGENTS OF THE CITY OF MASON CITY, IOWA ENGAGED IN THE AWARD OR ADMINISTRATION OF CONTRACTS SUPPORTED BY FEDERAL GRANT FUNDS

WHEREAS, the purpose of this Code of Conduct is to ensure the efficient, fair, and professional administration of federal grant funds in compliance with the procurement policy and other applicable federal and state standards, regulations, and laws, and

WHEREAS, This Code of Conduct applies to all officers, employees, or agents of the City of Mason City, Iowa engaged in the award or administration of contracts supported by federal grant funds.

WHEREAS, No officer, employee, or agent of the City of Mason City shall participate in the selection, award, or administration of a contract supported by federal grant funds, if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when:

a. The employee, officer, or agent;
b. Any member of his/her immediate family;
c. His/her partner; or
d. An organization which employs, or is about to employ any of the above; or, has a financial or other interest in the firm selected for award.

Officers, employees, or agents of the City of Mason City shall neither solicit nor accept gratuities, favors, or anything of monetary value from contractors, potential contractors, or subcontractors, and

WHEREAS, The City of Mason City has zero tolerance for the commission or concealment of acts of fraud, waste or abuse. All officers, employees, or agents shall notify the Mayor of suspected actions. Allegations of such acts will be investigated and pursued to their legal conclusion, including legal action where warranted. Concerns may be reported to:

John P. Lee, Mayor

(641) 421-3600

City Clerk's Office, 10 1st Street NW, Mason City, IA 50401

WHEREAS, To the extent permitted by federal, state, or local laws or regulations, violation of these standards may cause penalties, sanctions, or other disciplinary actions to be taken against the City of Mason City's officers, employees, or agents, or the contractors, potential contractors, subcontractors, or their agents.

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

Section 1: That the Code of Conduct, 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 3rd day of November, 2026

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

PUBLIC NOTICE
AFFIRMATIVE FAIR HOUSING POLICY

This notice is published pursuant to the requirements of Executive Order 11063 on equal opportunity in housing and nondiscrimination in the sale or rental of housing built with federal assistance, and with Title VIII of the Civil Rights Act of 1968 (federal Fair Housing Act), as amended, which prohibits discrimination in the provision of housing because of race, color, creed, religion, sex, national origin, disability or familial status.

The CITY OF MASON CITY, IOWA certifies to the public that it will administer its assisted programs and activities relating to housing and community development in a manner to affirmatively further fair housing in the sale or rental of housing, the financing of housing and the provision of brokerage services, in adherence to the federal Fair Housing Act and to the Iowa Civil Rights Act of 1965.

The CITY OF MASON CITY shall assist individuals who believe they have been subject to discrimination in housing through the resources of the Iowa Civil Rights Commission, the U.S. Department of Housing and Urban Development, or a local civil rights commission.

The CITY OF MASON CITY has designated the following (person or office) as the contact to coordinate efforts to comply with this policy, who will serve as the Discrimination Complaint Officer for any housing-related bias or discrimination complaint. Inquiries or complaints should be directed to:

NAME: Aaron Burnett

OFFICE: City Administrator

ADDRESS: City Hall, 10 1st Street NW

CITY/STATE/ZIP CODE: Mason City, IA 50401

PHONE NUMBER: 641-421-3600

HOURS: Monday – Friday 8:00 a.m. to 4:30 p.m.



EQUAL HOUSING OPPORTUNITY

U. S. Department of Housing and Urban Development



EQUAL HOUSING
OPPORTUNITY

We Do Business in Accordance With the Federal Fair Housing Law
(The Fair Housing Amendments Act of 1988)

It is Illegal to Discriminate Against Any Person Because of Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin

In the sale or rental of housing or residential lots

In advertising the sale or rental of housing

In the financing of housing

In the provision of real estate brokerage services

In the appraisal of housing

Blockbusting is also illegal

Anyone who feels he or she has been discriminated against may file a complaint of housing discrimination:
1-800-669-9777 (Toll Free)
1-800-927-9275 (TTY)
www.hud.gov/fairhousing

U.S. Department of Housing and Urban Development
Assistant Secretary for Fair Housing and Equal Opportunity
Washington, D.C. 20410

Previous editions are obsolete

form HUD-928.1 (8/2011)

Choose 1 of the activities in the list of 13 below.

IN ADDITION TO PASSING AND DISPLAYING THE AFFIRMATIVE FAIR HOUSING POLICY (AND USING/DISPLAYING THE ACCOMPANYING EQUAL HOUSING OPPORTUNITY STATEMENT), THE CITY MUST ALSO COMPLETE ONE OF THE FOLLOWING ACTIVITIES IN ORDER TO MEET THE CIVIL RIGHTS REQUIREMENTS OF ITS CDBG HOUSING REHAB GRANT. THIS ACTIVITY MUST BE IMPLEMENTED DURING THE TERM OF ITS REHABILITATION CONTRACT WITH THE IEDA

Elective activities to promote Fair Housing:

Communities/counties receiving CDBGfunds must also complete one of the following activities and implement it during the contract period:

1. Advertise the availability of housing and related assistance to population groups that are least likely to apply through various forms of media (i.e. radio stations, posters, flyers, newspapers) in English and other languages spoken by eligible families within the project service area
2. Include a flyer about fair housing in a local utility or tax bill and send it to every household in the municipality
3. Have the Responsible Entity staff attend a fair housing training or conference.
4. Organize a local letter writing campaign to local legislators and/or local government about the need to fund and support fair housing programs
5. Sponsor trainings for realtors, bankers, landlords, homebuyers, tenants, public housing authority and other city/town employees to educate them on their fair housing rights and responsibilities. This activity MUST be done in collaboration with the Iowa Civil Rights Commission or a local civil rights commission.
6. Provide training/educational programs about fair housing for financial, real estate, and property-management professionals at local firms, including their obligations to comply with the federal Fair Housing Act and the Iowa Civil Rights Act of 1965 (this can be done by partnering with a bank, board of realtors association, or other local group and helping to sponsor a program taught by a qualified entity such as ICRC)
7. Conduct meetings with advocacy groups for members of the protected classes (i.e. persons with disabilities, immigrants, refugees, etc.) on the availability of affordable and accessible housing and determine housing needs to plan future projects
8. Establish and/or fund fair housing organizations in areas where there are no such organizations
9. Conduct fair housing testing to ensure that local housing providers and/or lenders do not discriminate (fair housing testing must be conducted by a HUD-certified fair housing agency)
10. Assist Housing Choice Voucher program participants to help locate and secure housing outside of racially concentrated areas of poverty (RCAPs) or near-RCAPs
11. Conduct outreach to housing providers and housing developers to discuss affordable and accessible housing needs in RCAPs and near-RCAPs
12. Evaluate the local zoning ordinance against the fair housing benchmarks identified in this AI, using the Zoning Risk Assessment Tool. Evaluate the need for amendments to the zoning ordinance and make them.
13. Organize a tester recruitment event in collaboration with the Iowa Civil Rights Commission to help document instances of housing discrimination

RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

This Residential Anti-displacement and Relocation Assistance Plan is prepared by THE CITY OF MASON CITY in accordance with the Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325 and is applicable to our CDBG-assisted projects.

Minimize Displacement

Consistent with the goals and objectives of activities assisted under the Act, THE CITY OF MASON CITY will take the following steps to minimize the direct and indirect displacement of persons from their homes:

- Coordinate code enforcement with rehabilitation and housing assistance programs.
- Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
- Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
- Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
- Adopt policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
- Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.
- Adopt tax assessment policies, such as deferred tax payment plans, to reduce impact of increasing property tax assessments on lower income owner-occupants or tenants in revitalizing areas.
- Establish counseling centers to provide homeowners and tenants with information on assistance available to help them remain in their neighborhood in the face of revitalization pressures.
- Where feasible, give priority to rehabilitation of housing, as opposed to demolition, to avoid displacement.
- If feasible, demolish or convert only dwelling units that are not occupied or vacant occupiable dwelling units (especially those units which are "lower-income dwelling units" (as defined in 24 CFR 42.305).
- Target only those properties deemed essential to the need or success of the project.

Relocation Assistance to Displaced Persons

THE CITY OF MASON CITY will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the CDBG Program, move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR 42.350. A displaced person who is not a lower-income tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24.

One-for-One Replacement of Lower-Income Dwelling Units

The CITY OF MASON CITY will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than lower-income housing in connection with a project assisted

with funds provided under the CDBG Program in accordance with 24 CFR 42.375.Before entering into a contract committing THE CITY OF MASON CITY to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, THE CITY OF MASON CITY will make public by publication in the *Globe Gazette* newspaper and submit to the Iowa Economic Development Authority (IEDA) the following information in writing:

A description of the proposed assisted project;
The address, number of bedrooms, and location on a map of lower-income dwelling units that will be demolished or converted to a use other than as lower- income dwelling units as a result of an assisted project;
A time schedule for the commencement and completion of the demolition or conversion;
To the extent known, the address, number of lower-income dwelling units by size (number of bedrooms) and location on a map of the replacement lower-income housing that has been or will be provided. NOTE: See also 24 CFR 42.375(d).
5. The source of funding and a time schedule for the provision of the replacement dwelling units;
The basis for concluding that each réplacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
Information demonstrating that any proposed replacement of lower-income dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the HUD-approved Consolidated Plan and 24 CFR 42.375(b).

To the extent that the specific location of the replacement dwelling units and other data in items 4 through 7 are not available at the time of the general submission, THE CITY OF MASON CITY will identify the general location of such dwelling units on a map and complete the disclosure and submission requirements as soon as the specific data is available.

Replacement not Required Based on Unit Availability

Under 24 CFR 42.375(d), THE CITY OF MASON CITY may submit a request to IEDA for a determination that the one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower-income dwelling units in standard condition available on a non-discriminatory basis within the area.

Contacts
THE CITY OF MASON CITY OFFICE OF THE CITY CLERK (641-421-3600) is responsible for tracking the replacement of lower income dwelling units and ensuring that they are provided within the required period. THE CITY OF MASON CITY OFFICE OF THE CITY CLERK (641-421-3600) is responsible for providing relocation payments and other relocation assistance to any lower lower-income person displaced by the demolition of any dwelling unit or the conversion of lower-income dwelling units to another use.

Adopted by the CITY OF MASON CITY this_____day of _____, 2026

Signed John P. Lee, Mayor _____

POLICY ON THE PROHIBITION OF THE USE OF EXCESSIVE FORCE

WHEREAS, THE CITY OF MASON CITY has received federal funding through the Community Development Block Grant (CDBG) program; and,

WHEREAS, Section 519 of the Department of Veteran Affairs and U.S. Department of Housing and Urban Development, and Independent Agencies Appropriations Act of 1990 requires that all CDBG recipients adopt and enforce a policy to prohibit the use of excessive force by law enforcement agencies within the recipient's jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

WHEREAS, all recipients of CDBG funds are further required to follow a policy of enforcing applicable state and local laws against physically barring entrances or exits to a facility that is the subject of a nonviolent protest demonstration; and

WHEREAS, THE CITY OF MASON CITY endorses a policy prohibiting the use of excessive force and will inform all law enforcement agencies within its jurisdiction of this policy,

NOW, THEREFORE, BE IT RESOLVED, THE CITY OF MASON CITY hereby prohibits any law enforcement agency operating within its jurisdiction from using excessive force against any individuals engaged in nonviolent civil rights demonstrations. In addition, THE CITY OF MASON CITY agrees to enforce any applicable state or local laws against physically barring entrances or exits from a facility or location that is the subject of a non-violent protest demonstration. THE CITY OF MASON CITY further pledges enforcement of this policy within its jurisdiction and encourages any individual or group who feels that THE CITY OF MASON CITY has not complied with this policy to file a complaint.

Information and assistance relative to excessive force complaints shall be provided by:
Name: THE CITY OF MASON CITY CLERK'S OFFICE
Phone Number: 641-421-3600

Adopted by _____ this____day of _____, 2026

Signed John P. Lee, Mayor _____

Certification of Compliance
CDBG Procurement Standards

CDBG Applicant/Recipient: City of Mason City (26-HSGR-013)

Application year: 2026

2 CFR 200.319 Competition.

(a) All procurement transactions must be conducted in a manner providing full and open competition consistent with the standards of this section. In order to ensure objective contractor performance and eliminate unfair competitive advantage, contractors that develop or draft specifications, requirements, statements of work, and invitations for bids or requests for proposals **must** be excluded from competing for such procurements. Some of the situations considered to be restrictive of competition include but are not limited to:

(1) Placing unreasonable requirements on firms in order for them to qualify to do business;
(2) Requiring unnecessary experience and excessive bonding;
(3) Noncompetitive pricing practices between firms or between affiliated companies;
(4) Noncompetitive contracts to consultants that are on retainer contracts;
(5) Organizational conflicts of interest;
(6) Specifying only a "brand name" product instead of allowing "an equal" product to be offered and describing the performance or other relevant requirements of the procurement; and
(7) Any arbitrary action in the procurement process.

I certify that I am the chief elected official and that the community listed above did not violate the above competition statue when competitively procuring engineering or administrative services as part of the potential CDBG award.

Signature: _____

Printed Name: John P. Lee, Mayor

Date: _____

CODE OF CONDUCT

PURPOSE

The purpose of this Code of Conduct is to ensure the efficient, fair, and professional administration of federal grant funds in compliance with the procurement policy and other applicable federal and state standards, regulations, and laws.

APPLICATION

This Code of Conduct applies to all officers, employees, or agents of the City of Mason City, Iowa engaged in the award or administration of contracts supported by federal grant funds.

REQUIREMENTS

No officer, employee, or agent of the City of Mason City shall participate in the selection, award, or administration of a contract supported by federal grant funds, if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when:

a. The employee, officer, or agent;
b. Any member of his/her immediate family;
c. His/her partner; or
d. An organization which employs, or is about to employ any of the above; or, has a financial or other interest in the firm selected for award.

Officers, employees, or agents of the City of Mason City shall neither solicit nor accept gratuities, favors, or anything of monetary value from contractors, potential contractors, or subcontractors.

FRAUD, WASTE AND ABUSE

The City of Mason City has zero tolerance for the commission or concealment of acts of fraud, waste or abuse. All officers, employees, or agents shall notify the Mayor of suspected actions. Allegations of such acts will be investigated and pursued to their legal conclusion, including legal action where warranted. Concerns may be reported to:

John P. Lee, Mayor
(641) 421-3600
City Clerk's Office, 10 1st Street NW, Mason City, IA 50401

REMEDIES

To the extent permitted by federal, state, or local laws or regulations, violation of these standards may cause penalties, sanctions, or other disciplinary actions to be taken against the City of Mason City's officers, employees, or agents, or the contractors, potential contractors, subcontractors, or their agents.

Passed and adopted this _____ day of _____ 2026.

_____
John P. Lee, Mayor

ATTEST:

_____
City Clerk

EQUAL OPPORTUNITY POLICY STATEMENT

DATE: _____

It is the policy of the City of Mason City to provide equal opportunity to all employees, applicants and program beneficiaries; to provide equal opportunity for advancement of employees; to provide program and employment facilities which are accessible to the handicapped and to administer its programs in a manner that does not discriminate against any person because of race, creed, color, religion, sex, national origin, disability, age, familial status, political affiliation, citizenship or sexual orientation.

The Mayor has ultimate responsibility for the overall administration of the affirmative action/equal opportunity program. The total integration of equal opportunity into all parts of personnel and program management is the Mayor's responsibility. The Mayor will review all policies and procedures as they affect equal opportunity and affirmative action and ensure compliance with relevant federal and state statutes.

The right of appeal and recourse is guaranteed by the City of Mason City. Any person who feels that he or she has been denied employment, participation, representation, or services in any program administer by the City of Mason City because of race, creed, color, religion, sex, national origin, age, disability, political affiliation, sexual orientation, or citizenship has the right to file an equal opportunity complaint. Information and assistance relative to equal opportunity complaints shall be provided by the Mayor who can be contacted at City Clerk's Office, 10 1st Street NW, Mason City, IA 50401, (641) 421-3600.

This Equal Opportunity Policy of the City of Mason City shall be posted in conspicuous places within the facility, distributed to all employees, contractors and to the persons of all advisory and policy-making groups.

_____

John P. Lee, Mayor
City of Mason City

City of Mason City CDBG Roofing Program
Procurement Policies and Procedures

Procurement Standards

General (Replaces 2 CFR 200.318)
Subrecipients of the CDBG program must maintain oversight to ensure that contractors perform in accordance with the terms, conditions, and specifications of their contracts or purchase orders.
The subrecipient alone shall be responsible, in accordance with good administrative practice and sound business judgment, for the settlement of all contractual and administrative issues arising out of procurements. These issues include, but are not limited to, source evaluation, protests, disputes, and claims. These standards do not relieve the subrecipient of any contractual responsibilities under its contracts.

Conflicts of interest in awarding contracts (Replaces 2 CFR 200.318)
The subrecipient must maintain written standards of conduct covering and governing the actions of its employees engaged in the selection, award and administration of contracts. No employee, officer, or agent may participate in the selection, award, or administration of a contract supported by a Federal award if he or she has a real or apparent conflict of interest. Such a conflict of interest would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from a firm considered for a contract. The officers, employees, and agents of the subrecipient may neither solicit nor accept gratuities, favors, or anything of monetary value from contractors or parties to subcontracts.
If the subrecipient has a parent, affiliate, or subsidiary organization that is not a state, local government, or Indian tribe, the subrecipient must also maintain written standards of conduct covering organizational conflicts of interest. Organizational conflicts of interest means that because of relationships with a parent company, affiliate, or subsidiary organization, the subrecipient is unable or appears to be unable to be impartial in conducting a procurement action involving a related organization.
IEDA may terminate contracts with any CDBG subrecipient that violates this policy and may require full repayment of funds issued to the subrecipient.

Best Cost (Replaces 2 CFR 200.318)
The subrecipient's procedures must avoid acquisition of unnecessary or duplicative items. Consideration should be given to consolidating or breaking out procurements to obtain a more economical purchase. Where appropriate, an analysis will be made of lease versus purchase alternatives, and any other appropriate analysis to determine the most economical approach. The subrecipient is encouraged to use value engineering clauses in contracts for construction projects of sufficient size to offer reasonable opportunities for cost reductions. Value engineering is a systematic and creative analysis of each contract item or task to ensure that its essential function is provided at the overall lower cost.

Responsible Contractors (Replaces 2 CFR 200.318)
The subrecipient must award contracts only to responsible contractors possessing the ability to perform successfully under the terms and conditions of a proposed procurement. Consideration will be given to such matters as contractor integrity, compliance with public policy, record of past performance, and financial and technical resources.

Awards must not be made to parties listed on the governmentwide Excluded Parties List System in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR Part 1986 Comp., p. 189) and 12689 (3 CFR Part 1989 Comp., p. 235), "Debarment and Suspension." The Excluded Parties List System in SAM contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.
The subrecipient must maintain records sufficient to detail the history of procurement. These records will include, but are not necessarily limited to the following:

1. rationale for the method of procurement
2. selection of contract type
3. contractor selection or rejection
4. the basis for the contract price.

Competition (Replaces 2 CFR 200.319)
All procurement transactions must be conducted in a manner providing full and open competition consistent with the standards of this section. In order to ensure objective contractor performance and eliminate unfair competitive advantage, contractors that develop or draft specifications, requirements, statements of work, or invitations for bids or requests for proposals shall be excluded from competing for such procurements. IEDA will consider requests for waivers of this provision. The subrecipient must make a sufficient showing that the number of contractors that provide the goods or services is insufficient that it is necessary to not exclude contractors that developed or drafted specifications, requirements, statements of work, or invitations for bids or requests for proposals.

Examples restrictions on competition include but are not limited to:

1. Placing unreasonable requirements on firms in order for them to qualify to do business;
2. Requiring unnecessary experience and excessive bonding;
3. Noncompetitive pricing practices between firms or between affiliated companies;
4. Noncompetitive contracts to consultants that are on retainer contracts;
5. Organizational conflicts of interest;
6. Specifying only a "brand name" product instead of allowing "an equivalent" product to be offered and describing the performance or other relevant requirements of the procurement; and
7. Any arbitrary action in the procurement process.

The subrecipient must conduct procurement in a manner that prohibits the use of statutorily or administratively imposed state, local, or tribal geographical preferences in the evaluation of bids or proposals, except in those cases where applicable Federal or State of Iowa law expressly mandates or encourages geographic preference. Nothing in this section preempts state licensing laws.

When contracting for architectural and engineering (A/E) services, geographic location may be a selection criterion, provided that an appropriate number of qualified firms remain, given the nature and size of the project, to compete for the contract.

The subrecipient must have written procedures for procurement transactions. These procedures must ensure that all solicitations:

1. Incorporate a clear and accurate description of the technical requirements for the material, product, or service to be procured. Such description must not, in competitive procurements, contain features which unduly restrict competition. The description may include a statement of the qualitative nature of the material, product or service to be procured and, when necessary, must set forth those minimum essential characteristics and standards to which it must conform if it is to satisfy its intended use. Detailed product specifications should be avoided. When it is impractical or not reasonably feasible to make a clear and accurate description of the technical requirements, a "brand name or equivalent" description may be used as a means to define the performance or other salient requirements of procurement. The specific features of the named brand which must be met by offers must be clearly stated; and

2. Identify all requirements which the offerors must fulfill and all other factors to be used in evaluating bids or proposals.

Types of Procurement (Replaces 2 CFR 200.320-based on Iowa Code section 11.118)

1. **Small**: Estimated annual value does not exceed $5,000 and does not exceed $15,000 for multiyear contracts: For supplies and services only. The subrecipient does not need to solicit competitive quotations if the subrecipient considers the price to be reasonable. To the extent practicable, the subrecipient must distribute such procurement equitably among qualified suppliers.

2. **Simple:** Estimated annual value exceeds $5,000 but less than $50,000 per year and does not exceed $150,000 for multiyear contracts: For non-engineering and architectural services and supplies only. The subrecipient may use an informal competitive selection process to engage a service provider. Informal selection means price or rate quotations must be obtained from an adequate number of qualified sources. The subrecipient may contact the prospective service providers in person, by telephone, fax, email or letter. The subrecipient should solicit at least three prospective service providers. The sub recipient must justify, to IEDA's satisfaction, contacting fewer than three service providers. The justification shall be included in the contract file.

3. **Professional:** Estimated annual value exceeds $50,000 per year and exceeds $150,000 for multiyear contracts: For supplies and services and ALL engineering and architectural services, a subrecipient shall use a formal *competitive selection* process to procure the goods or services.

4. **Sealed bids:** (formal advertising): The sealed bid method is the preferred method for procuring construction. Bids are publicly solicited and a firm fixed price contract (lump sum or unit price) is awarded to the responsible bidder whose bid, conforming with all the material terms and conditions of the invitation for bids, is the lowest in price. The procurement lends itself to a firm fixed price contract and the selection of the successful bidder can be made principally on the basis of price. A complete, adequate, and realistic specification or purchase description will be developed before bidding.

The following requirements apply:

1. Bids must be solicited from an adequate number of known suppliers, providing them sufficient response time prior to the date set for opening the bids, and the invitation for bids must be publicly advertised (not required for nonprofit entities);

2. The invitation for bids, which will include any specifications and pertinent attachments, must define the items or services in order for the bidder to properly respond;

3. All bids will be opened at the time and place prescribed in the invitation for bids, and the bids must be opened publicly;

4. The subrecipient shall enter into a firm fixed price contract award with the lowest responsive and responsible bidder. Where specified in bidding documents, factors such as discounts, transportation cost, and life cycle costs must be considered in determining which bid is lowest. Payment discounts will only be used to determine the low bid when prior experience indicates that such discounts are usually taken advantage of; and

5. Any or all bids may be rejected if there is a sound documented reason.

Competitive Selection Process: The technique of competitive proposals is normally conducted with more than one source submitting an offer, and either a fixed price or cost-reimbursement type contract is awarded. It is generally used when a sealed bidding process is not appropriate. If this method is used, the following requirements apply:

1. Requests for proposals must be publicized and identify all evaluation factors and their relative importance. Any response to publicized requests for proposals must be considered to the maximum extent practical;

2. Proposals must be solicited from an adequate number of qualified sources;

3. The subrecipient must have a written method for conducting technical evaluations of the proposals received and for selecting recipients;

4. Contracts must be awarded to the responsible firm whose proposal is most advantageous to the program, with price and other factors considered; and

5. The subrecipient may use competitive proposal procedures for qualifications-based procurement of architectural/engineering (A/E) professional services whereby competitors' qualifications are evaluated and the most qualified competitor is selected, subject to negotiation of fair and reasonable compensation. The method, where price is not used as a selection factor, can only be used in procurement of A/E professional services. It cannot be used to purchase other types of services though A/E firms are a potential source to perform the proposed effort.

Noncompetitive proposals: Procurement by noncompetitive proposals is procurement through solicitation of a proposal from only one source and may be used only when one or more of the following circumstances apply:

(1) The item is available only from a single source. This type of procurement is referred to as sole-source procurement;

(2) The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation;

(3) The Federal awarding agency or pass-through entity expressly authorizes noncompetitive proposals in response to a written request from the non-Federal entity; or

(4) After solicitation of a number of sources, competition is determined inadequate. This type of procurement is referred to as single-source procurement.

Responsible unit: IEDA project managers verified via monitoring and/or state auditor

Targeted Small Businesses – Minority, Disabled, and Woman Owned Businesses (Replaces 2 CFR 200.321)

The subrecipient must take all necessary affirmative steps to ensure that minority businesses, women's business enterprises, businesses owned by disabled persons, and labor surplus area firms are used when possible.

Affirmative steps must include:

(1) Placing qualified small and minority businesses, small women's business enterprises, and small businesses owned by disabled persons on solicitation lists. Link to a directory of Targeted Small Businesses in Iowa: https://iowaeda.microsoftcrmportals.com/tsb-search/;

(2) Ensuring that Targeted Small Businesses are solicited whenever they are potential sources;

(3) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by Targeted Small Businesses;

(4) Establishing delivery schedules, where the requirement permits, which encourage participation by Targeted Small Businesses;

(5) Using the services and assistance, as appropriate, of such organizations as the Small Business Administration, the Minority Business Development Agency of the Department of Commerce and the Iowa Economic Development Targeted Small Business Program https://www.iowaeconomicdevelopment.com/tsb; and

(6) Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in paragraphs (1) through (5) of this section.

Recycled Content and Products (Replaces 2 CFR 200.322)

When appropriate, specifications shall include requirements for the use of recovered materials and products.

The specifications shall not restrict the use of alternative materials, exclude recovered materials, or require performance standards that exclude products containing recovered materials unless the subrecipient seeking the product can document that the use of recovered materials will impede the intended use of the product.

Cost Analysis and Contract Price (Replaces 2 CFR 200.323)

The subrecipient must perform a cost or price analysis in connection with every procurement action in excess of the small, simple and professional acquisition thresholds, including contract modifications. The method and degree of analysis is dependent on the facts surrounding the particular procurement situation, but as a starting point, the subrecipient must make independent estimates before receiving bids or proposals.

The subrecipient must negotiate profit as a separate element of the price for each contract in which there is no price competition and in all cases where cost analysis is performed. To establish a fair and reasonable profit, consideration must be given to the complexity of the work to be performed, the risk borne by the contractor, the contractor's investment, the amount of subcontracting, the quality of its record of past performance, and industry profit rates in the surrounding geographical area for similar work.

Costs or prices based on estimated costs for contracts under the Federal award are allowable only to the extent that costs incurred or cost estimates included in negotiated prices would be allowable for the subrecipient under 2 CFR 200.402 - 406.

The cost plus a percentage of cost and percentage of construction cost methods of contracting shall not be used.

Review of Procurement Documents and Procurement System (Replaces 2 CFR 200.324)

The subrecipient must make available upon request pre-procurement review; procurement documents, such as requests for proposals or invitations for bids; or independent cost estimates, when:

1. Requested by IEDA;

2. The procurement is expected to exceed the small, simple and professional acquisition thresholds and is to be awarded without competition or only one bid or offer is received in response to a solicitation;

3. The procurement, which is expected to exceed the small, simple and professional acquisition thresholds, specifies a "brand name" product;

IEDA Certification: The subrecipient may request that IEDA certify that its procurement system meets these standards.

Self-certification: The subrecipient may self-certify its procurement system. Such self-certification shall not limit IEDA's right to review and survey the system. If a subrecipient self-certifies its procurement system, the IEDA may rely on written assurances from the subrecipient that it is complying with these standards. The subrecipient must cite specific policies,

procedures, regulations, or standards as compliant with these requirements and make its system available for review.

Bonding (Replaces 2 CFR 200.325)

For construction or facility improvement contracts or subcontracts for public improvement projects and multi-family residential buildings, the minimum requirements shall be as follows:

a. A bid guarantee from each bidder equivalent to five percent of the bid price. The "bid guarantee" must consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of the bid, execute such contractual documents as may be required within the time specified.

b. A performance bond for 100 percent of the contract price. A "performance bond" is one executed in connection with a contract to secure fulfillment of all the contractor's obligations under such contract.

c. A payment bond for 100 percent of the contract price. A "payment bond" is one executed in connection with a contract to ensure that the contractor will pay as required by law all persons supplying labor and material in the execution of the work provided for in the contract.

The subrecipient may petition IEDA to accept its bonding policy, provided that IEDA has made a determination that the Federal interest is adequately protected.

Recipients are expected to comply with all state requirements regarding bonding requirements for public improvement projects: https://www.legis.iowa.gov/docs/code/2019/573.pdf Recipients should consult with their legal counsel to determine how state requirements may impact their CDBG project.

Contract Provisions (Replaces 2 CFR 200.326)

The subrecipient's contracts must contain the applicable provisions set out in Appendix II of the CDBG Management Guide

ACKNOWLDEGEMENT AND ADOPTION

As a recipient of Community Development Block Grant (CDBG) funds, the City of Mason City adopts the State of Iowa's CDBG Procurement Policies and Procedures and agrees to apply all policies and procedures to CDBG funded projects within Mason City.

Adopted by the City of Mason City on the _____day of _____ 2026.

Chief Elected Official:

John P. Lee, Mayor
Typed/printed name, Title

Signature

CITY OF MASON CITY

Administrative Plan

CDBG Owner-Occupied Roofing Program

CDBG Application Submittal In the Year: 2026

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NOTE: Underlined items in the narrative of this document are required by the Iowa Economic Development Authority (IEDA).

1. Program Overview

The City of Mason City Home Exterior Rehabilitation Program will provide rehabilitation assistance to replace roofs to at least 6 low-to-moderate (LMI) income households in a selected target area of the community, as a means to expand or retain the supply of safe, sound, and affordable housing for its LMI households

The target area includes the developed home lots within the Forest Park TIF District in the city of Mason City.

2. Fair Housing & Non-Discrimination

The community will ensure that CDBG assistance is made available on a non-discriminatory basis without regard to race, color, religion, sex, disability, familial status, age or national origin.

Efforts to reach all protected classes will be fully saturated by means of the City's marketing efforts, which will include the opportunity for all eligible households in the target area to submit an application for rehabilitation assistance. This thorough application intake which again certainly gives all eligible LMI households in the target area the opportunity to apply, represents a meaningful action in fostering and maintaining compliance with civil rights and fair housing laws. Such a thorough marketing effort will also be a good means to effectively promote the use of the City's resources to affirmatively further fair housing.

The City will promote fair housing by completing the following activities during the term of its CDBG contract with the IEDA:

Publicize and pass an Affirmative Fair Housing Policy that certifies that the City of Mason City adheres to the requirement of the Fair Housing Act and the Iowa Civil Rights Act of 1965 (expressing and confirming use and adoption of the Equal Housing Opportunity logo and the Equal Housing Opportunity Statement)

In its Affirmative Fair Housing Public Notice, the City will identity and designate the Mayor's office as the contact to coordinate efforts to comply with the City's Fair Housing Policy and which will serve as the Discrimination Complaint Office for any housing-related bias or discrimination complaint

The City of Mason City will assist individuals, who believe they have been subject to discrimination in housing, through the resources of the Iowa Civil Rights Commission, the U.S. Department of Housing & Urban Development, or a local civil rights commission

Also, during the term of its CDBG contract with the IEDA, and prior to holding its Status of Funded Activities Public Hearing, the City will complete at least one of the thirteen elective activities to promote fair housing, as listed in the IEDA Fair Housing Guidebook dated June 15, 2016, and in Appendix 2 of the latest CDBG Management Guide.

3. Program Eligibility

a. **Income**
To be eligible, applicants must have a household income that does not exceed 80% of the median household income as established by the U.S. Department of Housing and Urban Development (HUD). These applicants are defined LMI (low-to-moderate income) households

b. **Tenure**
In addition to the ownership and occupancy requirements detailed above, an applicant must reside in the property and also must own (i.e., must have been the owner of record) prior to the start of the income and expense eligibility determination (in other words prior to the intense processing of the application), in order to be eligible for program assistance.

4. Property Requirements

a. **Ownership**
The property must be the applicant's principal place of residence. The applicant must own the property. Ownership may be established by holding fee simple title to the property or maintaining a 99-year leasehold interest in the property.

b. **Verification of Ownership**
Property ownership will be verified by public / court house records. A copy of the deed for all assisted properties will be kept in the individual project files.

c. **Location**
Properties must be within the Forest Park TIF District of the community of Mason City

d. **Use of the Property**
Residential properties containing businesses may only be included in the program when it can be clearly shown that CDBG funds will not benefit the business on the property. CDBG funds will only be used to rehabilitate residential portion of the unit and any funds used on shared/common areas must be prorated. Program files will document how the costs were allocated between the residential portion and business portion of the unit.

e. **Flood Plain**
Properties included in a 100-year flood plain are not eligible for the program.

f. **Manufactured Homes**
Manufactured homes may be assisted with CDBG program funds only if all of the following criteria are met:

The manufactured home was constructed after 1976.

The manufactured home is permanently affixed to a site-built permanent foundation and has had its towing hitch and running gear removed.

The homeowner owns the land on which the manufactured home is installed.

The manufactured home is taxed as real estate (real property) by the community.

g. **Property Tax and Insurance Expenses**
In order to be eligible for program assistance, the assisted property owner must be current with regard to payment of their **real estate property tax liability**. In order to be eligible for program assistance, the assisted property must be adequately covered by **property insurance** (homeowner's hazard and liability insurance).

h. **Property Condition**
In order to be eligible for program assistance, the property must be free of garbage; debris; refuse; building materials (those not used for the rehabilitation project); abandoned, non-operational or junk vehicles; etc. Additionally, the property must not be in violation of any local nuisance ordinances. The dwelling itself must be reasonably clean and sanitary; free of garbage, debris and refuse; uncluttered; and in such a state that permits reasonable access by the community's rehabilitation technician to conduct the initial inspection and, as applicable, conduct a visual risk assessment of the property, and to the contractor(s) working on the property owner's project.

i. **Infeasible Structures**
Where a dwelling is determined infeasible for rehabilitation, the community reserves the right to withdraw its offer of financial assistance toward that project and to its property owner. Determination of infeasibility will be at the discretion of the members of the City's Housing Rehabilitation Committee during consideration for project award and will be based on, but not limited to, the following criteria: after-rehab impact of the project and total rehabilitation cost relative to the size of the structure. After consideration of these and other applicable factors, the Committee may decide to withdraw the City's offer of financial assistance toward that project and to its property owner.

5. Marketing Plan

As mentioned above in Section II (Fair Housing & non-discrimination), marketing of the program will saturate the City. All eligible owner-occupants will be made aware of the availability of the application form to the City of Mason City Home Rehabilitation Roofing Program. Those completing and returning a full application on or before the end of the designated application intake period, and determined to be LMI households, will be ranked according the date and time of receipt of application.

6. Program Assistance

CDBG assistance will be provided as a five-year receding forgivable loan. The property must remain the applicant's principal residence for five years following the project acceptance date for the loan to be fully forgiven. The community will file a lien/ security interest against the property in the amount of CDBG **rehabilitation** assistance. Other CDBG funded costs (administrative costs, lead hazard reduction costs, lead hazard reduction carrying costs, temporary relocation costs) will not be secured in the forgivable loan. Where there are existing liens, mortgages or other security interests already on file against assisted properties (e.g., the applicant's primary mortgage), the community's program assistance security interest may be filed (recorded) in a junior position to existing liens, mortgages or security interests.

Maximum Amount of CDBG Rehabilitation Assistance: The maximum amount of assistance to an individual rehabilitation project from the community's program funds is $24,999. The maximum assistance level is on the hard costs of rehabilitation (materials, labor and the contractor's overhead and profit) only, and **not on other eligible program expenses** which would include administrative costs, lead hazard reduction costs, or lead hazard reduction carrying costs necessary to complete the project. The hard costs of rehabilitation will not exceed $24,999, regardless of funding sources, as the City will not be completing full lead abatement on any of its projects. In other words, lead hazard reduction activity or interim controls will be completed only.

