



City of Muscatine

CITY COUNCIL

Thursday, May 2, 2024

Brad Bark, Mayor

Don Lampe, 1st Ward
Jeff Osborne, 2nd Ward
Peggy Gordon, 3rd Ward
Nadine Brockert, 4th Ward
John Jindrich, 5th Ward

Angie Lewis, At Large
Matt Conard, At Large
Carol Webb, City Administrator
Cinda Hilger, Admin. Professional
Brent Hinders, City Attorney

City Council meetings are held at 6:00 p.m. on the 1st and 3rd Thursday of each month. In-depth sessions are held at 6:00 p.m. on the 2nd Thursday of each month. All meetings are available for review on the City of Muscatine YouTube page.
The public is welcome to attend virtually using the information below.

Please join my meeting from your computer, tablet or smartphone.

<https://us06web.zoom.us/j/82551691259?pwd=NERYdEJOandvWWNXbDM3UkZxZmE4QT09>

May 2, 2024, 6:00 PM

AGENDA

1. CALL TO ORDER
2. INVOCATION
3. ROLL CALL

4. PLEDGE OF ALLEGIANCE

5. FROM THE MAYOR

- A. Proclamation for School Nurses Day
- B. Proclamation Declaring May12th-19th, 2024 as Police Week

6. APPROVAL OF AGENDA AS PRESENTED AND/OR AS AMENDED

7. COMMUNICATIONS - CITIZENS

8. COUNCILMEMBER FOLLOW UP TO CITIZEN COMMUNICATION

9. CONSENT AGENDA * (ITEMS 10-14)

The following items are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered separately.

10. * REVIEW AND POTENTIAL VOTE TO APPROVE MINUTES

- A. April 18, 2024 City Council Meeting Minutes

11. * PETITIONS AND COMMUNICATIONS

- A. Request to Approve Application for Revitalization Property Tax Abatement - 618 Cedar Street
- B. Request for renewal of a Class "B" Retail Alcohol License for Dollar General #18711, 3614 Grandview Avenue – Dolgencorp, LLC (pending inspections)
- C. Request for renewal of a Class "E" Retail Alcohol License for Walgreens #05885, 1703 Park Avenue – Walgreen Co. (pending inspections)
- D. Request for renewal of a Class "E" Retail Alcohol License for Circle K #4706600, 802 Cypress Street – Mac's Convenience Stores LLC (pending inspections)
- E. Request for renewal of a Class "E" Retail Alcohol License and Outdoor Service for Hy-Vee Wine & Spirits, 522 Mulberry Avenue – Hy-Vee, Inc. (pending inspections)
- F. Request for renewal of a Class "E" Retail Alcohol License for Kum & Go #438, 1429 Park Avenue – Kum & Go LC (pending inspections)
- G. Request for Use of City Property from Musser Public Library for the Annual Musser Children's 4th of July Parade to be held on July, 4, 2024

- H. Request for Use of City Property from Lisa Wolf with the Theo Wolf Family Charity Walk Fundraiser at First Baptist Church to be held on June 1, 2024

12. * COMMUNICATION – RECEIVE AND FILE

- A. April 15, 2024 Muscatine County Board of Supervisors Meeting Minutes
- B. April 17, 2024 Muscatine County Board of Supervisors Special Meeting Minutes
- C. April 22, 2024 County Board of Supervisors Meeting Minutes

13. * PURCHASE ORDERS AND AGREEMENTS

14. * APPROVAL OF BILLS

It is recommended bills totaling \$, be approved and that the City Council authorize the Mayor and City Clerk to issue warrants for the same. It should be noted that this listing is subject to the approval of any related agenda item(s).

- A. May 2, 2024 Bills for Approval totaling \$7,353,018.98.

15. PUBLIC HEARING

- A. Public Hearing Regarding Amending the Zoning Ordinance of the City of Muscatine, Iowa (Rezoning at 910 E. 2nd St)
- B. Public Hearing Regarding an Amendment to Section 1, Chapter 12, Title 10 of City Code Allowing for a Portion of the Ground Floor to be Used for Residential Purposes in the C-2 Zoning District, Outside the Downtown Core
- C. Public Hearing Regarding Repealing Title 1-10-2.E (1)(b) of the Muscatine City Code - Elected Official Communication with City Department Heads and Employees
- D. Public Hearing on the FY2025 Annual Plan & Amendments to the Public Housing Admissions and Continued Occupancy Policy & Administrative Plan

16. BOARDS AND COMMISSIONS

17. FROM THE CITY ADMINISTRATOR

- A. First Reading of an Ordinance Amending the Zoning Ordinance of the City of Muscatine, Iowa (Rezoning at 910 E. 2nd St)
- B. First Reading of an Ordinance Amending Title 10, Chapter 12, Section 1 Of City Code Allowing for a Portion of the Ground Floor to be Used for Residential Purposes in the C-2 Zoning District, Outside the Downtown Core

- C. First Reading of an Ordinance Repealing Title 1-10-2.E (1)(b) of the Muscatine City Code - Elected Official Communication with City Department Heads and Employees
- D. Resolution to Approve the FY2025 Muscatine Municipal Housing Agency Annual Plan, Admissions and Continued Occupancy Plan & Administrative Plan
- E. Resolution Setting a Public Hearing on May 16, 2024, for the Review of the Plans, Specifications, Form of Contract and Cost Estimate, and Setting a Bid Date for the Airport Fuel System Relocation Project.
- F. Resolution to Adopt the Non-Union Pay Plan for Fiscal Year 2024/2025
- G. Resolution Approving the Contract and Bond for West Hill Sanitary and Storm Sewer Separation Project- 6C
- H. Resolution Setting the Date for the Sale of General Obligation Corporate Purpose Bonds, Series 2024, and Authorizing the Use of a Preliminary Official Statement in Connection Therewith
- I. Resolution Approving a Grant Application From the Iowa DNR for a Litter Collection Event Trailer
- J. Resolution Setting a Public Hearing for May 16, 2024, on Amendment #2 to the Fiscal Year 2023/2024 City Budget.
- K. Request to Approve a Slough Pumping Agreement between the City of Muscatine and Louisa-Muscatine Drainage District #13
- L. Request to Approve Change Order Number 5 to the West Hill Sanitary Phase 5A/B in the amount of \$149,279.68
- M. Request to Approve Change Order Number 3 to the West Hill Sanitary Phase 6A/B in the amount of \$86,569.50
- N. Request to Approve Change Order Number 1 to the Grandview Avenue Sidewalk Extension Project in the amount of \$38,712.50
- O. Request to Approve the Issuance of A Purchase Order to Park Warehouse, in the Amount of \$35,709.10 for Five Shade Structures At Taylor Park.
- P. Request To Approve the Issuance of a Purchase Order To CR Landscaping, in the Amount of \$6800.00, For The Installation Of Taylor Park Shade Structures

18. MAYOR AND COUNCIL REPORTS

19. ADJOURNMENT

20. OTHER

- A. Exempt Session Pursuant to Iowa Code 21.9 to discuss strategy in matters relating to employment conditions of employees of the City of Muscatine who are not covered by a collective bargaining agreement.

**Proclamation
National School Nurse Day
May 8, 2024**

Whereas, students are the future and, by investing in them today, we are ensuring our world for tomorrow; and

Whereas, families deserve to feel confident that their children will be cared for when they are at school; and

Whereas, all students have a right to have their physical and mental health needs safely met while in the school setting; and

Whereas, students today face more complex and life-threatening health problems requiring care in school; and

Whereas, school nurses have served a critical role in improving public health and in ensuring student's academic success for more than 120 years; and

Whereas, school nurses address the home and community factors (e.g. social determinants) that impact students' health; and

Whereas, school nurses are professional nurses that advance the well-being, academic success, and life-long achievements of all students by serving on the frontlines and providing a critical safety net for our nation's most fragile children; and

Whereas, school nurses act as a liaison to the school community, families, and healthcare providers on behalf of children's health by promoting wellness and improving health outcomes for our nation's children; and

Whereas, school nurses support the health and educational success of children and youth by providing access to care when children's cognitive development is at its peak; and

Whereas, school nurses are members of school-based teams (e.g. school health services, 504/IEP, disaster/emergency planning) providing care coordination to address the school population; and

Whereas, school nurses understand the link between health and learning and are in a position to make a positive difference for children every day.

Therefore be it Resolved, that the National Association of School Nurses celebrates and acknowledges the accomplishments of school nurses everywhere and their efforts to meet the needs of today's students by providing and advocating for quality student-centered care and offers gratitude for the nation's school nurses, who contribute to our local communities by supporting students to stay healthy, in school, safe, and ready to learn, and keeping parents and guardians at work, not just on this National School Nurse Day, but in every opportunity throughout the year.

Now, THEREFORE, I Brad Bark, Mayor of Muscatine, do hereby proclaim Wednesday, May 8, 2024, as "School Nurse Day" in Muscatine, Iowa, and commend its observance to all citizens.

Proclamation

National Police Week

2024

Peace Officer's Memorial Day

Whereas, The Congress and President of the United States have designated the week of May 12-19, 2024 as National Police Week and the Wednesday of that week as Peace Officers' Memorial Day; and

Whereas, the members of the Muscatine Police Department play an essential role in safeguarding the rights and freedoms of our community; and

Whereas, since the first recorded police death in 1786, more than 23,000 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty, including four members of the Muscatine Police Department; and

Whereas, the men and women of the Muscatine Police Department unceasingly provide a vital public service;

Now, therefore, I, Dr. Brad Bark, Mayor of the City of Muscatine, call upon all citizens of our community and upon all patriotic, civic and educational organizations to observe the week of May 12-19, 2024, as Police Week with appropriate ceremonies and observances in which all of our community may join in commemorating law enforcement officers, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and, in so doing, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

I further call upon all citizens of Muscatine to observe Wednesday, May 15th, as Peace Officer's Memorial Day in honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty, and let us recognize and pay respect to the survivors of our fallen heroes.

In witness thereof, I have hereunto set my hand and caused the Seal of the City of Muscatine to be affixed.



City of Muscatine

CITY COUNCIL MINUTES

Thursday, April 18, 2024

1. **CALL TO ORDER**

Mayor Bark called the City Council meeting for April 18, 2024 to order at 06:00 PM.

2. **INVOCATION**

3. **ROLL CALL**

Councilmembers Present: Nadine Brockert, John Jindrich, Jeff Osborne (virtual), Peggy Gordon, Angie Lewis, Don Lampe, Matt Conard(virtual).

4. **PLEDGE OF ALLEGIANCE**

5. **FROM THE MAYOR**

A. Proclamation on Skip the Plastic

B. Request to Appoint Ken Gilkerson to the Construction Appeal and Advisory Board

Councilmember Peggy Gordon, seconded by Councilmember Angie Lewis moved to Approve the Request.

Vote: Ayes - 7, Nays - 0, Motion Passed.

6. **APPROVAL OF AGENDA AS PRESENTED AND/OR AS AMENDED**

Councilmember Nadine Brockert, seconded by Councilmember John Jindrich moved to Approve the Agenda .

Vote: Ayes - 7, Nays - 0, Motion Passed.

7. **COMMUNICATIONS - CITIZENS**

Max Kauffman - 1609 Foster Street was present to share his concern with citizens only having three minutes to speak under citizen communication at City Council Meetings.

8. **COUNCILMEMBER FOLLOW UP TO CITIZEN COMMUNICATION**

City Administrator Carol Webb explained the reason and process behind the three

minute rule.

Councilmember Jindrich stated councilmembers spend many minutes speaking individual with residents regarding their issues.

9. CONSENT AGENDA * (ITEMS 10-14)

Councilmember Peggy Gordon, seconded by Councilmember Don Lampe, moved to approve the Consent Agenda including Items 10-14. Ayes - 7 , Nays - 0, Motion Passed.

10. * REVIEW AND POTENTIAL VOTE TO APPROVE MINUTES

- A. April 4, 2024 City Council Special Meeting Minutes
- B. April 4, 2024 City Council Regular Meeting Minutes
- C. April 11, 2024 City Council In-Depth Meeting Minutes

11. * PETITIONS AND COMMUNICATIONS

- A. Request to Approve Application for Revitalization Property Tax Abatement - 515 Aspen Trail
- B. Request on second reading for a new Class "B" Retail Alcohol License for Sal Vitale's Take & Bake, 128 East 2nd Street – Sal Vitale and Sons Pizza Factory LLC (pending inspections)
- C. Request for renewal of a Class "E" Retail Alcohol License for Wal-Mart Supercenter #559, 3003 North Highway 61 – Walmart, Inc. (pending inspections)
- D. Request for renewal of a Class "E" Retail Alcohol License for Casey's General Store #1484, 1111 Oregon Street – Casey's Marketing Company (pending inspections)
- E. Request for renewal of a Class "E" Retail Alcohol License for Casey's General Store #3509, 3509 Steamboat Way – Casey's Marketing Company (pending inspections)
- F. Request for renewal of a Class "E" Retail Alcohol License for Casey's General Store #2944, 3010 University Drive – Casey's Marketing Company (pending inspections)
- G. Request for Outdoor Service Class "C" Retail Alcohol License for The Traveling Nova, LLC, 2210 2nd Avenue – The Traveling Nova LLC (pending inspections)
- H. Request for Use of City Property from Greater Muscatine Chamber of Commerce & Industry for the 4th of July Activities to be held on Thursday, July 4, 2024
- I. Request for Use of City Property from Greater Muscatine Chamber of Commerce & Industry for the 4th of July Parade to be held on Thursday, July 4, 2024

- J. Request for Use of City Property from Megan Francis with Crossroads, Inc. for the Winter Light Display to be held from November 28, 2024 through December 31, 2024 at Weed Park.

12. * COMMUNICATION – RECEIVE AND FILE

- A. April 1, 2024, Muscatine County Board of Supervisors Minutes
- B. April 8, 2024 Muscatine County Board of Supervisors Meeting Minutes

13. * PURCHASE ORDERS AND AGREEMENTS

- A. Request to Approve the Issuance of a Purchase Order in the Amount of \$5,940 to Boxhub for the Delivery of Two Conex Containers for the Fire Department Training Facility

14. * APPROVAL OF BILLS

- A. Bills for Approval April 18, 2024

15. PUBLIC HEARING

- A. Approval of Federal and State Transit Funds (2025 Consolidated Funding Application) and the Application for the FY24 Low-No program 5339c Grant Application for Electric Bus Funding
Sue Johansen 3041 Provence Lane was present to share her support of the City's proposed purchase of electric buses. Councilmember Gordon, seconded by Councilmember Lewis, moved for the public hearing to be closed. Vote: Ayes - 7, Nays - 0, Motion Passed.
- B. Public Hearing Regarding the Plans and Specifications for Phase 2 of the Fulliam Avenue Reconstruction Project.
There were no written or oral comments regarding this public hearing. Councilmember Lampe, seconded by Councilmember Lewis, moved for the public hearing to be closed. Vote: Ayes - 7, Nays - 0, Motion Passed.
- C. Public Hearing Regarding the Plans and Specifications for the Week Park Lagoon Project
There were no written or oral comments regarding this public hearing. Councilmember Angie Lewis, seconded by Councilmember John Jindrich, moved for the public hearing to be closed. Vote: Ayes - 7, Nays - 0, Motion Passed.
- D. Public Hearing Regarding Amendment #1 to the City Budget for Fiscal Year 2023/2024
There were no written or oral comments regarding this public hearing.

Councilmember Gordon, seconded by Councilmember Jindrich, moved for the public hearing to be closed. Vote: Ayes - 7, Nays - 0, Motion Passed.

- E. Public Hearing #2 Regarding the Proposed City Budget for Fiscal Year 2024-2024
There were no written or oral comments regarding this public hearing. Councilmember Lewis, seconded by Councilmember Gordon, moved for the public hearing to be closed. Vote: Ayes - 7, Nays - 0, Motion Passed.

16. BOARDS AND COMMISSIONS

17. FROM THE CITY ADMINISTRATOR

- A. Resolution to Approve Federal and State Transit 2025 Consolidated Funding Application.(Public Hearing A)
Councilmember Gordon, seconded by Councilmember Osborne moved to Adopt the Resolution.
Vote: Ayes - 6, Nays - 0, Motion Passed.
- B. Resolution to Approve the Application for the FY24 Low-No program 5339c Grant for Electric Bus Funding and Garage.(Public Hearing A)
Councilmember Lewis, seconded by Councilmember Osborne moved to Adopt the Resolution.
Vote: Ayes - 6, Nays - 1 (Brockert), Motion Passed.
- C. Resolution Approving Plans and Specifications, Form of Contract, Cost Estimations and Establishing a Bid Opening Date for the Fulliam Avenue Reconstruction Project - Phase 2 (Public Hearing B)
Councilmember Lewis, seconded by Councilmember Gordon moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- D. Resolution Approving Plans, Specifications, Form of Contract, Cost Estimations and Establishing a Bid Opening Date for the Weed Park Lagoon Project. (Public Hearing C)
Councilmember Lewis, seconded by Councilmember Lampe moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion .
- E. Resolution Approving Amendment #1 to the City Budget for Fiscal Year 2023/2024 and Authorizing the Mayor and City Clerk to Sign the Record of Hearing and Adoption of Budget Amendment #1 in the form required by the Iowa Department of Management (Public Hearing D)
Councilmember Gordon, seconded by Councilmember Lewis moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.

- F. Resolution Adopting the City of Muscatine Budget for the Fiscal Year Ending June 30, 2025. (Public Hearing E)
Councilmember Lewis, seconded by Councilmember Gordon moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- G. Resolution to Award Contract for West Hill Sanitary Sewer Separation Project - Phase 6C in the amount of \$6,293,697.60 to Langman Construction.
Councilmember Lewis, seconded by Councilmember Jindrich moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- H. Resolution to Award the Airport Lighting Project Contract to Kimrey Electric of Urbandale, Iowa, in the Amount of \$718,473.00.
Councilmember Lampe, seconded by Councilmember Gordon moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- I. Resolution Authorizing Special Assessments for Unpaid Abatement Service Fees and Rental Housing Fees to Private Properties
Councilmember Jindrich, seconded by Councilmember Lewis moved to Adopt the Resolution.
Vote: Ayes - 0, Nays - 0, Motion Passed.
- J. Resolution Aproving a Final Plat of Grandview Subdivision
Councilmember Lewis, seconded by Councilmember Gordon moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- K. Resolution Approving the Final Plat of Heuer Subdivision
Councilmember Jindrich, seconded by Councilmember Gordon moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- L. Resolution Setting the Time and Place of a Public Hearing on May 2, 2024, at 6:00 pm in the City Hall Council Chambers on Proposed Zoning Changes at 910 E. 2nd Street
Councilmember Lewis, seconded by Councilmember Gordon moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- M. Resolution Setting a Public Hearing for May 2, 2024, at 6:00 pm, in City Council Chambers on an Amendment to Section 1, Chapter 12, Title 10 of City Code Allowing for a Portion of the Ground Floor to be Used for Residential Purposes in the C-2 Zoning District, Outside the Downtown Core
Councilmember Lampe, seconded by Councilmember Osborne moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.

- N. Resolution Authorizing the Muscatine County Conservation Board to Discharge into the Publicly Owned Treatment Works from Deep Lakes Park
Councilmember Gordon, seconded by Councilmember Jindrich moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- O. Resolution Approving a Contract with S&R Landscaping, Snow Removal and Landscaping, LLC. in the amount of \$5,000.00 for mowing services at the City's lift stations for 2024.
Councilmember Gordon, seconded by Councilmember Lampe moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- P. Resolution Setting a Public Hearing on May 2 at 6:00 pm in City Council Chambers regarding repealing Title 1-10-2.E (1)(b) of the Muscatine City Code regarding Elected Official Communication with City Department Heads and Employees
Councilmember Lewis, seconded by Councilmember Gordon moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- Q. Resolution to Amend Resolution No. 93571-0916 to Add One Additional Member to the Nominating Committee in Order to Create an Odd Number of Members and Avoid Tie Votes
Councilmember Gordon, seconded by Councilmember Brockert moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- R. Request to Accept the 2024 Housing Market Analysis and Direction on Strategies
Councilmember Lewis, seconded by Councilmember Gordon moved to Approve the Request.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- S. Request to Accept Nuisance Property and Abandoned Remediation Fund Loan Agreement and Promissory Note and Authorizing the Mayor to Sign Said Agreement
Councilmember Lewis, seconded by Councilmember Osborne moved to Approve the Request.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- T. Request to Approve a Development Agreement with Muscatine Center for Social Action
Councilmember Gordon, seconded by Councilmember Lampe moved to Approve the Request.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- U. Request Approval of the Letter of Intent from Pine Creek RNG to Enter Into a Six Month Gas Rights, Site Lease and Easement Agreement to Collect and Process

Digester Gas from the Water and Resource Recovery Facility Digesters.
Councilmember Lampe, seconded by Councilmember Gordon moved to Approve the Request.

Vote: Ayes - 7, Nays - 0, Motion Passed.

- V. Request for Approval of a Five-Year Concessions Operations Agreement for Muscatine Aquatic Center with JJ Snacks/Carolina Ponce.
Councilmember Lewis, seconded by Councilmember Jindrich moved to Approve the Request.

Vote: Ayes - 7, Nays - 0, Motion Passed.

- W. A Request to Approve an Agreement between the City of Muscatine and the Greater Muscatine Chamber of Commerce and Industry (GMCCI) to support the provision of Economic Development Services in the amount of \$43,000 for Fiscal Year 2024/2025

Councilmember Gordon, seconded by Councilmember Osborne moved to Approve the Request.

Vote: Ayes - , Nays - 0, Motion .

- X. A Request to Approve an Agreement between the City of Muscatine and Senior Resources in the amount of \$30,000 to support the provision of Senior Resident Services in Fiscal Year 2024/2025

Councilmember Jindrich, seconded by Councilmember Osborne moved to Approve the Request.

Vote: Ayes - 7, Nays - 0, Motion Passed.

- Y. A Request to Approve an Agreement between the City of Muscatine and the Greater Muscatine Chamber of Commerce (GMCCI) to provide Tourism and Marketing Services in the amount of \$135,000 for Fiscal Year 2024/2025.

Councilmember Osborne, seconded by Councilmember Lampe moved to Approve the Request.

Vote: Ayes - 7, Nays - 0, Motion carried.

- Z. Presentation on Public Improvement Projects

City Engineer Kevin Coon gave an update on all ongoing and upcoming projects and answered questions from Council.

18. MAYOR AND COUNCIL REPORTS

19. ADJOURNMENT

Councilmember Lewis moved to adjourn the meeting at 7:32 pm.



Application for Revitalization Property Tax Abatement

Property Information	Address: <u>618 Cedar St</u>	
	Parcel Number: <u>0835408010</u>	
Property Owner	Owner: <u>Whole Ninja LLC</u> <u>James Woepking</u>	
	Address: <u>401 E 7th St Unit B</u> <u>Muscatine IA 52761</u>	
Project Information	Phone: <u>319-400-9778</u>	
	Email: <u>jc woepking@gmail.com</u>	
Project Information	Description of Improvements: <u>Purchased house summer 2023 - \$24K</u> <u>Condemned condition</u> <u>New furnace, new kitchen, gutted old bath to studs, removed plaster + mold.</u> <u>New bath. Washer/dryer hookups. Gutters new. Removed chimney. Roof repairs.</u> <u>All new paint. All new flooring. Extensive basement water damage repairs. Electrical updates.</u>	
	Cost of Improvements: <u>\$38,000</u>	
	Estimated or Actual Date of Improvements: <u>Fall 2023</u>	
	Name & Addresses of Tenants Who May be Relocated: <u>none</u>	
Signature	The undersigned swears that the information presented on this application and any accompanying documents is true, correct, and complete to the best of their knowledge.	
	Signature of Applicant: <u>[Signature]</u> Date: <u>4/4/2024</u>	
City Council Approval	In accordance with Section 404.3 of the Code of Iowa the City Council shall approve all applications submitted for completed projects if: - The project, as determined by the City Council, is in conformance with this plan; - The project is located within the Revitalization Area; and, - The improvements were made during the time the Revitalization Area was designated by ordinance as a revitalization area.	On _____, The City Council approved this application, finding that meets the criteria set forth in Section 404.3 of the Code of Iowa and all applicable City Ordinances. <u>[Signature]</u> City Clerk
	County Assessor Action on Approved Applications All approved applications shall be forwarded to the County Assessor for review, pursuant to Section 404.5 of the Code of Iowa. The County Assessor shall make a physical review of all properties with approved applications. The County Assessor shall determine the increase in actual value for tax purposes due to the improvements and notify the applicant of the determination , which may be appealed to the local board of review pursuant to Section 441.37 of the Code of Iowa. After the initial tax exemption is granted, the County Assessor shall continue to grant the tax exemption for the time period specified on the approved application. The tax exemptions for the succeeding years shall be granted without the owner(s) having to file an application for succeeding years.	

Residential - URMA

Application for Revitalization Property Tax Abatement



Name of Property Owner	
Address	
City, State, Zip	
Phone	
E-mail	
Date of Application	
Signature of Property Owner	

Description of Property	
Area of Property	
Zoning	
Current Use	
Proposed Use	
Date of Construction	
Date of Last Renovation	
Date of Last Sale	
Date of Last Transfer	
Date of Last Change of Ownership	
Date of Last Change of Address	
Date of Last Change of Name	
Date of Last Change of Phone	
Date of Last Change of E-mail	
Date of Last Change of Signature	
Date of Last Change of Date of Application	
Date of Last Change of Signature of Property Owner	

Description of Property	
Area of Property	
Zoning	
Current Use	
Proposed Use	
Date of Construction	
Date of Last Renovation	
Date of Last Sale	
Date of Last Transfer	
Date of Last Change of Ownership	
Date of Last Change of Address	
Date of Last Change of Name	
Date of Last Change of Phone	
Date of Last Change of E-mail	
Date of Last Change of Signature	
Date of Last Change of Date of Application	
Date of Last Change of Signature of Property Owner	

Description of Property	
Area of Property	
Zoning	
Current Use	
Proposed Use	
Date of Construction	
Date of Last Renovation	
Date of Last Sale	
Date of Last Transfer	
Date of Last Change of Ownership	
Date of Last Change of Address	
Date of Last Change of Name	
Date of Last Change of Phone	
Date of Last Change of E-mail	
Date of Last Change of Signature	
Date of Last Change of Date of Application	
Date of Last Change of Signature of Property Owner	

Description of Property	
Area of Property	
Zoning	
Current Use	
Proposed Use	
Date of Construction	
Date of Last Renovation	
Date of Last Sale	
Date of Last Transfer	
Date of Last Change of Ownership	
Date of Last Change of Address	
Date of Last Change of Name	
Date of Last Change of Phone	
Date of Last Change of E-mail	
Date of Last Change of Signature	
Date of Last Change of Date of Application	
Date of Last Change of Signature of Property Owner	

Description of Property	
Area of Property	
Zoning	
Current Use	
Proposed Use	
Date of Construction	
Date of Last Renovation	
Date of Last Sale	
Date of Last Transfer	
Date of Last Change of Ownership	
Date of Last Change of Address	
Date of Last Change of Name	
Date of Last Change of Phone	
Date of Last Change of E-mail	
Date of Last Change of Signature	
Date of Last Change of Date of Application	
Date of Last Change of Signature of Property Owner	

Handwritten signature and date

EVENT: Musser Library

TO BE COMPLETED BY CITY DEPARTMENTS:

I have reviewed the attached application with the following recommendations:

Recommend
Approval

☒
YES

☐
NO

Richard Klimes
Richard Klimes (Apr 22, 2024 12:10 CDT)
Parks & Recreation

Apr 22, 2024
Date

Comments:

Approval subject to attendance at pre-event mtg.

☒
YES

☐
NO

Jodi Royal-Goodwin
Jodi Royal-Goodwin (Apr 19, 2024 12:04 CDT)
Community Development

Apr 19, 2024
Date

☒
YES

☐
NO

[Signature]
[Signature] (Apr 19, 2024 11:16 CDT)
Public Works

Apr 19, 2024
Date

☒
YES

☐
NO

A.R. Kier
A.R. Kier (Apr 22, 2024 10:31 CDT)
Police Chief

Apr 22, 2024
Date

☒
YES

☐
NO

Jerry Ewers
Jerry Ewers (Apr 22, 2024 10:40 CDT)
Fire Chief

Apr 22, 2024
Date

FINAL APPROVAL:

☒
YES

☐
NO

[Signature]
[Signature] (Apr 22, 2024 10:40 CDT)
City Administrator

Apr 22, 2024
Date

CITY OF MUSCATINE

TITLE 3, CHAPTER 3 AND CHAPTER 4

PARADE AND PUBLIC ASSEMBLIES* APPLICATION

APPLICATION FOR USE OF ANY STREET, SIDEWALK, ROADWAY, ALLEY,
PARK, PUBLIC WAY, PROPERTY OR FACILITY

License # _____
Wallet # _____
Sticker # _____
Receipt # _____
Issued _____
Expires _____

1. Name and address of applicant and sponsoring organization, if any:
Musser Public Library, 408 E. 2nd St. Muscatine, IA 52761
2. Type of event that is planned:
Annual Musser Children's 4th of July parade.
3. Proposed location:
2nd street. Starting from W. 2nd street and Pine at Pearl plaza parking lot ending at Musser Public Library. 408 E 2nd street
4. Date(s): 07/04/2024 Starting Time: 9:00AM
Time the event will begin to assemble: 8:45AM
Expected length of use: _____
5. Expected size of group: _____
6. Names, addresses and telephone numbers of any person or persons in charge of the proposed use at the specified location: Emerson Taylor, 408 E. 2nd street. Muscatine. 563-249-0757
7. Names and addresses of any persons to be featured as entertainers or speakers:
none
8. List mechanical or electronic equipment to be used: battery powered speaker
9. Number and type of any motor vehicles or other forms of transportation to be used, including bicycles, boats, carriages and golf carts: bikes, wagons, roller blades, No motorized vehicles

10. Number and types of animals to be used: No Animals

11. A description of any sound amplification to be used: Microphone and speaker

12. Proposed monitoring of the group and/or activity including the number of people who will direct traffic, set up, clean up and maintain order, if necessary: same as in previous years past.
including Library staff and volunteers

13. All plans for the provision of security:

The applicant agrees to indemnify, defend and save harmless the City of Muscatine, together with its agents, officers and employees, from any and all claims, lawsuits, damages, losses and expenses, of whatever nature, which may result from or arise from the activity or event covered by the permit, including but not limited to the use of public ways, irrespective of whether said claims are frivolous or meritorious.

Emerson Taylor

Authorized Representative

04/15/2024

Date

* Public Assemblies require completion of this application form. See City Code Section 3-3-2(B) for the definition of a Public Assembly

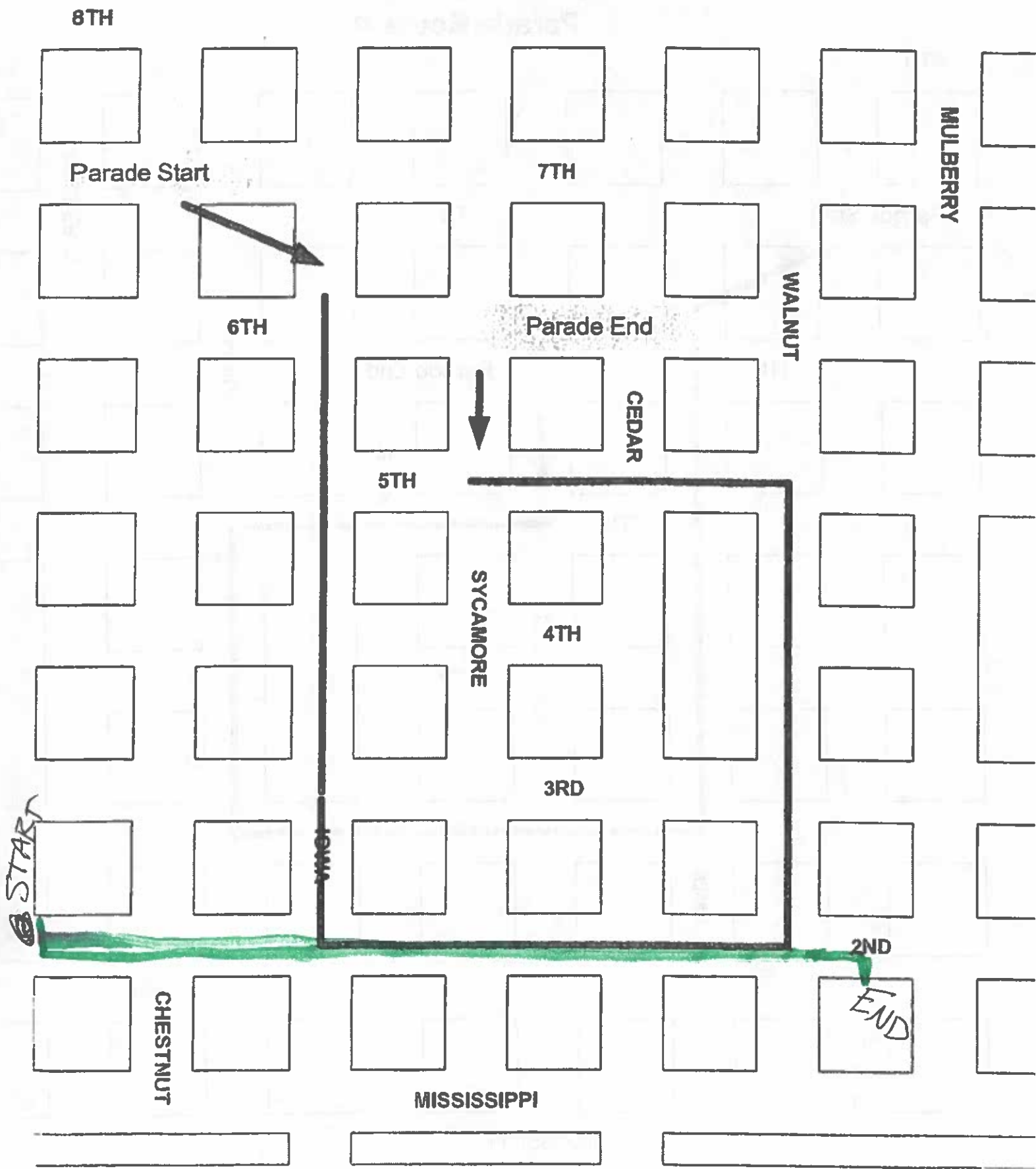
Additional Requirement for Parades:

1. Attach sketch of parade route. If parade is in the downtown area indicate whether parade route #1 or parade route #2 will be followed.
2. Submit \$30.00 permit fee with application (non-profit organizations exempt from fee).
3. Insurance certificate with the following minimum requirements must accompany application:

General Liability:

- \$1,000,000 Bodily Injury & Property Damage – Each Occurrence
- \$1,000,000 Personal Injury & Advertising Injury – Per Occurrence
- \$2,000,000 General Aggregate on above
- \$2,000,000 Products & Completed Operations General Aggregate

Parade Route #1



License # _____
Wallet # _____
Sticker # _____
Receipt # _____
Issued _____
Expires _____

CITY OF MUSCATINE

**APPLICATION FOR USE OF ANY STREET, SIDEWALK, ROADWAY, ALLEY,
PARK, PUBLIC WAY, PROPERTY OR FACILITY**

1. Name and address of applicant and sponsoring organization, if any:

Theo Wolf Foundation Attn: Lisa Wolf

Address: 914 Acorn Ln PO Box 251 Muscatine, IA 52761

Telephone Number: 319-850-1307

E-mail Address: theowolffoundation@hotmail.com

2. Type of event that is planned:

The Theo Wolf Foundation is organizing a family friendly Charity Walk and Family FUNdraiser at First Baptist Church 3003 Mulberry Ave. The walk will start on the sidewalk at First Baptist Church and go up Mulberry Ave to Houser St. Walkers will cross street at Mulberry/Houser and walk down Mulberry Ave to Tipton Rd. Walkers will cross street at Tipton/Mulberry and walk back to church. Total distance is approximately 1 mile. Walkers will remain on sidewalk except to cross the street. Requesting to block traffic at Mulberry/Clermont, Mulberry/Houser and Mulberry/Tipton when walkers cross the road.

3. Proposed location:

The event will take place at First Baptist Church Muscatine. The walk will start on the sidewalk from the church to Mulberry, cross the street at Houser, back down Mulberry and cross the street at Tipton Rd and back to the church. Total distance is approximately 1 mile.

4. Date(s)/Time(s): June 1, 2024 Walk is from 9-10 AM and Family Fun Day from 10 AM-1 PM
5. Expected length of use: We will only need the street blocked for a few minutes when walkers cross at intersections
6. Expected size of group: Approximately 150
7. Names of any person or persons in charge of the proposed use at the specified location:

Lisa Wolf

Address(es): 914 Acorn Ln Muscatine, IA 52761

Telephone Number(s): 319-850-1307

E-mail Address(es): theowolffoundation@hotmail.com

8. Names and addresses of any persons to be featured as entertainers or speakers:

We will have Minder DJ Services that will emcee and play music during the event

9. List mechanical or electronic equipment to be used:

None on the city property (roads). Will have Sheriff's Office squad cars blocking intersections.

10. Number and type of any motor vehicles or other forms of transportation to be used, including bicycles, boats, carriages and golf carts:

Strollers will be used during the walk.
Sheriff's Office squad cars will be used to block intersections
Golf cart will also follow walkers.

11. Number and types of animals to be used:

None

12. A description of any sound amplification to be used:

None during walk

13. Proposed monitoring of the group and/or activity including the number of people who will direct traffic, set up, clean up and maintain order, if necessary:

We will have numerous volunteers who will help maintain order.
PD and Sheriff's Office will handle traffic control and will lead and follow walkers.

Requesting the city allow to block traffic at Mulberry/Clermont, Mulberry/Houser and Mulberry/Tipton when walkers cross the road during the walk 9 AM-10 AM

14. All plans for the provision of security:

We will have numerous volunteers who will help maintain order.
PD and Sheriff's Office will handle traffic control and will lead and follow walkers in squads

Requesting the city allow to block traffic at Mulberry/Clermont, Mulberry/Houser and
Mulberry/Tipton when walkers cross the road during the walk 9 AM-10 AM

15. Beer or wine consumption? Yes _____ No X

16. Describe any items to be sold or distributed:

None on city property. All will be on church property. Will have silent auction, food trucks
and merchandise.

17. Is water connection requested: Yes _____ No X

18. Is electricity requested: Yes _____ No X

19. Have you provided a layout site plan for your proposed activity or event? Yes X No _____

If yes, please attach. ***Majority of event will be on church grounds. Charity walk will be on sidewalk
if approved.**

If no, please explain:

20. Do you understand that you will be financially responsible for all site restoration needed to restore the
side to pre-event status? Yes X No _____

The applicant agrees to indemnify, defend and save harmless the City of Muscatine, together with its
agents, officers and employees, from any and all claims, lawsuits, damages, losses and expenses, of
whatever nature, which may result from or arise from the activity or event covered by the permit,
including but not limited to the use of public ways, irrespective of whether said claims are frivolous or
meritorious.


Authorized Representative

4/16/24
Date

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EVENT: Theo Wolf Foundation Event

TO BE COMPLETED BY CITY DEPARTMENTS:

I have reviewed the attached application with the following recommendations:

Recommend
Approval

☒
YES

☐
NO

Richard Klimes
Richard Klimes (Apr 22, 2024 12:41 CDT)
Parks & Recreation

Apr 22, 2024

Date

Comments:

Approval subject to working with Musc. PD
for street crossings.

☒
YES

☐
NO

Jodi Royal-Goodwin
Jodi Royal-Goodwin (Apr 22, 2024 12:58 CDT)
Community Development

Apr 22, 2024

Date

☒
YES

☐
NO

Brian Stineman
Brian Stineman (Apr 22, 2024 14:18 CDT)
Public Works

Apr 22, 2024

Date

☒
YES

☐
NO

A.R. Kies
A.R. Kies (Apr 22, 2024 14:37 CDT)
Police Chief

Apr 22, 2024

Date

☒
YES

☐
NO

Jerry Evans
Jerry Evans (Apr 22, 2024 15:05 CDT)
Fire Chief

Apr 22, 2024

Date

FINAL APPROVAL:

☒
YES

☐
NO

Carolyn
Carolyn (Apr 22, 2024 15:09 CDT)
City Administrator

Apr 22, 2024

Date

Muscatine County Board of Supervisors
Monday, April 15, 2024

The Muscatine County Board of Supervisors met in regular session at 9:00 A.M. with Chick, Kirchner, Sauer and Sorensen present. Mather was absent. Chairperson Sorensen presiding.

On a motion by Sauer, second by Kirchner, the agenda was approved with correction to Agenda Item #5 to replace creation rate with “cremation rate”. Ayes: All.

On a motion by Sauer, second by Chick, the Board approved claims dated April 15, 2024 in the amount of \$3,049,235.31. Ayes: All.

A Public Hearing was called to order by Chairperson Sorensen at 9:01 A.M. on the proposed FY24/25 Muscatine County Budget. Budget Administrator Kala Naber reviewed the proposed FY24/25 Budget with a pie chart showing expenses and revenues by service areas. No one spoke for or against the proposal. On a motion by Sauer, second by Kirchner, the public hearing was closed at 9:04 A.M.

On a motion by Sauer, second by Chick, the Board approved Resolution #04-15-24-01 Approval of Elected Officials Fiscal Year 24/25 Salaries. Roll call vote: Ayes: All.

RESOLUTION #04-15-24-01
APPROVAL OF ELECTED OFFICIALS FISCAL YEAR 24/25 SALARIES

WHEREAS, the Muscatine County Compensation Board meets annually to recommend a compensation schedule for elected officials for the fiscal year immediately following, in accordance with Iowa Code Chapters 331.905 and 331.907; and

WHEREAS, the Muscatine County Compensation Board met on March 19, 2024 and made the following salary recommendations for the following elected officials for the fiscal year beginning July 1, 2024:

<u>Elected Official</u>	<u>Current Salary</u>	<u>Proposed Increase</u>	<u>Recommended Salary</u>
Auditor	\$83,259	5.0%	\$87,422
County Attorney	\$155,228	5.0%	\$162,989
Recorder	\$83,259	5.0%	\$87,422
Sheriff	\$131,258	5.0%	\$137,821
Supervisors	\$30.859*	5.0%	\$32,402
Treasurer	\$83,259	5.0%	\$87,422

* Plus \$2,500 for Board Chair and \$1,500 for Vice-Chair.

THEREFORE, BE IT RESOLVED that the Muscatine County Board of Supervisors approves the following salary adjustments for the following elected officials for the fiscal year beginning July 1, 2023:

<u>Elected Official</u>	<u>Approved Salary</u>	<u>Approved Increase</u>
Auditor	\$86,173	3.50%
County Attorney	\$160,661	3.50%
Recorder	\$86,173	3.50%
Sheriff	\$135,852	3.50%
Supervisors	\$30,859*	0%
Treasurer	\$86,173	3.50%

* Plus \$2,500 for Board Chair and \$1,500 for Vice-Chair.

APPROVED this 15th day of April, 2024.

ATTEST:

/s/Tibe Vander Linden
Muscatine County Auditor

/s/Jeff Sorensen, Chairperson
Muscatine County Board of Supervisors

On a motion by Sauer, second by Kirchner, the Board approved Resolution #04-15-24-02 Adopting the Fiscal Year 24/25 County Budget. Roll call vote: Ayes: All.

**RESOLUTION #04-15-24-02
ADOPTING THE FISCAL YEAR 2024/25 COUNTY BUDGET**

WHEREAS, the Muscatine County Board of Supervisors conducted a public hearing on April 15, 2024, where citizens of Muscatine County were invited to comment on the Fiscal Year 2024/25 budget, as duly published according to Section 331.434(2) of the Code of Iowa; and

WHEREAS, the Muscatine County Board of Supervisors appreciates comments from the citizens and encourages all citizens to be informed and participate in county government.

NOW, THEREFORE, IT IS RESOLVED by the Muscatine County Board of Supervisors that the Fiscal Year 2024/25 County budget is adopted as per the Proposed County Budget Summary for Fiscal Year 2024/25.

PASSED and APPROVED this 15th day of April, 2024.

ATTEST:

/s/Tibe Vander Linden
Muscatine County Auditor

/s/Jeff Sorensen, Chairperson
Muscatine County Board of Supervisors

On a motion by Sauer, second by Chick, the Board approved Resolution #04-15-24-03 Encumbering Local Assistance & Tribal Consistency Funds. Roll call vote: Ayes: All.

RESOLUTION # 04-15-24-03
ENCUMBERING LOCAL ASSISTANCE & TRIBAL CONSISTENCY FUNDS

WHEREAS, Section 605 of the Social Security Act (the Act), added by Section 9901 of the American Rescue Plan (ARPA), established the Local Assistance and Tribal Consistency Fund (LATCF), which provides for Treasury to pay \$2 billion to eligible revenue sharing counties and eligible Tribal governments across fiscal years 2022 and 2023 for use on any governmental purpose except for a lobbying activity,

WHEREAS, the Local Assistance and Tribal Consistency Fund allocated \$100,000.00 to Muscatine County and on November 18, 2022 the first half of funds totaling \$50,000.00 was received and on July 31, 2023 the second half of funds totaling \$50,000.00 was received and,

WHEREAS, the Muscatine County Board of Supervisors has held public meetings to review options and has determined which best qualify for the Local and Tribal Consistency Funds and,

WHEREAS, based on the distribution guidelines from the US Department of Treasury, the following projects have been approved for the use of said funds:

- Muscatine County Fair Event Center in an amount not to exceed \$55,000

NOW, THEREFORE, BE IT RESOLVED, the Muscatine County Board of Supervisors encumbers Local Assistance and Tribal Consistency Funds for the items listed.

PASSED AND APPROVED this 15th day of April, 2024.

ATTEST:

/s/Tibe Vander Linden
Muscatine County Auditor

/s/Jeff Sorensen, Chairperson
Muscatine County Board of Supervisors

Community Services Director/Disability Services Coordinator Jessica Bopes requested to increase the current Muscatine County indigent cremation rate from \$1,000 (with an additional fee of \$250 for deceased over 350 pounds) to \$1,500 (with an additional fee of \$250 for deceased over 350 pounds). Bopes explained that the current indignant rate paid for cremation to local funeral homes, is the lowest in the area and reviewed fees for Scott, Clinton and Johnson County are paid with a range from \$1,600 to \$2,200. Bopes stated the process for a family member requesting a benefit for indigent cremation services requires an application. The criteria required includes being 100% under the poverty guidelines. Sorensen asked if Bopes can cover this request within her budget. She stated yes and also stated the indigent cremation benefit is separate from veteran service requests. Chick asked if the area funeral homes have requested an increase for their fees. Bopes stated they have asked but not been forceful on an increase in fees.

On a motion by Sorensen, second by Sauer, the Board approved to increase the current Muscatine County indigent cremation rate from \$1,000 with an additional fee of \$250 for deceased over 350 pounds to \$1,500 with an additional fee of \$250 for deceased over 350 pounds. Ayes: All.

County Recorder Sara Hearst updated the Board with the completed Recorder's Office ARPA Digitizing Records project. Hearst stated all the records have been digitized and the County Auditor's and Assessor's office will have access through the Eagle System to all county historical records from the 1800's to current. Hearst stated the project has been completed within budget and the digitizing records project will be moved into the Eagle system in a couple weeks.

On a motion by Sauer, second by Kirchner, the Board approved two utility permits: Eastern Iowa Light and Power, Wilton, Iowa – retire one span of overhead wires that spans over private property and from the existing pole in county right-of-way, will trench our 7,200V cable to the south, along Jeffrey Lane and then east into private property to provide power to 2369 Jeffrey Lane, Section 10-T-76N, R-3-W, Seventy-Six Township; and the second utility permit is to trench in one inch innerduct between three of our existing poles, currently in the right-of-way, for the purpose of connecting the special equipment controls with fiber optic cable so that we can control each piece of equipment remotely, the trench will be at least three feet deep and as far in the back slope as possible, Section 5-T-76N, R-4-W. Orono Township. Ayes: All.

County Engineer Bryan Horesowsky reminded the Board there is an Iowa Department of Transportation (DOT) letting schedule for April 16, 2024, for the Moscow Road overlay from F-70 North to Highway 6. Horesowsky stated he anticipates to have a contract to present at the next Board meeting.

Sorensen stated the public should be aware of the major levee project that will begin in the next two weeks with hauling sand from Deep Lakes Park. The project will generate an increase in heavy equipment traffic on Pettibone Avenue and south to Louisa County. Sorensen stated residents should travel carefully and safely during the levee project. The proposed project completion date is late September 2024 for the overtopping/southern portion and late October 2024 for the levee, primarily in the Maple Grove Road area.

On a motion by Sauer, second by Chick, the Board approved to accept the County Auditor's Report of Fees Collected for the quarter ending March 31, 2024 in the amount of \$34,999.66. Ayes: All

On a motion by Kirchner, second by Chick, the Board approved the minutes of the April 8, 2024 regular meeting. Ayes: All.

Correspondence:

Kirchner received a call from Tom Hillyer regarding an issue on 140th Street. Kirchner referred the question to County Engineer Bryan Horesowsky.

Committee Reports:

No meetings reported.

On a motion by Chick, second by Sauer, the Board authorized the Chair to execute an Agreement for Collaborative Partnership to Continue a Community Grant Writer Position for FY24/25. Sorensen stated the experience the past couple years with the Community Grant Writer Position has been a very successful one with increased grants for the county and appears to be a good investment. Ayes: All.

The Board recessed at 9:17 A.M. The Board reconvened at 9:20 A.M.

On a motion by Sauer, second by Chick, the Board went into closed session at 9:21 A.M. pursuant to Chapter 20.17(3), Code of Iowa, to discuss strategy in union negotiations. Roll call vote: Ayes: All. On a motion by Kirchner, second by Chick, the Board returned to open session at 10:20 A.M. Roll call vote: Ayes: All.

The meeting was adjourned at 10:20 A.M.

ATTEST:

Tibe Vander Linden
County Auditor

Jeff Sorensen, Chairperson
Board of Supervisors

Muscatine County Board of Supervisors
Wednesday, April 17, 2024

The Muscatine County Board of Supervisors met in a special meeting at Discovery Center Conference Room, 3300 Cedar Street, Muscatine, Iowa. at 6:00 P.M. with Chick, Kirchner, Sauer, Mather and Sorensen present. Chairperson Sorensen presiding.

On a motion by Chick, second by Sauer, the agenda was approved as presented. Ayes: All.

A Public Hearing was called to order by Chairperson Sorensen at 6:00 P.M. on a proposal to close Edgewater Road and portions of 245th Street in Orono Township.

County Attorney, Jim Barry explained the purpose of the meeting is to allow the public to give input on their support for or against the proposed closure of Edgewater Road and portions of 245th Street in Orono Township. Barry stated the County is required by State Code to post notice in the Newspaper, send notices to all affected landowners and have a public meeting. In addition, anyone authorized to submit a claim for damages can do so. Barry stated no claims had been received prior to the meeting.

Attorney Jay Schweitzer from Columbus Junction addressed the board, stating his firm represented twenty (20) property owners that would be affected by the proposed road closure. Schweitzer stated the property owners he represents would like the County to build & maintain the bridge and roads on Edgewater and 245th Street. Schweitzer stated the property owners understand that the financial cost of this maintenance may not be feasible for the County so they are also presenting their claims of damages that total \$2,234,966.00 should the road and bridge be closed by the County. Schweitzer stated the property owners would prefer the County build & maintain the bridge on 245th Street, however, are willing to negotiate with the County if the County would like to give the road and bridge to them to maintain.

Dyanne Roby, 2208 Oak Valley Drive, Muscatine asked why the County was considering the option of vacating the roads and bridge. Barry stated the Board is tasked with deciding if the expenditures of fixing the bridge is worth it based on the services of the tax revenue received from that area. Barry stated there are three (3) choices when it comes to what the County can do in regards to solutions to the issue as he understands it. The solutions would be 1.) The County pays to replace the bridge. 2.) The County can vacate the road and bridge and buy out anyone that would like to be bought out or 3.) People can keep their property and make a damage claim without being bought out, but the bridge would not be built by the County. The property owners and the County would come to an agreement on a solution that would allow the property owners to maintain the roads and bridge going forward. Roby asked what the County would have to pay to have the bridge repaired or replaced. Chick stated the lowest estimate the County received would be roughly \$1.4M. Mather stated the \$1.4M assumed the Board was able to achieve all the environmental requirements that would allow the bridge to be built.

David Roby, 2208 Oak Valley Drive, Muscatine stated for thirty-four (34) years he's been hunting, fishing and visiting friends that live in this area. Roby stated for the first ten (10) years the County

was maintaining this area but as time went on the County quit showing up to maintenance the bridge and roads.

Jerry Carson, 2440 Edgewater Rd, Conesville stated they brought what they were asked to bring tonight based on the letter sent to them by the County, however, that doesn't mean that the property owners in this area want to sell. They all want to stay there. Based on the damages presented it would be cheaper for the County to build a new bridge than to buy out all the property owners. The property owners would consider an option, if the County gave them some money, they would take over the bridge and have it replaced because the property owners have options available to them that the County does not. Barry stated the County would be happy to open up lines of communications with the property owners to discuss possible solutions to the problem. Barry stated because of Iowa Law the County was required to have this public meeting, however, going forward the County can use the committee they have put together to review all the damages and work with the property owners to come up with a solution with how to proceed.

Dale Maxon who represents The Nature Conservancy at 1620 231st Street, Muscatine addressed the Board. Maxon stated they would like the County to replace the bridge, but is willing to negotiate along with the other property owners should another option be viable. Maxon presented their claim in the amount of \$787,064.00.

Tom Furlong, 1745 231st Street, Letts stated he was previously on the Muscatine Board of Supervisors from 1991 to 1994 and again from 2006 to 2014. Furlong stated it is good to see the property owners are willing to negotiate with the County on the issue. Furlong said he is in favor of keeping the road open. He encouraged the Board to be the leader on the issue rather than letting the Muscatine County Attorney or the Muscatine County Engineer lead the negotiations. Furlong stated the Attorney and Engineer work for the Board not the other way around. Furlong stated the property owners really need a road so there has to be a solution to the issue.

Jannette Robinson, 1203 245th Street, Conesville asked the Board about the road vacation and how that would affect her driveway which was near the end of the bridge. County Engineer, Bryan Horesowsky, stated the vacation, if it was approved, would land between her driveway and the end of the bridge so her driveway would not be affected.

Andy White, 2466 Edgewater Rd, Conesville stated he has addressed the group of property owners several times using the words "fair" and "reasonable". He asks the Board also be fair and reasonable when discussing solutions to the issue. The property owners are fearful that they will be taken advantage of.

Sorensen stated he appreciates the time everyone has given to this issue. He is hopeful the Board and property owners can come up with a reasonable solution for everyone.

Mather asked if another option would be viable by using the Northern entrance to this area. Discussion was had regarding this and consensus was this option was not a viable option.

Chick stated in response to Tom Furlong's comment regarding leading the discussion, the Board absolutely leads this discussion, however, they rely on the expertise of the County Attorney and the County Engineer to ensure the County follows State laws and codes.

On a motion by Sauer, second by Kirchner, the public hearing was closed at 6:47 P.M. Roll call vote: Ayes: All.

The meeting was adjourned at 6:47 P.M.

ATTEST:

Tibe Vander Linden
County Auditor

Jeff Sorensen, Chairperson
Board of Supervisors

Muscatine County Board of Supervisors
Monday, April 22, 2024

The Muscatine County Board of Supervisors met in regular session at 9:00 A.M. with Chick, Mather, Sauer and Sorensen present. Kirchner was absent. Chairperson Sorensen presiding.

On a motion by Sauer, second by Mather, the agenda was approved as presented. Ayes: All.

Planning and Zoning Administrator Eric Furnas reviewed proposed subdivision located in Bloomington Township, parent parcel #08-08-200-012 and parcel #08-08-400-004, both zoned Agricultural District, consisting of approximately 1.35 acres. Furnas stated property owner, David Dunker, 1759 North Mulberry Road, Muscatine, proposes a one lot Agricultural Subdivision in order to split an existing single-family farmhouse from the rest of the farm ground. The existing farmhouse (constructed in 1979) may be split from adjoining farm ground so long as the dwelling is at least 10 years old. The Muscatine County Zoning Commission approved the request on April 12, 2024 and there have been no objections from the property's neighbors.

On a motion by Mather, second by Chick, the Board approved Resolution #04-22-24-01 Approval of Combined Preliminary and Final Plat of Country Farms Subdivision. Roll call vote: Ayes: All.

RESOLUTION #04-22-24-01
APPROVAL OF THE COMBINED PRELIMINARY AND FINAL PLAT OF
COUNTRY FARMS SUBDIVISION

WHEREAS, there has been presented before the Board of Supervisors of Muscatine County, Iowa, a dedication and plat of the proposed subdivision "Country Farms Subdivision"; and

WHEREAS, said plat has heretofore been approved by the Zoning Commission of Muscatine County, Iowa; and

WHEREAS, said dedication and plat fully conform with all laws of the State of Iowa and all ordinances of Muscatine County, Iowa, applicable thereto; and

WHEREAS, the platting of said subdivision is conducive to orderly development within Muscatine County, Iowa, is not in conflict with any extensions of the established road systems of Muscatine County, Iowa, and is in harmony with the comprehensive plan of zoning now in effect within Muscatine County, Iowa.

WHEREAS, the subdivision of said real estate and the plat thereof were accepted and approved by the Muscatine County Board of Supervisors following a public meeting on April 22, 2024.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Muscatine County, Iowa, as follows:

Section 1. The said subdivision is hereby designated as "Country Farms Subdivision", a subdivision in Muscatine County, Iowa, and that the descriptions of lots and parcels

of land located therein shall be according to the number and designation thereof as set forth on said plat.

Section 2. The Chairperson of the Board of Supervisors and the Auditor of Muscatine County, Iowa, are hereby authorized and directed to certify this Resolution in order that the same and all other matters material to said subdivision may be recorded in the Office of the Recorder of Muscatine County, Iowa.

PASSED and APPROVED this 22nd day of April, 2024.

ATTEST:

/s/Tibe Vander Linden
Muscatine County Auditor

/s/Jeff Sorensen, Chairperson
Muscatine County Board of Supervisors

On a motion by Chick, second by Mather, the Board set a public hearing for May 13, 2024 at 9:00 am on a request to re-zone approximately 8.10 acres in the SW ¼ of Section 4-T77-R1W in Sweetland Township from A-1 Agricultural District to R-1 Residential District.
Ayes: All.

On a motion by Mather, second by Sauer, the Board approved 10 upcoming special event permits for Ardon Creek Vineyard and Winery, LLC, as requested by Chad Furlong, Manager & Owner. (Article III, Section 3.26 of the Zoning Ordinance allows native wineries or cider mills as a special use, subject to specific requirements, including Board of Supervisors' approval of any special event at which (1) wine will be sold for onsite consumption and (2) attendance of more than 35 persons is anticipated). Ayes: All.

County Engineer Bryan Horesowsky presented Iowa Department of Transportation bid letting results for Project FM-C070(69)--55-70, PCC Overlay on Moscow Road (X54) from 155th St (F70) to US 6 in Muscatine County, Iowa as follows: Manatt's, Inc - \$4,530,431.32; Streb Construction Co., Inc - \$4,919,859.96; Cedar Valley Corp., LLC - \$5,031,079.15; Croell, Inc.- \$5,286,597.82; Concrete Technologies, Inc.- \$5,462,167.23; Heuer Construction, Inc.- \$5,718,499.51; McCarthy Improvement Co.- \$6,504,154.73. Horesowsky recommended accepting a bid and awarding a contract to Manatt's, Inc. bid at \$4,530,431.32.

On a motion by Mather, second by Chick, the Board approved Resolution #04-22-24-02 Accepting a Bid and Awarding a Contract to Manatt's, Inc. in the amount of \$4,530,431.32 for Project FM-C070(69)--55-70, PCC Overlay on Moscow Road (X54) from 155th St (F70) to US 6 in Muscatine County, Iowa and Authorizing the County Engineer to Electronically Execute the Contract Documents. Roll call vote: Ayes: All.

RESOLUTION # 04-22-24-02

ACCEPTING A BID AND AWARDING A CONTRACT FOR PROJECT FM-CO70(69)--55-70, PCC OVERLAY ON MOSCOW ROAD (X54) FROM 155TH STREET (F70) TO US 6 IN MUSCATINE COUNTY, IOWA AND AUTHORIZING THE COUNTY ENGINEER TO ELECTRONICALLY EXECUTE THE CONTRACT DOCUMENTS

WHEREAS, the Board of Supervisors, hereafter referred to as “the Board”, believes that the Moscow Road PCC Overlay Project, hereafter referred to as “the project” is in the best interest of Muscatine County, Iowa, and the residents thereof. The project is defined as a PCC overlay on Moscow Road (X54) from 155th Street (F70) to US 6; and

WHEREAS, the Board has sought appropriate professional guidance for the concept and planning for the project and followed the steps as required by the Code of Iowa for notifications, hearings, and bidding/letting; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Muscatine County, Iowa, to accept the bid from Manatt’s, Inc. in the amount of \$4,530,431.32 and awards the associated contract to the same; and

BE IT FURTHER RESOLVED, that after receiving the necessary contract documents, including but not limited to, the contractor’s bond and certificate of insurance, that Bryan Horesowsky, PE, the Muscatine County Engineer for Muscatine County, Iowa, is hereby designated, authorized, and empowered on behalf of the Board of Supervisors of said County to execute the contracts in connection with the afore awarded construction project let through the DOT for this county.

Passed and approved this 22nd day of April, 2024.

ATTEST:

/s/Tibe Vander Linden
Muscatine County Auditor

/s/Jeff Sorensen, Chairperson
Muscatine County Board of Supervisors

On a motion by Chick, second by Sauer, the Board approved the purchase of one 2025 motor grader from Altorfer CAT, Cedar Rapids, Iowa, at the cost of \$441,553.00 with a potential trade (Unit #33 – 2017 140M3-S/N N9M00508 at \$90,000.00, the guaranteed buy-back amount) for a net cost, if trade is applied, of \$351,553.00. Ayes: All.

On a motion by Sauer, second by Mather, the Board approved two utility permits: Muscatine Power and Water, Muscatine, Iowa – install two inch orange high density polyethylene (HDPE) with fiber optic cable with work to begin at 3042 Sweetland Road – Section 21-T77N-R01W; and WTC Communications, Inc, Wilton, Iowa – install new fiber optic cable encased in 1.25 inch HDPE by means of directional bore and plow on portions of 100th St., 102nd St., 110th St., 112th St., 120th St., 122nd St., 130th St., 131st St., 132nd St., 140th St., 150th St., 155th St., Moscow

Rd., Ocean Ave., North Isett Ave., Story Ave., Taylor Ave., Thayer Ave., Sweetland Rd., Trail Ave., and Underwood Ave. Ayes: All.

On a motion by Sauer, second by Chick, the Board approved the minutes of the April 15, 2024 regular meeting and the April 17, 2024 special meeting. Ayes: All.

Correspondence:

No correspondence reported.

Committee Reports:

All Supervisors attended a Board of Supervisors Special Meeting at Muscatine County Discovery Center Conference Room on April 17, 2024.

Sorensen attended an Eastern Iowa Mental Health and Disability Services Region Governing Board meeting on April 15, 2024. Sorensen stated there was discussion regarding potential changes in governance and operations of the regions. Sorensen stated Governor Reynolds has signed a bill over the weekend which may change the number of mental health regions and the operations thereof.

Sauer attended a Muscatine County Conservation Board meeting on April 15, 2024.

Sauer attended a River Bend Transit Board of Directors meeting on April 17, 2024.

On a motion by Mather, second by Chick, the Board appointed Douglas Cocklin to the Muscatine County Historic Preservation Commission to fill a vacancy for a term ending 01/01/2026. Ayes: All.

Administrative Services Director Nancy Schreiber stated there is another vacancy to fill on the commission however another male applicant has filed which cannot be considered at this time, due to the Iowa state boards and commissions gender balance law that is still in effect. The gender balance requirement was recently struck down but does not go into effect until July 1, 2024, therefore after July 1, 2024 the applicant could be considered.