Period of Affordability Considerations:
In the event of sale or refinancing of the assisted homeowner prior to the end of the 5-Year Period of Affordability, an amount equal to a pro rata share of the rehabilitation assistance (hard cost of construction), reduced by 1/60 for every month from the date of project completion and acceptance, shall be repaid to the City for any net gain realized upon the sale or refinancing of the Property after deduction for sales expenses, unless:

a) The home is being sold due to the death of the property owner, nursing home residency, or natural disaster.
b) The refinancing is solely to cover expenses related to the maintenance or improvement of the home.

c) The property is sold to a very, low, or moderate-income household.
d) Other circumstances have occurred that at the discretion of the City Council appropriately warrant forgiving the balance of the lien.

7. Application and Verification Process

a. First Come / First Served Method of Project Selection:
The City Council has elected to utilize a first come / first served method of project selection to encourage expedient submittal of applications. Applications will be dated as they arrive and processed to determine if the applications are completed.

b. Determination of Income Eligibility
In determining the annual gross household income of each applicant households (and therefore basic income eligibility), the City will use the applicant's IRS 1040 tax return for the most recent year, and also will require documented disclosure of all anticipated income sources for the next 12 months. In this regard if the Program Administrator determines that added confidence is needed, 3rd party verification of any or all income sources will be conducted as a best practice. In completing its income verifications, the City will follow 24 CFR 5.609 (Part 5 Annual Income) in calculating the annual gross income estimate of all applicant households, especially as it relates to income inclusions and exclusions.

Income verifications are valid for twelve months. The City will update all verifications if more than 12 months transpires from the initial verification to the awarding of funds to the assisted property owner.

8. File Documentation

The community will keep the following items on file:

Homeowner Applications (original and 12- month updates, if necessary)

Income verification documents and Income Calculation documentation

Ownership verification documents

Verifications for Real Estate Taxes and Property Insurance

Property inspection documents (initial and final)

Construction documents (specifications, contracts, payment requests, contractor procurement documentation, BABA documentation, change orders and related items)

Final acceptance of work (signed by homeowner, contractor, housing committee representative, and on-site technical services provider) and Anti-Kickback Statement

CDBG environmental review documents including NPHA Section 106 Compliance documentation

Lead based paint related documents showing regulatory compliance

Recorded promissory note and mortgages (five-year receding forgivable loans)

Onsite technical service provider inspection logs for each project.

9. Procurement

The City's first step in the contractor procurement process is for the City to compile a list of all known rehabilitation contractors in the area and approve them for the City's mailing list. However, there are certain stipulations in order for a rehabilitation contractor to participate in the City's rehabilitation program, and all on the City's mailing list will be informed of them: they must be currently registered with the State of Iowa, and meet any and all state and local licensing requirements; they must also be able to provide evidence (via firm and individual LSR certificates) that all workers under their supervision (employees and subcontractors) who will be involved in any rehabilitation activity that disturbs painted surfaces, meet the requirements of the RRP rules required by the IDPH; they must also have current and active insurance certificates that document sufficient liability coverage; they must not be included on the HUD list or DOL list of debarred or suspended contractors.

After applicants are selected for assistance, all contractors on the City's approved mailing list and all contractors that responded to the City's public notice will be mailed an invitation to bid on the 6 projects. This published notice in the local newspaper will contain the same information (number of homes to be bid, time and dates for bid inspections, individual work specification availability, time and date of bid openings, etc.). This notice will be published at least one week before the open house/pre-bid tour in order give interested contractors time to clear their schedules.

Shortly after the City's technical service staff opens contractor bids, they will recommend to the City's Housing Rehabilitation Committee the bid that, in their opinion, was submitted by the lowest, responsible bidder. The Committee will then award the project to this bidder, but only after reviewing all other bids, and then concurring with the recommended bidder. (The Housing Rehabilitation Committee has the final say as to the lowest, responsible bidder). After award of the project(s) by the Committee, unsuccessful bidders will be notified (by phone, e-mail, or letter). Also after the award, a pre-construction meeting will be held with the contractor, assisted property owner, and a member of the City's technical services staff in attendance. At the preconstruction conference, the City's Owner-Occupied Rehabilitation Program Contract will be

signed by all three parties and will become a fully executed document after the Mayor reviews the terms and adds his signature.

10. Financial Management

Describe the financial management processes the community will implement for this project. Describe the process the community will use for paying contractors and how lien waivers will be handled. Discuss how CDBG funds will be draw down from IEDA. Discuss how other funding, if any, will be injected into the rehabilitation program.

a. **Reimbursement System:**
The City will use a reimbursement system by expending its own funds and then requesting the CDBG funds to cover any grant-budgeted expenditures. All cost will be documented in the City's accounting records (e.g. by invoices, vouchers, etc.). Also, the City will have a sufficient financial management system in place in order to account for all receipts and disbursements pertaining to the Program including a general ledger and record of CDBG draw receipts).

b. **Draw Down of Funds (Claims) from IEDA:**
The City wills select a third party to conduct certain General Administration Activities which will include the uploading of all draw requests to the IEDA

c. **Frequency of Draw Requests:**
After the initial draw request, the community must request CDBG funds at least every six months, for both rehabilitation costs and grant administration.

d. **Other Funding - Rebates:**
The City of Mason City will retain all energy rebates earned as a result of the installation of eligible components, if any, using Program funds. Funds obtained in this matter will be reinvested in the Program.

e. **Contractor Payment Procedure**
All payments to contractors are to be based on work completed at the time of the payment request. With all payment requests received by the community, the community's rehabilitation technician will make an inspection to verify that work for which payment is sought has been completed. No payment requests will be honored prior to the community conducting an inspection.

All materials, supplies and equipment purchased by the contractor(s) (including subcontractors) for a particular rehabilitation project must be satisfactorily installed prior to the community making payment for those items on that project. Payment requests for materials, supplies and equipment stockpiled on a job site and not yet installed will not be honored until the contractor (or subcontractor) has satisfactorily installed them.

Contractors may be paid lump sum at the completion of projects, or may seek partial payments throughout construction with a final payment request at the completion of the project. The community will withhold a minimum of ten percent (10%) from all partial payment requests received from contractors. This ten percent (10%) withholding may be reduced to a lesser amount if the community requires participating contractors to be bonded. All withholding from partial payment requests will be paid to the contractor with the final payment request.

In addition to a required inspection prior to making payment to contractors, the community must receive fully executed lien waivers from contractors for all materials and supplies, equipment, and labor costs for which payment is being sought. If partial payment requests are made by contractors, fully executed partial lien waivers are also necessary prior to the community honoring the contractor's partial payment request.

Specifically, all fully executed lien waivers applicable to the first partial payment request must be received by the community before payment will be made on the contractor's second partial payment request. Subsequent partial payment requests will follow this procedure, whereby lien waivers for the previous partial payment request are required prior to the community honoring subsequent partial payment requests. For final payment, fully executed lien waivers are required prior to the community honoring the final payment, including the payment of funds previously withheld (retainage) from partial payments.

All lien waivers received from contractors (partial and final lien waivers) need to be reviewed and checked against the "Project Subcontractors / Suppliers" list that submitted by the contractor prior to the start of construction.

Any target housing assisted with the community's program funds (and/or other HUD funds) that involves rehabilitation that disturbs painted surfaces, known or presumed to be lead based paint, and/or lead hazard reduction activity will require thorough, specialized cleaning and clearance testing and final visual assessment following the completion of such work. Final payment(s) to the contractor(s) will not occur prior to successful clearance testing and final visual risk assessment results meeting IDPH standards.

The property owner's concurrence and acceptance of all work for which payment is being sought must be obtained prior to the community approving, making partial payment, or making final payment.

11. Program Implementation

a. Initial property inspections

The City's housing rehabilitation technician will arrange with the property owner a date and time in which to conduct an initial inspection of the property to be assisted.

The purpose of the initial inspection is to determine the scope of work to be accomplished with the rehabilitation of that property (i.e., the hard costs of rehabilitation) and any lead-based paint reduction activity that must be accomplished. The initial inspection will be conducted in order to determine the scope of work.

If the property to be assisted is target housing (built prior to 1978), the initial inspection will be used as a time to discuss **lead-based paint issues** likely to impact the project. Prior to conducting the initial inspection, the City's rehabilitation technician will convey the first of several required lead-based paint related notices.

The first notification requirement for target housing is to convey general information to the property owner about the dangers of lead-based paint. The community may use either the Environmental Protection Agency's (EPA's) standard pamphlet entitled "The Lead-Safe Certified Guide to Renovate Right" or the Iowa Department of Public Health's (IDPH's) standard pamphlet entitled "Lead Poisoning - How to Protect Iowa's Families" for this purpose.

Project files must be documented indicating that the property owner(s) has received this required notice. The community will use either the EPA Pamphlet - "Acknowledgement of Receipt" form or the IDPH Pamphlet - "Acknowledgement of Receipt" form for this purpose. Both acknowledgement of receipt forms requires the property owner's signature and date of their receipt.

The initial property inspection will also serve as the time when the City's housing rehabilitation technician will conduct a pre-rehabilitation **radon test.** General radon information will be given to the property owner also at this time. The possibility of further radon testing (post rehabilitation) and possible radon mitigation will also be discussed.

Project files must be documented with a copy of the initial inspection report, signed (or initialed) and dated by the community's staff who performed the initial inspection.

b. Project specifications

From the data and information gathered by the rehabilitation technician during the initial inspection, a work write-up (or project specifications as they are often referred to) will be generated. The work write-up is first used by the community in the formulation of the estimated rehabilitation hard costs. The work write-up eventually becomes a part of the bid documents needed for the procurement of a contractor(s).

All work write-ups will be written so that participating contractors that bid on the community's projects will submit itemized bids (i.e., an individual line-item cost for each individual line-item of the work write-up).

c. Initial (community) cost estimate

The community will prepare a written cost estimate of the hard costs of rehabilitation for each project following the initial inspection and formulation of a work write-up. The community's cost estimate will also be depicted in itemized form. The community's cost estimate will be identified as such, be signed (or initialed) by the rehabilitation technician that prepared it, and dated. The community's cost estimates must be included in individual project files.

The City's housing rehabilitation technician (who must be either a certified lead sampling technician or a certified lead inspector /risk assessor) will also determine all lead hazard reduction activity to be accomplished, following his/her initial inspection. The City will compare these work items to its original initial inspection and work write-up that defines the rehabilitation hard cost work items to be accomplished. It is possible that one or more of the rehabilitation hard cost work items specified will effectively reduce or eliminate an identified lead-based paint hazard(s). Where lead-based paint hazards will not be addressed with the specified rehabilitation hard cost work items, additional lead hazard reduction work items (i.e., interim controls or standard treatments) will need to be added to the rehabilitation work items. A final, revised work write-up is then generated that incorporates all rehabilitation work items and all lead hazard reduction work items. This final, revised work write-up will then be used for the procurement of a contractor(s) to do the work.

The community must retain all original work write-ups and cost estimates and include them in the respective project files.

d. Section 106 historic review (required for federally funded projects)

Individual projects assisted under the community's owner-occupied rehabilitation program will meet the requirements of NHPA Section 106 (historic review and compliance) in accordance with the Programmatic Agreement (PA) executed by the IEDA and SHPO in August of 2016. All Section 106 Review requests will now be uploaded to the IEDA via Iowa Grants online grant management system.

e. Pre-construction conference

Prior to the start of construction, the community will hold a pre-construction conference with the property owner and the contractor(s) awarded the contract(s). At the pre-construction conference, the final work write-up(s) (project specifications) will be reviewed by all parties, line item by line item, to ensure a thorough understanding of the work to be

accomplished. Additional topics to be discussed at the pre-construction contract include, but are not limited to:

- Timing and coordination of the sequence of the work (especially when and where lead hazard reduction activity or rehabilitation work that disturbs painted surfaces, known or presumed to be lead based paint, are to be accomplished, and/or if the project entails multiple contracts covering various components of the entire project);
- Temporary relocation, not application
- Safe work practices and OSHA requirements, as applicable.

Additionally, the responsibilities of all parties to the contract(s) need to be thoroughly discussed. The various processes and procedures involved in completing the project also needs to be covered (e.g., change order procedures, contractor payment processes, various lead hazard reduction requirements, grievance / dispute resolution procedures, etc.).

The required pre-construction conference, where all parties to the contract(s) are together, provides the contractor(s) an opportunity to issue the required Iowa Department of Public Health's Pre-Renovation Notification (all target housing) if this has not transpired before this meeting. The community should ensure that this takes place and obtain a copy of the executed pre-renovation notification form for its project files.

f. Change orders

During the course of construction, the community may find it necessary to change the work write-up on any given project. Changes occur with any addition to or with any deletion of items to be accomplished, or with any other change that may occur to the original, as-bid, work write-up that alters the scope of work in any way. Change orders are needed for any and all substitutions that are made to the project as well, even if the dollar value of that work item remains unaffected. Change orders are also needed for time extensions to a rehabilitation construction contract.

Any and all changes to the contract work write-up require a fully executed change order signed by the contractor, the homeowner, and the City's housing rehabilitation technician. However, all change orders in excess of $1,000 must also be approved by the City's contracted Technical Services provider.

Change orders are an extension of the original project specifications (work write-up). Change orders need to detail all changes, be clear, concise and accurate, and be prepared individually listing all items included in the change order. The contractor's costs associated with all items listed within change orders must also be itemized.

All changer orders will designate one of three CHANGE ORDER TYPES – bringing into the project either a basic expectations item, a Homeowner Preference item, or a Best Practices item, or a combination thereof. All Best Practices Change Order items must be approved by the City.

g. Final inspection

Upon completion of the project, including all rehabilitation activity and lead hazard reduction activity, the City will conduct a final inspection of the work accomplished on that project. The final inspection will be conducted by the City's housing rehabilitation technician in the presence of at least one representative of the City's Rehabilitation Committee and in the presence of the property owner. The general contractor will also attend the final inspection to make note of and to clarify any unfinished and/or questioned work.

The final inspection is made to ensure that all work was completed and was accomplished in accordance with the project specifications and any change orders that were issued, and to ensure that work was accomplished in a satisfactory manner.

Should any work items remain unfinished or in need of rework, a punch-list will be formulated by the community (or its representative) and presented to the contractor(s) for finalization prior to final acceptance and final payment authorization. If work or rework remains, a time frame for completion of such items will also be specified in the punch-list.

For assisted target housing projects involving any lead hazard reduction activity, the final inspection is conducted for all rehabilitation work items and lead hazard reduction items. Therefore, all lead-based paint related work needs to be completed, inspected and accepted at the final inspection.

When all work is determined to have been satisfactorily completed, the community will execute a FINAL COMPLETION AND ACCEPTANCE form. This form requires the actual date of completion and acceptance as well as the signatures of all parties to the contract(s). The date on the Final Completion and Acceptance form signifies the start of the required period (term) tied to the community's receding forgivable loan.

The FINAL COMPLETION AND ACCEPTANCE FROM will also contain a **RADON CERTIFICATION** in which the homeowner(s) certifies(y) that they have or will be receiving the post rehabilitation radon test on their home (if not received already).

If received previously, the radon test results on the home will be attached to the FINAL COMPLETION AND ACCEPTANCE form. If not yet received, the final or post rehabilitation test will be forwarded to the homeowner in the future.

Following the execution of the Final Completion and Acceptance form, the community can issue the final payment and the payment of all withholding (retainage) from previous partial payment requests paid, once all lien waivers have been executed by the contractor and are in the community's possession. Prior to making final payment and the payment of withheld funds to the contractor, all manufacturer and supplier's warranties must have been conveyed to the property owner by the contractor. An "Anti-Kickback Statement" should also be executed prior to the community making final payment to the contractor.

12. Roles and Responsibilities

Describe the role of the city, CDBG grant administrator, rehabilitation committee, and any others that will be involved in the management of the city's rehabilitation program. Describe the duties that each individual/ entity will handle during the duration of the program

The overall authority for the implementation and administration of the City's owner-occupied rehabilitation program is with the community itself. This responsibility rests with the chief elected officials of the community (i.e., the mayor and city council or the board chair and supervisors).

The primary responsibility of the community is to ensure that the program is carried out in accordance with its contract with the Iowa Economic Development Authority (IEDA), and to ensure compliance with all applicable state and federal requirements governing the program funds associated with the community's owner-occupied rehabilitation program. Three entities will be delegated these responsibilities: a Third Party General Administrative Agent, Technical Services Provider, and the City's appointed Housing Rehabilitation Committee.

a. **General Administration Activities:**
   The City has selected a third party to conduct all General Administration Activities which will include, but not limited to: uploading of all draw requests (claims) to the IEDA, conducting the environmental review process, monitoring, conducting public hearings, and preparation of all required CDBG documents.

b. **Technical Services (On site / Project Specific) responsibilities:**
   The City will utilize a third-party technical services provider (which will provide the services of an onsite housing rehabilitation technician). Responsibilities may include:

   - **HOMEOWNER APPLICATION PROCESSING**: Prepare application materials, process individual applications, verify income, and all other eligibility criteria for each housing rehabilitation applicant according to requirements established by IEDA.
   - **INITIAL INSPECTION**: Conduct initial property inspections to identify rehabilitation items and needed lead-based paint control work.

- **RADON**: Complete radon testing and inform homeowner of results
- **SPECIFICATIONS**: Prepare work specifications and descriptions for public bidding that are within program budgetary limits.
- **BID NOTIFICATIONS**: Prepare and post as a legal notice the Notice to Bid in the local newspaper. Notify MBE & WBE as listed in the CDBG Management Guide.
- **POST-BID MEETING**: Conduct post-bid meeting and issue any necessary addendums.
- **BID DISTRIBUTION**: Mail out public bid materials to interested contractors and plan rooms. Identify lead-based paint and rehabilitation items for the specifications.
- **COST ESTIMATES**: Prepare line-item cost estimates.
- **CONSTRUCTION CONTRACTS**: Prepare construction contracts and obtain necessary signatures.
- **CHANGE ORDERS**: Prepare necessary change orders, including cost estimates for changes.
- **INTERIM INSPECTIONS**: Perform ongoing quality control inspections during construction and notate issues/ concerns as needed.
- **WORK SATISFACTION**: Ensure contractor provides quality work and that satisfies the reasonable expectations of the homeowner.
- **LIEN WAIVERS**: Receive necessary lien waivers and review for accuracy.
- **LEAD BASED PAINT**: Ensure compliance with lead-based paint requirements, including: providing homeowner with required notices, working with homeowner, ensuring contractor complies with lead-based paint safe work practices, and perform lead-based paint clearance testing and provide lab results, if necessary.
- **HISTORIC CLEARANCE**: Perform federal Section 106 clearance process with IEDA and the State Historic Preservation Office (SHPO), if necessary.
- **CONTRACTOR CLEARANCE**: Prepare and submit contractor and subcontractor clearance forms to IEDA.
- **LOCAL MEETINGS**: Schedule and attend local housing rehabilitation committee meetings. Prepare notes from meetings.
- **FINANCIAL REPORTING**: Provide information on expenditures for IEDA reports.
- **DISPUTE RESOLUTION**: Manage dispute resolution as outlined herein (Section 15).
- **MORTGAGES**: Prepare, execute, and file mortgages on properties.
- **RECORDS RETENTION**: Retain records for 5 years past the date IEDA closes CDBG agreement with HUD.

- **COORDINATE WITH GENERAL ADMINISTRATOR**: Assist in the following activities in coordination with the general administrator: Marketing of the program to applicants and contractors, Application intake and processing, property and applicant eligibility determination processes, verification of applicant information received documenting their eligibility to participate.

c. **Housing Rehabilitation Committee:**
The City has established a local oversight committee. This Housing Rehabilitation Committee will be charged with certain programmatic responsibilities. At least one community representative (a City Councilperson) will serve on this committee. A list of the Rehabilitation Committee members is included with the attachments. Responsibilities of the Rehabilitation Committee include, but are not limited to:
    - Final approval authorization of all applications for assistance
    - Individual rehabilitation construction contract awards
    - Grievance and dispute resolution responsibilities
    - Representation during final inspection
    - Oversight of any recaptured funds received from any five-year receding forgivable loans that go into default

13. Rehabilitation To Be Completed

The Roofing Components of each home to be rehabilitated will be thoroughly examined in order to determine the priority of needs in term of physical deterioration and inadequacies, remaining economic life considerations, and/or functional deficiencies.

a. **Scope of Work**
The rehabilitation work may include:
- Install/Replace gutters (gutterguards)
- Roof deck replacement (if necessary)
- Replace roof covering and underlayment: asphalt shingles or metal
- Install flashing
- Replace/ventilation if necessary
- Removal and disposal of old roof and gutter system
- Replace fascia and soffit
- Radon Mitigation
- Lead Hazard Reduction (exterior incidental to roof replacement)

Ineligible Activities: All repairs or rehabilitation not related to roof replacements and radon mitigation.

If the pre-rehab radon test result exceeds 4 picocuries per liter (4.0 pCi/L), **RADON MITIGATION** will be included as part of the project.

14. Lead-Based Paint Requirements

The community will comply with HUD's lead hazard reduction requirements through the duration of the program.

a. Target Housing (Lead-Based Paint – Pre-1978 Homes)

All target housing properties (homes constructed prior to January 1, 1978) assisted with the City's program funds must comply with HUD's Lead Safe Housing Regulations. If any painted surfaces will be disturbed (soffit/fascia), all exterior lead-based paint hazards must be identified. Lead hazard reduction activity will be limited to repairs incidental to the roofing project. As determined by the community's initial inspection and included in a final, revised work write-up prior to the procurement of a contractor(s).

For target housing assisted with the City's program funds, the City will presume that the homes contain lead-based paint. Since lead-based paint is presumed to be present, testing of painted surfaces and conducting a risk assessment will not be done. Work items specified to reduce lead-based paint hazards presumed to contain lead-based paint will be considered as "interim controls. The interim controls, specified in the final, revised work write-up, in addition to the rehabilitation work items, will include, or compensate for, the lead hazard reduction activity (interim controls) needed.

The determination of lead-based paint hazards, can only be accomplished by certain Iowa-certified lead professionals. The determination of presuming that lead-based paint is present in target housing may be made by lead professionals certified in Iowa as Sampling Technicians or Lead Inspectors / Risk Assessors or Elevated Blood Lead (EBL) Inspectors / Risk Assessors. The required clearance testing and final visual assessment that follows completion of projects where lead hazard reduction activity occurred may be conducted by any of the certified lead professionals referenced above. The City will employ all necessary Iowa-certified lead professionals.

Notification requirements are associated with the identification of lead-based paint hazards in target housing assisted with program funds (and/or other HUD funds).

As the City of Mason City is **presuming** that lead-based paint and/or lead-based paint hazards exist in assisted target housing, the community must convey to the assisted property owner the "Notification That Lead-Based Paint or Lead-Based Paint Hazards are Presumed to be Present" form. This notification must be conveyed to the assisted property owner no later

than fifteen days after the presumption determination was made. **A Visual Risk Assessment** report must be prepared in accordance with the requirements found in the IDPH's 641-Chapter 70 IAC.

Any rehabilitation work that disturbs painted surfaces (i.e., paint that is presumed to be lead-based paint) and any other lead hazard reduction activity not accomplished with the rehabilitation work items can only be accomplished by contractors who have obtained their LSR (Lead Safe Renovator) certificate through the IDPH.

Clearance testing and a final visual assessment must follow the completion of all lead-based paint related work. Clearance testing must be accomplished in accordance with the Iowa Department of Public Health's requirements found at 641-Chapter 70 of the Iowa Administrative Code. Clearance testing results must meet the applicable IDPH standards. If clearance testing fails to meet the applicable IDPH standards, the affected work areas must be re-cleaned by the contractor(s) responsible for this and clearance testing must be re-conducted. This process continues until the project meets IDPH clearance testing standards, including the final visual assessment.

Program funds are to be used only for the initial cost of cleaning for clearance testing. If clearance testing fails to meet the applicable IDPH standards, any and all costs associated with subsequent re-cleaning needs to be borne by the contractor(s) responsible for this. It is extremely important for contractors to follow lead safe work practices and to thoroughly clean affected work surfaces with the initial cleaning so that successful clearance testing results and successful final visual assessment results are achieved with the initial clearance testing and final visual assessment.

The community will use the "Notification of Lead Based Paint Hazard Reduction Completion and Final Visual Risk Assessment and Clearance Testing Results" form to document its clearance testing results as well as to notify the property owner as required. This form serves as the required notification as well as the IDPH (641-Chapter 70 IAC) required report. This form will be presented to the homeowner at the time of project completion and acceptance.

15. Appeal/ Complaint procedure

Describe the process that the community will use to address complaints or concerns regarding the program. This may include application decisions, contractor complaints, and other related issues. Include the name and contact information for the individual(s) that residents should contact with complaints or concerns.

The City will use a four-step process to address complaints;

Step 1: Any grievances or disputes arising between a property owner and the contractor(s) will initially be mediated by the City's rehabilitation technician (also known as the City's housing rehabilitation specialist). It is the grieving (or disputing) party's obligation to contact the rehabilitation technician with a detailed account of the issue(s) comprising the grievance or dispute. The rehabilitation technician will make a determination of resolution on the issue(s) brought to their attention and convey to both the property owner and the contractor a course of action to be taken, in what time frame, and by whom.

Step 2: Should either party contest the rehabilitation technician's initial decision, a request for an appeal hearing by the community's Rehabilitation Committee may be made. This request must be made in writing. The Community's Rehabilitation Committee will set a date, time and place for this appeal hearing and notify the parties of same. The Rehabilitation Committee will make their determination at, or shortly after, their meeting and convey their determination of resolution to the issue(s) raised, in writing, to both parties. The Rehabilitation Committee's determination will convey to both parties a course of action to be taken, in what time frame, and by whom.

Step 3: Should either party contest the Rehabilitation Committee's decision, a request to appeal this decision may be made to the community's governing body (i.e., mayor and city council). The decision of the community's governing body will be conveyed, in writing, to both parties. The governing body's determination will convey a course of action to be taken, in what time frame, and by whom. The decision of the community's governing body will be final and binding on all parties.

Step 4: In the event that the grievance or dispute remains unresolved to the satisfaction of either party, the right to file legal action remains the last and only recourse available to the grieving or disputing party.

Should a grievance or dispute arise between either the property owner or the contractor and the community's rehabilitation technician, the procedure to follow is the same as described above, except that Step 1 would be omitted.

Written grievances or disputes that are received by the IEDA directly (or indirectly) from a property owner, the contractor or a representative of the property owner or contractor will be forwarded to the community for resolution. Resolution is to follow the above-described process.

The above process will also be a provision in the Individual Rehabilitation Contracts and also will be included in a GRIEVANCE AND DISPUTE RESOLUTION PROCEDURE NOTICE that will be executed at the Pre-Construction Conference by the contractor, homeowner, and rehabilitation technician.

16. Program Amendments

The community should have a process for amending procedures and policies established in the administration plan. Describe the process that the city will use to amend the plan, if necessary. Include a description of any forms/ documents that will be used and the entity responsible for approving amendments to the plan.

The City will follow the Contract Amendment Procedure as found in Appendix 1 of the CDBG Management Guide (Minor Amendment process or Major Amendment Process) and will upload a letter, signed by the Mayor, requesting the amendment (time extension or change in contract end date, change in the performance target from the original 6 homes, request for additional CDBG funds, etc.)

All Amendment requests must be recommended by both the City's Program Administrator (its third party general administrative agent) and the City's technical services staff. All recommended amendment requests must be approved by the City.

Amendments to this Administrative Plan

This administrative plan was approved by resolution of the City of Mason City. However, it may be amended as deemed necessary by the City's Program Administrator. Any substantive changes to this administrative plan will be enacted only with the prior consent of IEDA staff. To this extent, reasons for amending may include any issues relating to the following two items:

1. Changes in policies, rules, procedures in the CDBG Home Rehabilitation Roofing Program, when notified of such by the IEDA, that necessitate changes, deletions, or additions; or due to omissions or deficiencies discovered in the original Administrative Plan submitted to the IEDA.

2. Recommended changes that will help the City of Mason City more effectively implement its Housing Rehabilitation program (which are discovered or become apparent during the term of its CDBG contract with the IEDA, or as recommended from time to time by the IEDA) with the result that the City can better meet the overall objectives of its Program.

Upon being presented with a proposed amendment to this administrative plan by its Program Administrator, the City will decide to recommend (or not recommend) submittal to the IEDA for consent of the amendment. However, in all cases involving content relating to item #1 above, the amendment will be mandated (automatically submitted to the IEDA upon full explanation by the Program Administrator). Included in the City's submittal to the IEDA will be a letter signed by the Mayor which fully explains the reason for the amendment to this administrative plan. If and when the IEDA approves the amendment to this administrative plan, it will be formally adopted by the City. At that time, it will become effective immediately, identical in process to any other types of amendment as set forth in the first paragraph of this Section (see above).

17. Conflicts of Interest

The community will follow federal requirements regarding conflicts of interest that may arise during the implementation of the rehabilitation program.

The city will refer to 24 CFR.570.611 (CDBG regulations on conflicts of interest) should a potential conflict of interest arise and follow guidance provided in these regulations. These rules generally state the following:

> *Conflicts Prohibited: The general rule is that no person covered (as described in the next paragraph) who exercise or have exercised any functions or responsibilities with respect to CDBG activities assisted under this part, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a CDBG-assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a CDBG-assisted activity, or with respect to the proceeds of the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.*
>
> *Persons Covered: The conflict of interest provisions apply to any person who is an employee, agent, consultant, officer, or elected official or appointed official of the recipient, or of any designated public agencies, or of subrecipients that are receiving funds under this part.*

The City will also adhere to the CONFLICT OF INTEREST PROVISIONS stated in the IEDA/CDBG program contract

18. Attachments

a. Housing Rehabilitation Committee Members (City of Mason City)

Name: Shelley Oltmans
Address: 9 North Federal Avenue, Mason City, Iowa 50401
Phone Number: 612-247-1607
E-mail Address: shelley@northiowacorridor.com

Name: Will Symonds
Address: 191 N Crescent Drive, Mason City, Iowa 50401
Phone Number: 641-512-0511
E-mail Address: wsymonds@masconcity.net

Name: Krystle Hesse
Address: 2227 19th Street SW, Mason City, Iowa 50401
Phone Number: 641-430-7654
E-mail Address: krystle@rogwelcomhome.com

Name: Don O'Connor
Address: 2501 4th Street SW, Mason City, Iowa 50401
Phone Number: 641-420-6819
E-mail Address: donoconnor1961@gmail.com

Name: Rachel VanHauen
Address: 10 1st Street NW, Mason City, Iowa 50401
Phone Number: 641-424-7154
E-mail Address: rvanhauen@masoncity.net

Council Agenda Item 10

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: October 26, 2026

RE:
a. Resolution Approving a $30,000 Downtown Revitalization Loan (DoRL) Forgivable Loan for 321 South Delaware Avenue
b. Resolution Approving a $30,000 DoRL Forgivable Loan for 331 South Delaware Avenue

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Recommendation:
Staff respectfully requests approval of the Resolutions approving a) a $30,000 forgivable DoRL loan for 321 South Delaware Avenue, and b) approving a $30,000 forgivable DoRL loan for 331 South Delaware Avenue.

Review:
The owner of 321 and 331 South Delaware Avenue is applying for both DoRL loans and Building Renovation and Life Safety (BuRLS) grants, one for each building. This memorandum focuses on the DoRL loan applications and provides the background and project details relevant to both the DoRL loans and BuRLS grants. These details are not repeated in the separate memorandum addressing the BuRLS grant applications, which is also included on the City Council's agenda.

In July 2026, the City Council approved an agreement with the Iowa Economic Development Authority (IEDA) to administer a $100,000 Community Catalyst Building Remediation Grant for the buildings at 321-331 South Delaware Avenue, owned by Music Man Apartments, LLC. The Community Catalyst Building Remediation Program, administered by IEDA, provides grants of up to $100,000 for building remediation projects that "show potential of catalytic economic growth in the community; improve appearances and safety; make

use of underutilized property; exhibit appropriate design standards; and be well-funded."

The City is required to be the applicant on behalf of the owners. The City submitted an application for the grant on behalf of Music Man Apartments, LLC. On June 23, 2026, the City was notified that the grant was approved for $100,000.

The program requires the participating city to take part in the remediation by providing in-kind or financial assistance to the project. The developer has applied for two $30,000 Downtown Revitalization Loans (DoRLs), one for each building, to help cover rehabilitation costs. The developer has also applied for two Building Renovation and Life Safety (BuRLS) grants totaling $100,000 to fund the fire suppression systems in both buildings. If approved, the forgivable loans and grants will meet the City participation requirement.

DoRL Forgivable Loans: The $30,000 DoRL loan requested for 321 South Delaware Avenue will help fund a commercial shell intended for a future tenant build-out. The entire 321 S Delaware exterior will be tuckpointed to address deteriorated masonry, new windows and doors will be installed, and the skylight will be repaired.

The rehabilitation of 331 South Delaware Avenue is proposed to be completed in two phases. The $30,000 DoRL loan intended for this building will help fund the Phase 1 improvements. These include removal of the non-historic façade, tuckpointing the front, and installation of new windows and doors matching the original openings. This phase will bring the building back to its historic appearance.

Phase 2 will focus on creating four new dwelling units, with only the two first-floor apartments constructed and brought into compliance with current codes. These units will feature code-compliant layouts, full kitchens and bathrooms, in-unit laundry, required life-safety separations, and new HVAC, electrical, and plumbing systems. The two upper-floor residential spaces will not be completed during this phase, but will benefit from code-compliant fire suppression, egress, and extended utilities.

The entire Phase 1 project for both buildings is expected to cost $560,000. In addition to BuRLS and DoRL, the developer is applying for funding from the North Iowa Corridor Economic Development Corporation's revolving loan for

$100,000, a private loan of $250,000, and providing owner equity of $50,000. The applicant has provided a letter from GNB Bank stating that there are adequate funds available.

The Grant and Forgivable Loan Committee met on October 23 to consider the DoRL loan applications. Using the DoRL scoring matrix, the low score was 42 and the high score was 58, with an average of 48.83 for 321 South Delaware Avenue. For 331 South Delaware Avenue, the low score was 56 and the high score was 70, with an average score of 63.2. A minimum score of 28 is required to qualify. The Committee voted unanimously to recommend approval of a $30,000 forgivable loan for each building. Staff concurs.

Budget Impact:
There is no impact to the operating budget resulting from this action.

Council Action Requested:
Staff respectfully requests approval of the Resolutions approving a) a $30,000 forgivable DoRL loan for 321 South Delaware Avenue, and b) approving a $30,000 forgivable DoRL loan for 331 South Delaware Avenue.

Attachments:

1. DoRL Application for 321 South Delaware Avenue, with Proof of Match
2. DoRL Application for 331 South Delaware Avenue, with Proof of Match
3. Minutes of Grant and Forgivable Loan Committee, 10/23/26

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:	321 S Delaware
Site Address:	321 S Delaware Avenue
Tax Property ID No.	071016100500
Legal Description: (attach separately if necessary)	L 6 IN L 13 AUD PL S1/2 SW NW & N1/2 NW SW 10-96-20

B. Applicant Information

Building Owner:	Music Man LLC	
FEIN (if applicable):	82-1984787	**Owner Type (Check One)**
Contact Name:	Mandi Pralle	☐ Individual(s)
Owner/Contact Address:	PO Box 1602	☐ Proprietorship
City/State/Zip:	Mason City, IA 50401	☐ Partnership
Phone:	641-430-3468	■ LLC
Email:	preferredhousing3@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.)

The project involves the coordinated rehab of 321 & 331 S Delaware, two adjacent, vacant buildings. The project is a phased redevelopment, responding to the significant scope, cost, & life-safety requirements. Phase 1 will include the installation of a fire suppression system. New doors and windows on entire building and tuck pointing and masonry repairs as needed. Restoration of skylight.

Project Start Date:	6/2026	Project Completion Date:	6/2028

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?

Due to the scope, cost and requirements to bring this building up to code it would not move forward without this grant, not only for financial support, but also as a match to leverage additional grants.

Total amount of DoRL funds requested:	$30,000	Total estimated project cost:	$135,000

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			
Skylight Restoration	Bergland $ Cram	6/2027	$ 50,000
	Bergland &Cram	6/2027	40,000
	Bergland & Cram	6/2027	15,000
		Total Exterior	$ 105,000
Interior Improvements. Value of improvements that do not affect real property value may be considered towards meeting match requirements			
	Bergland & Cram	6/2027	$ 30,000
		Total Interior	$ 30,000
		Total Project Cost	$ 135,000

E. Current Occupancy/Tenancy

Occupant/Tenant Name	Occupancy/Tenant Type (retail, office, residential, etc.)
Vacant	

If the building is a mixed use (commercial/residential), duplex or multi-residential structure, how many dwelling units are in the building? 0

If the project property is vacant, how long has it been vacant? more than 10 years

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

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

F. Proposed Financing

Source	Amount
Sources of Matching Funds *(include documentation confirming availability of matching funds)* **:**	
Owner Cash (must provide proof such as bank statement or similar):	$
Bank or other Loan: (Bank Name): GNB	$ up to 300,000
Other (Describe): Catalyst	$ 100,000 (split with 331)
Other: BuRLS	$ 70,000
Other:	$
Total	$ 400,000

G. Application Attachments

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

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

H. Applicant Signature

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

1. I (we) certify that all information contained in this application and any attachments or exhibits is true and correct to the best of my (our) knowledge and are submitted to the City of Mason City so the City can decide whether to grant a loan as a part of the Downtown Revitalization Loan program.