On a motion by Sauer, second by Mather, the Board accepted the April 2024 payroll claims. Ayes: All.

Planning and Zoning Administrator Eric Furnas stated he recently met with General Supervisor Oscar Alvarez and Renaissance Historic Exteriors to review the Courthouse Clock Tower/Roof and Gutter Repair project and a proposed change order.

On a motion by Mather, second by Sauer the Board authorized a \$7,500 change order discretionary dollar limit for Planning and Zoning Administrator Eric Furnas (serving as the Owner Representative) for the Jail Mechanical Penthouse Access Panel project, the Jail Exterior Insulated Panels project, and the Courthouse Clock Tower/Roof and Gutter Repair project. Ayes: All.

On a motion by Sauer, second by Chick the Board re-assigned the accounts payable and payroll functions for Muscatine County to the Administration Office. Ayes: All.

On a motion by Sauer, second by Mather, to authorize the addition of a Payroll/Accounts Payable Administrator position (Grade 10) to the Administration Office. Ayes: All.

On a motion by Chick, second by Sauer, the Board moved to eliminate a Payroll/Accounts Payable Administrator position from the Auditor's Office. Ayes: All.

On a motion by Mather, second by Sauer, the Board authorized the addition of a Real Estate/Elections Clerk position (Grade 8) to the Auditor's Office. Ayes: All.

Schreiber stated the Payroll/Accounts Payable Administrator position to the Administration Office will necessitate a transition period with training from the Auditor's office and the Auditor's office may need to hire additional temporary election workers during this period.

Sorensen questioned Information Services (IS) Director Bill Riley on the status of the additional IS employee position the Board authorized to hire. Riley stated he is waiting on the salary study to be completed before determining a salary range for the proposed job posting. Schreiber stated she is expecting the salary study report on April 29, 2024, which she will forward to the Board. Sorensen asked Riley if he has advertised the position that was authorized a year ago. Riley stated he has not advertised as the proposed salary top range is approximately \$56,000 (which he believes in other counties is a salary at or above their starting salary). Riley stated he does not anticipate experienced candidates (who have the required skills) will apply but anticipates he will receive applicants who will require extensive training. Sorensen stated it is not possible to know if there are qualified candidates without posting the position. Sorensen stated past experience with job postings if no qualified candidates apply, have shown that a position can be re-evaluated for the salary grading process if necessary. Discussion with the Board included the Auditor's office requiring assistance from IS for election laptops due to change over in staff and the importance of election integrity and security. Sorensen questioned how soon the Board could determine the results of the salary study in regards to the IS position. Schreiber stated she anticipates the salary study results can be reviewed in early May and a job description and salary could be posted soon after the review. Furnas stated he recently went through a job posting/hiring process for the zoning department and did not receive any qualified candidates.

The meeting was adjourned at 9:40 A.M.

ATTEST:

Tibe Vander Linden
County Auditor

Jeff Sorensen, Chairperson
Board of Supervisors

DATE	CHECK TYPE	PAYEE	AMOUNT
4/26/2024	PAYROLL CHECKS	AFA FLEX BILLING	\$ 5,224.21
4/26/2024	PAYROLL CHECKS	AFLAC	\$ 560.98
4/26/2024	PAYROLL CHECKS	ALLSTATE	\$ 14.94
4/26/2024	PAYROLL CHECKS	AMERICAN FIDELITY	\$ 3,256.69
4/26/2024	PAYROLL CHECKS	CITY OF MUSCATINE	\$33,552.81
4/26/2024	PAYROLL CHECKS	CLERK OF COURT	\$ 70.00
4/26/2024	PAYROLL CHECKS	POLK CO SHERIFF	\$ 212.31
4/26/2024	PAYROLL CHECKS	STATE OF IL	\$ 198.40
4/26/2024	PAYROLL CHECKS	UNITED WAY	\$ 93.00
4/26/2024	PAYROLL CHECKS	ATTN: REV ADMIN	\$ 1,634.75
4/26/2024	ACH PAYROLL	MISSION SQUARE ICMA RETIRE	\$11,324.42
4/26/2024	ACH PAYROLL	MISSION SQUARE ICMA RD	\$ 1,339.53
4/26/2024	ACH PAYROLL	MUNICIPAL FIRE & POLICE	\$78,535.82
4/26/2024	ACH PAYROLL	NATIONWIDE	\$ 5,936.00

Accounts Payable

Transactions by Account

User: SMeyer
 Printed: 04/30/2024 - 10:36AM
 Batch: 00008.04.2024



Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
1000-00-0000-23150	ILLINOIS DEPARTMENT OF REVENUE	PR Batch 00001.04.2024 State Income Tax	04/12/2024	0	85.38	
1000-00-0000-23150	ILLINOIS DEPARTMENT OF REVENUE	PR Batch 00002.04.2024 State Income Tax	04/26/2024	0	81.58	
		Vendor Subtotal:			166.96	
1000-01-1111-51300	LUPTON & TOYNE PRINTERS	Business Card - Lampe/Conard	04/30/2024	0	60.00	
		Vendor Subtotal:			60.00	
1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUBNER	March Legal - General	04/30/2024	0	1,045.80	
1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUBNER	March Legal - Litigation	04/30/2024	0	6,142.50	
1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUBNER	March Legal - Nuisance	04/30/2024	0	877.50	
1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUBNER	March Legal - National Opioid Settlement	04/30/2024	0	112.50	
1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUBNER	March Legal - American Cruise Line Doc	04/30/2024	0	607.50	
1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUBNER	March Legal - PW	04/30/2024	0	315.00	
		Vendor Subtotal:			9,100.80	
1000-01-1131-61340	CIVICPLUS	Credit Memo	04/30/2024	0	-5,000.00	
1000-01-1131-61340	CIVICPLUS	CivicClerk Annual Fee	04/30/2024	0	8,621.55	
		Vendor Subtotal:			3,621.55	
1000-01-1131-64400	BI-STATE REGIONAL COMMISSION	Meal - Webb	04/30/2024	0	23.52	
		Vendor Subtotal:			23.52	
1000-01-1131-69400	ICMA MEMBERSHIP RENEWALS	Dues	04/25/2024	0	1,182.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			1,182.00	
1000-01-1132-61220	LAW OFFICES OF HOPKINS & HUBN	March Legal - HR Issues	04/30/2024	0	7,935.00	
		Vendor Subtotal:			7,935.00	
1000-01-1144-52840	DRJ GROUP, LLC	First Aid Supplies	04/25/2024	0	27.64	
1000-01-1144-52840	DRJ GROUP, LLC	First Aid Supplies	04/25/2024	0	26.52	
		Vendor Subtotal:			54.16	
1000-01-1144-61550	TSS INCORPORATED	Post Accident Drug Screen - Kemper	04/25/2024	0	145.00	
		Vendor Subtotal:			145.00	
1000-01-1144-66300	IOWA COMMUNITIES ASSURANCE	IICAP Insurance Riverfront	04/30/2024	0	234.00	
		Vendor Subtotal:			234.00	
1000-05-1141-65100	QUAD CITY TIMES & MUSC JOURN	Proposed Budget	04/30/2024	0	156.96	
1000-05-1141-65100	QUAD CITY TIMES & MUSC JOURN	Minutes 4/11/24	04/30/2024	0	75.17	
1000-05-1141-65100	QUAD CITY TIMES & MUSC JOURN	Public Hearing Ordinance Zone Change	04/30/2024	0	46.04	
1000-05-1141-65100	QUAD CITY TIMES & MUSC JOURN	Amendment	04/30/2024	0	65.90	
1000-05-1141-65100	QUAD CITY TIMES & MUSC JOURN	Appeal of City Code	04/30/2024	0	24.20	
		Vendor Subtotal:			368.27	
1000-05-1143-51100	AMAZON.COM	Calc Ribbon	04/30/2024	0	9.65	
		Vendor Subtotal:			9.65	
1000-05-1143-51300	QUILL CORPORATION	Time Card Paper 8 1/2 x 11 Solar Yellow	04/30/2024	0	109.70	00027084
		Vendor Subtotal:			109.70	
1000-05-1146-61340	WINSOR CONSULTING	ConnectWise	04/25/2024	0	703.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			703.00	
1000-05-1146-65240	MUSCATINE POWER & WATER	March Internet - PW	04/30/2024	0	387.00	
1000-05-1146-65240	MUSCATINE POWER & WATER	March - April Machlink	04/30/2024	0	1,057.84	
		Vendor Subtotal:			1,444.84	
1000-10-1221-61340	POINT & PAY	March CC Service Fee	04/25/2024	0	15.00	
		Vendor Subtotal:			15.00	
1000-10-1221-64120	JODI ROYAL-GOODWIN	Reimb Meals 4/26	04/30/2024	0	17.74	
		Vendor Subtotal:			17.74	
1000-10-1221-65100	QUAD CITY TIMES & MUSC JOURN/	Public Notice - Weeds/Vegetation	04/25/2024	0	94.07	
		Vendor Subtotal:			94.07	
1000-10-1221-69800	POINT & PAY	March CC Fees	04/25/2024	0	316.00	
		Vendor Subtotal:			316.00	
1000-10-1221-74200	ADVANCED BUSINESS SYSTEMS IN	Sharp MX-3071 Printer	04/25/2024	0	900.00	00026994
		Vendor Subtotal:			900.00	
1000-15-1311-51300	AMAZON.COM	Toner	04/30/2024	0	27.99	
		Vendor Subtotal:			27.99	
1000-15-1311-52300	PANTHER UNIFORMS INC	Honor Guard Uniform -	04/30/2024	0	651.15	
1000-15-1311-52300	PANTHER UNIFORMS INC	Uniform Bars	04/30/2024	0	115.00	
		Vendor Subtotal:			766.15	
1000-15-1311-53110	CARRIAGE HOUSE CARPET ONE	12 x 10 Carpet Section	04/30/2024	0	368.55	00026902

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
1000-15-1311-53110	CARRIAGE HOUSE CARPET ONE	Adhesive	04/30/2024	0	35.00	
1000-15-1311-53110	CARRIAGE HOUSE CARPET ONE	Cove Base	04/30/2024	0	46.00	
1000-15-1311-53110	CARRIAGE HOUSE CARPET ONE	Adhesive	04/30/2024	0	18.99	
1000-15-1311-53110	CARRIAGE HOUSE CARPET ONE	Installation	04/30/2024	0	225.00	
		Vendor Subtotal:			693.54	
1000-15-1311-62410	TEMP ASSOCIATES	Temp Employee Week Ending 4/7/24	04/30/2024	0	810.80	
1000-15-1311-62410	TEMP ASSOCIATES	Temp Employee Week Ending 4/14/24	04/30/2024	0	790.53	
		Vendor Subtotal:			1,601.33	
1000-15-1311-64200	JEFF DEVRIEZE	Reimb Drone Course Testing	04/30/2024	0	175.00	
		Vendor Subtotal:			175.00	
1000-15-1311-64200	IPCA	Registration - Kies	04/30/2024	0	150.00	
1000-15-1311-64200	IPCA	Registration - O'Connor	04/30/2024	0	150.00	
1000-15-1311-64200	IPCA	Registration - Hazelett	04/30/2024	0	150.00	
1000-15-1311-64200	IPCA	Registration - Snider	04/30/2024	0	150.00	
		Vendor Subtotal:			600.00	
1000-15-1311-69200	MAILBOXES & PARCEL DEPOT	Shipping	04/30/2024	0	32.68	
		Vendor Subtotal:			32.68	
1000-15-1311-74200	PANTHER UNIFORMS INC	Ballistic Vest - Motto	04/30/2024	0	1,099.00	
		Vendor Subtotal:			1,099.00	
1000-15-1312-61650	PETDATA, INC	Pet Licensing	04/30/2024	0	500.00	
		Vendor Subtotal:			500.00	
1000-15-1312-62370	SYCAMORE PRINTING INC	Printing Pet Licensing Brochure (Qty. 700	04/25/2024	0	199.00	00027160
		Vendor Subtotal:			199.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
1000-15-1312-68100	MUSCATINE HUMANE SOCIETY	May 2024	05/01/2024	0	7,500.00	
		Vendor Subtotal:			7,500.00	
1000-20-1321-52300	PANTHER UNIFORMS INC	#5-743637243436 EMS Pant Navy 34x36	04/25/2024	0	152.00	00026837
		Vendor Subtotal:			152.00	
1000-20-1321-52830	AMAZON.COM	Flat Head Axe	04/25/2024	0	76.50	
		Vendor Subtotal:			76.50	
1000-20-1321-52890	MENARDS (MUSC)	Microfiber Cloth/Bath Towels	04/25/2024	0	84.13	
1000-20-1321-52890	MENARDS (MUSC)	Electrical Box	04/25/2024	0	4.11	
1000-20-1321-52890	MENARDS (MUSC)	Hook/Loop	04/25/2024	0	17.94	
		Vendor Subtotal:			106.18	
1000-20-1321-52890	AMAZON.COM	Wall Plate	04/25/2024	0	12.97	
		Vendor Subtotal:			12.97	
1000-20-1321-53150	MENARDS (MUSC)	Starter/Outlet Box/Mouting Strips	04/25/2024	0	32.44	
1000-20-1321-53150	MENARDS (MUSC)	Return	04/25/2024	0	-6.49	
		Vendor Subtotal:			25.95	
1000-20-1321-53150	MUSCATINE LUMBER	Wood Filler	04/25/2024	0	12.79	
1000-20-1321-53150	MUSCATINE LUMBER	Mounting Tape	04/25/2024	0	11.49	
		Vendor Subtotal:			24.28	
1000-20-1321-53220	RELIANT FIRE APPARATUS	Drain Valves for Engine 311	04/25/2024	0	252.68	00027120
		Vendor Subtotal:			252.68	
1000-20-1321-61520	AARON MEREDITH	Reimb Medical	04/30/2024	0	3.08	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal:					3.08	
1000-20-1321-61520	EQUIAN LLC	Medical Fee M Fleming DOS 3/18/24	04/25/2024	0	4,384.50	
1000-20-1321-61520	EQUIAN LLC	Medical Fee M Janssen DOS 3/2/24	04/25/2024	0	233.50	
1000-20-1321-61520	EQUIAN LLC	Medical Fee M Fleming DOS 3/18/24	04/25/2024	0	45.94	
1000-20-1321-61520	EQUIAN LLC	Medical Fee M Fleming DOS 3/18/24	04/25/2024	0	686.75	
1000-20-1321-61520	EQUIAN LLC	Medical Fee K McCarthy DOS 3/17/24	04/25/2024	0	66.35	
1000-20-1321-61520	EQUIAN LLC	Medical Fee K McCarthy DOS 3/18/24	04/25/2024	0	35.65	
1000-20-1321-61520	EQUIAN LLC	Medical Fee M Fleming DOS 3/27/24	04/25/2024	0	24.61	
1000-20-1321-61520	EQUIAN LLC	Medical Fee K McCarthy DOS 3/18/24	04/25/2024	0	16.25	
1000-20-1321-61520	EQUIAN LLC	Medical Fee M Fleming DOS 4/2/24	04/25/2024	0	24.61	
1000-20-1321-61520	EQUIAN LLC	Medical Fee M Fleming DOS 3/28/24	04/25/2024	0	2.26	
1000-20-1321-61520	EQUIAN LLC	Medical Fee - M Fleming DOS 3/17/24	04/30/2024	0	28.00	
1000-20-1321-61520	EQUIAN LLC	Medical Fee - M Fleming DOS 4/4/24	04/30/2024	0	2.26	
1000-20-1321-61520	EQUIAN LLC	Medical Fee - M Fleming DOS 4/9/24	04/30/2024	0	20.80	
Vendor Subtotal:					5,571.48	
1000-20-1321-61520	ORA ORTHOPEDICS PC	Medical M Fleming Code: E1399 DOS 3/	04/30/2024	0	808.17	
1000-20-1321-61520	ORA ORTHOPEDICS PC	Medical M Fleming DOS 3/18/24 Code: 2	04/25/2024	0	1,041.25	
1000-20-1321-61520	ORA ORTHOPEDICS PC	Medical M Fleming Code: 73562 DOS 4/	04/30/2024	0	119.97	
1000-20-1321-61520	ORA ORTHOPEDICS PC	Medical M Fleming DOS 3/18/24 Code: 2	04/25/2024	0	2,156.00	
1000-20-1321-61520	ORA ORTHOPEDICS PC	Medical M Fleming Code: E0660 DOS 3	04/30/2024	0	79.83	
1000-20-1321-61520	ORA ORTHOPEDICS PC	Medical M Fleming DOS 3/28/24 Code: 5	04/25/2024	0	119.97	
Vendor Subtotal:					4,325.19	
1000-20-1321-61520	ROCK VALLEY PT	Medical M Fleming DOS 3/27/24 Code: 5	04/25/2024	0	72.46	
1000-20-1321-61520	ROCK VALLEY PT	Medical M Fleming DOS 3/27/24 Code: 5	04/25/2024	0	39.36	
1000-20-1321-61520	ROCK VALLEY PT	Medical M Fleming DOS 4/2/24 Code: 9	04/25/2024	0	72.46	
1000-20-1321-61520	ROCK VALLEY PT	Medical M Fleming DOS 4/2/24 Code: 9	04/25/2024	0	39.36	
1000-20-1321-61520	ROCK VALLEY PT	Medical M Fleming DOS 4/2/24 Code: 9	04/25/2024	0	49.76	
1000-20-1321-61520	ROCK VALLEY PT	Medical M Fleming DOS 3/27/24 Code: 5	04/25/2024	0	49.76	
1000-20-1321-61520	ROCK VALLEY PT	Medical M Fleming DOS 4/9/24 Code: 9	04/30/2024	0	72.46	
1000-20-1321-61520	ROCK VALLEY PT	Medical M Fleming DOS 4/9/24 Code: 9	04/30/2024	0	39.36	
Vendor Subtotal:					434.98	
1000-20-1321-61520	CROW VALLEY SURGERY CENTER	Medical M Fleming DOS 3/18/24 Code: 2	04/25/2024	0	4,486.00	
1000-20-1321-61520	CROW VALLEY SURGERY CENTER	Medical M Fleming DOS 3/18/24 Code: 6	04/25/2024	0	3,792.25	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			8,278.25	
1000-20-1321-61560	CARDIOVASCULAR MEDICINE PC	Medical K McCarthy DOS 3/18/24 Code:	04/25/2024	0	205.39	
1000-20-1321-61560	CARDIOVASCULAR MEDICINE PC	Medical K McCarthy DOS 3/18/24 Code:	04/25/2024	0	109.02	
		Vendor Subtotal:			314.41	
1000-20-1321-61560	GMC DAVENPORT	Medical K McCarthy DOS 3/17 & 3/18 C	04/25/2024	0	76.62	
		Vendor Subtotal:			76.62	
1000-20-1321-61560	TMESYS LLC	Prescription - K McCarthy	04/25/2024	0	113.06	
		Vendor Subtotal:			113.06	
1000-20-1321-62370	LUPTON & TOYNE PRINTERS	Business Cards	04/25/2024	0	90.00	
		Vendor Subtotal:			90.00	
1000-20-1321-62370	SYCAMORE PRINTING INC	Certificate of Completion	04/25/2024	0	22.00	
		Vendor Subtotal:			22.00	
1000-20-1321-64200	FIRE SERVICE TRAINING BUREAU	Fire/Arson Investigator School Registratic	04/25/2024	0	1,200.00	00027169
		Vendor Subtotal:			1,200.00	
1000-20-1321-64400	FIRE SERVICE TRAINING BUREAU	HMAO/FF1 - J Lammer	04/25/2024	0	100.00	
		Vendor Subtotal:			100.00	
1000-20-1321-69400	IOWA HAZ MAT TASK FORCE	2024 Annual Iowa Haz Mat Task Force D	04/25/2024	0	100.00	
		Vendor Subtotal:			100.00	
1000-20-1321-69400	IOWA FIRE CHIEF'S ASSOC	Membership - Ewers/Hartman	04/25/2024	0	50.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			50.00	
1000-25-1411-53110	MENARDS (MUSC)	Blade/Angle	04/25/2024	0	70.72	
		Vendor Subtotal:			70.72	
1000-25-1411-53220	ARNOLD MOTOR SUPPLY	Flap Wheel	04/30/2024	0	6.89	
		Vendor Subtotal:			6.89	
1000-25-1411-53220	MUSCATINE LAWN & POWER	Seal Kit	04/30/2024	0	59.43	
1000-25-1411-53220	MUSCATINE LAWN & POWER	RADIATOR GRASSHOPPER	04/30/2024	0	183.19	00027228
		Vendor Subtotal:			242.62	
1000-25-1411-53220	SINCLAIR	LVA18352 DRAFT LINK	04/25/2024	0	232.39	00027195
1000-25-1411-53220	SINCLAIR	Spool Insert/Spark Plug	04/30/2024	0	17.98	
		Vendor Subtotal:			250.37	
1000-25-1411-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Greenwood	04/25/2024	0	13.05	
		Vendor Subtotal:			13.05	
1000-25-1411-65310	ALLIANT ENERGY	April Gas - Greenwood	04/30/2024	0	273.37	
1000-25-1411-65310	ALLIANT ENERGY	March Gas - Greenwood	04/25/2024	0	32.41	
		Vendor Subtotal:			305.78	
1000-25-1421-65210	MUSCATINE POWER & WATER	April Base PRI	04/30/2024	0	52.61	
		Vendor Subtotal:			52.61	
1000-25-1423-51100	MENARDS (MUSC)	Post-Its	04/30/2024	0	14.66	
		Vendor Subtotal:			14.66	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
1000-25-1423-52100	SITEONE LANDSCAPE SUPPLY	Rain Bird Xeri-Spray	04/30/2024	0	46.47	
		Vendor Subtotal:			46.47	
1000-25-1423-52250	MENARDS (MUSC)	Raid	04/25/2024	0	18.80	
1000-25-1423-52250	MENARDS (MUSC)	DEF Wand	04/25/2024	0	84.85	
		Vendor Subtotal:			103.65	
1000-25-1423-52300	AMY SULZBERGER	Reimb Shoes - A Sulzberger	04/30/2024	0	75.00	
		Vendor Subtotal:			75.00	
1000-25-1423-52400	MENARDS (MUSC)	Gloves/Oven Cleaner/Polish	04/25/2024	0	60.39	
1000-25-1423-52400	MENARDS (MUSC)	Gloves/Pine Cleaner	04/30/2024	0	63.74	
		Vendor Subtotal:			124.13	
1000-25-1423-52890	VAN METER INDUSTRIAL INC	Credit On Account	04/25/2024	0	-29.40	
1000-25-1423-52890	VAN METER INDUSTRIAL INC	Credit On Account	04/25/2024	0	-168.33	
		Vendor Subtotal:			-197.73	
1000-25-1423-53110	MENARDS (MUSC)	Balde/Caulk	04/30/2024	0	46.99	
1000-25-1423-53110	MENARDS (MUSC)	Deck Screws	04/30/2024	0	19.33	
		Vendor Subtotal:			66.32	
1000-25-1423-53120	VAN METER INDUSTRIAL INC	Socket Reducer/Tape	04/25/2024	0	35.67	
		Vendor Subtotal:			35.67	
1000-25-1423-53130	GRAINGER DEPT 802675066	Actuator/Cartridge	04/25/2024	0	93.93	
		Vendor Subtotal:			93.93	
1000-25-1423-53130	MENARDS (MUSC)	Repair Kits	04/30/2024	0	49.06	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			49.06	
1000-25-1423-53220	ARNOLD MOTOR SUPPLY	Booster Cables	04/25/2024	0	29.20	
		Vendor Subtotal:			29.20	
1000-25-1423-53220	MENARDS (MUSC)	Saw Blades	04/25/2024	0	20.99	
		Vendor Subtotal:			20.99	
1000-25-1423-53220	MUSCATINE LAWN & POWER	84008633 STARTER	04/30/2024	0	310.29	00027269
		Vendor Subtotal:			310.29	
1000-25-1423-53220	NAPA OF MUSCATINE	Fitting	04/25/2024	0	5.40	
		Vendor Subtotal:			5.40	
1000-25-1423-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Weed Park	04/30/2024	0	9.10	
1000-25-1423-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Weed Park	04/25/2024	0	9.20	
1000-25-1423-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Weed Park	04/30/2024	0	9.20	
1000-25-1423-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Weed Park	04/30/2024	0	9.20	
		Vendor Subtotal:			36.70	
1000-25-1423-62260	PS3 Enterprises Inc.	Temp Sanitation	04/30/2024	0	100.00	
		Vendor Subtotal:			100.00	
1000-25-1423-62450	A TECH/FREEMAN ALARM	Security 5/1/24 - 7/31/24	05/01/2024	0	116.97	
		Vendor Subtotal:			116.97	
1000-25-1423-65210	CENTURYLINK	April Phones - Marina	04/30/2024	0	74.13	
		Vendor Subtotal:			74.13	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
1000-25-1423-65310	ALLIANT ENERGY	March Gas - Pearl City	04/25/2024	0	279.79	
1000-25-1423-65310	ALLIANT ENERGY	March Gas - Harbor	04/25/2024	0	208.24	
		Vendor Subtotal:			488.03	
1000-25-1423-65320	MUSCATINE POWER & WATER	March Electric - Musser	04/30/2024	0	35.94	
1000-25-1423-65320	MUSCATINE POWER & WATER	March Electric - River Center	04/30/2024	0	128.21	
1000-25-1423-65320	MUSCATINE POWER & WATER	March Electric - Maint Shed	04/30/2024	0	448.26	
1000-25-1423-65320	MUSCATINE POWER & WATER	March Electric - Park Comm	04/30/2024	0	17.97	
1000-25-1423-65320	MUSCATINE POWER & WATER	March Electric - Levee	04/30/2024	0	35.94	
		Vendor Subtotal:			666.32	
1000-25-1423-65410	MUSCATINE POWER & WATER	March Water - River Center	04/30/2024	0	35.71	
1000-25-1423-65410	MUSCATINE POWER & WATER	March Water - Maint Shed	04/30/2024	0	23.80	
		Vendor Subtotal:			59.51	
1000-25-1423-67320	ACCO UNLIMITED CORP	MAINTENANCE OF MIST CHLORINE	04/25/2024	0	205.75	00026428
1000-25-1423-67320	ACCO UNLIMITED CORP	MAINTENANCE OF MIST ACID PUMI	04/25/2024	0	205.75	00026428
		Vendor Subtotal:			411.50	
1000-25-1424-52830	MENARDS (MUSC)	Post Hole Digging Bar/Point Bar	04/30/2024	0	77.96	
		Vendor Subtotal:			77.96	
1000-25-1427-52400	MENARDS (MUSC)	Hose Barb/Glade Spray Kit/Cleaners	04/30/2024	0	97.02	
		Vendor Subtotal:			97.02	
1000-25-1427-52810	PLUMB SUPPLY COMPANY	Soccer Goals	04/30/2024	0	74.53	
		Vendor Subtotal:			74.53	
1000-25-1427-53220	R & R PRODUCTS INC	MOTOR: R117-5141	04/30/2024	0	617.55	00027315
		Vendor Subtotal:			617.55	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
1000-25-1432-53130	PLUMB SUPPLY COMPANY	Cartridge Kit/Breaker Repair Kit/Gasket	04/30/2024	0	99.97	
1000-25-1432-53130	PLUMB SUPPLY COMPANY	Grease/O-Ring	04/30/2024	0	8.54	
		Vendor Subtotal:			108.51	
1000-25-1432-69900	BLAKE ALLINGTON	Start Up Cash Aquatic Center	05/01/2024	0	400.00	
		Vendor Subtotal:			400.00	
1000-30-1511-51300	SOURCE NOW LLC	CF226A HP #26A Black Toner Cartridge	04/25/2024	0	129.65	00027215
		Vendor Subtotal:			129.65	
1000-30-1511-52890	AMAZON.COM	Acoustic Panels	04/25/2024	0	66.98	
1000-30-1511-52890	AMAZON.COM	Rubber Bands/Bond Paper Rolls	04/25/2024	0	30.40	
1000-30-1511-52890	AMAZON.COM	Buffing Pads/USB Adapter/Dry Erase Era	04/25/2024	0	81.88	
		Vendor Subtotal:			179.26	
1000-30-1511-62460	AMAZON.COM	Parachute Toy	04/25/2024	0	24.99	
		Vendor Subtotal:			24.99	
1000-30-1511-63300	XEROX CORPORATION	Copies/Copier	04/25/2024	0	211.04	
		Vendor Subtotal:			211.04	
1000-30-1511-65100	GREATER MUSCATINE CHAMBER C	Spring 2024 1/2 Page Ad	04/25/2024	0	225.00	
		Vendor Subtotal:			225.00	
1000-30-1511-65210	MUSCATINE POWER & WATER	April Phones - Library	04/30/2024	0	204.68	
		Vendor Subtotal:			204.68	
1000-30-1511-65240	MUSCATINE POWER & WATER	April Machlink - Library	04/30/2024	0	570.00	
		Vendor Subtotal:			570.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
1000-30-1511-69300	NANCY ROBINSON	Refund Lost Item - The Bullet That Miss	04/30/2024	0	27.00	
		Vendor Subtotal:			27.00	
1000-30-1511-74500	LIBRARY SYSTEMS & SERVICES LI	Library Books/Materials	04/25/2024	0	11,306.29	
		Vendor Subtotal:			11,306.29	
1000-40-1151-51300	SOURCE NOW LLC	CE313A HP 126A Magenta Toner Cartric	04/25/2024	0	64.40	00027201
1000-40-1151-51300	SOURCE NOW LLC	CE311A HP 126A Cyan Toner Cartridge	04/25/2024	0	64.40	00027201
1000-40-1151-51300	SOURCE NOW LLC	CE310A HP 126A Black Toner Cartridge	04/25/2024	0	57.91	00027201
1000-40-1151-51300	SOURCE NOW LLC	CE312A HP 126A Yellow Toner Cartridg	04/25/2024	0	64.40	00027201
		Vendor Subtotal:			251.11	
1000-40-1151-52100	MENARDS (MUSC)	Weed & Feed	04/30/2024	0	11.22	
		Vendor Subtotal:			11.22	
1000-40-1151-52400	MENARDS (MUSC)	Mr Clean	04/30/2024	0	16.98	
		Vendor Subtotal:			16.98	
1000-40-1151-52890	GRAINGER DEPT 802675066	Duct Diffuser	04/30/2024	0	78.02	
		Vendor Subtotal:			78.02	
1000-40-1151-52890	MENARDS (MUSC)	Caulk/Caulk Gun	04/30/2024	0	61.89	
1000-40-1151-52890	MENARDS (MUSC)	Hose Clamp/Washers	04/30/2024	0	76.97	
1000-40-1151-52890	MENARDS (MUSC)	Lock/Door Spray	04/25/2024	0	40.96	
		Vendor Subtotal:			179.82	
1000-40-1151-52890	AMAZON.COM	Batteries	04/30/2024	0	49.99	
		Vendor Subtotal:			49.99	
1000-40-1151-53120	MENARDS (MUSC)	Credit	04/30/2024	0	-11.77	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
1000-40-1151-53120	MENARDS (MUSC)	Fiberglass Tape	04/30/2024	0	44.99	
1000-40-1151-53120	MENARDS (MUSC)	Pole Breaker	04/30/2024	0	26.98	
1000-40-1151-53120	MENARDS (MUSC)	Connector/Cover/Glove/Coupler	04/30/2024	0	97.32	
1000-40-1151-53120	MENARDS (MUSC)	Conduit	04/30/2024	0	34.28	
1000-40-1151-53120	MENARDS (MUSC)	Flat Panel Light	04/25/2024	0	99.98	
1000-40-1151-53120	MENARDS (MUSC)	Flat Panel Light	04/25/2024	0	99.98	
1000-40-1151-53120	MENARDS (MUSC)	Flat Panel Light	04/25/2024	0	99.98	
1000-40-1151-53120	MENARDS (MUSC)	Red Wire	04/30/2024	0	37.80	
Vendor Subtotal:					529.54	
1000-40-1151-53120	VAN METER INDUSTRIAL INC	Bulbs	04/25/2024	0	82.17	
1000-40-1151-53120	VAN METER INDUSTRIAL INC	Bulbs	04/25/2024	0	82.17	
1000-40-1151-53120	VAN METER INDUSTRIAL INC	Bushing	04/25/2024	0	8.77	
1000-40-1151-53120	VAN METER INDUSTRIAL INC	Lock Nut	04/25/2024	0	18.67	
Vendor Subtotal:					191.78	
1000-40-1151-53130	MENARDS (MUSC)	Fill Valve	04/25/2024	0	21.98	
Vendor Subtotal:					21.98	
1000-40-1151-62450	A TECH/FREEMAN ALARM	Security 5/1/24 - 7/31/24	05/01/2024	0	84.00	
Vendor Subtotal:					84.00	
1000-40-1151-64200	DRJ GROUP, LLC	Fire Extinguisher Training	04/30/2024	0	60.00	00027257
Vendor Subtotal:					60.00	
1000-40-1151-65210	MUSCATINE POWER & WATER	April Base PRI	04/30/2024	0	52.61	
1000-40-1151-65210	MUSCATINE POWER & WATER	April Base PRI	04/30/2024	0	289.32	
1000-40-1151-65210	MUSCATINE POWER & WATER	April Phones	04/30/2024	0	22.39	
1000-40-1151-65210	MUSCATINE POWER & WATER	April Phones	04/30/2024	0	22.39	
1000-40-1151-65210	MUSCATINE POWER & WATER	March Phones - PW	04/30/2024	0	43.59	
1000-40-1151-65210	MUSCATINE POWER & WATER	April Phones	04/30/2024	0	60.67	
Vendor Subtotal:					490.97	
1000-40-1151-65220	MUSCATINE POWER & WATER	Fraud Charges	04/30/2024	0	315.47	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			315.47	
1000-40-1151-65310	ALLIANT ENERGY	April Gas - Art Center	04/30/2024	0	762.10	
1000-40-1151-65310	ALLIANT ENERGY	March Gas - Fire Lot 8 Garage	04/25/2024	0	91.23	
1000-40-1151-65310	ALLIANT ENERGY	April Gas - Art Center	04/30/2024	0	137.30	
1000-40-1151-65310	ALLIANT ENERGY	April Gas - S Fire	04/30/2024	0	309.42	
1000-40-1151-65310	ALLIANT ENERGY	March Gas - C Hall	04/25/2024	0	877.38	
1000-40-1151-65310	ALLIANT ENERGY	April Gas - PSB	04/30/2024	0	80.08	
		Vendor Subtotal:			2,257.51	
1000-40-1151-67320	LUCAS COMMUNICATION INC	Maintenance	04/30/2024	0	100.31	
1000-40-1151-67320	LUCAS COMMUNICATION INC	Maintenance	04/30/2024	0	318.75	
		Vendor Subtotal:			419.06	
1000-40-1151-67330	WOODMAN ELECTRICAL CONTRAC	Tech Support	04/25/2024	0	1,300.00	
		Vendor Subtotal:			1,300.00	
1000-40-1151-67330	MODERN COMPANIES INC	Test and Balance the Chilled Water Syste	04/30/2024	0	2,222.00	00026273
1000-40-1151-67330	MODERN COMPANIES INC	Test and Balance the Chilled Water Syste	04/30/2024	0	0.22	
		Vendor Subtotal:			2,222.22	
1000-40-1611-51100	AMAZON.COM	Clock/Staple Remover	04/25/2024	0	37.93	
		Vendor Subtotal:			37.93	
1000-40-1611-64200	DRJ GROUP, LLC	Fire Extinguisher Training	04/30/2024	0	36.00	00027257
		Vendor Subtotal:			36.00	
1000-40-1621-51100	JACKSON-HIRSH INC	Lamination Sheets	04/25/2024	0	86.19	
		Vendor Subtotal:			86.19	
1000-40-1621-52300	JOEL MURDOCK	Reimb Safety Shoes - J Murdock	04/30/2024	0	150.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
1000-40-1621-52300	JOEL MURDOCK	Reimb Uniforms - J Murdock	04/30/2024	0	11.66	
		Vendor Subtotal:			161.66	
1000-40-1621-52840	DRJ GROUP, LLC	Fire Extinguisher Training	04/30/2024	0	168.00	00027257
		Vendor Subtotal:			168.00	
1000-40-1621-52890	MENARDS (MUSC)	Temp Gun	04/30/2024	0	15.99	
1000-40-1621-52890	MENARDS (MUSC)	Metal Polish	04/30/2024	0	39.94	
		Vendor Subtotal:			55.93	
1000-40-1621-53400	CHEMSEARCH	55 Gal Drum of Citrus Fullback for Asph:	04/30/2024	0	2,697.75	00027255
1000-40-1621-53400	CHEMSEARCH	Fuel Surcharge	04/30/2024	0	9.95	
		Vendor Subtotal:			2,707.70	
1000-40-1621-53400	LOGAN CONTRACTORS SUPPLY INC	2 Pallets of CRAFCO Road Save 231 Cra	04/30/2024	0	3,600.00	00027299
		Vendor Subtotal:			3,600.00	
1000-40-1621-62260	PS3 Enterprises Inc.	Temp Sanitation	04/30/2024	0	100.00	
		Vendor Subtotal:			100.00	
1000-40-1621-62530	IOWA STATE UNIVERSITY OF SCIEN	dTIMS Annual Maintenance and CTRE M	04/30/2024	0	3,000.00	00027281
		Vendor Subtotal:			3,000.00	
1000-40-1621-65310	ALLIANT ENERGY	April Gas - DOT Bldg	04/30/2024	0	690.29	
		Vendor Subtotal:			690.29	
1000-40-1622-52100	MENARDS (MUSC)	Grass Seed	04/30/2024	0	59.98	
		Vendor Subtotal:			59.98	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
1000-40-1622-52890	MENARDS (MUSC)	5 Gal Pail Pump	04/30/2024	0	24.99	
1000-40-1622-52890	MENARDS (MUSC)	Mineral Spirits	04/30/2024	0	14.99	
1000-40-1622-52890	MENARDS (MUSC)	Metal Primer/Rust Inhibiter	04/30/2024	0	28.95	
1000-40-1622-52890	MENARDS (MUSC)	Primer Spray	04/30/2024	0	17.98	
		Vendor Subtotal:			86.91	
1000-40-1624-52830	MENARDS (MUSC)	Tape Measure	04/25/2024	0	10.99	
		Vendor Subtotal:			10.99	
1000-40-1624-52890	IOWA PRISON INDUSTRIES	Date Code Sticker	04/30/2024	0	250.00	00027155
1000-40-1624-52890	IOWA PRISON INDUSTRIES	Date Code Sticker	04/30/2024	0	100.00	
1000-40-1624-52890	IOWA PRISON INDUSTRIES	Rivet Drive Jumbo Aluminum	04/30/2024	0	190.00	00027155
1000-40-1624-52890	IOWA PRISON INDUSTRIES	Rivet Drive Jumbo Aluminum	04/30/2024	0	21.00	
		Vendor Subtotal:			561.00	
1000-40-1641-61550	RIVER REHABILITATION INC	Worksteps - Birch	04/25/2024	0	137.00	
		Vendor Subtotal:			137.00	
1000-40-1641-65210	MUSCATINE POWER & WATER	April Base PRI	04/30/2024	0	26.30	
		Vendor Subtotal:			26.30	
1000-40-1641-65250	MUSCATINE POWER & WATER	March Fax - PW	04/30/2024	0	22.56	
		Vendor Subtotal:			22.56	
		Subtotal for FUND: 1000			98,979.41	
3981-30-3981-62460	SCHOLASTIC INC	Summer Reading Program Prizes	04/25/2024	0	1,034.00	
		Vendor Subtotal:			1,034.00	
3981-30-3981-62460	DAN CHAPMAN	Presenter of Movies - Channel 5	04/25/2024	0	100.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			100.00	
3981-30-3983-65240	MUSCATINE POWER & WATER	April Channel 5 - Library	04/30/2024	0	330.83	
		Vendor Subtotal:			330.83	
		Subtotal for FUND: 3981			1,464.83	
4195-40-4197-73300	HEUER CONSTRUCTION	Sidewalk Extnesion on Grandview Ave P	04/30/2024	0	33,752.27	
		Vendor Subtotal:			33,752.27	
		Subtotal for FUND: 4195			33,752.27	
4276-40-4276-61660	MORLAND ENVIRONMENTAL SERV	Asbestos Inspection of House at 700 Juni	04/30/2024	0	1,500.00	00027158
		Vendor Subtotal:			1,500.00	
4276-40-4276-62320	SYCAMORE PRINTING INC	KE Flatwork Notice Door Hanger	04/25/2024	0	8.00	
		Vendor Subtotal:			8.00	
4276-40-4276-73100	HAGERTY EARTHWORKS	West Hill Pase 5A Pay App #46	04/30/2024	0	110,666.04	
		Vendor Subtotal:			110,666.04	
4276-40-4276-73100	KE FLATWORK INC	West Hill 6A/B Pay App #71	04/30/2024	0	101,086.24	
		Vendor Subtotal:			101,086.24	
		Subtotal for FUND: 4276			213,260.28	
4491-00-4491-73500	CR LANDSCAPING	Black Gate Clasps for Taylor Park Pickle	04/30/2024	0	299.98	00025558
		Vendor Subtotal:			299.98	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Subtotal for FUND: 4491			299.98	
4842-00-4847-68300	BACK IN LINE	Facade Grant	04/30/2024	0	2,339.02	
		Vendor Subtotal:			2,339.02	
4842-00-4847-68300	GOOD KARMA CREATIONS	Facade Grant	04/30/2024	0	3,584.50	
		Vendor Subtotal:			3,584.50	
		Subtotal for FUND: 4842			5,923.52	
4863-10-4863-61420	BOLTON & MENK INC	New AVGAS Fuel System	04/30/2024	0	5,287.10	
		Vendor Subtotal:			5,287.10	
		Subtotal for FUND: 4863			5,287.10	
4865-40-4865-61420	BOLTON & MENK INC	Runway Lighting	04/30/2024	0	17,878.20	
		Vendor Subtotal:			17,878.20	
		Subtotal for FUND: 4865			17,878.20	
5211-40-5211-51100	QUILL CORPORATION	#901-TCRB1172 - Custom Cash Receipt	04/25/2024	0	123.95	00026991
		Vendor Subtotal:			123.95	
5211-40-5211-51100	AMAZON.COM	Badge Holders/Calc Roll	04/25/2024	0	33.20	
		Vendor Subtotal:			33.20	
5211-40-5211-51300	QUILL CORPORATION	Cardstock	04/25/2024	0	25.48	
		Vendor Subtotal:			25.48	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
5211-40-5211-52400	AMAZON.COM	Disinfectant Spray	04/30/2024	0	67.20	
		Vendor Subtotal:			67.20	
5211-40-5211-52890	AMAZON.COM	Retractable Reel Clips Set/USB C Adapte	04/30/2024	0	21.87	
		Vendor Subtotal:			21.87	
5211-40-5211-62250	LAJEK PEST CONTROL SOLUTIONS	Pest Control for Buses	04/25/2024	0	405.00	00027222
		Vendor Subtotal:			405.00	
5211-40-5211-64200	DRJ GROUP, LLC	Fire Extinguisher Training	04/30/2024	0	168.00	00027257
		Vendor Subtotal:			168.00	
5211-40-5211-65210	MUSCATINE POWER & WATER	April Base PRI	04/30/2024	0	52.61	
		Vendor Subtotal:			52.61	
5211-40-5211-65275	AMAZON.COM	Charging Station for Tablets	04/25/2024	0	48.99	00027204
5211-40-5211-65275	AMAZON.COM	Tablet Screen Protectors	04/25/2024	0	15.98	00027204
5211-40-5211-65275	AMAZON.COM	Vehicle Mount for Tablets	04/25/2024	0	779.40	00027204
5211-40-5211-65275	AMAZON.COM	Galaxy Tablet Covers	04/25/2024	0	125.88	00027204
		Vendor Subtotal:			970.25	
5211-40-5211-74100	DIAMOND MANUFACTURING, INC.	Farebox for New Bus Replacing Bus #246	04/25/2024	0	1,010.00	00027218
		Vendor Subtotal:			1,010.00	
		Subtotal for FUND: 5211			2,877.56	
5311-05-5311-62370	LUPTON & TOYNE PRINTERS	Leased Parking Hangtags Violet-Teal-Pin	04/25/2024	0	115.00	00027199
		Vendor Subtotal:			115.00	
5311-05-5311-69900	MUSCATINE COUNTY TREASURER	Reimb Plate JWB122	04/25/2024	0	5.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			5.00	
		Subtotal for FUND: 5311			120.00	
5451-25-5451-52830	CEDAR COUNTY REPAIR	WEEDWHIP	04/25/2024	0	420.00	00027258
5451-25-5451-52830	CEDAR COUNTY REPAIR	WEEDWHIP	04/25/2024	0	69.98	
		Vendor Subtotal:			489.98	
5451-25-5451-52890	CEDAR COUNTY REPAIR	Throttle Trigger	04/25/2024	0	72.96	
		Vendor Subtotal:			72.96	
5451-25-5451-53130	PLUMB SUPPLY COMPANY	Repair Kit/Handle	04/30/2024	0	37.23	
5451-25-5451-53130	PLUMB SUPPLY COMPANY	Coupling/Slip Cap	04/30/2024	0	31.68	
		Vendor Subtotal:			68.91	
5451-25-5451-53130	SITEONE LANDSCAPE SUPPLY	Nipple/Bushing/Adapter	04/25/2024	0	30.17	
		Vendor Subtotal:			30.17	
5451-25-5451-53220	R & R PRODUCTS INC	BEARINGS	04/30/2024	0	38.40	00027288
5451-25-5451-53220	R & R PRODUCTS INC	SEALS	04/30/2024	0	12.50	00027288
5451-25-5451-53220	R & R PRODUCTS INC	OVERHAUL KIT	04/30/2024	0	76.90	00027288
5451-25-5451-53220	R & R PRODUCTS INC	SHIPPING	04/30/2024	0	15.90	00027288
		Vendor Subtotal:			143.70	
5451-25-5451-53220	SINCLAIR	File Handle	04/30/2024	0	11.49	
		Vendor Subtotal:			11.49	
5451-25-5451-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Golf	04/30/2024	0	90.81	
		Vendor Subtotal:			90.81	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
5451-25-5451-62250	LAJEK PEST CONTROL SOLUTIONS	Pest Control	04/30/2024	0	45.00	
		Vendor Subtotal:			45.00	
5451-25-5451-62450	A TECH/FREEMAN ALARM	Security 5/1/24 - 7/31/24	05/01/2024	0	114.00	
		Vendor Subtotal:			114.00	
5451-25-5451-63300	CULLIGAN INC	Softener	04/30/2024	0	20.95	
		Vendor Subtotal:			20.95	
5451-25-5451-65240	MUSCATINE POWER & WATER	March - April Machlink	04/30/2024	0	61.99	
		Vendor Subtotal:			61.99	
5451-25-5451-67130	VAN WALL EQUIPMENT INC.	Repair/Labor	04/30/2024	0	1,230.84	
		Vendor Subtotal:			1,230.84	
5451-25-5452-52851	7G DISTRIBUTING LLC	Beer for Resale	04/25/2024	0	476.70	
5451-25-5452-52851	7G DISTRIBUTING LLC	Beer for Resale	04/30/2024	0	112.00	
		Vendor Subtotal:			588.70	
5451-25-5452-52851	IOWA BEVERAGE	Beer for Resale	04/25/2024	0	509.20	
5451-25-5452-52851	IOWA BEVERAGE	Beer for Resale	04/25/2024	0	749.35	
		Vendor Subtotal:			1,258.55	
5451-25-5452-52852	COCA-COLA BOTTLING COMPANY	Soda for Resale	04/25/2024	0	334.88	
5451-25-5452-52852	COCA-COLA BOTTLING COMPANY	Soda for Resale	04/25/2024	0	758.91	
5451-25-5452-52852	COCA-COLA BOTTLING COMPANY	Soda for Resale	04/30/2024	0	199.40	
		Vendor Subtotal:			1,293.19	
5451-25-5452-52852	PERFORMANCE FOOD SERVICE	Food for Resale	04/25/2024	0	696.44	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			696.44	
5451-25-5452-52853	CALLAWAY GOLF COMPANY	CHROME SOFT DOZEN	04/30/2024	0	123.84 00027165	
5451-25-5452-52853	CALLAWAY GOLF COMPANY	SHIPPING	04/30/2024	0	8.00 00027165	
		Vendor Subtotal:			131.84	
5451-25-5452-52853	TAYLOR MADE GOLF COMPANY	IN Shipping	04/25/2024	0	30.00 00026982	
5451-25-5452-52853	TAYLOR MADE GOLF COMPANY	IN Taylor Made TP5X 3 Dozen Balls	04/25/2024	0	912.65 00026982	
5451-25-5452-52853	TAYLOR MADE GOLF COMPANY	IN Shipping	04/25/2024	0	5.00	
		Vendor Subtotal:			947.65	
5451-25-5452-52853	TITLEIST	SHIPPING	04/25/2024	0	15.48 00027189	
5451-25-5452-52853	TITLEIST	TITLEIST TSR1 HYBRID	04/25/2024	0	230.30 00027189	
5451-25-5452-52853	TITLEIST	PRO V1 DOZEN BALLS	04/30/2024	0	122.01 00027118	
5451-25-5452-52853	TITLEIST	SHIPPING	04/30/2024	0	8.00 00027118	
5451-25-5452-52853	TITLEIST	Pro V1 Dozen Balls	04/30/2024	0	373.50 00025875	
5451-25-5452-52853	TITLEIST	Pro V1 Dozen Balls	04/30/2024	0	12.78	
		Vendor Subtotal:			762.07	
5451-25-5452-52853	GFSI LLC	Resale Merch	04/25/2024	0	88.89	
5451-25-5452-52853	GFSI LLC	Resale Merch	04/25/2024	0	54.87	
5451-25-5452-52853	GFSI LLC	Resale Merch	04/30/2024	0	52.75	
		Vendor Subtotal:			196.51	
5451-25-5452-65240	MUSCATINE POWER & WATER	March - April Machlink	04/30/2024	0	61.99	
		Vendor Subtotal:			61.99	
		Subtotal for FUND: 5451			8,317.74	
5466-25-5466-53220	CPEC	1 - MORRISON 918 DUAL CHANNEL	04/25/2024	0	1,452.00 00027078	
		Vendor Subtotal:			1,452.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
5466-25-5466-69900	BLAKE ALLINGTON	Start Up Cash Gas Dock	05/01/2024	0	100.00	
		Vendor Subtotal:			100.00	
		Subtotal for FUND: 5466			1,552.00	
5642-45-5642-65240	MUSCATINE POWER & WATER	March - April Machlink	04/30/2024	0	61.99	
		Vendor Subtotal:			61.99	
5642-45-5642-74100	ELLIOTT EQUIPMENT COMPANY	2024 Freightliner Rear Load Truck	04/30/2024	0	234,900.00	00027044
		Vendor Subtotal:			234,900.00	
5642-45-5643-52300	PHELPS CUSTOM IMAGE WEAR	Uniforms - Van Auken	04/25/2024	0	35.00	
		Vendor Subtotal:			35.00	
		Subtotal for FUND: 5642			234,996.99	
5658-45-5658-51300	AMAZON.COM	W1380X HP #138X Black High-Yield Tc	04/25/2024	0	251.78	00027290
		Vendor Subtotal:			251.78	
5658-45-5658-52840	DRJ GROUP, LLC	Fire Extinguisher Training	04/30/2024	0	144.00	00027257
		Vendor Subtotal:			144.00	
		Subtotal for FUND: 5658			395.78	
5660-50-5661-65240	MUSCATINE POWER & WATER	March - April Machlink	04/30/2024	0	61.99	
		Vendor Subtotal:			61.99	
5660-50-5662-52100	MENARDS (MUSC)	Weed Killer	04/25/2024	0	9.64	
		Vendor Subtotal:			9.64	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
5660-50-5662-52300	PHELPS CUSTOM IMAGE WEAR	Uniforms - S Swift	04/25/2024	0	98.66	
5660-50-5662-52300	PHELPS CUSTOM IMAGE WEAR	Uniforms - K Anson	04/25/2024	0	167.32	
		Vendor Subtotal:			265.98	
5660-50-5662-52830	AMAZON.COM	Pliers	04/25/2024	0	25.98	
		Vendor Subtotal:			25.98	
5660-50-5662-52840	DRJ GROUP, LLC	First Aid Supplies	04/25/2024	0	46.28	
		Vendor Subtotal:			46.28	
5660-50-5662-52890	MENARDS (MUSC)	Supplies	04/25/2024	0	50.60	
		Vendor Subtotal:			50.60	
5660-50-5662-53120	VAN METER INDUSTRIAL INC	Wire for ADB Building	04/25/2024	0	4,880.94	00027210
		Vendor Subtotal:			4,880.94	
5660-50-5662-53140	MENARDS (MUSC)	Paint	04/25/2024	0	17.94	
		Vendor Subtotal:			17.94	
5660-50-5662-53210	DELL MARKETING L.P.	MFS22 Dell AIO Stand	04/25/2024	0	384.76	00027213
5660-50-5662-53210	DELL MARKETING L.P.	OptiPlex Micro	04/25/2024	0	4,158.64	00027213
5660-50-5662-53210	DELL MARKETING L.P.	P2422H Dell 24" Monitor	04/25/2024	0	165.59	00027213
		Vendor Subtotal:			4,708.99	
5660-50-5662-53210	MENARDS (MUSC)	Clevis Pin/Shackle	04/25/2024	0	29.54	
		Vendor Subtotal:			29.54	
5660-50-5662-53210	AMAZON.COM	Ethernet Cable/Switch	04/30/2024	0	64.78	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			64.78	
5660-50-5662-53220	MOTION INDUSTRIES INC	Firehose	04/25/2024	0	528.00	00027115
5660-50-5662-53220	MOTION INDUSTRIES INC	Firehose	04/25/2024	0	21.31	
		Vendor Subtotal:			549.31	
5660-50-5662-53340	WENDLING QUARRIES INC	Rock	04/25/2024	0	191.18	
		Vendor Subtotal:			191.18	
5660-50-5662-67140	MUSCATINE LAWN & POWER	Hustler Mower Tires	04/30/2024	0	458.00	00027294
		Vendor Subtotal:			458.00	
5660-50-5662-67140	AMAZON.COM	Inner Tube	04/25/2024	0	14.39	
		Vendor Subtotal:			14.39	
5660-50-5663-65310	ALLIANT ENERGY	March Gas - Love's	04/25/2024	0	487.27	
		Vendor Subtotal:			487.27	
5660-50-5665-52210	HACH COMPANY	e COD Recycling Service 5-Gallon	04/25/2024	0	439.00	00027177
		Vendor Subtotal:			439.00	
5660-50-5665-52210	MENARDS (MUSC)	Water	04/25/2024	0	29.28	
		Vendor Subtotal:			29.28	
5660-50-5665-52210	MIDLAND SCIENTIFIC INC	Lab Supplies	04/25/2024	0	864.08	00027179
		Vendor Subtotal:			864.08	
5660-50-5665-69200	MAILBOXES & PARCEL DEPOT	Shipping	04/25/2024	0	21.60	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			21.60	
5660-50-5666-53210	AMAZON.COM	Sludge Judge 15' Length	04/25/2024	0	151.64 00027243	
		Vendor Subtotal:			151.64	
5660-50-5668-52830	MENARDS (MUSC)	Brush Set/Adapter/RIP Bar	04/25/2024	0	51.82	
5660-50-5668-52830	MENARDS (MUSC)	Tools	04/25/2024	0	74.89 00027245	
5660-50-5668-52830	MENARDS (MUSC)	Tools	04/25/2024	0	164.78 00027246	
		Vendor Subtotal:			291.49	
5660-50-5668-53130	MENARDS (MUSC)	Hose Valve	04/25/2024	0	59.90	
		Vendor Subtotal:			59.90	
5660-50-5668-53220	MENARDS (MUSC)	Hardware	04/25/2024	0	60.64 00027245	
5660-50-5668-53220	MENARDS (MUSC)	Gloves	04/25/2024	0	22.92 00027246	
		Vendor Subtotal:			83.56	
		Subtotal for FUND: 5660			13,803.36	
5664-40-5664-52300	TIM SHAW	Reimb Safety Shoes - T Shaw	04/30/2024	0	128.40	
		Vendor Subtotal:			128.40	
5664-40-5664-64200	DRJ GROUP, LLC	Fire Extinguisher Training	04/30/2024	0	60.00 00027257	
		Vendor Subtotal:			60.00	
5664-40-5664-65240	IOWA ONE CALLS	February One Calls	04/30/2024	0	57.70	
		Vendor Subtotal:			57.70	
		Subtotal for FUND: 5664			246.10	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
5711-10-5711-61220	LAW OFFICES OF HOPKINS & HUBN	March Legal - Litigation	04/30/2024	0	90.00	
		Vendor Subtotal:			90.00	
5711-10-5711-61650	CARVER AERO INC	May 2024	05/01/2024	0	3,875.00	
		Vendor Subtotal:			3,875.00	
5711-10-5711-62250	LAJEK PEST CONTROL SOLUTIONS	Pest Control	04/30/2024	0	90.00	
		Vendor Subtotal:			90.00	
		Subtotal for FUND: 5711			4,055.00	
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Credit	04/25/2024	0	-356.80	
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Cervical Collar Bag	04/25/2024	0	36.99	
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#14172 Snug-Fit Nonwoven Barrier Shee	04/25/2024	0	162.99	00027071
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Needle Free Connect	04/25/2024	0	71.00	
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#2021-14635 Curaplex Select Nasopharyn	04/25/2024	0	29.90	00027194
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Curaplex DART	04/25/2024	0	90.00	
		Vendor Subtotal:			34.08	
5811-20-5811-52840	S.J. SMITH CO.	Oxygen	04/25/2024	0	96.85	
5811-20-5811-52840	S.J. SMITH CO.	Oxygen	04/25/2024	0	92.38	
		Vendor Subtotal:			189.23	
5811-20-5811-52840	UNITYPOINT HEALTH	Ambulance Restock - March 2024	04/25/2024	0	472.26	
		Vendor Subtotal:			472.26	
5811-20-5811-52840	TELEFLEX LLC	EZ-IO 25MM Needle Set + Stabilizer	04/25/2024	0	677.50	00027121
		Vendor Subtotal:			677.50	
5811-20-5811-53220	ARNOLD MOTOR SUPPLY	Windshield Wipers	04/25/2024	0	23.98	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			23.98	
5811-20-5811-53220	FOSTER COACH SALES INC	Flange	04/25/2024	0	55.89	
		Vendor Subtotal:			55.89	
5811-20-5811-61140	PCC INC	Ambulance Billing February	04/25/2024	0	13,145.10	
		Vendor Subtotal:			13,145.10	
5811-20-5811-62370	SYCAMORE PRINTING INC	MFD (EMS) Survey Postcards	04/25/2024	0	134.00	00027214
		Vendor Subtotal:			134.00	
5811-20-5811-64200	KIRKWOOD COMMUNITY COLLEGE	Annual EMS CEH Agreement	04/25/2024	0	200.00	
		Vendor Subtotal:			200.00	
5811-20-5811-64600	SCOTT COMMUNITY COLLEGE	Paramedic Class	04/25/2024	0	1,123.20	
		Vendor Subtotal:			1,123.20	
5811-20-5811-67310	ADVANCED BUSINESS SYSTEMS INC	Copier	04/25/2024	0	177.30	
		Vendor Subtotal:			177.30	
		Subtotal for FUND: 5811			16,232.54	
7625-40-7625-52740	NAPA OF MUSCATINE	Oil	04/25/2024	0	48.93	
		Vendor Subtotal:			48.93	
7625-40-7625-52740	RAINBO OIL CO-JET BULK OIL	0w20 for Stock	04/25/2024	0	675.40	00027231
		Vendor Subtotal:			675.40	
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Tune Up	04/30/2024	0	95.88	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			95.88	
7625-40-7625-53210	LAWSON PRODUCTS INC	Hardware	04/30/2024	0	50.25	
		Vendor Subtotal:			50.25	
7625-40-7625-53210	NAPA OF MUSCATINE	Fuse	04/25/2024	0	6.90	
7625-40-7625-53210	NAPA OF MUSCATINE	Credit on Account	04/25/2024	0	-53.99	
7625-40-7625-53210	NAPA OF MUSCATINE	Credit on Account	04/25/2024	0	-6.83	
		Vendor Subtotal:			-53.92	
7625-40-7625-53210	TERMINAL SUPPLY CO	Terminals for Stock	04/30/2024	0	252.84	00027283
7625-40-7625-53210	TERMINAL SUPPLY CO	Freight	04/30/2024	0	15.97	
		Vendor Subtotal:			268.81	
7625-40-7625-53210	CARQUEST OF MUSCATINE	Fuel Filter	04/25/2024	0	29.00	
7625-40-7625-53210	CARQUEST OF MUSCATINE	Filters for Stock	04/25/2024	0	157.48	00027275
7625-40-7625-53210	CARQUEST OF MUSCATINE	Filters for Stock	04/30/2024	0	33.08	
		Vendor Subtotal:			219.56	
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Air Filters for 418	04/25/2024	0	148.40	00027235
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Alternator #629	04/25/2024	0	232.04	
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Gasket Maker	04/25/2024	0	21.38	
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Fiberglass Pad	04/30/2024	0	42.97	
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Return	04/25/2024	0	-290.62	
		Vendor Subtotal:			154.17	
7625-40-7625-53220	HENDERSON PRODUCTS INC.	Hardware for 153 and 48 Blades	04/25/2024	0	303.52	00027172
		Vendor Subtotal:			303.52	
7625-40-7625-53220	MENARDS (MUSC)	Mineral Spirit/Metal Primer	04/25/2024	0	21.98	
7625-40-7625-53220	MENARDS (MUSC)	Enamel Paint	04/25/2024	0	80.94	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			102.92	
7625-40-7625-53220	OLD DOMINION BRUSH	Latchfit/Return	04/25/2024	0	66.36	
		Vendor Subtotal:			66.36	
7625-40-7625-53220	GTG PETERBILT - DAVENPORT	Leaf Springs for Unit 439.	04/25/2024	0	1,589.87	00027181
7625-40-7625-53220	GTG PETERBILT - DAVENPORT	Ubolts/Stud/Spring	04/25/2024	0	347.80	
7625-40-7625-53220	GTG PETERBILT - DAVENPORT	Leaf Springs	04/25/2024	0	1,259.98	
7625-40-7625-53220	GTG PETERBILT - DAVENPORT	Return	04/25/2024	0	-1,293.98	
7625-40-7625-53220	GTG PETERBILT - DAVENPORT	Return	04/25/2024	0	-259.96	
		Vendor Subtotal:			1,643.71	
7625-40-7625-53220	REEVES BATTERY SALES	Battery for #5	04/30/2024	0	140.00	00027312
7625-40-7625-53220	REEVES BATTERY SALES	Batteries for 20	04/30/2024	0	360.00	00027345
		Vendor Subtotal:			500.00	
7625-40-7625-53220	S.J. SMITH CO.	Credit On Account	04/25/2024	0	-9.30	
7625-40-7625-53220	S.J. SMITH CO.	Credit On Account	04/25/2024	0	-8.40	
		Vendor Subtotal:			-17.70	
7625-40-7625-53220	SADLER POWER TRAIN INC	Brake Hardware for 440	04/25/2024	0	241.09	00027282
7625-40-7625-53220	SADLER POWER TRAIN INC	Return	04/25/2024	0	-45.15	
7625-40-7625-53220	SADLER POWER TRAIN INC	Brake Shoes, Kits for 440	04/30/2024	0	1,127.94	00027301
7625-40-7625-53220	SADLER POWER TRAIN INC	Core Return	04/30/2024	0	-192.00	
		Vendor Subtotal:			1,131.88	
7625-40-7625-53220	CARQUEST OF MUSCATINE	Spark Plugs for #743	04/25/2024	0	150.58	00027253
7625-40-7625-53220	CARQUEST OF MUSCATINE	Filter/Lubricant	04/30/2024	0	21.46	
		Vendor Subtotal:			172.04	
7625-40-7625-53220	EMAG MUSCATINE CBG LLC	Fuel Pump for #754	04/25/2024	0	486.77	00027187
7625-40-7625-53220	EMAG MUSCATINE CBG LLC	Pipe	04/25/2024	0	20.75	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			507.52	
7625-40-7625-64200	DRJ GROUP, LLC	Fire Extinguisher Training	04/30/2024	0	48.00 00027257	
		Vendor Subtotal:			48.00	
7625-40-7625-67130	GTG PETERBILT - DAVENPORT	Diagnose Cooling Fan Issue	04/30/2024	0	698.99 00027318	
		Vendor Subtotal:			698.99	
7625-40-7625-67130	TRUCK AND AUTO REPAIR	Monthly Inspection for RC13,14,15 Marc	04/30/2024	0	281.00 00027221	
		Vendor Subtotal:			281.00	
7625-40-7625-67130	TRUCKS UNLIMITED INC	Scan/Diagnose Transmission in 434	04/30/2024	0	150.00 00027316	
		Vendor Subtotal:			150.00	
7625-40-7625-67130	EMAG MUSCATINE CBG LLC	Program Keys #756	04/30/2024	0	147.00	
		Vendor Subtotal:			147.00	
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Repairs 439	04/25/2024	0	157.00 00027233	
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Repairs for RC14, 434	04/25/2024	0	129.95 00027232	
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Tire Repair	04/25/2024	0	88.50	
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	315/80R22.5 for Stock	04/25/2024	0	814.00 00027247	
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Repairs for RC14	04/25/2024	0	123.50 00027264	
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Tire Repair	04/25/2024	0	35.00	
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Police Car Tires for Stock	04/25/2024	0	608.00 00027244	
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Mounting for 258,753,439	04/25/2024	0	194.80 00027274	
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Tire Repair	04/30/2024	0	95.00	
		Vendor Subtotal:			2,245.75	
7625-40-7625-67140	EASTERN IOWA TIRE INC	Transfer Trailer Tires RC13,14,15	04/25/2024	0	1,609.50 00026764	
7625-40-7625-67140	EASTERN IOWA TIRE INC	Bus Tires for Stock	04/30/2024	0	741.54 00027237	
7625-40-7625-67140	EASTERN IOWA TIRE INC	11R22.5 Drives for Stock	04/30/2024	0	1,179.75 00027295	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			3,530.79	
		Subtotal for FUND: 7625			12,970.86	
7921-00-7921-69900	BETTENDORF PUBLIC LIBRARY	Reimb - Love & Respect - The Love She l	04/25/2024	0	15.00	
		Vendor Subtotal:			15.00	
		Subtotal for FUND: 7921			15.00	
7940-00-7940-65210	MUSCATINE POWER & WATER	April Base PRI	04/30/2024	0	52.61	
		Vendor Subtotal:			52.61	
7940-00-7940-65240	MUSCATINE POWER & WATER	March - April Machlink	04/30/2024	0	123.98	
		Vendor Subtotal:			123.98	
		Subtotal for FUND: 7940			176.59	
8142-10-8142-61660	BI-STATE REGIONAL COMMISSION	NRP Grant	04/25/2024	0	6,016.28	
		Vendor Subtotal:			6,016.28	
		Subtotal for FUND: 8142			6,016.28	
8144-10-8144-61660	BI-STATE REGIONAL COMMISSION	DTR Grant	04/25/2024	0	2,714.04	
		Vendor Subtotal:			2,714.04	
		Subtotal for FUND: 8144			2,714.04	
8147-10-8147-61660	MORLAND ENVIRONMENTAL SERV	Asbestos Testing at 5 Properties to be Dei	04/25/2024	0	6,000.00	00026917
		Vendor Subtotal:			6,000.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Subtotal for FUND: 8147			6,000.00	
8148-10-8148-61520	RIVER REHABILITATION INC	Worksteps - Reyes/Bell	04/25/2024	0	274.00	
		Vendor Subtotal:			274.00	
8148-10-8148-62320	LUPTON & TOYNE PRINTERS	Business Cards	04/30/2024	0	30.00	
		Vendor Subtotal:			30.00	
8148-10-8148-62320	SYCAMORE PRINTING INC	Printing Community Engagement Flyer	04/30/2024	0	104.00	00027276
		Vendor Subtotal:			104.00	
		Subtotal for FUND: 8148			408.00	
8180-90-8180-62370	SYCAMORE PRINTING INC	Flyers for Community Awareness Events	04/30/2024	0	116.00	00027277
		Vendor Subtotal:			116.00	
		Subtotal for FUND: 8180			116.00	
8400-05-8400-74100	STIVERS FORD-LINCOLN	2024 Ford Police Interceptor	04/30/2024	0	136,755.00	00026929
		Vendor Subtotal:			136,755.00	
		Subtotal for FUND: 8400			136,755.00	
8450-05-8450-74250	PC NATION	QMG-00001 Microsoft Surface Pro 9, i7-	04/25/2024	0	2,291.03	00027183
		Vendor Subtotal:			2,291.03	
8450-05-8450-74250	AMAZON.COM	Hard Drive	04/30/2024	0	177.00	
		Vendor Subtotal:			177.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Subtotal for FUND: 8450					2,468.03	
8701-01-8701-69300	MUSCO SPORTS LIGHTING LLC	TIF Rebate FY24 Pmt #2	05/01/2024	0	29,352.77	
Vendor Subtotal:					29,352.77	
8701-01-8701-69300	WAL-VIEW DEVELOPMENTS LIMITED	TIF Rebate FY24 Pmt #2 Project 2	05/01/2024	0	83,522.77	
8701-01-8701-69300	WAL-VIEW DEVELOPMENTS LIMITED	TIF Rebate FY24 Pmt #2 Project 1	05/01/2024	0	173,846.41	
Vendor Subtotal:					257,369.18	
8701-01-8701-69300	GRANDVIEW SENIOR LOFTS LLC	TIF Rebate FY 24 Pmt #2	05/01/2024	0	8,340.98	
Vendor Subtotal:					8,340.98	
Subtotal for FUND: 8701					295,062.93	
8706-01-8706-69300	HARRISON LOFTS, LLC	TIF Rebate FY 24 Pmt #2	05/01/2024	0	17,263.90	
Vendor Subtotal:					17,263.90	
Subtotal for FUND: 8706					17,263.90	
8707-01-8707-69300	FRIDLEY PROPERTIES, LLC R.L. FRIDLEY	TIF Rebate FY 24 Pmt #2 Theater	05/01/2024	0	22,702.86	
8707-01-8707-69300	FRIDLEY PROPERTIES, LLC R.L. FRIDLEY	TIF Rebate FY 24 Pmt #2 Outlot #1	05/01/2024	0	3,475.45	
Vendor Subtotal:					26,178.31	
Subtotal for FUND: 8707					26,178.31	
8711-01-8711-69300	Riverview Hotel Development	TIF Rebate FY24 Pmt #2	05/01/2024	0	259,838.14	
Vendor Subtotal:					259,838.14	
Subtotal for FUND: 8711					259,838.14	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
8712-01-8712-69300	HNI CORPORATION	TIF Rebate FY24 Pmt #2	05/01/2024	0	51,931.44	
		Vendor Subtotal:			51,931.44	
		Subtotal for FUND: 8712			51,931.44	
8713-01-8713-69300	WHITE DISTRIBUTION SUPPLY INC.	TIF Rebate FY 24 Pmt #2	05/01/2024	0	30,317.38	
		Vendor Subtotal:			30,317.38	
		Subtotal for FUND: 8713			30,317.38	
8716-01-8716-69300	JNB OAK PARK L.P.	TIF Rebate FY24 Pmt #2	05/01/2024	0	13,336.77	
		Vendor Subtotal:			13,336.77	
		Subtotal for FUND: 8716			13,336.77	
8718-01-8718-69300	COLORADO SENIOR LOFTS LLC	TIF Rebate FY 24 Pmt #2	05/01/2024	0	32,984.04	
		Vendor Subtotal:			32,984.04	
		Subtotal for FUND: 8718			32,984.04	
9002-90-9020-41100	CITY OF MUSCATINE HOUSING RE\	Admin Full-Time Wages 4/26/24	04/30/2024	0	2,368.76	
9002-90-9020-41100	CITY OF MUSCATINE HOUSING RE\	Admin Part-Time Wages 4/26/24	04/30/2024	0	94.34	
9002-90-9020-41100	CITY OF MUSCATINE HOUSING RE\	Admin Longevity 4/26/24	04/30/2024	0	2.28	
		Vendor Subtotal:			2,465.38	
9002-90-9020-41904	CITY OF MUSCATINE HOUSING RE\	Mobile Phone 4/26/24	04/30/2024	0	4.50	
		Vendor Subtotal:			4.50	
9002-90-9020-41910	CROSSROADS INC.	Shredding	04/25/2024	0	11.00	
		Vendor Subtotal:			11.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
9002-90-9020-44100	CITY OF MUSCATINE HOUSING RE\	Maint Full-Time Wages 4/26/24	04/30/2024	0	1,895.74	
9002-90-9020-44100	CITY OF MUSCATINE HOUSING RE\	Maint Longevity 4/26/24	04/30/2024	0	7.80	
		Vendor Subtotal:			1,903.54	
9002-90-9020-44201	MENARDS (MUSC)	Batteries/Drive Star Bit	04/30/2024	0	98.52	
		Vendor Subtotal:			98.52	
9002-90-9020-44201	AMAZON.COM	Filter for Vacuum/Label Tape	04/30/2024	0	62.96	
9002-90-9020-44201	AMAZON.COM	Microfiber Towels	04/25/2024	0	15.98	
		Vendor Subtotal:			78.94	
9002-90-9020-44205	MENARDS (MUSC)	Gloves/Toggle	04/25/2024	0	29.67	
		Vendor Subtotal:			29.67	
9002-90-9020-44206	HD SUPPLY FACILITIES MAINT	Showerhead/Sink Basket	04/30/2024	0	58.23	
		Vendor Subtotal:			58.23	
9002-90-9020-44206	PLUMB SUPPLY COMPANY	Seat	04/25/2024	0	36.11	
		Vendor Subtotal:			36.11	
9002-90-9020-44210	MENARDS (MUSC)	Top Soil/Seed	04/25/2024	0	53.36	
		Vendor Subtotal:			53.36	
9002-90-9020-44301	CITY OF MUSCATINE	May 2024 Refuse	05/01/2024	0	182.32	
		Vendor Subtotal:			182.32	
9002-90-9020-44306	CITY OF MUSCATINE HOUSING RE\	Verizon - March GPS	04/25/2024	0	11.63	
		Vendor Subtotal:			11.63	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
9002-90-9020-45103	CITY OF MUSCATINE HOUSING RE\	Unemployment 4/26/24	04/30/2024	0	7.33	
		Vendor Subtotal:			7.33	
9002-90-9020-45401	CITY OF MUSCATINE HOUSING RE\	FICA 4/26/24	04/30/2024	0	301.42	
		Vendor Subtotal:			301.42	
9002-90-9020-45402	CITY OF MUSCATINE HOUSING RE\	IPERS 4/26/24	04/30/2024	0	412.42	
		Vendor Subtotal:			412.42	
9002-90-9020-45403	CITY OF MUSCATINE HOUSING RE\	Health Insurance 4/26/24	04/30/2024	0	3,948.87	
		Vendor Subtotal:			3,948.87	
9002-90-9020-45404	CITY OF MUSCATINE HOUSING RE\	Life Insurance 4/26/24	04/30/2024	0	18.87	
		Vendor Subtotal:			18.87	
9002-90-9020-45405	CITY OF MUSCATINE HOUSING RE\	Dental Insurance 4/26/24	04/30/2024	0	59.62	
		Vendor Subtotal:			59.62	
9002-90-9020-45406	CITY OF MUSCATINE HOUSING RE\	LTD Insurance 4/26/24	04/30/2024	0	24.44	
9002-90-9020-45406	CITY OF MUSCATINE HOUSING RE\	LTD BW Insurance 4/26/24	04/30/2024	0	3.19	
		Vendor Subtotal:			27.63	
		Subtotal for FUND: 9002			9,709.36	
9004-90-9040-41100	CITY OF MUSCATINE HOUSING RE\	Admin Full-Time Wages 4/26/24	04/30/2024	0	3,975.72	
9004-90-9040-41100	CITY OF MUSCATINE HOUSING RE\	Admin Part-Time Wages 4/26/24	04/30/2024	0	150.96	
9004-90-9040-41100	CITY OF MUSCATINE HOUSING RE\	Admin Longevity 4/26/24	04/30/2024	0	5.20	
		Vendor Subtotal:			4,131.88	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
9004-90-9040-41910	CROSSROADS INC.	Shredding	04/25/2024	0	11.00	
		Vendor Subtotal:			11.00	
9004-90-9040-44100	CITY OF MUSCATINE HOUSING RE\	Maint Full-Time Wages 4/26/24	04/30/2024	0	947.86	
9004-90-9040-44100	CITY OF MUSCATINE HOUSING RE\	Maint Part-Time Wages 4/26/24	04/30/2024	0	3,724.00	
9004-90-9040-44100	CITY OF MUSCATINE HOUSING RE\	Maint Longevity 4/26/24	04/30/2024	0	13.65	
		Vendor Subtotal:			4,685.51	
9004-90-9040-44201	MENARDS (MUSC)	Water/Paper Towels	04/25/2024	0	49.05	
		Vendor Subtotal:			49.05	
9004-90-9040-44206	PLUMB SUPPLY COMPANY	Wax Ring/Bowl Kit/Drain Cleaner	04/25/2024	0	49.73	
		Vendor Subtotal:			49.73	
9004-90-9040-44301	CITY OF MUSCATINE	May 2024 Refuse	05/01/2024	0	98.20	
		Vendor Subtotal:			98.20	
9004-90-9040-44305	JOHNSON CONTROLS SECURITY SC	Alarms 5/1/24 - 7/31/24	05/01/2024	0	3,318.17	
		Vendor Subtotal:			3,318.17	
9004-90-9040-44306	CITY OF MUSCATINE HOUSING RE\	Verizon - March GPS	04/25/2024	0	11.64	
		Vendor Subtotal:			11.64	
9004-90-9040-45103	CITY OF MUSCATINE HOUSING RE\	Unemployment 4/26/24	04/30/2024	0	17.66	
		Vendor Subtotal:			17.66	
9004-90-9040-45401	CITY OF MUSCATINE HOUSING RE\	FICA 4/26/24	04/30/2024	0	632.71	
		Vendor Subtotal:			632.71	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
9004-90-9040-45402	CITY OF MUSCATINE HOUSING RE\IPERS	4/26/24	04/30/2024	0	832.36	
		Vendor Subtotal:			832.36	
9004-90-9040-45403	CITY OF MUSCATINE HOUSING RE\Health Insurance	4/26/24	04/30/2024	0	1,518.80	
		Vendor Subtotal:			1,518.80	
9004-90-9040-45404	CITY OF MUSCATINE HOUSING RE\Life Insurance	4/26/24	04/30/2024	0	9.31	
		Vendor Subtotal:			9.31	
9004-90-9040-45405	CITY OF MUSCATINE HOUSING RE\Dental Insurance	4/26/24	04/30/2024	0	22.93	
		Vendor Subtotal:			22.93	
9004-90-9040-45406	CITY OF MUSCATINE HOUSING RE\LTD Insurance	4/26/24	04/30/2024	0	10.32	
9004-90-9040-45406	CITY OF MUSCATINE HOUSING RE\LTD BW Insurance	4/26/24	04/30/2024	0	1.60	
		Vendor Subtotal:			11.92	
		Subtotal for FUND: 9004			15,400.87	
9006-90-9060-41100	CITY OF MUSCATINE HOUSING RE\Admin Full-Time Wages	4/26/24	04/30/2024	0	1,187.64	
9006-90-9060-41100	CITY OF MUSCATINE HOUSING RE\Admin Part-Time Wages	4/26/24	04/30/2024	0	94.36	
9006-90-9060-41100	CITY OF MUSCATINE HOUSING RE\Admin Longevity	4/26/24	04/30/2024	0	1.95	
		Vendor Subtotal:			1,283.95	
9006-90-9060-41902	LUPTON & TOYNE PRINTERS	Business Cards	04/30/2024	0	30.00	
		Vendor Subtotal:			30.00	
9006-90-9060-41904	CITY OF MUSCATINE HOUSING RE\Phone Allowance	4/26/24	04/30/2024	0	3.00	
		Vendor Subtotal:			3.00	
9006-90-9060-41910	CROSSROADS INC.	Shredding	04/25/2024	0	11.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			11.00	
9006-90-9060-43100	MUSCATINE POWER & WATER	April Water - 2800 Apt A	04/25/2024	0	10.67	
		Vendor Subtotal:			10.67	
9006-90-9060-43200	MUSCATINE POWER & WATER	April Electric - 2800 Apt A	04/25/2024	0	18.77	
		Vendor Subtotal:			18.77	
9006-90-9060-43700	ALLIANT ENERGY	April Gas - Sunset Office	04/25/2024	0	100.04	
9006-90-9060-43700	ALLIANT ENERGY	April Gas - Sunset Garage	04/25/2024	0	74.62	
		Vendor Subtotal:			174.66	
9006-90-9060-43900	MUSCATINE POWER & WATER	April Sewer - 2800 Apt A	04/25/2024	0	22.19	
		Vendor Subtotal:			22.19	
9006-90-9060-44100	CITY OF MUSCATINE HOUSING RE	Maint Full-Time Wages 4/26/24	04/30/2024	0	2,247.22	
9006-90-9060-44100	CITY OF MUSCATINE HOUSING RE	Maint Longevity 4/26/24	04/30/2024	0	7.80	
		Vendor Subtotal:			2,255.02	
9006-90-9060-44201	MENARDS (MUSC)	Carpet Cleaner	04/30/2024	0	1.79	
9006-90-9060-44201	MENARDS (MUSC)	Iron Out/CLR Cleaner/Split Key Ring	04/25/2024	0	77.95	
		Vendor Subtotal:			79.74	
9006-90-9060-44204	MARK A DIERCKS	Duplicate Key	04/30/2024	0	44.00	
		Vendor Subtotal:			44.00	
9006-90-9060-44205	MENARDS (MUSC)	Bulbs	04/30/2024	0	71.88	
		Vendor Subtotal:			71.88	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
9006-90-9060-44206	PLUMB SUPPLY COMPANY	Faucet	04/25/2024	0	58.42	
		Vendor Subtotal:			58.42	
9006-90-9060-44208	PLUMB SUPPLY COMPANY	Diffuser	04/25/2024	0	13.95	
		Vendor Subtotal:			13.95	
9006-90-9060-44210	MENARDS (MUSC)	Top Soil/Splash Block	04/30/2024	0	25.38	
		Vendor Subtotal:			25.38	
9006-90-9060-44301	CITY OF MUSCATINE	May 2024 Refuse	05/01/2024	0	320.00	
		Vendor Subtotal:			320.00	
9006-90-9060-44306	CITY OF MUSCATINE HOUSING RE\	Verizon - March GPS	04/25/2024	0	11.63	
		Vendor Subtotal:			11.63	
9006-90-9060-44311	KELLY HEATING COOLING & PLBG	Ignition Failure Water Heater 2708-C	04/25/2024	0	85.00	
9006-90-9060-44311	KELLY HEATING COOLING & PLBG	Kitchen Sink Repair #412	04/25/2024	0	160.00	
		Vendor Subtotal:			245.00	
9006-90-9060-45103	CITY OF MUSCATINE HOUSING RE\	Unemployment 4/26/24	04/30/2024	0	6.11	
		Vendor Subtotal:			6.11	
9006-90-9060-45401	CITY OF MUSCATINE HOUSING RE\	FICA 4/26/24	04/30/2024	0	250.07	
		Vendor Subtotal:			250.07	
9006-90-9060-45402	CITY OF MUSCATINE HOUSING RE\	IPERS 4/26/24	04/30/2024	0	334.08	
		Vendor Subtotal:			334.08	
9006-90-9060-45403	CITY OF MUSCATINE HOUSING RE\	Health Insurance 4/26/24	04/30/2024	0	2,709.45	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			2,709.45	
9006-90-9060-45404	CITY OF MUSCATINE HOUSING RE\	Life Insurance 4/26/24	04/30/2024	0	12.18	
		Vendor Subtotal:			12.18	
9006-90-9060-45405	CITY OF MUSCATINE HOUSING RE\	Dental Insurance 4/26/24	04/30/2024	0	50.45	
		Vendor Subtotal:			50.45	
9006-90-9060-45406	CITY OF MUSCATINE HOUSING RE\	LTD Insurance 4/26/24	04/30/2024	0	13.02	
9006-90-9060-45406	CITY OF MUSCATINE HOUSING RE\	LTD BW Insurance 4/26/24	04/30/2024	0	11.17	
		Vendor Subtotal:			24.19	
		Subtotal for FUND: 9006			8,065.79	
9007-90-9070-41100	CITY OF MUSCATINE HOUSING RE\	Admin Full-Time Wages 4/26/24	04/30/2024	0	4,302.29	
9007-90-9070-41100	CITY OF MUSCATINE HOUSING RE\	Admin Part-Time Wages 4/26/24	04/30/2024	0	754.80	
9007-90-9070-41100	CITY OF MUSCATINE HOUSING RE\	Admin Longevity 4/26/24	04/30/2024	0	10.73	
		Vendor Subtotal:			5,067.82	
9007-90-9070-41500	JODI ROYAL-GOODWIN	Reimb Meals 4/22/24 - 4/24/24	04/30/2024	0	54.01	
		Vendor Subtotal:			54.01	
9007-90-9070-41500	ELIBETH CRUZ	Reimb Mileage 4/24/24	04/30/2024	0	196.80	
		Vendor Subtotal:			196.80	
9007-90-9070-41902	SYCAMORE PRINTING INC	Postcards w/App Information for Outreach	04/30/2024	0	142.00	00027236
9007-90-9070-41902	SYCAMORE PRINTING INC	Print Programs for Iowa NAHRO Conference	04/30/2024	0	324.00	00027263
		Vendor Subtotal:			466.00	
9007-90-9070-41904	CITY OF MUSCATINE HOUSING RE\	Phone Allowance 4/26/24	04/30/2024	0	1.50	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			1.50	
9007-90-9070-41904	MUSCATINE POWER & WATER	April Phones	04/30/2024	0	22.39	
		Vendor Subtotal:			22.39	
9007-90-9070-41910	IA DEPT OF INSPECTIONS APPEALS	January - March 2024 Investigations	04/25/2024	0	269.59	
		Vendor Subtotal:			269.59	
9007-90-9070-41910	CROSSROADS INC.	Shredding	04/25/2024	0	22.00	
		Vendor Subtotal:			22.00	
9007-90-9070-45103	CITY OF MUSCATINE HOUSING REV	Unemployment 4/26/24	04/30/2024	0	9.66	
		Vendor Subtotal:			9.66	
9007-90-9070-45401	CITY OF MUSCATINE HOUSING REV	FICA 4/26/24	04/30/2024	0	345.70	
		Vendor Subtotal:			345.70	
9007-90-9070-45402	CITY OF MUSCATINE HOUSING REV	IPERS 4/26/24	04/30/2024	0	478.41	
		Vendor Subtotal:			478.41	
9007-90-9070-45403	CITY OF MUSCATINE HOUSING REV	Health Insurance 4/26/24	04/30/2024	0	5,139.53	
		Vendor Subtotal:			5,139.53	
9007-90-9070-45404	CITY OF MUSCATINE HOUSING REV	Life Insurance 4/26/24	04/30/2024	0	20.58	
		Vendor Subtotal:			20.58	
9007-90-9070-45405	CITY OF MUSCATINE HOUSING REV	Dental Insurance 4/26/24	04/30/2024	0	87.14	
		Vendor Subtotal:			87.14	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
9007-90-9070-45406	CITY OF MUSCATINE HOUSING RE\	LTD Insurance 4/26/24	04/30/2024	0	32.93	
		Vendor Subtotal:			32.93	
9007-90-9070-47150	MUSCATINE POWER & WATER	Utility Credit A Stelzner Pro-Rate April	04/30/2024	0	125.00	
9007-90-9070-47150	MUSCATINE POWER & WATER	Utility Credit L Grant Pro-Rate April	04/30/2024	0	39.00	
		Vendor Subtotal:			164.00	
9007-90-9070-47150	RTI INVESTMENTS	New HAP A Stelzner 16 of 30 Days April	04/30/2024	0	542.00	
		Vendor Subtotal:			542.00	
9007-90-9070-47150	KEMPEN REAL ESTATE LLC	New HAP L Grant 20 of 30 Days April	04/30/2024	0	527.00	
		Vendor Subtotal:			527.00	
9007-90-9070-47150	REAL ESTATE RESOURCE ASSOCIA	New HAP S Reading Full March/April	04/30/2024	0	926.00	
		Vendor Subtotal:			926.00	
9007-90-9070-75400	ADVANCED BUSINESS SYSTEMS IN	Sharp MX-3071 Printer	04/25/2024	0	900.00	00026994
		Vendor Subtotal:			900.00	
9007-90-9071-41100	CITY OF MUSCATINE HOUSING RE\	Admin Full-Time Wages 4/26/24	04/30/2024	0	1,461.74	
		Vendor Subtotal:			1,461.74	
9007-90-9071-45103	CITY OF MUSCATINE HOUSING RE\	Unemployment 4/26/24	04/30/2024	0	2.93	
		Vendor Subtotal:			2.93	
9007-90-9071-45401	CITY OF MUSCATINE HOUSING RE\	FICA 4/26/24	04/30/2024	0	95.70	
		Vendor Subtotal:			95.70	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
9007-90-9071-45402	CITY OF MUSCATINE HOUSING RE\	IPERS 4/26/24	04/30/2024	0	137.99	
		Vendor Subtotal:			137.99	
9007-90-9071-45403	CITY OF MUSCATINE HOUSING RE\	Health Insurance 4/26/24	04/30/2024	0	2,025.06	
		Vendor Subtotal:			2,025.06	
9007-90-9071-45404	CITY OF MUSCATINE HOUSING RE\	Life Insurance 4/26/24	04/30/2024	0	6.13	
		Vendor Subtotal:			6.13	
9007-90-9071-45405	CITY OF MUSCATINE HOUSING RE\	Dental Insurance 4/26/24	04/30/2024	0	30.57	
		Vendor Subtotal:			30.57	
9007-90-9071-45406	CITY OF MUSCATINE HOUSING RE\	LTD Insurance 4/26/24	04/30/2024	0	10.46	
		Vendor Subtotal:			10.46	
		Subtotal for FUND: 9007			19,043.64	
		Report Total:			1,606,215.03	