2. I (we) understand that additional data may be required if requested by the Loan Review Committee.

3. I (we) have read and understand the project requirements, application requirements, and scoring criteria for this program.

4. I (we) have read and understand the conditions of the Downtown Revitalization Loan Program and agree to abide by its conditions and guidelines. I (we) understand that a written Loan Agreement is required for approved projects.

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

1. I (we) authorize the City of Mason City to research the proposed project and obtain credit reports (if necessary) for the reasonable evaluation of this application. I (we) will provide necessary information needed by the City of Mason City to perform the research or to obtain a credit report. Personal information will be kept confidential.

2. Expenditures incurred prior to approval of the application and execution of the Forgivable Loan Agreement, except architectural or design services, are not eligible for payment under this program and may not be used toward the required match for the forgivable loan.

3. I (we) agree that the acceptance of this application does not commit the City to enter into any agreement, to pay any costs incurred in its preparation, to participate in subsequent negotiations, or to contract for the project. The City expressly reserves the right to reject any or all applications.

4. I (we) also agree that architectural or design services will be considered an eligible project cost only if a facade design or architectural site and floor plans have been professionally completed and are included with this application, and bids or quotes for all proposed work were obtained and are included with this application.

Should assistance be provided, applicant/borrower agrees:

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

In addition, the applicant is aware of the following:

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

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

4-15-26
Date

as Manager of the LLC
Title (owner, agent, etc.)

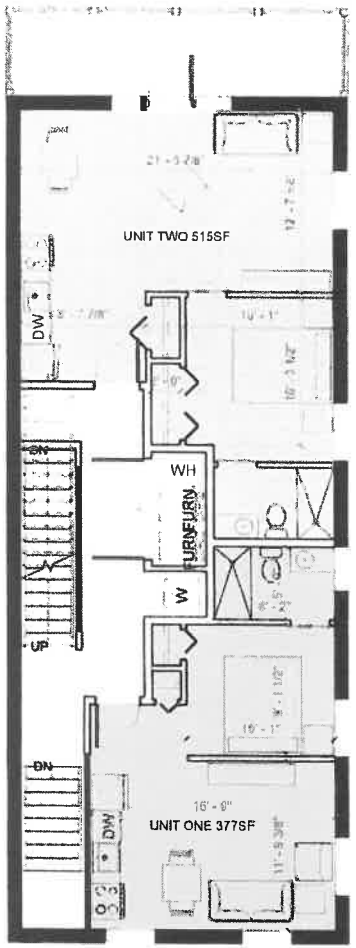
Authorized Signature

Date

Title (owner, agent, etc.)

Office Use Only:

Date/Time Received: _____ Received by: _____

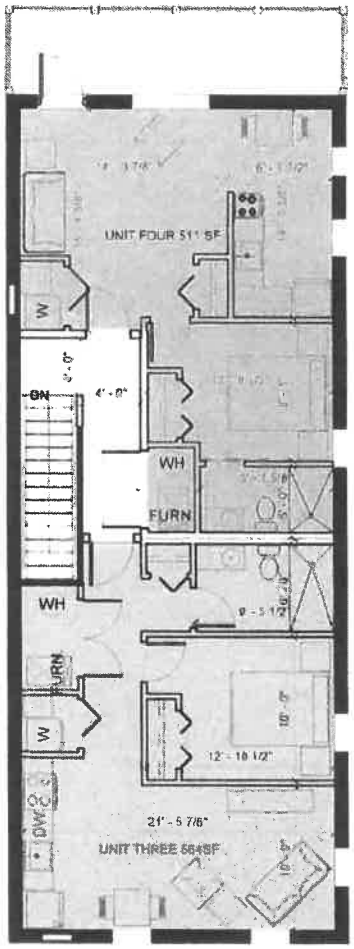


FIRST FLOOR NOTES:

MECHANICAL IN CORRIDOR TO MAXIMIZE SPACE IN EACH UNIT. SHARED WATER HEATER.
SHARED STACKED WASHER/DRYER
USES ALL EXISTING WINDOW OPENINGS

UNIT ONE STUDIO (YELLOW):
377 SQUARE FEET
FULL SIZE APPLIANCES
NO DOOR ON BEDROOM
BATHROOM ACCESS FROM BEDROOM
BATHROOM: 35" VANITY, 32"W SHOWER/TUB
SMALLER CLOSETS

UNIT TWO (PINK):
515 SQUARE FEET
FULL SIZE APPLIANCES
BATHROOM ACCESS FROM BEDROOM
BATHROOM: 35" VANITY, 32"W SHOWER/TUB
AVERAGE CLOSETS
PATIO ACCESS



SECOND FLOOR NOTES:

INDIVIDUAL MECHANICAL SYSTEMS
INDIVIDUAL STACKED WASHER/DRYER
USES ALL EXISTING WINDOW OPENINGS

UNIT THREE (GREEN):
564 SQUARE FEET
FULL SIZE APPLIANCES
BATHROOM ACCESS FROM HALL
BATHROOM: 36" VANITY, 36" SHOWER/TUB
AVERAGE CLOSETS

UNIT FOUR (BLUE):
511 SQUARE FEET
APARTMENT SIZE DISHWASHER AND STOVE
BATHROOM ACCESS FROM BEDROOM
BATHROOM: 36" VANITY, 36" SHOWER/TUB
AVERAGE CLOSETS
DECK ACCESS

1 FIRST FLOOR
1/8" = 1'-0"

2 SECOND FLOOR
1/8" = 1'-0"

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MASON CITY, IOWA

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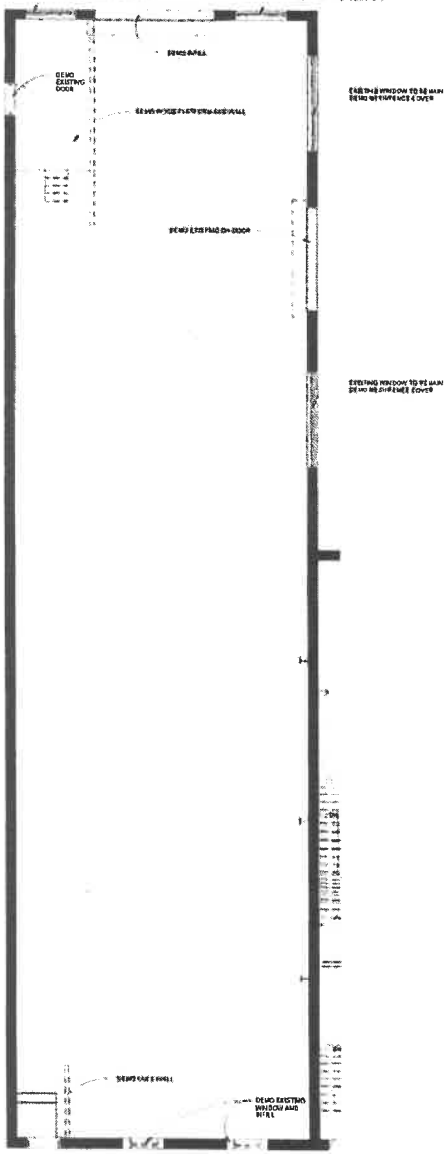
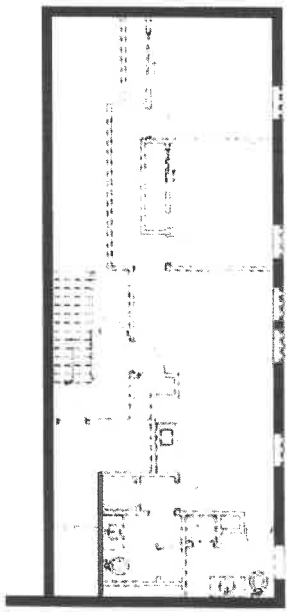
Unnamed
P1
1 OF 1

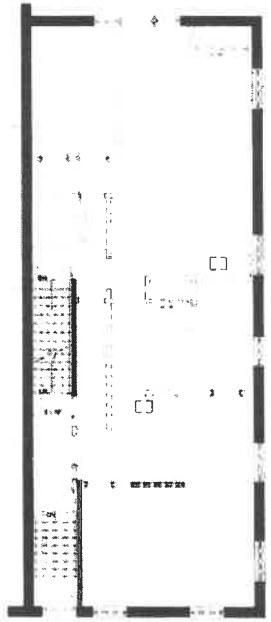
NOTE: CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOBSITE BEFORE PROCEEDING WITH WORK



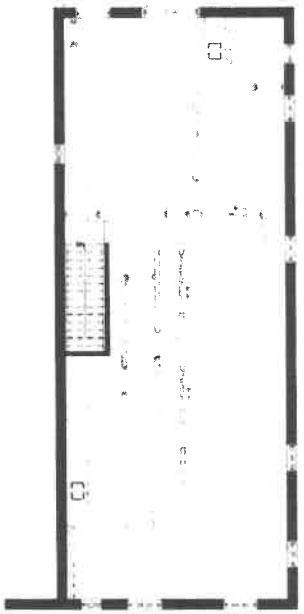
1 321 S DELAWARE EXISTING/DEMO
3/16" = 1'-0"



2 331 S DELAWARE BASEMENT EXISTING/DEMO
3/16" = 1'-0"



3 331 S DELAWARE FIRST FLOOR EXISTING/DEMO
3/16" = 1'-0"



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EXISTING/DEMO

P1

1 OF 4

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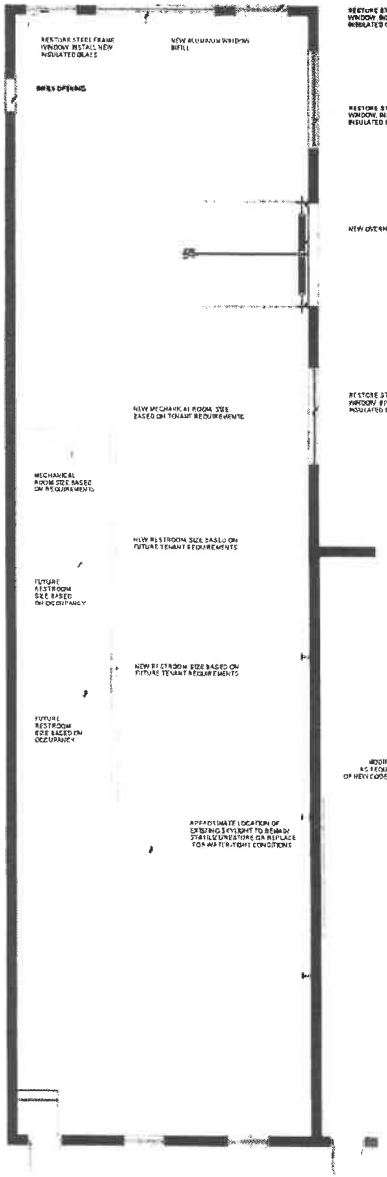
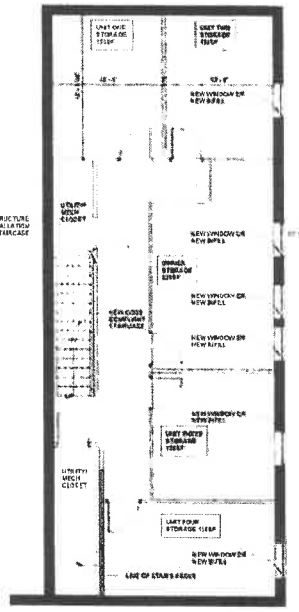
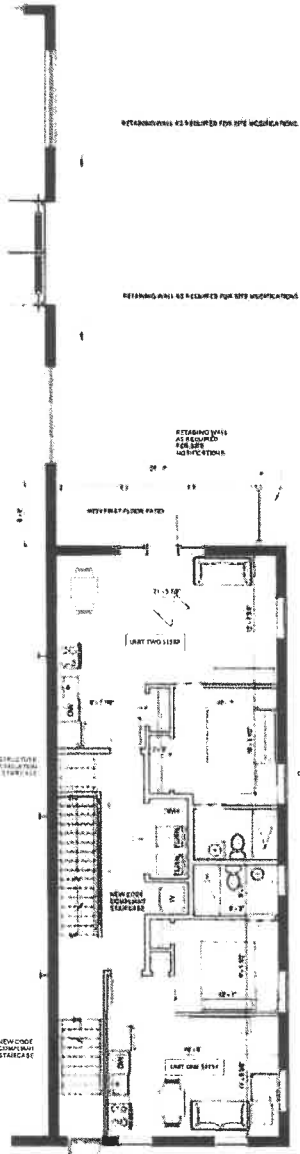


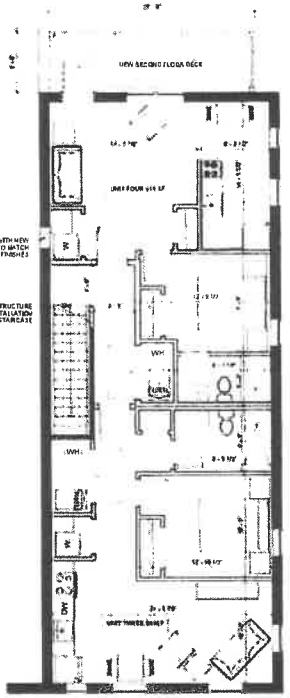
1 321 S DELAWARE PROPOSED PLAN
3/16" = 1'-0"



2 331 S DELWARE PROPOSED BASEMENT PLAN
3/16" = 1'-0"



3 331 S DELAWARE PROPOSED FIRST FLOOR PLAN
3/16" = 1'-0"



4 331 S DELAWARE PROPOSED SECOND FLOOR PLAN
3/16" = 1'-0"

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PROPOSED PLANS

P2

2 OF 4

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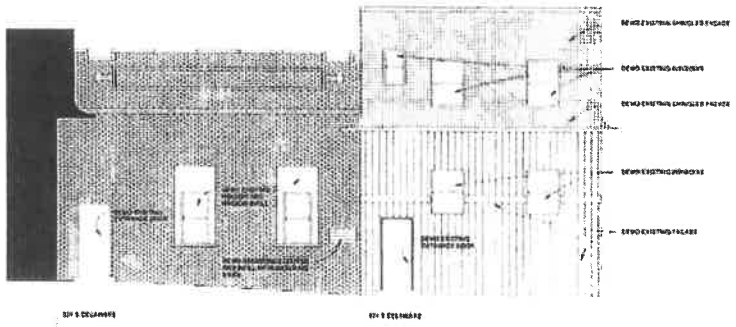
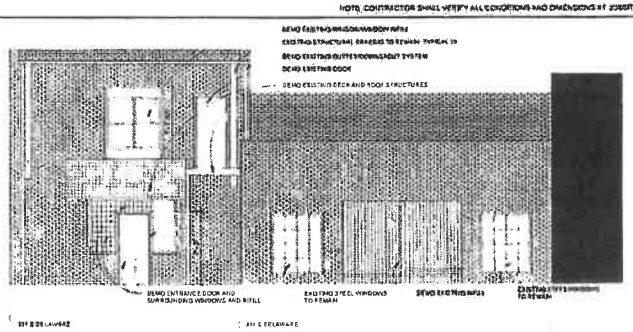
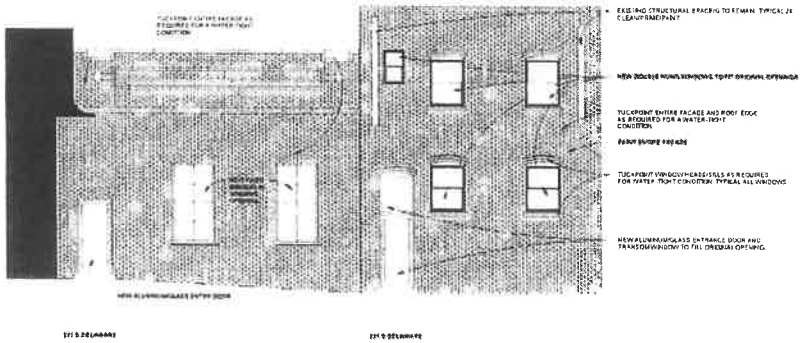


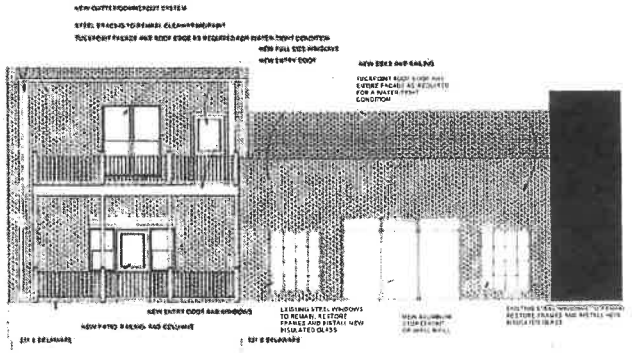
1 EXISTING WEST ELEVATION
3/16" = 1'-0"



2 EXISTING EAST ELEVATION
3/16" = 1'-0"



4 NEW WEST ELEVATION
3/16" = 1'-0"



3 NEW EAST ELEVATION
3/16" = 1'-0"

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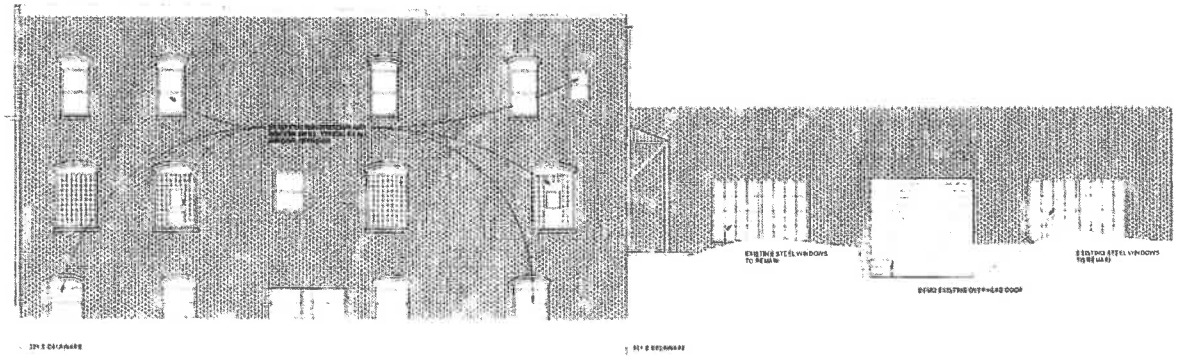
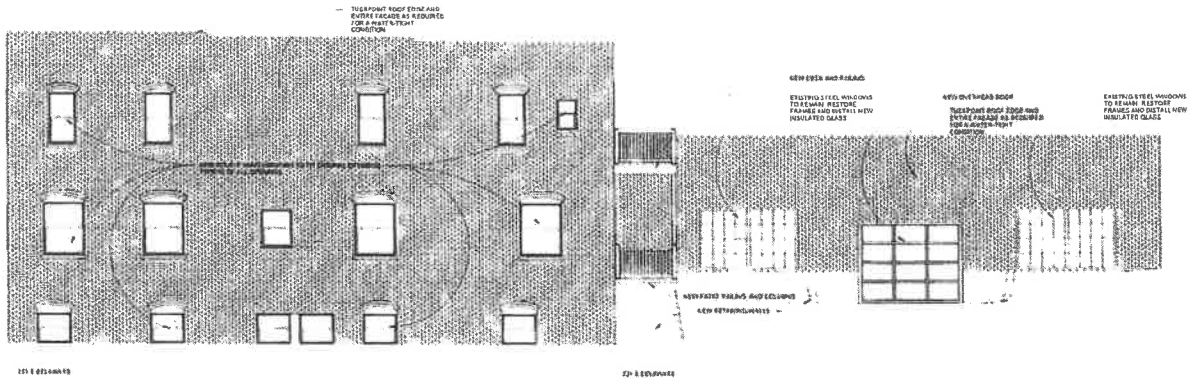
EAST/WEST ELEVATION

P3

NOTE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOBSITE BEFORE PROCEEDING WITH WORK



1 EXISTING/DEMO SOUTH ELEVATION
3/16" = 1'-0"



2 NEW SOUTH ELEVATION
3/16" = 1'-0"

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SOUTH ELEVATIONS

P4

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Member FDIC

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Conrad
641-366-3898

Geneva
641-458-8200

Grundy Center
319-824-5431

Iowa Falls
641-648-3761

Manchester
563-927-3814

Marshalltown
641-753-4040

Story City
515-733-2816

gnbbank.com

10/06/2026

To Whom It May Concern,

This letter is provided at the request of our client, Mandi Pralle, for the purpose of confirming financial capacity.

Ms. Pralle is a client of GNB Bank and has demonstrated a strong financial position and responsible banking history. Based on our knowledge of her financial profile, including her real estate holdings and overall equity position, she maintains substantial net worth.

We understand that Ms. Pralle is undertaking a rehabilitation project involving a mixed-use property. Based on her current financial standing, liquidity, and access to capital, it is our understanding that she has the financial capacity to contribute approximately $300,000 toward the completion of this project.

This letter is intended for informational purposes only and does not constitute a commitment to lend or extend credit.

If you have any questions, please feel free to contact our office.

Sincerely,
Maxwell Street
Business Development Officer
GNB Bank
641-366-3898

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:	331 S Delaware
Site Address:	331 S Delaware Avenue
Tax Property ID No.	071016100600
Legal Description: (attach separately if necessary)	N 24.83' L 7 IN L 13 AUD PL S1/2 SW NW & N1/2 NW SW 10-96-20

B. Applicant Information

Building Owner:	Music Man LLC	
FEIN (if applicable):	82-1984787	**Owner Type (Check One)**
Contact Name:	Mandi Pralle	☐ Individual(s)
Owner/Contact Address:	PO Box 1602	☐ Proprietorship
City/State/Zip:	Mason City, IA 50401	☐ Partnership
Phone:	641-430-3468	■ LLC
Email:	preferredhousing3@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.)

The project involves the coordinated rehab of 321 & 331 S Delaware, two adjacent, vacant buildings. The project is a phased redevelopment, responding to the significant scope, cost, & life-safety requirements. Phase 1 will include the installation of a fire suppression system. All stairways and means of egress will be upgraded. The false facade will be removed & building tuck pointed. New windows & doors on the first floor & entire front facade. The first floor apartments will be built out w/ code-compliant layouts, full kitchens & bathrooms, in-unit laundry, required life-safety separations, & modern mechanical, electrical, & plumbing systems.

Project Start Date:	6/2026	Project Completion Date:	6/2028

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?

Due to the scope, cost and requirements to bring this building up to code it would not move forward without this grant, not only for financial support, but also as a match to leverage additional grants.

Total amount of DoRL funds requested:	$30,000	Total estimated project cost:	$400,000

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			
New Electrical Service with Meters	Blazek	6/2027	$ 50,000
	Bergland &Cram	6/2027	15,400
	Bergland & Cram	6/2027	35,000
	Scott	6/2027	17,600
		Total Exterior	$ 118,000
Interior Improvements. Value of improvements that do not affect real property value may be considered towards meeting match requirements			
	Bergland & Cram	6/2027	$ 30,000
	Bergland & Cram	6/2027	27,000
	Bergland & Cram	12/2027	225,000
		Total Interior	$ 282,000
		Total Project Cost	$ 400,000

E. Current Occupancy/Tenancy

Occupant/Tenant Name	Occupancy/Tenant Type (retail, office, residential, etc.)
Vacant	

If the building is a mixed use (commercial/residential), duplex or multi-residential structure, how many dwelling units are in the building? 4

If the project property is vacant, how long has it been vacant? more than 10 years

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

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

F. Proposed Financing

Source	Amount
Sources of Matching Funds *(include documentation confirming availability of matching funds) :*	
Owner Cash (must provide proof such as bank statement or similar):	$
Bank or other Loan: (Bank Name): GNB	$ up to 300,000
Other (Describe): Catalyst	$ 100,000 (split with 331)
Other: BuRLS	$ 30,000
Other:	$
Total	$ 135,000

G. Application Attachments

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

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

H. Applicant Signature

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

1. I (we) certify that all information contained in this application and any attachments or exhibits is true and correct to the best of my (our) knowledge and are submitted to the City of Mason City so the City can decide whether to grant a loan as a part of the Downtown Revitalization Loan program.

2. I (we) understand that additional data may be required if requested by the Loan Review Committee.

3. I (we) have read and understand the project requirements, application requirements, and scoring criteria for this program.

4. I (we) have read and understand the conditions of the Downtown Revitalization Loan Program and agree to abide by its conditions and guidelines. I (we) understand that a written Loan Agreement is required for approved projects.

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

1. I (we) authorize the City of Mason City to research the proposed project and obtain credit reports (if necessary) for the reasonable evaluation of this application. I (we) will provide necessary information needed by the City of Mason City to perform the research or to obtain a credit report. Personal information will be kept confidential.

2. Expenditures incurred prior to approval of the application and execution of the Forgivable Loan Agreement, except architectural or design services, are not eligible for payment under this program and may not be used toward the required match for the forgivable loan.

3. I (we) agree that the acceptance of this application does not commit the City to enter into any agreement, to pay any costs incurred in its preparation, to participate in subsequent negotiations, or to contract for the project. The City expressly reserves the right to reject any or all applications.

4. I (we) also agree that architectural or design services will be considered an eligible project cost only if a facade design or architectural site and floor plans have been professionally completed and are included with this application, and bids or quotes for all proposed work were obtained and are included with this application.

Should assistance be provided, applicant/borrower agrees:

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

In addition, the applicant is aware of the following:

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

M. Pelh — 4-15-26

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

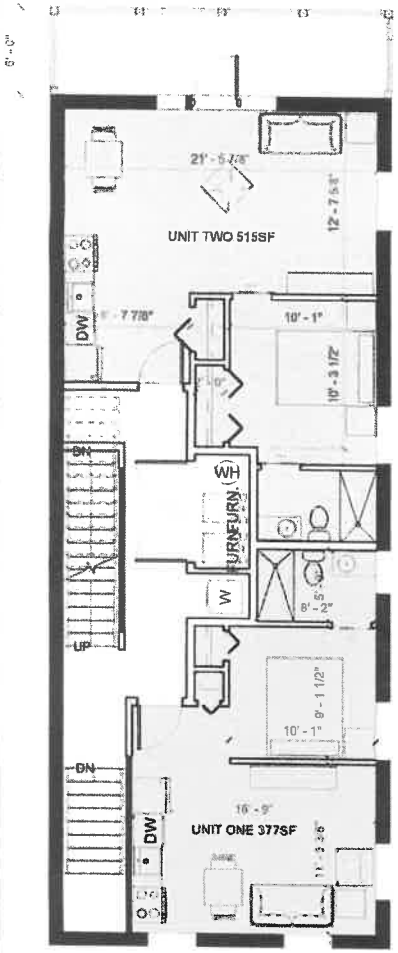
as Manager of the LLC

Title (owner, agent, etc.)

Authorized Signature — **Date**

Title (owner, agent, etc.)

Office Use Only:	
Date/Time Received:	**Received by:**



FIRST FLOOR NOTES:

MECHANICAL IN CORRIDOR TO MAXIMIZE SPACE IN EACH UNIT. SHARED WATER HEATER, SHARED STACKED WASHER/DRYER
USES ALL EXISTING WINDOW OPENINGS

UNIT ONE STUDIO (YELLOW):
377 SQUARE FEET
FULL SIZE APPLIANCES
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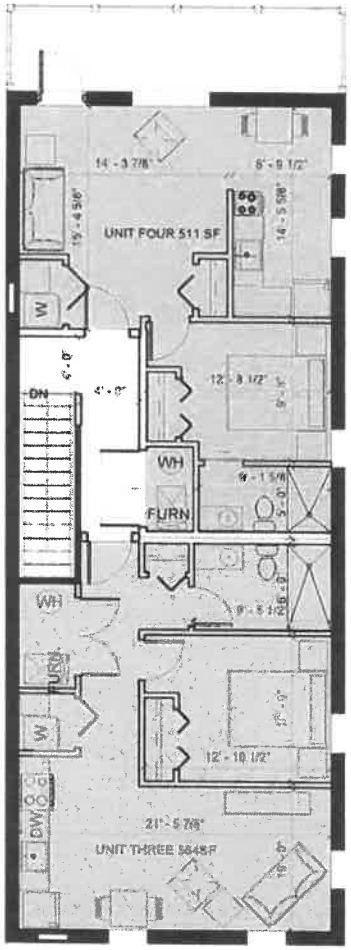
PATIO ACCESS



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1 OF 1

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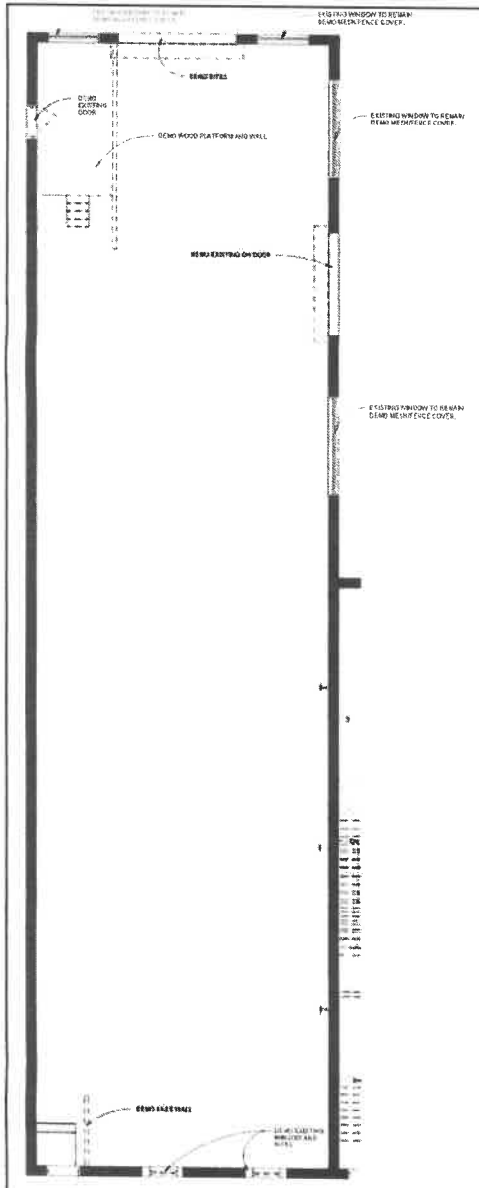
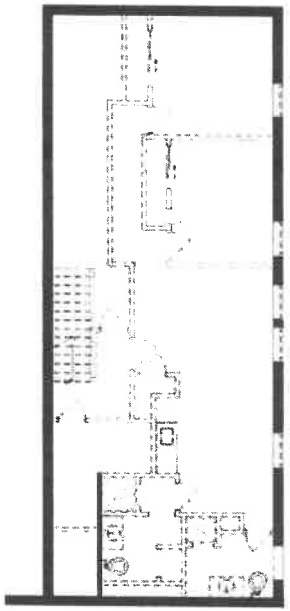


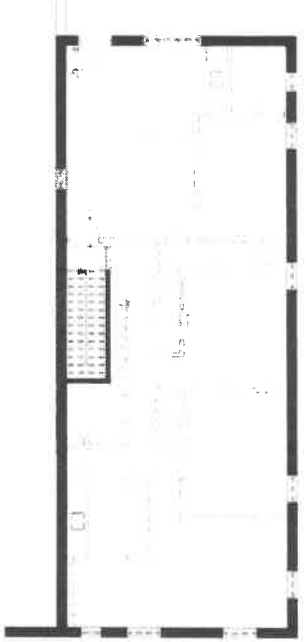
1 321 S DELAWARE EXISTING/DEMO
3/16" = 1'-0"



2 331 S DELAWARE BASEMENT EXISTING/DEMO
3/16" = 1'-0"



3 331 S DELAWARE FIRST FLOOR EXISTING/DEMO
3/16" = 1'-0"



4 331 S DELAWARE SECOND FLOOR EXISTING/DEMO
3/16" = 1'-0"

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EXISTING/DEMO

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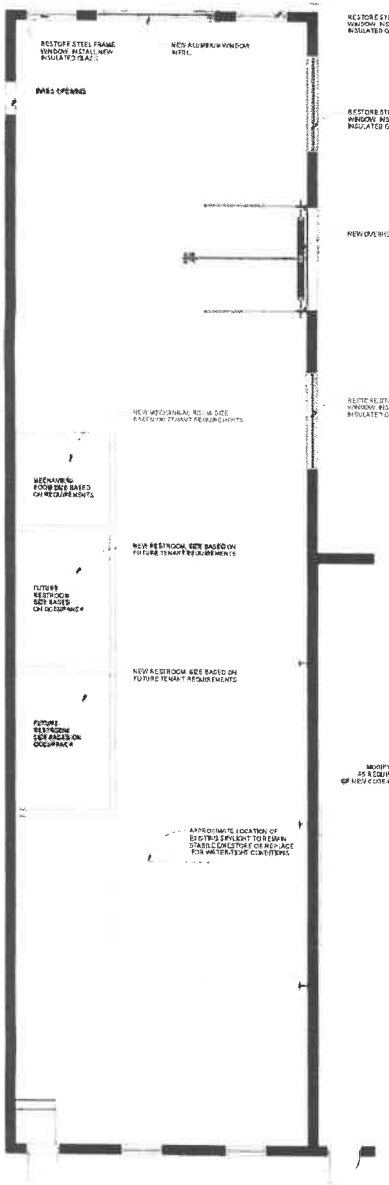
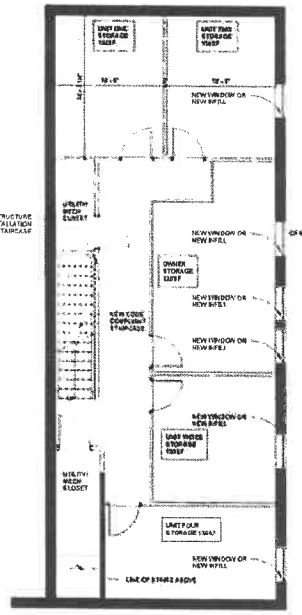
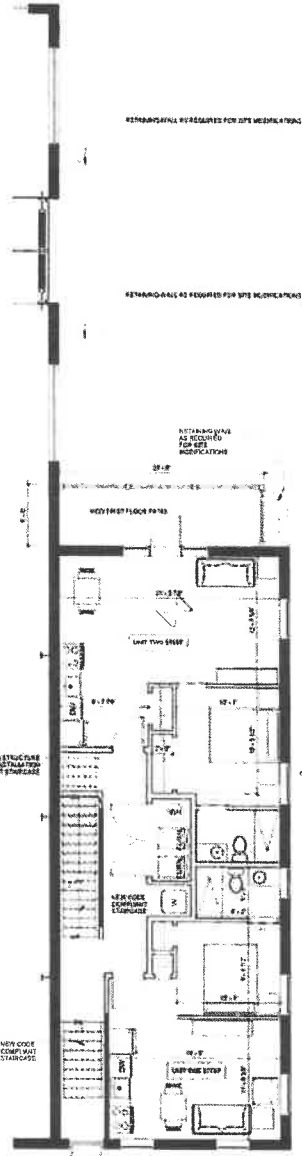


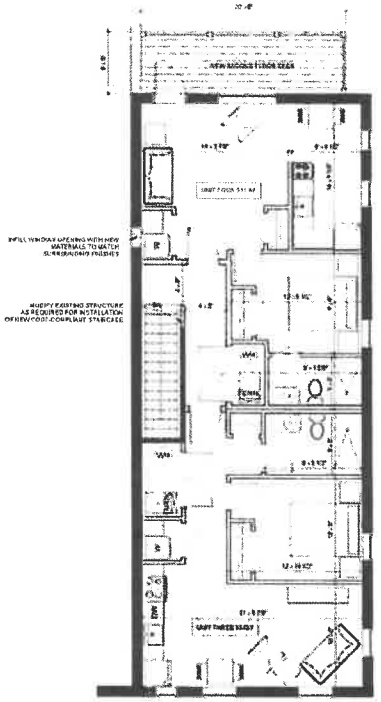
1 321 S DELAWARE PROPOSED PLAN
3/16" = 1'-0"



2 331 S DELWARE PROPOSED BASEMENT PLAN
3/16" = 1'-0"



3 331 S DELAWARE PROPOSED FIRST FLOOR PLAN
3/16" = 1'-0"



4 331 S DELAWARE PROPOSED SECOND FLOOR PLAN
3/16" = 1'-0"

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MANDI PRALLE
MUSIC MAN APARTMENTS
321 & 331 S DELAWARE
MASON CITY, IOWA

PRELIMINARY
NOT FOR CONSTRUCTION

4.6.26

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REVISIONS

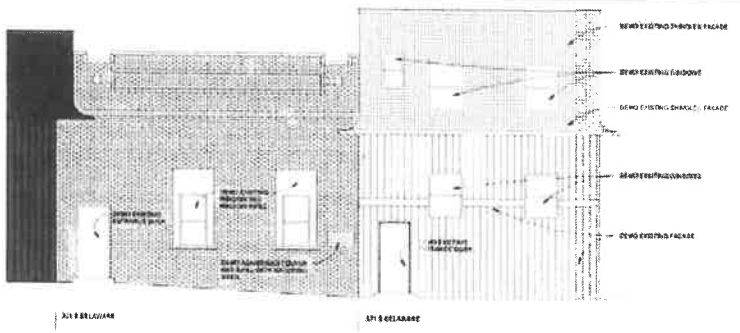
PROJECT # 26007

PROPOSED PLANS

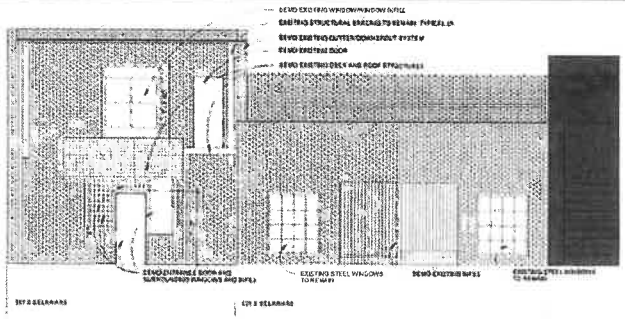
P2

2 OF 4

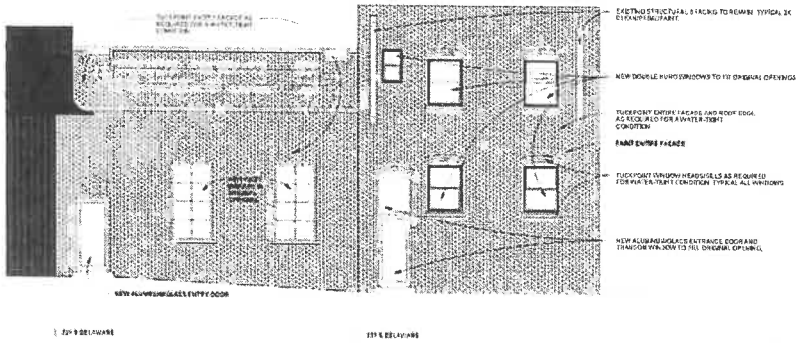
NOTE: CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOBSITE BEFORE PROCEEDING WITH WORK.



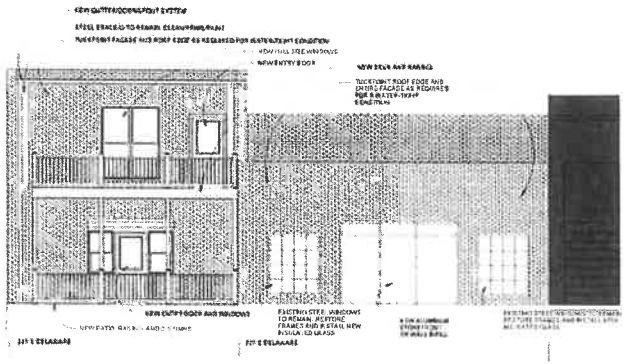
1 EXISTING WEST ELEVATION
3/16" = 1'-0"



2 EXISTING EAST ELEVATION
3/16" = 1'-0"



4 NEW WEST ELEVATION
3/16" = 1'-0"



3 NEW EAST ELEVATION
3/16" = 1'-0"

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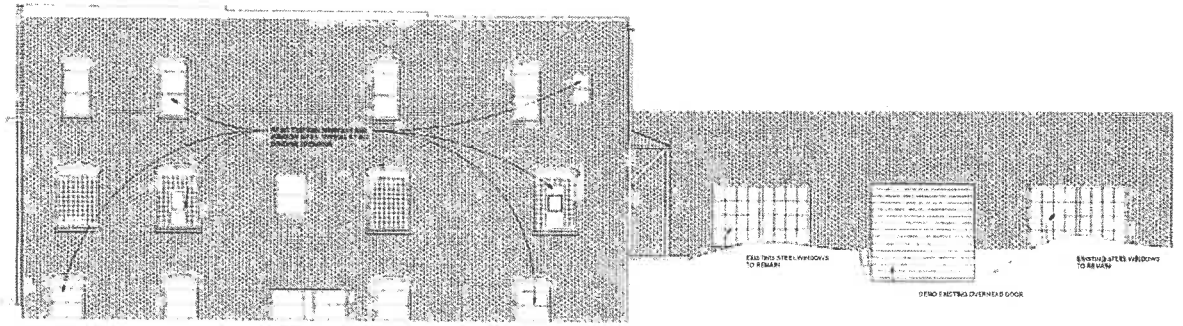
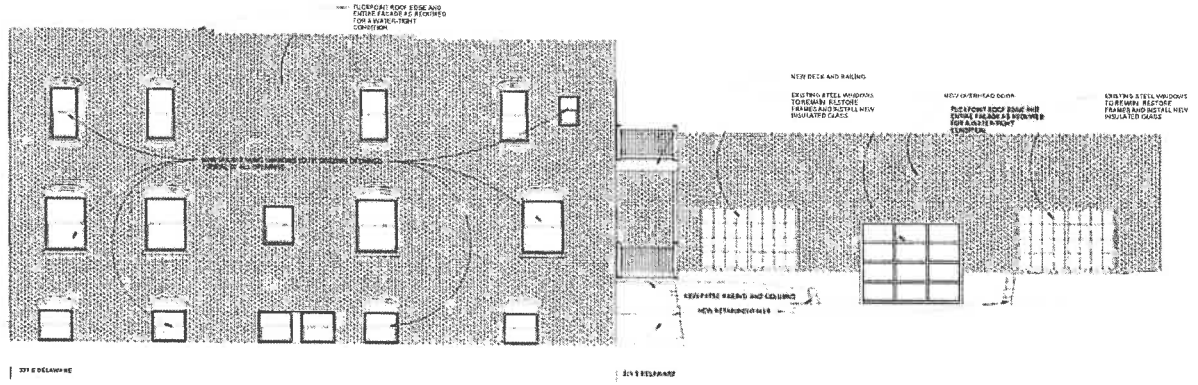
EAST/WEST ELEVATION

P3

NOTE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOBSITE BEFORE PROCEEDING WITH WORK.



1 EXISTING/DEMO SOUTH ELEVATION
3/16" = 1'-0"



2 NEW SOUTH ELEVATION
3/16" = 1'-0"

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SOUTH ELEVATIONS

P4

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Banking • Loans • Trust
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Ackley
641-847-2651

Conrad
641-366-3898

Geneva
641-458-8200

Grundy Center
319-824-5431

Iowa Falls
641-648-3761

Manchester
563-927-3814

Marshalltown
641-753-4040

Story City
515-733-2816

gnbbank.com

10/06/2026

To Whom It May Concern,

This letter is provided at the request of our client, Mandi Pralle, for the purpose of confirming financial capacity.

Ms. Pralle is a client of GNB Bank and has demonstrated a strong financial position and responsible banking history. Based on our knowledge of her financial profile, including her real estate holdings and overall equity position, she maintains substantial net worth.

We understand that Ms. Pralle is undertaking a rehabilitation project involving a mixed-use property. Based on her current financial standing, liquidity, and access to capital, it is our understanding that she has the financial capacity to contribute approximately $300,000 toward the completion of this project.

This letter is intended for informational purposes only and does not constitute a commitment to lend or extend credit.

If you have any questions, please feel free to contact our office.

Sincerely,
Maxwell Street
Business Development Officer
GNB Bank
641-366-3898

MINUTES
Forgivable Loan and Grant Committee
Microsoft Teams Meeting
Friday, October 23, 2026, at 2:00 PM

Call to Order
The meeting was called to order at 2:02 PM.

Committee Members Present: Kelly Helgeland, Randy Kibbee, Steven Van Steenhuyse-Director of Development Services, Ella Phillips-City Planner. Regina Card, Administrative Assistant to Development Services, acted as secretary.

DoRL Applications

Van Steenhuyse asked the Committee members if there were any conflicts of interest. None were declared.

Music Man Apts LLC- 321 & 331 S. Delaware Ave

The Forgivable Loan & Grant Review Committee reviewed DoRL loan & BuRLS grant applications totaling $30,000.00. The applicant requests funding to fund a commercial shell intended for a future tenant build out. The entire 321 S Delaware exterior will be tuckpointed to address deteriorated masonry, with new windows and doors installed and rehabilitation of the skylight.

The application indicates that the requested funds will be matched by funds on account with GNB Bank, a revolving loan through the North Iowa Corridor Economic Development Corporation, a private bank loan, and owner equity. The total project cost is $560,000.00.

Committee members provided individual scores and recommendations for the proposed work. One member was not present but sent scores. The lowest score for 321 S Delaware was 42 and the highest was 58; the average was 48.83. For 331 S Delaware, low score was 56 and high score was 70, with an average of 63.2. A minimum average score of 28 is required for eligibility.

Helgeland moved to recommend approval of the DoRL applications to the City Council. **Kibbee** seconded. **All ayes**. The motion carried unanimously, and the application will be forwarded to the City Council for consideration.

BuRLS Applications

Van Steenhuyse asked the Committee members if there were any conflicts of interest. None were declared.

MINUTES
Forgivable Loan and Grant Committee
Microsoft Teams Meeting
Friday, October 23, 2026, at 2:00 PM

Music Man Apts LLC- 321 & 331 S. Delaware Ave

The application indicates that the requested funds will be matched by funds on account with GNB Bank, a revolving loan through the North Iowa Corridor Economic Development Corporation, a private bank loan, and owner equity. The total project cost is $560,000.00.

Committee members provided individual scores and recommendations for the proposed work. One member was not present but sent scores The lowest score for 321 S Delaware was 64 and the highest was 65; the average was 64.33. For 331 S Delaware, low score was 84 and the high score was 85, with an average of 84.5. A minimum average score of 50 is required for eligibility.

Phillips moved to recommend approval of the BuRLS applications to the City Council, second by **Helgeland**. **All ayes**. The motion carried unanimously, and the application will be forwarded to the City Council for consideration.

Adjournment

The meeting adjourned at 2:06 PM.

RESOLUTION NO. 26 –

A RESOLUTION AUTHORIZING APPROVAL OF A FORGIVABLE LOAN TO MUSIC MAN LLC FOR THE REHABILITATION OF 321 SOUTH DELAWARE AVENUE IN CONJUNCTION WITH THE DOWNTOWN REVITALIZATION LOAN PROGRAM

WHEREAS, the City Council of the City of Mason City, Iowa had approved the Downtown Revitalization Loan (DoRL) program for the revitalization of buildings within the Downtown area, and

WHEREAS, the program provides for a forgivable loan of up to $30,000.00 (funded with TIF funds) for improvements to property that result in one or more of the 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, Music Man LLC have applied for a forgivable loan in the amount of $30,000 for the rehabilitation of 321 South Delaware Avenue.

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

Section 1: That request for a forgivable loan in the amount of $30,000 for the rehabilitation of 321 South Delaware Avenue, be and the same is hereby approved.

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

PASSED AND APPROVED this 3rd day of November, 2026

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

RESOLUTION NO. 26 –

A RESOLUTION AUTHORIZING APPROVAL OF A FORGIVABLE LOAN TO MUSIC MAN LLC FOR THE REHABILITATION OF 331 SOUTH DELAWARE AVENUE IN CONJUNCTION WITH THE DOWNTOWN REVITALIZATION LOAN PROGRAM

WHEREAS, the City Council of the City of Mason City, Iowa had approved the Downtown Revitalization Loan (DoRL) program for the revitalization of buildings within the Downtown area, and

WHEREAS, the program provides for a forgivable loan of up to $30,000.00 (funded with TIF funds) for improvements to property that result in one or more of the 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, Music Man LLC have applied for a forgivable loan in the amount of $30,000 for the rehabilitation of 331 South Delaware Avenue.

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

Section 1: That request for a forgivable loan in the amount of $30,000 for the rehabilitation of 331 South Delaware Avenue, be and the same is hereby approved.

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

PASSED AND APPROVED this 3rd day of November, 2026

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

Council Agenda Item 11

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: October 26, 2026

RE:
a. Resolution Approving a $30,000 Building Renovation and Life Safety (BuRLS) Grant for 321 South Delaware Avenue
b. Resolution Approving a $70,000 BuRLS Grant for 331 South Delaware Avenue

---

Recommendation:
Staff respectfully requests approval of the Resolutions approving a) $30,000 BuRLS Grant for 321 South Delaware Avenue, and b) approving a $70,000 BuRLS Grant for 331 South Delaware Avenue.

Review:
Music Man Apartments, LLC, has applied for two Building Renovation and Life Safety (BuRLS) grants totaling $100,000 for the fire suppression systems in the buildings at 321 and 331 South Delaware Avenue. They have also applied for two $30,000 Downtown Revitalization Loans (DoRLs), one for each building, to help cover rehabilitation costs. The DoRL loans are a separate item on the City Council's agenda. The background of the project related to the approved Community Catalyst Building Remediation Grant from the State and other details are provided in the memo for the DoRL loans. To avoid unnecessary duplication, this memo will cover only the BuRLS requests. The combination of DoRL and BuRLS constitutes the City's participation in the project, which is a requirement of the Community Catalyst Building Remediation Grant.

The developers intend to "white box" the 321 building to allow for development as a restaurant, tavern, or other assembly use. Development with a full kitchen requires installation of a fire suppression system. Three one-bedroom

apartments and one studio apartment are planned for the 331 building. Renovation of the former commercial building into apartments also requires a fire suppression system.

The applicants are requesting a $30,000 grant for 321 and a $70,000 grant for 331. The buildings will share a sprinkler system riser, with the mechanical room located in the 321 building.

The Grant and Forgivable Loan Committee met on October 23 to consider the BuRLS grant applications. Using the BuRLS scoring matrix, the low score was 64 and the high score was 65, with an average of 64.33 for 321 South Delaware Avenue. For 331 South Delaware Avenue, the low score was 84 and the high score was 85, with an average score of 84.5. A minimum score of 50 is required to qualify. The Committee voted unanimously to recommend approval of a $30,000 grant for 321 South Delaware and a $70,000 grant for 331 South Delaware Avenue. Staff concurs.

Budget Impact:
There is no impact to the operating budget resulting from this action.

Council Action Requested:
Staff respectfully requests approval of the Resolutions approving a) $30,000 BuRLS Grant for 321 South Delaware Avenue, and b) approving a $70,000 BuRLS Grant for 331 South Delaware Avenue.

Attachments:

1. BuRLS Application for 321 South Delaware Avenue, with Proof of Match
2. BuRLS Application for 331 South Delaware Avenue, with Proof of Match
3. Minutes of Grant and Forgivable Loan Committee, 10/23/26

Steven J. Van Steenhuyse
Director of Development Services

Reviewed and Recommend Approval

Building Renovation/Life Safety (BuRLS) Grant Application

Residential Program – Business Creation/Expansion Program

City of Mason City, Iowa

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

A. Application Type: ☐ Residential ■ Business Creation/Expansion

B. Building Information

Building Name:	321 S Delaware
Site Address:	321 S Delaware Avenue
Tax Property ID No.	071016100500
Legal Description: (attach separately if necessary)	L 6 IN L 13 AUD PL S1/2 SW NW & N1/2 NW SW 10-96-20

C. Applicant Information (applicant must be the owner)

Building Owner:	Music Man LLC	
FEIN (if applicable):	82-1984787	**Owner Type (Check One)**
Contact Name:	Mandi Pralle	☐ Individual(s)
Owner/Contact Address:	PO Box 1602	☐ Proprietorship
City/State/Zip:	Mason City, IA 50402	☐ Partnership
Phone:	641-430-3468	■ LLC
Email:	preferredhousing3@gmail.com	☐ Corporation

D. Proposed Project

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

The proposed project involved the coordinated rehabilitation of 321 and 331 S Delaware, two adjacent, vacant buildings. The project is intentionally designed as a phased redevelopment, responding to the significant scope, cost, and life-safety requirements. Phase 1 will include the installation of a fire suppression system in both buildings.

Project Start Date:	6/2026	Project Completion Date:	6/2028

Explain why the grant is necessary to complete the project. Would improvements be completed without assistance or would improvements be made to a lesser degree?

Due to the scope, cost and requirements to bring this building up to code it would not move forward without this grant, not only for financial support, but also as a match to leverage additional grants.

Total grant funds requested:	30,000 $	Total estimated Life Safety cost:	30,000 $	Total project cost (all construction)	135,000 $

Check if this project is part of a joint application with an adjacent property: ☑

E. Summary of Life Safety Eligible Costs (attach additional sheets if necessary)
See program instructions for eligible project costs

Proposed Work: all work listed must include contractor's estimates	Contractor/ Subcontractor	Estimated Cost
fire protection - whole building	Bergland and Cram	$ 30,000
	Total Project Cost	$30,000

F. Current Occupancy/Tenancy (attach additional sheets if necessary)

Occupant/Tenant Name	Type (retail, office, residential, etc.)
Vacant	

Proposed number of dwelling units (if applicable) 0

Length of time any portion of the building has been vacant (if applicable) more than 10 years

G. Proposed Financing (attach additional sheets if necessary)

Source	Amount
Sources of Private Investment *(include documentation confirming private investment amounts) :*	
Owner Cash (must provide proof such as bank statement or similar):	$
Bank or other Loan: (Bank Name): GNB	$ up to $300,000
Other (Describe):	$
Other:	$
Sources of Public Investment *(if applicable; e.g., CDBG, DoRL, etc.; identify all public fund sources)*	
DoRL	$ 30,000
Catalyst	$ 100,000 (Split with 331 S Delaware)
Total	$ 135,000

G. Application Attachments

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

- ☑ Written Bids/Quotes for all eligible work necessary to meet fire codes
- ☑ Design Plan or detailed description of project to be completed, including renderings
- ☑ Letters of Commitment or other proof of available investment funds to meet match requirement

H. Applicant Signature

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

1. I (we) certify that all information contained in this application and any attachments or exhibits is true and correct to the best of my (our) knowledge and are submitted to the City of Mason City for the purpose of determining that an application meets program guidelines.

2. I (we) certify that the property listed on this application is located within an eligible area as required under either the Residential Program or the Business Creation/Expansion Program.

3. I (we) understand that additional data may be required if requested by City Staff, the Loan and Grant Review Committee, or the City Council.

4. I (we) have read and understand the project requirements, application requirements, and criteria for scoring applications for this program.

5. I (we) have read and understand the conditions of the Building Renovation/Life Safety Grant Program and agree to abide by its conditions and guidelines. I (we) understand that a written Grant Agreement must be fully executed prior to beginning any work to be funded through the grant.

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

1. I (we) authorize the City of Mason City to research the proposed project and obtain credit reports (if necessary) for the reasonable evaluation of this application. I (we) will provide necessary information needed by the City of Mason City to perform the research or to obtain a credit report. Personal information will be kept confidential.

2. I (we) understand that expenditures incurred prior to approval of the application and execution of the Grant Agreement, except administrative costs as approved by the City, **are not eligible** for payment under this program.

3. I (we) agree that the acceptance of this application does not commit the City to enter into any agreement, to pay any costs incurred in its preparation, to participate in subsequent negotiations, or to contract for the project. The City expressly reserves the right to reject any or all applications.

4. I (we) also agree that any administrative costs, such as architectural or design services, will be considered an eligible project cost only if design or architectural site and floor plans have been professionally completed and are included with this application, and bids, quotes, or invoices for all such work were obtained and are included with this application.

Should assistance be provided, applicant/grantee agrees:

1. If the grant is approved by the City Council, to enter into a Grant Agreement with the City that specifies the conditions of disbursement of the grant.

2. To keep such records and receipts as may be required by the City in connection with the work to be assisted and to make the records and receipts available to the City.

3. To notify the City of Mason City of any change in ownership of the benefitted property.

4. To provide proof of insurance covering the building in which the improvements are constructed, if requested by the City.

By signing and submitting this application, the applicant certifies awareness of the following:

1. The maximum participation per property in the Building Renovation/Life Safety Grant Program is limited to $100,000 for Residential projects and $70,000 for Business Creation/Expansion projects. Only one grant may be provided per property. The City Council may grant additional funds if it agrees that circumstances warrant such increase.

2. Financial assistance will not be provided if property taxes or special assessments are in arrears or if the applicant has outstanding or delinquent debt with the City.

3. Only those grants recommended for approval by the Loan and Grant Review Committee will be forwarded to the City Council for final disposition.

4. Grant funds will be disbursed according to the draw schedule in the Grant Agreement. Draws are authorized as follows: 40% of the grant paid when 50% of the project is complete; next 40% of the grant paid when 100% of the project is complete; final 20% of grant paid when a final Certificate of Occupancy is issued. The grantee must provide proof of passed inspections and paid invoices showing the work completed.

SIGNATURES (all persons listed on the deed must sign)

Authorized Signature — Date: 4-15-26

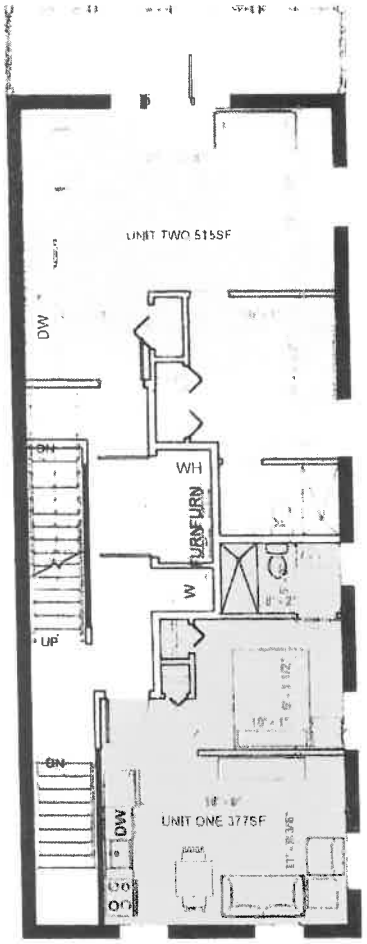
as Manager of the LLC
Title (owner, agent, etc.)

Authorized Signature — Date

Title (owner, agent, etc.)

Office Use Only: Date/Time Received

Received by:

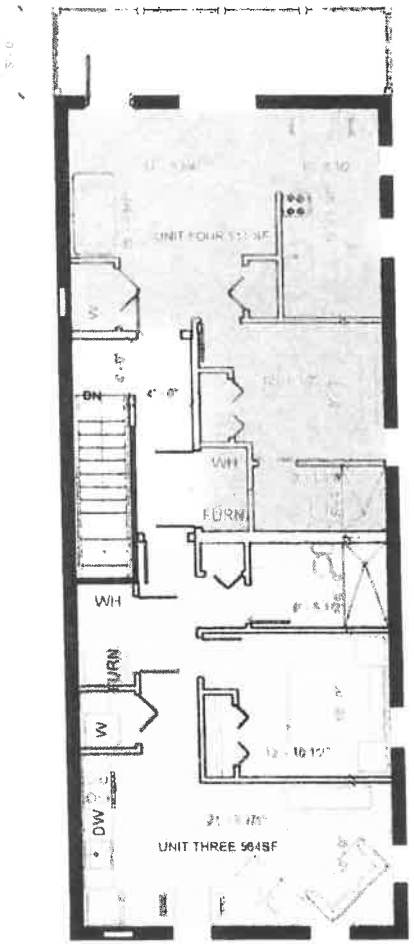


FIRST FLOOR NOTES

MECHANICAL IN CORRIDOR TO MAXIMIZE SPACE IN EACH UNIT. SHARED WATER HEATER. SHARED STACKED WASHER/DRYER
USES ALL EXISTING WINDOW OPENINGS

UNIT ONE STUDIO (YELLOW).
377 SQUARE FEET
FULL SIZE APPLIANCES
NO DOOR ON BEDROOM
BATHROOM ACCESS FROM BEDROOM
BATHROOM: 36" VANITY, 32"W SHOWER/TUB
SMALLER CLOSETS

UNIT TWO (PINK)
515 SQUARE FEET
FULL SIZE APPLIANCES
BATHROOM ACCESS FROM BEDROOM
BATHROOM 36" VANITY, 32"W SHOWER/TUB
AVERAGE CLOSETS
PATIO ACCESS



SECOND FLOOR NOTES:

INDIVIDUAL MECHANICAL SYSTEMS
INDIVIDUAL STACKED WASHER/DRYER
USES ALL EXISTING WINDOW OPENINGS

UNIT THREE (GREEN)
564 SQUARE FEET
FULL SIZE APPLIANCES
BATHROOM ACCESS FROM HALL
BATHROOM: 36" VANITY, 36" SHOWER/TUB
AVERAGE CLOSETS

UNIT FOUR (BLUE):
511 SQUARE FEET
APARTMENT SIZE DISHWASHER AND STOVE
BATHROOM ACCESS FROM BEDROOM
BATHROOM: 36" VANITY, 36" SHOWER/TUB
AVERAGE CLOSETS
DECK ACCESS

1 FIRST FLOOR
1/8" = 1'-0"

2 SECOND FLOOR
1/8" = 1'-0"

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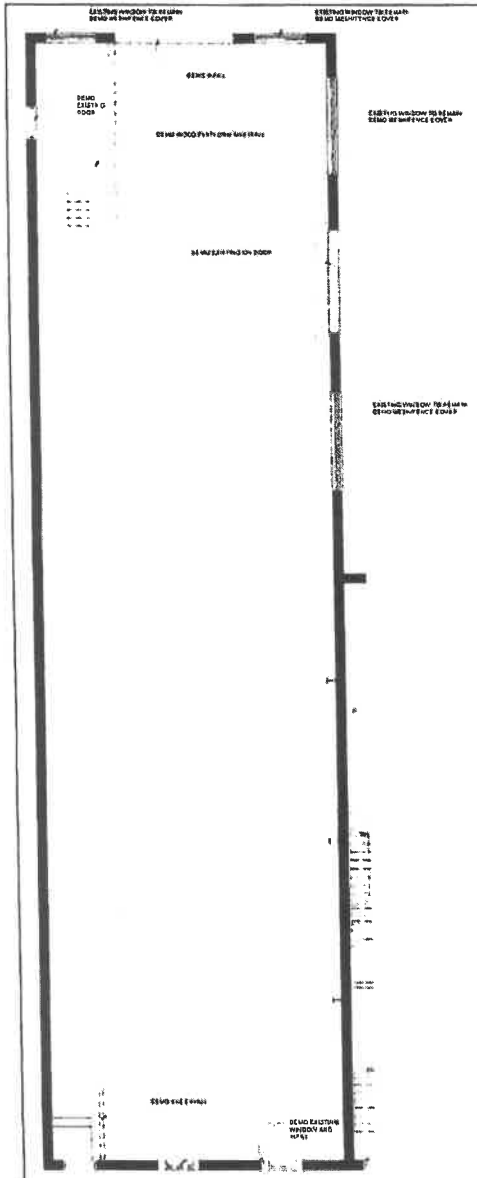
PROJECT # 26007
Unnamed
P1
1 OF 1

NOTE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOBSITE BEFORE PROCEEDING WITH WORK



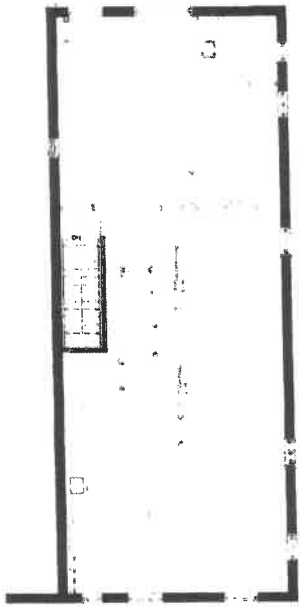
1 321 S DELAWARE EXISTING/DEMO
3/16" = 1'-0"



2 331 S DELAWARE BASEMENT EXISTING/DEMO
3/16" = 1'-0"



3 331 S DELAWARE FIRST FLOOR EXISTING/DEMO
3/16" = 1'-0"



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EXISTING/DEMO

P1

1 OF 4

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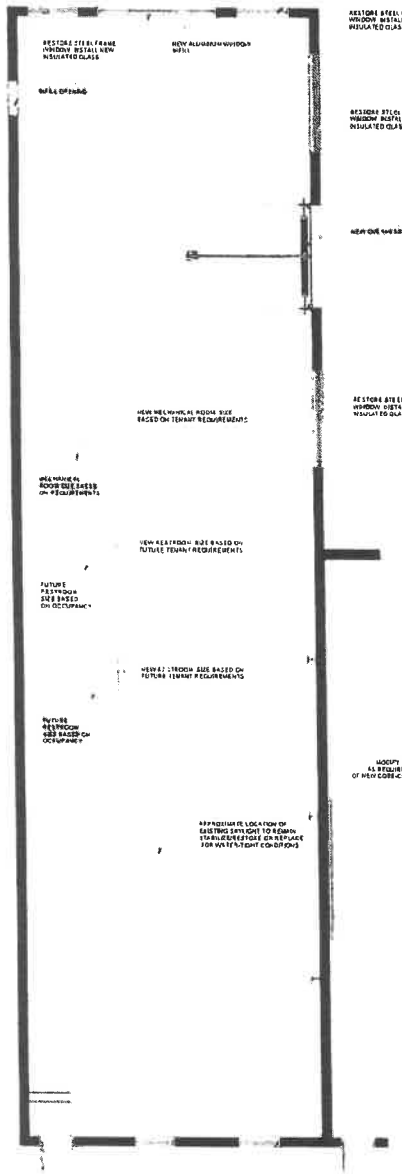
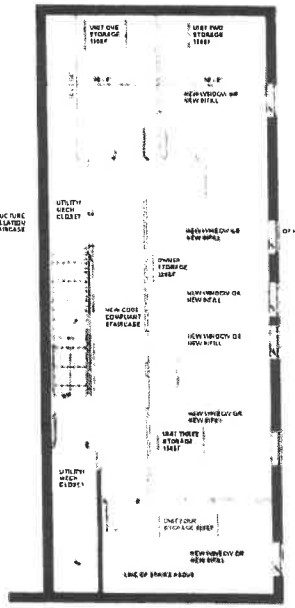
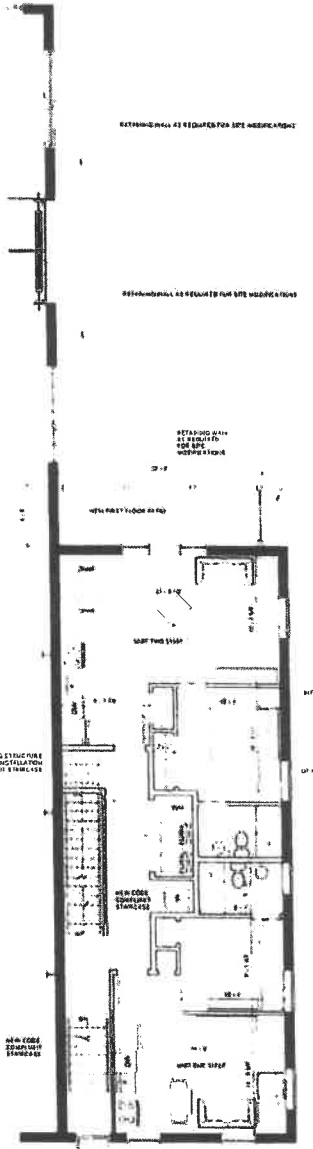


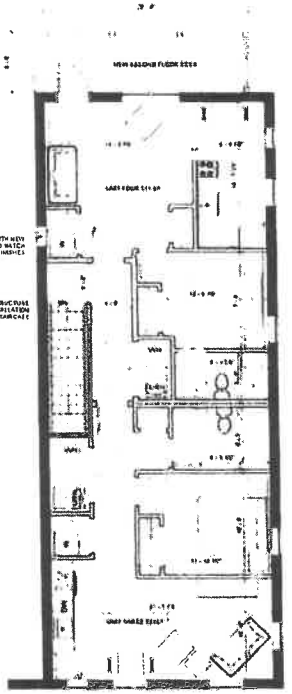
1 321 S DELAWARE PROPOSED PLAN
3/16" = 1'-0"



2 331 S DELWARE PROPOSED BASEMENT PLAN
3/16" = 1'-0"



3 331 S DELAWARE PROPOSED FIRST FLOOR PLAN
3/16" = 1'-0"



4 331 S DELAWARE PROPOSED SECOND FLOOR PLAN
3/16" = 1'-0"

BERGLAND + CRAM
architecture | planning | interiors
115 South Delaware Ave
Mason City, Iowa 50401
t 1 641 423 6348
f 1 641 423 7514
e info@berglandandcram.com
www.berglandandcram.com

MANDI PRALLE
MUSIC MAN APARTMENTS
321 & 331 S DELAWARE
MASON CITY, IOWA

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4.6.26

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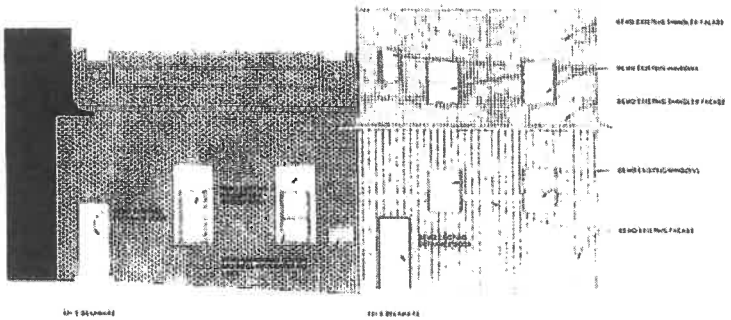
PROJECT #
26007

PROPOSED PLANS

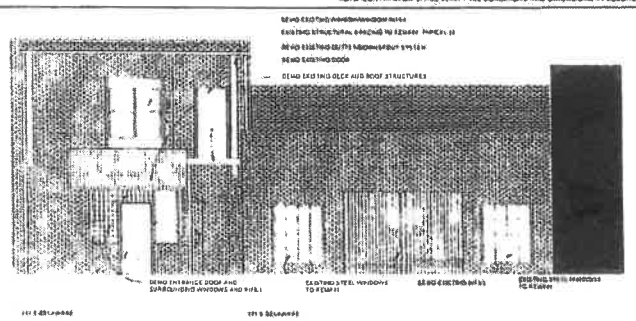
P2

2 OF 4

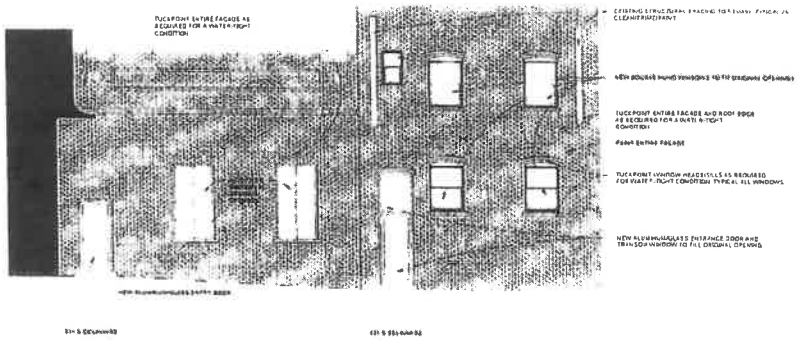
NOTE: CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOBSITE BEFORE PROCEEDING WITH WORK



1 EXISTING WEST ELEVATION
3/16" = 1'-0"



2 EXISTING EAST ELEVATION
3/16" = 1'-0"



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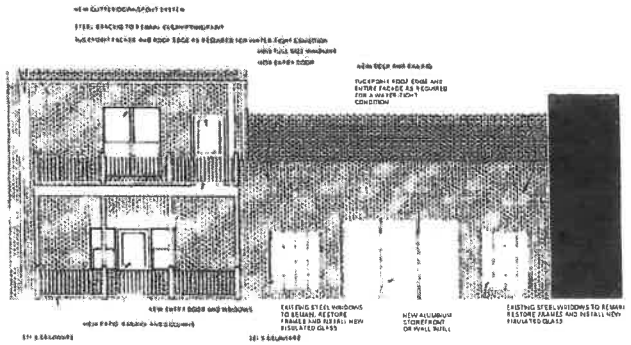
3/16" = 1'-0"



3 NEW EAST ELEVATION
3/16" = 1'-0"

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EAST/WEST ELEVATION

P3

3 OF 4

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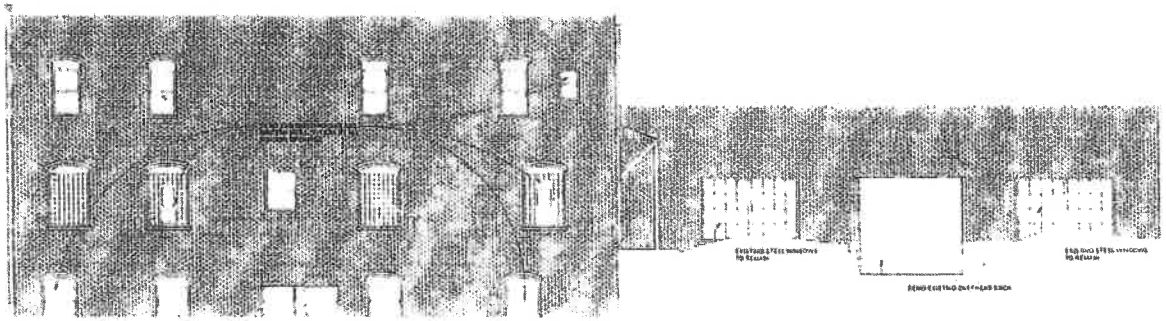
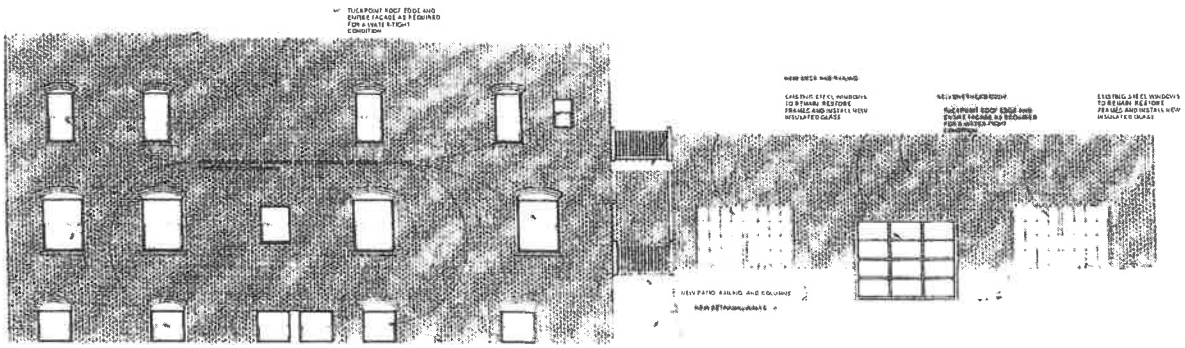


1 EXISTING/DEMO SOUTH ELEVATION
3/16" = 1'-0"



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SOUTH ELEVATIONS

P4

1 OF 4

GNB
Banking • Loans • Trust
Member FDIC

Ackley
641-847-2651

Conrad
641-366-3898

Geneva
641-458-8200

Grundy Center
319-824-5431

Iowa Falls
641-648-3761

Manchester
563-927-3814

Marshalltown
641-753-4040

Story City
515-733-2816

gnbbank.com

10/06/2026

To Whom It May Concern,

This letter is provided at the request of our client, Mandi Pralle, for the purpose of confirming financial capacity.