BILLS FOR APPROVAL SUMMARY
May 3, 2024

Computer Bill Lists

Regular Bills 5/3/24	\$ 1,606,215.03
Payroll Vendor Checks 4/26/24	44,818.09
Payroll Vendor ACH 4/26/24	97,135.77
Subtotal	\$ 1,748,168.89

ACH Debit Memo Payments

Wellmark Insurance	Health/Dental Insurance Apr	82,000.00
Wellmark Insurance	Health/Dental Insurance Apr	82,000.00
Payroll Account	Transfer	439,240.72
Internal Revenue Service	Federal Withholding	111,988.46
State of Iowa	State Tax Withholding	27,697.69
State of Iowa	Sales Tax	34,184.49
Iowa Insurance Division	Perpetual Care Annual Report	481.00
	Subtotal	\$ 777,592.36

Voucher Program

Various Landlords	Actual May Rent	\$ (4,126.00)
		\$ (4,126.00)

Voids

Void Checks 4/30/24	Operating	\$ (470.50)
Void Checks 4/30/24	Hershey	(3.04)
	Subtotal	\$ (473.54)

Total before Journal Entries	\$ 2,521,161.71
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Journal Entries-

February 2024	\$ 4,831,857.27
Total	\$ 4,831,857.27

Total Expenditures	\$ 7,353,018.98
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City of Muscatine

ITEM NUMBER

AGENDA ITEM SUMMARY

DATE: 5/2/2024

STAFF

Andrew Fangman, Assistant Community Development Director

SUBJECT

Public Hearing Regarding Amending the Zoning Ordinance of the City of Muscatine, Iowa
(Rezoning at 910 E. 2nd St)

EXECUTIVE SUMMARY

A to rezone 2.75 acres of City-owned property located at 910 E. 2nd Street (southwest corner of 2nd Street and Highway 92), from M-2 General Industrial & M-1 Lights Industrial to C-2 Central Commercial.

STAFF RECOMMENDATION

BACKGROUND/DISCUSSION

The Hawkeye Site is a 2.75-acre city-owned parcel on the banks of the Mississippi River at the mouth of Mad Creek. The City dewaterers spoil generated by harbor dredging operations at this site. The site was previously used as a lumberyard for over 100 years before it was acquired by the City in 2004. The site is located in the floodplain and is occasionally impacted by flooding.

In 2004, as part of a larger package of riverfront improvements, the City assumed full control and responsibility, including dredging for the Harbor from the Federal Government. As part of this, the City purchased a dredge and the Hawkeye Site at this time, to be used as a location to dewater the spoils generated by dredging the Harbor.

The harbor is dredged using a floating hydraulic dredge operated by Water & Resource Recovery staff. The dredge spoil is pumped directly from the dredge to the Hawkeye Site through a permanently installed underground pipe. At the Hawkeye Site, large geotextile bags are filled with the spoil. The water slowly seeps out of the bags, leaving the solid dredge spoil behind. The bags are then cut open, and the dried-out spoil is piled up and eventually removed from the site.

The Hawkeye Site's unique combination of size, riverfront location, and proximity to downtown and major employment centers, creates the potential for significantly more beneficial use of this site. However, realizing the full potential of this site would first require relocating the dredge spoil dewatering operations. By extending the existing underground pipe further up Mad Creek, to the public works yard or another upstream location, it would become possible to relocate dewater operations.

The relocation of dredge spoil dewatering operation would open up the Hawkeye Site for a use that is more impactful and beneficial to the community. It would also remove a highly visible eyesore from a gateway into the community and downtown. In addition, construction of an extension of the dredge spoil pipe could coincide with construction of a trail along Mad Creek extending upstream from the existing riverfront trail.

For these reasons, the City is actively a plan to relocate the dredge spoil dewatering operations which would make this site available for a more beneficial use. Currently, this site is primarily zoned M-2 General Industrial. The M-2 does not permit residential use. Any future redevelopment of this parcel would ideally include a mix of commercial and residential uses. As such, the City is proposing to rezone this area as C-2 Central Commercial, a zoning district that would support such a redevelopment.

Attracting more people to live in Muscatine, where they work, is a key strategy for spurring growth and maintaining community vibrancy. Developing housing to make this possible is critical. The Hawkeye Site's size and proximity to the riverfront, downtown, major employment centers, and the trail network create a unique opportunity for such development.

Redevelopment of the Hawkeye Site would require filling the site to 1 foot above base flood elevation, which is feasible and allowable with the appropriate permits. There has been active and credible interest in developing housing on the Hawkeye Site. However, without relocating the dredge spoil dewatering operations, any alternate use of the site is not possible.

Redevelopment of the Hawkeye Site would help achieve and advance multiple goals contained within the adopted Comprehensive Plan, Strategic Plan, Capital Improvement Plan, and Bike and Pedestrian Plan. These goals relate to workforce housing, gateway beautification and enhancement, infill development, and trail development.

Comprehensive Plan

Goal H.5 - Downtown Housing

" A strong residential component to downtown which provides residents an attractive lifestyle that includes the opportunity to bike or walk to meet their daily needs and carry out other activities. This lifestyle is attractive to people of all ages and incomes and facilitates a vibrant Downtown environment."

Goal LU.3 - Infill

"Increase new development (housing and commercial) on vacant lots in portions of the City

already served by public infrastructure."

Goal T.13.F

"A trail running along Mad Creek from Washington Street connecting to the existing trail network at the riverfront."

Goal C.4 - Gateways

"Gateways into Muscatine will be attractive, contribute to improving the city's identity and help implement the master community image/appearance plan."

Goal ED.16 - Retain Within the Muscatine Economy a Greater Percentage of the Wages Paid by Muscatine Employers

"Grow the Muscatine economy by retaining within Muscatine more of the wages paid by Muscatine business establishments. By increasing the percentage of those who work in Muscatine also living in Muscatine over the next decade, a higher percentage of those dollars earned in Muscatine should be spent in Muscatine."

2021 Strategic Plan

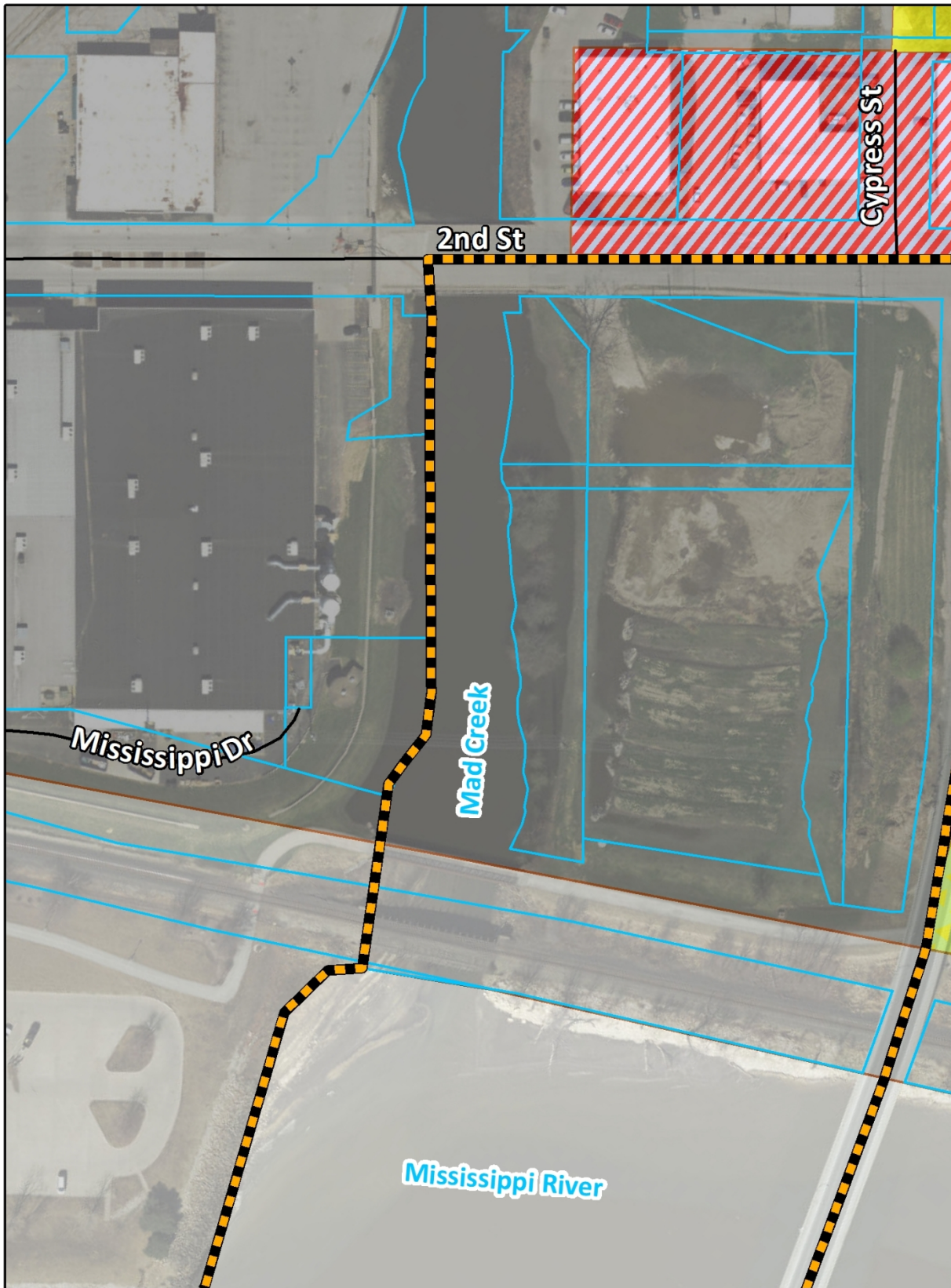
Vibrant Community

"Enhance and improve the vitality of our community core and gateways including the Grandview Avenue Corridor, Park Avenue Corridor, Riverfront, and Downtown areas to support a thriving economy, vibrant neighborhoods, and a high quality of life and place."

Healthy Community

"Enhance Support a healthy community through the availability of quality affordable housing, outstanding recreational amenities, collaboration with community and healthcare partners, and opportunities for lifelong learning."

On April 9, 2024 the Planning and Zoning Commission voted 5-0 to recommend approval of this rezoning. Setting a public hearing for May 2, 2024, is the next step in the rezoning process.



Area Proposed for Rezoning to C-2



Parcels

Current Zoning Districts



C-1 Neighborhood & General Commercial



M-1 Light Industrial



Rezoning Case

CITY FINANCIAL IMPACT

The potential sale and redevelopment of the Hawkeye site facilitated by the proposed rezoning will have a positive financial impact.

ATTACHMENTS

1. Resolution Setting a Public Hearing
2. Public Notice

RESOLUTION NO. _____

**NOTICE OF TIME AND PLACE OF PUBLIC HEARING
ON PROPOSED ZONING CHANGES, CITY OF MUSCATINE, IOWA
(910 E. 2nd St)**

WHEREAS, the Planning and Zoning Commission of the City of Muscatine, Iowa, has been requested to rezone an area located at 910 East Second, from M-2 General Industrial and M-1 Light Industrial to C-2 Central Commercial District.; said area more particularly described as:

That territory bounded by a line extended as follows: beginning at a point of the intersection of the centerline of 2nd Street and the east bank of Mad Creek; thence easterly along the centerline of 2nd Street to an intersection with the centerline of Highway 92; thence southerly along the centerline of Highway 92 to an intersection with west bank of the Mississippi River; thence westerly along the west bank of the Mississippi River to an intersection with the east bank of Mad Creek; and thence northerly along the east bank of Mad Creek to the point of beginning.

WHEREAS, the Planning and Zoning Commission recommended approval of this rezoning request at its April 9, 2024 meeting,

WHEREAS, The City Council for the City of Muscatine, Iowa, must conduct a public hearing prior to action on said rezoning request, and

WHEREAS, The Council must now set the time and place for a public hearing upon said change in zoning.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that a public hearing be held on the 2nd day of May, 2024, at 6:00 p.m., in the City Hall Council Chambers in City Hall, and that the attached public notice of the time and place of said public hearing shall be given by publication in the Muscatine Journal at least seven (7) days but not more than twenty (20) days prior to the established date of the public hearing.

PASSED, APPROVED, AND ADOPTED this 18th day of April 2024.

CITY COUNCIL OF THE CITY OF
MUSCATINE, IOWA

Attest:

Brad Bark, Mayor

Carol Webb, City Clerk

**PUBLIC NOTICE
NOTICE OF TIME AND PLACE OF PUBLIC HEARING
ON PROPOSED ZONING CHANGES, CITY OF MUSCATINE, IOWA (910 E.
2nd St)**

Notice is hereby given that the Planning and Zoning Commission of the City of Muscatine, Iowa, has been requested to rezone an area located at 910 East Second, from M-2 General Industrial and M-1 Light Industrial to C-2 Central Commercial District.; said area more particularly described as:

That territory bounded by a line extended as follows: beginning at a point of the intersection of the centerline of 2nd Street and the east bank of Mad Creek; thence easterly along the centerline of 2nd Street to an intersection with the centerline of Highway 92; thence southerly along the centerline of Highway 92 to an intersection with west bank of the Mississippi River; thence westerly along the west bank of the Mississippi River to an intersection with the east bank of Mad Creek; and thence northerly along the east bank of Mad Creek to the point of beginning.

Notice is further given that the City council of the City of Muscatine, Iowa, will conduct a public hearing on said zoning change on Thursday, May 2, 2024, at 6:00 p.m. in the City Hall Council Chambers, at which time all interested parties are invited to comment. The hearing will be held during the regular Muscatine City Council meeting

Public participation will also be offered electronically. The link allowing for electronic participation and call-in information will be published on the official agenda at the City's website not less than 2 days prior to the meeting. Following such hearing, the Muscatine City Council may take action on said proposal without further notice or opportunity for hearing. If you are a person requiring a special accommodation for a disability or language barrier, please contact the City at 563-262-4141 at least three (3) business days in advance of the meeting date.

Carol Webb, City Clerk



City of Muscatine

ITEM NUMBER

AGENDA ITEM SUMMARY

DATE: 5/2/2024

STAFF

Andrew Fangman, Assistant Community Development Director

SUBJECT

Public Hearing Regarding an Amendment to Section 1, Chapter 12, Title 10 of City Code
Allowing for a Portion of the Ground Floor to be Used for Residential Purposes in the C-2
Zoning District, Outside the Downtown Core

EXECUTIVE SUMMARY

An amendment to City Code would allow for a portion of the ground floor of structures to be used for residential purposes, for properties located in the C-2 zoning district outside the downtown core.

STAFF RECOMMENDATION

BACKGROUND/DISCUSSION

Mixed use buildings, which include using a portion of the ground floor for residential purposes have become more common in recent years. Currently, Muscatine's zoning ordinance does not include a zoning district that would allow for such a structure by right. Either a variance or the approval of a specific development plan is required for zoning approval for such a building to be constructed.

Muscatine's zoning code currently restricts residential uses in C-2 Central Commercial zones to the second floor and above (Section 10-12-1(A)). This amendment proposes to address this by allowing some ground-floor areas to be used for residential purposes in designated areas, specifically outside the downtown core. This would facilitate redevelopment of key locations near the downtown core, such as the Hawkeye Site and Carver Corner, while preserving the character of the downtown itself.

The proposed amendment allows a portion, but not all, of the ground floor in C-2 zoned areas to be used for residential purposes. This targets areas near but outside of the downtown core, promoting mixed-use development at locations like the Hawkeye Site or Carver Corner. It would only apply to future development in areas outside the downtown core, which is defined

as the area bounded by Mississippi Drive, Oak Street, 5th Street, and Pine Street. Notably, all existing C-2 parcels already fall within this downtown core area and would not be affected by this amendment.

This amendment would accomplish this by adding the following as a permitted use in the C-2 zoning district (Section 10-12-1(l))

"Except for in the area bounded by Mississippi Drive, Oak Street, 5th Street, and Pine Street, a portion of the ground floor of a structure may be used for residential purposes, so long as another portion of the ground floor is being used for a permitted commercial use which is not solely composed of storage, parking, or any combination of the two. The commercial space must be of a size and configuration to make the commercial use of such space viable."

CITY FINANCIAL IMPACT

None

ATTACHMENTS

1. Resolution Setting a Hearing on Amendment to the C2 Zoning District
2. Public Notice

RESOLUTION NO. _____

**RESOLUTION SETTING THE TIME AND PLACE OF PUBLIC HEARING ON AN
AMENDMENT TO SECTION 1, CHAPTER 12, TITLE 10 OF CITY CODE
ALLOWING FOR A PORTION OF THE GROUND FLOOR TO BE USED FOR
RESIDENTIAL PURPOSES IN THE C-2 ZONING DISTRICT, OUTSIDE THE
DOWNTOWN CORE**

WHEREAS, Mixed use buildings, which include using a portion of the ground floor for residential purposes have become more common in recent years. Currently, Muscatine's zoning ordinance does not include a zoning district that would allow for such a structure by right. Either a variance, or the approval of a specific development plan is required for zoning approval for such a building to be constructed

WHEREAS, Muscatine's zoning code currently restricts residential uses in C-2 Central Commercial zones to the second floor and above (Section 10-12-1(A)). This amendment proposes to address this by allowing some ground-floor areas to be used for residential purposes in designated areas, specifically outside the downtown core. This would facilitate redevelopment of key locations near the downtown core, such as the Hawkeye Site and Carver Corner, while preserving the character of the downtown itself;

WHEREAS, The proposed amendment allows a portion, but not all, of the ground floor in C-2 zoned areas to be used for residential purposes. This targets areas near, but outside, the downtown core, promoting mixed-use development at locations like the Hawkeye Site or Carver Corner. It would only apply through future rezoning processes for areas outside the downtown core, defined as the area bounded by Mississippi Drive, Oak Street, 5th Street, and Pine Street. Notably, all existing C-2 parcels already fall within this downtown core area and would not be affected by this amendment.

WHEREAS, This amendment would accomplish this by adding the following as a permit use in the C-2 zoning district (Section 10-12-1(I)) *"Except for in the area bounded by Mississippi Drive, Oak Street, 5th Street, and Pine Street, a portion of the ground floor of a structure may be used for residential purposes, so long as another portion of the ground floor is being used for a permitted commercial use which is not solely composed of storage, parking, or any combination of the two. The commercial space must be of a size and configuration to make the commercial use of such space viable; and*

WHEREAS, a public hearing must be held prior any City Council action on such an amendment to City Code.

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Muscatine, that a Public Hearing is hereby established to review to allow the public to comments on the proposed ordinance amending Section 1, Chapter 11, Title 10 of the City Code of Muscatine. Said hearing to be conducted at 6:00 P.M. on Thursday, May 2, 2024, in the City Hall Council Chambers.

PASSED, APPROVED, AND ADOPTED by the City Council for the City of Muscatine, Iowa, on this, the 18th day of April 2024.

Dr. Brad Bark, Mayor

ATTEST:

Carol Webb, City Clerk

PUBLIC NOTICE
NOTICE OF TIME AND PLACE OF PUBLIC HEARING
ON PROPOSED AMENDMENT TO SECTION 1, CHAPTER 12, TITLE 10 OF
CITY CODE ALLOWING FOR A PORTION OF THE GROUND FLOOR TO BE
USED FOR RESIDENTIAL PURPOSES IN THE C-2 ZONING DISTRICT,
OUTSIDE THE DOWNTOWN CORE

Mixed use buildings, which include using a portion of the ground floor for residential purposes have become more common in recent years. Currently, Muscatine's zoning ordinance does not include a zoning district that would allow for such a structure by right. Either a variance, or the approval of a specific development plan is required for zoning approval for such a building to be constructed.

Muscatine's zoning code currently restricts residential uses in C-2 Central Commercial zones to the second floor and above (Section 10-12-1(A)). This amendment proposes to address this by allowing some ground-floor areas to be used for residential purposes in designated areas, specifically outside the downtown core.

The proposed amendment allows a portion, but not all, of the ground floor in C-2 zoned areas to be used for residential purposes. This targets areas near, but outside, the downtown core, promoting mixed-use development at locations like the Hawkeye Site or Carver Corner. It would only apply to future development in areas outside the downtown core, defined as the area bounded by Mississippi Drive, Oak Street, 5th Street, and Pine Street. Notably, all existing C-2 parcels already fall within this downtown core area and would not be affected by this amendment.

This amendment would accomplish this by adding the following as a permit use in the C-2 zoning district (Section 10-12-1(I))

"Except for in the area bounded by Mississippi Drive, Oak Street, 5th Street, and Pine Street, a portion of the ground floor of a structure may be used for residential purposes, so long as another portion of the ground floor is being used for a permitted commercial use which is not solely composed of storage, parking, or any combination of the two. The commercial space must be of a size and configuration to make the commercial use of such space viable."

Notice is hereby given that the City council of the City of Muscatine, Iowa, will conduct a public hearing on said changes to City Code on Thursday, May 2, 2024, at 6:00 p.m. in the City Hall Council Chambers, at which time all interested parties are invited to comment. The hearing will be held during the regular Muscatine City Council meeting

Public participation will also be offered electronically. The link allowing for electronic participation and call-in information will be published on the official agenda at the City's website not less than 2 days prior to the meeting. Following such hearing, the Muscatine City Council may take action on said proposal without further notice or opportunity for hearing. If you are a person requiring a special accommodation for a disability or language barrier, please contact the City at 563-262-4141 at least three (3) business days in advance of the meeting date.

Carol Webb, City Clerk



City of Muscatine

ITEM NUMBER

AGENDA ITEM SUMMARY

DATE: 5/2/2024

STAFF

Carol Webb, City Administrator

SUBJECT

Public Hearing Regarding Repealing Title 1-10-2.E (1)(b) of the Muscatine City Code - Elected Official Communication with City Department Heads and Employees

EXECUTIVE SUMMARY

At the February 1 City Council regular meeting, City Council directed City staff to review City Code Chapter 1-10-2.E (1)(b) regarding elected official communication with City department directors and employees. A review was completed and staff presented a recommendation at the April 11 City Council meeting to repeal Chapter 1-10-2. E (1)(b) of City Code regarding elected official contact with staff and replace it with City Council guidelines and administrative policy. The attached resolution sets a time and place for a public hearing to gather public input on repeal of this City Code section.

STAFF RECOMMENDATION

BACKGROUND/DISCUSSION

At the February 1 City Council regular meeting, City Council directed City staff to review City Code Chapter 1-10-2.E (1)(b) regarding elected official communication with City Department Heads and employees. A review was completed and staff presented a recommendation at the April 11 City Council meeting to repeal Chapter 1-10-2. E (1)(b) of the City Code regarding elected official contact with staff and replacing it with City Council guidelines and administrative policy. The attached resolution sets a time and place for a public hearing to gather public input on repeal of this City Code section.

CITY FINANCIAL IMPACT

There is not a financial impact associated with repealing this code section.

ATTACHMENTS

1. PUBLIC NOTICE
2. Resolution Setting Public Hearing 05.02.24

PUBLIC NOTICE

**NOTICE OF TIME AND PLACE OF PUBLIC HEARING
ON THE REPEAL OF CITY CODE CHAPTER 10-2-2.E(1)(B)**

Public Notice is hereby given that the City Council of the City of Muscatine, Iowa will hold a Public Hearing to hear comments on the proposed repeal of City Code Chapter 10-2-2.E(1)(b) regarding staff communications with elected officials. Said hearing is to be conducted at 6:00 P.M. on Thursday, May 2, 2024, in the City Hall Council Chambers, and that the attached public notice of the time and place of said public hearing shall be given by publication in the Muscatine Journal at least seven (7) days but not more than twenty (20) days prior to the established date of the public hearing. All interested persons are invited to attend and will be given an opportunity to be heard relative to this matter.

Carol Webb, City Administrator

RESOLUTION 2024-0168

**A RESOLUTION SETTING THE TIME AND PLACE
TO CONDUCT A PUBLIC HEARING ON THE REPEAL OF
CITY CODE CHAPTER 10-2-2.E(1)(b)**

WHEREAS, the Muscatine City Council (the “City Council”) is an elected legislative and deliberative public body, serving the citizens of the City of Muscatine, Iowa;

WHEREAS, on April 11, 2024, the City Council directed staff to repeal City Code Chapter 10-2-2.E(1)(b) regarding staff communications with elected officials;

WHEREAS, a public hearing shall be conducted by the City Council of Muscatine prior to the adoption of changes to City Code.

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Muscatine that a Public Hearing is hereby established to allow the public to comment on the proposed repeal of City Code Chapter 10-2-2.E(1)(b) regarding staff communications with elected officials. Said hearing is to be conducted at 6:00 P.M. on Thursday, May 2, 2024, in the City Hall Council Chambers, and that the attached public notice of the time and place of said public hearing shall be given by publication in the Muscatine Journal at least seven (7) days but not more than twenty (20) days prior to the established date of the public hearing.

PASSED, APPROVED, AND ADOPTED THIS 18th **day of April, 2024.**

**CITY COUNCIL OF THE CITY OF
MUSCATINE, IOWA**

Dr. Brad Bark, Mayor

ATTEST

Carol Webb, City Administrator

RESOLUTION NO.

**A RESOLUTION TO SET ANNUAL PUBLIC HEARING FOR PUBLIC COMMENT
ON THE MUSCATINE MUNICIPAL HOUSING AGENCY (MMHA) ANNUAL
PLAN AND AMENDMENTS TO THE SECTION 8 ADMINISTRATIVE PLAN,
PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY
POLICIES, AND PUBLIC HOUSING LEASE**

WHEREAS, the Muscatine Municipal Housing Agency (MMHA) is required by federal regulation to conduct a public hearing to receive comment on the agency's annual plan and proposed expenditures; and

WHEREAS, MMHA must also conduct a public hearing on proposed revisions to the Section 8 Administrative Plan, Public Housing Admissions and Continued Occupancy Policy (ACOP), and public housing lease; and

WHEREAS, MMHA must make all relevant information available for review and comment for a 45 day period, including a public hearing, prior to adoption; and

WHEREAS, MMHA opens the 45-day public comment period March 18; and

WHEREAS, MMHA has drafted the FY2025 Annual Plan and Capital Funds Statement, and has revised policies in the Administration Plan and ACOP which have been incorporated into the public housing lease as necessary.

NOW, THEREFORE, BE IT RESOLVED that the Muscatine City Council, acting as the Muscatine Public Housing Authority Board of Commissioners, hereby sets a public hearing for Thursday, May 2, 2024, at 6:00 p.m., and invites the public to comment regarding the MMHA plan and policies at the MMHA office or at the public hearing.

PASSED, APPROVED AND ADOPTED this 21st day of March 2024.

Dr. BRAD BARK, MAYOR

Carol Webb, City Clerk

AFFIDAVIT OF PUBLICATION

State of Texas, County of Bexar, ss:

Yuade Moore, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of The Muscatine Journal, morning edition, a daily newspaper printed and published by Lee Enterprises, Incorporated, in the City of , County, Iowa, and that a notice, a printed copy of which is made part of this affidavit, was published in said The Muscatine Journal, on the dates listed below.
March. 15 2024

NOTICE ID: GYFcRBRUcRmVQEjW0OL9

PUBLISHER ID: COL-IA-400018

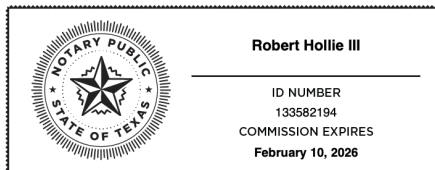
NOTICE NAME: Notice of Public Hearing-Muscatine Municipal
Publication Fee: \$69.87

The affiant further deposes and says that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.

(Signed) Yuade Moore

VERIFICATION

State of Texas
County of Bexar



Subscribed in my presence and sworn to before me on this: 03/15/2024

[Signature]

Notary Public
Electronically signed and notarized online using the Proof platform.

NOTICE OF PUBLIC COMMENT PERIOD AND TIME AND PLACE OF PUBLIC HEARING TO DISCUSS THE MUSCATINE MUNICIPAL HOUSING AGENCY'S 2024 ANNUAL PLAN AND AMENDMENTS TO THE SECTION 8 ADMINISTRATIVE PLAN AND PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY

The public is invited to comment on the Muscatine Municipal Housing Agency's (MMHA) draft 2024 Annual Plan and revisions to the Public Housing Admissions and Continued Occupancy Policy (ACOP). The Annual Plan outlines the goals, objectives and policies MMHA uses to administer the programs, including those encompassed in the Administrative Plan and ACOP. The documents are available for review and comment in the MMHA offices at 215 Sycamore Street during normal business hours beginning March 18 through May 2. Electronic copies may be requested by contacting MMHA at mrinnert@muscatineiowa.gov or 563-262-4141.

A Public Hearing will be held May 2, 2024, at 6:00 p.m. during the Muscatine City Council meeting. Public participation in the Hearing may be in person or electronic. Information on how to participate electronically will be published on the official agenda not less than 2 days before the meeting. If you are a person requiring a special accommodation for a disability or language barrier, please contact MMHA, at 563-262-4141 at least three (3) business days in advance of the meeting date.

Comments may be submitted in person or by mail to MMHA, 215 Sycamore St, Muscatine, IA 52761 or electronically to mrinnert@muscatineiowa.gov. The public comment period will begin March 18 and end May 2 at 6:00 p.m.



COL-IA-400018



City of Muscatine

ITEM NUMBER 2024-0192

AGENDA ITEM SUMMARY

DATE: 5/2/2024

STAFF

Andrew Fangman, Assistant Community Development Director

SUBJECT

First Reading of an Ordinance Amending the Zoning Ordinance of the City of Muscatine, Iowa (Rezoning at 910 E. 2nd St)

EXECUTIVE SUMMARY

A request to rezone 2.75 acres of City-owned property located at 910 E. 2nd Street (southwest corner of 2nd Street and Highway 92), from M-2 General Industrial & M-1 Lights Industrial to C-2 Central Commercial.

STAFF RECOMMENDATION

On April 9, 2024, the Planning and Zoning Commission voted 5-0 to recommend approval of this rezoning. Setting a public hearing for May 2, 2024, is the next step in the rezoning process. Staff also recommends approval.

BACKGROUND/DISCUSSION

The Hawkeye Site is a 2.75-acre city-owned parcel on the banks of the Mississippi River at the mouth of Mad Creek. The City dewateres spoil generated by harbor dredging operations at this site. The site was previously used as a lumberyard for over 100 years before it was acquired by the City in 2004. The site is located in the floodplain and is occasionally impacted by flooding.

In 2004, as part of a larger package of riverfront improvements, the City assumed full control and responsibility, including dredging for the Harbor from the Federal Government. As part of this, the City purchased a dredge and the Hawkeye Site at this time, to be used as a location to dewater the spoils generated by dredging the Harbor.

The harbor is dredged using a floating hydraulic dredge operated by Water & Resource Recovery staff. The dredge spoil is pumped directly from the dredge to the Hawkeye Site through a permanently installed underground pipe. At the Hawkeye Site, large geotextile bags are filled with the spoil. The water slowly seeps out of the bags, leaving the solid dredge spoil behind. The bags are then cut open, and the dried-out spoil is piled up and eventually removed

from the site.

The Hawkeye Site's unique combination of size, riverfront location, and proximity to downtown and major employment centers, creates the potential for significantly more beneficial use of this site. However, realizing the full potential of this site would first require relocating the dredge spoil dewatering operations. By extending the existing underground pipe further up Mad Creek, to the public works yard or another upstream location, it would become possible to relocate dewater operations.

The relocation of dredge spoil dewatering operation would open up the Hawkeye Site for a use that is more impactful and beneficial to the community. It would also remove a highly visible eyesore from a gateway into the community and downtown. In addition, construction of an extension of the dredge spoil pipe could coincide with construction of a trail along Mad Creek extending upstream from the existing riverfront trail.

For these reasons, the City is actively a plan to relocate the dredge spoil dewatering operations which would make this site available for a more beneficial use. Currently, this site is primarily zoned M-2 General Industrial. The M-2 does not permit residential use. Any future redevelopment of this parcel would ideally include a mix of commercial and residential uses. As such, the City is proposing to rezone this area as C-2 Central Commercial, a zoning district that would support such a redevelopment.

Attracting more people to live in Muscatine, where they work, is a key strategy for spurring growth and maintaining community vibrancy. Developing housing to make this possible is critical. The Hawkeye Site's size and proximity to the riverfront, downtown, major employment centers, and the trail network create a unique opportunity for such development.

Redevelopment of the Hawkeye Site would require filling the site to 1 foot above base flood elevation, which is feasible and allowable with the appropriate permits. There has been active and credible interest in developing housing on the Hawkeye Site. However, without relocating the dredge spoil dewatering operations, any alternate use of the site is not possible.

Redevelopment of the Hawkeye Site would help achieve and advance multiple goals contained within the adopted Comprehensive Plan, Strategic Plan, Capital Improvement Plan, and Bike and Pedestrian Plan. These goals relate to workforce housing, gateway beautification and enhancement, infill development, and trail development.

Comprehensive Plan

Goal H.5 - Downtown Housing

"A strong residential component to downtown which provides residents an attractive lifestyle that includes the opportunity to bike or walk to meet their daily needs and carry out other activities. This lifestyle is attractive to people of all ages and incomes and facilitates a vibrant Downtown environment."

Goal LU.3 - Infill

"Increase new development (housing and commercial) on vacant lots in portions of the City already served by public infrastructure."

Goal T.13.F

"A trail running along Mad Creek from Washington Street connecting to the existing trail network at the riverfront."

Goal C.4 - Gateways

"Gateways into Muscatine will be attractive, contribute to improving the city's identity and help implement the master community image/appearance plan."

Goal ED.16 - Retain Within the Muscatine Economy a Greater Percentage of the Wages Paid by Muscatine Employers

"Grow the Muscatine economy by retaining within Muscatine more of the wages paid by Muscatine business establishments. By increasing the percentage of those who work in Muscatine also living in Muscatine over the next decade, a higher percentage of those dollars earned in Muscatine should be spent in Muscatine."

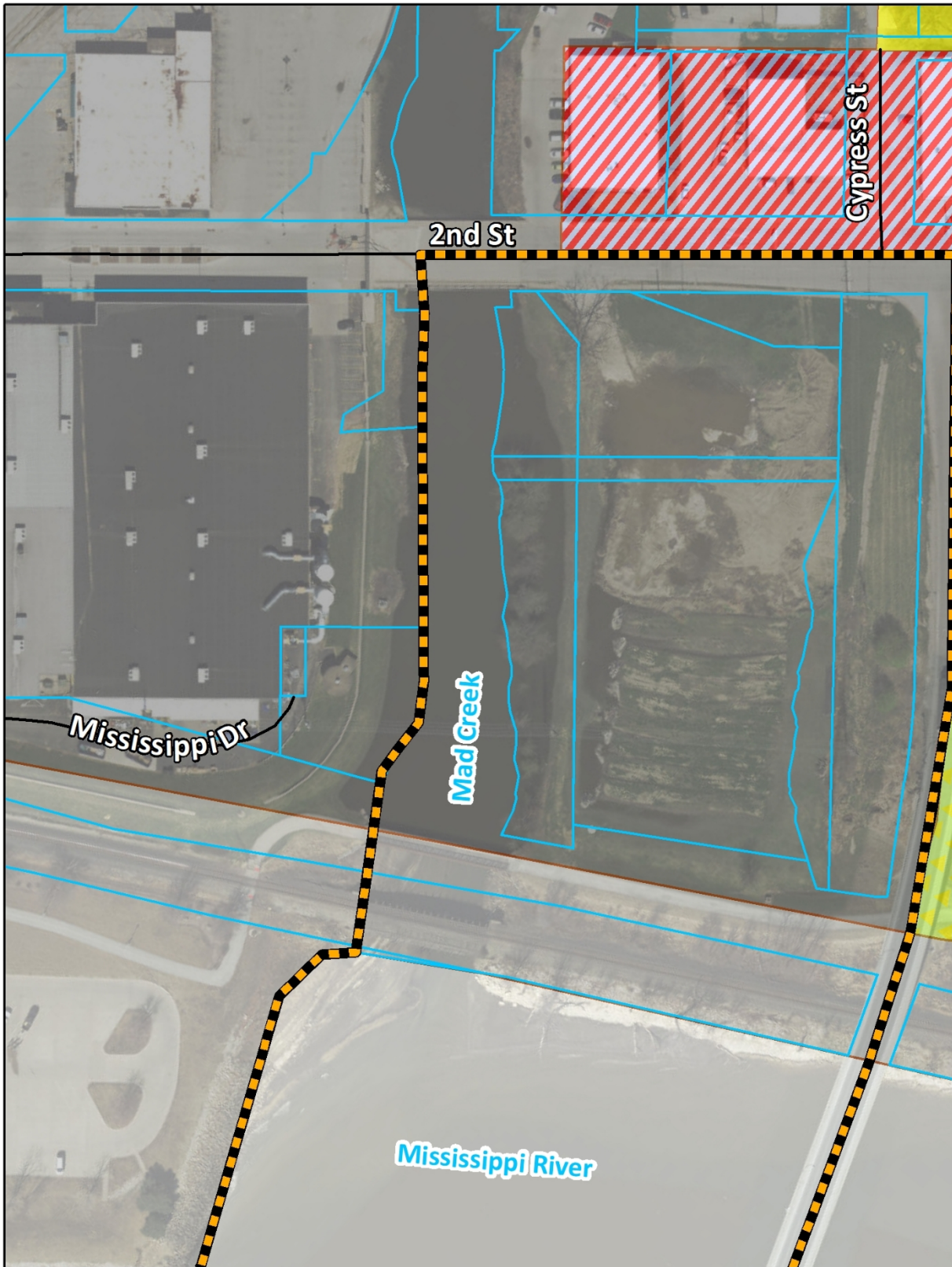
2021 Strategic Plan

Vibrant Community

"Enhance and improve the vitality of our community core and gateways including the Grandview Avenue Corridor, Park Avenue Corridor, Riverfront, and Downtown areas to support a thriving economy, vibrant neighborhoods, and a high quality of life and place."

Healthy Community

"Enhance Support a healthy community through the availability of quality affordable housing, outstanding recreational amenities, collaboration with community and healthcare partners, and opportunities for lifelong learning."



Area Proposed for Rezoning to C-2



Parcels

Current Zoning Districts



C-1 Neighborhood & General Commercial



M-1 Light Industrial



Rezoning Case #1

CITY FINANCIAL IMPACT

The redevelopment facilitated by this rezoning will ultimately create a positive financial impact on the City by increasing the tax base.

ATTACHMENTS

1. 910 E. 2nd St Rezoning Ordinance

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF MUSCATINE, IOWA (REZONING AT 910 E. 2ND ST)**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE,
IOWA AS FOLLOWS:

Section 1. That the boundaries of the District Map, being a part of the Zoning Ordinance, which is Title Ten of the Ordinance of the City of Muscatine, Iowa, be and the same are, hereby amended to rezone the following described real estate, situated in the City and County of Muscatine, and State of Iowa, to-wit:

That territory bounded by a line extended as follows: beginning at a point of the intersection of the centerline of 2nd Street and the east bank of Mad Creek; thence easterly along the centerline of 2nd Street to an intersection with the centerline of Highway 92; thence southerly along the centerline of Highway 92 to an intersection with west bank of the Mississippi River; thence westerly along the west bank of the Mississippi River to an intersection with the east bank of Mad Creek; and thence northerly along the east bank of Mad Creek to the point of beginning.

Said real estate shall be rezoned from M-2 General Industrial and M-1 Light Industrial to C-2 Central Commercial District.

Section 2. That all ordinances or parts of ordinances in conflict herewith are hereby repealed and this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED, APPROVED, AND ADOPTED this 2nd day of May, 2024.

CITY COUNCIL OF THE CITY OF
MUSCATINE, IOWA

Attest:

By _____
Brad Bark, Mayor

Carol Webb, City Clerk

1st Reading _____
2nd Reading _____
Publication _____



City of Muscatine

ITEM NUMBER 2024-0193

AGENDA ITEM SUMMARY

DATE: 5/2/2024

STAFF

Andrew Fangman, Assistant Community Development Director

SUBJECT

First Reading of an Ordinance Amending Title 10, Chapter 12, Section 1 Of City Code Allowing for a Portion of the Ground Floor to be Used for Residential Purposes in the C-2 Zoning District, Outside the Downtown Core

EXECUTIVE SUMMARY

An amendment to City Code to allow for a portion of the ground floor of structures to be used for residential purposes, for properties located in the C-2 zoning district outside the downtown core.

STAFF RECOMMENDATION

On April 9, 2024, the Planning and Zoning Commission voted 5-0 to recommend approval of this amendment. Staff also recommends approval.

BACKGROUND/DISCUSSION

Mixed use buildings, which include using a portion of the ground floor for residential purposes have become more common in recent years. Currently, Muscatine's zoning ordinance does not include a zoning district that would allow for such a structure by right. Either a variance or the approval of a specific development plan is required for zoning approval for such a building to be constructed.

Muscatine's zoning code currently restricts residential uses in C-2 Central Commercial zones to the second floor and above (Section 10-12-1(A)). This amendment proposes to address this by allowing some ground-floor areas to be used for residential purposes in designated areas, specifically outside the downtown core. This would facilitate redevelopment of key locations near the downtown core, such as the Hawkeye Site and Carver Corner, while preserving the character of the downtown itself.

The proposed amendment allows a portion, but not all, of the ground floor in C-2 zoned areas to be used for residential purposes. This targets areas near but outside of the downtown core, promoting mixed-use development at locations like the Hawkeye Site or Carver Corner. It

would only apply to future development in areas outside the downtown core, which is defined as the area bounded by Mississippi Drive, Oak Street, 5th Street, and Pine Street. Notably, all existing C-2 parcels already fall within this downtown core area and would not be affected by this amendment.

This amendment would accomplish this by adding the following as a permitted use in the C-2 zoning district (Section 10-12-1(I))

"Except for in the area bounded by Mississippi Drive, Oak Street, 5th Street, and Pine Street, a portion of the ground floor of a structure may be used for residential purposes, so long as another portion of the ground floor is being used for a permitted commercial use which is not solely composed of storage, parking, or any combination of the two. The commercial space must be of a size and configuration to make the commercial use of such space viable."

CITY FINANCIAL IMPACT

None.

ATTACHMENTS

1. Ord_2024-0193 (4)

**CITY OF MUSCATINE
ORDINANCE 2024-0193**

**AN ORDINANCE AMENDING SECTION 1, CHAPTER 12, TITLE 10 OF CITY
CODE ALLOWING FOR A PORTION OF THE GROUND FLOOR TO BE USED
FOR RESIDENTIAL PURPOSES IN THE C-2 ZONING DISTRICT, OUTSIDE THE
DOWNTOWN CORE**

WHEREAS, Mixed use buildings, which include using a portion of the ground floor for residential purposes have become more common in recent years. Currently, Muscatine’s zoning ordinance does not include a zoning district that would allow for such a structure by right. Either a variance, or the approval of a specific development plan is required for zoning approval for such a building to be constructed

WHEREAS, , Muscatine's zoning code currently restricts residential uses in C-2 Central Commercial zones to the second floor and above (Section 10-12-1(A)). This amendment proposes to address this by allowing some ground-floor areas to be used for residential purposes in designated areas, specifically outside the downtown core. This would facilitate redevelopment of key locations near the downtown core, such as the Hawkeye Site and Carver Corner, while preserving the character of the downtown itself;

WHEREAS, The proposed amendment allows a portion, but not all, of the ground floor in C-2 zoned areas to be used for residential purposes. This targets areas near, but outside, the downtown core, promoting mixed-use development at locations like the Hawkeye Site or Carver Corner. It would only apply through future rezoning processes for areas outside the downtown core, defined as the area bounded by Mississippi Drive, Oak Street, 5th Street, and Pine Street. Notably, all existing C-2 parcels already fall within this downtown core area and would not be affected by this amendment;

WHEREAS, , the Planning and Zoning Commission on April 9, 2024 voted to recommend approval this proposed amendment to the C-2 zoning district; and

WHEREAS, a public hearing, on May 2, 2024, was conducted by the City Council of Muscatine prior to the adoption this ordinance.

NOW THEREFORE, be it ordained by the City Council of the City of Muscatine, in the State of Iowa, as follows:

SECTION 1: **AMENDMENT** “10-12-1 Permissive Uses” of the Muscatine Municipal Code is hereby *amended* as follows:

A M E N D M E N T

10-12-1 Permissive Uses

- A. Any permissive use in the C-1 District.
- B. Printing or newspaper publishing plant.
- C. Hotel or motel.
- D. Laundry.
- E. Auto service station or automobile repair shop.
- F. Wholesale merchandising or storage warehouse.
- G. Public parking lot, customer, and other accessory parking area.
- H. Private club, fraternity, sorority, or lodge.
- I. Except for in the area bounded by Mississippi Drive, Oak Street, 5th Street, and Pine Street, a portion of the ground floor of a structure may be used for residential purposes, so long as another portion of the ground floor is being used for a permitted commercial use which is not solely composed of storage, parking, or any combination of the two. The commercial space must be of a size and configuration to make the commercial use of such space viable

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: EFFECTIVE DATE This Ordinance shall be in full force and effect from and after the required approval and publication according to law.

First Reading:
Second Reading:
Third Reading:
Publication:

PASSED AND ADOPTED BY THE CITY OF MUSCATINE CITY COUNCIL

_____.

Presiding Officer

Attest

Dr. Brad Bark, Mayor, City of
Muscatine

Carol Webb, City Clerk, City of
Muscatine



City of Muscatine

ITEM NUMBER 2024-0194

AGENDA ITEM SUMMARY

DATE: 5/2/2024

STAFF

Carol Webb, City Administrator

SUBJECT

First Reading of an Ordinance Repealing Title 1-10-2.E (1)(b) of the Muscatine City Code - Elected Official Communication with City Department Heads and Employees

EXECUTIVE SUMMARY

At the February 1 City Council regular meeting, City Council directed City staff to review City Code Chapter 1-10-2.E (1)(b) regarding elected official communication with City department directors and employees. A review was completed and staff presented a recommendation at the April 11 City Council meeting to repeal Chapter 1-10-2. E (1)(b) of City Code regarding elected official contact with staff and replace it with City Council guidelines and administrative policy. The City Council held a public hearing on the proposal at its May 2, 2024 meeting. The attached ordinance reflects the proposed change in City Code.

STAFF RECOMMENDATION

Staff recommends approval.

BACKGROUND/DISCUSSION

At the February 1 City Council regular meeting, City Council directed City staff to review City Code Chapter 1-10-2.E (1)(b) regarding elected official communication with City department directors and employees. A review was completed and staff presented a recommendation at the April 11 City Council meeting to repeal Chapter 1-10-2. E (1)(b) of City Code regarding elected official contact with staff and replace it with City Council guidelines and administrative policy. The City Council held a public hearing on the proposal at its May 2, 2024 meeting. The attached ordinance reflects the proposed change in City Code.

CITY FINANCIAL IMPACT

There is not a financial impact associated with repealing this code section.

ATTACHMENTS

1. Ord_2024-0194

**CITY OF MUSCATINE
ORDINANCE 2024-0194**

**REPEAL OF CITY CODE CHAPTER 10-2-2.E(1)(B) REGARDING STAFF
COMMUNICATION WITH ELECTED OFFICIALS**

WHEREAS, the Muscatine City Council (the "City Council") is an elected legislative and deliberative public body, serving the citizens of Muscatine, Iowa; and

WHEREAS, the City Council employs a City Administrator to coordinate and direct all City services provided through the various City departments; and

WHEREAS, productive and appropriate communications between City staff and elected officials can support an effective and efficient organization and is supported by the City Council and the City Administrator; and

WHEREAS, the current code language has not provided productive guidance to both staff and elected officials regarding appropriate communications; and

WHEREAS, at City Council's April 11 in-depth Council meeting, the City Administrator recommended and City Council supported that administrative policy and Council guidance is a better tool to support productive and appropriate communications; and

WHEREAS, the guidance for Councilmembers includes not acting as a superior or supervisor to staff, not making commitments to staff for resources, and not giving any explicit or implied direction to staff; and

WHEREAS, the guidance for City Council also includes showing interest and support for staff and the work they do, reminding staff that they need to communicate through the City Administrator to City Council any concerns and requests, copying the City Administrator on any communications to City staff, coordinating any meetings, issues, or concerns through the City Administrator, and having casual communications with City staff on matters not related to City policies.

WHEREAS, City Council conducted a public hearing on May 2 to consider any public input on the proposed change in City Code;

NOW THEREFORE, be it ordained by the City Council of the City of Muscatine, in the State of Iowa, as follows:

SECTION 1: **REPEAL** "1-10-2 City Administrator" of the Muscatine Municipal Code is hereby *repealed* as follows:

BEFORE REPEAL

1-10-2 City Administrator

- A. **Establishment, Appointment, and Removal.** The office of the City Administrator is hereby created, which office shall be filled by a majority vote of the Council. The appointee shall hold office during the pleasure of the Council, and shall be subject to removal by a majority vote of the Council. He or she shall also be the City Clerk.
- B. **Qualifications.** The City Council shall appoint by majority vote a competent person on the basis of his or her qualifications as City Administrator.

(Code of Iowa, Section 372.13(4))

- C. **Excepted Appointment.** The City Administrator shall not be considered a department head.
- D. **Deputy City Clerk.** The City Administrator shall appoint a Deputy City Clerk to perform the duties of the City Clerk in the Administrator's absence and to perform other duties as assigned to him or her.
- E. **Duties and Responsibilities.** The City Administrator shall have the following duties:
 - 1. **Powers and Duties as City Administrator.**

- a. The powers and duties of the City Administrator shall include:

- (1) Enforcement of all City laws and regulations as directed by the Council.
 - (2) Administration of Council policies and directives.
 - (3) Continuous study of the City government's operating procedures, organization, and facilities and to recommend fiscal and other policies to the Council whenever necessary.
 - (4) Preparation and administration of the City's annual operating budget.
 - (5) Supervision of the City's administrative policies and procedures, including personnel.
 - (6) Keeping the Council informed on the progress of its programs and the status of its policies.
 - (7) Coordinating and directing all City services provided through the various departments.
 - (8) Appointment and removal of City employees in accordance with City policies regarding this activity.
 - (9) Study possible joint arrangements with City boards such as, but not limited to, the Board of Water, Electric, and Communications Trustees or any other independent board and make recommendations for such arrangements as are mutually acceptable.
 - (10) Assist the Mayor in any of his or her duties, as requested by him or her and approved by the Council.
 - (11) Review and revise imposition of penalties, costs, fees, bond, and insurance requirements as set out in the Appendices to this Code of Ordinances.
 - (12) Oversee daily operations of City and staff.

- b. Any elected official shall deal with City Department Heads and employees, who are subject to the direction and supervision of the City Administrator solely, through the City Administrator, and Council Members shall not give orders to any such Department Heads or employees either publicly or privately. All departmental activity requiring the attention of the Council shall be brought before that body by the City Administrator. Elected officials shall have access to department heads or staff employees for the purpose of open and two-way communications; however, any meetings, issues or concerns raised by department heads, staff or elected officials shall be brought to the attention of the City Administrator.

(Code of Iowa, Section 372.13(4))

2. Powers and Duties as Clerk.

- a. The Powers and Duties of the Clerk shall include:

- (1) **Record of Appointments on Boards.** It shall be the duty of the Clerk to keep a record of all appointments to all City Advisory Commissions and Boards. Such record must show the name, the period of the appointment, the date of its commencement and ending, by whom appointed, and the name of the board to which the appointment is made.

(Code of Iowa, Section 372.13(4))

- (2) **Publication of Minutes.** Within fifteen days following a regular or special meeting of the council, the clerk shall cause the minutes of the proceedings of the council, including the total expenditure from each city fund, to be published in a newspaper of general circulation in the city. The publication shall include a list of all claims allowed and a summary of all receipts and shall show the gross amount of the claims as required by Iowa Code, Section 372.13[6].

(Code of Iowa, Section 372.13(6))

- (3) **Recording Measures.** The clerk shall promptly record a statement with the measure, where applicable, indicating whether the mayor signed, vetoed, or took no action on the measure, and whether the measure was repassed after the mayor's veto.

(Code of Iowa, Section 380.7(2))

- (4) **Publication of Ordinances.** The clerk shall publish a summary of all ordinances or the complete text of ordinances and amendments in the manner provided in Section 362.3 of the Iowa Code.

(Code of Iowa, Section 380.7(3))

- (5) **Authentication of Measures.** The Clerk shall authenticate all measures except motions with the clerk's signature and certification as to time and manner of publication, if any. The clerk's certification is presumptive evidence of the facts stated therein.

(Code of Iowa, Section 380.7(4))

- (6) **Availability of Records.** The Clerk shall maintain for public use copies of all effective ordinances and codes.

(Code of Iowa, Section 380.7(5))

- (7) **Issuance of Licenses and Permits.** Except as otherwise provided, any person desiring a license or permit for any purpose from the City shall pay the requisite license fee to the Clerk, who shall thereupon issue the proper license.

AFTER REPEAL

1-10-2 City Administrator

- A. **Establishment, Appointment, and Removal.** The office of the City Administrator is hereby created, which office shall be filled by a majority vote of the Council. The appointee shall hold office during the pleasure of the Council, and shall be subject to removal by a majority vote of the Council. He or she shall also be the City Clerk.
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 - (3) Continuous study of the City government's operating procedures, organization, and facilities and to recommend fiscal and other policies to the Council whenever necessary.
 - (4) Preparation and administration of the City's annual operating

budget.

- (5) Supervision of the City's administrative policies and procedures, including personnel.
 - (6) Keeping the Council informed on the progress of its programs and the status of its policies.
 - (7) Coordinating and directing all City services provided through the various departments.
 - (8) Appointment and removal of City employees in accordance with City policies regarding this activity.
 - (9) Study possible joint arrangements with City boards such as, but not limited to, the Board of Water, Electric, and Communications Trustees or any other independent board and make recommendations for such arrangements as are mutually acceptable.
 - (10) Assist the Mayor in any of his or her duties, as requested by him or her and approved by the Council.
 - (11) Review and revise imposition of penalties, costs, fees, bond, and insurance requirements as set out in the Appendices to this Code of Ordinances.
 - (12) Oversee daily operations of City and staff.
- b. ~~Any elected official shall deal with City Department Heads and employees, who are subject to the direction and supervision of the City Administrator solely, through the City Administrator, and Council Members shall not give orders to any such Department Heads or employees either publicly or privately. All departmental activity requiring the attention of the Council shall be brought before that body by the City Administrator. Elected officials shall have access to department heads or staff employees for the purpose of open and two-way communications; however, any meetings, issues or concerns raised by department heads, staff or elected officials shall be brought to the attention of the City Administrator.~~

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the minutes of the proceedings of the council, including the total expenditure from each city fund, to be published in a newspaper of general circulation in the city. The publication shall include a list of all claims allowed and a summary of all receipts and shall show the gross amount of the claims as required by Iowa Code, Section 372.13[6].

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SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: EFFECTIVE DATE This Ordinance shall be in full force and effect from and after the required approval and publication according to law.

First Reading:
Second Reading:
Third Reading:
Publication:

PASSED AND ADOPTED BY THE CITY OF MUSCATINE CITY COUNCIL

_____.

Presiding Officer

Attest

Dr. Brad Bark, Mayor, City of
Muscatine

Carol Webb, City Clerk, City of
Muscatine



City of Muscatine

ITEM NUMBER 2024-0198

AGENDA ITEM SUMMARY

DATE: 5/2/2024

STAFF

Melissa Rinnert, Housing Programs Supervisor

SUBJECT

Resolution to Approve the FY2025 Muscatine Municipal Housing Agency Annual Plan, Admissions and Continued Occupancy Plan & Administrative Plan

EXECUTIVE SUMMARY

Presented for Council consideration is a resolution approving the Muscatine Municipal Housing Agency's FY2024 Annual Plan and related documents for submission to the U.S. Department of Housing and Urban Development.

STAFF RECOMMENDATION

Staff recommends Council, acting as the MMHA Board of Commissioners, adopt the attached resolution.

BACKGROUND/DISCUSSION

Under federal regulations, each public housing authority must submit an annual plan prior to the start of the agency's fiscal year. The MMHA annual plan is due no later than May 15. The Annual Plan furthers the goals approved in the 5-Year Plan while also adapting to current needs and conditions. The submission includes the proposed uses of the Capital Fund Grant and the Public Housing Admissions and Occupancy Policy (ACOP) and mandatory certifications. Funds will be used as approved in the City's FY25 budget, including for unit turnover, necessary capital repairs and allowed improvements. A public hearing must be held at the end of a 45 day comment period during which consultation with the Resident Advisory Board must be conducted.

Proposed policy changes presented in the synopsis include:

- Denying an applicant if the household owes rent or other amounts to any PHA unless the family repays the full amount;
- Terminate the family's tenancy within six months of the PHA's final over income notification after the 24-month grace period;
- Requiring tenants to comply with quarterly housekeeping inspections at public housing properties; and

- HUD allows for remote informal hearings with requirements.

The public comment period opened March 16, and ends with the May 2 public hearing. The RAB consultation will be held

May 3, and any comments will be reported during the public hearing. No public comments have been received as part of the public comment period.

CITY FINANCIAL IMPACT

There is no financial impact to the general fund of this action.

ATTACHMENTS

1. IA049 Board Resolution 52574
2. IA049 - MMHA 50077-CR Signed
3. IA049 Certification of Payments 50071
4. Public Notice-PH 2025 Annual Plan Affidavit
5. Summary of changes in ACOP 2024
6. Summary of changes in Administrative Plan 2024

PHA Board Resolution
Approving Operating Budget

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 06/30/2022)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Muscatine Municipal Housing Agency PHA Code: IA049

PHA Fiscal Year Beginning: July 1, 2024 Board Resolution Number: 2024-0179

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- ☒ Operating Budget approved by Board resolution on: 04/18/2024
- ☐ Operating Budget submitted to HUD, if applicable, on:
- ☐ Operating Budget revision approved by Board resolution on:
- ☐ Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: Dr. Brad Bark	Signature:	Date:
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Civil Rights Certification (Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 3/31/2024

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning July 1, 2024 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

Muscatine Municipal Housing Agency

IA049

PHA Name

PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director: Jodi Royal-Goodwin

Name of Board Chairperson: Dr. Brad Bark


Signature

Date

4-16-24


Signature

4-9-24

Date

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 *et seq.*, and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 1/31/2027)

Public reporting burden for this information collection is estimated to average 30 minutes, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

Applicant Name

Muscatine Municipal Housing Agency

Program/Activity Receiving Federal Grant Funding

Public Housing Operations/Capital Fund Program/Housing Choice Voucher Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Jodi Royal-Goodwin

Title

Community Development Director

Signature

Date (mm/dd/yyyy)

4/25/24

AFFIDAVIT OF PUBLICATION

State of Texas, County of Bexar, ss:

Yuade Moore, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of The Muscatine Journal, morning edition, a daily newspaper printed and published by Lee Enterprises, Incorporated, in the City of , County, Iowa, and that a notice, a printed copy of which is made part of this affidavit, was published in said The Muscatine Journal, on the dates listed below.
March. 15 2024

NOTICE ID: GYFcRBRUcRmVQEjW0OL9

PUBLISHER ID: COL-IA-400018

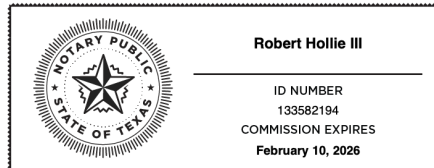
NOTICE NAME: Notice of Public Hearing-Muscatine Municipal
Publication Fee: \$69.87

The affiant further deposes and says that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.

(Signed) Yuade Moore

VERIFICATION

State of Texas
County of Bexar



Subscribed in my presence and sworn to before me on this: 03/15/2024

[Signature]

Notary Public
Electronically signed and notarized online using the Proof platform.

NOTICE OF PUBLIC COMMENT PERIOD AND TIME AND PLACE OF PUBLIC HEARING TO DISCUSS THE MUSCATINE MUNICIPAL HOUSING AGENCY'S 2024 ANNUAL PLAN AND AMENDMENTS TO THE SECTION 8 ADMINISTRATIVE PLAN AND PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY

The public is invited to comment on the Muscatine Municipal Housing Agency's (MMHA) draft 2024 Annual Plan and revisions to the Public Housing Admissions and Continued Occupancy Policy (ACOP). The Annual Plan outlines the goals, objectives and policies MMHA uses to administer the programs, including those encompassed in the Administrative Plan and ACOP. The documents are available for review and comment in the MMHA offices at 215 Sycamore Street during normal business hours beginning March 18 through May 2. Electronic copies may be requested by contacting MMHA at mrinnert@muscatineia.gov or 563-262-4141.

A Public Hearing will be held May 2, 2024, at 6:00 p.m. during the Muscatine City Council meeting. Public participation in the Hearing may be in person or electronic. Information on how to participate electronically will be published on the official agenda not less than 2 days before the meeting. If you are a person requiring a special accommodation for a disability or language barrier, please contact MMHA, at 563-262-4141 at least three (3) business days in advance of the meeting date.

Comments may be submitted in person or by mail to MMHA, 215 Sycamore St, Muscatine, IA 52761 or electronically to mrinnert@muscatineia.gov. The public comment period will begin March 18 and end May 2 at 6:00 p.m.



COL-IA-400018

SUMMARY OF CHANGES IN ACOP 2024

To be eligible for the public housing program:

- The applicant family must:
 - (added) Meet net asset and property ownership restriction requirements.

3-III.C. RESTRICTION ON ASSISTANCE BASED ON ASSETS [24 CFR 5.618]

There are two circumstances under which a family is ineligible for the program based on asset ownership.

First, assistance may not be provided to any family if the family's net assets exceed \$100,000 (adjusted annually by HUD).

Second, the family has real property that is suitable for occupancy by the family as a residence and the family has:

- A present ownership interest in the real property;
- A legal right to reside in the real property; and
- The effective legal authority to sell (based on state or local laws of the jurisdiction where the property is located) the real property.

However, the real property restriction does not apply in the following circumstances:

- Any property for which the family is receiving assistance for a manufactured home under 24 CFR 982.620 or under the HCV Homeownership program;
- Any property that is jointly owned by a member of the family and at least one non-household member who does not live with the family, if the non-household member resides at the jointly owned property;
- Any family that is offering the property for sale; or
- Any person who is a victim of domestic violence, dating violence, sexual assault, or stalking.
 - When a family asks for an exception because a family member is a victim of domestic violence, dating violence, sexual assault, or stalking, the PHA must comply with all the confidentiality requirements under VAWA. The PHA must accept a self-certification from the family member, and the restrictions on requesting documentation under VAWA apply.

A property is considered *suitable for occupancy* unless the family demonstrates that it:

- Does not meet the disability-related needs for all members of the family (e.g., physical accessibility requirements, disability-related need for additional bedrooms, proximity to accessible transportation, etc.);
- Is not sufficient for the size of the family;

PHA Policy

The PHA defines *not sufficient for the size of the family* as being overcrowded based on the PHA's occupancy standards in Chapter 5.

- Is geographically located so as to be a hardship for the family (e.g., the distance or commuting time between the property and the family's place of work or school would be a hardship to the family, as determined by the PHA or owner);
- Is not safe to reside in because of the physical condition of the property (e.g., property's physical condition poses a risk to the family's health and safety and the condition of the property cannot be easily remedied); or
- Is not a property that a family may reside in under the State or local laws of the jurisdiction where the property is located.

RETIREMENT ACCOUNTS

- IRS-recognized retirement accounts are not assets and are not recorded on the 50058 as Assets.
- Interest generated by a retirement account is not reported in the asset sections of the 50058
- Periodic payments received from a retirement account are income and are recorded in the income sections of the 50058

HARDSHIP EXEMPTIONS

HOTMA new hardship exemption categories for:

- Health and medical care and disability assistance expenses
- Phased-In Relief: Families already receiving the deduction
- General Relief: Families who can demonstrate a financial hardship
- Childcare expenses

NEW AUTHORIZATION FOR RELEASE OF INFORMATION

Another Form HUD-9886 will not be signed except under the following circumstances:

- When any person 18 years or older becomes a member of the family
- When a current member of the family turns 18
- As required by HUD or the PHA in administrative instructions

INTERIM INCREASES

Must not process an interim reexam for income increases that result in less than a 10% increase in adjusted income. Even if an interim results in a greater than 10% increase:

- May choose not to conduct an interim during the last three months of a certification
- May not consider any increases in earned income unless family previously received an interim decrease

INTERIM DECREASES

Must perform an interim for a decrease in adjusted income of any amount if:

- There is a decrease in family size attributed to the death of a family member;
- A family member permanently moves out of the assisted unit

If interim results in no change/decrease in adjusted income, then a non-interim transaction is

Summary of changes in Administrative Plan 2024

HUD HCV Guidebook

In November 2019 HUD began issuing a new version of the HCV Guidebook chapter-by-chapter. Unlike the previous version of the HCV Guidebook in which chapters were numbered, the new version of the guidebook includes chapter names, but no numbers. As the new version of the guidebook has not yet been fully released, and since the previous version of the guidebook contains guidance not found in the new version, the policy cites both versions of the guidebook. Therefore, where the HCV Guidebook is cited in the policy, the citation will make a distinction between the “old” and “new” versions of the guidebook. The “old” version of the guidebook will continue to be cited as *HCV GB* with a chapter/page reference (example: HCV GB, p. 5-4). If HUD has also released a new chapter on the same topic with information that either adds new information or updates existing information from the previous guidebook, the new guidebook will be cited as *New HCV GB* with a chapter title and page reference (example: New HCV GB, *Payment Standards*, p. 11). On September 29, 2023, HUD issued Notice PIH 2023-27 to implement sections 102 and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA). The notice supersedes relevant portions of the guidebook, specifically the chapters on eligibility, denials, and reexaminations and reexaminations. Where chapters have not been altered by the HOTMA implementation notice, the model policy continues to site the HCV Guidebook.

Calculating Annual Income at Annual Reexamination [24 CFR.609(c)(2); Notice PIH 2023-27]

At annual reexamination, PHAs must first determine the family’s income for the previous 12-month period and use this amount as the family income for annual reexaminations; however, adjustments to reflect current income must be made. Any change of income since the family’s last annual reexamination, including those that did not meet the threshold to process an interim reexamination of family income in accordance with PHA policies in Chapter 9 and HUD regulations, must be considered. If, however, there have been no changes to income, then the amount of income calculated for the previous 12-month period is the amount that will be used to determine the family’s rental assistance. Income from assets is always anticipated, irrespective of the income examination type. Policies related to conducting annual reexaminations are located in Chapter 11.

3-III.C. RESTRICTION ON ASSISTANCE BASED ON ASSETS [24 CFR 5.618]

There are two circumstances under which a family is ineligible to receive assistance based on asset ownership.

First, assistance may not be provided to any family if the family’s net assets exceed \$100,000 (adjusted annually by HUD).

Second, the family has real property that is suitable for occupancy by the family as a residence and the family has:

- A present ownership interest in the real property; and
- A legal right to reside in the real property; and
- The effective legal authority to sell (based on state or local laws of the jurisdiction where the property is located) the real property.

However, the real property restriction does not apply in the following circumstances:

- Any property for which the family is receiving assistance for a manufactured home under 24 CFR 982.620 or under the HCV Homeownership program;
- Any property that is jointly owned by a member of the family and at least one non-household member who does not live with the family, if the non-household member resides at the jointly owned property;
- Any family that is offering the property for sale; or
- Any person who is a victim of domestic violence, dating violence, sexual assault, or stalking.
 - When a family asks for an exception because a family member is a victim of domestic violence, dating violence, sexual assault, or stalking, the PHA must comply with all the confidentiality requirements under VAWA. The PHA must accept a self-certification from the family member, and the restrictions on requesting documentation under VAWA apply.

A property is considered *suitable for occupancy* unless the family demonstrates that it:

- Does not meet the disability-related needs for all members of the family (e.g., physical accessibility requirements, disability-related need for additional bedrooms, proximity to accessible transportation, etc.);
- Is not sufficient for the size of the family;

PHA Policy

The PHA defines *not sufficient for the size of the family* as being overcrowded based on the PHA's subsidy standards in Chapter 5 of this policy.

- Is geographically located so as to be a hardship for the family (e.g., the distance or commuting time between the property and the family's place of work or school would be a hardship to the family, as determined by the PHA or owner);

- Is not safe to reside in because of the physical condition of the property (e.g., property's physical condition poses a risk to the family's health and safety and the condition of the property cannot be easily remedied); or
- Is not a property that a family may reside in under the state or local laws of the jurisdiction where the property is located.
- Children of separate genders, regardless of age, will be allocated separate bedrooms with 2 children per bedroom. Siblings and children of the same gender, regardless of age, will be allocated 1 bedroom.
- Adults regardless of gender will be allocated one bedroom for every 2 adults, except related persons of different generations or with close familial relationship (e.g. adult brother and sister, mother and daughter) will be allocated separate bedrooms.

6-I.A. OVERVIEW [24 CFR 5.609]

Annual income includes:

- All amounts, not specifically excluded in 24 CFR 5.609(b);
- All amounts received from all sources by each member of the family who is 18 years of age or older or is the head of household or spouse;
- Unearned income by or on behalf of each dependent who is under 18 years of age; and
- Imputed returns of an asset based on the current passbook savings rate, as determined by HUD, when the value of net family assets exceeds \$50,000 (which amount HUD will adjust annually) and the actual returns from a given asset cannot be calculated.

In addition to this general definition, the regulations at 24 CFR 5.609(b) provide a comprehensive listing of all sources of income that are excluded from annual income. Note, unlike in previous version of the regulations, the current regulations governing annual income do not list sources of income that are to be included. Instead, HUD relies on the definition of excluded income under 24 CFR 5.609(b) to provide the scope of what is included. To that end, generally, all income is included unless it is specifically excluded by regulation.

Annual income includes "all amounts received," not the amount that a family may be legally entitled to receive but did not receive. For example, a family's child support or alimony income must be based on payments received, not the amounts to which the family is entitled by court or agency orders [Notice PIH 2023-27].

Annual income also includes all actual anticipated income from assets (provided the income is not otherwise excluded) even if the asset itself is excluded from net family assets [Notice PIH 2023-27]. 24 CFR 5.603(b)(1) describes HUD regulations establish policies for treating specific types of income and assets. The full texts of those portions of the regulations are provided in exhibits at the end of this chapter as follows:

- Annual Income Full Definition (Exhibit 6-1)
- Treatment of Family Assets (Exhibit 6-2)

- The Effect of Welfare Benefit Reduction (Exhibit 6-3)

6-I.C. CALCULATING ANNUAL INCOME

The methodology used for calculating income differs depending on whether income is being calculated at initial occupancy, interim reexamination, or at annual reexamination. However, income from assets is always anticipated regardless of certification type.

Anticipating Annual Income [24 CFR 5.609(c)(1)]

At initial occupancy and for an interim reexamination of family income, the PHA is required to use anticipated income (current income) for the upcoming 12-month period following the new admission or interim reexamination effective date. Policies related to verifying income are found in Chapter 7.

PHA Policy

When the PHA cannot readily anticipate income based upon current circumstances (e.g., in the case of temporary, sporadic, or variable employment, seasonal employment, unstable working hours, or suspected fraud), the PHA will review and analyze historical data for patterns of employment, paid benefits, and receipt of other income and use the results of this analysis to establish annual income.

Any time current circumstances are not used to project annual income, a clear rationale for the decision will be documented in the file. In all such cases the family may present information and documentation to the PHA to show why the historic pattern does not represent the family's anticipated income.

In all cases, the family file will be documented with a clear record of the reason for the decision, and a clear audit trail will be left as to how the PHA annualized projected income.

Known Changes in Income

If the PHA verifies an upcoming increase or decrease in income, annual income will be projected by applying each income amount to the appropriate part of the 12-month period.

Calculating Annual Income at Annual Reexamination [24 CFR.609(c)(2); Notice PIH 2023-27]

At annual reexamination, PHAs must first determine the family's income for the previous 12-month period and use this amount as the family income for annual reexaminations; however, adjustments to reflect current income must be made. Any change of income since the family's last annual reexamination, including those that did not meet the threshold to process an interim reexamination of family income in accordance with PHA policies in Chapter 9 and HUD regulations, must be considered. If, however, there have been no changes to income, then the amount of income calculated for the previous 12-month period is the amount that will be used to determine the family's rental assistance. Income from assets is always anticipated, irrespective of the income examination type. Policies related to conducting annual reexaminations are located in Chapter 11.

6-I.E. EARNED INCOME DISALLOWANCE FOR PERSONS WITH DISABILITIES [24 CFR 5.617; Streamlining Final Rule (SFR) Federal Register 3/8/16; Notice PIH 2023-27]

HOTMA removed the statutory authority for the EID. The EID is available only to families that are eligible for and participating on the program as of December 31, 2023, or before; no new families may be added on or after January 1, 2024.

Retirement Accounts [24 CFR 5.609(b)(26); Notice PIH 2023-27]

Income received from any account under a retirement plan recognized as such by the IRS, including individual retirement arrangements (IRAs), employer retirement plans, and retirement plans for self-employed individuals are not considered actual income from **assets**.

However, any distribution of periodic payments from such accounts is included in annual income at the time they are received by the family.

6-II.C. ASSET INCLUSIONS AND EXCLUSIONS

Checking and Savings Accounts [Notice PIH 2023-27]

HUD considers bank accounts as non-necessary items of personal property. Whether or not necessary personal property is counted toward net family assets depends on the combined value of all of the family's assets.

- When the combined value of net family assets is greater than \$50,000, as adjusted by inflation, checking and/or savings accounts would be counted toward net family assets.
- When the combined value of all non-necessary personal property does not exceed \$50,000, as adjusted by inflation, all non-necessary personal property is excluded from net family assets. In this case, the value of the family's checking and/or savings accounts would not be considered when calculating net family assets.

However, actual income from checking and savings accounts is always included in a family's annual income, regardless of the total value of net family assets or whether the asset itself is included or excluded from net family assets, unless that income is specifically excluded.

The combined value of all **non-necessary** items of personal property is only included in annual income when the combined total value exceeds \$50,000 (adjusted annually by HUD). When the combined value of all non-necessary personal property does not exceed \$50,000, as adjusted by inflation, all non-necessary personal property is excluded from net family assets.

7-I.A. FAMILY CONSENT TO RELEASE OF INFORMATION [24 CFR 982.516; 982.551; 24 CFR 5.230; and Notice PIH 2023-27]

All adult applicants and participants sign form HUD-9886, Authorization for Release of Information. All adult family members (and the head and spouse/cohead, regardless of age) are required to sign the Form HUD-9886 at admission. Participants, prior to January 1, 2024, signed

and submitted Form HUD-9886 at each annual reexamination. HOTMA eliminated this requirement and instead required that the Form HUD-9886 be signed only once.

8-II.B. INITIAL HQS INSPECTION [24 CFR 982.401(a)]

Appliances [Form HUD-52580]

PHA Policy

If the family is responsible for supplying the stove and/or refrigerator, the PHA will allow the stove and refrigerator to be placed in the unit after the unit has met all other HQS requirements. The required appliances must be in place before the HAP contract is executed by the PHA. The PHA will execute the HAP contract based upon a certification from the family that the appliances have been installed and are working. A confirmatory inspection will be scheduled within 30 days of HAP contract approval.

11-I.E. CALCULATING ANNUAL INCOME AT ANNUAL REEXAMINATION [24 CFR 5.609(c)(2) and Notice PIH 2023-27]

Step 1: The PHA determines annual income for the previous 12-month period by reviewing the following information:

- The EIV Income Report pulled within 120 days of the effective date of the annual reexamination;
- The income reported on the most recent HUD-50058; and
- The amount of prior-year income reported by the family on the PHA's annual reexamination paperwork.

Step 2: The PHA takes into consideration any interim reexamination of family income completed since the last annual reexamination.

- If there was an interim reexamination performed, the PHA must use the annual income from the interim to determine the family's total annual income, provided there are no additional changes.
- If the PHA did not perform an interim or there have been changes since the last reexamination, the PHA moves to Step 3.

Step 3: If there were changes in annual income not processed by the PHA since the last reexamination, the PHA must use current income. The family will be required to report their income for the prior year and whether there have been permanent changes.

If there are no reported changes to an income source, the PHA may use documentation of prior-year income to calculate the annual income. For example, the PHA may use the following documentation:

- EIV + self-certification (wages, Supplemental Security Income (SSI), Social Security, and unemployment)

- Current written third-party verification from the source verifying prior-year income that is dated within 120 days of receipt by the PHA, for example:
 - Year-end statements
 - Paycheck with year-to-date amounts
 - Tax forms (Form 1040, W2, 1099, etc.)

If there are reported changes by the family or the PHA notes discrepancies between EIV and what the family reports, the PHA must follow the verification hierarchy (described in Chapter 7) to document and verify income. Exhibit 11-1 provides detailed examples of how the PHA calculates income from different sources at annual reexamination using the above method.

PHA Policy

When income is calculated using a streamlined income determination or Safe Harbor determination from a means-tested federal public assistance program in accordance with PHA policies in Chapter 7, the above is not applicable. However, where the family disagrees with the PHA or other agency's determination of income or the PHA has other reason to use third-party verification in these circumstances, then the above will apply.

Interim Decreases [24 CFR 982.516(c)(2) and Notice PIH 2023-27]

A family may request an interim determination of family income for any change since the last determination. However, the PHA may decline to conduct an interim reexamination if the PHA estimates the family's adjusted income will decrease by an amount that is less than 10 percent of the family's adjusted income. The PHA may set a lower threshold in PHA policy such as performing an interim for any decreases in adjusted income, although HUD prohibits the PHA from setting a dollar-figure threshold.

Interim Increases [24 CFR 982.516(c)(3) and Notice PIH 2023-27]

Increases Less than 10 Percent

PHAs must not process interim reexaminations for income increases that result in less than a 10 percent increase in annual adjusted income.

Increases 10 Percent or Greater

PHAs must conduct an interim reexamination of family income when the PHA becomes aware that the family's adjusted income has changed by an amount that the PHA estimates will result in an increase of 10 percent or more in adjusted income, with the following exceptions:

- PHAs may not consider any increases in earned income when estimating or calculating whether the family's adjusted income has increased, unless the family has previously received an interim reduction during the same reexamination cycle; and
- PHAs may choose not to conduct an interim reexamination during the last three months of a certification period if a family reports an increase in income within three months of the next annual reexamination effective date.

HOTMA Policy Supplement

Overview

While full compliance with HOTMA is mandatory by January 1, 2025, PHAs select a HOTMA compliance date sometime in 2024 on which to begin fully applying all HOTMA provisions to their programs. All transactions with an effective date on or after that date must follow HOTMA regulations and the PHA's updated policies.

While the majority of HOTMA provisions cannot be implemented until the Housing Information Portal (HIP) and the PHA's software is ready, HUD encourages PHAs to implement certain specific provisions of HOTMA that do not require HIP implementation irrespective of the PHA's HOTMA compliance date.



City of Muscatine

ITEM NUMBER 2024-0195

AGENDA ITEM SUMMARY

DATE: 5/2/2024

STAFF

Brian Stineman, Public Works Director

SUBJECT

Resolution Setting a Public Hearing on May 16, 2024, for the Review of the Plans, Specifications, Form of Contract and Cost Estimate, and Setting a Bid Date for the Airport Fuel System Relocation Project.

EXECUTIVE SUMMARY

Resolution Setting a Public Hearing on May 16, 2024, at 6:00 PM in the City Hall Council Chambers for the Review of the Plans, Specifications, Form of Contract and Cost Estimate, and Setting a Bid Date for the Airport Fuel System Relocation Project.

STAFF RECOMMENDATION

Adopt the resolution

BACKGROUND/DISCUSSION

The City has previously contracted with Bolton & Menk to design the Jet Fuel and AvGas relocation projects. These projects are funded 80% by the Iowa Department of Transportation (IDOT). The city is responsible for the remaining 20% match. These projects are funded separately by the DOT but have been allowed to be combined for ease of bidding, construction, and construction management. Together, the projects will upgrade and relocate the fueling facilities at the Muscatine Municipal Airport.

CITY FINANCIAL IMPACT

There is no cost to hold the public hearing.

ATTACHMENTS

1. Set Public Hearing Resolution Airport Fuel System

RESOLUTION NO. 2024-0195

**SET TIME AND PLACE FOR PUBLIC HEARING ON THE PLANS,
SPECIFICATIONS, FORM OF CONTRACT, COST ESTIMATE, AND SETTING
A BID DATE FOR THE MUSCATINE AIRPORT FUEL SYSTEM
RELOCATION PROJECT**

WHEREAS, the City Council of the City of Muscatine, Iowa has heretofore granted preliminary approval of the contract, and cost estimates for the proposed Fuel System Relocation Project at the Muscatine Municipal Airport; and

WHEREAS, the proposed project has been paid for out of funds legally available for that purpose;

NOW, THEREFORE, be it resolved by this Council that:

SECTION I: On May 16, 2024 at 6:00 p.m. in the City Council Chambers at City Hall, Muscatine, Iowa, this Council shall hold a public hearing of the plans, specifications, form of contract, cost estimate, and setting a bid date for the Muscatine Fuel System Relocation Project.

SECTION II: The City Clerk shall give notice of such public hearing by publication of a notice in the Muscatine Journal not less than four (4) nor more than twenty (20) days prior to the date set for the hearing. The notice shall be in the following form:

(NOTICE OF PUBLIC HEARING ATTACHED)

PASSED, APPROVED, AND ADOPTED THIS 2nd DAY OF May, 2024.

CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA

Brad Bark, Mayor

ATTEST:

Carol Webb, City Administrator



City of Muscatine

ITEM NUMBER 2024-0196

AGENDA ITEM SUMMARY

DATE: 5/2/2024

STAFF

Stephanie Romagnoli, Human Resources Manager
Nancy Lueck, Finance Director

SUBJECT

Resolution to Adopt the Non-Union Pay Plan for Fiscal Year 2024/2025

EXECUTIVE SUMMARY

At the conclusion of each year's budget process, the City Council adopts an updated non-union pay plan based on the approved budget. This year's non-union pay plan incorporates the results from the completed compensation study, budgeted positions, and cost of living adjustment. The pay schedule has been adjusted based on this information and a resolution has been presented for the City Council's consideration.

STAFF RECOMMENDATION

Staff recommends adoption of the resolution.

BACKGROUND/DISCUSSION

At the conclusion of each year's budget process, the City Council adopts an updated non-union pay plan based on the approved budget. This year's non-union pay plan incorporates the results from the completed compensation study, budgeted positions, and cost of living adjustment. The pay schedule has been adjusted based on this information and a resolution has been presented for City Council's consideration.

This year's pay plan incorporates the temporary addition (at least 2 years) of two positions for the Lead Hazard Reduction Grant received by the Housing Department. It also includes title changes for the City's clerical staff. Additionally, the wage ranges have been adjusted based on the results of the compensation study.

Employees have been individually placed in the pay plan based on the criteria outlined in the resolution. The adopted budget reflects these placements in each departmental budget.

CITY FINANCIAL IMPACT

These wage adjustments were included in each department's budget for the 2024/2025 budget year.

ATTACHMENTS

1. RESOLUTION Non-Union Pay Plan 2024 (1)
2. Non-Union Pay Plan Effective 7-1-24 (Pay Plan Only)

RESOLUTION NO. 2024-_____

**A RESOLUTION APPROVING THE OFFICIAL PAY PLAN FOR
NON-UNION EMPLOYEES OF THE CITY OF MUSCATINE, IOWA
EFFECTIVE JULY 1, 2024**

WHEREAS, the City Council of the City of Muscatine, Iowa adopts by resolution the official pay plan for non-union employees of the City, and;

WHEREAS, all revisions made to such plans must receive approval of the City Council;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that the following revisions be approved and implemented as follows:

Position Additions:

Lead Grant Manager to Pay Grade 8
Intake/Recruitment Specialist to Pay Grade 6

The following title changes:

Office Assistant to Administrative Assistant
Office Coordinator to Administrative Specialist
Administrative Secretary to Office Manager

Reclassification of the Administrative Secretary to the City Administrator to Deputy City Clerk

Placement in the updated pay plan based on the following criteria:

A base cost of living adjustment of 4.5%.
Employees whose wages are less than the step 1 of the assigned pay grade will be moved to step 1.
Employees whose wages fall within steps 1 through 5 in the assigned pay grade will be moved to the next highest step in the grade.
Progression to the next steps for the above positions will be on July 1 of the following years.
Employees whose wages are above step 5 in the assigned pay grade will receive the cost-of-living adjustment.
Pay steps will be granted after 1 year, 2 years, 3 years, and 5 years. Beyond step 5 increases will be based on pay for performance as allowed by City Council.

PASSED, APPROVED, AND ADOPTED this 2nd day of May, 2024.

Mayor Bradley Bark

ATTEST:

Carol Webb, City Administrator

City of Muscatine
Proposed New Non-Union Pay Plan
Fulltime Employees and Permanent Part-Time Employees Working 20 or More Hours/Week
Annual/Bi-Weekly/Hourly Rates
Effective July 1, 2024

Grade/Job Title	Skills-Based Range					Performance-Based Range Maximum (FT Only)
	Entry Step 1	After 1 Year Step 2	After 2 Years Step 3	After 3 Years Step 4	After 5 Years Step 5	
Grade M01						
Hourly	\$ 15.00	\$ 15.75	\$ 16.50	\$ 17.25	\$ 18.00	21.00
Bi-Weekly	\$ 1,200.00	\$ 1,260.00	\$ 1,320.00	\$ 1,380.00	\$ 1,440.00	\$ 1,680.00
Annual	\$ 31,200.00	\$ 32,760.00	\$ 34,320.00	\$ 35,880.00	\$ 37,440.00	\$ 43,680.00
Grade M02						
Hourly	\$ 16.13	\$ 16.93	\$ 17.74	\$ 18.54	\$ 19.35	22.58
Bi-Weekly	\$ 1,290.40	\$ 1,354.40	\$ 1,419.20	\$ 1,483.20	\$ 1,548.00	\$ 1,806.40
Annual	\$ 33,550.40	\$ 35,214.40	\$ 36,899.20	\$ 38,563.20	\$ 40,248.00	\$ 46,966.40
Grade M03						
Hourly	\$ 17.33	\$ 18.20	\$ 19.07	\$ 19.93	\$ 20.80	24.27
Bi-Weekly	\$ 1,386.40	\$ 1,456.00	\$ 1,525.60	\$ 1,594.40	\$ 1,664.00	\$ 1,941.60
Annual	\$ 36,046.40	\$ 37,856.00	\$ 39,665.60	\$ 41,454.40	\$ 43,264.00	\$ 50,481.60
Grade M04						
Hourly	\$ 18.63	\$ 19.57	\$ 20.50	\$ 21.43	\$ 22.36	26.09
Art Center Aide	\$ 1,490.40	\$ 1,565.60	\$ 1,640.00	\$ 1,714.40	\$ 1,788.80	\$ 2,087.20
Library Technician	\$ 38,750.40	\$ 40,705.60	\$ 42,640.00	\$ 44,574.40	\$ 46,508.80	\$ 54,267.20
Grade M05						
Hourly	\$ 20.03	\$ 21.03	\$ 22.04	\$ 23.04	\$ 24.04	28.04
Bi-Weekly	\$ 1,602.40	\$ 1,682.40	\$ 1,763.20	\$ 1,843.20	\$ 1,923.20	\$ 2,243.20
Annual	\$ 41,662.40	\$ 43,742.40	\$ 45,843.20	\$ 47,923.20	\$ 50,003.20	\$ 58,323.20
Grade M06						
Hourly	\$ 21.53	\$ 22.61	\$ 23.69	\$ 24.76	\$ 25.84	30.15
Administrative Assistant	\$ 1,722.40	\$ 1,808.80	\$ 1,895.20	\$ 1,980.80	\$ 2,067.20	\$ 2,412.00
(formerly Office Assistant)	\$ 44,782.40	\$ 47,028.80	\$ 49,275.20	\$ 51,500.80	\$ 53,747.20	\$ 62,712.00
Intake/Recruitment Specialist						
Grade M07						
Hourly	\$ 23.15	\$ 24.31	\$ 25.46	\$ 26.62	\$ 27.78	32.41
Account Clerk	\$ 1,852.00	\$ 1,944.80	\$ 2,036.80	\$ 2,129.60	\$ 2,222.40	\$ 2,592.80
Art Center Education Coordinator	\$ 48,152.00	\$ 50,564.80	\$ 52,956.80	\$ 55,369.60	\$ 57,782.40	\$ 67,412.80
Art Center Registrar						
Administrative Specialist						
(formerly Office Coordinator)						
Grade M08						
Hourly	\$ 24.89	\$ 26.13	\$ 27.37	\$ 28.62	\$ 29.86	34.84
Community Services Officer	\$ 1,991.20	\$ 2,090.40	\$ 2,189.60	\$ 2,289.60	\$ 2,388.80	\$ 2,787.20
Finance Secretary/Parking Coordinator	\$ 51,771.20	\$ 54,350.40	\$ 56,929.60	\$ 59,529.60	\$ 62,108.80	\$ 72,467.20
Housing Specialist						
Library Assistant						
Office Manager						
(formerly Administrative Secretary)						
Lead Grant Manager						
Grade M09						
Hourly	\$ 26.75	\$ 28.09	\$ 29.43	\$ 30.76	\$ 32.10	37.45
Communications Specialist	\$ 2,140.00	\$ 2,247.20	\$ 2,354.40	\$ 2,460.80	\$ 2,568.00	\$ 2,996.00
Community Services Officer II	\$ 55,640.00	\$ 58,427.20	\$ 61,214.40	\$ 63,980.80	\$ 66,768.00	\$ 77,896.00
Computer Technician						
Deputy City Clerk						
(formerly one of the Admin Secretaries)						
HR Generalist						
Senior Account Clerk						
Grade M10						
Hourly	\$ 28.76	\$ 30.20	\$ 31.63	\$ 33.07	\$ 34.51	40.26
Inspector II	\$ 2,300.80	\$ 2,416.00	\$ 2,530.40	\$ 2,645.60	\$ 2,760.80	\$ 3,220.80
Librarian	\$ 59,820.80	\$ 62,816.00	\$ 65,790.40	\$ 68,785.60	\$ 71,780.80	\$ 83,740.80
Right-of-Way Inspector						
Grade M11						
Hourly	\$ 30.92	\$ 32.46	\$ 34.01	\$ 35.55	\$ 37.10	43.28
Accountant	\$ 2,473.60	\$ 2,596.80	\$ 2,720.80	\$ 2,844.00	\$ 2,968.00	\$ 3,462.40
City Planner	\$ 64,313.60	\$ 67,516.80	\$ 70,740.80	\$ 73,944.00	\$ 77,168.00	\$ 90,022.40
Communications Manager						
Inspector III						
Program Supervisor						

Grade/Job Title	Skills-Based Range					Performance-Based Range Maximum (FT Only)	
	Entry	After 1 Year	After 2 Years	After 3 Years	After 5 Years		
	Step 1	Step 2	Step 3	Step 4	Step 5	Maximum	
Grade M12	Hourly	\$ 33.23	\$ 34.90	\$ 36.56	\$ 38.22	\$ 39.88	46.53
Ambulance Billing Service Manager	Bi-Weekly	\$ 2,658.40	\$ 2,792.00	\$ 2,924.80	\$ 3,057.60	\$ 3,190.40	\$ 3,722.40
Athletic Facilities Supervisor	Annual	\$ 69,118.40	\$ 72,592.00	\$ 76,044.80	\$ 79,497.60	\$ 82,950.40	\$ 96,782.40
Building & Grounds Supervisor							
Golf Course Supervisor							
Housing Maintenance Supervisor							
Housing Programs Supervisor							
Lift Station Supervisor							
Plant Maintenance Supervisor							
Solid Waste Supervisor							
Transit Supervisor							
Vehicle Maintenance Supervisor							
Grade M13	Hourly	\$ 35.73	\$ 37.51	\$ 39.30	\$ 41.09	\$ 42.87	50.02
Building Division Manager	Bi-Weekly	\$ 2,858.40	\$ 3,000.80	\$ 3,144.00	\$ 3,287.20	\$ 3,429.60	\$ 4,001.60
Fire Captain	Annual	\$ 74,318.40	\$ 78,020.80	\$ 81,744.00	\$ 85,467.20	\$ 89,169.60	\$ 104,041.60
Park Maintenance Supervisor							
Police Sergeant							
Sewer Maintenance Supervisor							
Street Maintenance Supervisor							
Grade M14	Hourly	\$ 38.41	\$ 40.33	\$ 42.25	\$ 44.17	\$ 46.09	53.77
Assistant Library Director	Bi-Weekly	\$ 3,072.80	\$ 3,226.40	\$ 3,380.00	\$ 3,533.60	\$ 3,687.20	\$ 4,301.60
Batallion Chief	Annual	\$ 79,892.80	\$ 83,886.40	\$ 87,880.00	\$ 91,873.60	\$ 95,867.20	\$ 111,841.60
Environmental Coordinator/Treatment							
Plant Supervisor							
Golf Professional							
Senior Engineer							
Grade M15	Hourly	\$ 41.29	\$ 43.35	\$ 45.42	\$ 47.48	\$ 49.54	57.80
Accounting Supervisor	Bi-Weekly	\$ 3,303.20	\$ 3,468.00	\$ 3,633.60	\$ 3,798.40	\$ 3,963.20	\$ 4,624.00
Assistant Community Development Director	Annual	\$ 85,883.20	\$ 90,168.00	\$ 94,473.60	\$ 98,758.40	\$ 103,043.20	\$ 120,224.00
Assistant Fire Chief							
Chemist/Lab Supervisor							
Information Technology Manager							
Plant Maintenance Manager							
Police Lieutenant							
Solid Waste Manager							
Grade M16	Hourly	\$ 44.38	\$ 46.60	\$ 48.82	\$ 51.04	\$ 53.26	62.14
Art Center Director	Bi-Weekly	\$ 3,550.40	\$ 3,728.00	\$ 3,905.60	\$ 4,083.20	\$ 4,260.80	\$ 4,971.20
Human Resources Manager	Annual	\$ 92,310.40	\$ 96,928.00	\$ 101,545.60	\$ 106,163.20	\$ 110,780.80	\$ 129,251.20
Police Captain							
Grade M17	Hourly	\$ 47.71	\$ 50.10	\$ 52.48	\$ 54.87	\$ 57.25	66.80
Assistant Police Chief	Bi-Weekly	\$ 3,816.80	\$ 4,008.00	\$ 4,198.40	\$ 4,389.60	\$ 4,580.00	\$ 5,344.00
City Engineer	Annual	\$ 99,236.80	\$ 104,208.00	\$ 109,158.40	\$ 114,129.60	\$ 119,080.00	\$ 138,944.00
Library Director							
Parks & Recreation Director							
WPCP Director							
Grade M18	Hourly	\$ 51.29	\$ 53.85	\$ 56.42	\$ 58.98	\$ 61.55	71.81
Community Development Director	Bi-Weekly	\$ 4,103.20	\$ 4,308.00	\$ 4,513.60	\$ 4,718.40	\$ 4,924.00	\$ 5,744.80
Finance Director	Annual	\$ 106,683.20	\$ 112,008.00	\$ 117,353.60	\$ 122,678.40	\$ 128,024.00	\$ 149,364.80
Fire Chief							
Police Chief							
Public Works Director							

Prepared by: City Finance Department (NL)
Date: 4-26-24



City of Muscatine

ITEM NUMBER 2024-0197

AGENDA ITEM SUMMARY

DATE: 5/2/2024

STAFF

Brian Stineman, Public Works Director
Kevin Coon, City Engineer

SUBJECT

Resolution Approving the Contract and Bond for West Hill Sanitary and Storm Sewer Separation Project- 6C

EXECUTIVE SUMMARY

Presented for City Council consideration is a Resolution to Approve the Contract and Bond for the West Hill Sanitary Sewer Separation Project - Phase 6C

STAFF RECOMMENDATION

Staff recommends to approve the Resolution.

BACKGROUND/DISCUSSION

Phase 6C of the West Hill Sewer Separation Project will include sanitary and storm sewer installation with separation of sanitary sewer from the Papoose Tunnel. Work will be constructed on Iowa Avenue from Fulliam to 10th Street, W. 10th Street from Iowa to Chestnut, 11th Street from Sycamore to Fuller Street, Iowa Field, Amy Drive, the intersection of Hagerman Street and Roscoe Avenue, Roscoe Avenue from Fulliam to Van Horne, Fuller Street from W. 11th Street to Van Horne. In addition, new water mains and paving will be constructed after sewer work is completed.

CITY FINANCIAL IMPACT

Funds for this project are available from the Local Option Sales Tax and a State Revolving Fund Loan.

ATTACHMENTS

1. Approve Contract

RESOLUTION 2024-0197

**APPROVING CONTRACT AND BOND
FOR THE WEST HILL SANITARY AND STORM SEWER
SEPARATION PROJECT – PHASE 6C**

WHEREAS, Council has awarded the contract for the West Hill Sanitary and Storm Sewer Separation Project – Phase 6C to Langman Construction, Inc dated the 2nd day of May, 2024, in the amount of \$6,293,697.60; and

WHEREAS, this Council has authorized and directed the Mayor and City Clerk to enter into a written contract for this project with said contractor, subject to final approval by this Council; and

WHEREAS, the contract and bond has been examined by this Council;

NOW, THEREFORE, IT IS RESOLVED that:

1. The above contract between the City of Muscatine, Iowa and Langman Construction, Inc. dated the 2nd of May, 2024, in the amount of \$6,293,697.60 is approved.
2. The performance bond accompanying such contract, wherein Langman Construction, Inc. appears as principal and Employers Mutual Casualty Company appears as surety, is approved.

The original executed contract and performance bond shall be placed on file in the office of the City Clerk.

PASSED, APPROVED AND ADOPTED THIS 2nd DAY OF MAY, 2024.

Brad Bark, Mayor

ATTEST:

Carol Webb, City Administrator



City of Muscatine

ITEM NUMBER 2024-0199

AGENDA ITEM SUMMARY

DATE: 5/2/2024

STAFF

Nancy Lueck, Finance Director

SUBJECT

Resolution Setting the Date for the Sale of General Obligation Corporate Purpose Bonds, Series 2024, and Authorizing the Use of a Preliminary Official Statement in Connection Therewith

EXECUTIVE SUMMARY

The City's upcoming bond issue will provide funding for a number of City projects that have recently been completed, are currently underway, or will be underway in calendar years 2024 and 2025. These projects and the proposed bond issue were reviewed with City Council as part of the recent budget sessions. The projects included in this issue are listed in an attachment to this Agenda Item Summary. The City Council set the required public hearings for the bond issue at the February 15, 2024 meeting and the hearings were held at the March 7, 2024 meeting.

The resolution to be considered at the May 2, 2024 meeting will set May 16, 2024 as the date for acceptance of bids on the bonds. This Resolution will also authorize the use of a Preliminary Official Statement (POS) in connection with the bond issue. Dorsey & Whitney, the City's bond counsel prepared the attached resolution.

STAFF RECOMMENDATION

Staff recommends approval of this Resolution.

BACKGROUND/DISCUSSION

The full list of projects to be funded from the proposed May 2024 bond issue is an attachment to this Agenda Item Summary. These projects are classified for bonding purposes as follows:

The projects classified as Essential Corporate Purposes include (1) the Weed Park Lagoon-Bank Stabilization project, (2) the local share of four Airport Improvement projects, (3) acquiring a new fire engine, (4) acquiring a new ambulance, (5) undertaking nuisance abatement and demolition projects, and (6) constructing and equipping replacement training facilities for the Police department.

The projects classified as General Corporate Purpose projects include (1) installing new fuel tanks and pumps at the Public Works facility, (2) the local share of the costs to construct and equip a new indoor sports dome, (3) completion of the irrigation system on Soccer Fields #1 - #6, (4) constructing repairs and improvements to municipal buildings, and (5) the local share of the cost to construct a vehicle wash-bay at the Public Works facility.

There are separate provisions for public hearing notices and public hearings for each of these types of debt. At the February 15, 2024, meeting, the City Council set March 7, 2024, as the date for the four required public hearings on the bond issue. After the public hearings, the City Council approved the Resolution Authorizing and Combining Loan Agreements, Approving the Future Issuance of General Obligation Corporate Purpose Bonds, and Providing for the Levy of Taxes to Pay the Same.

The resolution to be considered at the May 2, 2024 meeting will set May 16, 2024 as the date for acceptance of bids on the bonds. This Resolution will also authorize the use of a Preliminary Official Statement (POS) in connection with the bond issue. Dorsey & Whitney, the City's bond counsel prepared the attached resolution.

Bids on the bonds will be received until 10:00 a.m. on May 16, 2024. Susanne Gerlach of Public Financial Management (PFM), the City's Financial Advisor for the bond issue, will make a report to City Council at the regular City Council meeting that evening of the bids received and the recommended successful bidder. City Council will then consider the Resolution to award the bid on the bonds.

CITY FINANCIAL IMPACT

The City's fiscal year 2024/2025 budget was based on this \$4,880,000 bond issue and the estimated debt payments for 2024/2025 are included in the budget. Even with adding this bond issue, the City was able to reduce the debt service tax levy rate from \$2.04192 per \$1,000 of valuation to \$1.98512 per \$1,000 for 2023/2024.