Ms. Pralle is a client of GNB Bank and has demonstrated a strong financial position and responsible banking history. Based on our knowledge of her financial profile, including her real estate holdings and overall equity position, she maintains substantial net worth.

We understand that Ms. Pralle is undertaking a rehabilitation project involving a mixed-use property. Based on her current financial standing, liquidity, and access to capital, it is our understanding that she has the financial capacity to contribute approximately $300,000 toward the completion of this project.

This letter is intended for informational purposes only and does not constitute a commitment to lend or extend credit.

If you have any questions, please feel free to contact our office.

Sincerely,
Maxwell Street
Business Development Officer
GNB Bank
641-366-3898

Mandi Pralle, Music Man Apartments
Mason City, IA
COMPILED BY BERGLAND + CRAM ARCHITECTS

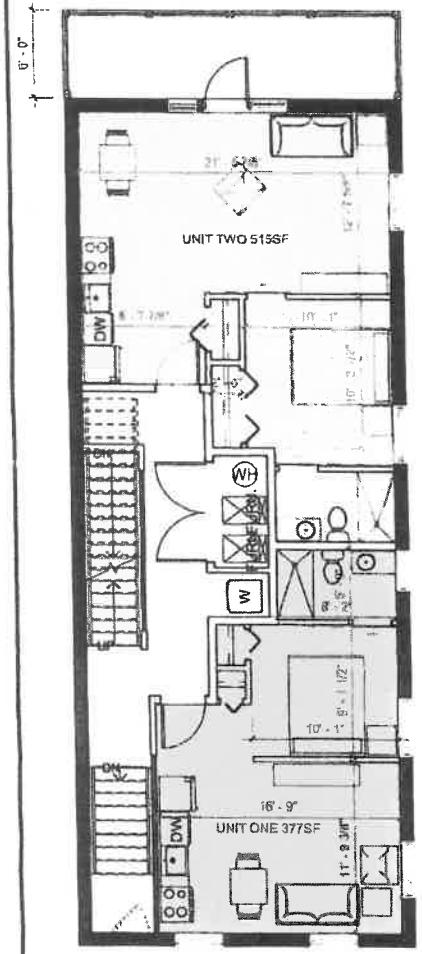
4.10.26
#26007

RENOVATION of 321 & 331 S Delaware

PRIMARY PROJECT GOALS: renovate 321 & 331 S Delaware for future commercial tenant and renovate 331 S Delaware into four modern apartments

321 S Delaware: "White box" the property for future commercial tenant including: fire protection, new windows, doors, roof, skylight, updated utilities and hvac/plumbing. Final design needs are TBD. 331 S delaware exterior renovations include: removal of existing and restoration of original facade, window replacement, tuckpointing,and moderate site work at rear of building. Interior renovations include fire protection, code compliant stairs, updated utilities and hvac/plumbing, full kitchens and baths as well as a first floor patio and second floor deck. Basement level developed for owner/tenant storage.

321 S DELAWARE							
fire protection - whole building	3,400	3,400	SF	$6	$8	$20,400	$27,200
						$16,270	$17,100
tuckpoint west/front						$7,000	$8,000
tuckpoint east						$18,000	$19,500
tuckpoint south							
						$4,500	$5,100
doors/windows west						$4,500	$5,100
doors/windows east						$9,700	$11,700
doors/windows south							
interior moderate renovation	3,400	3,400	SF	$110	$135	$374,000	$459,000
						$40,000	$50,000
skylight						$43,680	$43,680
roof							
SUBTOTAL						$538,050	$646,380
331 S DELAWARE							
fire protection - whole building	3,960	3,960	SF	$6	$8	$23,760	$31,680
						$13,500	$16,000
tuckpoint west/front						$13,500	$16,000
tuckpoint east						$37,800	$40,200
tuckpoint south						$13,500	$16,000
tuckpoint north							
						$8,500	$9,000
doors/windows west first floor						$7,000	$8,000
doors/windows west second floor						$5,000	$5,000
doors/windows east first floor						$5,000	$5,000
doors/windows east second floor						$36,000	$40,000
windows south							
						$23,400	$23,400
roof	240	240	SF	$40	$65	$9,600	$15,600
first floor patio	240	240	SF	$40	$65	$9,600	$15,600
second floor deck							
						$4,000	$5,000
stairs - entry to first						$9,000	$11,000
stairs to basement						$9,000	$11,000
stairs first to second							
unit one construction (377sf)	377			$250	$320	$94,250	$120,640
unit two construction (515sf)	515			$250	$320	$128,750	$164,800
unit three construction (564sf)	564			$250	$320	$141,000	$180,480
unit four construction (511sf)	511			$250	$320	$140,525	$163,520
basement moderate renovation	1,385	1,385	SF	$65	$90	$90,025	$124,650
site grading/retaining walls/gravel	1,144	1,144	SF	$10	$14	$11,440	$16,016
SUBTOTAL						$836,150	$1,040,586
SITE / OTHER COSTS							
Contingency 12%						$329,808	- $404,872
CONSTRUCTION ESTIMATE RANGE SUBTOTAL						**$1,704,008**	- **$2,091,838**
OWNER/SOFT COSTS							
appliances						$10,000	- $20,000
Security / IT / Software / Door Security						?	- ?
Fees, Engineering, Permits, Survey						$153,361	- $209,184
TOTAL ESTIMATE RANGE						**$1,867,369**	- **$2,321,022**



FIRST FLOOR NOTES:

MECHANICAL IN CORRIDOR TO MAXIMIZE
SPACE IN EACH UNIT, SHARED WATER HEATER,
SHARED STACKED WASHER/DRYER
USES ALL EXISTING WINDOW OPENINGS

UNIT ONE STUDIO (YELLOW):
377 SQUARE FEET
FULL SIZE APPLIANCES
NO DOOR ON BEDROOM
BATHROOM ACCESS FROM BEDROOM
BATHROOM: 36" VANITY, 32"W SHOWER/TUB
SMALLER CLOSETS

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FULL SIZE APPLIANCES
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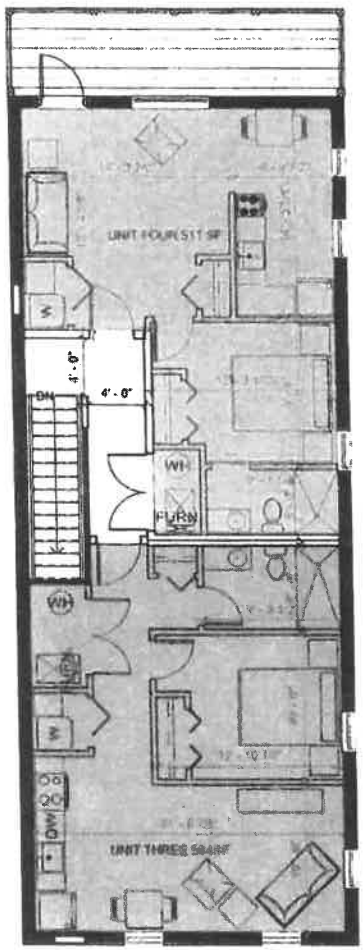
AVERAGE CLOSETS
PATIO ACCESS



SECOND FLOOR NOTES:

INDIVIDUAL MECHANICAL SYSTEMS
INDIVIDUAL STACKED WASHER/DRYER
USES ALL EXISTING WINDOW OPENINGS

UNIT THREE (GREEN):
564 SQUARE FEET
FULL SIZE APPLIANCES
BATHROOM ACCESS FROM HALL
BATHROOM: 36" VANITY, 36" SHOWER/TUB
AVERAGE CLOSETS

UNIT FOUR (BLUE):
511 SQUARE FEET
APARTMENT SIZE DISHWASHER AND STOVE
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1 FIRST FLOOR
1/8" = 1'-0"

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1/8" = 1'-0"

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MASON CITY, IOWA

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P1

1 OF 1

Mandi Pralle, Music Man Apartments

Mason City, IA

COMPILED BY BERGLAND + CRAM ARCHITECTS

4.6.26

#26007

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RENOVATIONS					
Major Renovation	331 first & second floor	**2,770 - 2,770**	SF	$275 - $325	$761,750 - $900,250
Moderate Renovation	331 basement	**1,385 - 1,385**	SF	$75 - $125	$103,875 - $173,125
Moderate Renovation	321	**3,400 3,400**		$165 - $200	$561,000 $680,000
Fire Protection	321 & 331				$45,000 $60,000
Exterior Alternations	(patio & deck)	**240 - 240**	SF	$60 - $85	$14,400 - $20,400
SITE / OTHER COSTS					
Site grading, retaining walls, gravel		**1,144 - 1,144**	SF	$12 - $15	$13,728 - $17,160
Contingency	10%				$149,975 - $185,094
CONSTRUCTION ESTIMATE RANGE SUBTOTAL					$1,649,728 - $2,036,049
OWNER/SOFT COSTS					
appliances					$10,000 - $20,000
Security / IT / Software / Door Security					? - ?
Fees, Engineering, Permits, Survey					$148,476 - $203,603
TOTAL ESTIMATE RANGE					$1,808,204 - $2,259,631

Building Renovation/Life Safety (BuRLS) Grant Application

Residential Program – Business Creation/Expansion Program

City of Mason City, Iowa

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

A. Application Type: ☐ Residential ■ Business Creation/Expansion

B. Building Information

Building Name:	331 S Delaware
Site Address:	331 S Delaware Avenue
Tax Property ID No.	071016100600
Legal Description: (attach separately if necessary)	N 24.83' L 7 IN L 13 AUD PL S1/2 SW NW & N1/2 NW SW 10-96-20

C. Applicant Information (applicant must be the owner)

Building Owner:	Music Man LLC	
FEIN (if applicable):	82-1984787	**Owner Type (Check One)**
Contact Name:	Mandi Pralle	☐ Individual(s)
Owner/Contact Address:	PO Box 1602	☐ Proprietorship
City/State/Zip:	Mason City, IA 50402	☐ Partnership
Phone:	641-430-3468	■ LLC
Email:	preferredhousing3@gmail.com	☐ Corporation

D. Proposed Project

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

The proposed project involved the coordinated rehabilitation of 321 and 331 S Delaware, two adjacent, vacant buildings. The project is intentionally designed as a phased redevelopment, responding to the significant scope, cost, and life-safety requirements. Phase 1 will include the installation of a fire suppression system in both buildings. The apartment building will also require updated stairs and egresses as well as a fire wall between the first floor apartments.

Project Start Date:	6/2026	Project Completion Date:	6/2028

Explain why the grant is necessary to complete the project. Would improvements be completed without assistance or would improvements be made to a lesser degree?

Due to the scope, cost and requirements to bring this building up to code it would not move forward without this grant, not only for financial support, but also as a match to leverage additional grants.

Total grant funds requested:	70,000 $	Total estimated Life Safety cost:	70,000 $	Total project cost (all construction)	400,000 $

Check if this project is part of a joint application with an adjacent property: ☑

E. Summary of Life Safety Eligible Costs (attach additional sheets if necessary)
See program instructions for eligible project costs

Proposed Work: all work listed must include contractor's estimates	Contractor/ Subcontractor	Estimated Cost
fire protection - whole building	Bergland and Cram	$ 30,000
Stairs	Bergland and Cram	27,000
Fire Wall	Bergland and Cram	13,000
	Total Project Cost	$70,000

F. Current Occupancy/Tenancy (attach additional sheets if necessary)

Occupant/Tenant Name	Type (retail, office, residential, etc.)
Vacant	

Proposed number of dwelling units (if applicable) 4

Length of time any portion of the building has been vacant (if applicable) more than 10 years

G. Proposed Financing (attach additional sheets if necessary)

Source	Amount
Sources of Private Investment *(include documentation confirming private investment amounts) :*	
Owner Cash (must provide proof such as bank statement or similar):	$
Bank or other Loan: (Bank Name): GNB	$ up to $300,000
Other (Describe):	$
Other:	$
Sources of Public Investment *(if applicable; e.g., CDBG, DoRL, etc.; identify all public fund sources)*	
DoRL	$ 30,000
Catalyst	$ 100,000 (Split with 331 S Delaware)
Total	$400,000

G. Application Attachments

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

- ☑ Written Bids/Quotes for all eligible work necessary to meet fire codes
- ☑ Design Plan or detailed description of project to be completed, including renderings
- ☑ Letters of Commitment or other proof of available investment funds to meet match requirement

H. Applicant Signature

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

1. I (we) certify that all information contained in this application and any attachments or exhibits is true and correct to the best of my (our) knowledge and are submitted to the City of Mason City for the purpose of determining that an application meets program guidelines.

2. I (we) certify that the property listed on this application is located within an eligible area as required under either the Residential Program or the Business Creation/Expansion Program.

3. I (we) understand that additional data may be required if requested by City Staff, the Loan and Grant Review Committee, or the City Council.

4. I (we) have read and understand the project requirements, application requirements, and criteria for scoring applications for this program.

5. I (we) have read and understand the conditions of the Building Renovation/Life Safety Grant Program and agree to abide by its conditions and guidelines. I (we) understand that a written Grant Agreement must be fully executed prior to beginning any work to be funded through the grant.

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

1. I (we) authorize the City of Mason City to research the proposed project and obtain credit reports (if necessary) for the reasonable evaluation of this application. I (we) will provide necessary information needed by the City of Mason City to perform the research or to obtain a credit report. Personal information will be kept confidential.

2. I (we) understand that expenditures incurred prior to approval of the application and execution of the Grant Agreement, except administrative costs as approved by the City, **are not eligible** for payment under this program.

3. I (we) agree that the acceptance of this application does not commit the City to enter into any agreement, to pay any costs incurred in its preparation, to participate in subsequent negotiations, or to contract for the project. The City expressly reserves the right to reject any or all applications.

4. I (we) also agree that any administrative costs, such as architectural or design services, will be considered an eligible project cost only if design or architectural site and floor plans have been professionally completed and are included with this application, and bids, quotes, or invoices for all such work were obtained and are included with this application.

Should assistance be provided, applicant/grantee agrees:

1. If the grant is approved by the City Council, to enter into a Grant Agreement with the City that specifies the conditions of disbursement of the grant.

2. To keep such records and receipts as may be required by the City in connection with the work to be assisted and to make the records and receipts available to the City.

3. To notify the City of Mason City of any change in ownership of the benefitted property.

4. To provide proof of insurance covering the building in which the improvements are constructed, if requested by the City.

By signing and submitting this application, the applicant certifies awareness of the following:

1. The maximum participation per property in the Building Renovation/Life Safety Grant Program is limited to $100,000 for Residential projects and $70,000 for Business Creation/Expansion projects. Only one grant may be provided per property. The City Council may grant additional funds if it agrees that circumstances warrant such increase.

2. Financial assistance will not be provided if property taxes or special assessments are in arrears or if the applicant has outstanding or delinquent debt with the City.

3. Only those grants recommended for approval by the Loan and Grant Review Committee will be forwarded to the City Council for final disposition.

4. Grant funds will be disbursed according to the draw schedule in the Grant Agreement. Draws are authorized as follows: 40% of the grant paid when 50% of the project is complete; next 40% of the grant paid when 100% of the project is complete; final 20% of grant paid when a final Certificate of Occupancy is issued. The grantee must provide proof of passed inspections and paid invoices showing the work completed.

SIGNATURES (all persons listed on the deed must sign)

Authorized Signature — Date: 4-15-26

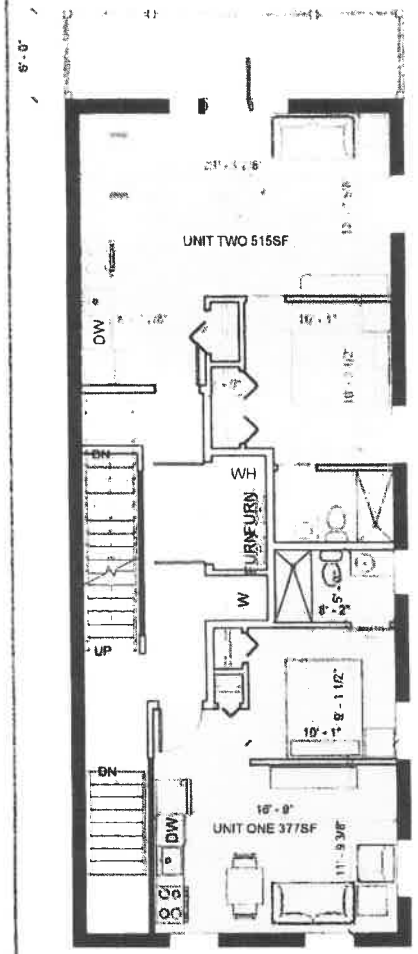
as Manager of the LLC
Title (owner, agent, etc.)

Authorized Signature — Date

Title (owner, agent, etc.)

Office Use Only: Date/Time Received

Received by:



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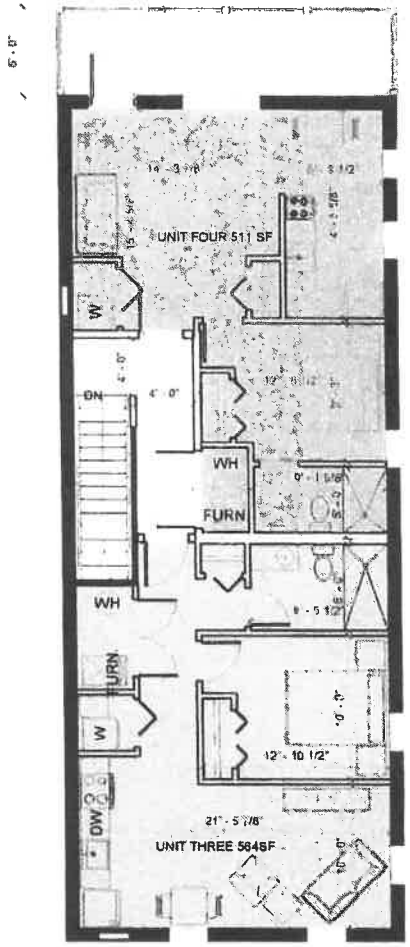

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Unnamed

P1

1 OF 1

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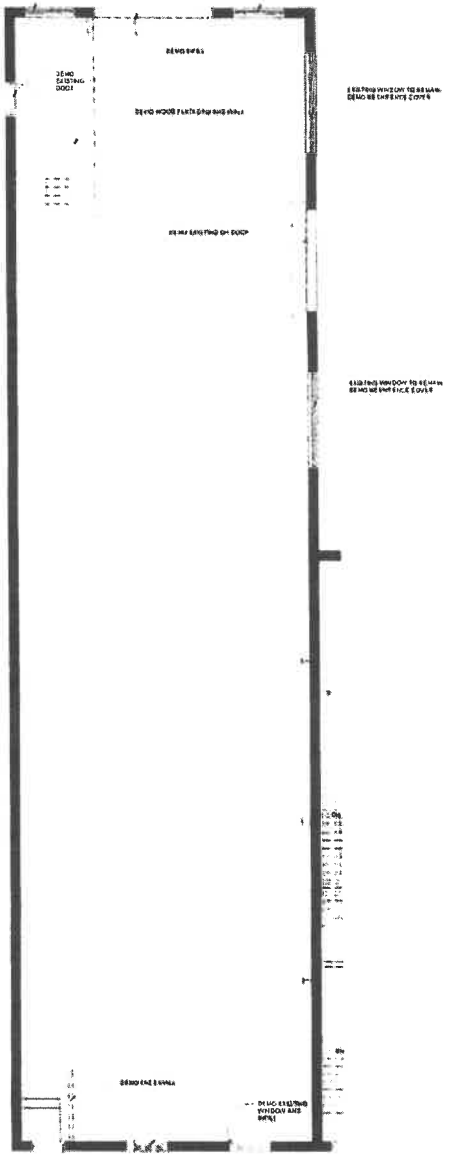
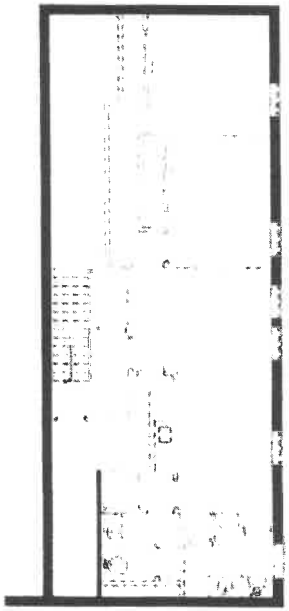
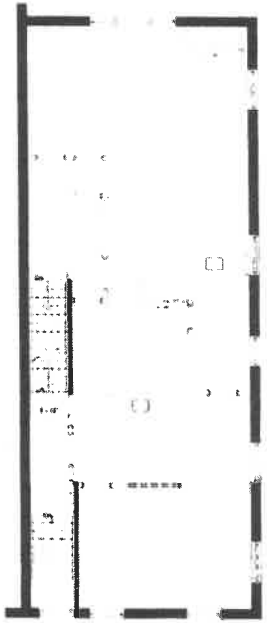


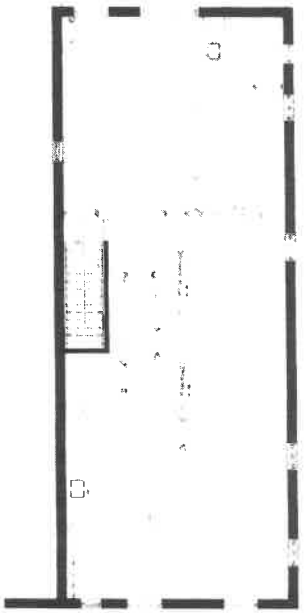
1 321 S DELAWARE EXISTING/DEMO
3/16" = 1'-0"



2 331 S DELAWARE BASEMENT EXISTING/DEMO
3/16" = 1'-0"



3 331 S DELAWARE FIRST FLOOR EXISTING/DEMO
3/16" = 1'-0"



4 331 S DELAWARE SECOND FLOOR EXISTING/DEMO
3/16" = 1'-0"

BERGLAND + CRAM
architecture | planning | interiors
115 South Delaware Ave
Mason City, Iowa 50401
t. 1.641.423.8349
f. 1.641.423.7514
e. info@berglandandcram.com
www.berglandandcram.com

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MUSIC MAN APARTMENTS
321 & 331 S DELAWARE
MASON CITY, IOWA

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4.6.26

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REVISIONS

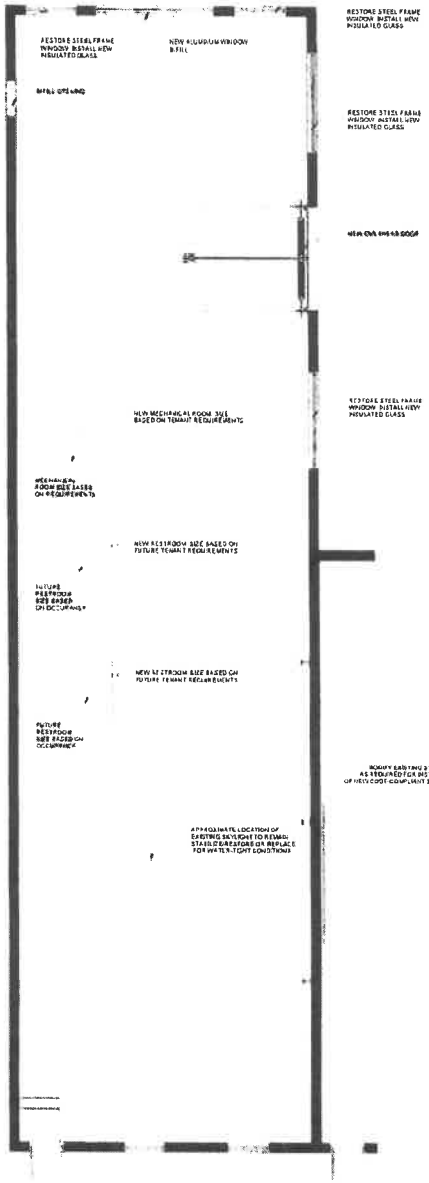
PROJECT #
26007

EXISTING/DEMO

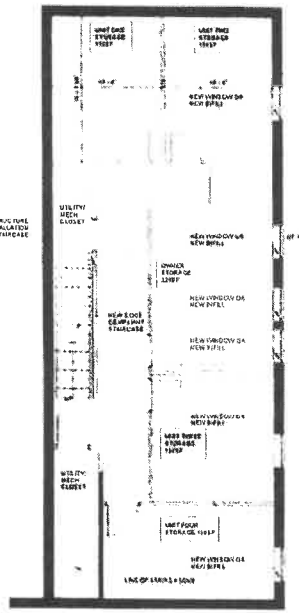
P1

1 OF 4

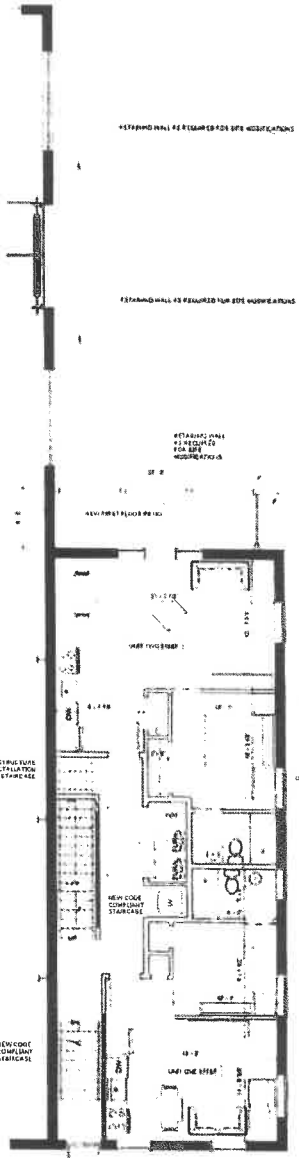
NOTE: CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOBSITE BEFORE PROCEEDING WITH WORK



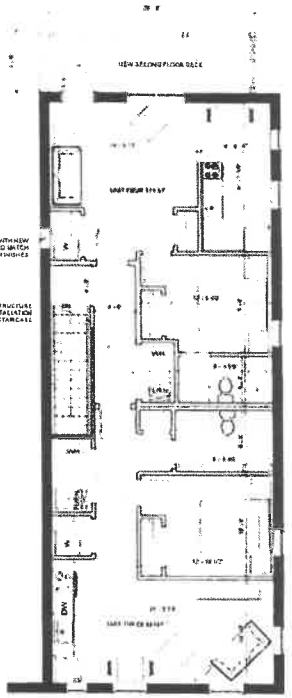
1 321 S DELAWARE PROPOSED PLAN
3/16" = 1'-0"



2 331 S DELWARE PROPOSED BASEMENT PLAN
3/16" = 1'-0"



3 331 S DELAWARE PROPOSED FIRST FLOOR PLAN
3/16" = 1'-0"



4 331 S DELAWARE PROPOSED SECOND FLOOR PLAN
3/16" = 1'-0"

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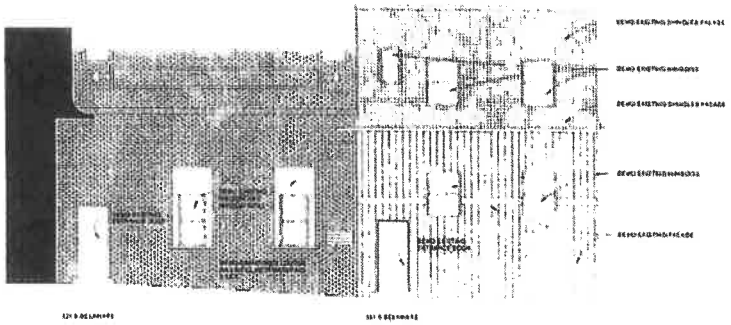
PROPOSED PLANS

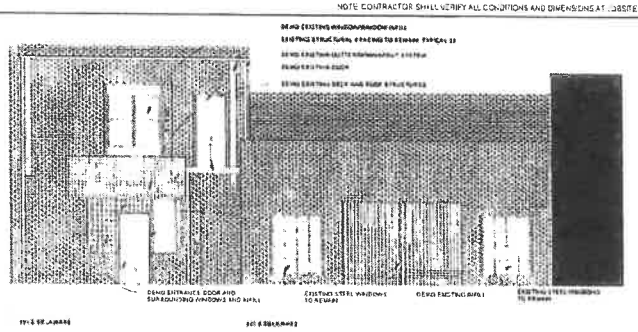
P2

2 OF 4

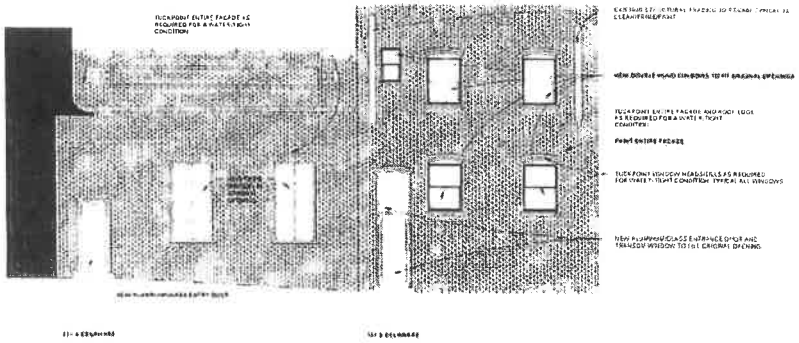
NOTE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOBSITE BEFORE PROCEEDING WITH WORK



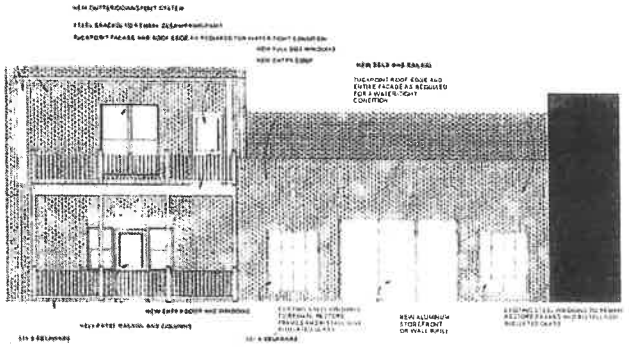
1 EXISTING WEST ELEVATION
3/16" = 1'-0"



2 EXISTING EAST ELEVATION
3/16" = 1'-0"



4 NEW WEST ELEVATION
3/16" = 1'-0"



3 NEW EAST ELEVATION
3/16" = 1'-0"

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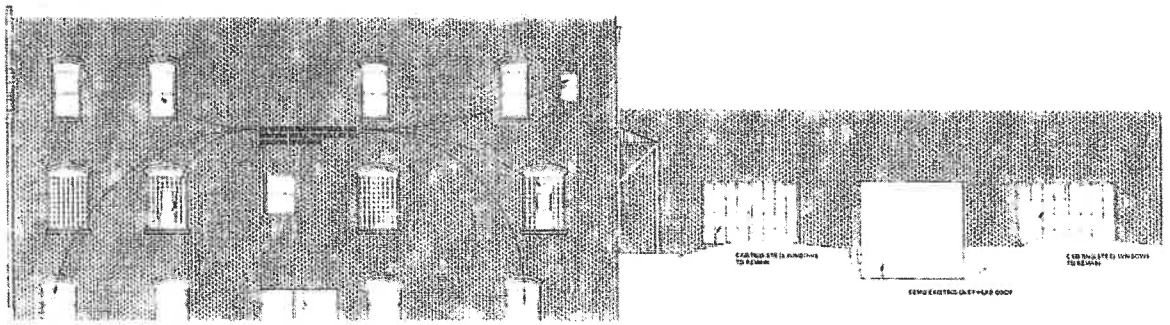
EXISTING/NEW ELEVATION

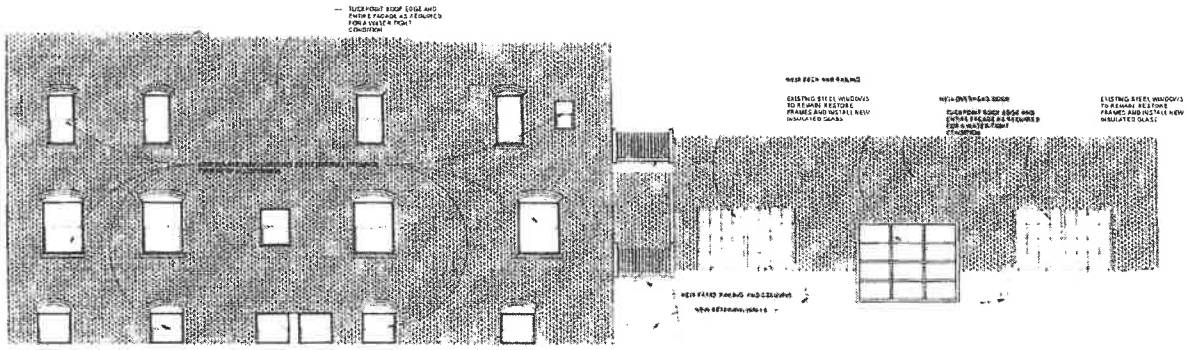
P3

3 OF 4

NOTE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOBSITE BEFORE PROCEEDING WITH WORK



1 EXISTING/DEMO SOUTH ELEVATION
3/16" = 1'-0"



2 NEW SOUTH ELEVATION
3/16" = 1'-0"

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SOUTH ELEVATIONS

P4

1 OF 4

GNB
Banking . Loans . Trust
Member FDIC

Ackley
641-847-2651

Conrad
641-366-3898

Geneva
641-458-8200

Grundy Center
319-824-5431

Iowa Falls
641-648-3761

Manchester
563-927-3814

Marshalltown
641-753-4040

Story City
515-733-2816

gnbbank.com

10/06/2026

To Whom It May Concern,

This letter is provided at the request of our client, Mandi Pralle, for the purpose of confirming financial capacity.

Ms. Pralle is a client of GNB Bank and has demonstrated a strong financial position and responsible banking history. Based on our knowledge of her financial profile, including her real estate holdings and overall equity position, she maintains substantial net worth.

We understand that Ms. Pralle is undertaking a rehabilitation project involving a mixed-use property. Based on her current financial standing, liquidity, and access to capital, it is our understanding that she has the financial capacity to contribute approximately $300,000 toward the completion of this project.

This letter is intended for informational purposes only and does not constitute a commitment to lend or extend credit.

If you have any questions, please feel free to contact our office.

Sincerely,
Maxwell Street
Business Development Officer
GNB Bank
641-366-3898

MINUTES
Forgivable Loan and Grant Committee
Microsoft Teams Meeting
Friday, October 23, 2026, at 2:00 PM

Call to Order
The meeting was called to order at 2:02 PM.

Committee Members Present: Kelly Helgeland, Randy Kibbee, Steven Van Steenhuyse-Director of Development Services, Ella Phillips-City Planner. Regina Card, Administrative Assistant to Development Services, acted as secretary.