ATTACHMENTS

1. Project List for 2024 Bond Issue
2. Auth POS Set Sale GO CP LA (Muscatine 421464-74) 2024 (1).Res 5-2-24
3. Muscatine_IA_GO_Series_2024_Preliminary OS_for_City_Council_Review

City of Muscatine
Projects to be Funded from the May 2024 Bond Issue
1/25/2024

	2024 Bond Requirements
Community Development:	
Building Demolition Projects	\$ 200,000
Parks:	
Soccer Fields #1 - #6 Irrigation System Improvements	221,000
Weed Park Lagoon Bank Stabilization Project	500,000
Indoor Sports Dome (Local Share)	700,000
Deferred Building Maintenance Projects:	
Roofs, Windows, Doors, etc.	260,000
Airport Projects:	
Taxiway Widening Project (Local Share)	49,000
Relocate Fuel System Phase 1 (Local Share)	100,000
Airport Snow Removal Equipment	-
Lights, PAPIs, and REILs for Runway 12/30 (Local Share)	65,000
Relocate Jet A Fuel Tank (Local Share)	80,000
Police Department:	
Training Facility (Shooting Range, etc.) - City's 50% Share	700,000
Fire Department:	
Fire Engine	918,000
New Ambulance	280,000
Public Works Department:	
Vehicle Wash Bay - Local Share	205,000
Public Works Fuel Tank and Pump Replacements	500,000
Estimated Total Bond Issue (Before Issuance Costs)	\$ 4,778,000
Estimated Bond Issuance Costs/Underwriters Discount	102,000
Estimated Total Bond Issue	\$ 4,880,000

April 25, 2024

Via Email

Carol Webb
City Administrator/City Hall
Muscatine, Iowa

Re: General Obligation Corporate Purpose Bonds, Series 2024
Our File No. 421464-74

Dear Carol:

We have prepared and attached the necessary proceedings reflecting action to be taken at the May 2, 2024 meeting to set May 16, 2024, as the date for the sale of General Obligation Corporate Purpose Bonds, Series 2024 (the “Bonds”) and to authorize the use of a preliminary official statement (the “P.O.S.”) in connection therewith.

The proceedings attached include the following items:

1. Minutes of the meeting, followed by the resolution authorizing the P.O.S., approving its use by PFM Financial Advisors LLC, and setting the date for the sale of the Bonds.
2. Attestation Certificate with respect to the validity of the transcript.

Prior to the adoption of the resolution, you and the City Council should review the proposed P.O.S., which PFM Financial Advisors LLC, is preparing, carefully for accuracy and to ensure that there are no important facts being left out of the document that might bear on potential risks to bond holders. It should be noted that, while we will review and comment on the portions of the document that are pertinent to our role as bond counsel, we have not been engaged as disclosure counsel, and we will not engage in a full due diligence process to investigate the accuracy of financial data or any bond holder risks that are unknown to us, nor will we be providing any legal opinions with respect to the documents offering the Bonds for sale. We are available to do this additional work as the City’s disclosure counsel if requested.

As soon as possible after the City Council meeting, please return one fully executed copy of all of the completed pages in these proceedings. If you have any questions, please contact Erin Regan, Cheryl Ritter or me.

Best regards,

John P. Danos

Attachments

cc: Nancy Lueck
PFM Financial Advisors LLC
Diana VanVleet

MINUTES TO SET DATE FOR SALE OF
BONDS AND AUTHORIZE OFFICIAL
STATEMENT FOR BONDS

421464-74

Muscatine, Iowa

May 2, 2024

The City Council of the City of Muscatine, Iowa, met on May 2, 2024, at ____ o'clock
____.m. at the _____, Muscatine, Iowa.

The meeting was called to order by the Mayor, and the roll being called, the following
named Council Members were present and absent:

Present: _____

Absent: _____.

After due consideration and discussion, Council Member _____ introduced
the following resolution and moved its adoption, seconded by Council Member
_____. The Mayor put the question upon the adoption of said resolution, and the
roll being called, the following Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted, as hereinafter set out.

• • • •

At the conclusion of the meeting and, upon motion and vote, the City Council adjourned.

Mayor

Attest:

City Clerk

RESOLUTION NO. _____

Resolution setting the date for the sale of General Obligation Corporate Purpose Bonds, Series 2024 and authorizing the use of a preliminary official statement in connection therewith

WHEREAS, the City of Muscatine (the “City”), in Muscatine County, State of Iowa, proposed to enter into a loan agreement (the “Essential Purpose Loan Agreement”) and to borrow money thereunder in a principal amount not to exceed \$3,200,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the costs, to that extent, of (a) undertaking lagoon-bank stabilization improvements; (b) undertaking improvements to, and acquiring equipment for, the municipal airport; (c) acquiring a fire truck; (d) acquiring an ambulance; (e) undertaking nuisance abatement and demolition projects for dangerous and dilapidated properties; and (f) constructing and equipping replacement training facilities for the municipal police department due to disaster damage to existing facilities, and has published notice of the proposed action and has held a hearing thereon on March 7, 2024; and

WHEREAS, the City also proposed to enter into a loan agreement (the “General Purpose Loan Agreement #1”) and to borrow money thereunder in a principal amount not to exceed \$500,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of installing fuel tank and pump replacements for the municipal public works department, and in lieu of calling an election upon such proposal, has published notice of the proposed action and has held a hearing thereon, and as of March 7, 2024, no petition had been filed with the City asking that the question of entering into the General Purpose Loan Agreement #1 be submitted to the registered voters of the City; and

WHEREAS, the City also proposed to enter into a loan agreement (the “General Purpose Loan Agreement #2”) and to borrow money thereunder in a principal amount not to exceed \$700,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of constructing, furnishing and equipping the Indoor Sports Dome, a municipal parks and recreation facility, and in lieu of calling an election upon such proposal, has published notice of the proposed action and has held a hearing thereon, and as of March 7, 2024, no petition had been filed with the City asking that the question of entering into the General Purpose Loan Agreement #2 be submitted to the registered voters of the City; and

WHEREAS, the City also proposed to enter into a loan agreement (the “General Purpose Loan Agreement #3”) and, together with the Essential Purpose Loan Agreement, the General Purpose Loan Agreement #1 and the General Purpose Loan Agreement #2, the “Loan Agreements”) and to borrow money thereunder in a principal amount not to exceed \$700,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the costs, to that extent, of (a) undertaking irrigation improvements to the Sports Field Complex, a municipal parks and recreation facility; (b) constructing repairs and improvements to municipal buildings (including roofing, windows and doors); and (c) constructing a vehicle wash-bay for the municipal public works department, and in lieu of calling an election upon such proposal, has published notice of the proposed action and has held a hearing thereon, and as of March 7, 2024, no petition had been filed with the City asking that the question of entering into the General Purpose Loan Agreement #3 be submitted to the registered voters of the City; and

WHEREAS, pursuant to Section 384.28 of the Code of Iowa, the City combined the Loan Agreements into a single loan agreement (the “Loan Agreement”); and

WHEREAS, a Preliminary Official Statement (the “P.O.S.”) has been prepared to facilitate the sale of General Obligation Corporate Purpose Bonds, Series 2024 (the “Bonds”) to be issued in evidence of the obligation of the City under the Loan Agreement, and it is now necessary to make provision for the approval of the P.O.S. and to authorize its use by PFM Financial Advisors LLC, as municipal advisor (the “Municipal Advisor”) to the City;

WHEREAS, it is now necessary to set the date for the sale of the Bonds and to make provision for the advertisement thereof;

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

Section 1. The City Administrator/Clerk and Finance Officer are hereby authorized to take such action as shall be deemed necessary and appropriate, with the assistance of the Municipal Advisor, to prepare the P.O.S. describing the Bonds and providing for the terms and conditions of their sale, and all action heretofore taken in this regard is hereby ratified and approved.

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

Section 3. Sealed bids for the purchase of the Bonds shall be submitted, as set forth in the P.O.S., received and canvassed on behalf of the City until 10:00 a.m. on May 16, 2024, at the office of the City’s Municipal Advisor, PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa, and the City Council shall meet on the same date at 6:00 p.m., at the City Hall, 215 Sycamore, Muscatine, Iowa, for the purpose of considering such bids received and considering and passing a resolution providing for the award of the Bonds, and the Municipal Advisor is hereby authorized and directed to disseminate the notice of said sale, in compliance with the Internal Revenue Service regulations governing “Issue Price” determinations, such notice to minimally contain information regarding Establishment of Issue Price set forth in the “Terms of Offering” attached to the P.O.S. and to be in such form as the Municipal Advisor may deem to be appropriate.

Section 4. Pursuant to Section 75.14 of the Code of Iowa, the City Council hereby authorizes the use of electronic bidding procedures for the sale of the Bonds through PARITY®, and hereby finds and determines that the PARITY® competitive bidding system will provide

reasonable security and maintain the integrity of the competitive bidding process and will facilitate the delivery of bids by interested parties under the circumstances of this bond sale.

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

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

Passed and approved May 2, 2024.

Mayor

Attest:

City Clerk

ATTESTATION CERTIFICATE

STATE OF IOWA
MUSCATINE COUNTY SS:
CITY OF MUSCATINE

I, the undersigned, City Clerk of the City of Muscatine, do hereby certify that attached hereto is a true and correct copy of all of the proceedings of the City Council relating to the fixing of a date for the sale of General Obligation Corporate Purpose Bonds, Series 2024, and approving a preliminary official statement for the sale of the Bonds, as referred to herein.

WITNESS MY HAND this _____ day of _____, 2024.

City Clerk

New Issue

Rating: Application Made to Moody's Investors Service

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

CITY OF MUSCATINE, IOWA

\$4,880,000* General Obligation Corporate Purpose Bonds, Series 2024

BIDS RECEIVED: Thursday, May 16, 2024, 10:00 A.M., Central Time

AWARD: Thursday, May 16, 2024, 6:00 P.M., Central Time

Dated: Date of Delivery (June 5, 2024)

Principal Due: June 1 as shown inside front cover

The \$4,880,000* General Obligation Corporate Purpose Bonds, Series 2024 (the "Bonds") are being issued pursuant to Division III of Chapter 384 of the Code of Iowa and a resolution to be adopted by the City Council of the City of Muscatine, Iowa (the "City"). The Bonds are being issued for the purpose of paying the costs, to that extent, of undertaking lagoon-bank stabilization improvements; undertaking improvements to, and acquiring equipment for, the municipal airport; acquiring a fire truck; acquiring an ambulance; undertaking nuisance abatement and demolition projects for dangerous and dilapidated properties; constructing and equipping replacement training facilities for the municipal police department resulting from disaster damage to existing facilities; installing fuel tank and pump replacements for the municipal public works department; constructing, furnishing and equipping the Indoor Sports Dome, a municipal parks and recreation facility; undertaking irrigation improvements to the Sports Field Complex, a municipal parks and recreation facility; constructing repairs and improvements to municipal buildings (including roofing, windows and doors); and constructing a vehicle wash-bay for the municipal public works department. The purchaser of the Bonds agrees to enter into a loan agreement (the "Loan Agreement") with the City pursuant to authority contained in Section 384.24A of the Code of Iowa. The Bonds will be issued in evidence of the City's obligations under the Loan Agreement. The Bonds are general obligations of the City for which the City will pledge its power to levy direct ad valorem taxes to the repayment of the Bonds.

The Bonds will be issued as fully registered Bonds without coupons and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). DTC will act as securities depository for the Bonds. Individual purchases may be made in book-entry-only form, in the principal amount of \$5,000 and integral multiples thereof. Purchasers will not receive certificates representing their interest in the Bonds purchased. Principal of the Bonds, payable annually on each June 1, beginning June 1, 2025 and interest on the Bonds, payable initially on December 1, 2024 and thereafter on each June 1 and December 1, will be paid to DTC by the City's Registrar/Paying Agent, UMB Bank, N.A., West Des Moines, Iowa (the "Registrar"). DTC will in turn remit such principal and interest to its participants for subsequent disbursements to the beneficial owners of the Bonds as described herein. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as of the 15th day of the month next preceding the interest payment date (the "Record Date").

THE BONDS WILL MATURE AS LISTED ON THE INSIDE FRONT COVER

MINIMUM BID:	\$4,838,520
GOOD FAITH DEPOSIT:	\$48,800 Required of Purchaser Only
TAX MATTERS:	Federal: Tax-Exempt State: Taxable See "TAX EXEMPTION AND RELATED TAX MATTERS" for more information.

The Bonds are offered, subject to prior sale, withdrawal or modification, when, as and if issued and subject to the unqualified approving legal opinion of Dorsey & Whitney LLP, Bond Counsel, Des Moines, Iowa, to be furnished upon delivery of the Bonds. It is expected the Bonds in the definitive form will be available on or about June 5, 2024 via Fast Automated Securities Transfer delivery with the Registrar holding the Bonds on behalf of DTC. The Preliminary Official Statement in the form presented is deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission, subject to revisions, corrections or modifications as determined to be appropriate, and is authorized to be distributed in connection with the offering of the Bonds for sale.

*Preliminary; subject to change.

CITY OF MUSCATINE, IOWA

\$4,880,000* General Obligation Corporate Purpose Bonds, Series 2024

MATURITY: The Bonds will mature June 1 in the years and amounts as follows:

<u>Year</u>	<u>Amount*</u>
2025	\$100,000
2026	355,000
2027	360,000
2028	500,000
2029	525,000
2030	550,000
2031	580,000
2032	605,000
2033	640,000
2034	665,000

*** PRINCIPAL**

ADJUSTMENT: Preliminary; subject to change. The aggregate principal amount of the Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$5,100,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

INTEREST: December 1, 2024 and thereafter on each June 1st and December 1st.

OPTIONAL

REDEMPTION: Bonds due after June 1, 2032 will be subject to call for prior redemption on said date or on any date thereafter upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

COMPLIANCE WITH S.E.C. RULE 15c2-12

Municipal obligations (issued in an aggregate amount over \$1,000,000) are subject to General Rules and Regulations, Securities Exchange Act of 1934, Rule 15c2-12 Municipal Securities Disclosure.

Preliminary Official Statement: This Preliminary Official Statement was prepared for the City for dissemination to prospective bidders. Its primary purpose is to disclose information regarding the Bonds to prospective bidders in the interest of receiving competitive bids in accordance with the TERMS OF OFFERING contained herein. Unless an addendum is received prior to the sale, this document shall be deemed the near final “Preliminary Official Statement”.

Review Period: This Preliminary Official Statement has been distributed to the City’s staff as well as to prospective bidders for an objective review of its disclosure. Comments, omissions or inaccuracies must be submitted to PFM Municipal Advisors LLC (the “Municipal Advisor”) at least two business days prior to the sale. Requests for additional information or corrections in the Preliminary Official Statement received on or before this date will not be considered a qualification of a bid received. If there are any changes, corrections or additions to the Preliminary Official Statement, prospective bidders will be informed by an addendum at least one business day prior to the sale.

Final Official Statement: Upon award of sale of the Bonds, the legislative body will authorize the preparation of a final Official Statement that includes the offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, anticipated delivery date and other information required by law and the identity of the underwriter (the “Syndicate Manager”) and syndicate members. Copies of the final Official Statement will be delivered to the Syndicate Manager within seven business days following the bid acceptance.

REPRESENTATIONS

No dealer, broker, salesman or other person has been authorized by the City, the Municipal Advisor or the underwriter to give any information or to make any representations other than those contained in this Preliminary Official Statement or the final Official Statement and, if given or made, such information and representations must not be relied upon as having been authorized by the City, the Municipal Advisor or the underwriter. This Preliminary Official Statement or the final Official Statement does not constitute an offer to sell or solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained from the City and other sources which are believed to be reliable, but it is not to be construed as a representation by the Municipal Advisor or underwriter. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Preliminary Official Statement or the final Official Statement, nor any sale made thereafter shall, under any circumstances, create any implication there has been no change in the affairs of the City or in any other information contained herein, since the date hereof.

This Preliminary Official Statement and any addenda thereto were prepared relying on information from the City and other sources, which are believed to be reliable.

The Bonds are being offered when, and if issued by the City and accepted by the underwriter, subject to receipt of an opinion as the legality, validity and tax exemption by Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel. It is expected that the Bonds in the definitive form will be available on or about June 5, 2024 via Fast Automated Securities Transfer delivery with the Registrar holding the Bonds on behalf of DTC.

Compensation of the Municipal Advisor, payable entirely by the City, is not contingent upon the sale of the issue.

CITY OF MUSCATINE, IOWA

Mayor & City Council

Dr. Brad Bark	Mayor
Don Lampe	Council Member, First Ward
Jeff Osborne	Council Member, Second Ward
Peggy Gordon	Council Member, Third Ward
Nadine Brockert	Council Member, Fourth Ward
John Jindrich	Council Member, Fifth Ward
Angela Lewis	Council Member, At Large
Matt Conard	Council Member, At Large

Administration

Carol Webb, City Administrator
Nancy Lueck, Finance Director

City Attorney

Brent Hinders
Des Moines, Iowa

Bond Counsel

Dorsey & Whitney LLP
Des Moines, Iowa

Municipal Advisor

PFM Financial Advisors LLC
Des Moines, Iowa

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TERMS OF OFFERING

CITY OF MUSCATINE, IOWA

Bids for the purchase of City of Muscatine, Iowa's (the "City") \$4,880,000* General Obligation Corporate Purpose Bonds, Series 2024 (the "Bonds") will be received on Thursday, May 16, 2024 until 10:00 A.M., Central Time, after which time they will be tabulated. The City Council will consider award of the Bonds at 6:00 P.M., Central Time, on the same day. Questions regarding the sale of the Bonds should be directed to the City's Municipal Advisor, PFM Financial Advisors LLC (the "Municipal Advisor"), 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309, telephone 515-724-5734. Information may also be obtained from Nancy Lueck, Finance Director, City of Muscatine, 215 Sycamore Street, Muscatine, Iowa 52761, telephone 563-264-1550.

This section sets forth the description of certain terms of the Bonds as well as the TERMS OF OFFERING with which all bidders and bid proposals are required to comply, as follows:

DETAILS OF THE BONDS

GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2024, in the principal amount of \$4,880,000*, will be dated the date of delivery (anticipated to be June 5, 2024), will be in the denomination of \$5,000 or multiples thereof, and will mature on June 1 as follows:

<u>Year</u>	<u>Amount*</u>
2025	\$100,000
2026	355,000
2027	360,000
2028	500,000
2029	525,000
2030	550,000
2031	580,000
2032	605,000
2033	640,000
2034	665,000

* Preliminary; subject to change.

ADJUSTMENT TO BOND MATURITY AMOUNTS

The aggregate principal amount of the Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$5,100,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

INTEREST ON THE BONDS

Interest on the Bonds will be payable on December 1, 2024 and semiannually on the 1st day of June and December thereafter. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as of the close of business on the 15th day of the month next preceding the interest payment date (the “Record Date”). Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

OPTIONAL REDEMPTION OF THE BONDS

Bonds due after June 1, 2032 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

TERM BOND OPTION

Bidders shall have the option of designating the Bonds as serial bonds or term bonds, or both. The applicable bid must designate whether each of the principal amounts shown above represent a serial maturity or a mandatory redemption requirement for a term bond maturity. (See the OFFICIAL BID FORM for more information.) In any event, the above principal amount scheduled shall be represented by either serial bond maturities or mandatory redemption requirements, or a combination of both.

GOOD FAITH DEPOSIT

A good faith deposit in the amount of \$48,800 (the “Deposit”) is required from the lowest bidder only. The lowest bidder is required to submit such Deposit payable to the order of the City in the form of either (i) a cashier’s check provided to the City or its Municipal Advisor, or (ii) a wire transfer as instructed by the City’s Municipal Advisor not later than 12:00 P.M., Central Time, on the day of sale of the Bonds. If not so received, the bid of the lowest bidder may be rejected and the City may direct the second lowest bidder to submit a Deposit and thereafter may award the sale of the Bonds to the same. No interest on a Deposit will accrue to the successful bidder (the “Purchaser”). The Deposit will be applied to the purchase price of the Bonds. In the event a Purchaser fails to honor its accepted bid proposal, the Deposit will be retained by the City.

FORM OF BIDS AND AWARD

All bids shall be unconditional for the Bonds for a price not less than \$4,838,520, plus accrued interest, and shall specify the rate or rates of interest in conformity to the limitations set forth under the “BIDDING PARAMETERS” section herein. Bids must be submitted on or in substantial compliance with the OFFICIAL BID FORM provided by the City. The Bonds will be awarded to the bidder offering the lowest interest rate to be determined on a true interest cost (the “TIC”) basis assuming compliance with the “ESTABLISHMENT OF ISSUE PRICE” and “GOOD FAITH DEPOSIT” sections herein. The TIC shall be determined by the present value method, i.e., by ascertaining the semiannual rate, compounded semiannually, necessary to discount to present value as of the dated date of the Bonds, the amount payable on each interest payment date and on each stated maturity date or earlier mandatory redemption, so that the aggregate of such amounts will equal the aggregate purchase price offered therefore. The TIC shall be stated in terms of an annual percentage rate and shall be that rate of interest which is twice the semiannual rate so ascertained (also known as the Canadian Method). The TIC shall be as determined by the Municipal Advisor based on the TERMS OF OFFERING and all amendments, and on the bids as submitted. The Municipal Advisor’s computation of the TIC of each bid shall be controlling. In the event of tie bids for the lowest TIC, the Bonds will be awarded by lot.

The City will reserve the right to (i) waive non-substantive informalities of any bid or of matters relating to the receipt of bids and award of the Bonds, (ii) reject all bids without cause, and (iii) reject any bid which the City determines to have failed to comply with the terms herein.

BIDDING PARAMETERS

Each bidder's proposal must conform to the following limitations:

1. Each annual maturity must bear a single rate of interest from the dated date of the Bonds to the date of maturity.
2. Rates of interest bid must be in multiples of one-eighth or one-twentieth of one percent.
3. The initial price to the public for each maturity must be 98% or greater.

RECEIPT OF BIDS

Form of Bids: Bids must be submitted on or in substantial compliance with the TERMS OF OFFERING and OFFICIAL BID FORM provided by the City or through PARITY® competitive bidding system (the "Internet Bid System"). The City shall not be responsible for malfunction or mistake made by any person, or as a result of the use of an electronic bid or the means used to deliver or complete a bid. The use of such facilities or means is at the sole risk of the prospective bidder who shall be bound by the terms of the bid as received.

No bid will be accepted after the time specified in the OFFICIAL BID FORM. The time, as maintained by the Internet Bid System, shall constitute the official time with respect to all bids submitted. A bid may be withdrawn before the bid deadline using the same method used to submit the bid. If more than one bid is received from a bidder, the last bid received shall be considered.

Sealed Bidding: Sealed bids may be submitted and will be received at the office of the City's Municipal Advisor, PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309.

Electronic Internet Bidding: Electronic internet bids will be received at the office of the City's Municipal Advisor, PFM Financial Advisors LLC. Electronic internet bids must be submitted through the Internet Bid System. Information about the Internet Bid System may be obtained by calling (212) 849-5021.

Each prospective bidder shall be solely responsible for making necessary arrangements to access the Internet Bid System for purposes of submitting its electronic internet bid in a timely manner and in compliance with the requirements of the TERMS OF OFFERING and OFFICIAL BID FORM. The City is permitting bidders to use the services of the Internet Bid System solely as a communication mechanism to conduct the electronic internet bidding and the Internet Bid System is not an agent of the City. Provisions of the TERMS OF OFFERING and OFFICIAL BID FORM shall control in the event of conflict with information provided by the Internet Bid System.

BOOK-ENTRY-ONLY ISSUANCE

The Bonds will be issued by means of a book-entry-only system with no physical distribution of bond certificates made to the public. The Bonds will be issued in fully registered form and one bond certificate, representing the aggregate principal amount of the Bonds maturing in each year, will be registered in the name of Cede & Co. as nominee of The Depository Trust Company ("DTC"), New York, New York, which will act as securities depository of the Bonds. Individual purchases of the Bonds may be made in the principal amount of \$5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the Registrar to DTC or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants will be the responsibility of such participants and other nominees of beneficial owners. The Purchaser, as a condition of delivery of the Bonds, will be required to deposit the bond certificates with DTC.

MUNICIPAL BOND INSURANCE AT PURCHASER'S OPTION

If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefore at the option of the bidder, the purchase of any such insurance policy or the issuance of any such commitment shall be at the sole option and expense of the Purchaser. Any increased costs of issuance of the Bonds resulting from such purchase of insurance shall

be paid by the Purchaser, except that, if the City has requested and received a rating on the Bonds from a rating agency, the City will pay that initial rating fee. Any other rating agency fees shall be the responsibility of the Purchaser. Failure of the municipal bond insurer to issue the policy after the Bonds have been awarded to the Purchaser shall not constitute cause for failure or refusal by the Purchaser to accept delivery on the Bonds. The City reserves the right in its sole discretion to accept or deny changes to the financing documents requested by the insurer selected by the Purchaser.

DELIVERY

The Bonds will be delivered to the Purchaser via Fast Automated Securities Transfer delivery with the Registrar holding the Bonds on behalf of DTC, against full payment in immediately available cash or federal funds. The Bonds are expected to be delivered within forty-five days after the sale. Should delivery be delayed beyond sixty days from the date of sale for any reason except failure of performance by the Purchaser, the Purchaser may withdraw their bid and thereafter their interest in and liability for the Bonds will cease. When the Bonds are ready for delivery, the City will give the Purchaser five working days' notice of the delivery date and the City will expect payment in full on that date; otherwise, reserving the right at its option to determine that the Purchaser failed to comply with the offer of purchase.

ESTABLISHMENT OF ISSUE PRICE

In order to establish the issue price of the Bonds for federal income tax purposes, the City requires bidders to agree to the following, and by submitting a bid, each bidder agrees to the following.

If a bid is submitted by a potential underwriter, the bidder confirm that (i) the underwriters have offered or reasonably expect to offer the Bonds to the public on or before the date of the award at the offering price (the "initial offering price") for each maturity as set forth in the bid, and (ii) the bidder, if it is the winning bidder, shall require any agreement among underwriters, selling group agreement, retail distribution agreement or other agreement relating to the initial sale of the Bonds to the public to which it is a party to include provisions requiring compliance by all parties to such agreements with the provisions contained herein. For purposes hereof, Bonds with a separate CUSIP number constitute a separate "maturity," and the public does not include underwriters of the Bonds (including members of a selling group or retail distribution group) or persons related to underwriters of the Bonds.

If, however, a bid is submitted for the bidder's own account in a capacity other than as an underwriter of the Bonds, and the bidder has no current intention to sell, reoffer, or otherwise dispose of the Bonds, the bidder shall notify the City to that effect at the time it submits its bid and shall provide a certificate to that effect in place of the certificate otherwise required below.

If the Purchaser intends to act as an underwriter, the City shall advise the Purchaser at or prior to the time of award whether (i) the competitive sale rule, or (ii) the "hold-the-offering price" rule applies.

If the City advises the Purchaser that the requirements for a competitive sale have been satisfied and that the competitive sale rule applies, the Purchaser will be required to deliver to the City at or prior to closing a certification, substantially in the form attached hereto as EXHIBIT 1-A, as to the reasonably expected initial offering price as of the award date.

If the City advises the Purchaser that the requirements for a competitive sale have not been satisfied and that the hold-the-offering price rule applies, the Purchaser shall (i) upon the request of the City, confirm the underwriters did not offer or sell any maturity of the Bonds to any person at a price higher than the initial offering price of that maturity during the period starting on the award date and ending on the earlier of (a) the close of the fifth business day after the sale date, or (b) the date on which the underwriters have sold at least 10% of that maturity to the public at or below the initial offering price; and (ii) at or prior to closing, deliver to the City a certification substantially in the form attached hereto as EXHIBIT 1-B, together with a copy of the pricing wire.

Any action to be taken or documentation to be received by the City pursuant hereto may be taken or received on behalf of the City by Municipal Advisor.

Bidders should prepare their bids on the assumption the Bonds will be subject to the “hold-the-offering-price” rule. Any bid submitted pursuant to the TERMS OF OFFERING and OFFICIAL BID FORM shall be considered a firm offer for the purchase of the Bonds, and bids submitted will not be subject to cancellation or withdrawal.

OFFICIAL STATEMENT

The City has authorized the preparation of a Preliminary Official Statement containing pertinent information relative to the Bonds. The Preliminary Official Statement will be further supplemented by offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, anticipated delivery date and underwriter, together with any other information required by law or deemed appropriate by the City, shall constitute a final Official Statement of the City with respect to the Bonds, as that term is defined in Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended (the “Rule”). By awarding the Bonds to any underwriter or underwriting syndicate submitting an OFFICIAL BID FORM therefore, the City agrees, that no more than seven (7) business days after the date of such award, it shall provide without cost to the senior managing underwriter of the syndicate to which the Bonds are awarded up to 25 copies of the final Official Statement to permit each “Participating Underwriter” (as that term is defined in the Rule) to comply with the provisions of the Rule. The City shall treat the senior managing underwriter of the syndicate to which the Bonds are awarded as its designated agent for purposes of distributing copies of the final Official Statement to the Participating Underwriter. Any underwriter executing and delivering an OFFICIAL BID FORM with respect to the Bonds, agrees thereby, that if its bid is accepted by the City (i) it shall accept such designation, and (ii) it shall enter into a contractual relationship with all Participating Underwriters of the Bonds for purposes of assuring the receipt by each such Participating Underwriter of the final Official Statement.

ELECTRONIC EXECUTED DOCUMENTS

Purchaser consents to the receipt of electronic transcripts and acknowledges the City’s intended use of electronically executed documents. Iowa Code chapter 554D establishes electronic signatures have the full weight and legal authority as manual signatures.

CONTINUING DISCLOSURE

The City will covenant in a Continuing Disclosure Certificate for the benefit of the owners and beneficial owners of the Bonds to provide annually certain financial information and operating data relating to the City (the “Annual Report”), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City no later than June 30th after the close of each fiscal year, commencing with the Fiscal Year ending June 30, 2024, with the Municipal Securities Rulemaking Board, at its internet repository named “Electronic Municipal Market Access” (“EMMA”). The notices of events, if any, are also to be filed with EMMA. See FORM OF CONTINUING DISCLOSURE CERTIFICATE included in APPENDIX D to this Preliminary Official Statement. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in the FORM OF CONTINUING DISCLOSURE CERTIFICATE. These covenants have been made in order to assist the underwriter in complying with SEC Rule 15c2-12(b)(5) of the Rule.

On September 28, 2023, the City posted a failure to file notice, along with material event notices for five economic development agreements approved throughout 2023. Said development agreements were with Bush Development and Hershey Properties, Love’s Travel Stop, Kent Corporation, Musco Sports Lighting and Kent Pet Group. During the past five years, to the best of its knowledge, the City has complied in all other material respects with its previous continuing disclosure undertakings entered into under the Rule.

Breach of the undertakings will not constitute a default or an “Event of Default” under the Bonds or the resolution for the Bonds. A broker or dealer is to consider a known breach of the undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

CUSIP NUMBERS

It is anticipated the Committee on Uniform Security Identification Procedures (“CUSIP”) numbers will be printed on the Bonds and the Purchaser must agree in the bid proposal to pay the cost thereof. In no event will the City, Bond Counsel or Municipal Advisor be responsible for the review or express any opinion that the CUSIP numbers are correct. Incorrect CUSIP numbers on said Bonds shall not be cause for the Purchaser to refuse to accept delivery of said Bonds.

BY ORDER OF THE CITY COUNCIL
City of Muscatine, Iowa
/s/ Nancy Lueck, Finance Director

SCHEDULE OF BOND YEARS

\$4,880,000*

CITY OF MUSCATINE, IOWA

General Obligation Corporate Purpose Bonds, Series 2024

Bonds Dated: June 5, 2024

Interest Due: December 1, 2024 and each June 1 and December 1 to maturity

Principal Due: June 1, 2025 - 2034

<u>Year</u>	<u>Principal *</u>	<u>Bond Years</u>	<u>Cumulative Bond Years</u>
2025	\$100,000	98.89	98.89
2026	355,000	706.06	804.94
2027	360,000	1,076.00	1,880.94
2028	500,000	1,994.44	3,875.39
2029	525,000	2,619.17	6,494.56
2030	550,000	3,293.89	9,788.44
2031	580,000	4,053.56	13,842.00
2032	605,000	4,833.28	18,675.28
2033	640,000	5,752.89	24,428.17
2034	665,000	6,642.61	31,070.78

Average Maturity (dated date): 6.367 Years

* Preliminary; subject to change.

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EXHIBIT 1

FORMS OF ISSUE PRICE CERTIFICATES

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EXHIBIT 1-A

**COMPETITIVE SALES WITH AT LEAST THREE BIDS FROM ESTABLISHED
UNDERWRITERS**

**\$4,880,000
CITY OF MUSCATINE, IOWA
GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2024
ISSUE PRICE CERTIFICATE
(competitive sale 3 bids)**

The undersigned, on behalf of [NAME OF UNDERWRITER] (“[SHORT NAME OF UNDERWRITER]”), hereby certifies as set forth below with respect to the sale of the obligations named above (the “Bonds”).

1. Reasonably Expected Initial Offering Price.

(a) As of the Sale Date, the reasonably expected initial offering prices of the Bonds to the Public by [SHORT NAME OF UNDERWRITER] are the prices listed in Schedule A (the “Expected Offering Prices”). The Expected Offering Prices are the prices for the Maturities of the Bonds used by [SHORT NAME OF UNDERWRITER] in formulating its bid to purchase the Bonds. Attached as Schedule B is a true and correct copy of the bid provided by [SHORT NAME OF UNDERWRITER] to purchase the Bonds.

(b) [SHORT NAME OF UNDERWRITER] was not given the opportunity to review other bids prior to submitting its bid.

(c) The bid submitted by [SHORT NAME OF UNDERWRITER] constituted a firm offer to purchase the Bonds.

2. Defined Terms. For purposes of this Issue Price Certificate:

(a) *Issuer* means City of Muscatine, Iowa.

(b) *Maturity* means Bonds with the same credit and payment terms. Any Bonds with different maturity dates, or with the same maturity date but different stated interest rates, are treated as separate Maturities.

(c) *Member of the Distribution Group* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

(d) *Public* means any person (*i.e.*, an individual, trust, estate, partnership, association, company, or corporation) other than a Member of the Distribution Group or a related party to a Member of the Distribution Group. A person is a “related party” to a Member of the Distribution Group if the Member of the Distribution Group and that person are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit

interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(e) *Sale Date* means the first day on which there is a binding contract in writing for the sale of the respective Maturity. The Sale Date of each Maturity was May 16, 2024.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [SHORT NAME OF UNDERWRITER]'s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Dorsey & Whitney LLP in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

[UNDERWRITER]

By: _____

Name: _____

Dated: June 5, 2024

SCHEDULE A
EXPECTED OFFERING PRICES
(Attached)

SCHEDULE B
COPY OF UNDERWRITER'S BID
(Attached)

EXHIBIT 1-B

COMPETITIVE SALES WITH FEWER THAN THREE BIDS FROM ESTABLISHED UNDERWRITERS

\$4,880,000
CITY OF MUSCATINE, IOWA
GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2024
ISSUE PRICE CERTIFICATE
(Fewer than 3 bids)

The undersigned, on behalf of _____ (“Underwriter”) hereby certifies as set forth below with respect to the sale of the obligations named above (the “Bonds”).

1. ***Initial Offering Price of the Bonds.*** Underwriter offered the Bonds to the Public for purchase at the specified initial offering prices listed in Schedule A (the “Initial Offering Prices”) on or before the Sale Date. A copy of the pricing wire for the Bonds is attached to this certificate as Schedule B.
2. ***First Price at which Sold to the Public.*** On the Sale Date, at least 10% of each Maturity [listed in Schedule C] was first sold to the Public at the respective Initial Offering Price [or price specified [therein][in Schedule C], if different].
3. ***Hold the Offering Price Rule.*** Underwriter has agreed in writing that, (i) for each Maturity less than 10% of which was first sold to the Public at a single price as of the Sale Date, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the “Hold-the-Offering-Price Rule”), and (ii) any agreement among underwriters, selling group agreement, or retail distribution agreement contains the agreement of each underwriter, dealer, or broker-dealer who is a party to such agreement to comply with the Hold-the-Offering-Price Rule. Based on the Underwriter’s own knowledge and, in the case of sales by other Members of the Distribution Group, representations obtained from the other Members of the Distribution Group, no Member of the Distribution Group has offered or sold any such Maturity at a price that is higher than the respective Initial Offering Price during the respective Holding Period.
4. ***Defined Terms.*** For purposes of this Issue Price Certificate:
 - (a) ***Holding Period*** means the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date (May 24, 2024), or (ii) the date on which Members of the Distribution Group have sold at least 10% of such Maturity to the Public at one or more prices, none of which is higher than the Initial Offering Price for such Maturity.
 - (b) ***Issuer*** means City of Muscatine, Iowa.
 - (c) ***Maturity*** means Bonds with the same credit and payment terms. Any Bonds with different maturity dates, or with the same maturity date but different stated interest rates, are treated as separate Maturities.
 - (d) ***Member of the Distribution Group*** means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

(e) *Public* means any person (*i.e.*, an individual, trust, estate, partnership, association, company, or corporation) other than a Member of the Distribution Group or a related party to a Member of the Distribution Group. A person is a “related party” to a Member of the Distribution Group if the Member of the Distribution Group and that person are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(f) *Sale Date* means the first day on which there is a binding contract in writing for the sale of the respective Maturity. The Sale Date of each Maturity was May 16, 2024.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents Underwriter’s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Dorsey & Whitney LLP, Des Moines, Iowa in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

By: _____

Name: _____

Dated: June 5, 2024

SCHEDULE A
INITIAL OFFERING PRICES OF THE BONDS
(Attached)

SCHEDULE B
PRICING WIRE

(Attached)

SCHEDULE C

**SALES OF AT LEAST 10% OF MATURITY TO THE PUBLIC ON THE SALE DATE
AT THE INITIAL OFFERING PRICE**

(Attached)

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PRELIMINARY OFFICIAL STATEMENT

CITY OF MUSCATINE, IOWA

\$4,880,000* General Obligation Corporate Purpose Bonds, Series 2024

INTRODUCTION

This Preliminary Official Statement contains information relating to the City of Muscatine, Iowa (the “City”) and its issuance of \$4,880,000* General Obligation Corporate Purpose Bonds, Series 2024 (the “Bonds”). This Preliminary Official Statement has been executed on behalf of the City and its Finance Director and may be distributed in connection with the sale of the Bonds authorized therein. Inquiries may be made to PFM Financial Advisors LLC (the “Municipal Advisor”), 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309, telephone 515-724-5734. Information may also be obtained from Nancy Lueck, Finance Director, City of Muscatine, 215 Sycamore Street, Muscatine, Iowa 52761, telephone 563-264-1550.

AUTHORITY AND PURPOSE

The Bonds are being issued by the City pursuant to Division III of Chapter 384 of the Code of Iowa and a resolution to be adopted by the City Council of the City. The Bonds are being issued for the purpose of paying the costs, to that extent, of undertaking lagoon-bank stabilization improvements; undertaking improvements to, and acquiring equipment for, the municipal airport; acquiring a fire truck; acquiring an ambulance; undertaking nuisance abatement and demolition projects for dangerous and dilapidated properties; constructing and equipping replacement training facilities for the municipal police department resulting from disaster damage to existing facilities; installing fuel tank and pump replacements for the municipal public works department; constructing, furnishing and equipping the Indoor Sports Dome, a municipal parks and recreation facility; undertaking irrigation improvements to the Sports Field Complex, a municipal parks and recreation facility; constructing repairs and improvements to municipal buildings (including roofing, windows and doors); and constructing a vehicle wash-bay for the municipal public works department.

The estimated sources and uses of the Bonds are as follows:

Sources of Funds*

Par Amount of the Bonds	\$4,880,000.00
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Uses of Funds*

Deposit to Project Fund	\$4,778,000.00
Underwriter’s Discount	41,480.00
Cost of Issuance & Contingency	<u>60,520.00</u>
Total Uses	\$4,880,000.00

* Preliminary; subject to change.

INTEREST ON THE BONDS

Interest on the Bonds will be payable on December 1, 2024 and semiannually on the 1st day of June and December thereafter. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as of the close of business on the 15th day of the month next preceding the interest payment date (the “Record Date”). Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

OPTIONAL REDEMPTION OF THE BONDS

Bonds due after June 1, 2032 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

PAYMENT OF AND SECURITY FOR THE BONDS

Pursuant to the Resolution and the Act, the Bonds and the interest thereon are general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.

Section 76.2 of the Code of Iowa, 2023, as amended (the “Iowa Code”) provides that when an Iowa political subdivision issues general obligation bonds, the governing authority of such political subdivision shall, by resolution adopted before issuing the bonds, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds. A certified copy of such resolution shall be filed with the County Auditor in which the City is located, giving rise to a duty of the County Auditor to annually enter this levy for collection from the taxable property within the boundaries of the City, until funds are realized to pay the bonds in full.

For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Bonds as the same become due, the Resolution provides for the levy of a tax sufficient for that purpose on all the taxable property in the City in each of the years while the Bonds are outstanding. The City shall file certified copies of the resolution with the County Auditor, pursuant to which the County Auditor is instructed to enter for collection and assess the tax authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the City and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the City and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Bonds and for no other purpose whatsoever.

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

BOOK-ENTRY-ONLY ISSUANCE

The information contained in the following paragraphs of this subsection “Book-Entry-Only Issuance” has been extracted from a schedule prepared by Depository Trust Company (“DTC”) entitled “SAMPLE OFFERING DOCUMENT LANGUAGE DESCRIBING DTC AND BOOK-ENTRY-ONLY ISSUANCE.” The information in this section concerning DTC and DTC’s book-entry-only system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the securities (the “Securities”). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for each issue of the Securities, each in the aggregate principal amount of such issue, and will be deposited with DTC. If, however, the aggregate principal amount of any issue exceeds \$500 million, one certificate will be issued with respect to each \$500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and

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

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

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

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

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

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

Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to beneficial owners will

be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in “street name,” and will be the responsibility of such Participant and not of DTC, Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC, is the responsibility of the City or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the beneficial owners will be the responsibility of Direct and Indirect Participants.

A beneficial owner shall give notice to elect to have its Securities purchased or tendered, through its Participant, to Tender/Remarketing Agent, and shall effect delivery of such Securities by causing the Direct Participant to transfer the Participant’s interest in the Securities, on DTC’s records, to Tender/Remarketing Agent. The requirement for physical delivery of Securities in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Securities are transferred by Direct Participants on DTC’s records and followed by a book-entry credit of tendered Securities to Tender/Remarketing Agent’s DTC account.

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

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

The information in this section concerning DTC and DTC’s book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

FUTURE FINANCING

The City does not anticipate issuing additional general obligation borrowings within 90 days of the date of this Preliminary Official Statement. However, it is anticipated the City will issue a new SRF Loan in 2024, in an estimated amount of \$7,515,000 to fund storm and sanitary sewer improvements.

LITIGATION

The City is not aware of any threatened or pending litigation affecting the validity of the Bonds or the City’s ability to meet its financial obligations.

DEBT PAYMENT HISTORY

The City knows of no instance in which it has defaulted in the payment of principal or interest on its debt.

LEGAL MATTERS

Legal matters incident to the authorization, issuance and sale of the Bonds and with regard to the tax-exempt status of the interest thereon (see “TAX EXEMPTION AND RELATED TAX MATTERS” herein) are subject to the approving legal opinion of Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel, a form of which is attached hereto as APPENDIX B to this Preliminary Official Statement. Signed copies of the opinion, dated and premised on law in effect as of the date of original delivery of the Bonds, will be delivered to the purchaser at the time of such original delivery. The Bonds are offered subject to prior sale and to the approval of legality of the Bonds by Bond Counsel. Dorsey & Whitney LLP is also serving as Disclosure Counsel to the City in connection with the issuance of the Bonds.

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

TAX EXEMPTION AND RELATED TAX MATTERS

Federal Income Tax Exemption: The opinion of Bond Counsel will state that under present laws and rulings, interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on noncorporate taxpayers under the Code.

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

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

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

State of Iowa Income Taxes: The interest on the Bonds is NOT exempt from present Iowa income taxes.

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

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

NOT Qualified Tax-Exempt Obligations: In the ordinance authorizing the issuance of the Bonds, the City will NOT designate the Bonds as “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code relating to the ability of financial institutions to deduct from income for federal income tax purposes a portion of the interest expense that is allocable to tax-exempt obligations. In the opinion of Bond Counsel, the Bonds are NOT “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code.

Original Issue Discount: The Bonds maturing in the years _____ (collectively, the “Discount Bonds”) are being sold at a discount from the principal amount payable on such Discount Bonds at maturity. The difference between the price at which a substantial amount of the Discount Bonds of a given maturity is first sold to the public (the “Issue Price”) and the principal amount payable at maturity constitutes “original issue discount” under the Internal Revenue Code. The amount of original issue discount that accrues to a holder of a Discount Bond under section 1288 of the Internal

Revenue Code is excluded from federal gross income to the same extent that stated interest on such Discount Bond would be so excluded. The amount of the original issue discount that accrues with respect to a Discount Bond under section 1288 is added to the owner's federal tax basis in determining gain or loss upon disposition of such Discount Bond (whether by sale, exchange, redemption or payment at maturity).

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

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

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

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

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

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

BONDHOLDER'S RISKS

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

Tax Levy Procedures: The Bonds are general obligations of the City, payable from and secured by a continuing ad-valorem tax levied against all of the taxable property within the boundaries of the City. As part of the budgetary process of the City, each fiscal year the City will have an obligation to request a debt service levy to be applied against all of the taxable property within the boundaries of the City. A failure on the part of the City to make a timely levy request or a levy request by the City that is inaccurate or is insufficient to make full payments of the debt service on the Bonds for a

particular fiscal year, may cause Bondholders to experience delay in the receipt of distributions of principal of and/or interest on the Bonds.

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

From time to time the Iowa General Assembly has altered the method of property taxation and could do so again. Any alteration in property taxation structure could affect property tax revenues available to pay the Bonds. Historically, the Iowa General Assembly has applied changes in property taxation structure on a prospective basis; however, there is no assurance that future changes in property taxation structure by the Iowa General Assembly will not be retroactive. It is impossible to predict the outcome of future property tax changes by the Iowa General Assembly or their potential negative impact, if any, on the Bonds and the security for the Bonds.

Proposed State Tax Legislation: From time to time, legislative proposals are made that would, if enacted, alter or amend one or more of the state tax matters described herein in certain respects or would adversely affect the market value of the Bonds. It cannot be predicted whether or in what forms any of such proposals that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Bonds. See "TAX EXEMPTION AND RELATED TAX MATTERS" herein. The Iowa General Assembly can make changes that can alter or amend not just the value of the Bonds, but the method of property taxation. See "BONDHOLDER'S RISKS - Changes in Property Taxation" herein.

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

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

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

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

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

Rating Loss: Moody's Investor Service ("Moody's") has assigned a rating of '___' to the Bonds. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that the rating will continue for any given period of time, or that such rating will not be revised, suspended or withdrawn, if, in the judgment of the rating agencies, circumstances so warrant. A revision,

suspension or withdrawal of a rating may have an adverse effect on the market price of the Bonds. Rating agencies are currently not regulated by any regulatory body. Future regulation of rating agencies could materially alter the methodology, rating levels, and types of ratings available, for example, and these changes, if ever, could materially affect the market value of the Bonds.

Bankruptcy and Insolvency: The rights and remedies provided in the resolution for the Bonds may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws or equitable principles that may affect the enforcement of creditor's rights, to the exercise of judicial discretion in appropriate cases and to limitations in legal remedies against exercise of judicial discretion in appropriate cases and to limitations on legal remedies against municipal corporations in the State of Iowa. The various opinions of counsel to be delivered with respect to the Bonds, and the resolution for the Bonds, including the opinion of Bond Counsel, will be similarly qualified. If the City were to file a petition under Chapter 9 of the Bankruptcy Code, the owners of the Bonds could be prohibited from taking any steps to enforce their rights under the resolution for the Bonds. In the event the City fails to comply with its covenants under the resolution for the Bonds or fails to make payments on the Bonds, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Bonds.

Under Iowa Code Chapter 76 sections 76.16 and 76.16A of the Act, as amended, a city, county, or other political subdivision may become a debtor under Chapter 9 of the Federal bankruptcy code, if it is rendered insolvent, as defined in 11 U.S.C. §101(32)(c), as a result of a debt involuntarily incurred. As used therein, "debt" means an obligation to pay money, other than pursuant to a valid and binding collective bargaining agreement or previously authorized bond issue, as to which the governing body of the city, county, or other political subdivision has made a specific finding set forth in a duly adopted resolution of each of the following: (1) all or a portion of such obligation will not be paid from available insurance proceeds and must be paid from an increase in general tax levy; (2) such increase in the general tax levy will result in a severe, adverse impact on the ability of the city, county, or political subdivision to exercise the powers granted to it under applicable law, including without limitation providing necessary services and promoting economic development; (3) as a result of such obligation, the city, county, or other political subdivision is unable to pay its debts as they become due; and (4) the debt is not an obligation to pay money to a city, county, entity organized pursuant to chapter 28E of the Code of Iowa, or other political subdivision.

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

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

The City maintains insurance policies to cover the various aspects of a cyber-attack. The City cannot predict whether these policies would be sufficient in the event of a cyber breach. The Bonds are secured by an unlimited ad valorem property tax as described more fully in the "Security" section under "DESCRIPTION OF THE BONDS" herein.

Tax Matters and Loss of Tax Exemption: As discussed under the heading "TAX EXEMPTION AND RELATED TAX MATTERS" herein, the interest on the Bonds could become includable in gross income for purposes of federal income

taxation retroactive to the date of delivery of the Bonds, as a result of acts or omissions of the City in violation of its covenants in the Resolution. Should such an event of taxability occur, the Bonds would not be subject to a special redemption and would remain outstanding until maturity or until redeemed under the redemption provisions contained in the Bonds, and there is no provision for an adjustment of the interest rate on the Bonds.

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

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

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

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

Proposed Federal Tax Legislation: From time to time, Presidential proposals, federal legislative committee proposals or legislative proposals are made that would, if enacted, alter or amend one or more of the federal tax matters described herein in certain respects or would adversely affect the market value of the Bonds. It cannot be predicted whether or in what forms any of such proposals that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Bonds. In addition, regulatory actions are from time to time announced or proposed, and litigation threatened or commenced, which if implemented or concluded in a particular manner, could adversely affect the market value, marketability, or tax status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby. See “TAX EXEMPTION AND RELATED TAX MATTERS” herein.

Pension and Other Post-Employment Benefits (“OPEB”) Information: The City contributes to the Iowa Public Employees’ Retirement System (“IPERS”), which is a state-wide multiple-employer cost-sharing defined benefit pension plan administered by the State of Iowa. IPERS provides retirement and death benefits which are established by State statute to plan members and beneficiaries. All full-time employees of the City are required to participate in IPERS except for those covered by another retirement system. IPERS plan members are required to contribute a percentage of their annual salary, in addition to the City being required to make annual contributions to IPERS. Contribution amounts are set by State statute. The IPERS Actuarial Valuation Report as of June 30, 2023 indicates the funded ratio of IPERS was 89.70%, and the unfunded actuarial liability was \$4.707 billion. The Annual Comprehensive Financial Report for its Fiscal Year ended June 30, 2023 (the “IPERS ACFR”) identifies the IPERS Net Pension Liability at June 30, 2023, at approximately \$4.513 billion, while its net pension liability at June 30, 2022 was approximately \$3.778 billion. The IPERS ACFR is available on the IPERS website, or by contacting IPERS at 7401 Register Drive, Des Moines, IA 50321. See “APPENDIX C – ANNUAL COMPREHENSIVE FINANCIAL REPORT JUNE 30, 2023” for additional information on IPERS.

In the Fiscal Year ended June 30, 2023, the City’s IPERS contribution totaled approximately \$890,689. The City is current in its obligations to IPERS.

Pursuant to Governmental Accounting Standards Board Statement No. 68, IPERS has allocated the net pension liability among its members, with the City's identified portion at June 30, 2023 at approximately \$4,284,546. While the City's contributions to IPERS are controlled by state law, there can be no assurance the City will not be required by changes in state law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the City.

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

The City contributes to Municipal Fire and Police Retirement System of Iowa ("MFPRSI"), which is a multiple-employer cost-sharing defined benefit pension plan for fire fighters and police officers, administered under Chapter 411 of the Code of Iowa. MFPRSI plan members are required to contribute a percentage of their annual salary, in addition to the City being required to make annual contributions to MFPRSI. Contribution amounts are set by State statute. The MFPRSI Actuarial Valuation Report indicates that as of July 1, 2023, the date of the most recent actuarial valuation for MFPRSI, the funded ratio of MFPRSI was 84.57%, and the unfunded actuarial liability was \$582.9 million. The MFPRSI Financial Statements for its Fiscal Year ended June 30, 2023 (the "MFPRSI Report") identifies the MFPRSI Net Pension Liability at June 30, 2023, at approximately \$626.2 million, while its net pension liability at June 30, 2022 was approximately \$561.5 million. The MFPRSI Report is available on the MFPRSI website.

In Fiscal Year ended June 30, 2023, the City's MFPRSI contribution totaled approximately \$1,492,816. The City is current in its obligations to MFPRSI.

Pursuant to Governmental Accounting Standards Board Statement No. 68, MFPRSI has allocated the net pension liability among its members, with the City's identified portion at June 30, 2023 at approximately \$10,118,944. While the City's contributions to MFPRSI are controlled by state law, there can be no assurance the City will not be required by changes in state law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the City. See "EMPLOYEES AND PENSIONS" included in APPENDIX A to this Preliminary Official Statement and the City's ACFR included in APPENDIX C to this Preliminary Official Statement for additional information on MFPRSI.

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

The City administers a single-employer retiree health care plan which provides medical, prescription drug and dental insurance coverage for employees and retirees and their spouses. Upon normal retirement, employees have the option of continuing health and dental insurance coverage at their cost until the age of 65.

The contribution requirements of plan members are established and may be amended by the City. The City currently finances the retiree benefit plan on a projected pay-as-you-go basis. For the Fiscal Year ended June 30, 2023, the City recognized an OPEB liability of \$1,426,274. See "OTHER POST-EMPLOYMENT BENEFITS" included in APPENDIX A to this Preliminary Official Statement and the City's ACFR included in APPENDIX C to this Preliminary Official Statement for additional information.

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

RATING

The City has requested a rating on the Bonds from Moody's. Currently, Moody's rates the City's general obligation long-term debt 'Aa2'. The existing rating on long-term debt reflects only the view of the rating agency and any explanation of the significance of such rating may only be obtained from Moody's. There is no assurance that such ratings will continue for any period of time or that they will not be revised or withdrawn. Any revision or withdrawal of the rating may have an effect on the market price of the Bonds.

MUNICIPAL ADVISOR

The City has retained PFM Financial Advisors LLC Des Moines, Iowa as Municipal Advisor in connection with the preparation of the issuance of the Bonds. In preparing the Preliminary Official Statement, the Municipal Advisor has relied on government officials, and other sources to provide accurate information for disclosure purposes. The Municipal Advisor is not obligated to undertake, and has not undertaken, an independent verification of the accuracy, completeness, or fairness of the information contained in the Preliminary Official Statement. PFM Financial Advisors LLC is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities.

CONTINUING DISCLOSURE

The City will covenant in a Continuing Disclosure Certificate for the benefit of the owners and beneficial owners of the Bonds to provide annually certain financial information and operating data relating to the City (the "Annual Report"), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City no later than June 30th after the close of each fiscal year, commencing with the Fiscal Year ending June 30, 2024, with the Municipal Securities Rulemaking Board, at its internet repository named "Electronic Municipal Market Access" ("EMMA"). The notices of events, if any, are also to be filed with EMMA. See FORM OF CONTINUING DISCLOSURE CERTIFICATE included in APPENDIX D to this Preliminary Official Statement. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in the FORM OF CONTINUING DISCLOSURE CERTIFICATE. These covenants have been made in order to assist the Underwriter in complying with SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended (the "Rule").

On September 28, 2023, the City posted a failure to file notice, along with material event notices for five economic development agreements approved throughout 2023. Said development agreements were with Bush Development and Hershey Properties, Love's Travel Stop, Kent Corporation, Musco Sports Lighting and Kent Pet Group. During the past five years, to the best of its knowledge, the City has complied in all other material respects with its previous continuing disclosure undertakings entered into under the Rule.

Breach of the undertakings will not constitute a default or an "Event of Default" under the Bonds or the resolutions for the Bonds. A broker or dealer is to consider a known breach of the undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the Undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

FINANCIAL STATEMENTS

The City's Annual Comprehensive Financial Report for the Fiscal Year ended June 30, 2023, as prepared by a certified public accountant, is reproduced as APPENDIX C to this Preliminary Official Statement. The City's certified public accountant has not consented to distribution of the audited financial statement and has not undertaken added review of their presentation. Further information regarding financial performance and copies of the City's prior Comprehensive Annual Financial Reports may be obtained from the City's Municipal Advisor, PFM Financial Advisors LLC.

Bohnsack & Frommelt LLP, the City's independent auditor, has not been engaged to perform, and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. Bohnsack & Frommelt LLP, also has not performed any procedures relating to this Preliminary Official Statement.

CERTIFICATION

The City has authorized the distribution of this Preliminary Official Statement for use in connection with the initial sale of the Bonds. I have reviewed the information contained within the Preliminary Official Statement prepared on behalf of the City of Muscatine, Iowa, by PFM Financial Advisors LLC, Des Moines, Iowa, and to the best of my knowledge, information and belief, said Preliminary Official Statement does not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein, or necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading regarding the issuance of \$4,880,000* General Obligation Corporate Purpose Bonds, Series 2024.

CITY OF MUSCATINE, IOWA
/s/ Nancy Lueck, Finance Director

* Preliminary; subject to change.

APPENDIX A

GENERAL INFORMATION ABOUT THE CITY OF MUSCATINE, IOWA

THE \$4,880,000 General Obligation Corporate Purpose Bonds, Series 2024 (the “Bonds”) are general obligations of the City of Muscatine, Iowa (the “City”) for which the City will pledge its power to levy direct ad valorem taxes against all taxable property within the City without limitation as to rate or amount to the repayment of the Bonds.*

* Preliminary; subject to change.

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CITY PROPERTY VALUES

IOWA PROPERTY VALUATIONS

In compliance with Section 441.21 of the Code of Iowa, the State Director of Revenue annually directs the county auditors to apply prescribed statutory percentages to the assessments of certain categories of real property. The Muscatine County Auditor adjusted the final Actual Values for 2022. The reduced values, determined after the application of rollback percentages, are the taxable values subject to tax levy. For assessment year 2022, the taxable value rollback rate was 54.6501% of actual value for residential property; 91.6430% of actual value for agricultural property and 100.0000% of the actual value of utility property. The residential taxable rollback rate of 54.6501% would apply to the value of each property unit of commercial, industrial and railroad property that exceeds zero dollars (\$0) but does not exceed one hundred fifty thousand dollars (\$150,000) with a taxable value rollback rate of 90.0000% to the value that exceeds one hundred fifty thousand dollars (\$150,000). No adjustment was ordered for utility property because its assessed value did not increase enough to qualify for reduction. Utility property is limited to an 8% annual growth.

The Legislature's intent has been to limit the growth of statewide taxable valuations for the specific classes of property to 3% annually. Political subdivisions whose taxable values are thus reduced or are unusually low in growth are allowed to appeal the valuations to the State Appeal Board, in order to continue to fund present services.

HISTORICAL ROLLBACK PERCENTAGES

Assessment Year	Fiscal Year	Agricultural Land & Buildings	Residential	Multiresidential	Commercial Industrial & Railroad	Utilities
2018	2019-20	56.1324%	56.9180%	75.0000%	90.0000%	100.0000%
2019	2020-21	81.4832%	55.0743%	71.2500%	90.0000%	100.0000%
2020	2021-22	84.0305%	56.4094%	67.5000%	90.0000%	98.5489%
2021	2022-23	89.0412%	54.1302%	63.7500%	90.0000%	100.0000%
2022	2023-24	91.6430%	54.6501%	N/A	90.0000%	100.0000%

PROPERTY VALUATIONS - 1/1/2022 VALUATIONS (Taxes payable July 1, 2023 to June 30, 2024)

	<u>100% Actual Value</u>	<u>Taxable Value (With Rollback)</u>
Residential	\$1,127,621,633	\$609,990,675
Commercial	321,766,912	259,230,197
Industrial	168,768,594	147,657,328
Railroad	1,242,992	1,108,400
Utilities w/o Gas & Electric	<u>2,227,762</u>	<u>2,227,762</u>
Gross valuation	\$1,621,627,893	\$1,020,214,362
Less Military Exemption	<u>(1,228,494)</u>	<u>(1,228,494)</u>
Net valuation	\$1,620,399,399	\$1,018,985,868
TIF increment (used to compute debt service levies and constitutional debt limit)	\$82,230,529 ¹⁾	\$82,230,529 ¹⁾
Taxed separately		
Ag. Land & Buildings	\$2,035,848	\$1,822,608
Gas & Electric Utilities	\$18,159,967	\$3,330,035

1) Excludes \$515,722 of TIF Increment Ag. Land valuation.

2022 GROSS TAXABLE VALUATION BY CLASS OF PROPERTY ¹⁾

	1/1/2022 <u>Taxable Valuation</u>	Percent <u>Total</u>
Residential	\$609,990,675	59.60%
Commercial, Industrial and all Utilities	412,445,322	40.29%
Railroad	<u>1,108,400</u>	<u>0.11%</u>
Total Gross Taxable Valuation	\$1,023,544,397	100.00%

1) Includes all Utilities but excludes Taxable TIF Increment and Ag. Land & Buildings

FUTURE PROPERTY VALUATIONS - 1/1/2023 VALUATIONS (Taxes payable July 1, 2024 to June 30, 2025)

	<u>100% Actual Value</u>	<u>Taxable Value (With Rollback)</u>
Residential	\$1,310,148,337	\$599,548,984
Commercial	346,821,301	275,508,892
Industrial	168,078,137	146,474,986
Railroad	1,425,032	1,269,818
Utilities w/o Gas & Electric	<u>1,085,030</u>	<u>1,085,030</u>
Gross valuation	\$1,827,557,837	\$1,023,887,710
Less Exemptions	<u>(6,767,669)</u>	<u>(6,767,669)</u>
Net valuation	\$1,820,790,168	\$1,017,120,041
TIF increment (used to compute debt service levies and constitutional debt limit)	\$82,918,670 ¹⁾	\$82,240,613 ¹⁾
Taxed separately		
Ag. Land & Buildings	\$2,893,852	\$1,926,588
Gas & Electric Utilities	\$18,021,469	\$3,778,435

1) Excludes \$540,648 of TIF Increment Ag. Land valuation.

TREND OF VALUATIONS

Assessment <u>Year</u>	Payable <u>Fiscal Year</u>	<u>100% Actual Valuation</u> <u>Valuation</u>	<u>% Change</u>	<u>Net Taxable Valuation</u> <u>Valuation</u>	<u>% Change</u>	<u>Taxable TIF Increment</u> <u>Valuation</u>	<u>% Change</u>
2019	2020-21	\$1,472,009,213	3.30%	\$900,098,379	0.93%	\$77,803,787	2.00%
2020	2021-22	1,516,178,206	3.00%	943,626,341	4.84%	74,110,147	(4.75%)
2021	2022-23	1,555,079,823	2.57%	943,579,044	(0.01%)	73,349,252	(1.03%)
2022	2023-24	1,723,341,465	10.82%	1,022,315,903	8.34%	82,230,529	12.11%
2023 ¹⁾	2024-25	1,925,164,807	11.71%	1,020,898,476	(0.14%)	82,240,613	0.01%

The 100% Actual Valuations, before rollback and after reduction of exemptions, include Ag. Land & Buildings, TIF Increment and Gas & Electric Utilities. The Taxable Valuations, with the rollback and after the reduction of exemptions, includes Gas & Electric Utilities and exclude Taxable TIF Increments and Ag. Land & Buildings. Iowa counties certify operating levies against Taxable Valuations excluding the Taxable TIF Increment and debt service levies are certified against Taxable Valuations including the Taxable TIF Increment.

1) 1/1/2023 Valuations are available through the Iowa Department of Management website and become effective July 1, 2024.

LARGER TAXPAYERS

Set forth in the following table are the persons or entities which represent larger taxpayers within the boundaries of the City, as provided by the Muscatine County Auditor's Office. No independent investigation has been made of and no representation is made herein as to the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers in the City. The City's mill levy is uniformly applicable to all of the properties included in the table, and thus taxes expected to be received by the City from such taxpayers will be in proportion to the assessed valuations of the properties. The total tax bill for each of the properties is dependent upon the mill levies of the other taxing entities which overlap the properties.

<u>Taxpayer</u> ¹⁾	<u>Type of Property/Business</u>	<u>1/1/2022 Taxable Valuation</u> ²⁾
Grain Processing Corp.	Manufacturing – Corn Products	\$54,698,167
HNI Corporation	Manufacturing – Office Furniture	47,914,657
Wal-View Developments	Commercial/Industrial	33,525,905
MLC Land Company LLC	Commercial	13,924,843
Sodarock Properties LLC	Commercial	13,071,220
Gridco LLC	Manufacturing – Sports Lighting Systems	10,613,370
Wal-Mart Real Estate Business Trust	Commercial/Retail	10,484,536
Heinz H.J. Company LP	Food Processors	10,387,572
Menard Inc.	Commercial/Retail	10,386,581
Muscatine Downtown Investors LLC	Commercial	9,080,355

1) This list represents some of the larger taxpayers in the City, not necessarily the 10 largest taxpayers.

2) The Taxable Valuation listed represents only those valuations associated with the title holder and may not necessarily represent the entire taxable valuation.

Source: Muscatine County Auditor's Office

PROPERTY TAX LEGISLATION

Over time, the Iowa Legislature has modified the process and calculation of taxable valuations for various classifications of property. For example, in 2013 maximum annual taxable value growth due to revaluation of residential and agricultural property was reduced from 4% to 3%, rollback calculations were modified, a new multi-residential classification was created, and an appropriation made to replace some lost tax revenue due to rollbacks. In 2019, the process for hearings on total maximum property tax dollars under certain levies in the City's budget was modified and a super-majority vote required to raise taxes above a prescribed formula. In 2021, the multi-residential classification was removed, and a phase out of the appropriation for rollback initiated. In 2023, SF 181 was signed into law by the Governor on February 20, 2023, effective upon enactment. SF 181 reduced the residential rollback for the 2022 assessment year (affecting Fiscal Year 2023-24) from 56.4919% to 54.6501%. This resulted in a reduction in taxable valuation in the residential, commercial, industrial and railroad property classes upon which the City levies property taxes.

On May 4, 2023, the Governor signed House File 718 ("HF 718"), a property tax reform law aimed at reducing property tax growth in Iowa. Among other things, HF 718 permanently consolidates several existing city property tax levies and creates a new adjusted city general fund levy ("ACGFL"). To control the growth of property taxes, the new ACGFL is subject to potential limitation or reduction by constraining growth by 2% or 3% each year depending on if certain growth triggers are met or exceeded during the prior year. The levy limitation is only applicable Fiscal Year 2024-25 through Fiscal Year 2027-28 and will be specific to each city. For Fiscal Year 2023-24, the City will calculate the new ACGFL as the baseline rate and the first annual ACGFL adjustment will begin Fiscal Year 2024-25. The ACGFL rates for Fiscal Years 2024-25 through 2027-28 are based on growth in city taxed value and the previous year's city tax rate. Beginning in Fiscal Year 2028-29, all cities go to a \$8.10 ACGFL maximum and the levy limitation calculation ceases. Certain levies like debt service, pensions, employee benefits and capital improvement reserve fund are not included in the new ACGFL limitation. The City's recent property valuation growth has, on occasion, exceeded the new legislative caps. Assuming the City exceeds the legislative caps in the future, the City's general fund levies will lag its relative valuation growth. For Fiscal Year 2024-25, the City's non TIF taxable valuation declined by 0.14%, which resulted in no reduction to the City's ACGFL rate.

From time to time, legislative proposals are pending in Congress and the Iowa General Assembly that would, if enacted, alter or amend one or more of the property tax matters described herein. It cannot be predicted whether or in what forms any of such proposals, either pending or that may be introduced, may be enacted, and there can be no assurance that such proposals will not apply to valuation, assessment or levy procedures for taxes levied by the City or have an adverse impact on standing appropriations or the future tax collections of the City. Purchasers of the Bonds should consult their tax advisors regarding any pending or proposed federal or state tax legislation. The opinions expressed by Bond Counsel are based upon existing legislation as of the date of issuance and delivery of the Bonds and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any pending federal or state tax legislation.

Notwithstanding any modifications to property tax revenues that may result from prior, or any pending or future legislation, the Bonds are secured by an unlimited ad valorem property tax. See "PAYMENT OF AND SECURITY FOR THE BONDS" herein.

CITY INDEBTEDNESS

DEBT LIMIT

Article XI, Section 3 of the State of Iowa Constitution limits the amount of debt outstanding at any time of any county, municipality or other political subdivision to no more than 5% of the actual value of all taxable property within the corporate limits, as taken from the last state and county tax list. The debt limit for the City, based on its 2022 actual valuation currently applicable to the Fiscal Year 2023-24, is as follows:

2022 Actual Valuation of Property	\$1,723,341,465 ¹⁾
Legal Debt Limit of 5%	<u>0.05</u>
Legal Debt Limit	\$86,167,073
Less: G.O. Debt Subject to Limit	(16,970,000)*
Less: G.O. Bonds Subject to Annual Appropriation	(0) ²⁾
Less: Developer Rebate Agreements Subject to Debt Limit	<u>(2,443,597)</u>
Net Debt Limit	\$66,753,476*

1) Actual Valuation as reported by the Iowa Department of Management for Fiscal Year 2023-24.

2) The 2023 SRF Loan is subject to annual appropriation. \$0 has been appropriated for Fiscal Year 2023-24.

* Preliminary; subject to change.

DIRECT DEBT

General Obligation Debt Paid by Property Taxes (Includes the Bonds)

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 06/05/24</u>
5/16	\$4,550,000	Improvements & Refunding	6/26	\$930,000
5/18	3,335,000	Corporate Purpose Projects	6/28	1,790,000
5/20	3,135,000	Corporate Purpose Projects	6/30	1,755,000
6/22	6,190,000	Corporate Purpose Projects	6/32	5,290,000
6/24	4,880,000*	Corporate Purpose Projects	6/34	<u>4,880,000*</u>
Subtotal				\$14,645,000*

* Preliminary; subject to change.

General Obligation Debt Paid by Water Pollution Control Plant Revenues

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 06/05/24</u>
5/18	\$755,000	Corporate Purpose Projects	6/28	\$340,000

General Obligation Debt Paid by Tax Increment Revenues

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 06/05/24</u>
5/20	\$3,175,000	Corporate Purpose Projects	6/30	\$1,985,000

General Obligation Annual Appropriation Debt Paid by Local Option Sales Tax Revenues

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 06/05/24</u>	<u>Annual Appropriation Subject to Debt Limit</u>
8/23	\$8,000,000	Sewer Improvements (SRF)	6/34	\$8,000,000 ^{1) 2)}	\$0 ^{1) 2)}

1) The 2023 SRF Loan are subject to annual appropriation. There were no payments appropriated for Fiscal Year 2023-24.

2) Based on preliminary debt service schedule established prior to final project draws.

Summary of General Obligation Debt Outstanding

General Obligation Debt Paid by Property Taxes	\$14,645,000 *
General Obligation Debt Paid by Water Pollution Control Plant Revenues	340,000
General Obligation Debt Paid by Tax Increment Revenues	1,985,000
General Obligation Debt Paid by Local Option Sales Tax Revenues (Annual Appropriation)	<u>0</u>
Total General Obligation Debt Subject to Debt Limit	\$16,970,000 *
Total General Obligation Debt	
(Including 2023 SRF Loan Subject to Annual Appropriation)	\$24,970,000 *

* Preliminary; subject to change

Annual Fiscal Year Debt Service Payments

General Obligation Debt Paid by Property Taxes (Includes the Bonds)

<u>Fiscal Year</u>	<u>Current Outstanding Debt</u>		<u>The Bonds</u>		<u>Total Outstanding</u>	
	<u>Principal</u>	<u>Principal & Interest</u>	<u>Principal*</u>	<u>Principal & Interest*</u>	<u>Principal*</u>	<u>Principal & Interest*</u>
2024-25	\$1,695,000	\$2,018,425	\$100,000	\$328,384	\$1,795,000	\$2,346,809
2025-26	1,755,000	2,020,075	355,000	580,950	2,110,000	2,601,025
2026-27	1,385,000	1,593,213	360,000	568,200	1,745,000	2,161,413
2027-28	1,425,000	1,588,213	500,000	690,200	1,925,000	2,278,413
2028-29	985,000	1,101,813	525,000	690,200	1,510,000	1,792,013
2029-30	1,015,000	1,098,413	550,000	688,950	1,565,000	1,787,363
2030-31	740,000	788,913	580,000	691,450	1,320,000	1,480,363
2031-32	<u>765,000</u>	789,863	605,000	687,450	1,370,000	1,477,313
2032-33			640,000	692,200	640,000	692,200
2033-34			<u>665,000</u>	691,600	<u>665,000</u>	691,600
	\$9,765,000		\$4,880,000*		\$14,645,000*	

* Preliminary; subject to change.

General Obligation Debt Paid by Water Pollution Control Plant Revenues

<u>Fiscal Year</u>	<u>Total Outstanding Debt</u>	
	<u>Principal</u>	<u>Principal & Interest</u>
2024-25	\$80,000	\$92,650
2025-26	85,000	93,650
2026-27	85,000	90,250
2027-28	<u>90,000</u>	92,700
	\$340,000	

General Obligation Debt Paid by Tax Increment Revenues

<u>Fiscal Year</u>	<u>Total Outstanding Debt</u>	
	<u>Principal</u>	<u>Principal & Interest</u>
2024-25	\$315,000	\$354,700
2025-26	320,000	353,400
2026-27	325,000	352,000
2027-28	335,000	355,500
2028-29	340,000	353,800
2029-30	<u>350,000</u>	357,000
	\$1,985,000	

General Obligation Annual Appropriation Debt Paid by Local Option Sales Tax Revenues

<u>Fiscal Year</u>	<u>Outstanding SRF Loan Debt</u>	
	<u>Principal</u>	<u>Principal & Interest</u>
2024-25	\$731,000	\$891,000
2025-26	745,000	890,380
2026-27	760,000	890,480
2027-28	775,000	890,280
2028-29	791,000	890,780
2029-30	807,000	890,960
2030-31	823,000	890,820
2031-32	839,000	890,360
2032-33	856,000	890,580
2033-34	<u>873,000</u>	890,460
	\$8,000,000	

REVENUE DEBT

The City has revenue debt outstanding payable solely from the net revenues of the sewer utility as follows:

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 06/05/24</u>
11/08	\$16,500,000	Sewer Improvements (SRF)	6/32	\$7,374,000

OVERLAPPING DEBT

<u>Taxing District</u>	<u>1/1/2023 Taxable Valuation</u> ¹⁾	<u>Valuation within the City</u> ²⁾	<u>Percent In City</u>	<u>G.O. Debt</u> ³⁾	<u>City's Proportionate Share</u>
Muscatine County	\$2,453,065,654	\$1,105,606,325 ⁴⁾	45.07%	\$6,960,000	\$3,136,872
Muscatine CSD	1,598,564,859	1,076,534,308 ⁵⁾	67.34%	0	0
Louisa-Muscatine CSD	325,037,287	29,072,017 ⁶⁾	8.94%	0	0
Eastern Iowa Comm. College	18,485,547,080	1,105,606,325 ⁴⁾	5.98%	47,670,000	<u>2,850,666</u>
City's share of total overlapping debt					\$5,987,538

- 1) Taxable Valuation excludes exemptions and includes Ag. Land & Buildings, Taxable TIF Increment and all Utilities.
- 2) Valuation excludes exemptions and includes Ag. Land & Buildings, Taxable TIF Increment, all Utilities, and City exempt valuations.
- 3) Includes general obligation bonds, PPEL notes, certificates of participation and new jobs training certificates. Estimated as of March 27, 2024 based on publicly available data.
- 4) Includes Ag Increment in the amount of \$540,648.
- 5) Includes Ag Increment in the amount of \$440,955.
- 6) Includes Ag Increment in the amount of \$99,693.

FINANCIAL SUMMARY

Debt Ratios

	<u>G.O. Debt</u>	<u>Debt/Actual Market Value (\$1,925,164,807) ¹⁾</u>	<u>Debt/Taxable Value (\$1,105,065,677) ²⁾</u>	<u>Debt Per Capita (23,797) ³⁾</u>
City Total G. O. Debt	\$16,970,000*	0.88%*	1.54%*	\$713.12*
City's Share of Overlapping Debt	<u>5,987,538</u>	<u>0.31%</u>	<u>0.54%</u>	<u>251.61</u>
City's Net Overall Debt	\$22,957,538*	1.19%*	2.08%*	\$964.73*

- 1) Based on the City's 2023 Actual Valuation of property; includes Ag. Land, Ag. Buildings, all Utilities and TIF Increment.
- 2) Based on the City's 2023 Taxable Valuation of property; includes Ag. Land, Ag. Buildings, all Utilities and TIF Increment.
- 3) Population based on the City's 2020 U.S. Census.

* Preliminary; subject to change.

Valuation Per Capita

	<u>1/1/2023 Valuation</u>	<u>Valuation Per Capita (23,797) ³⁾</u>
100% Actual Valuation	\$1,925,164,807 ¹⁾	\$80,899
Taxable Valuation	1,105,065,677 ²⁾	46,437

- 1) Based on the City's 2023 Actual Valuation including Ag. Land & Ag. Buildings, Taxable TIF Increment and all Utilities.
- 2) Based on the City's 2023 Taxable Valuation including Ag. Land & Ag. Buildings, Taxable TIF Increment and all Utilities.
- 3) Population based on the City's 2020 U.S. Census.

LEVIES AND TAX COLLECTIONS

Collection Period	Levy ¹⁾	Collected During Collection Year ^{2) 3)}	Percent Collected
2019-20	\$14,129,521	\$14,032,072	99.31%
2020-21	14,232,772	14,354,535	100.86%
2021-22	14,909,777	14,916,531	100.05%
2022-23	15,185,562	15,191,654	100.04%
2023-24	16,143,123	----- In Process of Collection -----	

1) Source: The City's Adoption of Budget and Certification of City Taxes.

2) Source: City's Annual Comprehensive Financial Report, Schedule 9 "Property Tax Levies & Collections".

3) Includes delinquent taxes.

Taxes in Iowa are delinquent each October 1 and April 1 and a late payment penalty of 1% per month of delinquency is enforced as of those dates. If delinquent taxes are not paid, the property may be offered at the regular tax sale on the third Monday of June following the delinquency date. Purchasers at the tax sale must pay an amount equal to the taxes, special assessments, interest and penalties due on the property and funds so received are applied to taxes. A property owner may redeem from the regular tax sale but, failing redemption within three years, the tax sale purchaser is entitled to a deed, which in general conveys the title free and clear of all liens except future tax installments.

Source: City's Annual Comprehensive Financial Report, Schedule 9 "Property Tax Levies & Collections".

TAX RATES

	FY 2019-20 \$/\$1,000	FY 2020-21 \$/\$1,000	FY 2021-22 \$/\$1,000	FY 2022-23 \$/\$1,000	FY 2023-24 \$/\$1,000
City of Muscatine	15.67209	15.67209	15.67209	15.97054	15.67219
Muscatine County	7.81123	7.64393	7.39481	6.86153	6.49289
County Assessor	0.35681	0.34500	0.33056	0.34480	0.31856
Ag Extension	0.14594	0.14709	0.14619	0.14884	0.13893
Muscatine CSD	13.83172	13.51952	13.52853	13.42230	13.23077
Louisa-Muscatine CSD	11.15953	10.79597	10.78504	11.14682	11.01242
Eastern Iowa Comm. College	0.99000	0.82406	0.92357	0.94542	0.94840
State of Iowa	0.00280	0.00270	0.00260	0.00240	0.00180
<u>Tax Rate for Resident of:</u>					
Muscatine CSD	38.81059	38.15439	37.99834	37.69583	36.80354
Louisa-Muscatine CSD	36.13840	35.43084	35.25485	35.42035	34.58519

CITY TAX RATE BREAKDOWN

<u>Fiscal Year</u>	<u>General Fund</u>	<u>Outside</u>	<u>Emergency Fund</u>	<u>Debt Service</u>	<u>Employee Benefits</u>	<u>Capital Improvement</u>	<u>Total Levy</u>	<u>Ag. Levy</u>
2020	8.10000	0.37710	0.00000	2.60018	4.59481	0.00000	15.67209	3.00375
2021	8.10000	0.43595	0.00000	2.34955	4.78659	0.00000	15.67209	3.00375
2022	8.10000	0.33769	0.14229	2.32232	4.76979	0.00000	15.67209	3.00355
2023	8.10000	0.34793	0.27000	2.20086	5.05175	0.00000	15.97054	3.00375
2024	8.10000	0.55534	0.27000	2.04192	4.70493	0.00000	15.67219	3.00375

LEVY LIMITS

A city's general fund tax levy is limited to \$8.10 per \$1,000 of taxable value, with provision for an additional \$0.27 per \$1,000 levy for an emergency fund which can be used for general fund purposes (Code of Iowa, Chapter 384, Division I). Cities may exceed the \$8.10 limitation upon authorization by a special levy election. Further, there are limited special purpose levies, which may be certified outside of the above-described levy limits (Code of Iowa, Section 384.12). The amount of the City's general fund levy subject to the \$8.10 limitation is \$8.10 for Fiscal Year 2023-24. The City levied \$0.27 of the \$0.27 available for the emergency levy. In addition, the City does levy for liability, property and self-insurance costs; police/fire retirement, FICA/IPERS and other employee benefits in addition to the \$8.10 general fund limit as authorized by law. Debt service levies are not limited.

FUNDS ON HAND (CASH AND INVESTMENTS AS OF FEBRUARY 29, 2024)

Fund	<u>Amount</u>
General	\$4,210,474.44
Debt Service	1,167,672.35
Cemetery Perpetual Care	921,106.06
Cemetery Perpetual Care Interest	1398.69
Cemetery Trusts	54,217.76
Parks Trust	406,013.13
Library Trusts	135,638.02
Art Center Trusts	338,717.16
Capital Projects Funds:	
Sidewalk Improvement Project	138.04
Downtown nd St Improvements	372,913.20
Railroad Settlement Fund	3,052,413.65
Park Ave - Portion to 3 Lane	(1,473,663.74) ^{1) 2)}
Love's Area Street Project	(111,909.72) ¹⁾
Transfer of Jurisdiction - Corridor Improvements	1,159,808.77
Water Pollution Control Projects:	
Sewer Improvement Projects (West Hill)	160,079.25
Trail Projects	66,336.03
Weed Park Bank Stabilization	(22,407.50) ³⁾
CAT Grant Projects	424,119.27
Riverfront Master Plan Update	(32,811.71) ¹⁾
Soccer Field #3 Improvements	(201,606.06) ³⁾
Park Facility Fence Project	17,912.75
Playground & Aquatic Center Projects	21,273.92
Southend Neighborhood Improvement Projects	9,937.00
Muscatine Sports Dome	(59,743.75) ^{1) 3)}
Building Demolition Projects	50,061.77
Police Pistol Range	16,259.52
Vehicle Washbay Project	175,427.57
Deferred Building Maintenance Projects	118,150.11
Former IDOT Facility Improvements	277,238.97
Transfer Station Equipment	184,877.11
Public Works Fuel Tanks & Related Improvements	(53,838.62) ³⁾
Levee Toe Repair	59,938.80
Flood Damage Repair	8,214.39
Ambulance/Fire Truck (Bond Purchases)	284.92
Vehicle Lift (Equipment Services)	(21,836.63) ¹⁾
Art Center Garden Updates	2,518.75

Public Art - 2nd/Mulberry	(12,000.00)	1)
Watermelon Sculpture	1,000.00	
Airport Improvement Projects	(166,009.84)	1) 3)
Other Capital Projects	(29,800.38)	1) 4)
Enterprise Funds:	<u>Amount</u>	
Transit	614,793.34	
Parking	124,756.52	
Golf	222,913.26	
Boat Harbor	(12,900.13)	4)
Marina	(5,247.85)	4)
Refuse Collection	338,392.62	
Landfill (Solid Waste Agency)	2,460,494.43	
Landfill Reserves	3,034,345.72	
Transfer Station	152,397.92	
Transfer Station Reserve	33,825.00	
Water Pollution Control Operations	1,687,034.75	
Collection and Drainage	758,476.48	
Sewer Reserves	10,772,111.35	
Airport Operations	23,683.10	
Ambulance	294,529.41	
Convention & Visitors Bureau	109,918.79	
Soccer Events Fund	31,641.64	
Internal Services Funds:		
Equipment Services	(49,491.81)	4)
Central Supplies	(2,771.73)	4)
Health Insurance	2,784,645.62	
Dental Insurance	123,000.35	
Various Clearing Accounts	(347,445.65)	4)
Special Revenue Funds:		
Closed CDBG Grant Funds	(86,875.85)	1)
HUD Lead Hazard Reduction Grant	(2,724.21)	1)
Housing Home Ownership Program	31,339.86	
Housing Children's Education Program	7,254.65	
HUD Legal Settlement	154,509.82	
Road Use Tax	1,031,355.95	
Employee Benefits	(352,978.36)	4)
Emergency Tax Levy Fund	679,378.27	
American Rescue Plan Act Fund	2,287,837.95	
Computer/Equipment Replacement Funds	113,053.54	
Local Option Sales Tax	3,181,380.09	
Tax Increment Funds	570,734.88	
Small Business Forgivable Loan Programs	617,195.71	
Public Housing	1,086,026.75	
Section 8 Housing	<u>361,514.89</u>	
Total - All Funds	<u>\$44,056,620.52</u>	

- 1) Deficits to be eliminated through grants.
- 2) Deficits to be eliminated through transfers.
- 3) Deficits to be eliminated through bond proceeds.
- 4) Deficits to be eliminated through future operations; including future tax receipts and user charges.

THE CITY

CITY GOVERNMENT

The City operates under the mayor-council form of government and has a City Administrator. Policy-making and legislative authority are vested in a mayor and seven council members. The city council is responsible, among other things, for passing ordinances and resolutions, adopting the budget, appointing committees, and hiring both the City Administrator and the City Attorney. The City Administrator is responsible for carrying out the policies and ordinances of the city council, for overseeing the day-to-day operations of the government, and for appointing the heads of various departments. The council is elected on a non-partisan basis. Council members serve four-year staggered terms and the mayor is elected to serve a two-year term. Five of the council members are elected by district. The mayor and the two remaining council members are elected at large.

The City provides a full range of services including police and fire protection; roadway maintenance; water pollution control; solid waste management; recreational and cultural activities and facilities; and a general aviation airport.

EMPLOYEES AND PENSIONS

The City participates in two statewide employee retirement systems, the Iowa Public Employees Retirement System (“IPERS”) and the Municipal Fire and Police Retirement System of Iowa (“MFPRSI”). The State of Iowa administers IPERS and a nine-member board of trustees governs the MFPRSI. Though separate and apart from state government, the MFPRSI board is authorized by state legislature, which also establishes by statute the pension and disability benefits and the system’s funding mechanism. All full-time employees must participate in either IPERS or MFPRSI.

Iowa Public Employees Retirement System: The City contributes to IPERS, which is a cost-sharing multiple-employer, contributory defined benefit public employee retirement system administered by the State of Iowa. IPERS provides retirement and death benefits, which are established by state statute, to plan members and beneficiaries. IPERS is authorized to adjust the total contribution rate up or down each year, by no more than 1 percentage point, based upon the actuarially required contribution rate. The City contributed the required amount to IPERS for the last three fiscal years as follows:

	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>FY 2022-23</u>
IPERS City Contribution	\$828,218	\$866,251	\$890,689

The IPERS ACFR is available on the IPERS website or by contacting IPERS at 7401 Register Drive P.O. Box 9117, Des Moines, IA 50321.

Pursuant to Governmental Accounting Standards Board (“GASB”) Statement No. 68, the City reported a liability of \$4,284,546 within its ACFR as of June 30, 2023 for its proportionate share of the net pension liability. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan’s net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the net pension liability was based on the City’s share of contributions to the pension plan relative to the contributions of all IPERS participating employers. At June 30, 2022, the City’s collective proportion was 0.113403% which was a decrease of 0.150912% from its proportion measured as of June 30, 2021.

For additional information, refer to Note 8, RETIREMENT SYSTEMS - Iowa Public Employees’ Retirement System (IPERS) Pension Plan, beginning on page 78 of the City’s ACFR for the Year ended June 30, 2023 contained as APPENDIX C to this Preliminary Official Statement.

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

Municipal Fire and Police Retirement System of Iowa: The City contributes to MFPRSI, which is a cost-sharing multiple-employer defined benefit pension plan. MFPRSI provides retirement, disability, and death benefits to plan members and beneficiaries. Benefit provisions are established by state statute.

MFPRSI plan members are required to contribute a percentage of their annual covered salary, and the City is required to contribute at an actuarially determined rate of annual covered payroll. The contribution requirements of plan members and the City are established, and may be amended by state statute. The City contributed the required amount to MFPRSI for the last three fiscal years as follows:

	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>FY 2022-23</u>
MFPRSI City Contribution	\$1,474,337	\$1,593,275	\$1,492,816

The MFPRSI Independent Auditors Report is available on the MFPRSI website, or by contacting MFPRSI at 7155 Lake Drive, Suite 201, West Des Moines, IA 50266.

Pursuant to GASB Statement No. 68, the City reported a liability of \$10,118,944 with its ACFR as of June 30, 2023 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the net pension liability was based on the City’s share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers. At June 30, 2022, the City’s proportion was 1.801901% which was an increase of 0.009304% from its proportion measured as of June 30, 2021.

For additional information, refer to Note 7, RETIREMENT SYSTEMS – Municipal Fire and Police Retirement System of Iowa (MFPRSI) Pension Plan, beginning on page 82 of the City’s ACFR for the Year ended June 30, 2023 contained as APPENDIX C to this Preliminary Official Statement.

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

OTHER POST EMPLOYMENT BENEFITS (“OPEB”)

Plan description: The City administers an OPEB plan providing medical, prescription drug and dental benefits to retired employees and their dependents under certain conditions. Employees who retire before the age of sixty-five may continue to participate in the City’s group plan at the employee’s own expense until they reach the age of sixty-five.

Benefits provided: Employees of the City who are eligible to participate in the group health plan are eligible to continue healthcare benefits upon retirement from service with the City. Coverage during retirement continues in the City’s group health and dental plans. All employees opting to continue coverage under the City’s plans are required to contribute the full premium amounts in order to continue coverage at retirement. As of June 30, 2023 there were 197 active employees and 14 inactive employees or beneficiaries covered by the benefit terms. Single monthly premium rates were \$774.61 for health and \$33.23 for dental. Family monthly premium rates were \$2,060.51 for health and \$90.04 for dental.

Total OPEB liability: The City’s total OPEB liability of \$1,426,274 was measured as of June 30, 2023 and was determined by an actuarial valuation as of July 1, 2022. Changes in the total OPEB liability are as follows:

Balance at July 1, 2022	\$1,257,033
Changes for the year:	
Service Cost	87,184
Interest	51,942
Changes of benefit terms	0
Differences between expected and actual experience	138,258
Changes in assumptions or other inputs	(10,685)
Benefit payments	<u>(97,458)</u>
Net changes	<u>\$169,241</u>
Balance at June 30, 2023	<u>\$1,426,274</u>

For additional information, refer to Note 10 POST EMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB), beginning on page 90 of the City’s ACFR for the Fiscal Year ended June 30, 2023 contained as APPENDIX C to this Preliminary Official Statement.

UNION CONTRACTS

The City has negotiated contracts with the following employee union groups:

<u>Employee Group</u>	<u>Contract Expiration Date</u>	<u>Annual Wage Increases</u>			
		<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>FY 2026-27</u>	<u>FY 2027-28</u>
Police	June 30, 2028	7.00%	3.00%	3.00%	3.00%
Fire	June 30, 2027	7.00%	3.00%	3.00%	N/A
Blue/White Collar ¹⁾	June 30, 2027	4.50-5.50%	3.00%	3.00%	N/A

1) The Blue/White Collar bargaining unit increases for FY2024-25 vary by position.

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INSURANCE

The City's insurance coverage is as follows:

<u>Type of Insurance</u>	<u>Coverage Limit</u>
Buildings and Personal Property	\$181,148,759
<u>Inland Marine:</u>	
Fine Arts	\$12,500,000
Misc. Property - Scheduled	\$8,635,700
Misc. Property - Unscheduled	\$3,593,100
<u>Flood Policy:</u>	
City Hall	\$500,000
Public Safety	\$500,000
Pearl City Station	\$234,000
Riverview Center	\$500,000
<u>Liability:</u>	
General	\$2,000,000
Law Enforcement	\$2,000,000
Public Entity Management	\$2,000,000
Business Automobile	\$2,000,000
Umbrella	\$13,000,000
Crime	\$500,000
Workers Compensation	\$500,000
Travel Accident (Police & Fire Medical)	\$250,000
Airport Liability	\$10,000,000
Fuel Tank Pollution Liability (per tank)	\$1,000,000
<u>Ocean Marine Insurance – Dredging:</u>	
Hull Coverage Limit – Vessel & Equipment	\$291,524
Protective & Indemnity Limit	\$1,000,000
Ocean Marine Maritime Employers Liability	\$5,000,000
Ocean Marine Insurance Excess – Dredging	\$5,000,000

GENERAL INFORMATION

LOCATION AND TRANSPORTATION

The City of Muscatine was incorporated in 1851 by a special act of the Iowa State Legislature and is located on the Mississippi River, which is the eastern boundary of the State of Iowa. The City is located 160 miles east of Des Moines, 200 miles west of Chicago, and is the county seat of Muscatine County. The City occupies a land area of approximately 18.5 square miles and serves a population of 23,797 people based on the 2020 U.S. Census. The city is empowered to levy a tax on all property located within its boundaries.

LARGER EMPLOYERS

A representative list of larger employers for the City is as follows:

<u>Employer</u>	<u>Type of Business</u>	<u>Approximate Number of Employees</u> ¹⁾
HNI Corporation/The HON Co.	Manufacturing	3,100
Grain Processing/Kent Corp.	Manufacturing/Production Food Products	949
Muscatine Community School District	Education	839
The Raymond Corp.	Electric Lift Trucks	550
Hy-Vee Food Store	Grocery Store	468
Bayer U.S.	Crop Science	460
Musco Sports Lighting	Sports/Event Lighting	411
City of Muscatine	Government	400 ²⁾
Kraft-Heinz, USA	Food Processors	382
Trinity Muscatine/UnityPoint Health	Healthcare	365
Wal-Mart	Retail	320
Muscatine Power and Water	Utility	260
Muscatine County	Government	230
SECO Investment Co./Stanley Engineering	Engineering/Consulting	189
Bridgestone Bandag LLC	Manufacturing/Re-Treading	140

1) This number includes full-time and part-time employees.

2) This number includes full-time and part-time employees, as well as estimated seasonal employees.

Source: City of Muscatine Comprehensive Annual Financial Report for the year ended June 30, 2023.

U.S. CENSUS DATA

Population Trend

<u>Census Year</u>	<u>City of Muscatine</u>	<u>Muscatine County</u>
1990	22,881	39,907
2000	22,697	41,722
2010	22,886	42,745
2013	23,819 ¹⁾	N/A
2020	23,797	43,235

1) Voluntary annexations increased the City's population.

Source: U.S. Census Bureau

RETAIL SALES

The following table represents Retail Sales figures for the City of Muscatine.

<u>Year Ending 6/30</u>	<u>Taxable Retail Sales</u>	<u>Number of Businesses</u> ¹⁾
2019	\$391,048,279	706
2020	411,388,403	681
2021	405,815,071	681
2022	439,458,322	661
2023 ²⁾	422,578,372	670

1) The number of businesses is estimated by dividing total number of quarterly returns filed during the fiscal year by four.

2) The "Iowa Retail Sales & Use Taxes Annual Report" for the fiscal year ending June 30, 2023 was not available as of the date of this Preliminary Official Statement. The information included is based on the Iowa Department of Revenue quarterly reports for FY 2022-23.

Source: Iowa Department of Revenue "Retail Sales and Use Tax Annual Report"

BUILDING PERMITS

City officials report the following construction activity as of February 29, 2024. Permits for the City are reported on a calendar year basis.

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
<u>Single Family Homes:</u>					
No. of New Homes:	3	11	7	8	2
Valuation:	\$597,954	\$3,633,613	\$2,741,021	\$1,827,490	\$387,180
<u>Home Remodeling, Improvements, & Garages</u>					
No. of Permits Issued:	796	713	604	772	97
Valuation:	\$2,605,838	\$3,658,207	\$4,350,929	\$4,107,865	\$422,954
<u>Multiple-Family Dwellings & Duplexes:</u>					
No. of New Buildings:	3	9	1	2	0
Valuation:	\$827,390	\$20,042,437	\$434,080	\$785,240	\$0
<u>Commercial/Industrial/Other:</u>					
No. of New Buildings:	6	13	12	14	4
Valuation:	\$2,819,014	\$6,953,649	\$30,311,559	\$47,104,376	\$12,420,600
<u>Commercial/Industrial/Other Additions & Alterations:</u>					
No. of Permits Issued:	239	217	184	271	25
Valuation:	<u>\$5,293,496</u>	<u>\$24,004,327</u>	<u>\$15,410,894</u>	<u>\$50,829,749</u>	<u>\$1,682,794</u>
Total Permits:	1,047	963	808	1,067	128
Total Valuations:	\$12,143,692	\$58,292,233	\$53,248,483	\$104,654,720	\$14,913,528

UNEMPLOYMENT RATES

		Muscatine County	State of Iowa	United States
Annual Averages:	2020	5.8%	5.2%	8.1%
	2021	4.2%	3.9%	5.4%
	2022	3.0%	2.8%	3.6%
	2023	3.2%	3.0%	3.6%
	2024 (through February)	4.1%	3.0%	3.8%

Source: U.S. Bureau of Labor Statistics

EDUCATION

Public education is provided to residents of the City by the Muscatine Community School District, Louisa-Muscatine Community School District and parochial schools. The Muscatine Community School District provides public education, with an October 2023 certified enrollment for the 2024-25 school year of 4,422.8. The district owns and operates six elementary schools, one early learning center, one middle school, and one high school. The Louisa-Muscatine Community School District provides public education with an October 2023 certified enrollment for the 2024-25 school year of 675.5. The district owns and operates one pre-school through sixth grade elementary school and one seventh through twelfth grade secondary school.

FINANCIAL SERVICES

Financial services for residents of the City are provided by CBI Bank & Trust, Community Bank and Trust Company and branch offices of MidwestOne Bank and U.S. Bank N.A. and several credit unions.

CBI Bank & Trust, Community Bank and Trust Company and MidwestOne Bank report deposits as of June 30th for each year, as follows:

<u>Year</u>	<u>CBI Bank & Trust</u>	<u>Community Bank and Trust Company</u>	<u>MidwestOne Bank</u> ¹⁾
2019	\$294,182,000	\$79,771,000	\$268,121,000
2020	291,680,000	91,645,000	300,369,000
2021	322,750,000	99,415,000	323,547,000
2022	335,584,000	97,987,000	325,439,000
2023	355,266,000	111,135,000	350,978,000

1) Formerly First National Bank of Muscatine.

Source: Federal Deposit Insurance Corporation (FDIC)

APPENDIX B

FORM OF LEGAL OPINION

APPENDIX C

JUNE 30, 2023 ANNUAL COMPREHENSIVE FINANCIAL REPORT

Bohnsack & Frommelt LLP, the City's independent auditor, has not been engaged to perform, and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. Bohnsack & Frommelt LLP, also has not performed any procedures relating to this Preliminary Official Statement.

APPENDIX D

FORM OF CONTINUING DISCLOSURE CERTIFICATE

OFFICIAL BID FORM

TO: The City Council of
City of Muscatine, Iowa

Sale Date: May 16, 2024
10:00 AM, Central Time

RE: \$4,880,000* General Obligation Corporate Purpose Bonds, Series 2024 (the "Bonds")

This bid is a firm offer for the purchase of the Bonds identified in the TERMS OF OFFERING, on the terms set forth in this bid form and TERMS OF OFFERING, and is not subject to any conditions, except as permitted by the TERMS OF OFFERING. By submitting this bid, we confirm we have an established industry reputation for underwriting new issuance of municipal bonds.

For all or none of the above Bonds, in accordance with the TERMS OF OFFERING, we will pay you \$ _____ (not less than \$4,838,520) plus accrued interest to date of delivery for fully registered bonds bearing interest rates and maturing in the stated years as follows:

<u>Coupon</u>	<u>Maturity</u>	<u>Yield</u>	<u>Coupon</u>	<u>Maturity</u>	<u>Yield</u>
_____	2025	_____	_____	2030	_____
_____	2026	_____	_____	2031	_____
_____	2027	_____	_____	2032	_____
_____	2028	_____	_____	2033	_____
_____	2029	_____	_____	2034	_____

* Preliminary; subject to change. The aggregate principal amount of the Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$5,100,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive and shall be binding upon the successful bidder.

We hereby designate that the following Bonds to be aggregated into term bonds maturing on June 1 of the following years and in the following amounts (leave blank if no term bonds are specified):

<u>Years Aggregated</u>	<u>Maturity Year</u>	<u>Aggregate Amount</u>
_____ through _____	_____	_____
_____ through _____	_____	_____
_____ through _____	_____	_____

In making this offer we accept all of the terms and conditions of the TERMS OF OFFERING published in the Preliminary Official Statement dated May 2, 2024. In the event of failure to deliver these Bonds in accordance with the TERMS OF OFFERING as printed in the Preliminary Official Statement and made a part hereof, we reserve the right to withdraw our offer, whereupon the deposit accompanying it will be immediately returned. All blank spaces of this offer are intentional and are not to be construed as an omission.

Not as a part of our offer, the above quoted prices being controlling, but only as an aid for the verification of the offer, we have made the following computations:

NET INTEREST COST: \$ _____

TRUE INTEREST COST: _____ % (Based on dated date of June 5, 2024)

Account Manager: _____ By: _____

Account Members: _____

The foregoing offer is hereby accepted by and on behalf of the City Council of City of Muscatine, Iowa this 16th day of May 2024.

Attest: _____

By: _____

Title: _____

Title: _____



City of Muscatine

ITEM NUMBER 2024-0202

AGENDA ITEM SUMMARY

DATE: 5/2/2024

STAFF

David Popp, Solid Waste Manager

SUBJECT

Resolution Approving a Grant Application From the Iowa DNR for a Litter Collection Event Trailer

EXECUTIVE SUMMARY

Presented for City Council's consideration is a resolution to approve the application for a grant from the Iowa DNR Environmental Management System program for the purchase of an enclosed trailer and contents to use during litter collection events throughout Muscatine County.

STAFF RECOMMENDATION

Staff recommends Council approve the grant application with the Iowa DNR Environmental Management System program for a litter collection event trailer and contents.

BACKGROUND/DISCUSSION

As a participant of the Iowa DNR Environmental Management System (EMS) program, the opportunity to request grant funding for projects that provide environmental stewardship exists. The six component areas that are focused on as part of the EMS program are organics management, household hazardous materials collection, greenhouse gas reduction, recycling services, water quality improvement and environmental education. The component area of focus for the litter collection event trailer will be water quality improvement. With the purchase of the trailer and contents needed to use for trash collection, staff will work to compile areas to target cleanup events and groups wishing to provide volunteer time to collect litter in targeted areas. The trash collection event trailer will be available to groups from within the Muscatine County service area with training provided prior to using equipment. The trailer will be a "one-stop shop" where groups will have items such as litter pickers, safety vests, trash bags, gloves and safety gear needed to alert motorists of the work being performed. All litter, appliances, tires and electronics can be loaded into the trailer when the area is completed and brought back to the Transfer Station for proper sorting, recycling or disposal. Items collected will be tracked and reported as part of the EMS program. This program will be reviewed annually by staff and target areas for future clean up events identified. The DNR spring EMS

grant round is a competitive grant with no limit. Grant recipients will be responsible for a 25% cash match for the project if awarded.

CITY FINANCIAL IMPACT

The total cost for the enclosed trailer and all contents is \$15,361.61. If awarded, the City Cash match will be \$3840.90 and the DNR Portion will be \$11,522.70.

ATTACHMENTS

1. 2024-0202 Resolution DNR Grant
2. MUSCATINE TRANSFER STATION TRAILER PROOF 0324A (1)

RESOLUTION 2024-0202

APPROVING SUBMISSION OF IOWA DNR GRANT REQUEST

WHEREAS, the Iowa DNR Environmental Management System (EMS) program provides members the opportunity to apply for competitive grant funding for projects that promote environmental stewardship growth in six component areas, within the EMS service area; and

WHEREAS, The component area identified for grant funding is water quality improvement; and

WHEREAS, the Muscatine EMS core team worked to establish a project for litter collection and a budget to purchase a litter collection event trailer and equipment associated with litter collection; and

WHEREAS, areas will be established annually and volunteer groups will be sought to provide litter collection; and

WHEREAS, all items collected as part of the litter collection will be tracked and reported to the Iowa DNR to show continuing progress as part of the environmental stewardship goal of improving water quality

NOW, THEREFORE, be it resolved that the City Council of the City of Muscatine does hereby approve the submission of a grant application to the Iowa DNR EMS program as part of the annual competitive grant funding opportunity.

PASSED, APPROVED, AND ADOPTED THIS 2nd DAY OF MAY, 2024.

CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA

Dr. Brad Bark, Mayor

ATTEST

Carol Webb, City Administrator



\$2,550.00



City of Muscatine

ITEM NUMBER 2024-0206

AGENDA ITEM SUMMARY

DATE: 5/2/2024

STAFF

Nancy Lueck, Finance Director

SUBJECT

Resolution Setting a Public Hearing for May 16, 2024, on Amendment #2 to the Fiscal Year 2023/2024 City Budget.

EXECUTIVE SUMMARY

City Council approved the first amendment to the 2023/2024 budget on April 18, 2024. That action amended the budget to the Revised Estimate amounts established at the budget review sessions. This second amendment includes additional proposed amendments since that time. These proposed amendments will increase total budgeted expenditures for the City by \$732,800 and transfers out will increase by \$50,000. Budgeted revenues are proposed to be amended by \$88,600 and transfers in amended by \$50,000.

At the May 2, 2024 meeting, City Council will set the public hearing on the proposed budget amendments for May 16, 2024. After the public hearing that evening, the City Council will consider the Resolution Approving Amendment #2 to the budget.

STAFF RECOMMENDATION

Staff recommends approval of the Resolution Setting the Public Hearing for May 16, 2024 on Amendment #2 to the Fiscal Year 2023/2024 City Budget.

BACKGROUND/DISCUSSION

City Council approved the first amendment to the 2023/2024 budget on April 18, 2024. That action amended the budget to the Revised Estimate amounts established at the budget review sessions.

This second amendment includes additional proposed amendments since that time. This proposed amendment will increase total budgeted expenditures for the City by \$732,800 and transfers out will increase by \$50,000. Budgeted revenues are proposed to be amended by \$88,600 and transfers in amended by \$50,000.

The revenue amendments include (1) \$12,000 in tree grants in the Parks department, (2) a

\$1,500 reimbursement from the Farmer's Market for a portion of the cost of electrical improvements in Parking Lot #7, (3) \$5,000 in increased golf clubhouse merchandise sales, and (4) \$70,100 in additional HUD funding for Section 8 Choice Voucher Housing Assistance Payments. These total to the \$88,600 in revenue amendments.

General Fund expenditures are proposed to be amended by a total of \$213,200, of which \$12,000 will be funded from grants, and \$50,000 will be funded from a transfer from the Employee Benefits fund. General Fund amendments include (1) a \$15,000 increase in legal services in the Human Resources budget based on actual expenditures to date and estimated additional costs through June 30, (2) a \$5,500 increase in the Finance budget for increased publication costs for legal notices, (3) a \$120,000 increase in the Fire department budget for disability-related medical costs for retired firefighters, medical costs for a current firefighter, and repair costs for a fire engine, (4) the Cemetery budget will be amended by \$4,500 for replacement of an air conditioning unit, and (5) the Park Maintenance budget will be amended by \$68,200 which includes \$56,200 to correct a budgeting error and \$12,000 for grant-funded tree purchases.

The \$213,200 General Fund 2nd amendment for 2023/2024 is somewhat higher than the 2nd amendments in recent years. The 2nd amendment in 2022/2023 was \$136,000, the 2021/2022 2nd amendment was \$73,000; in 2020/2021 it was \$348,400; and in 2019/2020 it was \$135,800.

Enterprise fund expenditure amendments total \$434,000 and include (1) a \$4,600 increase in the Parking budget for electrical improvements in Lot 7 requested by the Farmer's Market and partially reimbursed by that organization, (2) a \$5,000 increase in the Golf Course budget for an increase in golf merchandise purchases for re-sale due to increased sales, (3) a \$60,000 increase in the Refuse Collection budget due to increased vehicle repair and maintenance costs, (4) a \$33,000 increase in the Transfer Station budget due to increased equipment repair and maintenance costs, (5) a \$264,900 increase in the Water Pollution Control Plant (WPCP) Operations budget which includes increased sewage treatment chemicals, increased software maintenance costs, increased natural gas costs, increased power costs, and increased building improvement costs for roof replacements in two buildings, (6) a \$5,000 increase in the WPCP Pumping Stations budget for increased natural gas costs, (7) a \$15,000 increase in the WPCP Lab budget for increased lab supply costs and increased operating equipment repair costs, (8) a \$45,000 increase in the WPCP Biosolids budget for increased electrical supplies and increased outside services for repair of the dredge, and (9) an increase of \$1,500 in the Marina budget for an overfill alarm box, a safety item. The increased sewage treatment chemicals and utility costs in the WPCP Operations budget are directly related to issues with the waste load from a major industrial user.

The balance of the amendments totals \$135,600 and include (1) a \$2,900 increase in the Library Computer Replacement fund, (2) a \$7,600 increase in the Library Trust fund, (3) a \$75,100 increase in Section 8 Housing Voucher Program housing assistance payments funded

from HUD funds and increased housing inspection fee costs, and (4) a \$50,000 transfer from the Employee Benefits fund to the General fund for the disability-related medical costs for retired firefighters.

CITY FINANCIAL IMPACT

The proposed General Fund expenditure and revenue amendments would result in a decrease in the General fund balance of \$151,200 since a portion of the amendments will be funded from grant funds and a transfer from other funds. It is, however, expected that there should be savings in various General Fund department budgets which will offset at least a portion of this amount. For the City's Governmental Funds (primarily the General Fund), expenditures are required to be within the budget for each functional area. This amendment allows for somewhat of a "cushion" for increased costs so the budgets for the various functions are not exceeded at year end.

It should also be noted that although it currently appears that several departments will be under their budget amounts, we traditionally have not amended those budgets downward to offset increases in other departments. With two months remaining in the fiscal year, the actual amounts that those budgets may be under budget cannot be determined, especially if those departments have unforeseen costs before year end.

These amendments are to comply with the State requirement that cities do not exceed the budgeted expenditures by function.

ATTACHMENTS

1. FY 24 Budget Amendment #2 Resolution Setting Public Hearing.5-2-24
2. FY 24 Budget Amendment #2 Public Hearing Notice
3. FY 24 Budget Amendment #2 Detailed List

RESOLUTION NO. _____

**RESOLUTION SETTING TIME AND PLACE FOR A PUBLIC HEARING
CONCERNING AMENDMENT #2 TO THE CITY BUDGET
FOR THE FISCAL YEAR ENDING JUNE 30, 2024
FOR THE CITY OF MUSCATINE, IOWA**

WHEREAS, a public hearing is required in order to amend the budget for the City of Muscatine for the fiscal year ending June 30, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MUSCATINE, IOWA that a public hearing be set for May 16, 2024 at 6:00 p.m. at the City Hall Council Chambers. At this meeting, the public can comment on the proposed Amendment #2 to the Fiscal Year 2023/2024 Budget.

BE IT FURTHER RESOLVED, that the City Clerk be directed to publish Notice of Public Hearing in the Muscatine Journal, in the form required by the State of Iowa.

PASSED, APPROVED AND ADOPTED this 2nd day of May, 2024.

**BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA**

Brad Bark, Mayor

ATTEST:

Carol Webb, City Clerk

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET

City of MUSCATINE
Fiscal Year July 1, 2023 - June 30, 2024

The City of MUSCATINE will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2024

Meeting Date/Time: 5/16/2024 06:00 PM

Contact: Carol Webb

Phone: (563) 264-1550

Meeting Location: City Hall Council Chambers

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of, additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-gov-appeals>.

REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	16,143,123	0	16,143,123
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	16,143,123	0	16,143,123
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	2,567,800	0	2,567,800
Other City Taxes	6	5,266,790	0	5,266,790
Licenses & Permits	7	553,600	0	553,600
Use of Money & Property	8	2,513,600	0	2,513,600
Intergovernmental	9	15,205,868	82,100	15,287,968
Charges for Service	10	16,551,800	0	16,551,800
Special Assessments	11	0	0	0
Miscellaneous	12	9,145,500	6,500	9,152,000
Other Financing Sources	13	10,551,000	0	10,551,000
Transfers In	14	21,799,999	50,000	21,849,999
Total Revenues & Other Sources	15	100,299,080	138,600	100,437,680
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	12,066,800	120,000	12,186,800
Public Works	17	3,551,700	0	3,551,700
Health and Social Services	18	60,000	0	60,000
Culture and Recreation	19	4,655,300	83,200	4,738,500
Community and Economic Development	20	8,277,000	75,100	8,352,100
General Government	21	3,867,023	20,500	3,887,523
Debt Service	22	2,951,509	0	2,951,509
Capital Projects	23	7,419,000	0	7,419,000
Total Government Activities Expenditures	24	42,848,332	298,800	43,147,132
Business Type/Enterprise	25	35,292,680	434,000	35,726,680
Total Gov Activities & Business Expenditures	26	78,141,012	732,800	78,873,812
Transfers Out	27	21,799,999	50,000	21,849,999
Total Expenditures/Transfers Out	28	99,941,011	782,800	100,723,811
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	358,069	-644,200	-286,131
Beginning Fund Balance July 1, 2023	30	41,643,266	0	41,643,266
Ending Fund Balance June 30, 2024	31	42,001,335	-644,200	41,357,135

Explanation of Changes: To appropriate additional revenues and available fund balances. Amendments include increases in legal services, utilities, and vehicle and facility repair and maintenance costs.

City of Muscatine
FY 2023/2024 Proposed Budget Amendments
(Budget Amendment #2)
May 16, 2023 (Set Public Hearing at May 2, 2024 Meeting)

Fund/Department	Account	Expenditure Amendment	Comments	Revenues/ Transfers In Amendment
General Fund				
Human Resources				
Legal Services	1000-01-1132-61220	\$ 15,000	Based on actual to date and estimated through 6/30/24	\$ -
Finance:				
Legal Notices	1000-01-1141-65100	\$ 5,500	Based on actual to date and estimated through 6/30/24	-
Fire:				
Outside Services-Vehicles/Equipment	1000-20-1321-67130	\$ 20,000	Fire engine repair services	-
Medical Services (current employee)	1000-20-1321-61560	50,000	Based on actual to date and estimated through 6/30/24	-
Disability Retiree Medical Costs	1000-20-1321-61560	50,000	Disability-related medical costs for retired firefighters	-
			Transfer from Employee Benefits Fund 1000-20-1321-39400	50,000
Cemetery:				
Building Improvements	1000-25-1411-73700	4,500	Air conditioning replacement	-
Park Maintenance:				
Fulltime Wages	1000-25-1423-41100	\$ 54,900	Correction of budgeting error	-
IPERS	1000-25-1423-45200	4,800	Correction of budgeting error	-
Health Insurance	1000-25-1423-46100	(4,200)	Correction of budgeting error	-
Life Insurance	1000-25-1423-46200	150	Correction of budgeting error	-
Dental Insurance	1000-25-1423-46300	200	Correction of budgeting error	-
Unemployment Insurance	1000-25-1423-46500	200	Correction of budgeting error	-
Long-term Disability Insurance	1000-25-1423-46600	150	Correction of budgeting error	-
Ag Materials (Trees)	1000-25-1423-42100	12,000	Trees; grant funded	12,000
Total - General Fund		\$ 213,200		\$ 62,000
Enterprise/Internal Service Funds				
Parking:				
Operating Equipment Services	5311-05-5311-67320	\$ 4,600	Power upgrade for Parking Lot #7; partially reimbursed by	1,500
		<u>\$ 4,600</u>	Farmers Market	<u>\$ 1,500</u>
Golf Clubhouse Operations:				
Merchandise for Resale	5451-25-5452-52830	\$ 5,000	Based on actual to date and estimated through 6-30-24 (increased revenues will offset these costs)	
			5451-25-5452-38363	\$ 5,000
Subtotal		<u>\$ 5,000</u>		<u>\$ 5,000</u>
Marina:				
Operating Equipment Services	5466-25-5466-53220	<u>\$ 1,500</u>	Overfill alarm box (safety item)	-
Refuse Collection:				
Inside Services	5642-45-5642-67110	\$ 20,000	Based on actual to date and estimated through 6-30-24	\$ -
Inventory Materials	5642-45-5642-67120	10,000	Based on actual to date and estimated through 6-30-24	-
Outside Service	5642-45-5642-67130	20,000	Based on actual to date and estimated through 6-30-24	-
Outside Parts	5642-45-5642-67150	10,000	Based on actual to date and estimated through 6-30-24	-
Subtotal		<u>\$ 60,000</u>		<u>\$ -</u>
Transfer Station:				
Inside Services	5658-45-5658-67110	\$ 3,000	Based on actual to date and estimated through 6-30-24	\$ -
Tires/Repairs	5658-45-5658-67140	20,000	Based on actual to date and estimated through 6-30-24	-
Outside Parts	5658-45-5658-67150	10,000	Based on actual to date and estimated through 6-30-24	-
Subtotal		<u>\$ 33,000</u>		<u>\$ -</u>

Fund/Department	Account	Expenditure Amendment	Comments	Revenues/ Transfers In Amendment
WPCP Operations:				
Sewage Treatment Chemicals	5660-50-5662-52220	\$ 30,000	Based on actual and estimated through 6-30-24 (Heinz related)	\$ -
Software Maintenance Fees	5660-50-5662-61340	20,000	Support fees for software (omitted in Rev. Est.)	-
Gas	5660-50-5662-65310	40,000	Based on actual to date and estimated through 6-30-24 (Heinz)	-
Power	5660-50-5662-65320	30,000	Based on actual to date and estimated through 6-30-24 (Heinz)	-
Roof Replacement	5660-50-5662-73900	115,000	Emergency roof replacement DAF building	-
Roof Replacement	5660-50-5662-73900	29,900	Emergency roof replacement Digester Control Building	-
Subtotal		<u>\$ 264,900</u>		<u>\$ -</u>
WPCP Pumping Stations:				
Gas	5660-50-5663-65310	\$ 5,000	Based on actual to date and estimated through 6-30-24	\$ -
Subtotal		<u>\$ 5,000</u>		<u>\$ -</u>
WPCP Lab Operations:				
Lab Supplies	5660-50-5665-52210	\$ 5,000	Based on actual to date and estimated through 6-30-24	\$ -
Operating Equipment Repair Service	5660-50-5663-67320	10,000	Based on actual to date and estimated through 6-30-24	-
Subtotal		<u>\$ 15,000</u>		<u>\$ -</u>
WPCP Biosolids Operations:				
Electrical Supplies	5660-50-5666-53120	10,000	Based on actual to date and estimated through 6-30-24	\$ -
Outside Services	5660-50-5666-67130	35,000	Dredge repair services	-
Subtotal		<u>\$ 45,000</u>		<u>\$ -</u>
Total Enterprise Funds		<u>\$ 434,000</u>		<u>\$ 6,500</u>
Special Revenue Funds				
Employee Benefit Fund:				
Transfer to General Fund	8350-00-8354-90400	\$ 50,000	Transfer for Fire disability retiree medical costs	\$ -
Library Computer Replacement Fund:				
Computer Equipment	8451-30-8451-74250	\$ 2,900	Based on actual to date and estimated through 6/30/24	\$ -
Library General Trust:				
Registrations	3981-30-3981-64200	\$ 1,500	Based on actual to date and estimated through 6-30-24	\$ -
Software Services	3981-30-3982-61340	6,100	Based on actual to date and estimated through 6-30-24	-
Subtotal		<u>\$ 7,600</u>		<u>\$ -</u>
Section 8 Voucher Program:				
Inspection Services	9007-90-9070-44301	\$ 5,000	Based on actual to date and estimated through 6-30-24	\$ -
Housing Assistance Payments	9007-90-9070-47150	45,000	Based on actual to date and estimated through 6-30-24	45,000
HAPS - Portability	9007-90-9070-47151	10,300	Based on actual to date and estimated through 6-30-24	10,300
HAPS - Stability Vouchers	9007-90-9070-47155	14,800	Based on actual to date and estimated through 6-30-24	14,800
			HUD HAPS funding 9007-90-9070-36903	\$ 70,100
Subtotal - Section 8 Voucher Program		<u>\$ 75,100</u>		<u>\$ 70,100</u>
Total Special Revenue Funds		<u>\$ 135,600</u>		<u>\$ 70,100</u>
Total Budgeted Funds (Including Transfers Out)				
		<u>\$ 782,800</u>		<u>\$ 138,600</u>
Expenditure Breakout:			Revenue Breakout:	
Expenditure Increase		\$ 732,800	Increased Revenues	\$ 88,600
Funding Transfer Increase		50,000	Increased Transfers In	50,000
Total		<u>\$ 782,800</u>		<u>\$ 138,600</u>
Total to Enter in Ledger (Exclude Capital Projects, if any)		<u>\$ 782,800</u>		<u>\$ 138,600</u>



City of Muscatine

ITEM NUMBER 2024-0171

IN-DEPTH ITEM - CITY COUNCIL

DATE: 5/2/2024

STAFF

Carol Webb, City Administrator

SUBJECT FOR DISCUSSION

Request to Approve a Slough Pumping Agreement between the City of Muscatine and Louisa-Muscatine Drainage District #13

EXECUTIVE SUMMARY

At the March 14 City Council in-depth meeting, Terry Martin, representing Louisa Muscatine-Drainage District #13, requested that the City pay for a portion of the costs associated with pumping the City's storm water runoff from the western and southern parts of town out of the Muscatine Slough and into the Mississippi River. The cost share proposed is \$5000 annually, which equates to 177,000,000 gallons pumped multiplied by the cost to pump of \$28.25 per million gallons. The attached agreement articulates the payment of the pumping costs and other conditions.

GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED

Staff recommends approval.

BACKGROUND/DISCUSSION

The City of Muscatine utilizes the Muscatine Slough to receive storm water runoff from the Western and Southern parts of the City. The Louisa-Muscatine Drainage District #13 has jurisdiction over the Muscatine Slough, its main drainage ditch, partly within and continuing west of the City. Section 468.130 of the Code of Iowa provides that the Drainage Board may, by contract, permit the City to discharge its storm water into Muscatine Slough. Prior to 2011, the City made just one negotiated payment of \$20,000 to the Drainage District. In 2011, the City entered into a 5-year agreement to pay the drainage district \$5,000 per year to permit the City to discharge its storm water into the slough. As a condition of the permit, the City kept pumping logs documenting the hours of operation of the two pumps adjacent to Houser Street and provided the Drainage Board with written documentation of the hours of operation at least semiannually. This agreement expired in 2017 and was not renewed.

The Drainage District trustees attempted to annex additional properties into the district in 2016. The trustees sought to include essentially all residential, commercial, and industrial

properties in the Muscatine Island area into the drainage district. Several property owners contested the annexation in court. In September 2017, a district court judge ruled that the attempted annexation was done illegally. The judge ruled that the district did not comply with the requirement set out in Iowa law that districts with pumping stations must get consent from one-third of the landowners sought to be annexed. Because of this, the judge ruled that the annexation could not go forward. The trustees did not appeal this ruling.

The Drainage District has now approached the City requesting that the City enter into a new pumping cost-share agreement with terms similar to those included in the 2011 agreement. The proposed agreement is attached for the Council's consideration.

ATTACHMENTS

1. CONTRACT FOR THE MUSCATINE SLOUGH PERMIT

**AN AGREEMENT BETWEEN THE CITY OF MUSCATINE AND THE LOUISA-
MUSCATINE DRAINAGE DISTRICT NO.13 PERMITTING THE CITY OF
MUSCATINE TO DISCHARGE STORMWATER RUNOFF INTO THE MUSCATINE
SLOUGH**

This Agreement (“the Agreement”) is made and entered into by the Board of Trustees of the Louisa-Muscatine Drainage District No.13 (hereinafter referred to as “District”) and the City of Muscatine, Iowa (hereinafter referred to as the “City”)

WHEREAS, the City has for many years utilized a drainage locally known as the Muscatine Slough to receive stormwater runoff from within the City; and

WHEREAS, the District has jurisdiction over Muscatine Slough, its main drainage ditch, partly within and continuing west of the City to a pumping station; and

WHEREAS, the Code of Iowa provides that the District may be agreement permit the City to discharge its stormwater into Muscatine Slough; and

WHEREAS, in 2011, the City entered into a 5-year agreement to pay the drainage district \$5,000 per year to permit the City to discharge its stormwater into Muscatine Slough which expired in 2017 and was not renewed; and

WHEREAS, both parties desire to enter into a new 5-year agreement to permit the City’s continuing stormwater discharge into Muscatine Slough;

NOW THEREFORE, for and in consideration of the covenants contained herein, and further good and valuable consideration the receipt and sufficiency of which is expressly acknowledged by each of the parties hereto, it is agreed as follows:

Section 1. Permit and other Consideration. Upon the execution of this Agreement by both parties, and the payment of the initial amount by the City to the District, as set forth below, a permit to discharge will be granted by the District to the City under the following terms:

- A. The City will pay the District five thousand dollars (\$5,000.00) per year no later than July 7th of each year, commencing in July 2024 and continuing until July 2028, with the permit remaining in effect until June 30, 2028.
- B. As a condition of the permit, the City agrees to keep pump logs documenting hours of operation of the two pumps adjacent to Houser Street and to provide the District written documentation of the hours of operation at least semi-annually upon request until the permit expires.
- C. Unless a party provides written notice of termination six (6) months prior to the expiration of this Agreement, the parties agree to engage in good faith negotiations concerning the terms of a subsequent Agreement. In the event the parties are unable to reach a voluntary

agreement, they agree to equally share the costs (not including attorney's fees) to submit any disputes to mediation.

Section 2. Construction of Agreement. This Agreement shall be construed and enforced according to the laws of the State of Iowa. Each of the parties hereto has independently had the opportunity to fully negotiate the terms hereof and modify the draftsmanship of this Release. The terms of this Agreement shall be construed and interpreted without any presumption, inference or rule of law requiring the construction or interpretation of any provision of this Release against the interests of the party causing this Agreement to be drafted.

Section 6. Counterparts. There are multiple parties to this Agreement. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument and in the making of proof thereof, it shall not be necessary to produce or account for more than one such counterpart.

Section 7. Integrated Agreement and Amendments. This is a fully integrated Agreement. This Agreement constitutes the entire Agreement between the parties pertaining to the subject matter of the Agreement and final compromise of any and all claims of the parties to this Agreement. This Agreement supersedes all negotiations, preliminary agreements and all prior and contemporaneous discussions and understandings of the parties hereto in connection with the subject matter contained within this Agreement. No amendment, waiver, change or modification of any of the terms, provisions or conditions of this Agreement shall be effective unless made in writing and signed by all of the parties. A waiver of any provision of this Agreement shall not be deemed a waiver of future compliance herewith and such provisions subject to a claim or waiver shall remain in full force and effect until the arbitrator issues a final determination that a waiver has occurred.