DoRL Applications

Van Steenhuyse asked the Committee members if there were any conflicts of interest. None were declared.

Music Man Apts LLC- 321 & 331 S. Delaware Ave

The Forgivable Loan & Grant Review Committee reviewed DoRL loan & BuRLS grant applications totaling $30,000.00. The applicant requests funding to fund a commercial shell intended for a future tenant build out. The entire 321 S Delaware exterior will be tuckpointed to address deteriorated masonry, with new windows and doors installed and rehabilitation of the skylight.

The application indicates that the requested funds will be matched by funds on account with GNB Bank, a revolving loan through the North Iowa Corridor Economic Development Corporation, a private bank loan, and owner equity. The total project cost is $560,000.00.

Committee members provided individual scores and recommendations for the proposed work. One member was not present but sent scores. The lowest score for 321 S Delaware was 42 and the highest was 58; the average was 48.83. For 331 S Delaware, low score was 56 and high score was 70, with an average of 63.2. A minimum average score of 28 is required for eligibility.

Helgeland moved to recommend approval of the DoRL applications to the City Council. **Kibbee** seconded. **All ayes**. The motion carried unanimously, and the application will be forwarded to the City Council for consideration.

BuRLS Applications

Van Steenhuyse asked the Committee members if there were any conflicts of interest. None were declared.

MINUTES
Forgivable Loan and Grant Committee
Microsoft Teams Meeting
Friday, October 23, 2026, at 2:00 PM

Music Man Apts LLC- 321 & 331 S. Delaware Ave

The application indicates that the requested funds will be matched by funds on account with GNB Bank, a revolving loan through the North Iowa Corridor Economic Development Corporation, a private bank loan, and owner equity. The total project cost is $560,000.00.

Committee members provided individual scores and recommendations for the proposed work. One member was not present but sent scores The lowest score for 321 S Delaware was 64 and the highest was 65; the average was 64.33. For 331 S Delaware, low score was 84 and the high score was 85, with an average of 84.5. A minimum average score of 50 is required for eligibility.

Phillips moved to recommend approval of the BuRLS applications to the City Council, second by **Helgeland**. **All ayes**. The motion carried unanimously, and the application will be forwarded to the City Council for consideration.

Adjournment

The meeting adjourned at 2:06 PM.

RESOLUTION NO. 26 -

A RESOLUTION AUTHORIZING SUBMISSION OF A BUILDING RENOVATION/LIFE SAFETY (BURLS) GRANT APPLICATION FOR MUSIC MAN LLC AT 321 SOUTH DELAWARE AVENUE AND AUTHORIZING EXECUTION OF GRANT AGREEMENT UPON APPLICATION APPROVAL

WHEREAS, the City Council of the City of Mason City, Iowa, did on April 19, 2022, adopt Resolution No. 22-86 and approved the use of Federal American Rescue Plan Act (ARPA) funds for the Building Renovation/Life Safety program, and

WHEREAS, the City of Mason City has, through action of its City Council, heretofore determined a need for funding assistance, and

WHEREAS, the application has been prepared;

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

Section 1: That the application and submission of said application for funds from for a Building Renovation/Life Safety (BuRLS) Grant Application for Music Man, LLC for property located at 321 South Delaware Avenue, in the amount of $30,000, should be and the same is hereby approved.

Section 2: That the Mayor is authorized and City Clerk hereby directed to execute the application, together with all necessary assurance, and any and all other required documents to complete the application.

Section 3: That if and upon approval of funding and following receipt of notice from the said department by the City, the Mayor and City Clerk are authorized and directed to execute the Grant Agreement and other required documents of the program in the City of Mason City, Iowa.

PASSED AND APPROVED this 3rd day of November, 2026.

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

RESOLUTION NO. 26 -

A RESOLUTION AUTHORIZING SUBMISSION OF A BUILDING RENOVATION/LIFE SAFETY (BURLS) GRANT APPLICATION FOR MUSIC MAN LLC AT 331 SOUTH DELAWARE AVENUE AND AUTHORIZING EXECUTION OF GRANT AGREEMENT UPON APPLICATION APPROVAL

WHEREAS, the City Council of the City of Mason City, Iowa, did on April 19, 2022, adopt Resolution No. 22-86 and approved the use of Federal American Rescue Plan Act (ARPA) funds for the Building Renovation/Life Safety program, and

WHEREAS, the City of Mason City has, through action of its City Council, heretofore determined a need for funding assistance, and

WHEREAS, the application has been prepared;

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

Section 1: That the application and submission of said application for funds from for a Building Renovation/Life Safety (BuRLS) Grant Application for Music Man, LLC for property located at 331 South Delaware Avenue, in the amount of $70,000, should be and the same is hereby approved.

Section 2: That the Mayor is authorized and City Clerk hereby directed to execute the application, together with all necessary assurance, and any and all other required documents to complete the application.

Section 3: That if and upon approval of funding and following receipt of notice from the said department by the City, the Mayor and City Clerk are authorized and directed to execute the Grant Agreement and other required documents of the program in the City of Mason City, Iowa.

PASSED AND APPROVED this 3rd day of November, 2026.

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

Council Agenda Item 12

The City of Mason City IOWA

CITY ADMINISTRATOR

Memorandum

To:	The Honorable Mayor and City Council Members
From:	Aaron Burnett, City Administrator
Date:	October 30, 2026
RE:	Recommendation to approve Professional Services Agreement for Southbridge Mall Renovations and Conference Center

Recommendation:
The recommendation is: that the City Council approve a Professional Services Agreement with Accord Architecture for this project.

Review:
The City Council has budgeted improvements in Southbridge for the old Younkers anchor store area and replacement of the mall roof systems. Accord is well positioned for this work due to their previous projects in the area and projects in the building. This agreement will bring the proposed projects through multiple phases. The not-to-exceed cost is $850,000 for all phases of the project.

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 Accord Architecture with a Not-to-Exceed Fee of $850,000.

Attachments:
Professional Services Agreement.

Aaron Burnett, City Administrator

AIA® Document B133® – 2019

Standard Form of Agreement Between Owner and Architect, Construction Manager as Constructor Edition

AGREEMENT made as of the ninth day of October in the year 2026
(In words, indicate day, month and year.)

BETWEEN the Architect's client identified as the Owner:
(Name, legal status, address, and other information)

City of Mason City
10 First Street NW, Mason City, IA 50401
641.421.2701

and the Architect:
(Name, legal status, address, and other information)

Accord Architecture Company
208 East State Street, Mason City, IA 50401
641.423.4784

for the following Project:
(Name, location, and detailed description)

Southbridge Mall Improvements
100 S Federal Ave, Mason City, IA 50401

The Construction Manager (if known):
(Name, legal status, address, and other information)

To be determined

The Owner and Architect agree as follows.

ADDITIONS AND DELETIONS:
The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

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

This document is intended to be used in conjunction with AIA Documents A201–2017™, General Conditions of the Contract for Construction; A133–2019™ Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price; and A134–2019™ Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee without a Guaranteed Maximum Price. AIA Document A201™–2017 is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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3 SCOPE OF ARCHITECT'S BASIC SERVICES

4 SUPPLEMENTAL AND ADDITIONAL SERVICES

5 OWNER'S RESPONSIBILITIES

6 COST OF THE WORK

7 COPYRIGHTS AND LICENSES

8 CLAIMS AND DISPUTES

9 TERMINATION OR SUSPENSION

10 MISCELLANEOUS PROVISIONS

11 COMPENSATION

12 SPECIAL TERMS AND CONDITIONS

13 SCOPE OF THE AGREEMENT

ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Section 1.1.
(For each item in this section, insert the information or a statement such as "not applicable" or "unknown at time of execution.")

§ 1.1.1 The Owner's program for the Project:
(Insert the Owner's program, identify documentation that establishes the Owner's program, or state the manner in which the program will be developed.)

Refer to Exhibit A written description of project scope

§ 1.1.2 The Project's physical characteristics:
(Identify or describe pertinent information about the Project's physical characteristics, such as size; location; dimensions; geotechnical reports; site boundaries; topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site, etc.)

Refer to Exhibit B preliminary drawings, dated 9/14/2026

§ 1.1.3 The Owner's budget for the Cost of the Work, as defined in Section 6.1:
(Provide total and, if known, a line item breakdown.)

To be determined with assistance of CMaR

§ 1.1.4 The Owner's anticipated design and construction milestone dates:

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.1 Design phase milestone dates, if any:

To be determined

.2 Construction commencement date:

To be determined

.3 Substantial Completion date or dates:

To be determined

.4 Other milestone dates:

To be determined

§ 1.1.5 The Owner intends to retain a Construction Manager pursuant to the following agreement:
(Indicate agreement type.)

[X] AIA Document A133–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price.

[ ] AIA Document A134–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee without a Guaranteed Maximum Price.

§

§ 1.1.8 The Owner identifies the following representative in accordance with Section 5.4:
(List name, address, and other contact information.)

Aaron Burnett | City Administrator
City of Mason City
10 First Street NW
Mason City, IA 50401

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§ 1.1.10 The Owner shall retain the following consultants and contractors:
(List name, legal status, address, and other contact information.)

.1 Construction Manager:
(The Construction Manager is identified on the cover page. If a Construction Manager has not been retained as of the date of this Agreement, state the anticipated date of retention. If the Architect is to assist the Owner in selecting the Construction Manager, complete Section 4.1.1.1)

.2 Land Surveyor:

To be determined, if necessary

.3 Geotechnical Engineer:

To be determined, if necessary

.4

.5 Other consultants and contractors:
(List any other consultants and contractors retained by the Owner.)

Asbestos Analysis and Abatement – to be determined

§ 1.1.11 The Architect identifies the following representative in accordance with Section 2.4:
(List name, address, and other contact information.)

Joshua Brueggeman, AIA
208 East State Street, Mason City, IA 50401
641.423.4784

§ 1.1.12 The Architect shall retain the consultants identified in Sections 1.1.12.1 and 1.1.12.2:
(List name, legal status, address, and other contact information.)

§ 1.1.12.1 Consultants retained under Basic Services:

.1 Structural Engineer:

To be determined

.2 Mechanical Engineer:

To be determined

.3 Electrical Engineer:

To be determined

.4 Civil Engineer: to be determined

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§

§ 1.1.13 Other Initial Information on which the Agreement is based:

Refer to Exhibit B Preliminary Drawings

§ 1.2 The Owner and Architect may rely on the Initial Information. Both parties, however, recognize that the Initial Information may materially change and, in that event, the Owner and the Architect shall appropriately adjust the Architect's services, schedule for the Architect's services, and the Architect's compensation. The Owner shall adjust the Owner's budget for the Cost of the Work and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

§ 1.3 The parties shall agree upon written protocols governing the transmission and use of, and reliance on, Instruments of Service or any other information or documentation in digital form.

§ 1.3.1 Any use of, or reliance on, all or a portion of a building information model without agreement to written protocols governing the use of, and reliance on, the information contained in the model shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

ARTICLE 2 ARCHITECT'S RESPONSIBILITIES

§ 2.1 The Architect shall provide professional services as set forth in this Agreement. The Architect represents that it is properly licensed in the jurisdiction where the Project is located to provide the services required by this Agreement, or shall cause such services to be performed by appropriately licensed design professionals.

§ 2.2 The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

§ 2.3 The Architect shall provide its services in conjunction with the services of a Construction Manager as described in the agreement identified in Section 1.1.5. The Architect shall not be responsible for actions taken by the Construction Manager.

§ 2.4 The Architect shall identify a representative authorized to act on behalf of the Architect with respect to the Project.

§ 2.5 Except with the Owner's knowledge and consent, the Architect shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Architect's professional judgment with respect to this Project.

§ 2.6 **Insurance.** The Architect shall maintain the following insurance until termination of this Agreement. If any of the requirements set forth below are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect as set forth in Section 11.9.

General Liability

$1,000,000 each occurrence and $2,000,000 General Aggregate

.2 Automobile Liability

$1,000,000 combined single limit

.3 Workers' Compensation

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$1,000,000 each accident

.4 Professional Liability

$5,000,000 each occurrence and $10,000,000 Excess Umbrella Aggregate

§ 2.6.1 Commercial General Liability with policy limits of not less than ($) for each occurrence and ($) in the aggregate for bodily injury and property damage.

§ 2.6.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Architect with policy limits of not less than ($) per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

§ 2.6.5 Employers' Liability with policy limits not less than ($) each accident, ($) each employee, and ($) policy limit.

§ 2.6.6 Professional Liability covering negligent acts, errors and omissions in the performance of professional services, with policy limits of not less than ($) per claim and ($) in the aggregate.

§ 2.6.7 Additional Insured Obligations. To the fullest extent permitted by law, the Architect shall cause the primary and excess or umbrella policies for Commercial General Liability and Automobile Liability to include the Owner as an additional insured for claims caused in whole or in part by the Architect's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Owner's insurance policies and shall apply to both ongoing and completed operations.

§ 2.6.8 The Architect shall provide certificates of insurance to the Owner that evidence compliance with the requirements in this Section 2.6.

ARTICLE 3 SCOPE OF ARCHITECT'S BASIC SERVICES

§ 3.1 The Architect's Basic Services consist of those described in this Article 3 and include usual and customary structural, mechanical, and electrical engineering services. Services not set forth in this Article 3 are Supplemental or Additional Services.

§ 3.1.1 The Architect shall manage the Architect's services, research applicable design criteria, attend Project meetings, communicate with members of the Project team, and report progress to the Owner.

§ 3.1.2 The Architect shall coordinate its services with those services provided by the Owner, the Construction Manager, and the Owner's consultants. The Architect shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of, services and information furnished by the Owner, the Construction Manager, and the Owner's consultants. The Architect shall provide prompt written notice to the Owner if the Architect becomes aware of any error, omission, or inconsistency in such services or information.

§ 3.1.3 As soon as practicable after the date of this Agreement, the Architect shall submit, for the Construction Manager's review and the Owner's approval, a schedule for the performance of the Architect's services. The schedule shall include design phase milestone dates, as well as the anticipated dates for the commencement of construction and for Substantial Completion of the Work as set forth in the Initial Information. The schedule shall include allowances for periods of time required for the Owner's review, for the Construction Manager's review, for the performance of the Construction Manager's Preconstruction Phase services, for the performance of the Owner's

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consultants, and for approval of submissions by authorities having jurisdiction over the Project. Once approved by the Owner, time limits established by the schedule shall not, except for reasonable cause, be exceeded by the Architect or Owner. With the Owner's approval, the Architect shall adjust the schedule, if necessary, as the Project proceeds until the commencement of construction.

§ 3.1.4 The Architect shall submit information to the Construction Manager and participate in developing and revising the Project schedule as it relates to the Architect's services. The Architect shall review and approve, or take other appropriate action upon, the portion of the Project schedule relating to the performance of the Architect's services.

§ 3.1.5 The Architect shall not be responsible for an Owner's directive or substitution, or for the Owner's acceptance of non-conforming work, made or given without the Architect's written approval.

§ 3.1.6 The Architect shall, in coordination with the Construction Manager, contact governmental authorities required to approve the Construction Documents and entities providing utility services to the Project. The Architect shall respond to applicable design requirements imposed by those authorities and entities.

§ 3.1.7 The Architect shall assist the Owner and Construction Manager in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

§ 3.1.8 Prior to the Owner's acceptance of the Construction Manager's Guaranteed Maximum Price proposal, or the Owner's approval of the Construction Manager's Control Estimate, as applicable, the Architect shall consider the Construction Manager's requests for substitutions and, upon written request of the Construction Manager, provide clarification or interpretations pertaining to the Drawings, Specifications, and other documents submitted by the Architect. The Architect and Construction Manager shall include the Owner in communications related to substitution requests, clarifications, and interpretations.

§ 3.2 Review of the Construction Manager's Guaranteed Maximum Price Proposal or Control Estimate

§ 3.2.1 At a time to be mutually agreed upon by the Owner and the Construction Manager, the Construction Manager shall prepare, for review by the Owner and Architect, and for the Owner's acceptance or approval, a Guaranteed Maximum Price proposal or Control Estimate. The Architect shall assist the Owner in reviewing the Construction Manager's proposal or estimate. The Architect's review is not for the purpose of discovering errors, omissions, or inconsistencies; for the assumption of any responsibility for the Construction Manager's proposed means, methods, sequences, techniques, or procedures; or for the verification of any estimates of cost or estimated cost proposals. In the event that the Architect discovers any inconsistencies or inaccuracies in the information presented, the Architect shall promptly notify the Owner and Construction Manager.

§ 3.2.2 Upon authorization by the Owner, and subject to Section 4.2.1.14, the Architect shall update the Drawings, Specifications, and other documents to incorporate the agreed upon assumptions and clarifications contained in the Guaranteed Maximum Price Amendment or Control Estimate.

§ 3.3 Schematic Design Phase Services

§ 3.3.1 The Architect shall review the program, and other information furnished by the Owner and Construction Manager, and shall review laws, codes, and regulations applicable to the Architect's services.

§ 3.3.2 The Architect shall prepare a preliminary evaluation of the Owner's program, schedule, budget for the Cost of the Work, Project site, and other Initial Information, each in terms of the other, to ascertain the requirements of the Project. The Architect shall notify the Owner of (1) any inconsistencies discovered in the information, and (2) other information or consulting services that may be reasonably needed for the Project.

§ 3.3.3 The Architect shall present its preliminary evaluation to the Owner and Construction Manager and shall discuss with the Owner and Construction Manager alternative approaches to design and construction of the Project. The Architect shall reach an understanding with the Owner regarding the requirements of the Project.

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§ 3.3.4 Based on the Project requirements agreed upon with the Owner, the Architect shall prepare and present, to the Owner and Construction Manager, for the Owner's approval, a preliminary design illustrating the scale and relationship of the Project components.

§ 3.3.5 Based on the Owner's approval of the preliminary design, the Architect shall prepare Schematic Design Documents for Construction Manager's review and the Owner's approval. The Schematic Design Documents shall consist of drawings and other documents including a site plan, if appropriate, and preliminary building plans, sections and elevations; and may include some combination of study models, perspective sketches, or digital representations. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing.

§ 3.3.5.1 The Architect shall consider sustainable design alternatives, such as material choices and building orientation, together with other considerations based on program and aesthetics, in developing a design that is consistent with the Owner's program, schedule and budget for the Cost of the Work. The Owner may obtain more advanced sustainable design services as a Supplemental Service under Section 4.1.

§ 3.3.5.2 The Architect shall consider with the Owner and the Construction Manager the value of alternative materials, building systems and equipment, together with other considerations based on program and aesthetics, in developing a design for the Project that is consistent with the Owner's program, schedule, and budget for the Cost of the Work.

§ 3.3.6 The Architect shall submit the Schematic Design Documents to the Owner and the Construction Manager. The Architect shall meet with the Construction Manager to review the Schematic Design Documents.

§ 3.3.7 Upon receipt of the Construction Manager's review comments and cost estimate at the conclusion of the Schematic Design Phase, the Architect shall take action as required under Section 6.4, and request the Owner's approval of the Schematic Design Documents. If revisions to the Schematic Design Documents are required to comply with the Owner's budget for the Cost of the Work at the conclusion of the Schematic Design Phase, the Architect shall incorporate the required revisions in the Design Development Phase.

§ 3.3.8 In the further development of the Drawings and Specifications during this and subsequent phases of design, the Architect shall be entitled to rely on the accuracy of the estimates of the Cost of the Work, which are to be provided by the Construction Manager under the Construction Manager's agreement with the Owner.

§ 3.4 Design Development Phase Services

§ 3.4.1 Based on the Owner's approval of the Schematic Design Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Design Development Documents for the Construction Manager's review and the Owner's approval. The Design Development Documents shall be based upon information provided, and estimates prepared by, the Construction Manager and shall illustrate and describe the development of the approved Schematic Design Documents and shall consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, and other appropriate elements. The Design Development Documents shall also include outline specifications that identify major materials and systems and establish in general their quality levels.

§ 3.4.2 Prior to the conclusion of the Design Development Phase, the Architect shall submit the Design Development Documents to the Owner and the Construction Manager. The Architect shall meet with the Construction Manager to review the Design Development Documents.

§ 3.4.3 Upon receipt of the Construction Manager's information and estimate at the conclusion of the Design Development Phase, the Architect shall take action as required under Sections 6.5 and 6.6 and request the Owner's approval of the Design Development Documents.

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§ 3.5 Construction Documents Phase Services

§ 3.5.1 Based on the Owner's approval of the Design Development Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Construction Documents for the Construction Manager's review and the Owner's approval. The Construction Documents shall illustrate and describe the further development of the approved Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels and performance criteria of materials and systems and other requirements for the construction of the Work. The Owner and Architect acknowledge that, in order to perform the Work, the Construction Manager will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the Architect shall review in accordance with Section 3.6.4.

§ 3.5.2 The Architect shall incorporate the design requirements of governmental authorities having jurisdiction over the Project into the Construction Documents.

§ 3.5.3 During the development of the Construction Documents, if requested by the Owner, the Architect shall assist the Owner and Construction Manager in the development and preparation of (1) the Conditions of the Contract for Construction (General, Supplementary and other Conditions) and (2) a project manual that includes the Conditions of the Contract for Construction and Specifications, and may include sample forms.

§ 3.5.4 Prior to the conclusion of the Construction Documents Phase, the Architect shall submit the Construction Documents to the Owner and the Construction Manager. The Architect shall meet with the Construction Manager to review the Construction Documents.

§ 3.5.5 Upon receipt of the Construction Manager's information and estimate at the conclusion of the Construction Documents Phase, the Architect shall take action as required under Section 6.7, and request the Owner's approval of the Construction Documents.

§ 3.6 Construction Phase Services

§ 3.6.1 General

§ 3.6.1.1 The Architect shall provide administration of the Contract between the Owner and the Construction Manager as set forth below and in AIA Document A201™–2017, General Conditions of the Contract for Construction. If the Owner and Construction Manager modify AIA Document A201–2017, those modifications shall not affect the Architect's services under this Agreement unless the Owner and the Architect amend this Agreement. The term "Contractor" as used in A201-2017 shall mean the Construction Manager.

§ 3.6.1.2 Subject to Section 4.2, the Architect's responsibility to provide Construction Phase Services commences upon the Owner's acceptance of the Construction Manager's Guaranteed Maximum Price proposal, the Owner's approval of the Construction Manager's Control Estimate, or by a written agreement between the Owner and Construction Manager which sets forth a description of the Work to be performed by the Construction Manager prior to such acceptance or approval. Subject to Section 4.2, and except as provided in Section 3.6.6.5, the Architect's responsibility to provide Construction Phase Services terminates on the date the Architect issues the final Certificate for Payment.

§ 3.6.1.3 The Architect shall advise and consult with the Owner and Construction Manager during the Construction Phase Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement. The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall the Architect be responsible for the Construction Manager's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect's negligent acts or omissions, but shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Construction Manager or of any other persons or entities performing portions of the Work.

§ 3.6.2 Evaluations of the Work

§ 3.6.2.1 The Architect shall visit the site at intervals appropriate to the stage of construction, or as otherwise required in Section 4.2.3, to become generally familiar with the progress and quality of the portion of the Work

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completed, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the Architect shall keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Construction Manager, and (3) defects and deficiencies observed in the Work.

§ 3.6.2.2 The Architect has the authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect shall have the authority to require inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not the Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Construction Manager, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 3.6.2.3 The Architect shall interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Construction Manager. The Architect's response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 3.6.2.4 Interpretations and decisions of the Architect shall be consistent with the intent of, and reasonably inferable from, the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and decisions, the Architect shall endeavor to secure faithful performance by both Owner and Construction Manager, shall not show partiality to either, and shall not be liable for results of interpretations or decisions rendered in good faith. The Architect's decisions on matters relating to aesthetic effect shall be final if consistent with the intent expressed in the Contract Documents.

§ 3.6.2.5 Unless the Owner and Construction Manager designate another person to serve as an Initial Decision Maker, as that term is defined in AIA Document A201–2017, the Architect shall render initial decisions on Claims between the Owner and Construction Manager as provided in the Contract Documents.

§ 3.6.3 Certificates for Payment to Construction Manager

§ 3.6.3.1 The Architect shall review and certify the amounts due the Construction Manager and shall issue certificates in such amounts. The Architect's certification for payment shall constitute a representation to the Owner, based on the Architect's evaluation of the Work as provided in Section 3.6.2 and on the data comprising the Construction Manager's Application for Payment, that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Construction Manager is entitled to payment in the amount certified. The foregoing representations are subject to (1) an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, (2) results of subsequent tests and inspections, (3) correction of minor deviations from the Contract Documents prior to completion, and (4) specific qualifications expressed by the Architect.

§ 3.6.3.2 The issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Construction Manager's right to payment, or (4) ascertained how or for what purpose the Construction Manager has used money previously paid on account of the Contract Sum.

§ 3.6.3.3 The Architect shall maintain a record of the Applications and Certificates for Payment.

§ 3.6.4 Submittals

§ 3.6.4.1 The Architect shall review the Construction Manager's submittal schedule and shall not unreasonably delay or withhold approval of the schedule. The Architect's action in reviewing submittals shall be taken in accordance

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with the approved submittal schedule or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time, in the Architect's professional judgment, to permit adequate review.

§ 3.6.4.2 The Architect shall review and approve, or take other appropriate action upon, the Construction Manager's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Construction Manager's responsibility. The Architect's review shall not constitute approval of safety precautions or construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 3.6.4.3 If the Contract Documents specifically require the Construction Manager to provide professional design services or certifications by a design professional related to systems, materials, or equipment, the Architect shall specify the appropriate performance and design criteria that such services must satisfy. The Architect shall review and take appropriate action on Shop Drawings and other submittals related to the Work designed or certified by the Construction Manager's design professional, provided the submittals bear such professional's seal and signature when submitted to the Architect. The Architect's review shall be for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect shall be entitled to rely upon, and shall not be responsible for, the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals.

§ 3.6.4.4 Subject to Section 4.2, the Architect shall review and respond to requests for information about the Contract Documents. The Architect shall set forth, in the Contract Documents, the requirements for requests for information. Requests for information shall include, at a minimum, a detailed written statement that indicates the specific Drawings or Specifications in need of clarification and the nature of the clarification requested. The Architect's response to such requests shall be made in writing within any time limits agreed upon, or otherwise with reasonable promptness. If appropriate, the Architect shall prepare and issue supplemental Drawings and Specifications in response to the requests for information.

§ 3.6.4.5 The Architect shall maintain a record of submittals and copies of submittals supplied by the Construction Manager in accordance with the requirements of the Contract Documents.

§ 3.6.5 Changes in the Work

§ 3.6.5.1 The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. Subject to Section 4.2, the Architect shall prepare Change Orders and Construction Change Directives for the Owner's approval and execution in accordance with the Contract Documents.

§ 3.6.5.2 The Architect shall maintain records relative to changes in the Work.

§ 3.6.6 Project Completion

§ 3.6.6.1 The Architect shall:

.1 conduct inspections to determine the date or dates of Substantial Completion and the date of final completion;

.2 issue Certificates of Substantial Completion;

.3 forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract Documents and received from the Construction Manager; and

.4 issue a final Certificate for Payment based upon a final inspection indicating that, to the best of the Architect's knowledge, information, and belief, the Work complies with the requirements of the Contract Documents.

§ 3.6.6.2 The Architect's inspections shall be conducted with the Owner to (1) check conformance of the Work with the requirements of the Contract Documents and (2) verify the accuracy and completeness of the list submitted by the Construction Manager of Work to be completed or corrected.

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§ 3.6.6.3 When Substantial Completion has been achieved, the Architect shall inform the Owner about the balance of the Contract Sum remaining to be paid the Construction Manager, including the amount to be retained from the Contract Sum, if any, for final completion or correction of the Work.

§ 3.6.6.4 The Architect shall forward to the Owner the following information received from the Construction Manager: (1) consent of surety or sureties, if any, to reduction in or partial release of retainage or the making of final payment; (2) affidavits, receipts, releases and waivers of liens, or bonds indemnifying the Owner against liens; and (3) any other documentation required of the Construction Manager under the Contract Documents.

§ 3.6.6.5 Upon request of the Owner, and prior to the expiration of one year from the date of Substantial Completion, the Architect shall, without additional compensation, conduct a meeting with the Owner to review the facility operations and performance.

ARTICLE 4 SUPPLEMENTAL AND ADDITIONAL SERVICES

§ 4.1 Supplemental Services

§ 4.1.1 The services listed below are not included in Basic Services but may be required for the Project.

§ 4.2 Architect's Additional Services

The Architect may provide Additional Services after execution of this Agreement without invalidating the Agreement. Except for services required due to the fault of the Architect, any Additional Services provided in accordance with this Section 4.2 shall entitle the Architect to compensation pursuant to Section 11.3 and an appropriate adjustment in the Architect's schedule.

§ 4.2.1 Upon recognizing the need to perform the following Additional Services, the Architect shall notify the Owner with reasonable promptness and explain the facts and circumstances giving rise to the need. The Architect shall not proceed to provide the following Additional Services until the Architect receives the Owner's written authorization:

.1 Services necessitated by a change in the Initial Information, previous instructions or recommendations given by the Construction Manager or the Owner, approvals given by the Owner, or a material change in the Project including size, quality, complexity, the Owner's schedule or budget for Cost of the Work, or bid packages in addition to those listed in Section 1.1.6;

.2 Making revisions in Drawings, Specifications, or other documents (as required pursuant to Section 6.7), when such revisions are required because the Construction Manager's estimate of the Cost of the Work, Guaranteed Maximum Price proposal, or Control Estimate exceeds the Owner's budget, except where such excess is due to changes initiated by the Architect in scope, capacities of basic systems, or the kinds and quality of materials, finishes, or equipment;

.3 Services necessitated by the enactment or revision of codes, laws, or regulations, including changing or editing previously prepared Instruments of Service;

.4 Changing or editing previously prepared Instruments of Service necessitated by official interpretations of applicable codes, laws or regulations that are either (a) contrary to specific interpretations by the applicable authorities having jurisdiction made prior to the issuance of the

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building permit, or (b) contrary to requirements of the Instruments of Service when those Instruments of Service were prepared in accordance with the applicable standard of care;

.5 Services necessitated by decisions of the Owner or Construction Manager not rendered in a timely manner or any other failure of performance on the part of the Owner or the Owner's consultants or contractors;

.6 Preparing digital models or other design documentation for transmission to the Owner's consultants and contractors, or to other Owner- authorized recipients;

.7 Preparation of design and documentation for alternate bid or proposal requests proposed by the Owner or Construction Manager;

.8 Preparation for, and attendance at, a public presentation, meeting or hearing;

.9 Preparation for, and attendance at, a dispute resolution proceeding or legal proceeding, except where the Architect is party thereto;

.10 Consultation concerning replacement of Work resulting from fire or other cause during construction; or

.11 Assistance to the Initial Decision Maker, if other than the Architect;

.12 Services necessitated by replacement of the Construction Manager or conversion of the Construction Manager as constructor project delivery method to an alternative project delivery method;

.13 Services necessitated by the Owner's delay in engaging the Construction Manager;

.14 Making revisions to the Drawings, Specifications, and other documents resulting from agreed-upon assumptions and clarifications included in the Guaranteed Maximum Price Amendment or Control Estimate; and

.15 Making revisions to the Drawings, Specifications, and other documents resulting from substitutions included in the Guaranteed Maximum Price Amendment or Control Estimate.

§ 4.2.2 To avoid delay in the Construction Phase, the Architect shall provide the following Additional Services, notify the Owner with reasonable promptness, and explain the facts and circumstances giving rise to the need. If, upon receipt of the Architect's notice, the Owner determines that all or parts of the services are not required, the Owner shall give prompt written notice to the Architect of the Owner's determination. The Owner shall compensate the Architect for the services provided prior to the Architect's receipt of the Owner's notice:

.1 Reviewing a Construction Manager's submittal out of sequence from the submittal schedule approved by the Architect;

.2 Responding to the Construction Manager's requests for information that are not prepared in accordance with the Contract Documents or where such information is available to the Construction Manager from a careful study and comparison of the Contract Documents, field conditions, other Owner-provided information, Construction Manager-prepared coordination drawings, or prior Project correspondence or documentation;

.3 Preparing Change Orders, and Construction Change Directives that require evaluation of the Construction Manager's proposals and supporting data, or the preparation or revision of Instruments of Service;

.4 Evaluating an extensive number of Claims as the Initial Decision Maker; or

.5 Evaluating substitutions proposed by the Owner or Construction Manager and making subsequent revisions to Instruments of Service resulting therefrom.

§ 4.2.3 The Architect shall provide Construction Phase Services exceeding the limits set forth below as Additional Services. When the limits below are reached, the Architect shall notify the Owner:

.1 Two (2) reviews of each Shop Drawing, Product Data item, sample and similar submittals of the Construction Manager

.2 One (1) visits to the site by the Architect during construction every two weeks.

.3 Two (2) inspections for any portion of the Work to determine whether such portion of the Work is substantially complete in accordance with the requirements of the Contract Documents

.4 Two (2) inspections for any portion of the Work to determine final completion

§ 4.2.4 Except for services required under Section 3.6.6.5 and those services that do not exceed the limits set forth in Section 4.2.3, Construction Phase Services provided more than 60 days after (1) the date of Substantial Completion of the Work or (2) the initial date of Substantial Completion identified in the agreement between the Owner and

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Contractor, whichever is earlier, shall be compensated as Additional Services to the extent the Architect incurs additional cost in providing those Construction Phase Services.

§ 4.2.5 If the services covered by this Agreement have not been completed within twenty-six (26) months of the date of this Agreement, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as Additional Services.

ARTICLE 5 OWNER'S RESPONSIBILITIES

§ 5.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, including a written program which shall set forth the Owner's objectives; schedule; constraints and criteria, including space requirements and relationships; flexibility; expandability; special equipment; systems; and site requirements.

§ 5.2 The Owner shall retain a Construction Manager to provide services, duties, and responsibilities as described in the agreement selected in Section 1.1.5.

§ 5.3 The Owner shall establish the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 6.1; (2) the Owner's other costs; and, (3) reasonable contingencies related to all of these costs. The Owner shall update the Owner's budget for the Project as necessary throughout the duration of the Project until final completion. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Architect and Construction Manager. The Owner and the Architect, in consultation with the Construction Manager, shall thereafter agree to a corresponding change in the Project's scope and quality.

§ 5.3.1 The Owner acknowledges that accelerated, phased or fast-track scheduling provides a benefit, but also carries with it associated risks. Such risks include the Owner incurring costs for the Architect to coordinate and redesign portions of the Project affected by procuring or installing elements of the Project prior to the completion of all relevant Construction Documents, and costs for the Construction Manager to remove and replace previously installed Work. If the Owner selects accelerated, phased or fast-track scheduling, the Owner agrees to include in the budget for the Project sufficient contingencies to cover such costs.

§ 5.4 The Owner shall identify a representative authorized to act on the Owner's behalf with respect to the Project. The Owner shall render decisions and approve the Architect's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

§ 5.5 The Owner shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions, and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

§ 5.6 The Owner shall furnish services of geotechnical engineers, which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

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§ 5.9 The Owner shall coordinate the services of its own consultants with those services provided by the Architect. Upon the Architect's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants. The Owner shall furnish the services of consultants other than those designated

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as the responsibility of the Architect in this Agreement, or authorize the Architect to furnish them as an Additional Service, when the Architect requests such services and demonstrates that they are reasonably required by the scope of the Project. The Owner shall require that its consultants and contractors maintain insurance, including professional liability insurance, as appropriate to the services or work provided.

§ 5.10 The Owner shall furnish tests, inspections and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

§ 5.11 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 5.12 The Owner shall provide prompt written notice to the Architect and Construction Manager if the Owner becomes aware of any fault or defect in the Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service.

§ 5.13 The Owner shall include the Architect in all communications with the Construction Manager that relate to or affect the Architect's services or professional responsibilities. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Construction Manager otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect.

§ 5.14 The Owner shall coordinate the Architect's duties and responsibilities set forth in the Agreement between the Owner and the Construction Manager with the Architect's services set forth in this Agreement. The Owner shall provide the Architect a copy of the executed agreement between the Owner and Construction Manager, including the General Conditions of the Contract for Construction.

§ 5.15 The Owner shall provide the Architect access to the Project site prior to commencement of the Work and shall obligate the Construction Manager to provide the Architect access to the Work wherever it is in preparation or progress.

§ 5.16 Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information as necessary and relevant for the Architect to evaluate, give notice of, or enforce lien rights.

ARTICLE 6 COST OF THE WORK

§ 6.1 For purposes of this Agreement, the Cost of the Work shall be the total cost to the Owner to construct all elements of the Project designed or specified by the Architect and shall include the Construction Manager's general conditions costs, overhead, and profit. The Cost of the Work also includes the reasonable value of labor, materials, and equipment, donated to, or otherwise furnished by, the Owner. The Cost of the Work does not include the compensation of the Architect; the compensation of the Construction Manager for Preconstruction Phase services; the costs of the land, rights-of-way, financing, or contingencies for changes in the Work; or other costs that are the responsibility of the Owner.