Section 8. Severability. Should any provision of this Agreement be deemed illegal, invalid or otherwise unenforceable, in whole or in part, the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law. Additionally, the parties agree that any provision found to be illegal, invalid or otherwise unenforceable may, by court order, be redrafted to comply with existing law.

Section 9. Waiver. The failure to insist upon strict compliance with any of the terms of this Agreement shall not be deemed a waiver of such terms, and the waiver of any right or power under this Agreement at any time shall not be deemed a waiver of such right or power at any other time.

FOR CITY OF MUSCATINE:

**FOR LOUISA-MUSCATINE
DRAINAGE DISTRICT NO.13:**

BY: _____

BY: _____

Date: _____

Date: _____



City of Muscatine

ITEM NUMBER 2024-0200

AGENDA ITEM SUMMARY

DATE: 5/2/2024

STAFF

Kevin Coon, City Engineer
Brian Stineman, Public Works Director

SUBJECT

Request to Approve Change Order Number 5 to the West Hill Sanitary Phase 5A/B in the amount of \$149,279.68

EXECUTIVE SUMMARY

Presented for Council consideration is a request to issue Change Order Number 5 for the West Hill Sewer Separation Phase 5 contract for the amount of \$149,279.68 plus the addition of 58 working days. This change order is for eleven total requests received from the contractor following substantial completion of the project. A total of seventeen requests were received, with the six requests that are not included being outlined within the change order for council's knowledge.

STAFF RECOMMENDATION

Approve the request

BACKGROUND/DISCUSSION

Following substantial completion of the project the contractor delivered sixteen total requests for change order consideration at the beginning of 2024. In February of 2024 the contractor, city staff, and the city's design consultant met to discuss the requests. At that time a seventeenth request was furnished. Following that meeting city staff consulted former staff members as well as others involved within the project in order to determine what requests should be brought forward. A substantial effort was put forth to verify details. The requests vary broadly in scope and include items such as: dewatering, re-grading of portions of streets, change in contract unit prices due to quantity overruns, additional survey requirements, additional tree removals, filling abandoned pipes with flowable mortar, patching existing storm sewer, and time extensions among others. The details of these items may be viewed within the change order document. As many of the items as possible were confirmed with the previous city engineer as most of the activities occurred prior to 2023.

CITY FINANCIAL IMPACT

Funds for this project are available from the Local Option Sales Tax

ATTACHMENTS

1. 2024-4-30 CO-5 revised

CONTRACT MODIFICATION

	Non-Substantial	Part	Non-Part
	Substantial	☒	☐

No: CO 5

Concurrence Date _____

Contract ID: West Hill Phase 5A/5B

County: Muscatine

Accounting ID: _____

Project No: N/A

Kind of Work: Sewer Separation

Date Prepared: 4-30-24

Contractor: Hagerty Earthworks LLC

You are hereby authorized to make the following changes to the contract documents.

A – Description of changes to be made or extra work to be done:

This change order is to establish pay items and costs for work previously completed on the project. The requests were received at the beginning of 2024. A meeting between the contractor and city staff occurred on 2-7-24 to discuss every request in detail. This change order is the culmination of that discussion along with discussions with former City Staff.

Six of the requests are NOT included within this change order. They are as follows:

1. Materials buy back for Climer St for \$109,128.91 (This was outlined in Change Order 3 so is not necessary)
2. Reimbursement for dewatering around the Upper West Branch Sewer for \$311,345.60
3. Pushing off excess materials at the ravine fill site for \$1,491.18 (This was taken care of on a previous pay application using the existing item)
4. Traffic control for an extra year for \$5,500.00
5. A time extension due to delayed contract award for 14 days
6. Change in unit price for courtesy walks for \$26,962.20

Eleven of the requests are included within this change order and are outlined below. Further information from the contractor on the individual items can be found in the attachments to this change order.

1. Add Item, Tree removal (outside of scope), for a Lump Sum cost of \$2,200

The trees in question were not included in the original contract with some of them being positioned near buildings and around other infrastructure making removal more difficult.

2. Add Item, Construction staking (extra), for a Lump Sum cost of \$2,086.70

This item is due to two areas of the project needing to be re-designed and thus re-staked on site.

3. Add Item, Climer Alley re-grade, for a Lump Sum cost of \$1,347.50

Grading design was adjusted within this alley due to a drainage issue.

4. Add Item, Flowable mortar (Climer Alley), for a Lump Sum cost of \$6,569.50

The contractor filled an existing pipe in order to abandon it within the alley.

5. Add Item, Flowable mortar (Climer St), for a Lump Sum cost of \$5,040.94

The contractor filled an existing combined sewer in order to abandon it on Climer St.

Contract Time Adjustment: ☐ No Time Added ☒ Time Added 58 working days ☐ To be determined later

When authorized, contractor agrees to perform the work outlined above in accordance with provisions of the contract documents.

Agreed: _____	Recommended: _____
Contractor	Site Staff
Date	Date

Approved: _____	Approved: _____
City Engineer	Public Works Director
Date	Date

Federal Participation ☐ Approved ☒ Not Eligible	City of Muscatine _____
	Mayor (if required) _____
	Date _____

CONTRACT MODIFICATION

No: CO 5

		Non-
	Part	Part
Non-Substantial	☐	☐
Substantial	☒	☐

Concurrence Date

Contract ID: West Hill Phase 5A/5B

County: Muscatine

Accounting ID: _____

Project No: N/A

Kind of Work: Sewer Separation

Date Prepared: 4-30-24

Contractor: Hagerty Earthworks LLC

You are hereby authorized to make the following changes to the contract documents.

A – Description of changes to be made or extra work to be done:

6. Add Item, Flowable mortar (backyard ravine), for a Lump Sum cost of \$4,691.13

The contractor filled an existing pipe in order to abandon it in the backyards between Logan and High Street.

7. Add Item, Flowable mortar (Climer North Side), for a Lump Sum cost of \$10,821.41

The contractor filled an existing pipe in order to abandon it on the north side of Climer St

8. Add Item, Temporary access road (High Street), for a Lump Sum cost of \$2,100.00

A connecting road was built and then removed on High Street for access to Climer St.

9. Add Item, Point repairs (Storm Sewer), for a Lump Sum cost of \$55,575.00

The contractor was directed by the city engineer to repair a number of locations along existing storm sewer.

10. Add Item, Sewer lateral extra footage, for a Lump Sum cost of \$51,600.00

The contractor was directed to extend sanitary laterals on phase 5b further than the plan set originally called for. The runs in question were added length on short segments rather than the long runs that were originally bid. Per the contract the contractor requested a change in unit price for quantities beyond 120% of the original bid quantity. Since the items in question are completed without more length to be placed, the increase in costs is being treated as a lump sum.

11. Add Item, 8th Street Intersection Regrade, for a Lump Sum cost of \$7,247.50

The 8th Street intersection with Lucas Street was lowered resulting in it needing to be re-graded.

The above eleven requested changes included a total of 58 working days be added to the contract. This change order approves said working days. The requests themselves in the attachments show how many days go with each request.

The total amount being requested across the eleven items is **\$149,279.68**

CONTRACTOR REQUEST FOR CHANGE ORDER

Project Name: West Hill Area – Sanitary and Storm Sewer Separation, Phase 5
Project No.: 17660.50.00
Contract No.: Phase 5
Request for Change Order No.: _____
Instruction No.: _____
Contract Description: Muscatine, Iowa
Cost Code: _____
Date Prepared: XX, 2021

Description of change:

Increase of Trees cut not on Plan.
Freers 702, 723, 725 climber

#2200
+ 1070

Basis of Price Change:

____ Unit Price ____ Time and Material ☒ Lump Sum Price

Cost \$ 2420

Contract Time Change:

____ No Change ____ Extended ____ Decreased by 3 ^{days} ~~calendar days~~

Accepted:

____ Contractor ____ Signature ____ Title ____ Date

Reviewed and Recommended by: _____

Accepted:

____ Owner ____ Signature ____ Title ____ Date

Reason for Change: ____ Design Request ____ Owner Request ____ Field Conditions

____ Suggested by Contractor ____ Other _____

Reviewed By: _____

Recommended: STANLEY CONSULTANTS

____ Signature ____ Title ____ Date

Distribution:

Owner Stanley Consultants-Office
SC Field SC Routing

Contractor

Statement

Muscatine, Iowa 52761 2-8, 20 22
M *Hogerty Earthworks LLC*

In Account With

Freers & Sons Tree Service

"Specializing in All Types of Tree Care And Removal"

P.O. Box 103

Phone: 263-2155

Remove maple
tree
West Hill Sewer Project

\$1,600.00

34141

2-23-22

Climber & 702 - not on plans
paid \$400
need \$1200 more

thank you

Statement

Muscatine, Iowa 52761 20

M

Muscatine, Iowa 52761 20
Hagerty Earthworks LLC

In Account With

Freers & Sons Tree Service

"Specializing in All Types of Tree Care And Removal"

P.O. Box 103

Phone: 263-2155

Remove 2 Tires
Grind 15 Tump

West Hill Sewer Project

180000

31319
4-11-22

723 + 725 (1st bar)

paid \$800 need \$1000 more

Franklin

CONTRACTOR REQUEST FOR CHANGE ORDER

Project Name: West Hill Area - Sanitary and Storm Sewer Separation, Phase 5
Muscatine, Iowa
Contract Description:
Project No.: 17660.50.00
Contract No.: Phase 5
Request for Change Order No.:
Instruction No.:
Cost Code:
Date Prepared: XX, 2021

Description of change: Request Extra Payment for Adjustments & Staking
Climber & 8th St - \$1050.00
8th St Bottom of H.II \$847.00
+ Markup 10%

Basis of Price Change:

☐ Unit Price ☐ Time and Material ☒ Lump Sum Price
Cost \$ 2086.70

Contract Time Change:

☐ No Change ☒ Extended ☐ Decreased by 2 calendar days.

Accepted: _____
Contractor Signature Title Date

Reviewed and Recommended by: _____

Accepted: _____
Owner Signature Title Date

Reason for Change: ☐ Design Request ☐ Owner Request ☐ Field Conditions
☐ Suggested by Contractor ☐ Other

Reviewed By: _____

Recommended: STANLEY CONSULTANTS
Signature Title Date

Distribution:

Owner Stanley Consultants-Office Contractor
SC Field SC Routing



Real People. Real Solutions.

Please Remit To: Bolton & Menk, Inc.
1960 Premier Drive | Mankato, MN 56001-5900
507-825-4171 | 507-825-4177 (fax)

Payment by Credit Card Available Online at www.Bolton-Menk.com
To Ensure Proper Credit, Provide Invoice Numbers with Payment

Hagerty Earthworks LLC
John Schafer
300 East Second Street
Suite 304
Muscatine, IA 52761

May 19, 2022
Project No: 0G1.124469
Invoice No: 0289581
Client Account: HAGERTEA_PR

Hagerty Earthworks/Muscatine W Hill Ph 5**Muscatine West Hill Area Phase 5****Basic Construction Staking (001)****Fee**

Total Fee	39,980.00		
Percent Complete	35.4115	Total Earned	14,157.50
		Previous Fee Billing	13,997.50
		Current Fee Billing	160.00
		Total Fee	160.00
		Total this Task	\$160.00

Re-Staking (003)**Professional Services**

*This is for changes at
Climber + 8th*

	Hours	Amount	
Survey Technician	9.00	1,050.00	
Totals	9.00	1,050.00	
Total Labor			1,050.00
		Total this Task	\$1,050.00

Out of Scope 8th Swk/ROW (004)**Professional Services**

This is for changes at 8th - Bottom of Hill

	Hours	Amount	
Graduate Surveyor	5.50	847.00	
Totals	5.50	847.00	
Total Labor			847.00
		Total this Task	\$847.00
		Total this Invoice	\$2,057.00

7

CONTRACTOR REQUEST FOR CHANGE ORDER

Project Name:	Project No.:	17660.50.00
West Hill Area – Sanitary and Storm Sewer	Contract No.:	Phase 5
Separation, Phase 5	Request for Change Order No.:	
Muscatine, Iowa	Instruction No.:	
Contract Description:	Cost Code:	
	Date Prepared:	XX, 2021

Description of change:

Grade was changed on Climber Alley By Pat Lynch.
 This is Heners time for doing the work involved
 Hener \$1,225.00 + \$122.50 10%

Basis of Price Change:

☐ Unit Price
 ☒ Time and Material
 ☐ Lump Sum Price

Cost \$ 1347.50

Contract Time Change:

☐ No Change
 ☒ Extended
 ☐ Decreased
 by 2 calendar days.

Accepted:

Contractor	Signature	Title	Date
------------	-----------	-------	------

Reviewed and Recommended by:

Accepted:

Owner	Signature	Title	Date
-------	-----------	-------	------

Reason for Change:

☐ Design Request
 ☐ Owner Request
 ☐ Field Conditions
☐ Suggested by Contractor
☐ Other

Reviewed By:

Recommended: STANLEY CONSULTANTS

Signature	Title	Date
-----------	-------	------

Distribution:

Owner	Stanley Consultants-Office	Contractor
SC Field	SC Routing	

HEUER CONSTRUCTION, INC.
2360 BYPASS 61
MUSCATINE, IA 52761

INVOICE



MUSCATINE, IA
563-264-8593

Phone: 563-264-8533
Fax: 563-263-4331

Invoice: 14496
Invoice Date: 7/26/2022

Bill To: HAGERTY EARTHWORKS LLC 300 E 2ND STREET, SUITE 304 MUSCATINE, IA 52761	Project Details: WEST HILL PHASE 5A
---	---

Payment Terms	Contract Number	Invoice Due Date
Net 30		8/25/2022

Description	Quantity	UOM	Unit Price	Bill Amount
GRADE ALLEY OFF OF CLIMER				
7/5/2022	3.0000	HR	175.0000	525.00
7/6/2022	4.0000	HR	175.0000	700.00
Subtotal Amount				1,225.00
'T' Indicates a taxable line				
Total Invoice Amount Due				1,225.00

CONTRACTOR REQUEST FOR CHANGE ORDER

Project Name: West Hill Area - Sanitary and Storm Sewer Separation, Phase 5
Muscatine, Iowa
Contract Description: Muscatine, Iowa
Project No.: 17660.50.00
Contract No.: Phase 5
Request for Change Order No.:
Instruction No.:
Cost Code:
Date Prepared: XX, 2021

Description of change: Flowable Mortar to plug pipe in alley off of climar
- This has already been submitted to Steve

Basis of Price Change:

Unit Price ☒ Time and Material ☒ Lump Sum Price

Cost \$ 6569.50

Contract Time Change:

No Change Extended Decreased by 2 working days calendar days.

Accepted:

Contractor	Signature	Title	Date

Reviewed and Recommended by:

Accepted:

Owner	Signature	Title	Date

Reason for Change:

Design Request Owner Request Field Conditions
Suggested by Contractor Other

Reviewed By:

Recommended:

STANLEY CONSULTANTS
Signature Title Date

Distribution:

Owner Stanley Consultants-Office Contractor
SC Field SC Routing

Flowable Mortar to plug Pipe in ally off
of C liner

S-5-22

excavator - with operator large $10\frac{1}{2} \times 150 = 1575.00$

laborers Three $29\frac{1}{2} \times 65 = 1917.50$

Concrete to plug Pipe at Bottom Hahn = 325.00

S-6

excavator with operator small $8 \times 125 = 1000.00$

Laborers one $8 \times 65 = 520.00$

Flowable Mortar 16 cy Hahn = 1232.00

6569.50

HAHN READY MIX
 3636 WEST RIVER DR.
 DAVENPORT, IA 52802
 Phone: (563) 322-1757

INVOICE

CUSTOMER NO.	DATE	INVOICE NO.	PAGE
02480	05-06-22	412043	1

HAGERTY EARTHWORKS, LLC
 300 EAST SECOND STREET, SUITE
 MUSCATINE IA 52761

DELIVERED TO:
 CLIMER AND 8TH (ROUND TRIP 1)
 MUSCATINE

P.O.:

CUST JOB:

DATE	JOB NUMBER - JOB LOCATION - ADDRESS				UNIT PRICE	EXTENDED PRICE
	TICKET NO.	QUANTITY	UNIT	DESCRIPTION		
05/06	1088819	8.00	cy	IDOT FLOWABLE MORTAR	37.00	296.00
05/06	1088819	1.00	ea	FUEL SURCHARGE	0.00	0.00
05/06	1088819	8.00	ea	TRANSPORTATION CHARGE	40.00	320.00
05/06	1088824	8.00	cy	IDOT FLOWABLE MORTAR	37.00	296.00
05/06	1088824	1.00	ea	FUEL SURCHARGE	0.00	0.00
05/06	1088824	8.00	ea	TRANSPORTATION CHARGE	40.00	320.00

ORDER: 103 YARDS DELIVERED: 16.00
 PROJECT: 21-100 WEST HILL PHASE 5

SUB-TOTAL: 1,232.00
 SALES TAX:

TERMS: NET 30 DAYS, 1.5% PER MONTH (18% ANNUM)
 FINANCE CHARGE ON ALL PAST DUE ACCOUNTS.

TOTAL AMOUNT DUE ➤ 1,232.00

HAHN READY MIX
 3636 WEST RIVER DR.
 DAVENPORT, IA 52802
 Phone: (563) 322-1757

INVOICE

CUSTOMER NO.	DATE	INVOICE NO.	PAGE
02480	05-05-22	412036	1

HAGERTY EARTHWORKS, LLC
 300 EAST SECOND STREET, SUITE
 MUSCATINE IA 52761

DELIVERED TO:
 891 8TH ST
 MUSCATINE

P.O.:

CUST JOB:

DATE	JOB NUMBER - JOB LOCATION - ADDRESS				UNIT PRICE	EXTENDED PRICE
	TICKET NO.	QUANTITY	UNIT	DESCRIPTION		
05/05	1088818	2.50	cy	IOWA DOT C-4WR-C15	65.00	162.50
05/05	1088818	2.50	/y	2% CALCIUM CHLORIDE	5.00	12.50
05/05	1088818	1.00	ea	SMALL LOAD	50.00	50.00
05/05	1088818	1.00	ea	FUEL SURCHARGE	0.00	0.00
05/05	1088818	2.50	ea	TRANSPORTATION CHARGE	40.00	100.00

ORDER: 110 YARDS DELIVERED: 2.50
 PROJECT: 21-100 WEST HILL PHASE 5

SUB-TOTAL: 325.00
 SALES TAX:

TERMS: NET 30 DAYS, 1.5% PER MONTH (18% ANNUM)
 FINANCE CHARGE ON ALL PAST DUE ACCOUNTS.

TOTAL AMOUNT DUE ➤ 325.00

CONTRACTOR REQUEST FOR CHANGE ORDER

Project Name: _____ **Project No.:** 17660.50.00
West Hill Area – Sanitary and Storm Sewer **Contract No.:** Phase 5
Separation, Phase 5 **Request for Change**
Muscatine, Iowa **Order No.:** _____
Contract Description: _____ **Instruction No.:** _____
Cost Code: _____
Date Prepared: XX, 2021

Description of change:

A portion of Existing Combined sewer needed to be Filled
 after new sanitary was layed over it
 The pipe was originally intended to be reused, but was
 replaced on a different alignment
 \$5040⁷⁴

Basis of Price Change:

_____ Unit Price ☒ Time and Material _____ Lump Sum Price

Cost \$ 5040⁷⁴

Contract Time Change:

_____ No Change ☒ Extended _____ Decreased by 2 calendar days.

Accepted: _____
 Contractor Signature Title Date

Reviewed and Recommended by: _____

Accepted: _____
 Owner Signature Title Date

Reason for Change: _____ Design Request _____ Owner Request _____ Field Conditions
 _____ Suggested by Contractor _____ Other

Reviewed By: _____

Recommended: STANLEY CONSULTANTS _____
 Signature Title Date

Distribution:

Owner Stanley Consultants-Office Contractor
 SC Field SC Routing

Hagerly Earthworks

9/28/21

Fill Existing Combined with Flowable mortar

Staged Sanitary to catch Existing Combined
Before MH556

Layed new Storm to New MH 5116

Plugged Existing Combined and Filled with Flowable
Mortar from Ex MH 5294 toward 3517
Filled portion under new Sanitary.

Installed Vent and Fill pipes to fill 15"

9/27/21 - Installed vents, Backfilled

1440	8	Doug Chalupa	- Excavator	150
520	8	Ed Barlow	Labor	65
455	7	Brock Jamboy	Labor	65
520	8	Brent Brewer	Truck/Labor	65

9/28/21

1170 18 Labor total hours 65

190.44 2-Vent Material 95.22

745.50 Hahn Ready Mix 745.50

4094

READY MIX
 6 WEST RIVER DR.
 VENPORT, IA 52802
 Phone: (563) 322-1757

HAGERTY EARTHWORKS, LLC
 300 EAST SECOND STREET, SUITE
 MUSCATINE IA 52761

INVOICE

CUSTOMER NO.	DATE	INVOICE NO.	PAGE
02480	09-28-21	402763	1

DELIVERED TO:
 8TH ST AND LUCAS
 Muscatine

P.O.:

CUST JOB: BILL 815-499-6686

DATE	JOB NUMBER - JOB LOCATION - ADDRESS				UNIT PRICE	EXTENDED PRICE
	TICKET NO.	QUANTITY	UNIT	DESCRIPTION		
09/28	1085202	7.00	CY	FLOWABLE MORTAR D		
09/28	1085202	7.00	GA	TRANSPORTATION CHARGE	66.50	465.50
					40.00	280.00

ORDER: 126 YARDS DELIVERED: 7.00
 PROJECT: IAMISC IOWA MISCELLANEOUS JOB

TERMS: NET 30 DAYS, 1.5% PER MONTH (18% ANNUUM)
 FINANCE CHARGE ON ALL PAST DUE ACCOUNTS.

SUB-TOTAL: 745.50
 SALES TAX: 32.59

TOTAL AMOUNT DUE ➤

~~778.09~~

10-4-21

CONTRACTOR REQUEST FOR CHANGE ORDER

Project Name: West Hill Area - Sanitary and Storm Sewer Separation, Phase 5
Project No.: 17660.50.00
Contract No.: Phase 5
Request for Change Order No.: _____
Instruction No.: _____
Contract Description: Muscatine, Iowa
Cost Code: _____
Date Prepared: XX, 2021

Description of change:
Pipe Between Leggin + High - (Behind Climber) was abandoned.

\$4691¹³

Basis of Price Change:

 Unit Price X Time and Material Lump Sum Price

Cost \$ 4691¹³

Contract Time Change:

 No Change Extended Decreased by 2 calendar days.

Accepted: _____
Contractor Signature Title Date

Reviewed and Recommended by: _____

Accepted: _____
Owner Signature Title Date

Reason for Change: Design Request Owner Request Field Conditions
 Suggested by Contractor Other

Reviewed By: _____

Recommended: STANLEY CONSULTANTS _____
Signature Title Date

Distribution:
Owner Stanley Consultants-Office Contractor
SC Field SC Routing

INVOICE

ADY MIX
WEST RIVER DR.
ENPORT, IA 52802
Phone: (563) 322-1757

CUSTOMER NO.	DATE	INVOICE NO.	PAGE
02480	09-02-22	421322	1

HAGERTY EARTHWORKS, LLC
300 EAST SECOND STREET, SUITE
MUSCATINE IA 52761

DELIVERED TO:
1119 LOGAN
MUSCATINE

P.O.:

CUST JOB: BILL 815-499-6686

DATE	JOB NUMBER - JOB LOCATION - ADDRESS				UNIT PRICE	EXTENDED PRICE
	TICKET NO.	QUANTITY	UNIT	DESCRIPTION		
09/02	1091636	5.00	cy	FLOWABLE MORTAR D	82.25	411.25
09/02	1091636	1.00	ea	FUEL SURCHARGE	15.00	15.00
09/02	1091636	5.00	ea	TRANSPORTATION CHARGE	40.00	200.00

ORDER: 117 YARDS DELIVERED: 5.00
PROJECT: IAMISC IOWA MISCELLANEOUS JOB

SUB-TOTAL: 626.25
SALES TAX: 28.79

TERMS: NET 30 DAYS, 1.5% PER MONTH (18% ANNUM)
FINANCE CHARGE ON ALL PAST DUE ACCOUNTS.

TOTAL AMOUNT DUE ➤

~~655.04~~

INVOICE

READY MIX
WEST RIVER DR.
VENPORT, IA 52802
Phone: (563) 322-1757

CUSTOMER NO.	DATE	INVOICE NO.	PAGE
02480	11-30-22	426941	1

HAGERTY EARTHWORKS, LLC
300 EAST SECOND STREET, SUITE
MUSCATINE IA 52761

DELIVERED TO:
LOGAN AND CLIMER
MUSCATINE

P.O.:

CUST JOB:

DATE	JOB NUMBER - JOB LOCATION - ADDRESS				UNIT PRICE	EXTENDED PRICE
	TICKET NO.	QUANTITY	UNIT	DESCRIPTION		
11/30	1093875	8.00	cy	IDOT FLOWABLE MORTAR		
11/30	1093875	1.00	ea	FUEL SURCHARGE	37.00	296.00
11/30	1093875	8.00	ea	TRANSPORTATION CHARGE	0.00	0.00
11/30	1093875	8.00	ea	WINTER SERVICE	40.00	320.00
					6.00	48.00

ORDER: 107 YARDS DELIVERED: 8.00
PROJECT: 21-100 WEST HILL PHASE 5

SUB-TOTAL: 664.00
SALES TAX:

TERMS: NET 30 DAYS, 1.5% PER MONTH (18% ANNUM)
FINANCE CHARGE ON ALL PAST DUE ACCOUNTS.

TOTAL AMOUNT DUE ➤ 664.00

West Hill Phase 5 A/B

Hagerly Earthworks

Pipe that was intended to be reused behind Climber St From High St toward Logan was abandoned. we dug and installed vent/fill pipes

	9/1/22	- Installed 4 vent pipes for Filly	
1200	8	Doug Chalupa	Excavator 150
520	8	Brack Jamney	Labor 65
520	8	Ed Barlow	Labor 65

9/2/22 Filled upper with mortar

390	6	- Labor 2x3 people	65
-----	---	--------------------	----

11/30/22 Filled Lower portion with mortar

390	6	Labor	65
-----	---	-------	----

Hahn Ready Mix

626 ²⁵	9/2/22	626 ²⁵
664	11/30/22	664 ⁰⁰

380 ⁸⁸	4	Pipes + 45° for Vents vent assembly	95 ²²
-------------------	---	--	------------------

469113

8

CONTRACTOR REQUEST FOR CHANGE ORDER

Project Name: _____ **Project No.:** 17660.50.00
West Hill Area -- Sanitary and Storm Sewer **Contract No.:** Phase 5
Separation, Phase 5 **Request for Change**
Muscatine, Iowa **Order No.:** _____
Contract Description: _____ **Instruction No.:** _____
_____ **Cost Code:** _____
_____ **Date Prepared:** XX, 2021

Description of change: Existing Sewer on North Side of Climber
was Abandoned.
We installed Vents/Fill pipes as we installed Sewer Services
then filled sewer with Flowable when no longer in use.
\$10,821.41

Basis of Price Change:

☐ Unit Price ☒ Time and Material ☐ Lump Sum Price

Cost \$ 10,821.41

Contract Time Change:

☐ No Change ☐ Extended ☐ Decreased by 5 calendar days.

Accepted: _____

Contractor
Signature
Title
Date

Reviewed and Recommended by: _____

Accepted: _____

Owner
Signature
Title
Date

Reason for Change: ☐ Design Request ☐ Owner Request ☐ Field Conditions
☐ Suggested by Contractor ☐ Other

Reviewed By: _____

Recommended: STANLEY CONSULTANTS

Signature
Title
Date

Distribution:

Owner	Stanley Consultants-Office	Contractor
SC Field	SC Routing	

West Hill 5B

Hagerly Earthworks - Lucas Pipe Abandon

Existing Sewer on North side of Lucas
was abandoned - we installed vent/fill pipes
at each service, when it was no longer in
use pipe was filled with Flowable Mortar

Install Vents while digging in new service
36 labor 65

Hahn ready mix

\$2107 ³⁶	6/15/23	Mortar ticket	\$2107 ³⁶
780	12hrs	Labor	65
\$696 ⁰⁰	6/29/23	Mortar ticket	696 ⁰⁰
390	6hrs	Labor	65
691 ⁰⁵	10/4/23	Mortar ticket	691 ⁰⁵
390	6hrs	Labor	65 ⁰⁰

3427 Materials for vent
36 (- 2-6" 45° Bends)
1 stick 6" pipe 95²²

109821⁴¹

MIX
RIVER DR.
F, IA 52802
(563) 322-1757

INVOICE

CUSTOMER NO.	DATE	INVOICE NO.	PAGE
02480	10-04-23	443557	1

HAGERTY EARTHWORKS, LLC
300 EAST SECOND STREET, SUITE
MUSCATINE IA 52761

DELIVERED TO:
LUCAS ST AND FLETCHER ST
MUSCATINE

P.O.:

CUST JOB: BILL 815-499-6686

DATE	JOB NUMBER - JOB LOCATION - ADDRESS				UNIT PRICE	EXTENDED PRICE
	TICKET NO.	QUANTITY	UNIT	DESCRIPTION		
10/04	1098530	5.00	cy	FLOWABLE MORTAR D	96.71	483.55
10/04	1098530	1.00	ea	FUEL SURCHARGE	7.50	7.50
10/04	1098530	5.00	ea	TRANSPORTATION CHARGE	40.00	200.00

ORDER: 121 YARDS DELIVERED: 5.00
PROJECT: IAMISC IOWA MISCELLANEOUS JOB

SUB-TOTAL: 691.05
SALES TAX:

TERMS: NET 30 DAYS, 1.5% PER MONTH (18% ANNUM)
FINANCE CHARGE ON ALL PAST DUE ACCOUNTS.

TOTAL AMOUNT DUE ➤ 691.05

HAHN READY MIX
 3636 WEST RIVER DR.
 DAVENPORT, IA 52802
 Phone: (563) 322-1757

INVOICE

CUSTOMER NO.	DATE	INVOICE NO.	PAGE
02480	06-15-23	435628	1

HAGERTY EARTHWORKS, LLC
 300 EAST SECOND STREET, SUITE
 MUSCATINE IA 52761

DELIVERED TO:
 LUCAS AND LOGAN
 MUSCATINE

P.O.:

CUST JOB: BILL 815-499-6686

DATE	JOB NUMBER - JOB LOCATION - ADDRESS				UNIT PRICE	EXTENDED PRICE
	TICKET NO.	QUANTITY	UNIT	DESCRIPTION		
06/15	1096191	8.00	cy	FLOWABLE MORTAR D	91.71	733.68
06/15	1096191	1.00	ea	FUEL SURCHARGE	0.00	0.00
06/15	1096191	8.00	ea	TRANSPORTATION CHARGE	40.00	320.00
06/15	1096195	8.00	cy	FLOWABLE MORTAR D	91.71	733.68
06/15	1096195	1.00	ea	FUEL SURCHARGE	0.00	0.00
06/15	1096195	8.00	ea	TRANSPORTATION CHARGE	40.00	320.00

ORDER: 111 YARDS DELIVERED: 16.00
 PROJECT: IAMISC IOWA MISCELLANEOUS JOB

SUB-TOTAL: 2,107.36
 SALES TAX: 102.71

TERMS: NET 30 DAYS, 1.5% PER MONTH (18% ANNUM)
 FINANCE CHARGE ON ALL PAST DUE ACCOUNTS.

TOTAL AMOUNT DUE ➤ 2,210.07

HAHN READY MIX
 3636 WEST RIVER DR.
 DAVENPORT, IA 52802
 Phone: (563) 322-1757

INVOICE

CUSTOMER NO.	DATE	INVOICE NO.	PAGE
02480	06-29-23	436429	1

HAGERTY EARTHWORKS, LLC
 300 EAST SECOND STREET, SUITE
 MUSCATINE IA 52761

DELIVERED TO:
 LUCAS ST & LOGAN ST
 MUSCATINE

P.O.:

CUST JOB:

DATE	JOB NUMBER - JOB LOCATION - ADDRESS				UNIT PRICE	EXTENDED PRICE
	TICKET NO.	QUANTITY	UNIT	DESCRIPTION		
06/29	1096461	8.00	cy	IDOT FLOWABLE MORTAR	47.00	376.00
06/29	1096461	1.00	ea	FUEL SURCHARGE	0.00	0.00
06/29	1096461	8.00	ea	TRANSPORTATION CHARGE	40.00	320.00

ORDER: 115 YARDS DELIVERED: 8.00
 PROJECT: 21-100 WEST HILL PHASE 5

SUB-TOTAL: 696.00
 SALES TAX:

TERMS: NET 30 DAYS, 1.5% PER MONTH (18% ANNUM)
 FINANCE CHARGE ON ALL PAST DUE ACCOUNTS.

TOTAL AMOUNT DUE ➤ 696.00

CONTRACTOR REQUEST FOR CHANGE ORDER

Project Name:	Project No.:	17660.50.00
West Hill Area – Sanitary and Storm Sewer	Contract No.:	Phase 5
Separation, Phase 5	Request for Change Order No.:	
Muscatine, Iowa	Instruction No.:	
Contract Description:	Cost Code:	
	Date Prepared:	XX, 2021

Description of change:
Installed temporary access road through high Street
right of way for access while Climber was being
fixed, removed after complete
\$2100

Basis of Price Change:

☐ Unit Price	☐ Time and Material	☒ Lump Sum Price
-------------------------------------	--	--

Cost \$ 2100

Contract Time Change:

☐ No Change	☒ Extended	☐ Decreased	by 2 calendar days.
------------------------------------	--	------------------------------------	---------------------

Accepted:

Contractor	Signature	Title	Date
------------	-----------	-------	------

Reviewed and Recommended by:

Accepted:

Owner	Signature	Title	Date
-------	-----------	-------	------

Reason for Change:

☐ Design Request	☐ Owner Request	☐ Field Conditions
☐ Suggested by Contractor	☐ Other	

Reviewed By:

Recommended: STANLEY CONSULTANTS

Signature	Title	Date
-----------	-------	------

Distribution:

Owner	Stanley Consultants-Office	Contractor
SC Field	SC Routing	

CONTRACTOR REQUEST FOR CHANGE ORDER

Project Name: West Hill Area – Sanitary and Storm Sewer Separation, Phase 5
 Project No.: 17660.60.00
 Contract No.: Phase 5
 Request for Change Order No.: _____
 Muscatine, Iowa
 Instruction No.: _____
 Contract Description: _____
 Cost Code: _____
 Date Prepared: XX, 2021

Description of change:

Price Adjustment for extra footage created by ITC 14
 Extra Lateral Footage and adjustment of unit price

Basis of Price Change:

☒ Unit Price _____ Time and Material _____ Lump Sum Price

Cost \$ 51600

Contract Time Change:

_____ No Change ☒ Extended _____ Decreased by 25 calendar days.

Accepted:

Contractor _____ Signature _____ Title _____ Date _____

Reviewed and Recommended by:

Accepted:

Owner _____ Signature _____ Title _____ Date _____

Reason for Change: _____ Design Request _____ Owner Request _____ Field Conditions

_____ Suggested by Contractor _____ Other _____

Reviewed By:

Recommended: STANLEY CONSULTANTS

Signature _____ Title _____ Date _____

Distribution:

Owner Stanley Consultants-Office
 SC Field SC Routing

Contractor

Hagerty Earthworks LLC.
General Contractors

Phone: (563)260-0607

300 E 2nd St Suite 304
Muscatine, Iowa 52761

Date: May 23, 2023

Project: City of Muscatine Phase 5 West Hill Area Sanitary and Storm Separation
Attn: Brian Steinman
Request for Change in Price
Dear Mr. Steinman

The Scope of work has changed during this project in regards to Item 23, Sanitary Sewer 4" or 6" PVC.

As bid it was directed to attach to existing lateral pipe in the road, with some lines called out as needing longer lengths.

Our directive has been changed to run every lateral service behind the curb, eliminating any poor or non-plastic pipe from underneath the new roadway.

As Stated in Division 1, Section 1040 1.06 B we have increased the amount of work for this item outside of the 20 % threshold.
We are currently at 128.2% of this item Qty.

I am requesting a Change of unit Price for all additional work on this item as well as an adjustment of time to allow for the extra work needed to run these services.

Requested unit Price
\$150/lf

This price adjustment is needed because these runs are short distances and take a substantial amount of crew time to complete.

John Hagerty

L F

Hagerty Earthworks LLC.

General Contractors

Phone: (563)260-0607

300 E 2nd St Suite 304
Muscatine, Iowa 52761

Date: June 21, 2023

Project: City of Muscatine Phase 5 West Hill Area Sanitary and Storm Separation

Attn: Kevin Coon

Request for Change in Price

Dear Mr. Coon,

I disagree with your denial for our requested change in Unit price.

According to ITC 14, that you included, the city instructed us to do this extra work at existing pay items at contract unit price. At the time of this ITC no estimate of change in quantities was given to us, I expressed that the changes would take additional time to complete, this additional time was acknowledged, but all parties felt this was a needed change to remove poor condition sewer services from under the newly constructed road. This ITC was not perceived as a change order that would require us to sign, ask for additional time or compensation because no scope of additional work was defined or known at the time. This directive was given long before the ITC was issued to us, I believe we were told to run all services behind the curb in early summer 2022. The ITC was issued as a house cleaning procedure by Pat Lynch in September 2022 after our crews had been directed to do it months earlier.

The contract does not allow for a change in unit price until the 120% threshold has been exceeded, we had no opportunity to request a unit price change until now.

While I do agree that the ITC was issued to us, (and is a good methodology) there has not yet been a mechanism that allowed us to ask for extra time and compensation.

There is a substantial difference in work and time required between hooking up a sewer in the mainline sewer trench which is usually completed along with the backfilling operation and relaying a new sewer back to behind the curb, this involves crossing many utilities and can take days.

To estimate addition time used for these services roughly 70 services (15 phase A, 55 phase B) have been completed since the issuance of this ITC. I believe that there was an additional 20 or more that were completed on Lucas and Climber between the time of the directive by Pat Lynch and the ITC issuance date in September. On average slightly more than one day per service is needed for additional work needed to take it from within the mainline trench, cross all utilities, hook onto the service, backfill, etc.

I would hesitate to give an estimate for any additional work and would rather request time be extended based upon actual time needed to complete the changes. Some of these services have taken multiple days, some just a single day. My experience in underground construction tells me that it is a world of unknown factors and I would rather take the time to sort the issues out correctly than be rushed for and arbitrary time frame and leave issues for others to deal with in the future.

At this time I am re-requesting my change in unit price as the opportunity was not available at the time of ITC 14.

John Hagerty

Hagerty Earthworks LLC.

General Contractors

Phone: (563)260-0607

300 E 2nd St Suite 304
Muscatine, Iowa 52761

Date: 25 August 2023

Project: Muscatine West Hill Sewer Separation Project Phase

Attn: Brian Steinman, Kevin Coon

Request for adjustment in time and payment for ITC020

Request for Time Extension

I am requesting Extra time for the structures NEW MHX1 and New Inlet X1 as described on ITC020

Because of the unknown location of the existing pipe in relation to the back of curb we hand built the structures.

The basic operation for each structure is

- dig up pipe and pour base pad- 1 day
- form and pour sidewalls – 1 day
- strip forms backfill structure- .5 day
- form and pour top after paving operation- 1 day
- strip top forms and backfill- .5 day
- total time- 4 days each structure

I am satisfied with New MHX1 being paid as a manhole, but I am requesting additional compensation for Inlet LX1, as most inlets are nominally 4 ft deep, I would like to be paid as a ratio of 4 ft for the total depth of the inlet after it is completed (example 6 ft deep would be paid as 1.5 inlets)

Inlet LX2 was scheduled to remain as CB3553, I am requesting two days for constructing that inlet. Inlet L2 was originally on the plans no additional time is requested.

I would also like to request 2 days for changes of the sanitary plans in the Fletcher St and Lucas St intersection area. This was not included in ITC020, but work was just completed. In this area we moved SS53 up Lucas st because of interference with the 16in water main.

Time requested as follows

- Dig up and locate 16 inch water main, adjust manhole locations – 1 day
- Extra time needed for sourcing and constructing new ss53 manhole- 1 day
- Abandoning old ss53 and connecting Fletcher sewer directly to new MH52- 1 day

At this time I am requesting a total of 13 days for this work that was not originally included in the plans.

Please reach out if you have any questions.

Thank you
John Hagerty
(563) 260-3877

Hagerty Earthworks LLC.

General Contractors

Phone: (563)260-0607

300 E 2nd St Suite 304
Muscatine, Iowa 52761

Date: Dec 27, 2023

Project: City of Muscatine Phase 5 West Hill Area Sanitary and Storm Separation

Attn: Brian Steinman

Request for Change in Price

Dear Mr. Steinman

The Scope of work has changed during this project in regards to Item 23, Sanitary Sewer 4" or 6" PVC.

As bid it was directed to attach to existing lateral pipe in the road, with some lines called out as needing longer lengths.

Our directive has been changed to run every lateral service behind the curb, eliminating any poor or non-plastic pipe from underneath the new roadway.

As Stated in Division 1, Section 1040 1.06 B we have increased the amount of work for this item outside of the 20 % threshold.

We are currently at 128.2% of this item Qty.

I am requesting a Change of unit Price for all additional work on this item as well as an adjustment of time to allow for the extra work needed to run these services.

Requested unit Price

\$150/lf

This price adjustment is needed because these runs are short distances and take a substantial amount of crew time to complete.

Additional Justification as requested by Kevin Coon

As my original bid reflects phase 5A has some short runs, justifying a higher price per ft, \$200, phase 5B had a few very long runs, (300 ft laterals) justifying a lower unit price \$50.

When the change was added a lot more work was added to the scope, now instead of hooking the pipe up within the first 10 ft and calling it good, we are taking it to behind the ROW. This adds a lot of complexity as we have to cross water main, gas main, Electrical Main and Secondary, Phone and Fiber lines in this area adjacent to the curb.

With this additional work it takes the crew a day or more to complete what would ordinarily be an hour or two. This justifies the additional cost per unit I am requesting.

John Hagerty

Hagerty Earthworks LLC.

General Contractors

Phone: (563)260-0607

300 E 2nd St Suite 304
Muscatine, Iowa 52761

Date: Dec 27, 2023

Project: City of Muscatine Phase 5 West Hill Area Sanitary and Storm Separation

Attn: Brian Steinman

Request for Change in Price

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Our directive has been changed to run every lateral service behind the curb, eliminating any poor or non-plastic pipe from underneath the new roadway.

As Stated in Division 1, Section 1040 1.06 B we have increased the amount of work for this item outside of the 20 % threshold.

We are currently at 128.2% of this item Qty.

I am requesting a Change of unit Price for all additional work on this item as well as an adjustment of time to allow for the extra work needed to run these services.

Requested unit Price

\$150/lf

This price adjustment is needed because these runs are short distances and take a substantial amount of crew time to complete.

Additional Justification as requested by Kevin Coon

As my original bid reflects phase 5A has some short runs, only 136 additional ft for 80 connections, requiring a higher price per ft, \$200 to account for the short runs and the time it takes to complete the work of those shorter runs. Phase 5B had an estimate of 972 ft of lateral for 82 connections, this was made up of a few very long runs, (very long laterals in the area of the ravine, 1613 and 1827 Lucas for example and a few medium length runs) justifying a lower unit price \$50 per foot when averaged out due to efficiency gained when laying the long services in the ravine, approximately broken down into 75% low cost long runs and 25% high cost short runs

When the change was made a lot more sanitary service work was added to the scope, now instead of hooking the pipe up within the first 10 ft and calling it good, we are taking the service

line to behind the ROW, which is an excellent practice for keeping the roads patch free in the future, but this adds a lot of crew labor and complexity as we have to cross water main, gas main, Electrical Main and Secondary, Phone and Fiber lines in this area adjacent to the curb. This work around utilities would not have been necessary if hooking up services in the first 10 ft which is generally not in this utility corridor along and behind the curb. With this additional work it takes the crew a day or more to complete what would ordinarily be an hour or two. This changed the percentage breakdown 1682.5 ft were installed which is a substantial change from the original scope, changing the breakdown of 75% low cost long runs and 25% high cost short runs on its head, which justifies the additional time and unit cost adjustment requested.

John Hagerty

item	Description	unit	qty	unit price	extended price
23	Sanitary Sewer 4" PVC (astm D3034)	lf	1834	2.07	3796.38
23	Sanitary Sewer 6" PVC (astm D3034)	lf	980	4.13	4047.4
24	Sanitary Sewer 8" Composite Truss Pipe Depth < 14'	lf	712.5	10.8	7695
26	Sanitary Sewer 10" Composite Truss Pipe	lf	62.5	11	687.5
27	Sanitary Sewer 15" Composite Truss Pipe	lf	25	53.34	1333.5
29	Sanitary Service Connections Wyes (4" & 6" & 8")	EA	25	115.18	2879.5
30	ductile Sanitary Sewer Cleanout covers 1578z	EA	5	142.97	714.85
31	Sewer DIP Water Main Material for Conflicts 8"	lf	20	24.55	491
32	Sewer DIP Water Main Material for Conflicts 10"	lf	20	32.21	644.2
33	Sewer DIP Water Main Material for Conflicts 12"	lf	20	40.73	814.6
36	Sewer PVC Water Main Material for Conflicts 16" Depth 8.1'-14'	lf	40	35.68	1427.2
37	Storm Sewer Mainline Pipe 12" Class IV RCP	lf	256	14.94	3824.64
38	Storm Sewer Mainline Pipe 15" Class IV RCP	lf	160	17.4	2784
23	6"-4" Adapters	ea	24	24.72	593.28
30	Cleanout Caps sdr fipth adapt + threaded plug	ea	6	57.85	347.1
23	6" PVC 45 bends	ea	25	44.83	1120.75
23	4" PVC 45 bends	EA	89	15.54	1383.06
65	Sanitary sewer 8 in tee fittings drop connection	ea	9	152.88	1375.92
65	Sanitary sewer 8 in 90 fittings drop connection	ea	9	146.32	1316.88
44	Subdrains HDPE 4"	lf	4000	1.22	4880
co	ductile iron Cast in Place curb outlets	EA	9	136.14	1225.26
23	1002 44 RC fernco	ea	84	24.87	2089.08
23	1002 66rc Fernc	ea	8	50.98	407.84
35	1001 - 1212RC	ea	3	126.32	378.96
36	1001-1515RC	ea	2	171.7	343.4
47	Water Service Pipe 1 1/2 in K copper	lf	0	5.75	0
47	6" saddle	ea	4	92.84	371.36
47	water service corp	ea	9	70.2	631.8
47	Water Service curb stop	ea	6	113.32	679.92
47	Water service curb stop box and rod	ea	0	42.26	0
47	1 inch compression coupler	ea	4	23.9	95.6
47	3/4 compression coupler	ea	25	22.9	572.5
47	1-3/4 reducing couplers	ea	6	38.9	233.4
47	lead adapters	ea	7	74.67	522.69
54	Sanitary Manhole Standard 5' Diameter base	EA	7	402	2814
54	Sanitary Manhole barrel 5' Diameter	lf	41	181.8	7453.8
54	Sanitary Manhole Fillet	EA	5	336	1680
54	Manhole frame and Lid	EA	10	375.16	3751.6
54	Manhole Chimney Seal	ea	6	165.71	994.26
61	Storm Inlet SW-501 3 piece Frame 7030Z	EA	1	608.41	608.41
61	Storm Inlet Drive over Frame 7043z	EA	2	270.89	541.78
61	Storm inlet drive over grate 7034z	EA	4	264.24	1056.96
201	6 in Macro Couplers Restrained	EA	4	623.46	2493.84
201	6 in c900 watermain	lf	1180	5.78	6820.4
202	19523 MJ Bolt Packs	EA	40	39.6	1584
202	19526 MJ bolt PACKS	EA	10	52.25	522.5
202	19525 MJ bolt packs	EA	10	55.55	555.5
202	Fittings by Count 22.5 Degree Elbow 6"	EA	4	47.3	189.2
203	Fittings by Count 45 Degree Elbow 6"	EA	4	52.07	208.28
204	Fittings by Count 90 Degree Elbow 6"	EA	3	64.17	192.51
208	3 piece water box	ea	3	80.89	242.67
208	Valve Gate Valve Mechanical Joint 6"	EA	8	518.63	4149.04
50	10 in MJ Sleeve	EA	2	207.35	414.7
51	12 in MJ Sleeve	EA	2	278.86	557.72
211	Fire Hydrant Assembly	EA	3	3600	10800
211	Hydrant Tee	EA	2	106.34	212.68
209	10" Tapping Sleeve	ea	1	696.48	696.48
210	12" Tapping Sleeve	ea	1	787.6	787.6
204	8 in MJ 90	EA	1	171.6	171.6
					99208.1
					9920.81
					109128.91

CONTRACTOR REQUEST FOR CHANGE ORDER

Project Name:	Project No.:	17660.50.00
West Hill Area – Sanitary and Storm Sewer	Contract No.:	Phase 5
Separation, Phase 5	Request for Change Order No.:	
Muscatine, Iowa	Instruction No.:	
Contract Description:	Cost Code:	
	Date Prepared:	XX, 2021

Description of change:

Lucas and 8th Intersection was changed and lowered
This is Heners time for Re-Grading and Hagerly's time
for adjusting Manholes that were previously set.
Hener 402.5 + 402.5 10%
Hagerly 2820

Basis of Price Change:

Unit Price ☒ Time and Material ☐ Lump Sum Price

Cost \$ 7,247.50

Contract Time Change:

No Change ☐ Extended ☐ Decreased ☐ by 4 calendar days.

Accepted: Contractor Signature Title Date

Reviewed and Recommended by:

Accepted: Owner Signature Title Date

Reason for Change: Design Request ☐ Owner Request ☐ Field Conditions ☐
Suggested by Contractor ☐ Other ☐

Reviewed By:

Recommended: STANLEY CONSULTANTS Signature Title Date

Distribution:

Owner Stanley Consultants-Office Contractor
SC Field SC Routing

HEUER CONSTRUCTION, INC.
2360 BYPASS 61
MUSCATINE, IA 52761

INVOICE



MUSCATINE, IA
563-264-8533

Phone: 563-264-8533
Fax: 563-263-4331

Invoice: 14520
Invoice Date: 7/31/2022

Bill To:	Project Details:
HAGERTY EARTHWORKS LLC 300 E 2ND STREET, SUITE 304 MUSCATINE, IA 52761	WEST HILL PHASE 5B

Payment Terms	Contract Number	Invoice Due Date
Net 30		8/30/2022

Description	Quantity	UOM	Unit Price	Bill Amount
CORE OUT EXCESS DIRT ON 8TH & LUCAS				
7/12/2022 - SKID LOADER	9.5000	HR	175.0000	1,662.50
7/12/2022 - MINI EXCAVATOR	9.5000	HR	175.0000	1,662.50
GRADE INTERSECTION OF 8TH & LUCAS				
7/13/2022 - CAT D4	4.0000	HR	175.0000	700.00
Subtotal Amount				4,025.00
'T' Indicates a taxable line				
Total Invoice Amount Due				4,025.00

West Hill phase B Lucas + 8th

7/13/22

945	7hr	Alex Kemp	- 80 Exc	135 ⁰⁰
150	2hr	"	Labor	75 ⁰⁰
675	9hr	Nick Dorsey	Labor	75 ⁻

- Adjusted SS10 down due to change in grade
- Removed tops of MH391 + MH518
- Lowered fiber line below subgrade

7/18

675	5hr	Alex Kemp	80 Exc	135 ⁰⁰
375	5hr	Nick Dorsey	Labor	75 ⁻
		- Replaced tops re-set iron		

2420

The following six requests are the requests that are NOT included in this change order.

CONTRACTOR REQUEST FOR CHANGE ORDER

Project Name: West Hill Area - Sanitary and Storm Sewer Separation, Phase 5 Project No.: 17660.50.00
Contract No.: Phase 5
Request for Change Order No.: _____
Muscatine, Iowa Instruction No.: _____
Contract Description: _____ Cost Code: _____
Date Prepared: XX, 2021

Description of change:

Reimbursement For Costs to dewater along Lower West Branch Sewer

Basis of Price Change:

Unit Price ☒ Time and Material ☐ Lump Sum Price

Cost \$ 311,345⁶⁰

Contract Time Change:

No Change ☒ Extended ☐ Decreased by 40 calendar days.

Accepted:

Contractor Signature Title Date

Reviewed and Recommended by:

Accepted:

Owner Signature Title Date

Reason for Change: ☐ Design Request ☐ Owner Request ☐ Field Conditions

☐ Suggested by Contractor ☐ Other

Reviewed By:

Recommended: STANLEY CONSULTANTS

Signature Title Date

Distribution:

Owner Stanley Consultants-Office Contractor
SC Field SC Routing

	unit	qty	unit cost	total cost	Notes
may dewatering labor	hr	225	78	17550	Put In 2 wells
may dewatering overtime labor	hr	55	105.5	5802.5	
may dewatering machine time	hr	51	92	4692	
may dewatering materials	ls	1	3279.52	3279.52	generator, pump, pump
may dewatering subcontract	ls	1	3371.08	3371.08	
may dewatering rentals	ls	1	2639	2639	
may dewatering fuel	gal	378	3.29	1243.62	38577.72
June dewatering labor	hr	112	78	8736	put In 2 more well
June dewatering overtime labor	hr	60	105.5	6330	
June dewatering machine time	hr	23	92	2116	
June dewatering materials	ls	1	3279.52	3279.52	2 gen, 4 pump
June dewatering subcontract	ls	1	3259.92	3259.92	
June dewatering rentals	ls	1	5278	5278	
June dewatering fuel	gal	1620	3.29	5329.8	34329.24
July dewatering labor	hr	0	78	0	ran wells, fueled pumps
July dewatering overtime labor	hr	62	105.5	6541	
July dewatering machine time	hr	0	92	0	
July dewatering materials	ls	0	0	0	
July dewatering subcontract	ls	0	0	0	
July dewatering rentals	ls	1	5278	5278	
July dewatering fuel	gal	1674	3.34	5591.16	17410.16
August dewatering labor	hr	0	78	0	
August dewatering overtime labor	hr	62	105.5	6541	
August dewatering machine time	hr	0	92	0	
August dewatering materials	ls	0	0	0	
August dewatering subcontract	ls	0	0	0	
August dewatering rentals	ls	1	5278	5278	
August dewatering fuel	gal	1674	3.35	5607.9	17426.9
September dewatering labor	hr	215	78	16770	Put In sand Points and manifold continued wells
September dewatering overtime labor	hr	105	105.5	11077.5	
September dewatering machine time	hr	52	92	4784	
September dewatering materials	ls	1	7212.86	7212.86	dewater, 2 gen, 4 pumps
September dewatering subcontract	ls	1	0	0	
September dewatering rentals	ls	1	17284.47	17284.47	
September dewatering fuel	gal	3600	3.34	12024	69152.83
Oct dewatering labor	hr	0	78	0	
Oct dewatering overtime labor	hr	62	105.5	6541	
Oct dewatering machine time	hr	0	92	0	
Oct dewatering materials	ls	0	0	0	
Oct dewatering subcontract	ls	0	0	0	
Oct dewatering rentals	ls	1	17284.47	17284.47	
Oct dewatering fuel	gal	3720	3.62	13466.4	37291.87
Nov dewatering labor	hr	0	78	0	
Nov dewatering overtime labor	hr	60	105.5	6330	
Nov dewatering machine time	hr	0	92	0	
Nov dewatering materials	ls	0	0	0	
Nov dewatering subcontract	ls	0	0	0	
Nov dewatering rentals	ls	1	17284.47	17284.47	
Nov dewatering fuel	gal	3600	3.72	13392	37006.47
Dec dewatering labor	hr	224	78	17472	
Dec dewatering overtime labor	hr	101	105.5	10655.5	
Dec dewatering machine time	hr	51	92	4692	
Dec dewatering materials	ls	0	0	0	
Dec dewatering subcontract	ls	1	0	0	
Dec dewatering rentals	ls	1	17284.47	17284.47	
Dec dewatering fuel	gal	2760	3.64	10046.4	60150.37
				311345.6	

40 days

CONTRACTOR REQUEST FOR CHANGE ORDER

Project Name: West Hill Area – Sanitary and Storm Sewer Separation, Phase 5
Project No.: 17660.60.00
Contract No.: Phase 5
Request for Change Order No.: _____
Instruction No.: _____
Contract Description: Muscatine, Iowa
Cost Code: _____
Date Prepared: XX, 2021

Description of change:

Pushing off material at Dump Site
 From Fulham Ave Job
 745.39 yds @ \$2⁰⁰ yd \$1491.18

Basis of Price Change:

☒ Unit Price _____ Time and Material _____ Lump Sum Price _____

Cost \$ 1491.18

Contract Time Change:

_____ No Change ☒ Extended _____ Decreased by 2 calendar days.

Accepted: _____
 Contractor Signature Title Date

Reviewed and Recommended by: _____

Accepted: _____
 Owner Signature Title Date

Reason for Change: _____ Design Request _____ Owner Request _____ Field Conditions
 _____ Suggested by Contractor _____ Other _____

Reviewed By: _____

Recommended: STANLEY CONSULTANTS _____
 Signature Title Date

Distribution:
 Owner Stanley Consultants-Office Contractor
 SC Field SC Routing



John Schafer <jschafer.hagertyoffice@gmail.com>

Fulliam

1 message

Crystal Gute <heuer_construction@machlink.com>
 To: John Schafer <jschafer.hagertyoffice@gmail.com>

Wed, Dec 6, 2023 at 2:47 PM

Hi John,

Our Fulliam numbers were;

Granular Subbase - 3712.28 SY $\times .5 \text{ ft}$ $33,408 \times .5 = 16,704$
 Modified Subbase - 761.67 SY $\times .5 \text{ ft}$ $\times 1 = 6855.03$
 3427.51
 $\hline$
 $20,131$

Thank you,

745,59 yds

Crystal Gute

Office Manager

Heuer Construction, Inc.

(p) 563-264-8533

(f) 563-263-4331



www.heuerconstruction.com



John Schafer <jschafer.hagertyoffice@gmail.com>

Fulliam

1 message

Crystal Gute <heuer_construction@machlink.com>
To: John Schafer <jschafer.hagertyoffice@gmail.com>

Wed, Dec 6, 2023 at 2:47 PM

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Granular Subbase - 3712.28 SY

Modified Subbase - 761.67 SY

Thank you,

Crystal Gute

Office Manager

Heuer Construction, Inc.

(p) 563-264-8533

(f) 563-263-4331



www.heuerconstruction.com

CONTRACTOR REQUEST FOR CHANGE ORDER

Project Name: West Hill Area – Sanitary and Storm Sewer Separation, Phase 5
Project No.: 17660.50.00
Contract No.: Phase 5
Request for Change Order No.: _____
Instruction No.: _____
Cost Code: _____
Date Prepared: XX, 2021

Description of change: Traffic Control for extra year that was needed from the extra work the city requested Bistate Barricade \$5000 + 3500 10% markup

Basis of Price Change:

 Unit Price Time and Material X Lump Sum Price

Cost \$ 5500.00

Contract Time Change:

 No Change Extended Decreased by calendar days.

Accepted: _____
Contractor Signature Title Date

Reviewed and Recommended by: _____

Accepted: _____
Owner Signature Title Date

Reason for Change: Design Request Owner Request Field Conditions
 Suggested by Contractor Other

Reviewed By: _____

Recommended: STANLEY CONSULTANTS
Signature Title Date

Distribution:
Owner Stanley Consultants-Office Contractor
SC Field SC Routing

BI-State Barricade and Flagging, INC
PO Box 234
Colona, IL 61241
(309)792-1980

INVOICE

BILL TO

Hagerty Earthworks
300 E 2nd ST
Suite 304
Muscutine, IA 59761

INVOICE # 7440

DATE 08/02/2023

TERMS Net 30

JOB SITE

West Hill Project

QTY	DAYS	RATE	AMOUNT
1	Job bid for traffic control- Extended time on project- additional year	5,000.00	5,000.00

SUBTOTAL	5,000.00
TAX	0.00
TOTAL	5,000.00
BALANCE DUE	\$5,000.00

CONTRACTOR REQUEST FOR CHANGE ORDER

Project Name: West Hill Area – Sanitary and Storm Sewer Separation, Phase 5
Muscatine, Iowa
Contract Description:
Project No.: 17660.50.00
Contract No.: Phase 5 A
Request for Change Order No.: 1
Instruction No.:
Cost Code:
Date Prepared: XX, 2021

Description of change:

The original contract was to be awarded on 3-18-21 but was awarded on 4-1-21. We are requesting a two week extension of time for any dead lines.

Basis of Price Change:

Unit Price Time and Material Lump Sum Price

Cost \$ -0-

Contract Time Change:

No Change X Extended Decreased by 14 calendar days.

Accepted: Hagood Earthworks LLC Contractor Signature Title Owner Date 5-11-21

Reviewed and Recommended by:

Accepted: Owner Signature Title Date

Reason for Change: Design Request Owner Request Field Conditions Suggested by Contractor Other

Reviewed By:

Recommended: STANLEY CONSULTANTS Signature Title Date

Distribution:

Owner Stanley Consultants-Office Contractor
SC Field SC Routing

Change Order - ITC - RFI Status Review				
CO Number	Issue	Complete	Pending	Comments
1	Hagerty 2-week time extension			
2	MSA.02 Storm system changes			
	6th/Locust ravine hourly work		Steve	170 hours; rate? Equipment?
	Changes to contract completion dates			
	New manhole on LWBS - Ex. MH 8284			At LWBS bend south of Climer Alley
	Flared end section on LWBS			
	New manhole on LWBS - Ex. MH 5445			At LWBS bend near High Street
	New inlet (vertical 24" RCP w/grate)			Next to LWBS, west of High St.
ITC Number				
1-5	See ITC Log	X X X X X		Per ITC Log
6	Grade Change San along LWBS MSA.17		X	
7	Logan-Alley-Storm Revisions		X	
8	Climer St. service line to house foundation			Address
RFI Number				
1	8th Street alignment shift			
2	Route sewer over LWBS			
	Laterals for 202 High and 805 Climer			
	New manhole on LWBS - Ex. MH 8284			
	Flared end section on LWBS			
	New manhole on LWBS - Ex. MH 5445			

512 inlet

CONTRACTOR REQUEST FOR CHANGE ORDER

Project Name: West Hill Area – Sanitary and Storm Sewer Separation, Phase 5
Project No.: 17660.50.00
Contract No.: Phase 5
Request for Change Order No.: _____
Instruction No.: _____
Cost Code: _____
Date Prepared: XX, 2021

Description of change:

West Hill Phase 5B
78 4" sidewalk

Actual 1282.74
 Est 382.00
898.74

$898.74 \times 30 = \$26,962.20$

over 20%
 Asking \$75.00
 Bid 45.00
\$30.00

Basis of Price Change:

☒ Unit Price _____ Time and Material _____ Lump Sum Price _____

Cost \$ 26,962.20

Contract Time Change:

_____ No Change _____ Extended _____ Decreased by 10 calendar days.

Accepted: Hagerty Earthworks [Signature] Controller 2-7-24
 Contractor Signature Title Date

Reviewed and Recommended by: _____

Accepted: _____
 Owner Signature Title Date

Reason for Change: _____ Design Request _____ Owner Request _____ Field Conditions _____
 _____ Suggested by Contractor _____ Other _____

Reviewed By: _____

Recommended: STANLEY CONSULTANTS _____
 Signature Title Date

Distribution:

Owner Stanley Consultants-Office Contractor
 SC Field SC Routing



Construction Inc.

2360 Bypass 61
Muscatine, IA 52701
(563) 264-8533

May 10, 2023

Hagerty Earthworks,

Courtesy walks for West Hill Phase 5A and 5B done by Heuer Construction, Inc. will be \$75 per SF due to having to go back to do the work by digging out and placing small quantities.

Thank you,

A handwritten signature in dark ink, appearing to read "JH", is written over the typed name.

**Jamie Heuer
President
Heuer Construction, Inc.**

CONTRACTOR REQUEST FOR CHANGE ORDER

Project Name: West Hill Area – Sanitary and Storm Sewer Separation, Phase 5
Project No.: 17660.50.00
Contract No.: Phase 5
Request for Change Order No.: _____
Instruction No.: _____
Contract Description: Muscatine, Iowa
Cost Code: _____
Date Prepared: XX, 2021

Description of change:

Materials remaining to be purchased by C.O.M.
 + 10% as required by contract
 199,208¹⁰
 899,208⁸¹
 \$109,128¹¹

Basis of Price Change:

_____ Unit Price _____ Time and Material ☒ Lump Sum Price

Cost \$ 109,128⁹¹

Contract Time Change:

☒ No Change _____ Extended _____ Decreased by _____ calendar days.

Accepted: _____
 Contractor Signature Title Date

Reviewed and Recommended by: _____

Accepted: _____
 Owner Signature Title Date

Reason for Change: _____ Design Request _____ Owner Request _____ Field Conditions
 _____ Suggested by Contractor _____ Other _____

Reviewed By: _____

Recommended: STANLEY CONSULTANTS
 Signature Title Date

Distribution:
 Owner Stanley Consultants-Office Contractor
 SC Field SC Routing

item	Description	unit	qty	unit price	extended price
	Sanitary Sewer 4" PVC (astrm D3034)	lf	1834	2.07	3796.38
	Sanitary Sewer 6" PVC (astrm D3034)	LF	980	4.13	4047.4
	Sanitary Sewer 8" Composite Truss Pipe Depth < 14'	LF	712.5	10.8	7695
	Sanitary Sewer 10" Composite Truss Pipe	LF	62.5	11	687.5
	Sanitary Sewer 15" Composite Truss Pipe	LF	25	53.34	1333.5
	Sanitary Service Connections Wyes (4" & 6" & 8")	EA	25	115.18	2879.5
	ductile Sanitary Sewer Cleanout covers 1578z	EA	5	142.97	714.85
	Sewer DIP Water Main Material for Conflicts 8"	LF	20	24.55	491
	Sewer DIP Water Main Material for Conflicts 10"	LF	20	32.21	644.2
	Sewer DIP Water Main Material for Conflicts 12"	LF	20	40.73	814.6
	Sewer PVC Water Main Material for Conflicts 16" Depth 8.1'-14'	LF	40	35.68	1427.2
	Storm Sewer Mainline Pipe 12" Class IV RCP	LF	256	14.94	3824.64
	Storm Sewer Mainline Pipe 15" Class IV RCP	LF	160	17.4	2784
	6"-4" Adapters	ea	24	24.72	593.28
	Cleanout Caps sdr fipth adapt + threaded plug	ea	6	57.85	347.1
	6" PVC 45 bends	ea	25	44.83	1120.75
	4" PVC 45 bends	EA	89	15.54	1383.06
	Sanitary sewer 8 in tee fittings drop connection	ea	9	152.88	1375.92
	Sanitary sewer 8 in 90 fittings drop connection	ea	9	146.32	1316.88
	Subdrains HDPE 4"	LF	4000	1.22	4880
	ductile iron Cast in Place curb outlets	EA	9	136.14	1225.26
	1002 44 RC fernco	ea	84	24.87	2089.08
	1002 66rc Fernc	ea	8	50.98	407.84
	1001 - 1212RC	ea	3	126.32	378.96
	1001-1515RC	ea	2	171.7	343.4
	Water Service Pipe 1 in K copper	LF	0	5.75	0
	6" saddle	ea	4	92.84	371.36
	water service corp	ea	9	70.2	631.8
	Water Service curb stop	ea	6	113.32	679.92
	Water service curb stop box and rod	ea	0	42.26	0
	1 inch compression coupler	ea	4	23.9	95.6
	3/4 compression coupler	ea	25	22.9	572.5
	1-3/4 reducing couplers	ea	6	38.9	233.4
	lead adapters	ea	7	74.67	522.69
	Sanitary Manhole Standard 5' Diameter base	EA	7	402	2814
	Sanitary Manhole barrel 5' Diameter	LF	41	181.8	7453.8
	Sanitary Manhole Fillet	EA	5	336	1680
	Manhole frame and Lid	EA	10	375.16	3751.6
	Manhole Chimney Seal	ea	6	165.71	994.26
	Storm Inlet SW-501 3 piece Frame 7030Z	EA	1	608.41	608.41
	Storm Inlet Drive over Frame 7043z	EA	2	270.89	541.78
	Storm Inlet drive over grate 7034z	EA	4	264.24	1056.96
	6 in Macro Couplers Restrained	EA	4	623.46	2493.84
	6 in c900 watermain	lf	1180	5.78	6820.4
	19523 MJ Bolt Packs	EA	40	39.6	1584
	19526 MJ bolt PACKS	EA	10	52.25	522.5
	19525 MJ bolt packs	EA	10	55.55	555.5
	Fittings by Count 22.5 Degree Elbow 6"	EA	4	47.3	189.2
	Fittings by Count 45 Degree Elbow 6"	EA	4	52.07	208.28
	Fittings by Count 90 Degree Elbow 6"	EA	3	64.17	192.51
	3 piece water box	ea	3	80.89	242.67
	Valve Gate Valve Mechanical Joint 6"	EA	8	518.63	4149.04
	10 in MJ Sleeve	EA	2	207.35	414.7
	12 in MJ Sleeve	EA	2	278.86	557.72
	Fire Hydrant Assembly	EA	3	3600	10800
	Hydrant Tee	EA	2	106.34	212.68
	10" Tapping Sleeve	ea	1	696.48	696.48
	12" Tapping Sleeve	ea	1	787.6	787.6
	8 in MJ 90	EA	1	171.6	171.6

99208.1
9920.81
109128.91



QUOTATION

HASE 5A WEST HILL AREA SANITARY AND STORM SEWER SE

Utility Equipment Company
3739 STATE STREET
BETTENDORF, IA 52722
Phone: 563-355-5376

Contractor: HAGERTY EAR
Job Location: MUSCATINE I.
Engineer: STANLEY CON
Bid Date: 03/09/2021 0
UECO Quote # 16615

THIS QUOTE IS FOR PHASE 5A ONLY. SEE QUOTE #16624 FOR PHASE 5B. ** DUE TO MARKET VOLATILITY, THIS QU

LINE #	QTY	UOM	DESCRIPTION	UNIT PRICE
			** 5A 4" OR 6" PVC SANITARY SEWER **	
2	140	FT	4" X 14' GASKETED SDR23.5 PVC PIPE	\$2.07
3	0	EA	4" SDR26 HW 45 ELL GXG (AS NEEDED)	\$16.84
4	0	FT	6" X 14' GASKETED SDR23.5 PVC PIPE	\$4.13
5	0	EA	6" SDR26 HW 45 ELL GXG (AS NEEDED)	\$30.90
			** 5A 8" TRUSS < 14' DEEP **	
7	3537.5	FT	8" X 12.5' CONTECH PVC TRUSS PIPE GASKETED	\$6.14
8	0	EA	8" GASKETED TRUSS 45 DEGREE BEND (AS NEEDED)	\$103.50
9	3	EA	8" TRUSS X 8" CLAY FLEX CPLG W/SHEAR RING	\$53.57
			NOTE: FIELD VERIFY EXISTING PIPE OD.	
			** 5A 8" TRUSS > 14' DEEP **	
12	86.25	FT	8" X 12.5' CONTECH PVC TRUSS PIPE GASKETED	\$6.14
			** 5A 12" TRUSS SANITARY **	
14	25	FT	12" X 12.5' CONTECH PVC TRUSS PIPE GASKETED	\$14.53
15	2	EA	12" TRUSS X 12" CLAY FLEX CPLG W/SHEAR RING	\$85.32
			** 5A 4" & 6" SAN SERVICE CONNECTIONS **	
17	80	EA	8" X 4" GASKETED TRUSS WYE	\$115.18
18	80	EA	4" SDR 26 HW 45 ELL SXG	\$15.54
19	812	FT	4" X 14' GASKETED SDR23.5 PVC PIPE	\$2.07
20	80	EA	4" CLAY X 4" CI/PVC FLEX CPLG W/SHEAR RING	\$24.87
21	0	EA	8" X 6" GASKETED TRUSS WYE	\$71.65
22	0	EA	6" SDR26 HW 45 ELL SXG	\$22.83
23	0	FT	6" X 14' GASKETED SDR23.5 PVC PIPE	\$4.13
24	0	EA	6" CLAY X 6" CI/PVC FLEX CPLG W/SHEAR RING	\$42.17
			NOTE: THE PLANS DON'T SHOW ALL OF THE SERVICES OR CALL OUT SIZE. FIELD VERIFY AS NEEDED.	
			** 5A SANITARY CLEANOUT **	
27	4	EA	4" X 4" SDR26 HW WYE GXGXG	\$38.10
28	4	EA	4" SDR 26 HW 45 ELL SXG	\$15.54
29	56	FT	4" X 14' GASKETED SDR23.5 PVC PIPE	\$2.07
30	4	EA	4" SW SDR35 FIPT X H ADPT	\$4.20
31	4	EA	4" DWV THREADED PLUG	\$3.22
32	1	EA	6" X 6" SDR26 HW WYE GXGXG	\$61.87
33	1	EA	6" SDR26 HW 45 ELL SXG	\$22.83
34	14	FT	6" X 14' GASKETED SDR23.5 PVC PIPE	\$4.13
35	1	EA	6" SW SDR FIPT X H ADPT	\$19.86
36	1	EA	6" SDR/DWV THREADED PLUG	\$10.75
37	5	EA	1578Z EJ FRAME	\$85.78
38	5	EA	1578A EJ COVER	\$57.19
			** 5A 8" DIP SEWER FOR CONFLICTS **	
40	20	FT	8" X 20' SJ CL52 DI PIPE	\$24.55

PARATION PH

THWORKS LLC

A

ISULTANTS

2:00 PM

OTE IS VALID UP

EXT. PRICE

\$289.79
\$0.00
\$0.00
\$0.00
\$21,720.25
\$0.00
\$160.71
\$529.57
\$363.25
\$170.64
\$9,214.40
\$1,243.19
\$1,680.84
\$1,989.60
\$0.00
\$0.00
\$0.00
\$0.00
\$152.40
\$62.16
\$115.91
\$16.80
\$12.88
\$61.87
\$22.83
\$57.82
\$19.86
\$10.75
\$428.90
\$285.95
\$491.00

41	0	EA	8" TRUSS X 8" AC/DI FLEX CPLG W/SHEAR RING (AS NEEDED)	\$65.79
			** 5A 10" DIP SEWER FOR	
			CONFLICTS **	
43	20	FT	10" X 20' SJ CL52 DI PIPE	\$32.21
44	0	EA	10" TRUSSX 10" AC/DI FLEX CPLG W/SHEAR RING	\$80.73
			** 5A 12" DIP SEWER FOR	
			CONFLICTS **	
46	20	FT	12" X 20' SJ CL52 DI PIPE	\$40.73
47	0	EA	12" TRUSSX 12" AC/DI FLEX CPLG W/SHEAR RING (AS NEEDED)	\$111.83
			** 5A 8" PVC WMQ FOR	
			CONFLICTS **	
49	20	FT	8" X 20' DR18 C900 PVC PIPE	\$10.18
50	0	EA	8" TRUSS X 8" AC/DI FLEX CPLG W/SHEAR RING (AS NEEDED)	\$65.79
			** 5A 12" PVC WMQ FOR	
			CONFLICTS **	
52	20	FT	12" X 20' DR18 C900 PVC PIPE	\$21.57
53	0	EA	12" TRUSSX 12" AC/DI FLEX CPLG W/SHEAR RING (AS NEEDED)	\$111.83
			** 5A 15" WMQ PVC SEWER FOR	
			CONFLICTS **	
55	20	FT	16" X 20' DR18 C900 PVC PIPE	\$35.64
56	0	EA	15" TRUSS X 16" DI FLEX CPLG W/SHEAR RING (AS NEEDED)	\$171.70
			** 5A 15" CL 4 RCP STORM **	
58	88	FT	15" X 8' CL4 RCP GASKETED	\$11.23
59	4	TL	FREIGHT PER TRUCK LOAD OF RCP	\$825.00
			** 5A 24" CL 4 RCP STORM **	
61	296	FT	24" X 8' CL 4 RCP GASKETED	\$22.39
			** 5A 12" ASTM F949 STORM	
			PVC **	
63	126	FT	12" X 14' CONTECH A2000 SOLID PIPE	\$9.27
			** 5A 15" ASTM F949 STORM	
			PVC **	
65	84	FT	15" X 14' CONTECH A2000 SOLID PIPE	\$14.11
			** 5A 12" RCP STORM INLET **	
67	232	FT	12" X 8' CL 5 RCP GASKETED	\$8.67
			** 5A 15" RCP STORM INLET **	
69	32	FT	15" X 8' CL4 RCP GASKETED	\$11.23
			** 5A 4" HDPE SUBDRAIN **	
71	8260	FT	4" X 20' DW PERF AASHTO N12 ST HDPE PIPE W/ BELL END	\$1.22
			** 5A SUBDRAIN CONNECTION	
			TO STRUCTURE **	
73	20	EA	4" IOWA DOT SPEC RODENT GUARD	\$9.71
			** 5A WATER SERVICE PIPE **	
75	300	FT	1" TYPE K COPPER 100'	\$5.75
76	0	EA	317 SADDLE (10.64-12.12) 10" X 1" CC	\$92.84
77	0	EA	1" B25008 BALL CORP CC THRD X COMPRESSION LOW LEAD	\$70.20
78	0	EA	1" B25209R BALL CURB COMP RED PORT LOW LEAD	\$95.99
79	0	EA	5' AY 5601 ARCH PATTERN CURB BOX L/ROD	\$32.63
80	0	EA	42" S660 ROD	\$9.63
81	0	EA	1" H15403 COMP CPLG LOW LEAD	\$23.90
			NOTE: FEILD VERIFY SIZES AS	
			THEY'RE NOT SHOWN. USING 1" &	
			10" FOR QUOTATION PURPOSES.	
			** 5A 1" OR 2" WATER MAIN	
			RELOCATION **	
84	60	FT	1" TYPE K COPPER 60'	\$5.75
85	0	EA	1" H15403 COMP CPLG LOW LEAD	\$23.90
86	0	FT	2" TYPE K COPPER 60'	\$12.50
87	0	EA	2" H15403 COMP CPLG LOW LEAD	\$113.79
			** 5A 6" DIP WATER MAIN	
			RELOCATION **	
89	20	FT	6" X 20' SJ CL52 DI PIPE	\$17.42

\$0.00
\$644.20
\$0.00
\$814.59
\$0.00
\$203.60
\$0.00
\$431.40
\$0.00
\$712.80
\$0.00
\$988.24
\$3,300.00
\$6,627.44
\$1,168.02
\$1,185.24
\$2,011.44
\$359.36
\$10,077.19
\$194.20
\$1,725.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$345.00
\$0.00
\$0.00
\$0.00
\$348.40

90	0	EA	6" DI MJ SOLID SLEEVE LP L/ACC	\$58.30
91	0	EA	6" DI MJ 45 ELL L/ACC	\$52.07
92	0	EA	6" CORE BLUE MJ BOLT & GASKET PACK W/4" BOLTS	\$23.93
93	0	EA	6" MJ RESTRAINT FOR DIP DOMESTIC	\$23.69
94	440	FT	27" X 22' BLUE PERF POLYWRAP (12" DIP) .008 MIL	\$0.49
			** 5A 10" DIP WATER MAIN RELOCATION **	
96	20	FT	10" X 20' SJ CL52 DI PIPE	\$32.21
97	0	EA	10" MJ SOLID SLEEVE LP L/ACC	\$112.20
98	0	EA	10" DI MJ 45 ELL L/ACC	\$109.64
99	0	EA	10" CORE BLUE MJ BOLT & GASKET PACK W/4" BOLTS	\$31.77
100	0	EA	10" MJ RESTRAINT FOR DIP DOMESTIC	\$53.53
			** 5A 5' DIA 8' DEEP SANITARY MANHOLE **	
102	192	VF	5' DIA MANHOLE RISER W/CONE & TAR COAT EXTERIOR	\$255.63
103	24	EA	5' DIA MH BASE	\$367.50
104	24	EA	5' DIA MH FILLET	\$325.00
105	3	EA	ALOK FOR 6" PVC	\$76.88
106	47	EA	ALOK FOR 8" TRUSS	\$102.50
107	2	EA	ALOK FOR 12" TRUSS	\$153.75
108	1	EA	ALOK FOR 15" TRUSS	\$192.19
109	12.5	FT	15" X 12.5' CONTECH PVC TRUSS PIPE GASKETED	\$18.63
110	1	EA	15" TRUSS X 15" CLAY FLEX CPLG W/SHEAR RING	\$170.20
111	24	EA	1045Z EJ FRAME	\$146.78
112	23	EA	1040 AGS EJ GASKET SEAL COVER ONLY	\$135.09
113	1	EA	1040 M1 EJ GRATE	\$115.60
114	24	EA	40" OD X 27" ID X 1' HIGH PRO-RING ADJUSTING RING	\$40.48
115	0	EA	40" OD X 27" ID X 2" HIGH PRO-RING ADJUSTING RING (AS NEEDED)	\$64.95
116	0	EA	40" OD X 27" ID 4" HIGH PRO-RING ADJUSTING RING (AS NEEDED)	\$112.95
117	24	EA	27" X 5" WALL I&I BARRIER	\$164.71
			NOTE: PLUS INBOUND FREIGHT ON PRO-RINGS AND I&I BARRIERS.	
			** 5A 5' DIA MH EXTRA DEPTH **	
120	87	VF	5' DIA MANHOLE RISER W/CONE & TAR COAT EXTERIOR	\$255.63
			** 5A 5' DIA STORM MH UP TO 8' DEPTH **	
122	24	VF	5' DIA MANHOLE RISER W/CONE	\$220.63
123	3	EA	5' DIA MH BASE	\$367.50
124	2	EA	1045Z EJ FRAME	\$146.78
125	2	EA	1040A EJ SOLID COVER	\$115.60
126	1	EA	NEENAH R2556-A FRAME W/CONCAVE GRATE (PLUS FREIGHT)	\$943.75
			** 5A STORM MH EXTRA DEPTH **	
128	15	VF	5' DIA MANHOLE RISER	\$220.63
			** 5A SW-401 5' DIA STORM MANHOLE W/FLAT TOP **	
130	0	VF	5' DIA MANHOLE RISER	\$220.63
131	11	EA	5' DIA MH FLAT TOP	\$515.00
132	11	EA	5' DIA MH BASE	\$367.50
133	11	EA	1045Z EJ FRAME	\$146.78
134	11	EA	1040A EJ SOLID COVER	\$115.60
			** 5A - SW501 INTAKE **	
136	0	VF	24" X 36" SINGLE CATCH BASIN RISER	\$161.25
137	3	EA	SINGLE CATCH BASIN BASE	\$211.25
138	2	EA	7034Z EJ FRAME	\$270.89
139	2	EA	7034M EJ GRATE	\$264.24
140	1	EA	7030Z EJ FRAME	\$176.05
141	1	EA	7030 M6 VANE GRATE	\$170.55
142	1	EA	7030 T6 EJ BACK (3" RADIUS)	\$113.04
			** 5A -SW-502 INTAKE **	
144	0	VF	4' DIA MANHOLE RISER	\$127.19

\$0.00
\$0.00
\$0.00
\$0.00
\$215.60
\$644.20
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$49,080.96
\$8,820.00
\$7,800.00
\$230.64
\$4,817.50
\$307.50
\$192.19
\$232.87
\$170.20
\$3,522.72
\$3,107.07
\$115.60
\$971.52
\$0.00
\$0.00
\$3,953.04
\$22,239.81
\$5,295.12
\$1,102.50
\$293.56
\$231.20
\$943.75
\$3,309.45
\$0.00
\$5,665.00
\$4,042.50
\$1,614.58
\$1,271.60
\$0.00
\$633.75
\$541.78
\$528.48
\$176.05
\$170.55
\$113.04
\$0.00

145	6	EA	4' DIA MH BASE	\$220.63
146	6	EA	4' DIA MH FLAT TOP	\$267.50
147	5	EA	7030Z EJ FRAME	\$176.05
148	5	EA	7030 T6 EJ BACK (3" RADIUS)	\$113.04
149	5	EA	7030 M6 VANE GRATE	\$170.55
150	1	EA	NEENAH R2548 FRAME & GRATE (PLUS FRIEGHT)	\$1,092.50
			** 5A SW-507 INTAKE **	
152	0	VF	SW-507 3' X 4' INLET RISER PER VF	\$312.50
153	7	EA	SW-507 FLAT TOP	\$906.25
154	7	EA	SW-507 BASE	\$437.50
155	7	EA	EJ V1600-3 FRAME TO MEET IDOT SW-602 TYPE G	\$104.76
156	7	EA	EJ V1600-3 COVER MARKED "DUMP NO WASTE DRAINS TO WATERWAY"	\$123.73
			** 5A SANITARY INTERNAL DROP	
			CONNECTION **	
158	7	EA	8" TRUSS SOLVENT WELD TEE	\$152.88
159	37.5	FT	8" X 12.5' CONTECH PVC TRUSS PIPE GASKETED	\$6.14
160	7	EA	8" TRUSS SOLVENT WELD 90 BEND	\$146.32
161	0	EA	SS BRACKET FOR 8" TRUSS PIPE RELINER 8TRUSS	\$89.36
162	1	EA	6" X 6" SDR26 HW TEE GXGXG	\$54.53
163	14	FT	6" X 14' GASKETED SDR23.5 PVC PIPE	\$4.13
164	1	EA	6" SDR26 HW 90 ELL GXG	\$32.82
165	0	EA	RELINER 6SS35 SS BRACKET FOR 6" SDR 23.5	\$76.28
			** 5A MH OR INTAKE ADJUST	
			MAJOR **	
167	7	EA	EJ V1600-3 FRAME TO MEET IDOT SW-602 TYPE G	\$104.76
168	7	EA	EJ V1600-3 COVER MARKED "DUMP NO WASTE DRAINS TO WATERWAY"	\$123.73
			** 5A CONNECT TO EXISTING	
			MANHOLE **	
170	27	EA	LS-425C LINK SEALS (9 PER 8" TRUSS THRU 12" ID CORE HOLE)	\$9.23
			** 5A 6" PVC WATER MAIN **	
172	1180	FT	6" X 20' DR18 C900 PVC PIPE	\$5.78
173	2500	FT	12GA CCS BLUE TRACER WIRE 45 MIL 500' SPOOL 1245B-SF-500	\$0.15
174	0	EA	COPPRHEAD SNAKEBITE 3-WAY CONN	\$6.46
175	0	EA	3# HI POTENTIAL MAGNESIUMANODE PACKAGED W/10' #12 THHN	\$44.00
			LEAD WIRE	
176	0	EA	COPPERHEAD SNAKEPIT BLUE LID, TERMINAL BOX, LIGHT DUTY	\$36.73
			** 5A 6" 22.5 BEND **	
178	1	EA	6" DI MJ 22 1/2 ELL L/ACC	\$47.30
179	2	EA	6" CORE BLUE MJ BOLT & GASKET PACK W/4" BOLTS	\$23.93
180	2	EA	6" MJ RESTRAINT FOR PVC DOMESTIC	\$29.96
			** 5A 6" 45 DEG BEND **	
182	5	EA	6" DI MJ 45 ELL L/ACC	\$52.07
183	10	EA	6" CORE BLUE MJ BOLT & GASKET PACK W/4" BOLTS	\$23.93
184	10	EA	6" MJ RESTRAINT FOR PVC DOMESTIC	\$29.96
			** 5A 6" 90 DEG BEND **	
186	1	EA	6" DI MJ 90 ELL L/ACC	\$64.17
187	2	EA	6" CORE BLUE MJ BOLT & GASKET PACK W/4" BOLTS	\$23.93
188	2	EA	6" MJ RESTRAINT FOR PVC DOMESTIC	\$29.96
			** 5A 2" CUT & CAP **	
190	2	EA	2" H15428 CPLG COMP X MIP LOW LEAD	\$85.47
191	2	EA	2" BRASS CAP LOW LEAD	\$22.39
			** 5A 1" WATER SERVICE	
			CONNECTION **	
193	20	EA	317 SADDLE (5.94-6.90) 6" X 1" CC	\$66.11
194	20	EA	1" B25008 BALL CORP CC THRD X COMPRESSION LOW LEAD	\$70.20
195	200	FT	1" TYPE K COPPER 100'	\$5.75
196	20	EA	1" H15403 COMP CPLG LOW LEAD	\$23.90
			** 5A 1" COPPER CONNECTION	
			TO HOME **	
198	1	EA	317 SADDLE (5.94-6.90) 6" X 1" CC	\$66.11
199	1	EA	1" B25008 BALL CORP CC THRD X COMPRESSION LOW LEAD	\$70.20

\$1,323.78
\$1,605.00
\$880.25
\$565.20
\$852.75
\$1,092.50
\$0.00
\$6,343.75
\$3,062.50
\$733.32
\$866.11
\$1,070.15
\$230.25
\$1,024.24
\$0.00
\$54.53
\$57.82
\$32.82
\$0.00
\$733.32
\$866.11
\$249.21
\$6,820.40
\$375.00
\$0.00
\$0.00
\$0.00
\$47.30
\$47.86
\$59.92
\$260.35
\$239.30
\$299.60
\$64.17
\$47.86
\$59.92
\$170.94
\$44.78
\$1,322.20
\$1,404.00
\$1,150.00
\$478.00
\$66.11
\$70.20

200	60	FT	1" TYPE K COPPER 60'	\$5.75
201	1	EA	1" B25209R BALL CURB COMP RED PORT LOW LEAD	\$95.99
202	1	EA	5' AY 5601 ARCH PATTERN CURB BOX L/ROD	\$32.63
203	1	EA	42" 5660 ROD	\$9.63
204	1	EA	1" H15403 COMP CPLG LOW LEAD	\$23.90
			** 5A 6" MJ GATE VALVE **	
206	3	EA	6" KENNEDY #8571 MJXMJ GATEVALVE, O/R, SS BOLTS, LESS ACC C509	\$518.63
207	6	EA	6" CORE BLUE MJ BOLT & GASKET PACK W/4" BOLTS	\$23.93
208	6	EA	6" MJ RESTRAINT FOR PVC DOMESTIC	\$29.96
209	3	EA	664 COMPLETE 2PC VB SCREW TYP W/ "WATER" LID HEAVY DUTY	\$80.89
			** 5A TAP VALVE ASSM 12"X6" **	
211	1	EA	SB 665 12 X 6 TAPPING SLEEVE MJ OUTLET ALL SS (13.16-13.56)	\$787.60
212	1	EA	6" KENNEDY #8571 MJXMJ GATEVALVE, O/R, SS BOLTS, LESS ACC C509	\$518.63
213	1	EA	664 COMPLETE 2PC VB SCREW TYP W/ "WATER" LID HEAVY DUTY	\$80.89
214	2	EA	6" CORE BLUE MJ BOLT & GASKET PACK W/4" BOLTS	\$23.93
215	1	EA	6" MJ RESTRAINT FOR PVC DOMESTIC	\$29.96
			** 5A TAP VALVE ASSM 10"X6" **	
217	1	EA	SB 665 10 X 6 TAPPING SLEEVE MJ OUTLET ALL SS (11.05-11.45)	\$696.48
218	1	EA	6" KENNEDY #8571 MJXMJ GATEVALVE, O/R, SS BOLTS, LESS ACC C509	\$518.63
219	1	EA	664 COMPLETE 2PC VB SCREW TYP W/ "WATER" LID HEAVY DUTY	\$80.89
220	2	EA	6" CORE BLUE MJ BOLT & GASKET PACK W/4" BOLTS	\$23.93
221	1	EA	6" MJ RESTRAINT FOR PVC DOMESTIC	\$29.96
			** 5A FIRE HYDRANT ASSM **	
223	3	EA	5'-6" A421 MUELLER 3-WAY HYDMUSCATINE, 1A SPEC O/R W/6" MJ SHOE L/ACC	\$2,200.00
224	40	FT	6" X 20' SJ CLS2 DI PIPE	\$17.42
225	3	EA	6" KENNEDY #8571 MJXMJ GATEVALVE, O/R, SS BOLTS, LESS ACC C509	\$518.63
226	3	EA	664 COMPLETE 2PC VB SCREW TYP W/ "WATER" LID HEAVY DUTY	\$80.89
227	15	EA	6" CORE BLUE MJ BOLT & GASKET PACK W/4" BOLTS	\$23.93
228	6	EA	6" MJ RESTRAINT FOR DIP DOMESTIC	\$23.69
229	3	EA	6" X 6" MJ X SWIVEL TEE L/ACC	\$106.34

TERMS AND CONDITIONS

Prices quoted herein are firm for orders placed within 15 days and shipped within 30 days, except as specifically mentioned herein. Pricing is at manufacturer's terms of escalation and stock availability. UECO warranties up to the level of the manufacturer's warranty. Sales tax is not included subject to our acceptance. Our quotations are a service and not a guaranteed bill of material. Quantities, sizes and specifications are not guaranteed and be carefully checked. Field verify all existing mains prior to ordering tapping sleeves, line stop fittings, and valve insertions. Terms are net 30 days. Items could incur possible freight charges. Special order material is non-returnable.

\$345.00
\$95.99
\$32.63
\$9.63
\$23.90
\$1,555.88
\$143.57
\$179.76
\$242.67
\$787.60
\$518.63
\$80.89
\$47.86
\$29.96
\$696.48
\$518.63
\$80.89
\$47.86
\$29.96
\$6,600.00
\$696.80
\$1,555.88
\$242.67
\$358.95
\$142.14
\$319.02

Subject to the
 Fed. All quotes are
 based and should
 be. Any non-stock



Quotation



Discounted Prices

Page 1

Project: Muscatine IA - West Hill Area San. & Storm Ph. 5

Quote: 8721075PM1

Location: IA Muscatine

Engineer: Stanley Consultants - Des Moines

Owner: City of Muscatine

Sales Contact: Kyle Westbrook (612) 759-1953

Bid Date: March 09, 2021 at 2:00 PM

Phase 5A

Reinforced Concrete Pipe

Item	Description	Qty	Price	Unit	Total
42	12" RCP Class 5 Gasketed Joint	228.00	\$14.94	FT	\$3,406.32
38, 43	15" RCP Class 4 Gasketed Joint	114.00	\$17.40	FT	\$1,983.60
	18" RCP Class 3 Gasketed Joint	8.00	\$18.08	FT	\$152.64
39	24" RCP Class 4 Gasketed Joint	293.00	\$32.34	FT	\$9,475.62
Reinforced Concrete Pipe SUBTOTAL =					\$15,018.18

Sanitary Sewer Manhole, SW-301

Item	Description	Qty	Price	Unit	Total
54, 55	60" Manhole w/Step & Gasket	254.50	\$181.80	FT	\$46,268.10
	60" Precast Invert	24.00	\$336.00	EA	\$8,064.00
	60" Integral Base	24.00	\$402.00	EA	\$9,648.00
	6" Alok Flexible Gasket	2.00	\$57.00	EA	\$114.00
	8" Alok Flexible Gasket	50.00	\$69.00	EA	\$3,450.00
	12" Alok Flexible Gasket	4.00	\$87.00	EA	\$348.00
Sanitary Sewer Manhole, SW-301 SUBTOTAL =					\$87,892.10

Storm Sewer Manhole, SW-401

Item	Description	Qty	Price	Unit	Total
57, 58, 59	60" Cover Slab - 72"O.D. x 8"	14.00	\$519.00	EA	\$7,266.00
	60" Manhole w/Step & Gasket	96.00	\$181.80	FT	\$17,452.80
	60" Integral Base	14.00	\$402.00	EA	\$5,628.00
Storm Sewer Manhole, SW-401 SUBTOTAL =					\$30,346.80

Storm Sewer Intake, SW-501

Item	Description	Qty	Price	Unit	Total
61	SW-501 (2' x 3') Intake Riser	9.50	\$114.00	FT	\$1,083.00
	SW-501 (2' x 3') Integral Base	3.00	\$183.00	EA	\$549.00
Storm Sewer Intake, SW-501 SUBTOTAL =					\$1,632.00

Storm Sewer Intake, SW-502

Item	Description	Qty	Price	Unit	Total
62	48" Cover Slab - 58"O.D. x 8"	6.00	\$303.00	EA	\$1,818.00
	48" Manhole w/Gasket	17.00	\$95.40	FT	\$1,621.80
	48" Integral Base	8.00	\$168.00	EA	\$1,008.00
Storm Sewer Intake, SW-502 SUBTOTAL =					\$4,447.80



Quotation



Discounted Prices

Page 2

Project: Muscatine IA - West Hill Area San. & Storm Ph. 5

Quote: 8721075PM1

Owner: City of Muscatine

Sales Contact: Kyle Westbrook (612) 759-1953

Phase 5A

Storm Sewer Intake, SW-507

Item	Description	Qty	Price	Unit	Total
83	SW-507 Precast Cover w/Casting	7.00	\$495.00	EA	\$3,465.00
	SW-507 (3' x 4') Intake Riser	27.00	\$141.00	FT	\$3,807.00
	SW-507 (3' x 4') Integral Base	7.00	\$234.00	EA	\$1,638.00
Storm Sewer Intake, SW-507 SUBTOTAL =					\$8,910.00

Phase 5A SUBTOTAL = \$128,246.88

Phase 5B

Reinforced Concrete Pipe

Item	Description	Qty	Price	Unit	Total
37, 42	12" RCP Class 5 Gasketed Joint	393.00	\$14.94	FT	\$5,871.42
38, 43	15" RCP Class 4 Gasketed Joint	128.00	\$17.40	FT	\$2,192.40
39	24" RCP Class 4 Gasketed Joint	15.00	\$32.34	FT	\$485.10
Reinforced Concrete Pipe SUBTOTAL =					\$8,548.92

Sanitary Sewer Manhole, SW-301

Item	Description	Qty	Price	Unit	Total
54, 55, 56	60" Cover Slab - 72"O.D. x 8"	2.00	\$519.00	EA	\$1,038.00
	60" Manhole w/Step & Gasket	310.50	\$181.80	FT	\$56,448.90
	60" Precast Invert	33.00	\$336.00	EA	\$11,088.00
	60" Integral Base	33.00	\$402.00	EA	\$13,266.00
	6" Alok Flexible Gasket	3.00	\$57.00	EA	\$171.00
	8" Alok Flexible Gasket	69.00	\$69.00	EA	\$4,761.00
	12" Alok Flexible Gasket	4.00	\$87.00	EA	\$348.00
Sanitary Sewer Manhole, SW-301 SUBTOTAL =					\$87,120.90

Storm Sewer Manhole, SW-401

Item	Description	Qty	Price	Unit	Total
60	48" Cover Slab - 58"O.D. x 8"	1.00	\$303.00	EA	\$303.00
	48" Manhole w/Step & Gasket	6.00	\$95.40	FT	\$572.40
	48" Integral Base	1.00	\$168.00	EA	\$168.00
57, 58, 59	60" Cover Slab - 72"O.D. x 8"	17.00	\$519.00	EA	\$8,823.00
	60" Manhole w/Step & Gasket	108.50	\$181.80	FT	\$19,725.30
	60" Integral Base	17.00	\$402.00	EA	\$6,834.00
Storm Sewer Manhole, SW-401 SUBTOTAL =					\$36,425.70



Quotation



Discounted Prices

Page 3

Project: Muscatine IA - West Hill Area San. & Storm Ph. 5

Quote: 8721075PM1

Owner: City of Muscatine

Sales Contact: Kyle Westbrook (612) 759-1953

Phase 5B

Storm Sewer Intake, SW-501

Item	Description	Qty	Price	Unit	Total
61	SW-501 (2' x 3') Intake Riser	26.00	\$114.00	FT	\$2,964.00
	SW-501 (2' x 3') Integral Base	9.00	\$183.00	EA	\$1,647.00
Storm Sewer Intake, SW-501 SUBTOTAL =					\$4,611.00

Storm Sewer Intake, SW-502

Item	Description	Qty	Price	Unit	Total
62	48" Cover Slab - 58"O.D. x 8"	9.00	\$303.00	EA	\$2,727.00
	48" Manhole w/Gasket	32.00	\$95.40	FT	\$3,052.80
	48" Integral Base	9.00	\$168.00	EA	\$1,512.00
Storm Sewer Intake, SW-502 SUBTOTAL =					\$7,291.80

Storm Sewer Intake, SW-507

Item	Description	Qty	Price	Unit	Total
63	SW-507 Precast Cover w/Casting	2.00	\$495.00	EA	\$990.00
	SW-507 (3' x 4') Intake Riser	5.00	\$141.00	FT	\$705.00
	SW-507 (3' x 4') Integral Base	2.00	\$234.00	EA	\$468.00
Storm Sewer Intake, SW-507 SUBTOTAL =					\$2,163.00

Storm Sewer Intake, SW-513

Item	Description	Qty	Price	Unit	Total
64	SW-513 (4' x 4') Precast Cover w/Casting	1.00	\$432.00	EA	\$432.00
	SW-513 (4' x 4') Intake Riser	5.50	\$219.00	FT	\$1,204.50
	SW-513 (4' x 4') Integral Base	1.00	\$291.00	EA	\$291.00
Storm Sewer Intake, SW-513 SUBTOTAL =					\$1,927.50

Phase 5B SUBTOTAL = \$148,088.82

Miscellaneous



Quotation



Discounted Prices

Page 4

Project: Muscatine IA - West Hill Area San. & Storm Ph. 5

Quote: 8721075PM1

Owner: City of Muscatine

Sales Contact: Kyle Westbrook (612) 759-1953

Miscellaneous

Miscellaneous

Item	Description	Qty	Price	Unit	Total
	27" x 4" Adjusting Ring		\$45.60	EA	\$0.00
	27" x 6" Adjusting Ring		\$49.80	EA	\$0.00
	2' x 3' x 4" Adjusting Ring		\$56.40	EA	\$0.00
	2' x 3' x 6" Adjusting Ring		\$76.80	EA	\$0.00
	Bituminous Joint Compound (62lb Pail)		\$46.20	EA	\$0.00
	Filter Fabric 25" x 300'		\$127.80	EA	\$0.00
	Gasket Lube 3.5gal		\$69.00	EA	\$0.00
Miscellaneous SUBTOTAL =					\$0.00
Miscellaneous SUBTOTAL =					\$0.00
GRAND TOTAL (estimated)					\$276,335.70

NOTES:

- 1) Net 30 Days
- 2) These prices are firm for 60 days after bid letting and do not include state and local taxes. Delivery dates to be negotiated.
- 3) Quoted take-off quantities are approximate and are not guaranteed correct. Any changes are purchaser's responsibility.
- 4) Charges may be assessed for less than full truck load quantities, punch-list or job-site clean-up items, wait times, night or weekend hauls
- 5) Standard length of pipe is 8 (eight) feet
- 6) Products produced per Iowa Department of Transportation, SUDAS, and all detailed plan specifications.
- 7) Products produced per ASTM C-506 for RC Span Arch Pipe.
- 8) Products produced per ASTM C-478 for manholes, with joints per ASTM C-443 if required.
- 9) Products produced per ASTM C-76 for RCP, with joints per ASTM C-443 if required.
- 10) Products produced per ASTM C-381 for RCP if required.
- 11) Please add \$250.00 to the unit price for manhole covers to cast a contractor-supplied casting into the cover.
- 12) Returns must be made within 6 months of final shipment by Forterra Pipe & Precast to project.

Sales Contact: Kyle Westbrook (612) 759-1953

Prepared By: Robert Justice

Sales Office

525 South 11th Street
West Des Moines, IA 50265
Ph: (515) 223-8761
Fax: (515) 223-8737



Quotation



Discounted Prices

Page 5

Project: Muscatine IA - West Hill Area San. & Storm Ph. 5

Quote: 8721075PM1

Owner: City of Muscatine

Sales Contact: Kyle Westbrook (612) 759-1953

TERMS AND CONDITIONS OF SALE: All sales are subject to Forterra Concrete Products, Inc., dba Forterra Pipe & Precast, standard Terms and Conditions of Sale which are attached to this quotation and incorporated by reference herein.

Acceptance: Subject to contract award, we hereby order the required material at the above unit prices and agree to the terms and conditions set forth in this quotation and the Forterra Concrete Products, Inc., dba Forterra Pipe & Precast, Terms and Conditions of Sale incorporated by reference herein.

PURCHASER _____

BY _____

BY _____

Brent Klaiber, Sales Manager

TITLE _____

DATE _____

FORTERRA PIPE & PRECAST

TERMS and CONDITIONS of SALE

This quotation and any sale of the products subject to this quotation are governed by Forterra's Standard Terms and Conditions of Sale, which may be found at <https://forterrapc.com/terms-and-conditions> and which are expressly incorporated into any agreement regarding the sale of these products. Any of buyer's terms and conditions that conflict with Forterra's Standard Terms and Conditions of Sale are expressly rejected and shall not constitute the terms of any sale between the parties.



H&B
Equipment
Company

BRANCHES LOCATED IN:

BETTENDORF - DES MOINES - OMAHA -
PERU, IL - SIOUX CITY and WATERLOO
REMIT TO: PO Box 1290
Bettendorf, IA 52722

Invoice No.: 10103692-001

Date: 08/07/2023

Page: 1 of 1

—For Credit Card Payment, call:
(563) 355-5376 / (800) 541-8356

Add To:

LAGERTY EARTHWORKS LLC
100 E 2ND ST STE 304
MUSCATINE, IA 52761

Ship To:

ATTN: DOUG @ 563-506-3912
FOR: JOB: CITY OF MUSCATINE, IA
WEST HILL SEWER
PIU AT UECO
BETTENDORF, IA 52722

WEST HILL MUSCATINE

Customer No.

SalesRep

Ship Via

Req. Date

Reference

Order No./Ref.

73750

BE HOUSE

PICKUP

08/04/2023

B101036921

ARD DESTINATION, FRT PREPAID & ADDED

of No.

Description

Ordered

Shipped

B/O

UOM

Unit Price

Extension

12" CLAY X 12" CLAY FLEX CPFG

3

3

EA

128.32

378.96

WSHEAR RING

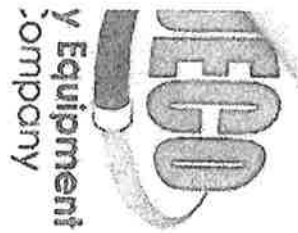
Sub Total:

378.96

Total:

\$ 378.96

INVOICE



BRANCHES LOCATED IN:

BETTENDORF - DES MOINES - OMAHA -
PERU, IL - SIOUX CITY and WATERLOO
REMIT TO: PO Box 1290
Bettendorf, IA 52722

INVOICE

Invoice No.: 10101856-000

Date: 04/13/2023

Page: 1 of 1

—For Credit Card Payment, call:
(563) 355-5376 / (800) 541-8356

Sold To:

HAGERTY EARTHWORKS LLC
300 E 2ND ST STE 304
MUSCATINE, IA 52761

Ship To:

DOUG @ 563-806-3912
C/O JOB: CITY OF MUSCATINE, IA
WEST HILL
MUSCATINE, IA 52761

Q. WEST HILL MUSCATINE, IA

Phone: 563-280-3677
Fax: 563-282-4213

Order No./Rel.	Customer No.	SalesRep	Ship Via	Req. Date	Reference
10101856-000	73730	BE HOUSE	BETT TRUCK	04/12/2023	B10101856

N BOARD DESTINATION, FRT PREPAID & ADDED

Product No.	Description	Ordered	Shipped	B.O.	UOM	Unit Price	Extension
6	6" SDR26 HW 45 ELL GXG	20	20		EA	44.83	896.60
6	6" SDR26 HW 45 ELL SXG	10	10		EA	33.11	331.10
Sub Total:							1,227.70
Total:							\$ 1,227.70



BRANCHES LOCATED IN:

BETTENDORF - DES MOINES - OMAHA -
PERU, IL - SIOUX CITY and WATERLOO

REMIT TO: PO Box 1290

Bettendorf, IA 52722

INVOICE

Invoice No.: 10101842-000

Date: 04/13/2023

Page: 1 of 1

For Credit Card Payment, call:
(563) 365-5376 / (800) 541-8356

Sold To:

HAGERTY EARTHWORKS LLC
300 E 2ND ST STE 304
MUSCATINE, IA 52761

Ship To:

JOHN @ 563-280-3877
C/O JOB: CITY OF MUSCATINE, IA
WEST HILL
MUSCATINE, IA 52761

to: WEST HILL MUSCATINE, IA

Phone: 563-280-3877
Fax: 563-282-4213

S Order No./Rel. Customer No. SalesRep Ship Via Req. Date Reference

10101842-000 73750 BE HOUSE BETT TRUCK 04/12/2023 B10101842

ON BOARD DESTINATION, FRT PREPAID & ADDED

Product No.	Description	Ordered	Shipped	E/O	UOM	Unit Price	Extension
3	1040 AGS EJ GASKET SEAL COVER ONLY	30	30		EA	160.00	4,800.00
188	8" X 12.5' CONTECH PVC TRUSS PIPE GASKETED	625	625		FT	10.80	6,750.00
Sub Total:							11,550.00
Total:							\$ 11,550.00



Hager Equipment
Company

BRANCHES LOCATED IN:

BETTENDORF - DES MOINES - OMAHA -
PERU, IL - SIOUX CITY and WATERLOO
REMIT TO: PO Box 1290
Bettendorf, IA 52722

INVOICE

Invoice No.: 10102771-000
Date: 06/05/2023
Page: 1 of 1

—For Credit Card Payment, call:
(563) 355-5376 / (800) 541-8356

Sold To:

HAGERTY EARTHWORKS LLC
300 E 2ND ST STE 304
MUSCATINE, IA 52761

Ship To:

FOR: CITY OF MUSCATINE, IA
WEST HILL SEWER PH 5
8TH STREET
PAU AT UECO
BETTENDORF, IA 52722

to: WEST HILL SEWER MUSC, IA

Phone: 563-280-3877
Fax: 563-282-4213

Order No./Rel.	Customer No.	SalesRep	Ship Via	Req. Date	Reference
10102771-000	73750	BE HOUSE	PICKUP	06/01/2023	B10102771

ON BOARD DESTINATION, FRT PREPAID & ADDED

Product No.	Description	Ordered	Shipped	B/O	UOM	Unit Price	Extension
SR	6" CLAY X 6" CI/PVC FLEX CRLG W/SHR RING	12	12		EA	50.98	611.76
Sub Total:							611.76
Total:							\$ 611.76



ity Equipment
Company

BRANCHES LOCATED IN:

BETTENDORF - DES MOINES - OMAHA -
PERU, IL - SIOUX CITY and WATERLOO
REMIT TO: PO Box 1290
Bettendorf, IA 52722

INVOICE

Invoice No.: 10102743-000

Date: 05/31/2023

Page: 1 of 1

—For Credit Card Payment, call:
(563) 355-5376 / (800) 541-8356

Sold To:

HAGERTY EARTHWORKS LLC
300 E 2ND ST STE 304
MUSCATINE, IA 52761

Ship To:

ATTN: DOUG
FOR: JOB: CITY OF MUSCATINE, IA
WEST HILL SEWER
PU AT UECO
BETTENDORF, IA 52722

No. WEST HILL SEWER MUSCATINE

Phone: 563-260-3877
Fax: 563-262-4213

ms	Order No./Rel.	Customer No.	SalesRep	Ship Via	Req. Date	Reference
INV DATE	10102743-000	73750	BE HOUSE	PICKUP	05/31/2023	B10102743

ON BOARD DESTINATION, FRT PREPAID & ADDED

Product No.	Description	Ordered	Shipped	B/O	UOM	Unit Price	Extension
1006	6" SDR26 HW 22 1/2 ELL SXG	10	10		EA	56.82	568.20
1006	6" SDR26 HW 90 ELL GXG	7	7		EA	52.72	369.04
1004	4" SDR26 22 1/2 ELL GXG	20	18	2	EA	33.94	610.92
1004	4" SDR26 HW 22 1/2 ELL SXG	20	11	9	EA	33.94	373.34
100SR	6" C/PVC X 6" C/PVC FLEX CPLG W/SHEAR RING	12	12		EA	39.85	478.20
100100R	1" 76100Q COMP X COMP BALL CURB STOP RED PORT	6	6		EA	113.32	679.92

Sub Total: 3,079.62
Total: \$ 3,079.62

**BRANCHES LOCATED IN:**

BETTENDORF - DES MOINES - OMAHA -
PERU, IL - SIOUX CITY and WATERLOO
REMIT TO: PO Box 1290
Bettendorf, IA 52722

INVOICE

Invoice No.: 10105177-000
Date: 10/11/2023
Page: 1 of 1

--For Credit Card Payment, call:
(563) 355-5376 / (800) 541-8356

Sold To:

HAGERTY EARTHWORKS LLC
300 E 2ND ST STE 304
MUSCATINE, IA 52761

Ship To:

DOUG @ 563-506-3912
C/O JOB: CITY OF MUSCATINE
WEST HILL SEWER PH5
MUSCATINE, IA 52761

P.O. No.: WEST HILL PH5 MUSCATINE

Phone: 563-260-3877
Fax: 563-262-4213

Terms	Order No./Ref.	Customer No.	SalesRep	Ship Via	Req. Date	Reference
N30/INV DATE	10105177-000	73750	BE HOUSE	BETT TRUCK	10/10/2023	B10105177

FRT ON BOARD DESTINATION, FRT PREPAID & ADDED

Product No.	Description	Ordered	Shipped	B/O	UOM	Unit Price	Extension
703010	7030Z EJ FRAME	1	1		EA	233.03	233.03
7030T8	7030 T8 EJ BACK (3" RADIUS)	1	1		EA	149.63	149.63
7030M6	7030 M6 VANE GRATE	1	1		EA	225.75	225.75

Sub Total: 608.41
Total: \$ 608.41

7030Z 501 - 3 piece grate

Special Order items are nonreturnable.Restocking charges may apply on other returned goods. **A monthly service charge of 1.5% may be assessed on balances past 30-days from invoice date.**



City of Muscatine

ITEM NUMBER 2024-0201

AGENDA ITEM SUMMARY

DATE: 5/2/2024

STAFF

Kevin Coon, City Engineer
Brian Stineman, Public Works Director

SUBJECT

Request to Approve Change Order Number 3 to the West Hill Sanitary Phase 6A/B in the amount of \$86,569.50

EXECUTIVE SUMMARY

Presented for Council consideration is a request to issue Change Order Number 3 for the West Hill Sewer Separation Phase 6 A/B contract for the amount of \$86,569.50. This change order is for an increase in available non-participating funds for use in the re-plumbing of the interior of homes.

STAFF RECOMMENDATION

Staff recommends to approve the change order.

BACKGROUND/DISCUSSION

With the separation of the sanitary sewer from the Papoose Creek Combined Sewer, a new sanitary line was ran along the front of the homes in the project area. The existing sanitary laterals for the houses previously went out the back side of the house. However, the new sewer line requires the connection to be made in the front side of the property. Due to this change a \$10,000 estimated non-participating cost per house needing to be re-plumbed was included within the original contract. This cost was meant to cover expenses for re-configuring the sewer within the basement of the houses. To date, the contractor has re-plumbed 9 of the 25 houses with an average price of \$13,462.78. This change order proposes that the \$10,000 estimate be raised to what the current average has been. Please note that the contractor is required to provide an estimate before the re-plumbing takes place and then a cost breakdown after the work has been completed. This means that the funds allocated within this change order will not automatically be spent and that the payment for all re-plumbings will reflect the actual costs of the work.

CITY FINANCIAL IMPACT

Funds for this project are available from the Local Option Sales Tax

ATTACHMENTS

1. West Hill Ph 6ab CO-3

CONTRACT MODIFICATION

No: CO 3

	Non-	Part	Non-
Non-Substantial		☐	Part
Substantial		☒	☐

Concurrence Date _____

Contract ID: West Hill Phase 6A/B

County: Muscatine

Accounting ID: _____

Project No: N/A

Kind of Work: Sewer Separation

Date Prepared: 4/26/24

Contractor: KE Flatwork Inc.

You are hereby authorized to make the following changes to the contract documents.

A – Description of changes to be made or extra work to be done:

This change order is to increase the allowable funding for the internal re-plumbing of residents' homes within the West Hill Phase 6 A/B area. The original contract had a rough estimate of \$10,000 per house to re-plumb the interiors in 25 homes for a total allowable fund of \$250,000.00.

Because the scope of the work is outside of the State Revolving Fund Scope the existing \$250,000.00 and the increased amount within this change order will be considered non participating.

To date the contractor has re-plumbed 9 of the 25 proposed homes. The requirement of the contract is to provide estimates before the work occurs and a detailed cost breakdown after the work is completed. From the 9 completed homes the average cost has been \$13,462.78. This change order is to increase the allowable expenditure by the \$3,462.78 per home for a total increase of \$86,569.50.

Please note that despite these funds being non-participating, this change order is subject to approval by the State Revolving Fund and the DNR.

Contract Time Adjustment: ☒ No Time Added ☐ Time Added _____ ☐ To be determined later

When authorized, contractor agrees to perform the work outlined above in accordance with provisions of the contract documents.

Agreed: _____	Recommended: _____
Contractor	Site Staff
_____	_____
Date	Date

Approved: _____	Approved: _____
City Engineer	Public Works Director
_____	_____
Date	Date

Federal Participation ☐ Approved ☒ Not Eligible	City of Muscatine _____
	Mayor (if required) _____
	Date _____



City of Muscatine

ITEM NUMBER 2024-0203

AGENDA ITEM SUMMARY

DATE: 5/2/2024

STAFF

Kevin Coon, City Engineer
Brian Stineman, Public Works Director

SUBJECT

Request to Approve Change Order Number 1 to the Grandview Avenue Sidewalk Extension Project in the amount of \$38,712.50

EXECUTIVE SUMMARY

Presented for Council consideration is a request to issue Change Order Number 1 for the Grandview Sidewalk Construction contract for the amount of \$38,712.50. This change order is for the addition of a driveway culvert, setting a unit price for mansard backfill, setting a unit price for contractor provided topsoil, and for the replacement of an existing fire hydrant.

STAFF RECOMMENDATION

Staff recommends to approve the change order.

BACKGROUND/DISCUSSION

On April 11th, 2024 it was noticed by the contractor that there was a driveway culvert located at the north end of the project that was going to be buried by the sidewalk embankment. Due to the culvert orientation, it could not be extended outside of the embankment area. The proposed solution was to replace the culvert outside of the fill area, resulting in the addition of the culvert item and the mansard backfill item. A hydrant was planned to be adjusted with this project to meet the new finished ground elevation, however, under closer inspection by MPW, the hydrant is an obsolete model and parts cannot be obtained to adjust the elevation resulting in replacing the hydrant completely. Lastly, the north end of the project was a known fill site for excess materials. These materials have been found to not be suitable for use as top soil, resulting in the addition of a topsoil contract item.

CITY FINANCIAL IMPACT

Funding for this project is available in the transfer of jurisdiction funding for the Grandview Avenue Reconstruction Project.

ATTACHMENTS

1. 24-4-26 Grandview Sidewalk CO-1

CONTRACT MODIFICATION

No: CO 1

		Non-
	Part	Part
Non-Substantial	☐	☐
Substantial	☒	☐

Concurrence Date _____

Contract ID: Grandview Avenue Sidewalk Extension

County: Muscatine

Accounting ID: _____

Project No: N/A

Kind of Work: Sidewalk Installation

Date Prepared: 4/26/24

Contractor: Heuer Construction Inc.

You are hereby authorized to make the following changes to the contract documents.

A – Description of changes to be made or extra work to be done:

This change order is for the placement of a 64 ft driveway culvert with aprons, the replacement of an outdated fire hydrant, setting a unit price for mansand backfill, and setting a unit price for topsoil furnished by the contractor.

A cost breakdown supplied by the contractor for the items is attached. The items are as follows:

Add Item, mansand backfill, Item shall be per TON with a unit price of \$22.50 with an estimated quantity of 165 Tons for a total price of \$3,712.50.

Due to the need to replace a driveway culvert, mansand for backfill was a required addition to the contract.

Add Item, hydrant replacement, Item shall be EA with a unit price of \$8,450.00 with an estimated quantity of 1 EA for a total price of \$8,450.00.

A hydrant adjustment was included within the original contract, however, while on site it was discovered that the hydrant in question is outdated and does not have parts available. As such a new hydrant needs to be installed.

Add Item, 15" RCP culvert (64LF), Item shall be Lump Sum with a total price of \$8,550.00. Said item includes flared end sections.

A driveway culvert was discovered during construction that was going to be buried by the grading activities for the sidewalk. In order to maintain drainage a new culvert needs to be installed outside of the grading area for the driveway entrance.

Add Item, topsoil contractor furnished, Item shall be per CY with a unit price of \$40.00 with an estimated quantity of 450 CY for a total price of \$18,000.00

The area of the project within city owned property is a known former dump site of unwanted fill material. As such the contractor has found that the topsoil meant to be stripped and re-spread was not adequate material and is filled with debris such as crushed concrete. This item is meant to allow for that area to be furnished with topsoil that will promote grass growth along the sidewalk.

The total value of this change order is an estimated \$38,712.50

Contract Time Adjustment: ☒ No Time Added ☐ Time Added _____ ☐ To be determined later

When authorized, contractor agrees to perform the work outlined above in accordance with provisions of the contract documents.

Agreed: _____
Contractor

Recommended: _____
Site Staff

Approved: _____
City Engineer

Approved: _____
Public Works Director

Federal Participation ☐ Approved ☒ Not Eligible

City of Muscatine _____
Mayor (if required)

Date



DATE: 4/16/2024

**CHANGE
ORDER
REQUEST**

2360 BYPASS 61
MUSCATINE, IA 52761
PHONE: 563-264-8533
FAX: 563-263-4331

PROPOSAL NO. 3756

PAGE NO. 1 OF 1 PAGES

PROPOSAL SUBMITTED TO: CITY OF MUSCATINE

JOB NAME: GRANDVIEW SIDEWALKS

ATTN: KEVIN COON

JOB LOCATION: MUSCATINE, IOWA

EMAIL: KCOON@MUSCATINEIOWA.GOV

15" CULVERT REPLACEMENT	1 LS		\$8,550.00
HYDRANT REPLACEMENT	1 LS		\$8,450.00
MANSAND	AS NEEDED	@	\$22.50/TON

*PRICE INCLUDES TYING JOINTS.

*PIPE TO BE SUPPLIED BY THE CITY OF MUSCATINE. HEUER WILL SUPPLY TWO APRONS.

*7" DRIVEWAY WILL BE AT THE CONTRACT UNIT PRICE.

WE PROPOSE to furnish material and labor – complete in accordance with above specifications for the sum of

(\$)

Payment to be made as follows:

NO DOWNPAYMENT REQUIRED—PAYMENT DUE IN FULL UPON COMPLETION

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature: _____

Signature: _____



DATE: 4/16/2024

**CHANGE
ORDER
REQUEST**

2360 BYPASS 61
MUSCATINE, IA 52761
PHONE: 563-264-8533
FAX: 563-263-4331

PROPOSAL NO. 3756

PAGE NO. 1 OF 1 PAGES

PROPOSAL SUBMITTED TO: CITY OF MUSCATINE

JOB NAME: GRANDVIEW SIDEWALKS

ATTN: KEVIN COON

JOB LOCATION: MUSCATINE, IOWA

EMAIL: KCOON@MUSCATINEIOWA.GOV

15" CULVERT REPLACEMENT	1 LS		\$8,550.00
HYDRANT REPALCEMENT	1 LS		\$8,450.00
MANSAND	AS NEEDED	@	\$22.50/TON

*PRICE INCLUDES TYING JOINTS.

*PIPE TO BE SUPPLIED BY THE CITY OF MUSCATINE. HEUER WILL SUPPLY TWO APRONS.

*7" DRIVEWAY WILL BE AT THE CONTRACT UNIT PRICE.

WE PROPOSE to furnish material and labor – complete in accordance with above specifications for the sum of

(\$)

Payment to be made as follows:

NO DOWNPAYMENT REQUIRED—PAYMENT DUE IN FULL UPON COMPLETETION

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature: _____

Signature: _____



City of Muscatine

ITEM NUMBER 2024-0204

AGENDA ITEM SUMMARY

DATE: 5/2/2024

STAFF

Richard Klimes, Parks and Recreation Director
Melissa Baker, Parks Supervisor

SUBJECT

Request to Approve the Issuance of A Purchase Order to Park Warehouse, in the Amount of \$35,709.10 for Five Shade Structures At Taylor Park.

EXECUTIVE SUMMARY

The Parks and Recreation Department requests approval for the purchase of 5 shade structures at Taylor Park. Three shade structures will be added around the interactive splash pad and two shade structures will be added on either side of the pickleball courts. We are asking for \$35,709.10 to purchase and ship the new shade structures.

STAFF RECOMMENDATION

City staff recommends approval

BACKGROUND/DISCUSSION

Taylor Park is continuing to add amenities through the Community Foundation of Greater Muscatine South End Improvement Fund Project. These shade structures will supply a shady oasis for the splash pad visitors as well as the pickleball teams.

CITY FINANCIAL IMPACT

The Community Foundation of Greater Muscatine South End Improvement Fund Project

ATTACHMENTS

1. Memo estimate results Shade Structures

MEMORANDUM

April 12, 2024

TO: Richard Klimes, Director of Parks and Recreation
FROM: Melissa Baker, Park Maintenance Supervisor
SUBJECT: Taylor Park Shade Structures

Estimates for the purchase of 5 Shade structures at Taylor Park

American Playground & Recreation	Qty	27'x18'10' Shade Structure	Qty	8'x8'x10' Shade Structure
	2	\$24,899.00	3	\$14,787.00
Freight: \$3,572.00				
Total: \$43,258.00				
Play-Pro		27'x18'x10' Shade Structure		10'x10'x10' Shade Structure
	2	\$26,942.00	3	\$14,478.00
Freight: \$2,306.00				
Total: \$43,726.00				
Park Warehouse		27'x18'x10' Shade Structure		8'x8'x10' Shade Structure
	2	\$10,258.00	3	\$11,721.40
Freight: \$4,028.90				
Total: \$35,709.10				



City of Muscatine

ITEM NUMBER 2024-0205

AGENDA ITEM SUMMARY

DATE: 5/2/2024

STAFF

Richard Klimes, Parks and Recreation Director
Melissa Baker, Parks Supervisor

SUBJECT

Request To Approve the Issuance of a Purchase Order To CR Landscaping, in the Amount of \$6800.00, For The Installation Of Taylor Park Shade Structures

EXECUTIVE SUMMARY

The Parks and Recreation Department requests approval for the installation of 5 shade structures at Taylor Park. Three shade structures will be installed around the interactive splash pad and two shade structures will be installed on either side of the pickleball courts. We are asking for \$6,800 to contract CR Landscaping to assemble and install the new shade structures.

STAFF RECOMMENDATION

City staff recommends approval

BACKGROUND/DISCUSSION

Taylor Park is continuing to add amenities through the Community Foundation of Greater Muscatine South End Improvement Fund Project. These shade structures will need to be assembled and installed on site. Additional footings will be added for the large shades near the pickleball courts.

CITY FINANCIAL IMPACT

The Community Foundation of Greater Muscatine South End Improvement Fund Project

ATTACHMENTS

1. Memo estimate results Shade Structures Install

MEMORANDUM

April 12, 2024

TO: Richard Klimes, Director of Parks and Recreation
FROM: Melissa Baker, Park Maintenance Supervisor
SUBJECT: Taylor Park Shade Structures Install

Estimates for the Installation of 5 Shade structures at Taylor Park

American Playground & Recreation	Qty	27'x18'10' Shade Structure	Qty	8'x8'x10' Shade Structure
Installation	2	\$8,590.00	3	\$11,781.00
Play-Pro				
Installation	2	\$11,800.00	3	\$6,900.00
Park Warehouse				
Installation	2	\$24,550.00	3	\$16,440.00
CR Landscaping				
Installation	2	\$5,000.00	3	\$1,800.00
Henley Group				
Installation	2	\$12,000.00	3	\$4,800.00
Hy-Brand				
Installation	2	\$13,500.00	3	\$3,150.00