§ 6.2 The Owner's budget for the Cost of the Work is provided in the Initial Information, and shall be adjusted throughout the Project as required under Sections 5.3 and 6.4. Evaluations of the Owner's budget for the Cost of the Work represent the Architect's judgment as a design professional.

§ 6.3 The Owner shall require the Construction Manager to include appropriate contingencies for design, bidding or negotiating, price escalation, and market conditions in estimates of the Cost of the Work. The Architect shall be entitled to rely on the accuracy and completeness of estimates of the Cost of the Work the Construction Manager prepares as the Architect progresses with its Basic Services. The Architect shall prepare, as an Additional Service, revisions to the Drawings, Specifications or other documents required due to the Construction Manager's inaccuracies or incompleteness in preparing cost estimates, or due to market conditions the Architect could not reasonably anticipate. The Architect may review the Construction Manager's estimates solely for the Architect's guidance in completion of its services, however, the Architect shall report to the Owner any material inaccuracies and inconsistencies noted during any such review.

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§ 6.3.1 If the Architect is providing cost estimating services as a Supplemental Service, and a discrepancy exists between the Construction Manager's cost estimates and the Architect's cost estimates, the Architect and the Construction Manager shall work together to reconcile the cost estimates.

§ 6.4 If, prior to the conclusion of the Design Development Phase, the Construction Manager's estimate of the Cost of the Work exceeds the Owner's budget for the Cost of the Work, the Architect, in consultation with the Construction Manager, shall make appropriate recommendations to the Owner to adjust the Project's size, quality or budget for the Cost of the Work, and the Owner shall cooperate with the Architect in making such adjustments.

§ 6.5 If the Construction Manager's estimate of the Cost of the Work at the conclusion of the Design Development Phase exceeds the Owner's budget for the Cost of the Work, the Owner shall

.1 give written approval of an increase in the budget for the Cost of the Work;
.2 terminate in accordance with Section 9.5;
.3 in consultation with the Architect and Construction Manager, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or
.4 implement any other mutually acceptable alternative.

§ 6.6 If the Owner chooses to proceed under Section 6.5.3, the Architect, without additional compensation, shall incorporate the revisions in the Construction Documents Phase as necessary to comply with the Owner's budget for the Cost of the Work at the conclusion of the Design Development Phase Services, or the budget as adjusted under Section 6.5.1. The Architect's revisions in the Construction Documents Phase shall be the limit of the Architect's responsibility under this Article 6.

§ 6.7 After incorporation of modifications under Section 6.6, the Architect shall, as an Additional Service, make any required revisions to the Drawings, Specifications or other documents necessitated by the Construction Manager's subsequent cost estimates, the Guaranteed Maximum Price proposal, or Control Estimate that exceed the Owner's budget for the Cost of the Work, except when the excess is due to changes initiated by the Architect in scope, basic systems, or the kinds and quality of materials, finishes or equipment.

ARTICLE 7 COPYRIGHTS AND LICENSES

§ 7.1 The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project.

§ 7.2 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants.

§ 7.3 The Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the Owner substantially performs its obligations under this Agreement, including prompt payment of all sums due, pursuant to Article 9 and Article 11. The Architect shall obtain similar nonexclusive licenses from the Architect's consultants consistent with this Agreement. The license granted under this section permits the Owner to authorize the Construction Manager, Subcontractors, Sub-subcontractors, and suppliers, as well as the Owner's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service, subject to any protocols established pursuant to Section 1.3, solely and exclusively for use in performing services or construction for the Project. If the Architect rightfully terminates this Agreement for cause as provided in Section 9.4, the license granted in this Section 7.3 shall terminate.

§ 7.3.1 In the event the Owner uses the Instruments of Service without retaining the authors of the Instruments of Service, the Owner releases the Architect and Architect's consultant(s) from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Architect and its consultants from all costs and expenses, including the cost of defense, related to claims and causes

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of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the Instruments of Service under this Section 7.3.1. The terms of this Section 7.3.1 shall not apply if the Owner rightfully terminates this Agreement for cause under Section 9.4.

§ 7.4 Except for the licenses granted in this Article 7, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

§ 7.5 Except as otherwise stated in Section 7.3, the provisions of this Article 7 shall survive the termination of this Agreement.

ARTICLE 8 CLAIMS AND DISPUTES

§ 8.1 General

§ 8.1.1 The Owner and Architect shall commence all claims and causes of action against the other and arising out of or related to this Agreement, whether in contract, tort, or otherwise, in accordance with the requirements of the binding dispute resolution method selected in this Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section 8.1.1.

§ 8.1.2 To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A201–2017, General Conditions of the Contract for Construction. The Owner or the Architect, as appropriate, shall require of the Construction Manager, contractors, consultants, agents and employees of any of them, similar waivers in favor of the other parties enumerated herein.

§ 8.1.3 The Architect shall indemnify and hold the Owner and the Owner's officers and employees harmless from and against damages, losses and judgments arising from claims by third parties, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are caused by the negligent acts or omissions of the Architect, its employees and its consultants in the performance of professional services under this Agreement. The Architect's obligation to indemnify and hold the Owner and the Owner's officers and employees harmless does not include a duty to defend. The Architect's duty to indemnify the Owner under this Section 8.1.3 shall be limited to the available proceeds of the insurance coverage required by this Agreement.

§ 8.1.4 The Architect and Owner waive consequential damages for claims, disputes, or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement, except as specifically provided in Section 9.7.

§ 8.2 Mediation

§ 8.2.1 Any claim, dispute, or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

§ 8.2.2 The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of this Agreement. A request for mediation shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration

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proceeding is stayed pursuant to this section, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 8.2.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 8.2.4 If the parties do not resolve a dispute through mediation pursuant to this Section 8.2, the method of binding dispute resolution shall be the following:
(Check the appropriate box.)

[X] Arbitration pursuant to Section 8.3 of this Agreement

[ ] Litigation in a court of competent jurisdiction

[ ] Other: *(Specify)*

If the Owner and Architect do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.

§ 8.3 Arbitration

§ 8.3.1 If the parties have selected arbitration as the method for binding dispute resolution in this Agreement, any claim, dispute or other matter in question arising out of or related to this Agreement subject to, but not resolved by, mediation shall be subject to arbitration, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of this Agreement. A demand for arbitration shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the arbitration.

§ 8.3.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the claim, dispute or other matter in question would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the claim, dispute or other matter in question.

§ 8.3.2 The foregoing agreement to arbitrate, and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement, shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

§ 8.3.3 The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 8.3.4 Consolidation or Joinder

§ 8.3.4.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation; (2) the arbitrations to be consolidated substantially involve common questions of law or fact; and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 8.3.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

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§ 8.3.4.3 The Owner and Architect grant to any person or entity made a party to an arbitration conducted under this Section 8.3, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Architect under this Agreement.

§ 8.4 The provisions of this Article 8 shall survive the termination of this Agreement.

ARTICLE 9 TERMINATION OR SUSPENSION

§ 9.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Owner shall pay the Architect all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.2 If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

§ 9.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 9.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

§ 9.6 If the Owner terminates this Agreement for its convenience pursuant to Section 9.5, or the Architect terminates this Agreement pursuant to Section 9.3, the Owner shall compensate the Architect for services performed prior to termination, Reimbursable Expenses incurred, and costs attributable to termination, including the costs attributable to the Architect's termination of consultant agreements.

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§ 9.8 Except as otherwise expressly provided herein, this Agreement shall terminate one year from the date of Substantial Completion.

§ 9.9 The Owner's rights to use the Architect's Instruments of Service in the event of a termination of this Agreement are set forth in Article 7 and Section 9.7.

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ARTICLE 10 MISCELLANEOUS PROVISIONS

§ 10.1 This Agreement shall be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 8.3.

§ 10.2 Terms in this Agreement shall have the same meaning as those in AIA Document A201–2017, General Conditions of the Contract for Construction, except as modified in this Agreement. The term "Contractor" as used in A201–2017 shall mean the Construction Manager.

§ 10.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns, and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement, including any payments due to the Architect by the Owner prior to the assignment.

§ 10.4 If the Owner requests the Architect to execute certificates, the proposed language of such certificates shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. If the Owner requests the Architect to execute consents reasonably required to facilitate assignment to a lender, the Architect shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Architect for review at least 14 days prior to execution. The Architect shall not be required to execute certificates or consents that would require knowledge, services, or responsibilities beyond the scope of this Agreement.

§ 10.5 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 Owner or Architect.

§ 10.6 Unless otherwise required in this Agreement, the Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

§ 10.7 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Architect in the Owner's promotional materials for the Project. This Section 10.7 shall survive the termination of this Agreement unless the Owner terminates this Agreement for cause pursuant to Section 9.4.

§ 10.8 If the Architect or Owner receives information specifically designated as "confidential" or "business proprietary," the receiving party shall keep such information strictly confidential and shall not disclose it to any other person except as set forth in Section 10.8.1. This Section 10.8 shall survive the termination of this Agreement.

§ 10.8.1 The receiving party may disclose "confidential" or "business proprietary" information after 7 days' notice to the other party, when required by law, arbitrator's order, or court order, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or to the extent such information is reasonably necessary for the receiving party to defend itself in any dispute. The receiving party may also disclose such information to its employees, consultants, or contractors in order to perform services or work solely and exclusively for the Project, provided those employees, consultants and contractors are subject to the restrictions on the disclosure and use of such information as set forth in this Section 10.8.

§ 10.9 The invalidity of any provision of the Agreement shall not invalidate the Agreement or its remaining provisions. If it is determined that any provision of the Agreement violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Agreement shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Agreement.

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ARTICLE 11 COMPENSATION

§ 11.1 For the Architect's Basic Services described under Article 3, the Owner shall compensate the Architect as follows:

.2 Percentage Basis
(Insert percentage value)

Seven (7.0) % of the Owner's budget for the Cost of the Work, as calculated in accordance with Section 11.6.

This fee shall not exceed $850,000.00 as broken down in portions of the project as follows:
Conference Center White Box = $110,000.00
Conference Center Fit Up (Interior Improvements) = $620,000.00
Family Fun Center White Box = $80,000.00
Existing Mall Re-Roofing = $40,000.00

§ 11.2 For the Architect's Supplemental Services designated in Section 4.1.1 and for any Sustainability Services required pursuant to Section 4.1.3, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation. If necessary, list specific services to which particular methods of compensation apply.)

Fee to be agreed upon by both Owner and Architect prior to performing the additional services.

§ 11.3 For Additional Services that may arise during the course of the Project, including those under Section 4.2, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation.)

Fee to be agreed upon by both Owner and Architect prior to performing the additional services.

§ 11.4 Compensation for Supplemental and Additional Services of the Architect's consultants when not included in Sections 11.2 or 11.3, shall be the amount invoiced to the Architect plus two percent (2 %), or as follows:
(Insert amount of, or basis for computing, Architect's consultants' compensation for Supplemental or Additional Services.)

§ 11.5 When compensation for Basic Services is based on a stipulated sum or a percentage basis, the proportion of compensation for each phase of services shall be as follows:

Schematic Design Phase	fifteen	percent (	15	%)
Design Development Phase	twenty-five	percent (	25	%)
Construction Documents Phase	forty	percent (	40	%)
Bidding and Construction Phase	twenty	percent (	20	%)
Total Basic Compensation	one hundred	percent (	100	%)

The Owner acknowledges that with an accelerated Project delivery, multiple bid package process, or Construction Manager as constructor project delivery method, the Architect may be providing its services in multiple Phases simultaneously. Therefore, the Architect shall be permitted to invoice monthly in proportion to services performed in each Phase of Services, as appropriate.

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§ 11.6 When compensation identified in Section 11.1 is on a percentage basis, progress payments for each phase of Basic Services shall be calculated by multiplying the percentages identified in this Article by the Owner's most recent budget for the Cost of the Work. Compensation paid in previous progress payments shall not be adjusted based on subsequent updates to the Owner's budget for the Cost of the Work.

§ 11.6.1 When compensation is on a percentage basis and any portions of the Project are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services are performed on those portions. The Architect shall be entitled to compensation in accordance with this Agreement for all services performed whether or not the Construction Phase is commenced.

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§ 11.8 Compensation for Reimbursable Expenses

§ 11.8.1 Reimbursable Expenses are in addition to compensation for Basic, Supplemental, and Additional Services and include expenses incurred by the Architect and the Architect's consultants directly related to the Project, as follows:

.1 Transportation and authorized out-of-town travel and subsistence;
.2
.3 Permitting and other fees required by authorities having jurisdiction over the Project;
.4 Printing, reproductions, plots, and standard form documents;
.5 Postage, handling, and delivery;
.6
.7 Professional photography and presentation materials requested by the Owner or required for the Project;
.8 If required by the Owner, and with the Owner's prior written approval, the Architect's consultants' expenses of professional liability insurance dedicated exclusively to this Project, or the expense of additional insurance coverage or limits in excess of that normally maintained by the Architect's consultants;
.9 All taxes levied on professional services and on reimbursable expenses;
.10
.11 Registration fees and any other fees charged by the Certifying Authority or by other entities as necessary to achieve the Sustainable Objective; and
.12 Other similar Project-related expenditures.

§ 11.8.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus zero percent (0 %) of the expenses incurred.

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§ 11.10 Payments to the Architect

§ 11.10.1 Initial Payments

§ 11.10.1.1 An initial payment of zero ($ 0) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

§ 11.10.1.2 If a Sustainability Certification is part of the Sustainable Objective, an initial payment to the Architect of ($) shall be made upon execution of this Agreement for registration fees and other fees payable to the Certifying Authority and necessary to achieve the Sustainability Certification. The Architect's payments to the Certifying Authority shall be credited to the Owner's account at the time the expense is incurred.

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§ 11.10.2 Progress Payments

§ 11.10.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid thirty (30) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.
(Insert rate of monthly or annual interest agreed upon.)

Per annum %

§ 11.10.2.2 The Owner shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect, or to offset sums requested by or paid to contractors for the cost of changes in the Work, unless the Architect agrees or has been found liable for the amounts in a binding dispute resolution proceeding.

§ 11.10.2.3 Records of Reimbursable Expenses, expenses pertaining to Supplemental and Additional Services, and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times.

ARTICLE 12 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Agreement are as follows:
(Include other terms and conditions applicable to this Agreement.)

Refer to Exhibits A and B

ARTICLE 13 SCOPE OF THE AGREEMENT

§ 13.1 This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the Owner and Architect.

§ 13.2 This Agreement is comprised of the following documents identified below:

.1 AIA Document B133™–2019, Standard Form Agreement Between Owner and Architect, Construction Manager as Constructor Edition

.2

.3 Exhibits:
(Check the appropriate box for any exhibits incorporated into this Agreement.)

[ ] AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition dated as indicated below.

[X] Other Exhibits incorporated into this Agreement:
(Clearly identify any other exhibits incorporated into this Agreement, including any exhibits and scopes of services identified as exhibits in Section 4.1.2.)

Exhibit A – Written scope of work based on preliminary information
Exhibit B – Preliminary drawings, dated 9/14/2026

.4

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User Notes:
(6ac94d502f3395d4c5359308)

This Agreement entered into as of the day and year first written above.

CITY ADMINISTRATOR *(Signature)*	**PRESIDENT** *(Signature)*
BY: Aaron Burnett	BY: Scott T. Blum, AIA
(Printed name and title)	*(Printed name, title, and license number if required)*

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RESOLUTION NO. 26 -

A RESOLUTION MAKING AWARD OF CONTRACT TO ACCORD ARCHITECTURE COMPANY OF MASON CITY, IOWA FOR PROFESSIONAL SERVICES RELATED TO THE SOUTHBRIDGE MALL IMPROVEMENTS IN THE CITY OF MASON CITY, IOWA

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

Section 1: That the proposal for the Professional Services Agreement related to the Southbridge Mall Improvements in the City of Mason City, Iowa, be and is hereby accepted as follows:

Contractor:	Accord Architecture Company
of:	Mason City, Iowa
Amount of Proposal:	$850,000.00
Portion of Project:	Scope of the project

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

PASSED AND APPROVED this 3rd day of November, 2026.

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

Council Agenda Item 13

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: October 26, 2026

RE: Public Hearing: Amendment 14 to the Mason City Unified Urban Renewal Plan

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Recommendation:

Staff respectfully recommends that the City Council convene a public hearing concerning the adoption of Amendment #14 to the Mason City Unified Urban Renewal Plan. Upon closing the public hearing, Staff requests approval of the Resolution adopting Amendment #14.

Review:

The City Council approved a resolution to set the required public hearing for November 3, 2026, at 7:00PM. The hearing has been noticed as required by law.

Prior Amendments: The City Council originally adopted what is now the Mason City Unified Urban Renewal Area in 2001. The several urban renewal areas 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 consists of the land planned for a new apartment building by Legacy at the 19, LLC, located 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 to make the Legacy project (now called "The Tradition") eligible for a 10-year, 100% tax abatement under the Urban Revitalization Program.

Since this adds territory to the URA, the Planning and Zoning Commission is required by statute 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 Commission met on October 13 to review the amendment. They found that the amendment is consistent with the Comprehensive Plan and recommends its approval.

Staff held the required consultation with the Mason City School District and Cerro Gordo County on October 26 to discuss the plan and its potential impacts on other taxing entities. No representatives from the County or School District attended the consultation, and no written comments have been received to date. 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 hold a public hearing on Amendment #14 to the Mason City Unified Urban Renewal Plan and, following the close of the hearing, adopt the resolution approving the amendment.

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

RESOLUTION NO. 26 -

RESOLUTION TO DECLARE NECESSITY AND ESTABLISH AN URBAN RENEWAL AREA, PURSUANT TO SECTION 403.4 OF THE CODE OF IOWA AND APPROVE URBAN RENEWAL PLAN AMENDMENT NO. 14 FOR THE MASON CITY UNIFIED URBAN RENEWAL AREA

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the "Urban Renewal Law"), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, the City Council of the City of Mason City, Iowa (the "City") has previously created 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 description set out in Exhibit A hereto; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Property to be an economic development area; 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, notice of a public hearing by the City Council on the question of establishing the Property as an urban renewal area and on Amendment No. 14 was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing on November 3, 2026; and

WHEREAS, copies of Amendment No. 14, notice of public hearing and notice of a consultation meeting with respect to Amendment No. 14 were mailed to Cerro Gordo County and the Mason City Community School District; the consultation meeting was held on October 26, 2026; and responses to any comments or recommendations received following the consultation meeting were made as required by law; and

WHEREAS, a portion of the Property meets the definition of "agricultural land" as defined in Section 403.17 of the Code of Iowa and, pursuant to said law, the owner of such Property has executed a consent agreement authorizing the inclusion of that portion of the Property in the Urban Renewal Area; and

WHEREAS, the Planning and Zoning Commission of the City has reviewed and commented on the proposed Plan;

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

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa, is found to exist on the Property.

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the November, 2026 Addition to the Mason City Unified Urban Renewal Area.

Section 3. The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the City.

Section 4. It is hereby determined by this City Council as follows:

A. Amendment No. 14 conforms to the general plan of the municipality as a whole;

B. The inclusion of the Property in the Urban Renewal Area is necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives and to provide opportunities for future economic development activities on the Property; and

C. No displacement of families is anticipated as a result of the inclusion of the Property in the Urban Renewal Area pursuant to Amendment No. 14. Should any displacement become necessary in connection with future urban renewal activities, the City will ensure that a feasible method exists to carry out any necessary relocations without undue hardship to the displaced families and into safe, decent, affordable and sanitary housing.

Section 5. Amendment No. 14 attached hereto and made a part hereof, is hereby in all respects approved.

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

Passed and approved November 3, 2026.

_____
Mayor

Attest:

_____
City Clerk

(Attach copy of the urban renewal plan amendment to this resolution.)

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

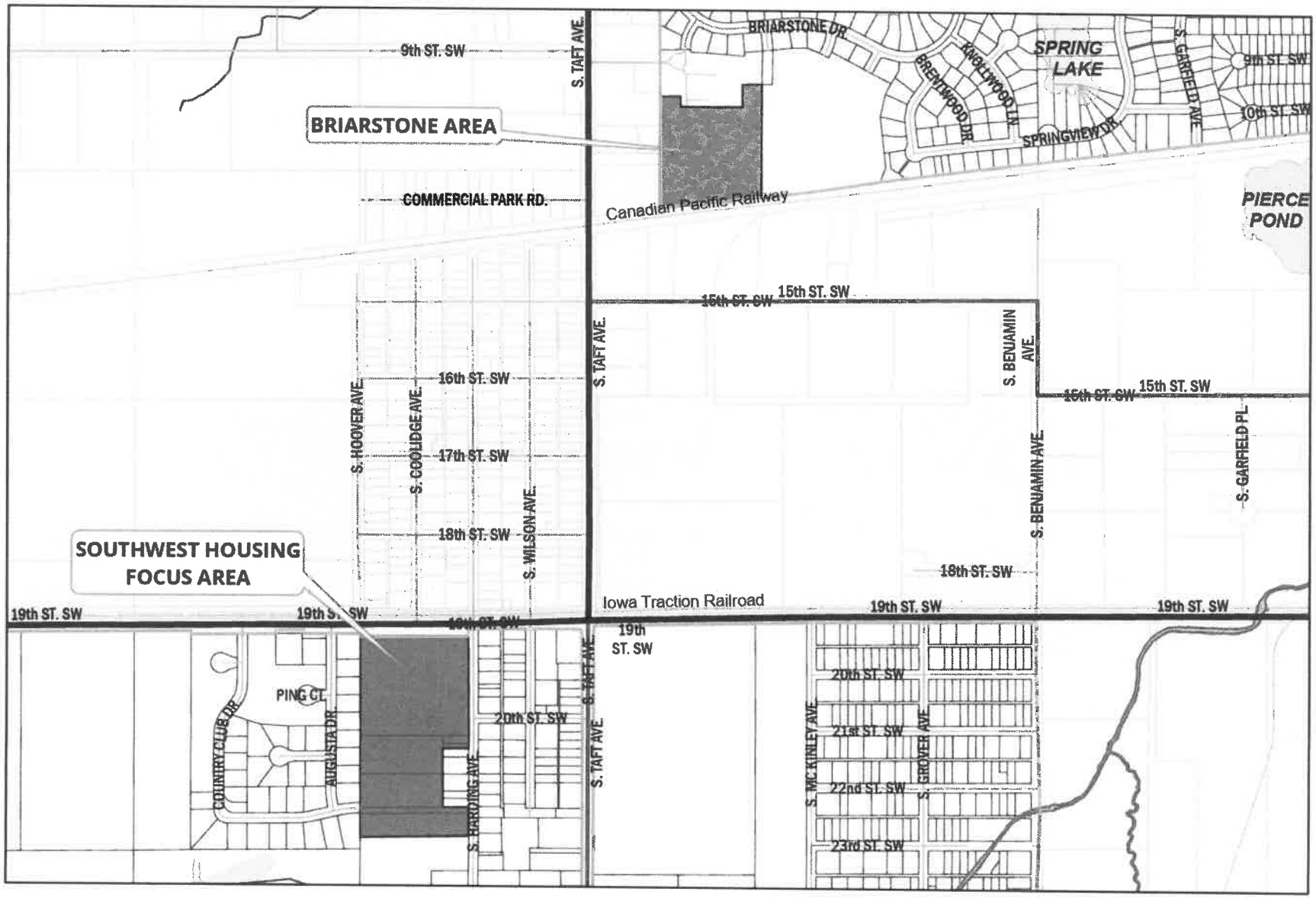
BRIARSTONE AREA

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-



Amendment 14 Additions

Mason City Unified Urban Renewal Area

MASON CITY UNIFIED URBAN RENEWAL AREA AMENDMENT 14

EXHIBIT A
Legal Description
N Expanded Mason City Unified Urban Renewal Area
(November, 2026 Addition)

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.

ORDINANCE NO. 26 -

ORDINANCE PROVIDING FOR THE DIVISION OF TAXES LEVIED ON TAXABLE PROPERTY IN THE MASON CITY UNIFIED URBAN RENEWAL AREA, PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA

WHEREAS, the City Council of the City of Mason City, Iowa (the "City") has previously enacted certain ordinances providing for the division of taxes levied on certain taxable property in the Mason City Unified Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, pursuant to such ordinances, certain taxable property within the Mason City Unified Urban Renewal Area in the City has been designated as "tax increment districts"; and

WHEREAS, the City Council now desires to establish a new "tax increment district" in the Mason City Unified Urban Renewal Area by designating certain real property referred to below as the November, 2026 Tax Increment Financing District;

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

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on certain taxable property in the Mason City Unified Urban Renewal Area of the City of Mason City, Iowa, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Mason City to finance projects in such area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

"City" shall mean the City of Mason City, Iowa.

"County" shall mean Cerro Gordo County, Iowa.

"November, 2026 Tax Increment Financing District" shall mean the certain real property situated in the Mason City Unified Urban Renewal Area, more particularly described as follows::

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;

AND

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.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the November, 2026 Tax Increment Financing District. After the effective date of this ordinance, the taxes levied on the taxable property in the November, 2026 Tax Increment Financing District each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the November, 2026 Tax Increment Financing District is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the November, 2026 Tax Increment Financing District, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the November, 2026 Tax Increment Financing District on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the November, 2026 Tax Increment Financing District to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area, and to provide for low and moderate-income family housing, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, taxes for the instructional support program levy of a school district imposed pursuant to Section 257.19 of the Code of Iowa and taxes for the payment of bonds and

interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the November, 2026 Tax Increment Financing District exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the November, 2026 Tax Increment Financing District shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the November, 2026 Tax Increment Financing District shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word "taxes" includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Mason City, Iowa, on the _____ day of _____, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

First Consideration: November 3, 2026
Second Consideration:
Final Consideration:

Council Agenda Item 14

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 SVS
Date:	September 8, 2026
RE:	Public Hearing: Vacation and conveyance of the east-west alley in Block 13 of H. E. Francisco's Second Addition to Mason City, and a resolution authorizing conveyance of the same to Tanner Hanson.

Recommendation:

Staff respectfully recommends that the City Council hold a public hearing to consider vacation of the east-west alley in Block 13 of H. E. Francisco's Second Addition to Mason City. After closing the public hearing, staff recommends approval of a resolution vacating and conveying the property to Tanner Hanson.

After a public hearing held at the September 8, 2026, Planning and Zoning Commission meeting, the Commission voted unanimously, 5-0, to recommend vacating the alley and conveying it to interested abutting property owners. The staff report and discussion note that of the six abutting lots, only 2216 South Delaware Avenue currently uses the alley for driveway access to a detached garage. The other abutting owners were notified of the hearing and did not indicate an interest in acquiring any portion of the alley. A map of the alley and the surrounding area is attached.

Review:

On October 20, 2026, the Council adopted a resolution setting the date and time for the required public hearing. The hearing has been advertised.

Tanner Hanson (2216 S. Delaware Ave.) has requested that the Council vacate the unmaintained east-west alley in Block 13 of H.E. Francisco's Second Addition, located directly north of 2216 S. Delaware Avenue. The alley is situated in a fully developed, primarily residential area near the southern terminus of South Delaware Avenue. It is

neither improved nor used as a public thoroughfare. Its eastern end intersects South Delaware Avenue, while the western end terminates without connecting to another public street. South Delaware Avenue terminates just south of the subject property at Georgia Hanford Park, where a public parking area extends east from the dead-end to serve park users. The properties north and east of the alley are developed primarily with single-family residences.

A request to vacate public right-of-way should be evaluated based on several key considerations, including whether there is a current or anticipated public need to retain the right-of-way, whether the vacation would deprive or limit access to any abutting property, whether any utilities, easements, or other private interests rely on the right-of-way, and whether the loss of the public right-of-way is balanced by an improvement to the public good.

- **Is there a need to maintain the alley as public right-of-way?** The subject alley does not provide a through connection for traffic and is not currently maintained by the City. Available aerial imagery dating back to 2009 indicates that the alley has not been maintained since at least 2008. There are no known City utilities or easements within the right-of-way, and the alley serves no identified public transportation purpose. Staff has determined that there is no current or anticipated public need to retain the alley.

- **Does the vacation deprive or limit the use of any abutting parcel?** The alley is located within an established residential neighborhood. Properties north of the alley have access from 22nd Street SE or South Delaware Avenue, including access to accessory garages where present. The property at 2216 South Delaware Avenue is the only property currently using the alley for access, consistent with available aerial imagery dating back to 2009. The other abutting owners have not stated an interest in acquiring any portion of the alley. Staff does not anticipate that the vacation will deprive or limit access to other abutting properties.

- **Are there other private interests (e.g., utilities) that use the right-of-way to deliver services?** There are no known City utilities or easements within the 16-foot-wide alley. Staff has contacted private utility providers regarding potential facilities or easements within the right-of-way and has requested a utility locate to verify existing conditions. No private utilities have been identified to date. Any additional findings will be provided to the City Council for consideration.

- **Is the loss of the right-of-way balanced by an improvement in the public good?** The alley serves no identified public purpose beyond providing access to

2216 South Delaware Avenue. Vacating and conveying the right-of-way will not change the existing residential use of the property or adversely affect public access. The vacation will eliminate the City's future maintenance responsibility and associated liability while transferring the land into private ownership, where it may become subject to property taxation.

Budget Impact:
Vacation and conveyance of the alley has no budget impact. The vacated alley will become part of the adjoining private property and will thus be assessed as private, taxable land.

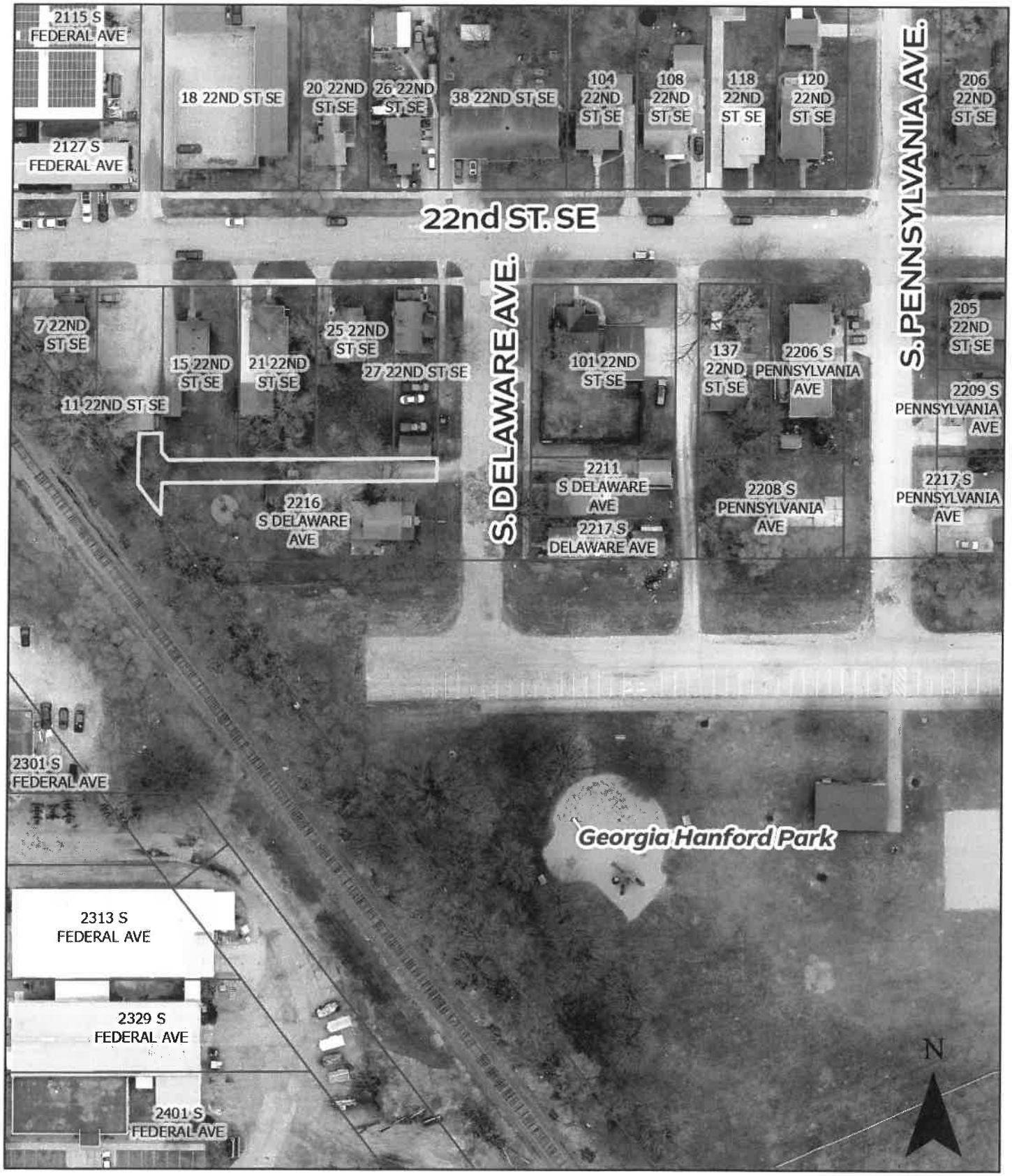
Council Action Requested:
Staff respectfully recommends that the City Council conduct the advertised public hearing regarding the vacation of the east-west alley in Block 13 of H. E. Francisco's Second Addition to Mason City. Barring any significant objections, staff recommends that the resolution approving the vacation and conveyance of the alley to Tanner Hanson and authorizing the issuance of a deed be approved.

Attachments:
1. Location Map
2. 26-VC-01 Staff Report
3. 9-8-2026 P&Z Draft Minutes

Ella Phillips, City Planner

Reviewed and Recommend Approval

Location Map
26-VC-01



Mason City Parcel Boundaries
Subject Alley

0 40 80 160 Feet

Staff Report – Vacation and Conveyance of Alley

Mason City Planning and Zoning Commission

Meeting Date: September 8, 2026
Staff Case Manager: Ella Phillips, City Planner
Case Number: 26-VC-01
Request: Vacate the unmaintained east/west alley in Block 13 of H. E. Francisco's Second Addition to Mason City, lying directly north of 2216 S Delaware Avenue, and convey to abutting property owners.
Applicant: Tanner Hanson

Background

Earlier this year, it came to staff's attention that the property owner of 2216 South Delaware Avenue was using the City-owned alley adjacent to the property as a private driveway. Of the six lots that abut this unvacated alley, only 2216 South Delaware Avenue uses it for garage access. The property owner was informed that the alley is a public right-of-way that is being used strictly for access to private property. As a result, property owner Tanner Hanson submitted an application requesting that the City vacate the unimproved alley and convey the property to the abutting property owners. If vacated and conveyed, Mr. Hanson intends to continue using the area as driveway access from South Delaware Avenue to his property and detached garage.

The subject alley is located in a fully developed, primarily residential area of Mason City near the southern terminus of South Delaware Avenue. The alley is not currently improved or utilized as a public thoroughfare. Its eastern end intersects South Delaware Avenue, while its western end terminates without connection to another public street. Unlike the north/south alley serving the block immediately to the east, the subject alley does not provide a continuous connection between two public streets.

South Delaware Avenue terminates immediately south of the subject property at Georgia Hanford Park. A public parking area extends east from the dead-end of South Delaware Avenue providing access to the park. The properties north and east of the subject alley are developed primarily with single-family residences.

Staff & Public Comment

The relevant City departments and utility providers were asked to comment on this application. The following comments were received:

- **Engineering:** Engineering noted that the driveway approach serving the property will need to be paved in accordance with Mason City specifications.
- **Fire Department:** The Mason City Fire Department indicated that it approves the vacation of the alley. The Fire Department also asked whether the remaining portions of the T-shaped alley should be offered to other abutting property owners and whether the City could recover value from the alley or require the benefiting property owner(s) to cover associated legal and conveyance costs.

Notice of the application was mailed to the owners of all properties abutting the subject alley. A public notice sign was placed at each location on August 20, 2026, and notice of the public hearing was published in the *Globe* on August 25, 2026. No public comments have been received as of the date of this report.

Analysis

A request to vacate public right-of-way should be evaluated based on several key considerations, including whether there is a current or anticipated public need to retain the right-of-way, whether the vacation would deprive or limit access to any abutting property, whether any utilities, easements, or other private interests rely on the right-of-way, and whether the loss of the public right-of-way is balanced by an improvement to the public good.

1. **Public Need: Is there a current or anticipated public need to retain the right-of-way?**

Staff Comment: There is no current public need or anticipated public need to retain the alley, as there are no utilities or easements within the ROW. Aerial imagery going back to 2009 shows that the alley has not been maintained by the city since at the latest 2008. With no current use of the alley and no historic use of the alley it is Staff's opinion that the vacation and conveyance of this east/west alley segment and hammerhead will not harm the public.

2. **Abutting Properties: Would the vacation deprive or limit access to any abutting property?**

Staff Comment: This alley is within a fully developed residential neighborhood, with properties directly north of the alley accessing their property and accessory garages where present off 22nd Street SE or South Delaware Avenue. The only property currently using the alley for access to its property, and the only property shown using the alley for access in available aerial imagery from 2009 to present, is 2216 South Delaware Avenue. Therefore, it is Staff's opinion that the vacation and conveyance of this alley will not deprive or limit access to any other abutting property.

3. **Utilities & Public Interests: Are there utilities, easements, drainage facilities, or other public or private interests that rely on the right-of-way?**

Staff Comment: There are no City utilities or easements within the alley. Staff asked private utility providers to comment on any utilities or easements within the 16-foot right-of-way. Staff has not identified any private utilities at this time, but requested a utility locate for the

alley. Staff will provide any information from the locate to the City Council to inform decision-making.

4. **Public Benefit: Is the loss of the public right-of-way balanced by an improvement to the public good?**

Staff Comment: Vacating the alley is not expected to negatively affect the public, as the property's existing use will not change as a result of the vacation. The vacation will provide a public benefit by transferring the property to private ownership, placing the land on the tax rolls, and eliminating the City's responsibility for future maintenance and liability associated with the alley.

Conveyance & Valuation

On April 19, 1994, the City Council adopted "Guidelines for Determining Land Value For Public Property, Streets and Alleys." The purpose of these guidelines was "to protect the public interest when requests are received from private individuals to purchase public property, streets and vacated alleys." Typically, the Planning and Zoning Commission does not establish property value. Rather, the Commission will identify which case type the request falls under.

This request appears to fall under Case 2: A platted alley that dead ends (in this case, at a railroad). In Case 2, the guidelines state that generally, these public rights-of-way are unused or infrequently used by the public and may only occasionally be used by an abutting property owner. After determining whether other nearby property owners require egress across the property to access their own property, these street and alley segments would be deeded to one or more abutting property owners at no cost. Ultimately, the Council will determine what value to place on the alley.

Staff Recommendation

Staff requests that the Planning and Zoning Commission conduct a hearing on the proposed vacation and conveyance of the alley, make a determination as to the appropriate method of valuation of the alley and forward their recommendation and determination to the City Council.

Staff recommends that the vacation and conveyance be approved as requested. Staff further recommends that the request be valued using the methodology outlined in "Case 2" in the City Council's "Guidelines for Determining Land Value For Public Property, Streets and Alleys."

Commission Decision

The following motions are provided for the Commission's consideration.

Proposed motion for approval of application:

- I move to recommend approval of the vacation and conveyance as requested, with the property to be valued using the methodology outlined in "Case 2" of the City Council's *Guidelines for Determining Land Value for Public Property, Streets*

and Alleys.

Proposed motion for denial of application:

- I move to recommend denial of the vacation and conveyance as requested, for the following reasons [STATE REASONS FOR DENIAL].
    - The reasons for denial shall be stated in the official minutes of the Planning and Zoning Commission and shall be conveyed in writing to the applicant by Staff.

Attachments

1. Location map
2. "Guidelines for Determining Land Value for Public Property, Streets and Alleys."

DRAFT

MINUTES
PLANNING & ZONING COMMISSION
In-Person Meeting
Tuesday, September 8, 2026, 5:00 PM

Item 1: Call to Order and Roll Call
Chair Commissioner Fallis read the Opening Statement and called the meeting to order at 5:02 PM.

Commissioners Present: Commissioner Golden, Commissioner Ragan, Commissioner Coffey, Commissioner Wessman, Commissioner Niedermayer, and Commissioner Fallis

Commissioners Absent: Commissioner Worden

Staff Present: City Administrator Aaron Burnett; Director of Development Services Steven Van Steenhuyse; City Planner Ella Phillips; Administrative Assistant to Development Services Regina Card

Roll was called:

Member	Vote
Commissioner Fallis	Yes
Commissioner Coffey	Yes
Commissioner Ragan	Yes
Commissioner Wessman	Yes
Commissioner Worden	Absent
Commissioner Golden	Yes
Commissioner Niedermayer	Absent

Item 2: Adoption of Agenda
The agenda was adopted as submitted.

Item 3: Approval of Minutes
Minutes from the September 8, 2026, meeting were approved as submitted.

Item 4: Subdivision

4.1 Preliminary Plat of Subdivision- Briarstone Estates Third Addition:

Commissioner Director Van Steenhuyse presented the staff report.

The request is for a proposed Preliminary Plat of Subdivision for the Briarstone Estates Third Addition, located on the east side of South Taft Avenue and south of the Briarcliff Estates condominiums and south and west of the Briarstone Estates First and Second Additions.

Summary: LPE Development, LLC has submitted a request for review of a Preliminary Plat of Subdivision for the Briarstone Estates Third Addition, located on the east side of South Taft Avenue and south of the Briarcliff Estates condominiums and south and west of the Briarstone Estates First and Second Additions. A map of the affected area is shown below. The Commission's recommendation will be forwarded to the City Council for consideration at their Tuesday, October 6, 2026 meeting.

Applicant: LPE Development, LLC

Background

LPE Development has submitted a Preliminary Plat of Subdivision consisting of 15 lots and three outlots. The Briarstone Estates Third Addition extends the development begun with the first two Briarstone Estates plats, platted in 1978 and 1979. This 27.182-acre development proposes buildable lots in the western two-thirds of the vacant land south and west of the established Briarstone neighborhood.



Development along the east and northeastern sides of the proposed plat consists of single-family homes in the Briarstone neighborhood. Also north is the Briarcliff Estates condominium development. The northwestern portion of the property by commercial development along South Taft Avenue. Additional commercial development exists on the west side of South Taft Avenue. The southern border is the Canadian Pacific Railroad right-of-way.

The portion of the subdivision along South Taft Avenue is zoned Z4, Multi-Use District. This area is currently the Briarstone West Subdivision, which will be re-platted with approval of this new subdivision. The area directly south of the Briarcliff Estates Condominiums is zoned Z3, General Urban. The remainder of the property, where it is 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 name of the proposed plat is Briarstone Estates Third Addition. We have not received documentation that the County Auditor

has approved the subdivision's name. Although LPE Development, LLC is listed as the subdivider, the property is actually owned by three entities: LPE Development, LLC, Next Development, LLC, and LG Properties.

A public street, to be named Lakemore Road, extends east from South Taft Avenue to serve the developable lots. This will be a public street constructed to City standards. It is proposed to eventually extend east and north to connect to the existing Lakemore Road stub street off of Briarstone Drive. The street will end in a hammerhead paved area that has been reviewed by the Fire Marshal and allows for fire equipment turnaround.

Proposed lots 1, 4, 5, 10, 11, and 15 will be 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 of Briarstone Drive. A 50-foot-wide easement goes through this outlot to connect the sanitary sewer system in the plat to the existing sewer extended from Springview Drive. Outlot B is a detention area to serve the development lots. It will be owned and maintained by a homeowners' association to be formed with recording of the final plat of subdivision. If Outlot A is developed, additional detention will likely be necessary. Outlot C preserves a portion of the wooded area along 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 development requirements of the Z3 and Z4 districts. The lots are surrounded by public utility easements to extend City utilities, electric and gas utilities, and communications utilities. A 40-foot-wide public utility and ingress/egress easement is proposed to go 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 the new Lakemore Road. A Street Tree Planting Plan is being prepared and will be reviewed by Staff for compliance. The Preliminary Plat includes grading, drainage, and utility plans to serve the 15 lots, as well as plans for the detention area on Outlot B. The proposed subdivision lies outside of the City's mapped floodplain. The Z3- and Z4-zoned areas are located in the Mason City Unified Urban Renewal Area. Development in this area is not subject to any 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. Since the parcel that will become Lot 1 is currently a platted lot, construction of the footings and foundation of the 12-unit building will be allowed to start prior to completion of the public improvements. However, no above-ground construction will be allowed until the street and utilities serving Lot 1 are under construction.

Comprehensive Plan: The 2024 North Iowa Corridor Joint Comprehensive Plan shows the three land use designations for this area. The area with frontage on South Taft Avenue is shown as Commercial Mixed Use, which is consistent with the Z4 zoning. The next area to the east, which is coterminous with the part of the land zoned Z3, is designated High Intensity, which anticipates a mix of residential densities. The remainder, which is coterminous with Outlot A on the preliminary plat, is designated Medium Intensity, which anticipates a mix of single-family, two-family and townhouse development. The plat as proposed and the zoning of the property are consistent with the recommendations of the Comprehensive Plan.

Public Comment: Notice of this subdivision was published in the Globe Gazette and notices were sent to property owners within 350 ft. of the proposed subdivision. To date, we have received an email from Jonas Carlsson of 2115 Springview Drive. He noted that he does not object to the proposed subdivision but has strong concerns about drainage that affects his property. After major storms, water cannot move fast enough down the ditch in the north side of the Canadian Pacific Railroad right-of-way and runs through his yard and onto Springview Drive. Staff has also received a phone call from another resident, Tim Anderson of 2203 Springview Drive, who expressed concern about drainage and impacts on his neighborhood. The City Engineer will attend the Planning and Zoning Commission.

Director Van Steenhuyse reported that Jonas Carlsson, 2115 Springview Drive, expressed no objection to the proposed subdivision but raised concerns regarding drainage impacts to his property and Springview Drive.

Director Van Steenhuyse stated that the submitted drainage plan had been reviewed and approved by the Assistant City Engineer. The proposed detention basin at Outlet B was determined to be sufficient to accommodate drainage from Lots 1 through 15; however, additional detention would likely be required for development of Outlot A.

He also reported a request from Sherry Sturgis, 960 Briarstone Drive, to route bicycle traffic through the proposed subdivision rather than along Briarstone Drive. He noted that Lakemore Drive could potentially be designated as an on-street bicycle route connecting Briarstone Drive to the trail along South Taft Avenue upon completion.

Department and Utility Comment: Notices of the pending application were distributed to City departments and public utilities, and the subdivision was reviewed by the Development Review Committee. The Development Services staff did not receive any comments. The City Engineering Department has reviewed the grading and utility plans and the stormwater management plan, and notes that the planned detention basin on Outlot B is sufficient to handle the drainage from development on Lots 1-15.

Requested Action: The Commission should review the preliminary plat to determine if it conforms to the Comprehensive Plan and applicable ordinances. The Commission is requested to hold a public hearing on the application and make a recommendation to the City Council. The

Commission may recommend approval, approval with conditions, or denial. Since a Tree Planting Plan has not been submitted, the Commission's positive recommendation can include a condition requiring submittal of this plan.

Staff Recommendation: Staff recommended that the Planning and Zoning Commission recommend approval of the Preliminary Plat of Subdivision for Briarstone Estates Third Addition, with the condition that a Street Tree Planting Plan be submitted to and approved by Staff prior to the Commission forwarding its recommendation to the City Council.

Applicant Comments:

Jason Petersburg-Veenstra & Kimm Inc- 1596 2800 4th St. SW Ste 9, Mason City, IA 50401- representing Brett Schoenman, the owner of the various entities developing and currently owning the property, stated that Director Van Steenhuyse provided a thorough explanation of the proposed Preliminary Plat. He explained that the proposal consists of 16 lots. Following the Development Review Committee meeting, Lot 2 was divided into two lots, adding a lot along the south property line. Minor storm sewer upgrades were also made, which were the only changes from the initial DRC meeting to the current proposal.

He added that the subdivision includes a stormwater detention pond designed to accommodate the 100-year storm event. Post-development stormwater would be detained and released at a rate equivalent to the 5-year storm event. The water would discharge from the detention pond to the east along the north side of the railroad, then flow south through the existing culvert and into the railroad tracks.

He noted that additional research had been conducted regarding the drainage issue and that some maintenance or cleanup may be necessary to restore the existing culvert to full operation. He stated that he was unsure whether this work would be the developer's responsibility and indicated that the railroad may need to perform work on the culvert.

Public Hearing:

Public hearing opened at 5:18 PM.

Tim Anderson- 2203 Springview Dr., Mason City, IA 50401- stated that he was not opposed to the proposed subdivision and felt it would help improve the area along South Taft Avenue. However, he expressed concerns regarding existing stormwater drainage issues in the area.

Mr. Anderson stated that, even with the proposed detention pond and overflow, stormwater would still discharge toward the existing four-foot RCP culvert. He acknowledged that the drainage issue was not necessarily the developer's responsibility but felt that the City should consider the existing conditions and coordinate with the railroad regarding the drainage system. He stated that the four-foot culvert was inadequate, with erosion occurring around the culver and

a large pool or depression on the opposite side where drainage from the industrial area enters the system.

He questioned whether the proposed detention pond, which was designed for the 100-year storm event, would be sufficient under actual conditions. He stated that while the system may work on paper, the existing drainage conditions in the area suggested otherwise. He noted that drainage from other areas, including Central Heights, may also contribute to the system.

Mr. Anderson expressed particular concern regarding drainage affecting the Carlsson property and nearby duplexes. He stated that an approximately 0.2-acre area near the Carlsson property can accumulate several feet of water following as little as two inches of rain. He recalled an incident approximately five or six years ago in which water pressure caused basement windows at the neighboring duplex to blow out. He stated that a similar event occurred following approximately three inches of rain.

He stated that during two- to three-inch rain events, approximately six to eight inches of water can flow east along Springview Drive. He recalled that residents previously had to clean out their basements following flooding and expressed concern that some of the affected properties are rental units.

Mr. Anderson requested copies of the City's current Comprehensive Plan and the drainage plan approved by the City. He was informed that the Comprehensive Plan was adopted in 2024 and is available for download from the City's website. Mr. Anderson stated that he had no further questions and simply wished to share his concerns with the Commission.

Sara Carllson- 2115 Springview Dr., Mason City, IA 50401- wife of Jonas Carlsson, stated that she generally supported the proposed development but wished to reiterate concerns regarding drainage impacts to residents along Springview Drive. She stated that the proposed detention pond would be helpful but expressed concern that the existing culvert is too small to handle the amount of water in the area.

She explained that water from the south side of the Canadian Pacific Railway tracks backs up and flows to the north side, compounding the existing drainage issues. She stated that, in addition to addressing the culvert, improved water management may be needed for the industrial park south of the railroad tracks. She noted that water from the industrial park and Central Heights currently contributes to drainage problems near the neighborhood.

Mrs. Carlsson stated that the drainage channel leading east toward the Big Blue Pond has become overgrown with trees and stumps and does not allow water to move efficiently. She noted that the City had previously cleared the drainage channel approximately 10 years ago but that it has since become overgrown again. She suggested that clearing and improving the drainage channel, along with addressing the culvert and drainage from the industrial park and Central Heights, could help alleviate flooding concerns.

She also suggested considering whether the storm sewer along Briarstone Drive could be utilized as part of the drainage solution. She reiterated that her comments were not intended to oppose the proposed development, but rather to encourage a comprehensive water management plan for the neighborhood and surrounding areas.

Mr. Anderson requested to review the grading and utility plan and asked how drainage from the existing development would be handled in relation to the proposed subdivision. **Mr. Petersberg** explained that the drainage from the development would be directed to the proposed stormwater detention basin.

Mr. Anderson expressed concern that the proposed drainage system would direct additional water toward the existing drainage area and ultimately back toward nearby residences. He questioned whether alternative drainage routes, including utilizing Taft Avenue or the storm sewer along Briarstone Drive, could be considered to avoid directing additional water toward residential properties. He acknowledged that some alternatives could be costly but suggested that the City consider whether assistance to the developer could help address the drainage concerns.

Director Van Steenhuyse explained that, based on his understanding, the reason the proposed drainage was not directed toward Taft Avenue was because the area does not currently drain in that direction and the proposed plan utilizes the existing drainageway.

Mr. Anderson stated that the existing property is largely undeveloped and that development would remove permeable areas and alter existing surface drainage patterns. He expressed concern that grading and development could increase stormwater issues because water currently flows toward the same low area. Mr. Anderson requested an opportunity to speak with Mr. Petersberg after the meeting to better understand the proposed drainage system.

Public hearing closed at 5:28 PM.

Commission Discussion:

Commissioner Fallis discussed the submitted preliminary plat plan set with Mr. Petersburg and City staff and noted that several sheets would need to be updated to reflect the revised lot configuration. It was clarified that the configuration shown on the screen was the correct version, although some lot numbers had not been completely updated. A revised packet will be posted to the City's website.

Commissioner Fallis then asked for clarification on the property lines and easements shown on the plat. It was clarified that the strip along the north side of Lot 1 is part of the lot and that the line shown is a section line. **The Commission, Mr. Petersburg, & City staff** also discussed the utility and ingress/egress easements serving Lots 2 and 3. It was clarified that the utility easement is 25 feet wide and is intended for sanitary sewer and water installations, while the 40-

foot dimension shown is associated with the north-south roadway and is a dimension from the section line.

Commissioner Golden requested additional clarification on the drainage concerns raised by area residents. **Director Van Steenhuyse** stated that he had spoken with the Engineering Department regarding the long-standing flooding issues in the area. He explained that the City may need to study the stormwater issues and clean out the existing drainage ditch. He stated that, based on the engineering analysis and stormwater drainage plan submitted with the preliminary plat, the City does not believe the proposed development would cause additional flooding. The detention pond is designed to retain the 100-year storm event and release the water at a rate equivalent to the existing five-year flow. Director Van Steenhuyse stated that the existing drainage problems would be treated as a separate issue from the proposed development.

The Commission then discussed the engineering standards used to determine stormwater runoff. It was explained that the development is designed so that the amount and rate of stormwater runoff released after development will be consistent with pre-development conditions. The submitted plans have been prepared by licensed engineers and reviewed by the City Engineering Department. It was acknowledged that the system is designed to meet the applicable standards, although actual weather events cannot be predicted.

Commissioner Fallis asked for clarification regarding the detention pond design. It was explained that the pond is designed to store the 100-year storm event from the fully developed Lots 1 through 16 and release the water at a five-year storm flow rate. The Commission also discussed existing drainage problems near the intersection of South Taft Avenue and Briarstone Drive and the concern that development could improve rather than simply maintain the existing drainage conditions.

Commissioner Golden requested further clarification on the existing drainage ditches along the railroad corridor. **City Planner Phillips** clarified that there are separate drainage areas associated with the railroad and the City. The railroad has drainage ditches on either side of its rail line, while the City has a drainage ditch and easement further south. A culvert crosses beneath the railroad and connects to the City's drainage system. It was noted that the City's drainage ditch may need to be cleaned and maintained.

Ms. Carlsson noted her concerns regarding the existing culvert and drainage conditions on the south side of the railroad. She stated that a smaller culvert is nearly collapsed and that a drainage area containing debris and standing water may contribute to backflow toward the north side of the railroad. It was explained that water from the Martin Brower property may flow toward this area and contribute to flooding near the residential properties.

Director Van Steenhuyse stated that the flooding concerns were brought to the City's attention through the preliminary plat review. He explained that the City is working to coordinate the Engineering, Planning, and Public Works Departments to determine an appropriate course of

action. He stated that the City did not yet have a definitive answer regarding compliance with applicable stormwater requirements for the existing drainage conditions but would continue to review the issue. He emphasized that the existing drainage issue would need to be addressed regardless of whether the proposed development proceeds.

Commissioner Fallis asked whether the proposed detention pond and drainage system represented a higher standard than required. **Mr. Petersberg** explained that the pond is designed for a 100-year storm event and releases water at a five-year storm flow rate. He stated that most storm sewer systems are designed for five- or ten-year storm events and that the proposed system provides additional storage for larger storm events.

Commissioner Coffey encouraged residents to attend the October 6 City Council meeting so the Council could hear the concerns directly, noting that the Council would make the final decision on the subdivision while the Commission would make a recommendation. **The Commission** also discussed whether the drainage issue could be placed on a future Council agenda or addressed through a Council workshop.

Commissioner Fallis asked for clarification on the proposed 50-foot utility easement in the southeast portion of the subdivision. It was clarified that the easement is proposed and is intended for sanitary sewer. **Commissioner Fallis** noted that the easement would affect the future development of the lots in that area and that the master plan may need to be revised accordingly. Mr. Petersburg added that the easement would be platted and permanent, and that at least one lot line would likely need to be adjusted.

The Commission then discussed the recommendation on the preliminary plat. The existing Staff recommendation was to recommend approval subject to submission and approval of a Street Tree Planting Plan prior to the item being presented to the City Council. The Commission discussed adding a condition requiring the City to continue reviewing the existing drainage concerns. Commissioner Director Van Steenhuyse noted that the Commission's discussion and draft minutes would be included in the City Council packet and that the issue could also be addressed in the Staff Report.

Motion:

Commissioner Coffey moved to recommend approval of the Preliminary Plat of Subdivision to the City Council, subject to the following conditions: (1) submission and approval of a Street Tree Planting Plan prior to consideration by the City Council; and (2) the City continue to review and address the existing drainage concerns in the area. **Commissioner Wessman** seconded.

Roll Call Vote:

Member	Vote
Commissioner Coffey	Yes
Commissioner Ragan	Yes
Commissioner Fallis	Yes
Commissioner Golden	Yes
Commissioner Wessman	Yes
Commissioner Niedermayer	Yes

Motion passed.

Item 5: Vacation

5.1 Alley Vacation- A request to vacate the unmaintained alley lying north of 2216 S Delaware Avenue:

Ella City Planner Phillips presented the staff report.

Background

Earlier this year, it came to staff's attention that the property owner of 2216 South Delaware Avenue was using the City-owned alley adjacent to the property as a private driveway. Of the six lots that abut this unvacated alley, only 2216 South Delaware Avenue uses it for garage access. The property owner was informed that the alley is a public right-of-way that is being used strictly for access to private property. As a result, property owner Tanner Hanson submitted an application requesting that the City vacate the unimproved alley and convey the property to the abutting property owners. If vacated and conveyed, Mr. Hanson intends to continue using the area as driveway access from South Delaware Avenue to his property and detached garage.

The subject alley is located in a fully developed, primarily residential area of Mason City near the southern terminus of South Delaware Avenue. The alley is not currently improved or utilized as a public thoroughfare. Its eastern end intersects South Delaware Avenue, while its western end terminates without connection to another public street. Unlike the north/south alley serving the block immediately to the east, the subject alley does not provide a continuous connection between two public streets.

South Delaware Avenue terminates immediately south of the subject property at Georgia Hanford Park. A public parking area extends east from the dead-end of South Delaware Avenue providing access to the park. The properties north and east of the subject alley are developed primarily with single-family residences.

Staff & Public Comment

The relevant City departments and utility providers were asked to comment on this application. The following comments were received:

- **Engineering:** Engineering noted that the driveway approach serving the property will need to be paved in accordance with Mason City specifications.
- **Fire Department:** The Mason City Fire Department indicated that it approves the vacation of the alley. The Fire Department also asked whether the remaining portions of the T-shaped alley should be offered to other abutting property owners and whether the City could recover value from the alley or require the benefiting property owner(s) to cover associated legal and conveyance costs.

Notice of the application was mailed to the owners of all properties abutting the subject alley. A public notice sign was placed at each location on August 20, 2026, and notice of the public hearing was published in the *Globe* on August 25, 2026. No public comments have been received as of the date of this report.

Analysis

A request to vacate public right-of-way should be evaluated based on several key considerations, including whether there is a current or anticipated public need to retain the right-of-way, whether the vacation would deprive or limit access to any abutting property, whether any utilities, easements, or other private interests rely on the right-of-way, and whether the loss of the public right-of-way is balanced by an improvement to the public good.

1. **Public Need: Is there a current or anticipated public need to retain the right-of-way?**

Staff Comment: There is no current public need or anticipated public need to retain the alley, as there are no utilities or easements within the ROW. Aerial imagery going back to 2009 shows that the alley has not been maintained by the city since at the latest 2008. With no current use of the alley and no historic use of the alley it is Staff's opinion that the vacation and conveyance of this east/west alley segment and hammerhead will not harm the public.

2. **Abutting Properties: Would the vacation deprive or limit access to any abutting property?**

Staff Comment: This alley is within a fully developed residential neighborhood, with properties directly north of the alley accessing their property and accessory garages where present off 22nd Street SE or South Delaware Avenue. The only property currently using the alley for access to its property, and the only property shown using the alley for access in available aerial imagery from 2009 to present, is 2216 South Delaware Avenue. Therefore, it is Staff's opinion that the vacation and conveyance of this alley will not deprive or limit access to any other abutting property.

3. **Utilities & Public Interests: Are there utilities, easements, drainage facilities, or other public or private interests that rely on the right-of-way?**

Staff Comment: There are no City utilities or easements within the alley. Staff asked private utility providers to comment on any utilities or easements within the 16-foot right-of-way. Staff has not

identified any private utilities at this time, but requested a utility locate for the alley. Staff will provide any information from the locate to the City Council to inform decision-making.

4. **Public Benefit: Is the loss of the public right-of-way balanced by an improvement to the public good?**

Staff Comment: Vacating the alley is not expected to negatively affect the public, as the property's existing use will not change as a result of the vacation. The vacation will provide a public benefit by transferring the property to private ownership, placing the land on the tax rolls, and eliminating the City's responsibility for future maintenance and liability associated with the alley.

Conveyance & Valuation

On April 19, 1994, the City Council adopted "Guidelines for Determining Land Value For Public Property, Streets and Alleys." The purpose of these guidelines was "to protect the public interest when requests are received from private individuals to purchase public property, streets and vacated alleys." Typically, the Planning and Zoning Commission does not establish property value. Rather, the Commission will identify which case type the request falls under.

This request appears to fall under Case 2: A platted alley that dead ends (in this case, at a railroad). In Case 2, the guidelines state that generally, these public rights-of-way are unused or infrequently used by the public and may only occasionally be used by an abutting property owner. After determining whether other nearby property owners require egress across the property to access their own property, these street and alley segments would be deeded to one or more abutting property owners at no cost. Ultimately, the Council will determine what value to place on the alley.

Staff Recommendation

Staff recommended approval of the proposed vacation and conveyance as requested. Staff further recommended that the request be valued using the methodology outlined under Case 2 of the City Council's "Guidelines for Determining Land Value for Public Property, Streets and Alleys." Staff requested that the Planning and Zoning Commission conduct the public hearing, make a determination regarding the appropriate method of valuation, and forward its recommendation and determination to the City Council.

City Planner Phillips proposed the following conditions of approval to the Commission: *Placement of the vacation and conveyance request on a City Council agenda shall be contingent upon issuance of the required building permit(s) for the existing accessory structure (shed) and that the temporary green plastic fence and T posts be removed from City-owned property.*

Applicant Comment:

Tanner Hanson- 2216 S. Delaware Ave., Mason City, IA 50401- stated that the purpose of the request was to convert the right side of the property into a driveway. He explained that when he purchased the property approximately three years ago, the existing conditions included a fenced area that encroached into City property, but that portions of the fencing had been shortened or removed over the past three months. He noted that the green fence had been moved as of that afternoon.

The applicant stated that he was unsure whether a permit had been obtained for the existing shed but was willing to submit an application if necessary. He explained that, because the area could no longer be fenced as it had been previously, he wished to add value and utilize the right side of the property as a driveway. He stated that this was the sole reason for the request.

Public Hearing:

Public hearing opened and closed at 6:05 PM.

Commission Discussion:

The Commission discussed the existing shed and fencing on the property. **City Planner Phillips** clarified that the shed is currently unpermitted and until recently it encroached on City property. She explained that, when Mr. Hanson purchased the property, he was informed that the bushes represented the property line and that the alley proposed for vacation was his driveway. Mr. Hanson subsequently learned that the property was smaller than he had understood, which led to the current request. **City Planner Phillips** stated that permitting for the shed would be handled by the Building Division of Development Services. The shed would be reviewed as part of the permitting process to verify that it meets the required five-foot setbacks from the south side property line and the west rear property line along the railroad. A site plan and setback inspections would be required. She noted that, with the fence removed and the shed no longer encroaching on Georgia Hanford Park property, she was not aware of any remaining zoning violations on the property.

The Commission discussed adding a condition to the recommendation requiring all existing violations of applicable City Code provisions to be addressed before the item is placed on the City Council agenda.

The Commission also discussed the proposed conveyance of the vacated alley. It was clarified that the conveyance would be a separate action by the City Council and would require a separate public hearing and public notice. Adjacent property owners would be formally notified of the availability of the property and given an opportunity to express interest. **City Planner Phillips** noted that the existing hammerhead area has a potential for an unusual property boundary and indicated that Staff was reviewing how best to address the area and avoid future property boundary disputes. The final disposition of the vacated property would be determined by the City Council following the required public notice and hearing process.

The Commission asked whether the bushes along the property would be removed. **City Planner Phillips** stated that she would contact the Public Works Department to determine what work was being done and would provide an update.

The Commission discussed utilities and easements associated with the alley. **City Planner Phillips** stated that City and County records showed no public utilities or easements of record within the alley. She noted that an Iowa One Call request had been initiated but was not yet complete and would be completed prior to the item being placed on the City Council agenda to confirm whether any utilities or other facilities were present. She further explained that staff had reviewed City utility records and easements of record but noted that private easements may not

be recorded. She stated that staff would contact the applicable utility providers again to confirm that no private utilities or easements, including potential cable facilities, would be affected by the conveyance.

Motion:

Commissioner Ragan moved to recommend approval of the alley vacation request to the City Council, with the property to be valued using the methodology outlined in Case 2 of the City Council's Guidelines for Determining Land Value for Public Property, Streets, and Alleys, subject to the following conditions:

1. Issuance of the required building permit for the existing accessory structure (shed) prior to placement of the vacation and conveyance request on a City Council agenda; and
2. Verification by City staff that the temporary plastic fence and T-post have been removed from the City-owned park property prior to placement of the vacation and conveyance request on a City Council agenda.

Commissioner Wessman seconded.

Roll Call Vote:

Member	Vote
Commissioner Coffey	Yes
Commissioner Ragan	Yes
Commissioner Fallis	Yes
Commissioner Golden	Yes
Commissioner Wessman	Yes
Commissioner Niedermayer	Yes

Motion passed.

Item 6: Staff Update
City staff informed the Commission that Text Amendments and an amendment to the Mason City Unified Urban Renewal Area are anticipated to be presented on the October 13, 2026, agenda.

Item 7: Adjournment The meeting adjourned at 6:13 PM.

DRAFT

ATTEST:

Regina Card- Administrative Assistant to Development Services	John Fallis, Chair

Preparer/Return To: Steven C. Leidinger of Lynch Dallas Legal, PO Box 2457, Cedar Rapids, IA 52401
Phone: 319-365-9101
Taxpayer Information: Tanner K. Hanson, 2216 South Delaware Avenue, Mason City, IA 50401

QUIT CLAIM DEED

For the consideration of One Dollar and other valuable consideration, **CITY OF MASON CITY, IOWA**, an Iowa municipal corporation, ("Grantor") does hereby quit claim and convey to **TANNER K. HANSON** ("Grantee"), all of its right, title, interest, estate, claim, and demand in the following described real estate in Cerro Gordo County, Iowa:

THE EAST-WEST ALLEY AND THE UN-VACATED PORTION OF THE EAST-WEST ALLEY IN BLOCK 13 OF H. E. FRANCISCO'S 2ND ADDITION TO MASON CITY, IOWA;

Subject nevertheless to all easements, covenants, conditions, and restrictions of record, including any and all utility easements.

This transfer is exempt from revenue stamps and Declaration of Value pursuant to Iowa Code §428A.2(19) this being a deed executed by public officials in the performance of their official duties.

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

This transfer is approved by the City Council of the City of Mason City, Iowa Resolution No. _____.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this ____ day of November 2026.

CITY OF MASON CITY, IOWA,
an Iowa municipal corporation

By: _____ Attest: _____
John P. Lee, Mayor Aaron Burnett, City Administrator/Clerk

STATE OF IOWA,
COUNTY OF MASON CITY, ss:

This instrument was acknowledged before me on the _____ day of November 2026 by **John P. Lee**, as Mayor for the City of Mason City, Iowa known to me to be the same individual named in and who executed the foregoing document and acknowledged that he executed the same as his voluntary act and deed on behalf of the City of Mason City.

_____
Notary Public in and for said State

STATE OF IOWA,
COUNTY OF MASON CITY, ss:

This instrument was acknowledged before me on the _____ day of November 2026, by the City of Mason City by **Aaron Burnett**, as City Administrator/Clerk for the City of Mason City, Iowa known to me to be the same individual named in and who executed the foregoing document and acknowledged that he executed the same as his voluntary act and deed on behalf of the City of Mason City.

_____
Notary Public in and for said State

RESOLUTION NO. 26 -

A RESOLUTION AUTHORIZING TRANSFER AND SALE OF THE EAST-WEST ALLEY AND THE UN-VACATED PORTION OF THE EAST-WEST ALLEY IN BLOCK 13 OF H. E. FRANCISCO'S 2ND ADDITION TO MASON CITY, IOWA

WHEREAS, the City of Mason City, Iowa owns the following described property:

THE EAST-WEST ALLEY AND THE UN-VACATED PORTION OF THE EAST-WEST ALLEY IN BLOCK 13 OF H. E. FRANCISCO'S 2ND ADDITION TO MASON CITY, IOWA; Subject nevertheless to all easements, covenants, conditions, and restrictions of record, including any and all utility easements.

WHEREAS, notice of the Public Hearing was published in the Globe-Gazette on October 24, 2026, consistent with the requirements of §364.7 and §362.3 of the Iowa Code, and

WHEREAS, the Public Hearing Notice informed the public that the City Council intended to transfer the vacated alleyway right of way described above to Tanner K. Hanson, and

WHEREAS, the Mayor opened the Public Hearing, accepted public comment, received and considered any written comments received in advance of the Public Hearing, and upon the conclusion of the receipt of comments closed the public hearing, and

WHEREAS, the Council finds that the transfer of the property described herein, should be transferred to Tanner K. Hanson in return for payment by Mr. Hanson to the City, for reimbursement of the cost of publication ($65.12) and recording ($40), the total amount of which is $105.12.

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

1. That the property described below shall be transferred to Tanner K. Hanson for the sum of $105.12, that being the City's actual publication expenses and recording fees.

   THE EAST-WEST ALLEY AND THE UN-VACATED PORTION OF THE EAST-WEST ALLEY IN BLOCK 13 OF H. E. FRANCISCO'S 2ND ADDITION TO MASON CITY, IOWA; Subject nevertheless to all easements, covenants, conditions, and restrictions of record, including any and all utility easements.

2. That the property shall be transferred by Quit Claim Deed with no abstract to be provided.
3. That the Quit Claim Deed shall be recorded by the City at the expense of the Buyer.
4. That the Clerk's Affidavit shall be recorded by the City at the expense of the Buyer.

5. That the property shall be sold as is.

PASSED and APPROVED this 3rd day of November 2026.

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

Council Agenda Item 15

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:	Ordinance Amending Section 4-2C-2, Collection by the City

Recommendation:
Staff recommends approval of an ordinance amending Section 4-2C-2, "Collection by City," to provide that applicable Cart Smart administrative fees and charges shall be set by resolution of the City Council. (1st, 2nd, or Final)

Review:
The proposed amendment adds a new subsection E to Section 4-2C-2, "Collection by City," authorizing the City Council to establish applicable administrative fees and charges for refuse and recycling collection by resolution. These include charges for damaged City-issued carts, recycling violations, and return trips for collection service.
The proposed administrative fees presented for Council consideration are a $100 damaged cart fee, a $100 recycling fine, and a $25 return trip charge. The amounts would be established separately by Council resolution and included in the City's Master Schedule of Fees. Adoption of this ordinance alone would not establish those dollar amounts.

Budget Impact:
The text amendment itself has no direct budget impact. Any revenue will depend on fees subsequently adopted by Council resolution and the number of charges assessed

Council Action Requested:
Staff respectfully requests approval of the ordinance amending Section 4-2C-2 to authorize applicable Cart Smart administrative fees and charges to be set by resolution of the City Council. (1st, 2nd, or Final)

Attachments:
Proposed Text Amendment to Section 4-2C-2.

Jim Collins

Jim Collins, Director of Public Works

Reviewed and Recommend Approval

ORDINANCE NO. 26 -

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF MASON CITY, IOWA, TITLE 4: HEALTH AND SANITATION, CHAPTER 2: GARBAGE, REFUSE, RECYCLABLES AND YARD WASTE, ARTICLE C: SOLID WASTES SECTION 2: COLLECTION BY CITY TO ADD A NEW PARAGRAPH E ENTITLED ADMINISTRATIVE FEES AND CHARGES

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

Section 1: That the City Code of the City of Mason City, Iowa, should be and the same is hereby amended by adding a new Paragraph E entitled Administrative Fees and Charges to Title 4: Health and Sanitation, Chapter 2: Garbage, Refuse, Recyclables and Yard Waste, Article C: Solid Wastes Section 2: Collection by City as follows:

TITLE 4
CHAPTER 2
GARBAGE, REFUSE, RECYCLABLES AND YARD WASTE
ARTICLE C. SOLID WASTES

4-2C-2: COLLECTION BY CITY:

E. Administrative Fees And Charges: Applicable fees and charges associated with the administration of the City's refuse and recycling collection program, including charges for damaged City-issued carts, recycling violations, and return trips for collection service, shall be set by resolution of the City Council.

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

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

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

PASSED AND APPROVED this day of , 2026.

_____
John P. Lee, Mayor

ATTEST:

_____
Aaron Burnett, City Clerk

First Consideration: November 3, 2026
Second Consideration:
Third Consideration: