City of Muscatine

CITY COUNCIL

Thursday, September 19, 2024

Brad Bark, Mayor

Don Lampe, 1st Ward	Angie Lewis, At Large
Jeff Osborne, 2nd Ward	Matt Conard, At Large
Peggy Gordon, 3rd Ward	Tony Kies, Interim City Administrator
Nadine Brockert, 4th Ward	Cinda Hilger, Deputy City Clerk
John Jindrich, 5th Ward	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.

September 19, 2024,6:00 PM

AGENDA

1. **CALL TO ORDER**

2. **INVOCATION - Matt Haecker, First Baptist Church**

3. **ROLL CALL**

4. **PLEDGE OF ALLEGIANCE**

5. FROM THE MAYOR

A. Proclamation for Public Power 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. September 5, 2024 Regular City Council Meeting Minutes

B. September 12, 2024 City Council In-Depth Meeting Minutes

11. * PETITIONS AND COMMUNICATIONS

A. Request for Road Closure on Climer Street for Sanitary Sewer Repair at 617 Climer Street

B. Request on first reading of a Class “C” Retail Alcohol License for Jibaro De Puerto Rico LLC, 201 West 2 nd Street – Jibaro De Puerto Rico LLC (pending inspections)

C. Request for renewal of a Class “C” Retail Alcohol License for Diamond Dave’s Taco Co., 1903 Park Avenue – K & E Restaurants, Inc. (pending inspections and dramshop)

D. Request for a 5-day Alcohol Permit for Travelin’ Sips Mobile Bar, 215 West Mississippi Drive – Travelin’ Sips Mobile Bar LLC (pending inspections and insurance)

E. Request for renewal of a Class “E” Retail Alcohol License for Fast Avenue One Stop, 2111
Park Avenue – Gurung LLC (pending inspections and insurance)

F. Request for renewal of a Class “E” Retail Alcohol License for Pearl City Tobacco & Liquor
Outlet, 200 Green Street – Shaurya, LLC (pending inspections and insurance)

G. Request for renewal of a Class “C” Retail Alcohol License for American Legion Club, 110
So. Houser Street – Edward H Bitzer Post #27 of the American Legion (pending inspections
and dramshop)

H. Request for renewal of a Class “C” Retail Alcohol License for Veterans of Foreign Wars, 1415 Grandview Avenue – Veterans of Foreign Wars Club Inc. (pending inspections and dramshop)

I. Request for a 5-day Special Class “C” Retail Alcohol License for It Takes A Village Animal Rescue and Resources, Harbor Drive – It Takes A Village Animal Rescue & Resources (pending inspections and insurance)

12. <u>* COMMUNICATION – RECEIVE AND FILE</u>

A. September 9, 2024 Muscatine County Board of Supervisors Meeting Minutes

B. August 26, 2024 Muscatine County Board of Supervisors Meeting Minutes

13. <u>* PURCHASE ORDERS AND AGREEMENTS</u>

14. <u>* APPROVAL OF BILLS</u>

It is recommended bills totaling $2,604.707.99, 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. September 19, 2024 Bills for Approval Totaling 2,269,614.73.

B. Supplemental Bill List for September 19, 2024, totaling $335,093.26.

15. <u>PUBLIC HEARING</u>

A. Public Hearing to Discuss Proposed Changes to Title 2, Chapter 4, Sections 4 and 6 of City Code, regarding Historic Preservation Commission Appointments and Qualifications.

B. Public Hearing on General Obligation Annual Appropriation Sewer Improvement Loan and Disbursement Agreement and to Borrow Money Thereunder in a Principal Amount not to Exceed $8,000,000.00.

16. <u>BOARDS AND COMMISSIONS</u>

17. <u>FROM THE CITY ADMINISTRATOR</u>

A. First Reading of an Ordinance Amending Title 2, Chapter 4, Sections 4 and 6 of City Code, Regarding Historic Preservation Commission Appointments and Qualifications. (Public Hearing A)

B. Resolution taking additional action on a proposal to enter into a General Obligation Annual Appropriation Sewer Improvement Loan and Disbursement Agreement in a principal amount not to exceed $8,000,000.00.(Public Hearing B)

C. Request to Waive Third Reading and to Adopt on Second and Final Reading, an Ordinance Revising Title 2, Chapter 2-1-6 of City Code Regarding Term Limits for the Airport Advisory Commission.

D. Resolution Authorizing Special Assessments for Unpaid Abatement Service Fees and Rental Housing Fees to Private Properties.

E. Resolution Authorizing the Muscatine Municipal Housing Authority to Provide Housing Counseling Services to the Residents of the City of Muscatine, Iowa.

F. Resolution Setting a Public Hearing on November 7, 2024, for West Hill Phase 6D Discussion of Potential Environmental Impacts.

G. Resolution Fixing a Date of Meeting for Public Hearing for October 17, 2024,on the Receipt and Approval of Proposals for the Disposal and Development of Certain City-owned Real Property in the Consolidated Muscatine Urban Renewal Area.

H. Request to Approve the Contract and Bond with MidAmerica Basement Systems, in the Amount of $134,697.52 for Underpinning at Sunset Park.

I. Request to Accept a Community Catalyst & Remediation Grant from the Iowa Economic Development Authority to Support the Rehabilitation of 113 Iowa Avenue.

J. Request to Enter Into a Contract With Brightly for a Facility Assessment and Asset Management Software for the Building & Grounds Division of Public Works in the Amount of $59,897.65.

K. Request to Allow for the Construction of the Muscatine Indoor Sports Complex to a Height of 119.5 Feet

L. Resolution Approving a Contract and Bond with Kimrey Electric of Urbandale, Iowa in the Amount of $718,473.00 for the Airport Lighting Project.

M. Request to Submit a Grant Application for Railroad Crossing Elimination Program

18. MAYOR AND COUNCIL REPORTS

19. ADJOURNMENT

PUBLIC POWER WEEK
October 6-12, 2024

WHEREAS, we, the citizens of Muscatine, as consumers and owners of our electric utility, place high value on a community-owned, not-for-profit utility and, as both customers and owners of the utility, have chosen local control over operations and policies through their City-appointed Board of Trustees; and,

WHEREAS, the Muscatine Power and Water electric utility is a community asset that contributes to the well-being of the local citizens through things such as energy efficiency, customer service, environmental protection, and economic development; and,

WHEREAS, MPW employees are neighbors serving neighbors, providing homes, businesses, schools, and local government agencies with not-for-profit electric services while considering these four important factors: Reliability, Affordability, Flexibility and Sustainability, making our community the best place to live, stay, work, and play, and;

WHEREAS, Muscatine Power and Water is a dependable and trustworthy institution whose local operation provides many consumer protections, provides prompt service during emergencies, and contributes to protecting the environment;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council designate the week of October 6 – October 12, 2024 as Public Power Week in Muscatine, to honor Muscatine Power and Water, its customers, policy makers, and its employees, who work together to provide the best possible services; and,

BE IT FURTHER RESOLVED, that Muscatine has joined hands with other communities across the nation in this celebration of the many benefits of the public power model.

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Brad Bark
Mayor, City of Muscatine

City of Muscatine

CITY COUNCIL MINUTES

Thursday, September 5, 2024

1. **CALL TO ORDER**
   Mayor Bark called the City Council meeting for September 5, 2024, to order at 06:00 PM.

2. **INVOCATION- Ray Oehme, Vineyard Church**

3. **ROLL CALL**
   Councilmembers Present: Nadine Brockert, John Jindrich, Jeff Osborne, Peggy Gordon, Angie Lewis, Don Lampe, Matt Conard. Councilmembers Absent: none

4. **PLEDGE OF ALLEGIANCE**

5. **FROM THE MAYOR**
   A. Oath of Office for Interim City Administrator Tony Kies.
   B. Request to Approve the Appointment of Suzanne Hunt Theilmann to the Civil Service Commission
   Councilmember Angie Lewis, seconded by Councilmember Peggy Gordon moved to Approve the Request.
   Vote: Ayes - 7, Nays - 0, Motion Passed.
   C. Proclamation for National Assisted Living Week
   D. Proclamation for National Day of Truth and Reconciliation
   E. Proclamation for 2024 Healthiest State Annual Walk Day

6. **APPROVAL OF AGENDA AS PRESENTED AND/OR AS AMENDED**
   Councilmember Peggy Gordon, seconded by Councilmember Angie Lewis moved to approve the agenda as presented. Vote: Ayes -7, Nays - 0, Motion Passed.

7. **COMMUNICATIONS - CITIZENS**
   Resident Ann Brumbeck, 112 W. 6th Street was present to recognize the City of

Muscatine Police Department, Fire Department and Muscatine County Sheriff's Department for helping celebrate a young resident's birthday.

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

9. **CONSENT AGENDA * (ITEMS 10-14)**

Councilmember Matt Conard, 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. August 1, 2024 City Council Regular Meeting Minutes

B. August 8, 2024 City Council Special Meeting

C. August 15, 2024 Regular City Council Meeting Minutes

11. *** PETITIONS AND COMMUNICATIONS**

A. Request for renewal of a Class “E” Retail Alcohol License for Express Mart, 4804 US 61 – RP Brothers LLC (pending inspections)

B. Request for renewal of a Special Class “B” Retail Native Wine License for Flowers on the Avenue, 1138 East 9 th Street – Flowers on the Avenue (pending inspections)

C. Request for renewal of a Class “B” Retail Alcohol License for Muscatine Fast Break, 2603 –2 nd Avenue – Reif Oil Company (pending inspections)

D. Request for Use of City Property from Caleb Mann with Calvary Church for the Annual 5K run to be held on September 28, 2024

12. *** COMMUNICATION – RECEIVE AND FILE**

A. July 30, 2024 Board of Water, Electric and Communications Trustees Meeting Minutes

B. August 12, 2024 Muscatine County Board of Supervisors Meeting Minutes

C. August 19, 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 $18,500.00, to Cedar Creek Kennels for a Dual Purpose Canine with 10 weeks K9 Handler Training.

B. Request to Approve the Issuance of a Purchase Order, in the Amount of $11,130.00, to Western Safety Products for two Super Vac 18" Positive Pressure Variable Speed Battery Fans.

C. Request to Approve the Issuance of a Purchase Order, in the Amount of $14,446.00, to Henderson Products Inc. for Two 10-foot, V-Box Salt Spreader Stands.

D. Request to Approve the Issuance of a Purchase order, in the amount of $8600.00, to Goddard Heating and Cooling for a Furnace and Air Conditioner for the Golf Clubhouse Operations.

E. Request to Issue a Purchase Order, in the Amount of $6,123.71, to AccuJet Sewer and Drain Cleaning for the Purpose of Lining Sewer Manholes.

14. * APPROVAL OF BILLS

A. September 5, 2024 Bills for Approval

15. PUBLIC HEARING

A. Public Hearing to Discuss Proposed Changes to Title 2, Chapter 2-1 of City Code, regarding Airport Advisory Commission Term Limits.
There were no written or oral comments regarding this public hearing.
Councilmember Angie Lewis, seconded by Councilmember Don Lampe, moved for the public hearing to be closed. Vote: Ayes - 7, Nays - None, Motion Passed.

B. Public Hearing Regarding Proposed Development Agreement with Merge, LLC
There were no written or oral comments regarding this public hearing.
Councilmember Peggy Gordon, seconded by Councilmember Angie Lewis, moved for the public hearing to be closed. Vote: Ayes - 7, Nays - None, Motion Passed.

16. BOARDS AND COMMISSIONS

17. FROM THE CITY ADMINISTRATOR

A. First Reading of an Ordinance Revising Title 2, Chapter 2-1-6 of City Code Regarding Term Limits for the Airport Advisory Commission
Councilmember Don Lampe, Seconded by Councilmember Matt Conard, moved to approve the first reading of Ordinance. Vote: Ayes - 7, Nays - 0, Motion Passed.

B. Resolution Approving Development Agreement with Merge, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement.
Councilmember Angie Lewis, seconded by Councilmember Jeff Osborne moved to Adopt the Resolution.
Councilmember Brockert stated she is not in agreement on the purchase price

for the property.

Councilmember Osborne stated County Assessments should not be used to determine purchase price of properties being sold by the City.

Vote: Ayes - 6, Nays - 1(Brockert), Motion Passed.

C. Third and Final Reading of an Ordinance Adopting the Code of Ordinances of the City of Muscatine, Iowa and Repealing the Code in Effect Prior to September 5, 2024.

Councilmember Nadine Brockert, Seconded by Councilmember Angie Lewis, moved to adopt the ordinance on third and final reading and to direct for its publication as required by law. Vote: Ayes - 7, Nays - 0, Motion Passed.

D. Third and Final Reading of an Ordinance Amending the Zoning Ordinance of the City Of Muscatine, Iowa (Southeast Corner of Hershey Avenue and Green Street)

Councilmember Angie Lewis, Seconded by Councilmember Don Lampe, moved to adopt the ordinance on third and final reading and to direct for its publication as required by law. Vote: Ayes - 7, Nays - 0, Motion Passed.

E. Third and Final Reading of an Ordinance Amending Title 7, Chapter 5 of City Code Relating to Automatic Traffic Enforcement

Councilmember Peggy Gordon, Seconded by Councilmember John Jindrich, moved to adopt the ordinance on third and final reading and to direct for its publication as required by law. Vote: Ayes - 7, Nays - 0, Motion Passed.

F. **Resolution Setting the Date for a Public Hearing for October 3, 2024, on the October 2024 Amendment to the Muscatine Consolidated Urban Renewal Area.**

Councilmember Peggy Gordon, seconded by Councilmember Angie Lewis moved to Adopt the Resolution.

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

G. Resolution Setting a Public Hearing for September 19, 2024, at 6:00 PM at City Hall Council Chambers, to Discuss Proposed Changes to Title 2, Chapter 4, Sections 4 and 6 of City Code, Regarding Historic Preservation Commission Appointments and Qualifications.

Councilmember Nadine Brockert, seconded by Councilmember John Jindrich moved to Adopt the Resolution.

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

H. **Resolution Setting a Public Hearing for September 19, 2024, on Proposal to Enter into a General Obligation Annual Appropriation Sewer Improvement Loan and Disbursement Agreement and to Borrow Money Thereunder in a Principal Amount not to Exceed $8,000,000.**

Councilmember Angie Lewis, seconded by Councilmember Don Lampe moved to Adopt the Resolution.

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

I. Resolution of Support for the Renovation of McKee Button Company by Kent Corporation

Councilmember Peggy Gordon, seconded by Councilmember Jeff Osborne

moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.

J. Resolution Approving Contract and Bond with Unified Contracting Services, Inc. of Des Moines, Iowa for the Airport Fuel System Relocation Project.
Councilmember Don Lampe, seconded by Councilmember Jeff Osborne moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.

K. Resolution Approving the Submittal of a Non-Matching Grant Application to Washington County Riverboat Foundation for the purchase of five, Abbott industries, i-State machines which will allow us to test for cardiac enzymes present in the blood stream during a heart attack.
Councilmember Angie Lewis, seconded by Councilmember Peggy Gordon moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.

L. Request to Approve the Issuance of a Purchase Order, in the amount of $77,502.05, to Martin Equipment for a Compact Track Loader.
Councilmember Don Lampe, seconded by Councilmember Angie Lewis moved to Approve the Request.
Vote: Ayes - 7, Nays - 0, Motion Passed.

M. Request to Approve the Issuance of a Purchase Order, in the Amount of $72,328.40, to Logan Contractor Supply for a Crack/Joint Sealer.
Councilmember Angie Lewis, seconded by Councilmember Peggy Gordon moved to Approve the Request.
Vote: Ayes - 7, Nays - 0, Motion Passed.

N. Request to Award a Contract with MidAmerica Basement Systems, in the Amount of $134,697.52 for Underpinning at Sunset Park
Councilmember Peggy Gordon, seconded by Councilmember John Jindrich moved to Approve the Request.
Melissa Rinnert, Housing Program Supervisor was present to share with Council information regarding the underpinning process at Sunset Park.
Vote: Ayes - 7, Nays - 0, Motion Passed.

O. Request to Issue a Purchase Order, in the Amount of $116,718.00, to GTG Peterbilt for the Purchase of a 36,200 lb. Gross Vehicle Weight Truck for Roadway Maintenance.
Councilmember Angie Lewis, seconded by Councilmember Peggy Gordon moved to Approve the Request.
Vote: Ayes - 7, Nays - 0, Motion Passed.

P. Request to Approve a Memorandum of Agreement with Bi-State Regional Commission for $15,000.00 to Provide Environmental Review Services for the Lead Hazard Reduction Grant.
Councilmember Angie Lewis, seconded by Councilmember Peggy Gordon

moved to Approve the Request.
Vote: Ayes - 7, Nays - 0, Motion Passed.

Q. Request to Approve the Issuance of a Purchase Order, in the Amount of $44,700.00, to Terry and Sons, Inc for Aquatic Center Basin Painting.
Councilmember John Jindrich, seconded by Councilmember Jeff Osborne moved to Approve the Request.
Vote: Ayes - 7, Nays - 0, Motion Passed.

R. Request to Approve an Addendum to the Professional Services Agreement with ISG Engineering in the Amount of $30,000.00 for Alternate #1 in the Muscatine Indoor Sports Complex Project.
Councilmember John Jindrich, seconded by Councilmember Angie Lewis moved to Approve the Request.
Vote: Ayes - 7, Nays - 0, Motion Passed.

S. Request to Approve the Issuance of a Purchase Order to Martin & Whitacre Surveyors and Engineers, Inc. in the Amount of $30,400.00 for Additional Land Surveying Services on the Remainder of the West Hill Sewer Separation Project Phase 6D
Councilmember Peggy Gordon, seconded by Councilmember Matt Conard moved to Approve the Request.
Vote: Ayes - 7, Nays - 0, Motion Passed.

18. <u>MAYOR AND COUNCIL REPORTS</u>

Interim City Administrator Kies asked for direction from City Council regarding status of Public Works Assett Management Software Request. City Council consented to have the item brought to the next regular meeting on September 19, 2024, for further review and vote.

19. <u>OTHER BUSINESS</u>

A. Discussion With Possible Action Regarding Next Steps in Hiring Process of City Administrator.
HR Manager Stephanie Romagnoli reviewed the proposed process for moving forward in the hiring of a City Administrator and answered questions from City Council regarding public input and meetings with candidates.
Council had no further questions and consented to moving forward with the process as outlined.

20. <u>ADJOURNMENT</u>

Councilmember Gordon moved the meeting be adjourned at 6:53 PM.

City of Muscatine

CITY COUNCIL MINUTES

Thursday, September 12, 2024

1. **CALL TO ORDER**

   Mayor Bark called the City Council meeting for September 12, 2024 to order at 06:00 PM.

2. **ROLL CALL**

   Councilmembers Present:Brockert, Jindrich, Osborne, Gordon, Lewis, Lampe, Conard.

3. **PLEDGE OF ALLEGIANCE**

4. **COUNCIL DISCUSSION ITEMS**

   A. An Informational Presentation on Construction Management At Risk (CMAR) for Project Delivery

      Jon Koch, Water Pollution Control Plant Director, shared information regarding CMAR(Construction Manager at Risk). Mr. Koch shared that using this process helps with cost control, reduces change orders, increases transparency, shifts risks to contractors and faster schedules for projects. Mr. Koch shared the CMAR contractor selection process and how the Consultant, Contractor and City are required to all be in sync during the process.

   B. Muscatine Art Center - Museum Planning

      Melanie Alexander, Art Center Director, shared with the City Council regarding the Museum Planning Update. Ms. Alexander started by sharing a timeline of the milestones of the current Muscatine Art Center. Ms. Alexander shared that the Art Center currently has over 20,000 objects in their collection and that they are in need of more space for storage of these pieces of art. The Muscatine Art Center Board of Trustees hired Lord Cultural Resources to complete a business and facility planning study to better understand the costs and operations of a building addition. This study was completed in May 2024. Ms. Alexander shared information on the plan for funding the project through a funding campaign, donations, grants etc. Ms. Alexander shared information regarding preliminary space and facilities plan to include restrooms, storage, multi-purpose event space, catering kitchen, etc. and the need for additional staff that would be needed with the building addition. Ms. Alexander discussed ways of increasing

income for the Art Center to help with future funding.
Council had questions about charging for visiting the Art Center, the percentage of artwork that is displayed, and concerns with using tax payer dollars to help fund the addition.

C. Ignite Vitality: Mulberry Project Update
Community Development Director Jodi Royal-Goodwin shared with City Council an update on the Ignite Vitality: Mulberry Neighborhood Project. Ms. Royal-Goodwin gave an overview of the past three years and how the project has progressed. Ms. Royal-Goodwin answered questions from City Council regarding who owns the properties being rehabilitated, outside and inside of home renovations, other groups that are involved in this project, and where funding for the project came from. Ms. Royal-Goodwin then shared what the next steps are for the project to include a pocket park, sidewalk construction, murals, wife etc..

5. MAYOR AND COUNCIL REPORTS

Councilmember Brockert had comments regarding the recent traffic accidents and the responsibility of drivers when they get behind the wheel of their vehicles and that traffic controls are placed in areas for a reason.
Councilmember Lewis reminded citizens to not blow grass into the roadways.
Councimember Gordon thanked first responders for the 911 Stair Climb event.
Interim City Administrator Kies gave an update on the City Administrator Hiring process.

6. ADJOURNMENT

Councilmember Gordon moved to adjourn the meeting at 8:05 pm.

MUSCATINE

Public Works - 1459 Washington St.
Muscatine, IA 52761-5040
(563) 263-8933
Fax (563) 263-2127

Request for Closure

1: Location of Closure 600 block of Climer (617 Climer)

2: Contractor Broders Excavating

3: Dates and Duration of Closure Two days week of 9-23 TO 9-27 2024

4: Company Responsible for Detour and Signage Broders Excavating

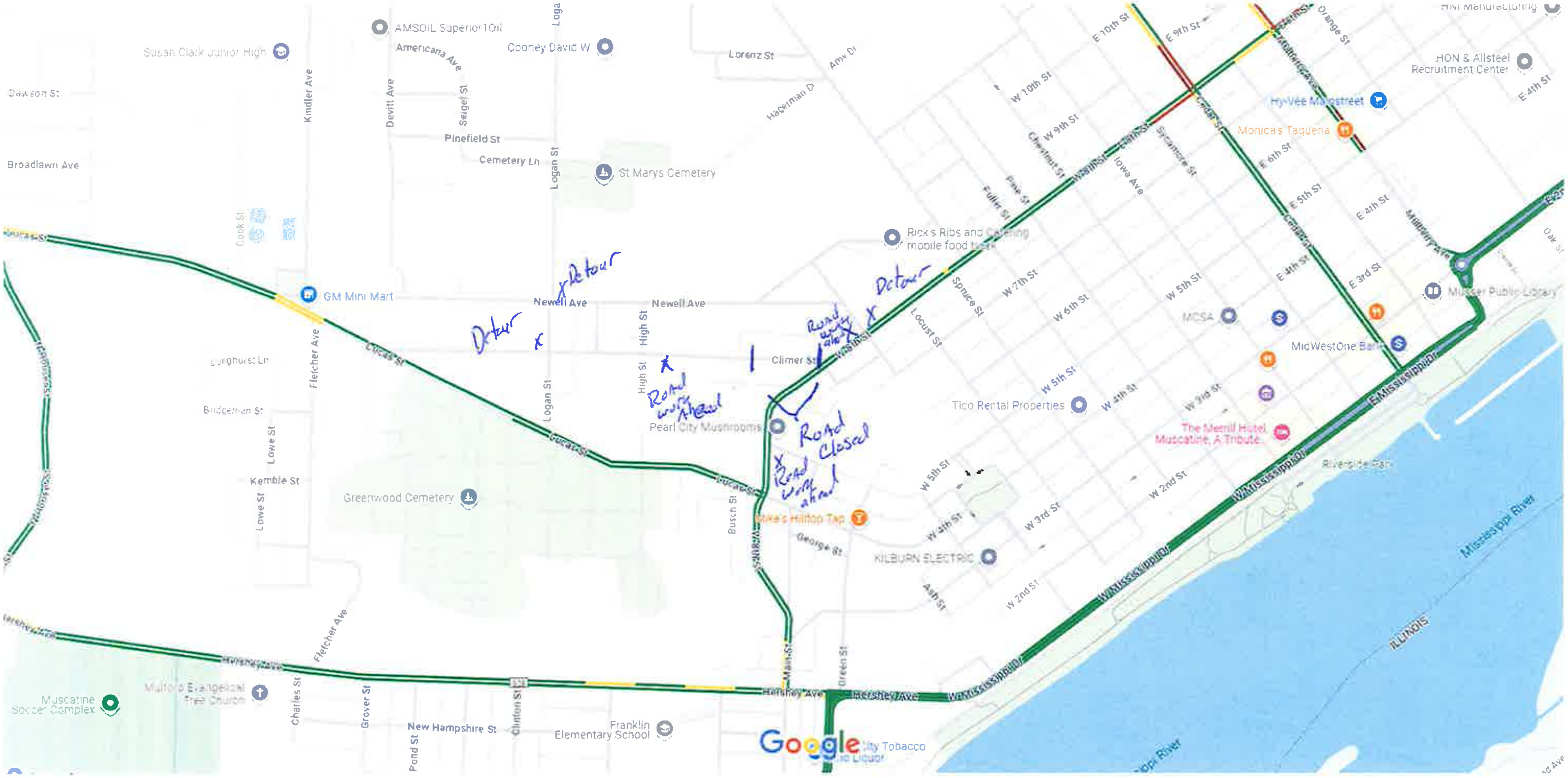
5: Reason Closure is Needed Sanitary Sewer lateral Plugged

Date Submitted 9-12-2024

Applicant Louie Broders

"I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them" — Mark Twain

Google Maps



Map data ©2024 500 ft

Live traffic Fast Slow

Muscatine County Board of Supervisors
Monday, September 9, 2024

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

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

On a motion by Sauer, second by Kirchner, the Board approved claims dated September 9, 2024 in the amount of $2,095,881.11. Ayes: All.

On a motion by Sauer, second by Mather, the Board approved a utility permit: MidAmerican Energy Company, Des Moines, Iowa – directional bore new conduit and fiber for MidAmerican placement to be as close to back of right-of-way as possible to avoid bridge work on 120th Street bridge replacement project LFM- (FU-9)-7X-70. Ayes: All.

County Engineer Bryan Horesowsky updated the Board on secondary road project, department personnel changes and the Levee Project.

Miranda Swafford, Executive Director, Mississippi Valley Workforce Development (MVWD) Board, gave a virtual update to the Board. The presentation included objectives and announced a new online portal named Skill Up, which offers free resources and online courses for self-learning. The online portal is located on the Musser Public Library website. Mandy Tripp, MVWD Compliance Officer and Tyler Lanz, MVWD Strategic Partnership Specialist, also presented items within the virtual update.

Chris Jasper, Director-Emergency Management/E911and EMS Association President Tom Summitt presented a Muscatine County EMS Association Essential Services Update to the Board. Summitt stated Muscatine County EMS has been an association for approximately 40 years represented by the all the EMS services in the county. Summitt stated in 2021, Bobby Kaufmann. Iowa House of Representative, District 82, began working with SF615 to make ambulance service an essential service (fire and police were essential services but ambulance was not). Summitt stated a year ago the EMS Association began monthly meetings to research and develop a potential plan for ambulance service as an essential service and the possibility of county funding in the future. Jasper reviewed the current ambulance service areas, first responder areas, average response time to rural county areas, lack of funding for some of the EMS agencies, lack of volunteers and the significant lack of EMS coverage. Jasper reviewed a map of the first responder areas in the county which showed 72% of ambulance calls do not fall within a first responder district. Jasper stated their findings show there are trained first responders in our county who are interested in helping but because they do not live within a certain district, they are unable to respond to calls. Jasper stated the EMS Association has discussed eliminating the districts and having a county-wide first responder network which could oversee distribution, policies, fiscal and operational oversight. Sandy Heick, Vice-President of EMS Association, reviewed the 2022 legislation for county-wide essential services and stated the county has a unique situation as the City of Muscatine has a good organization with paid service now. Heick stated there are two ways for essential service funding with one option to be county-wide service and another option is to establish EMS service districts under IA Code 357F and 357G. Heick stated the EMS Association has discussed the potential EMS service districts. The review has determined there is a requirement of 25% of property owners in the rural districts to file that they want this change, which then would lead to an election with a 60% majority vote from the citizens for a potential $1.00 per thousand in property taxes, not to include agricultural, railroads and parks. Heick stated the association is a long way from the process and stated a board would be required to oversee the EMS service districts. Heick stated the proposed EMS service district would allow first responders to service the entire county and respond times will improve. Gary Ronzheimer, Muscatine Fire Battalion Chief, reviewed the first responder map and explained that if a first responder network is implemented the response time per call will improve, which will benefit the entire county. Sorensen thanked the group for their presentation and the direction they are going. Heick thanked Sorensen for attending meetings and his support. West Liberty City Mayor, Mark Smith, stated the City of West Liberty supports the work of the EMA Association and has a lot of potential for their area. Smith stated he received a draft of a 28E Agreement and is not sure how the draft was already released. Smith stated he has major concerns with the draft document. Wilton City Police Chief, Dave Clark, stated the 28E draft agreement was not meant to be released as it is only a draft at this time.

Planning and Zoning Administrator Eric Furnas reviewed Change Order #03 in regards to the Courthouse Roofing Project. Furnas stated Renaissance Historic Exteriors removed the old copper copula off of the top of the courthouse clocktower, they found the underlying steel support/frame structure was very minimal and allowed for steel to copper contact. The resultant galvanic reaction led to some corroding of the steel frame members at the contact points, although not to the extent that structural integrity is jeopardized. The proposal was to add additional wood framing and sheeting around the steel frame to support the new cupola metal. Additional wood framing will provide additional anchor points, better support for the copper and the ability to properly dry-in and keep the cupola dry. Furnas stated because there was no Board meeting last Monday, due to the holiday to bring this before you and to keep the work on schedule, he requested and approved a change order in the amount of $3,951.52.

On a motion by Chick, second by Mather, the Board affirmed Change Order #03 with Renaissance Historic Exteriors, in the amount of $3,951.52 for the Courthouse Roofing Project. Ayes: All.

Furnas stated he has been meeting with Mike Nolan of Horizon Architecture and Administrative Services Director Nancy Schreiber to review pending issues such as the masonry work. Furnas stated he is pleased with the work and craftmanship so far.

Conservation Director Katie Hammond reviewed a proposal from Winona Controls to upgrade the HVAC system at the Environmental Learning Center as the current JSI Metasys system no longer functions.

On a motion by Chick, second by Sauer the Board approved a proposal from Winona Controls in the amount of $24,950.00 to upgrade the HVAC system at the Environmental Learning Center. Ayes: All.

Hammond asked the Board if they had any questions on the FY24 Conservation Annual Report that was provided at last week's meeting. The Board has no questions. Hammond stated the Deep Lake Campground Project is moving along with weekly meetings to make sure the progress is on track to secure contractor contracts by December 2024.

On a motion by Mather, second by Kirchner, the Board approved the minutes of the August 26, 2024 regular meeting. Ayes: All.

Correspondence:

Sauer had a discussion with a resident regarding an intersection in a rural area and a request to place a stop sign.

Sorensen received a call from a landowner in the Trolley bridge project and concern with ability of getting equipment onto the road from his property. Sorensen stated contractors have been made aware that land access needs to be provided.

Chick received several calls from Connie Fuller and emails from Kelsie Bell regarding cemetery access onto Bell's property.

Chick received a call from Chad Healey with concerns of tall weeds on the intersection of 41st Street and Stewart Road. Chick contacted County Engineer Bryan Horesowsky.

All Supervisors received an email from Kelsie Bell regarding Connie Fuller's cemetery access request on her property and regarding the cemetery ordinance.

Committee & Meeting Reports:

Chick attended a Greater Muscatine Chamber of Commerce and Industry meeting on August 28, 2024.

Chick attended a Mississippi Valley Workforce Area finance meeting on August 28, 2024.

Sorensen attended a meeting with City of Muscatine Steering Committee regarding their Comprehensive Plan on September 4, 2024 and September 5, 2024.

Sorensen attended an Eastern Iowa Mental Health Region meeting on August 18, 2024. Sorensen stated the state has released the districts for mental health and our district is approximately 1,000,0000 people for fourteen counties. Sorensen stated Mae Hingtgen, CEO of East Central Mental Health Region requested to put together a proposal in response to a recent Request for Proposal for ASO's.

On a motion by Mather, second by Sauer, the Board approved Resolution #09-09-24-01 Taking Action to Set a Public Hearing on a Proposal to Repurpose Bond Proceeds. Roll call vote: Ayes: All.

RESOLUTION #09-09-24-01

RESOLUTION TAKING ACTION TO SET A PUBLIC HEARING ON A PROPOSAL TO REPURPOSE BOND PROCEEDS

WHEREAS, on July 18, 2023, the Muscatine County Board of Supervisors (the "Board") entered into a $3,000,000 General Obligation County Purpose Note, Series 2023, of which $195,000 was allocated to construction of a bathroom addition at the Muscatine County Jail; and

WHEREAS, the Board and staff agree that a discussion is required to determine if the jail bathroom addition is a need at this time or if said bond proceeds would be better utilized for other repairs at the Muscatine County Jail and Sheriff's Office; and

WHEREAS, the Board wishes to hold a public hearing to discuss repurposing $195,000 of the Series 2023 bond proceeds.

NOW, THEREFORE, BE IT RESOLVED, the Muscatine County Board of Supervisors shall meet on September 23, 2024, at the Muscatine County Administration Building, Muscatine, Iowa, at 9:00 a.m., at which time and place a hearing will be held and additional action may be taken on the repurposing of bond proceeds, and that the Director of Administrative Services is directed to give notice of the proposed action, the time when and place where the said meeting will be held, by publication at least once, not less than four (4) and not more than twenty (20) days before the hearing, in a legal newspaper of general circulation in the County.
PASSED AND APPROVED this 9th day of September, 2024.

ATTEST:

/s/Tibe Vander Linden	/s/Jeff Sorensen, Chairperson
Muscatine County Auditor	Muscatine County Board of Supervisors

On a motion by Chick, second by Kirchner, the Board approved the appointment of Laura Curtis Kramer to the Muscatine County Civil Services Commission for a six-year term ending June 30, 2030. Ayes: All. Sorensen stated he appreciates Curtis' service to the commission.

Administrative Services Director Nancy Schreiber reviewed the grievance review board process in the employee handbook regarding an employee who has filed a grievance and the department responded to the grievance. They have requested the next step which is a grievance review board. The Board is required to appoint a department head. The employee will select one member and a third member will be selected by the Board's and the employee's appointees to serve on the grievance review board. In the event the two appointees cannot agree on a third member, within five working days, the Board of Supervisors shall be notified and will select the third member. If the employee is not satisfied with the review board decision, then the Board can decide to have a hearing. Sorensen recommended to appoint Planning and Zoning Administrator Eric Furnas as the department head member for the grievance review board.

On a motion by Sorensen, second by Chick, the Board moved to appoint Planning and Zoning Administrator Eric Furnas, to serve on a grievance review board, in accordance with the Muscatine County Handbook. Ayes: All.

Chris Jasper, Director-Emergency Management/E911 and Public Health Director, Jen Kraft addressed the Board regarding a partnership between their two departments to create an emergency preparedness public health app with funding from a Public Health grant. The app will launch this week under the name "Muscatine Cares" which is a community alerting resource emergency system. The app will be resources on how to create disaster plans, has links to sign up for the Alert Iowa Program, mental health resources and public health resources. Jasper encourages citizens to download the app to their phones as an excellent resource. Kraft stated citizens can contact her if they have suggestions on improving the app.

Chick asked Jasper about delayed ambulance response time that was discussed earlier in the meeting. Chick asked if more than one ambulance service can be alerted instead of waiting for the first call to respond. Jasper stated the current EMS agreement states the appropriate ambulance will be paged and to wait for five minutes and then page them again and wait five minutes. Jasper stated discussions have been held to change the policy to page the next available service after five minutes instead of 10 minutes. Jasper stated it is a lengthy process to implement a change.

Jasper updated the Board on the transition to the Iowa Statewide Interoperability Communities System (ISICS) radio system. Jasper stated the tower the county took possession of is running smoothly.

The Board recessed at 10:25 A.M. The Board reconvened at 10:31 A.M.

On a motion by Mather, second by Kirchner, the Board went into Closed session at 10:32 A.M. pursuant to Code of Iowa, Section 21.5 (c) to discuss strategy with counsel in matter where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation; and/or Section 21.2 (j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for the property or reduce the price the governmental body would receive for the property. Roll call vote: Ayes: All. On a motion by Mather, second by Kirchner, the Board returned to open session at 10:55 A.M. Roll call vote: Ayes: All.

On a motion by Mather, second by Chick, the Board went into a Non-Public session at 10:55 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 Chick, second by Mather, the Board returned to open session at 11:14 A.M. Roll call vote: Ayes: All.

The meeting was adjourned at 11:14 A.M.

ATTEST:

Tibe Vander Linden	Jeff Sorensen, Chairperson
County Auditor	Board of Supervisors

Muscatine County Board of Supervisors
Monday, August 26, 2024

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

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

Discussion was held with City of Wilton Mayor Keith Stanley regarding starting an Emergency Management Services (EMS) Countywide. Stanley stated the City of Wilton, for the past two years, are servicing the Wilton area with 8-10 volunteers whom do approximately 80% of the emergency calls. City of Wilton is paying the volunteers a stipend per call. Cedar County has begun services through a countywide surcharge. MEDIC EMS has been servicing the Durant area through Scott County. Mather stated Sorensen is more knowledgeable in this topic and was not present to respond, but confirmed that this topic is being discussed. Kirchner asked if contact has been made with other small towns. Stanley stated that City Administrator of Wilton, Jeff Horne, has drafted a 28E Agreement because legislation is changing. Horne stated the state is pushing for EMS countywide services, and because of this the larger counties in the area are already onboard, which leaves Muscatine County and other small communities to possibly make changes.

Discussion was held with Muscatine County Historic Preservation Commission member Lynn Pruitt who updated the board on a survey conducted approximately two years ago. This survey identified two or three homes in Wilton to conduct an intensive survey through their own CLG Grant, which is separate from the county CLG grant. In West Liberty, the potential historic district is North Calhoun Street. Pruitt stated they would like to begin an intensive survey of this area. City of West Liberty has offered a cash match of up to $5000 towards the funding. Pruitt asked the Board for permission to submit a CLG Grant for the remaining funding of this survey.

On a motion by Chick, second by Sauer, the Board authorized the Muscatine County Historic Preservation Commission to apply for a CLG Grant for the Survey of the North Calhoun Street Potential Residential Historic District in West Liberty. Ayes: All.

Pruitt then updated the Board on other surveys.

Planning and Zoning Administrator Eric Furnas reviewed a Special Use Permit approved by the Muscatine County Board of Adjustment on August 9, 2024. Furnas stated Case #24-07-01 is an application filed by JohnPaul Baric, Applicant and Matthew Elam, Record Owner. The affected property is adjacent to 2913 University Drive, Muscatine, Iowa, Parcel #09-19-301-010, in Sweetland Township, in parts of the SW ¼ of Section 19-T77N-R1W, containing approximately 13.38 acres, and is zoned R-1 Residential District. Furnas stated there are two options to access the data center, one is off of University Drive, the other is a private gravel road off of Solomon Avenue. The request allows the Zoning Administrator to issue a Special Use Permit to allow the applicant to build a data center to be placed on an approximate 3.5-acre portion of Parcel #09-19-301-010 with primary access from Solomon Ave. Easement permission was given by landowner for the use of a gravel road as the primary access to the data center, but during snow emergencies, access off of University Drive can be used as needed.

Furnas reviewed Resolution #08-26-24-01 Approval of the Combined Preliminary and Final Plat of Niemann Acres Subdivision. The property owner, Angela Niemann, submitted an annexation and a severance request, to align a two-lot subdivision located at 2720 Isett Avenue. This would adjust the Muscatine City limits with the boundary between two proposed lots.

On a motion by Sauer, second by Kirchner, the Board approved Resolution #08-26-24-01 Combined Preliminary and Final Plat of Niemann Acres Subdivision. Roll call vote: Ayes: All

RESOLUTION #08-26-24-01
APPROVAL OF THE COMBINED PRELIMINARY AND FINAL PLAT
OF
NIEMANN ACRES SUBDIVISION

WHEREAS, there has been presented before the Board of Supervisors of Muscatine County, Iowa, a dedication and plat of the proposed subdivision “Niemann Acres”; 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 August 26, 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 “Niemann Acres 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 26th day of August, 2024.

ATTEST:

/s/Jane Claussen	/s/Nathan Mather, Vice Chairperson
First Deputy Auditor	Muscatine County Board of Supervisors

Conservation Director Katie Hammond updated the Board on the proposed Deep Lakes Park Campground project. The Board discussed reallocating American Rescue Plan Act (ARPA) Funds from the Conservation Deep Lakes Park Water and Sewer Connection projects to the Conservation Deep Lakes Park Campground project.

On a motion by Chick, second by Sauer, the Board approved Resolution #08-26-24-02 Reallocating American Rescue Plan Act (ARPA) Funds. Roll call vote: Ayes: All

RESOLUTION # 08-26-24-02
REALLOCATING AMERICAN RESCUE PLAN ACT FUNDS

WHEREAS, on March 11, 2021, President Biden signed the 1.9 trillion-dollar American Rescue Plan Act to speed up recovery from the economic and health effects of the COVID-19 pandemic and,

WHEREAS, the American Rescue Plan allocated $8,286,982.00 to Muscatine County and on May 21, 2021 the first half of funds totaling $4,143,491.00 was received and on June 9, 2022 the second half of the funds totaling $4,143,491.00 was received and,

WHEREAS, the Muscatine County Board of Supervisors chooses the standard revenue loss allowance of up to $10,000,000 for government services and,

WHEREAS, the Muscatine County Board of Supervisors allocated $876,475 to the Conservation Deep Lakes Park Water Connection project and $614,375 to the Conservation Deep Lakes Park Sewer Connection on September 19, 2023 and wishes to reallocate these funds to the following project:

Conservation Deep Lakes Park Campground in the amount of $1,490,850

NOW, THEREFORE, BE IT RESOLVED, the Muscatine County.

PASSED AND APPROVED this 26th day of August, 2024.

ATTEST:

/s/Jane Claussen	/s/Nathan Mather, Vice Chairman
First Deputy Auditor	Muscatine County Board of Supervisors

On a motion by Chick, second by Kirchner, the Board approved the republication of the Muscatine County Treasurer's Semi-Annual Report for January 1, 2024 through June 30, 2024. Ayes: All.

On a motion by Kirchner, second by Sauer, the Board approved the minutes of the August 19, 2024 regular meeting. Ayes: All.

Correspondence:

Chick received a call from Ann Brumback about a 7-year-old birthday party that the Sheriff Department and Fire Departments attended. Chick wanted to thank the organizations who attended.

Chick received a call from Steve Crackley in regards to the potential flashing stop signs at Highway 6 in Moscow. Chick suggested he attend the Safety Plan Workshop on October 22, 2024

Kirchner received a call about concerns of grass clippings on roadways. Kirchner contacted County Attorney Jim Barry and County Engineer Bryan Horesowsky and was informed we do not have any resolutions or county ordinances in place at this time.

Committee & Meeting Reports:

Chick attended a Mississippi Valley Workforce Area Board meeting on August 21, 2024.

Chick and Mather attended a Housing Council strategy session with Dr. Jerry Anthony of the University of Iowa on August 23, 2024.

Mather attended a Muscatine County Veterans Affairs Commission Board meeting on August 21,2024.

Sauer attended Muscatine County Conservation Board meeting on August 19, 2024, and the River Band Transit meeting on August 21, 2024.

On a motion from Kirchner, second by Mather, the Board authorized the Chair to execute a Methamphetamine Drug Hot Spots Grant Program (CAMP) contract increasing the amount $4,000 and extending the contract to September 30, 2024. Ayes: All.

On a motion from Sauer, second by Kirchner, the Board accepted the August 2024 payroll claims. Ayes: All

County Engineer Bryan Horesowsky updated the Board on secondary road personnel open positions and road projects.

County Auditor Tibe Vander Linden announced August 27, 2024 is the first day to accept absentee ballot request forms through October 21, 2024 for ballots to be mailed. The first day to mail ballots will be October 16, 2024. Vander Linden stated important dates and extended office hours leading up to the General election can be found on the county website. A Special Election for the City of Blue Grass for the City Council to Fill a Vacancy, will be held by Scott County as they are the control county for City of Blue Grass. Muscatine County has less than 125 registered voters in the Blue Grass City District. Scott County will have one polling location at the Blue Grass Public Safety Building. The polling location will be open September 10, 2024 from 7:00 A.M. to 8:00 P.M. Notice of the City of Blue Grass Election is also on our county website and a sample ballot for this election.

Conservation Director Katie Hammond presented the Board with a FY24 County Conservation Department Annual Report.

On a motion by Sauer, second by Kirchner, the Board went into a non-public session at 9:49 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 Chick, second by Sauer, the Board returned to open session at 10:29 A.M. Roll call vote: Ayes: All

The meeting adjourned at 10:29 A.M.

ATTEST:

____________________________	____________________________
Tibe Vander Linden	Jeff Sorensen, Chairperson
County Auditor	Board of Supervisors

BILLS FOR APPROVAL SUMMARY
September 20, 2024

Computer Bill Lists			
Regular Bills 9/20/24		$	956,577.18
Special Ck Run 9/13/24	Operating		9,941.00
Payroll Vendor Checks 9/13/24			17,207.89
Payroll Vendor ACH Payments 9/13/24			101,634.22
	Subtotal	$	1,085,360.29
ACH Debit Memo Payments			
Wellmark Insurance	Health/Dental Insurance September	$	82,000.00
Wellmark Insurance	Health/Dental Insurance August		82,000.00
Payroll Account	Transfer		496,554.09
Treasurer State of Iowa	State Tax Withholding		32,087.36
IPERS	August Contributions		190,239.96
Internal Revenue Service	Federal Withholding		131,323.15
	Subtotal	$	1,014,204.56
Voucher Program			
Various Landlords	Estimated October Rent	$	180,000.00
		$	180,000.00
Voids			
Void CK 9/13/24	Operating	$	(9,950.12)
	Subtotal	$	(9,950.12)
	Total Expenditures	$	2,269,614.73

Accounts Payable

Transactions by Account

User: SMeyer
Printed: 09/17/2024 - 2:39PM
Batch: 00003.09.2024

City of MUSCATINE
City Hall
215 Sycamore St
Muscatine, Iowa
52761
www.muscatineiowa.gov
(563) 264-1550

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
1000-00-0000-23550	RELIANCE STANDARD LIFE INS CO	PR Batch 00002.08.2024 Life Insurance	08/16/2024	0	2.99	
1000-00-0000-23550	RELIANCE STANDARD LIFE INS CO	PR Batch 00002.08.2024 Life Insurance	08/16/2024	0	1.20	
		Vendor Subtotal:			4.19	
1000-00-0000-23630	RELIANCE STANDARD LIFE INS CO	PR Batch 00001.08.2024 Optional Life	08/02/2024	0	319.92	
1000-00-0000-23630	RELIANCE STANDARD LIFE INS CO	PR Batch 00002.08.2024 Optional Life	08/16/2024	0	319.93	
		Vendor Subtotal:			639.85	
1000-00-0000-24400	RAYNOR DOOR CO INC OF THE QU	3 Button Transmitter	09/16/2024	0	1,373.25	
		Vendor Subtotal:			1,373.25	
1000-00-0000-24400	MORNING SUN FARM IMPLEMENT,	Diagnostic	09/16/2024	0	600.00	
1000-00-0000-24400	MORNING SUN FARM IMPLEMENT,	Replace Hydrostat on RTV-X1100	09/16/2024	0	8,752.25	
1000-00-0000-24400	MORNING SUN FARM IMPLEMENT,	Continual Repairs on RTV-X1100	09/16/2024	0	2,957.39	
		Vendor Subtotal:			12,309.64	
1000-00-0000-24400	DAN'S ADVANCED AWNINGS WINI	Garage Door Top Panel	09/13/2024	0	750.00	
		Vendor Subtotal:			750.00	
1000-01-1111-61120	BOHNSACK & FROMMELT LLP	FY24 Audit Payment #1	09/13/2024	0	23,950.00	
		Vendor Subtotal:			23,950.00	
1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUBI	August Legal	09/17/2024	0	247.50	

1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUBI	August Legal	09/17/2024	0	337.50	
1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUBI	August Legal	09/17/2024	0	967.50	
1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUBI	August Legal	09/17/2024	0	2,652.00	
		Vendor Subtotal:			4,204.50	
1000-01-1121-61225	MUSCATINE COUNTY TREASURER	Quarterly Prosecutor Services	09/17/2024	0	10,000.00	
		Vendor Subtotal:			10,000.00	
1000-01-1131-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	22.38	
		Vendor Subtotal:			22.38	
1000-01-1131-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	30.58	
		Vendor Subtotal:			30.58	
1000-01-1131-51100	ADVANCED BUSINESS SYSTEMS IN	AAG 70-864-05 Daily Planner 8 1/2 x 11	09/17/2024	0	21.89	00028231
		Vendor Subtotal:			21.89	
1000-01-1131-51100	QUILL CORPORATION	#AAG PM12-28 One Year Per Page 24 x	09/17/2024	0	9.47	00028229
1000-01-1131-51100	QUILL CORPORATION	#AAG G470-00 DayMinder Monthly Pla	09/17/2024	0	23.98	00028229
1000-01-1131-51100	QUILL CORPORATION	Blue Pens	09/13/2024	0	20.38	
		Vendor Subtotal:			53.83	
1000-01-1131-51400	SYCAMORE PRINTING INC	Name Plate - T Kies	09/13/2024	0	21.79	
		Vendor Subtotal:			21.79	
1000-01-1131-61340	TCM BANK NA VISA	Adobe - Adobe ID	09/17/2024	0	59.99	
		Vendor Subtotal:			59.99	
1000-01-1131-62310	XEROX CORPORATION	August Copies	09/17/2024	0	6.34	

		Vendor Subtotal:			6.34	
1000-01-1131-64200	TCM BANK NA VISA	IA Leauge of Cities - Registration Kies	09/17/2024	0	370.00	
1000-01-1131-64200	TCM BANK NA VISA	IA Leauge of Cities - Registration Refunc	09/17/2024	0	-125.00	
1000-01-1131-64200	TCM BANK NA VISA	IA Leauge of Cities - Registration Refunc	09/17/2024	0	-245.00	
		Vendor Subtotal:			0.00	
1000-01-1132-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	19.50	
		Vendor Subtotal:			19.50	
1000-01-1132-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	24.04	
		Vendor Subtotal:			24.04	
1000-01-1132-51100	QUILL CORPORATION	#AAG G470-00 DayMinder Monthly Pla	09/17/2024	0	11.99	00028229
		Vendor Subtotal:			11.99	
1000-01-1132-51300	STAPLES ADVANTAGE	Colored Paper	09/13/2024	0	87.42	
		Vendor Subtotal:			87.42	
1000-01-1132-61220	LAW OFFICES OF HOPKINS & HUBI	August Legal	09/17/2024	0	947.50	
		Vendor Subtotal:			947.50	
1000-01-1132-61660	TENANT REPORTS.COM LLC	Background Checks	09/13/2024	0	7.00	
		Vendor Subtotal:			7.00	
1000-01-1132-62310	XEROX CORPORATION	August Copies	09/17/2024	0	1.81	
		Vendor Subtotal:			1.81	
1000-01-1132-62530	CROSSROADS INC.	Shredding	09/13/2024	0	22.00	

1000-01-1132-62530	CROSSROADS INC.	Shredding	09/16/2024	0	22.00
		Vendor Subtotal:			44.00
1000-01-1132-64200	TCM BANK NA VISA	NPELRA - Registration Peterson	09/17/2024	0	345.00
1000-01-1132-64200	TCM BANK NA VISA	NPELRA - Registration Romagnoli	09/17/2024	0	849.00
1000-01-1132-64200	TCM BANK NA VISA	NPELRA - Registration Romagnoli	09/17/2024	0	100.00
		Vendor Subtotal:			1,294.00
1000-01-1132-64200	NATIONAL PELRA	12/12/24 - Negotiation Process Kayla Pet	09/17/2024	0	295.00
		Vendor Subtotal:			295.00
1000-01-1132-65100	TCM BANK NA VISA	ICMA - Job Posting Admin	09/17/2024	0	450.00
		Vendor Subtotal:			450.00
1000-01-1132-69200	MAILBOXES & PARCEL DEPOT	Shipping	09/13/2024	0	13.13
		Vendor Subtotal:			13.13
1000-01-1144-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	5.56
		Vendor Subtotal:			5.56
1000-01-1144-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	6.40
		Vendor Subtotal:			6.40
1000-01-1144-52840	FAMILY EYE & CONTACT LENS CN	Safety Glasses - C Chelf	09/17/2024	0	58.00
		Vendor Subtotal:			58.00
1000-01-1144-52840	DRJ GROUP, LLC	First Aid Supplies	09/16/2024	0	31.90
1000-01-1144-52840	DRJ GROUP, LLC	First Aid Supplies	09/16/2024	0	22.73
		Vendor Subtotal:			54.63

1000-05-1141-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	32.95	
		Vendor Subtotal:			32.95	
1000-05-1141-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	57.13	
		Vendor Subtotal:			57.13	
1000-05-1141-51100	QUILL CORPORATION	#AAG PM12-28 One Year Per Page 24 x	09/17/2024	0	9.47	00028229
1000-05-1141-51100	QUILL CORPORATION	#AAG G470-00 DayMinder Monthly Pla	09/17/2024	0	11.99	00028229
		Vendor Subtotal:			21.46	
1000-05-1143-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	45.11	
		Vendor Subtotal:			45.11	
1000-05-1143-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	51.85	
		Vendor Subtotal:			51.85	
1000-05-1143-51100	ADVANCED BUSINESS SYSTEMS IN	AAG PM3-28 One Month Per Page 15 1/	09/17/2024	0	12.32	00028231
		Vendor Subtotal:			12.32	
1000-05-1143-51100	QUILL CORPORATION	#AAG G470-00 DayMinder Monthly Pla	09/17/2024	0	11.99	00028229
		Vendor Subtotal:			11.99	
1000-05-1143-51100	AMAZON.COM	3 Ring Binders	09/16/2024	0	38.03	
1000-05-1143-51100	AMAZON.COM	Calc Ink Ribbon	09/13/2024	0	7.48	
1000-05-1143-51100	AMAZON.COM	#10 Left Window Envelope	09/13/2024	0	214.80	00028502
		Vendor Subtotal:			260.31	
1000-05-1143-62310	XEROX CORPORATION	August Copies	09/17/2024	0	16.29	
1000-05-1143-62310	XEROX CORPORATION	August Copier	09/17/2024	0	118.55	
1000-05-1143-62310	XEROX CORPORATION	August Copies	09/17/2024	0	62.84	

		Vendor Subtotal:			197.68	
1000-05-1143-69200	FEDEX	Shipping HM Check	09/13/2024	0	24.68	
		Vendor Subtotal:			24.68	
1000-05-1145-63300	PITNEY BOWES GLOBAL FINANCIA	Postage Machine Lease 7/30/24 -10/29/24	09/13/2024	0	424.32	
		Vendor Subtotal:			424.32	
1000-05-1145-63300	XEROX CORPORATION	August Copier	09/17/2024	0	166.47	
		Vendor Subtotal:			166.47	
1000-05-1146-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	29.50	
		Vendor Subtotal:			29.50	
1000-05-1146-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	38.65	
		Vendor Subtotal:			38.65	
1000-05-1146-51400	AMAZON.COM	Memory Card	09/16/2024	0	38.99	
		Vendor Subtotal:			38.99	
1000-05-1146-61340	WINSOR CONSULTING	Veeam Backup & Replication Enterprise	09/13/2024	0	1,577.16	00028103
		Vendor Subtotal:			1,577.16	
1000-05-1146-61340	TCM BANK NA VISA	Jamf Software - Subscription	09/17/2024	0	20.00	
		Vendor Subtotal:			20.00	
1000-05-1146-65240	MUSCATINE POWER & WATER	August Internet - Greenwood	09/16/2024	0	83.18	
1000-05-1146-65240	MUSCATINE POWER & WATER	August Internet - Weed Park	09/16/2024	0	83.18	
1000-05-1146-65240	MUSCATINE POWER & WATER	August Internet - Greenwood	09/16/2024	0	59.99	

			Vendor Subtotal:		226.35	
1000-10-1221-35380	DAVID BIZAK	Refund	09/17/2024	0	228.75	
			Vendor Subtotal:		228.75	
1000-10-1221-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	89.79	
			Vendor Subtotal:		89.79	
1000-10-1221-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	127.07	
			Vendor Subtotal:		127.07	
1000-10-1221-51100	ADVANCED BUSINESS SYSTEMS IN	AAG PM2-28 One Month Per Page 12 x	09/17/2024	0	8.70	00028231
1000-10-1221-51100	ADVANCED BUSINESS SYSTEMS IN	AAG G545-00 Planner DayMinder Black	09/17/2024	0	38.07	00028231
			Vendor Subtotal:		46.77	
1000-10-1221-51100	QUILL CORPORATION	#AAG SD389-13 Standard Diary (CD)	09/17/2024	0	25.89	00028229
			Vendor Subtotal:		25.89	
1000-10-1221-61340	TCM BANK NA VISA	Adobe - Subscription	09/17/2024	0	21.19	
1000-10-1221-61340	TCM BANK NA VISA	Remarkable - Subscription	09/17/2024	0	31.03	
1000-10-1221-61340	TCM BANK NA VISA	Remarkable - Subscription Transaction Fe	09/17/2024	0	0.87	
			Vendor Subtotal:		53.09	
1000-10-1221-62120	A NOTCH ABOVE TREE SERVICE	610 Iowa Ave - Removal of Dead/Dying	09/13/2024	0	270.00	00028558
			Vendor Subtotal:		270.00	
1000-10-1221-62310	XEROX CORPORATION	August Copies	09/17/2024	0	3.62	
1000-10-1221-62310	XEROX CORPORATION	August Copier	09/13/2024	0	27.58	
1000-10-1221-62310	XEROX CORPORATION	August Copier	09/13/2024	0	0.13	

		Vendor Subtotal:			31.33
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 507 Lowe	09/13/2024	0	1,428.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 401 Munn St	09/13/2024	0	91.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 607/609 W 3rd	09/13/2024	0	91.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 510 Walnunt	09/13/2024	0	38.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 1513 Devitt	09/16/2024	0	129.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 303 Pond St	09/13/2024	0	826.88
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 2009 Wallace	09/13/2024	0	556.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 418 Grandview	09/13/2024	0	115.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 401 W 7th St	09/13/2024	0	168.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 207 E 2nd St	09/13/2024	0	220.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 709 Grandview	09/13/2024	0	418.25
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - Parcel 083515100	09/13/2024	0	1,105.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 1331 E 2nd St	09/13/2024	0	129.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 125 Roscoe Ave	09/13/2024	0	167.70
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 614 Climer St	09/13/2024	0	129.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 713 Mulberry	09/13/2024	0	245.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 1905 Hershey Ave	09/13/2024	0	206.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 817 Fuller St	09/13/2024	0	129.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 1122 Mulberry	09/13/2024	0	91.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 2010 Sampson St	09/13/2024	0	322.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 814 E 6th St	09/13/2024	0	561.75
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 516 Lorenz St	09/13/2024	0	619.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 312 Locust St	09/13/2024	0	490.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 954 Whicher St	09/13/2024	0	553.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 952 Whicher St	09/13/2024	0	245.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 514 Woodlawn Av	09/13/2024	0	129.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 1554 Washington	09/13/2024	0	437.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 706 E 8th St	09/13/2024	0	77.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 403 W 8th St	09/13/2024	0	91.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 408 W Fulliam	09/13/2024	0	99.13
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 812 E 6th St	09/13/2024	0	121.63
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 409 W 8th St	09/13/2024	0	110.25
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 519 Hagerman Dr	09/13/2024	0	111.75
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 515 Hagerman Dr	09/13/2024	0	322.25
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 610 Climer St	09/13/2024	0	190.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 805 Oak St	09/13/2024	0	476.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 1200 Iowa Ave	09/13/2024	0	239.63
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 930 Colver	09/13/2024	0	514.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 711 Roscoe Ave	09/13/2024	0	129.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 326 Green St	09/13/2024	0	269.50

1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 706 E 8th St	09/13/2024	0	556.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 609 Liberty St	09/13/2024	0	218.91
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 708 Colver	09/13/2024	0	206.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 922 Colver	09/13/2024	0	168.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 1803 Demorest	09/13/2024	0	206.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 1816 Logan St	09/13/2024	0	129.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 419 W 6th St	09/13/2024	0	154.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 215 E 2nd St	09/13/2024	0	162.75
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 1122 Mulberry	09/13/2024	0	115.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 801 E 6th St	09/13/2024	0	168.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IN	Nuisance Abatement - 511 W 4th St	09/13/2024	0	115.50
		Vendor Subtotal:			14,599.88
1000-10-1221-64120	TCM BANK NA VISA	Park Cedar Rapids - Conference Parking	09/17/2024	0	5.60
1000-10-1221-64120	TCM BANK NA VISA	Park Cedar Rapids - Conference Parking	09/17/2024	0	1.10
1000-10-1221-64120	TCM BANK NA VISA	Park Cedar Rapids - Conference Parking	09/17/2024	0	5.60
1000-10-1221-64120	TCM BANK NA VISA	Park Cedar Rapids - Conference Parking	09/17/2024	0	1.10
		Vendor Subtotal:			13.40
1000-10-1221-65275	VERIZON WIRELESS	August Cell Phones	09/13/2024	0	232.87
		Vendor Subtotal:			232.87
1000-10-1221-65275	TCM BANK NA VISA	Google - Google Voice	09/17/2024	0	73.75
		Vendor Subtotal:			73.75
1000-10-1221-65275	VERIZON	August GPS	09/13/2024	0	69.80
		Vendor Subtotal:			69.80
1000-10-1221-69800	POINT & PAY	July CC Fees	09/13/2024	0	630.25
		Vendor Subtotal:			630.25
1000-15-1311-33435	TCM BANK NA VISA	Iowa Judicial Branch - ATE Filing	09/17/2024	0	95.00
1000-15-1311-33435	TCM BANK NA VISA	Iowa Judicial Branch - ATE Filing	09/17/2024	0	95.00
1000-15-1311-33435	TCM BANK NA VISA	Iowa Judicial Branch - ATE Filing	09/17/2024	0	95.00

1000-15-1311-33435	TCM BANK NA VISA	Iowa Judicial Branch - ATE Filing	09/17/2024	0	95.00	
1000-15-1311-33435	TCM BANK NA VISA	Iowa Judicial Branch - ATE Filing	09/17/2024	0	95.00	
1000-15-1311-33435	TCM BANK NA VISA	Iowa Judicial Branch - ATE Filing	09/17/2024	0	95.00	
1000-15-1311-33435	TCM BANK NA VISA	Iowa Judicial Branch - ATE Filing	09/17/2024	0	95.00	
1000-15-1311-33435	TCM BANK NA VISA	Iowa Judicial Branch - ATE Filing	09/17/2024	0	95.00	
1000-15-1311-33435	TCM BANK NA VISA	Iowa Judicial Branch - ATE Filing	09/17/2024	0	95.00	
1000-15-1311-33435	TCM BANK NA VISA	Iowa Judicial Branch - ATE Filing	09/17/2024	0	95.00	
1000-15-1311-33435	TCM BANK NA VISA	Iowa Judicial Branch - ATE Filing	09/17/2024	0	95.00	
		Vendor Subtotal:			1,045.00	
1000-15-1311-33440	GATSO USA INC.	ATE Fees - August	09/17/2024	0	20,223.00	
		Vendor Subtotal:			20,223.00	
1000-15-1311-33440	MUNICIPAL COLLECTIONS OF AMI	Collection Agent Fee - August	09/17/2024	0	879.33	
		Vendor Subtotal:			879.33	
1000-15-1311-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	298.68	
		Vendor Subtotal:			298.68	
1000-15-1311-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	264.06	
1000-15-1311-46600	RELIANCE STANDARD LIFE INS CO	BW LTD Oct	09/17/2024	0	12.13	
		Vendor Subtotal:			276.19	
1000-15-1311-51100	ADVANCED BUSINESS SYSTEMS IN	AAG PM3-28 One Month Per Page 15 1/:	09/17/2024	0	24.64	00028231
1000-15-1311-51100	ADVANCED BUSINESS SYSTEMS IN	AAG PM2-28 One Month Per Page 12 x	09/17/2024	0	34.80	00028231
		Vendor Subtotal:			59.44	
1000-15-1311-52720	TCM BANK NA VISA	Casey's - Fuel	09/17/2024	0	55.23	
		Vendor Subtotal:			55.23	
1000-15-1311-52830	AMAZON.COM	Rapid Charger	09/16/2024	0	71.98	

		Vendor Subtotal:			71.98	
1000-15-1311-52880	SUNSET LAW ENFORCEMENT LLC	CEN80985 Horn 308 Win 165 gr CX TA	09/16/2024	0	1,001.50	00028511
1000-15-1311-52880	SUNSET LAW ENFORCEMENT LLC	CENF9APB Fiocchi 9mm Luger 124gr F	09/16/2024	0	1,290.00	00028511
1000-15-1311-52880	SUNSET LAW ENFORCEMENT LLC	0221B220320 Aguila Interceptor 40gr C	09/16/2024	0	25.40	00028511
1000-15-1311-52880	SUNSET LAW ENFORCEMENT LLC	CEN8075 Horn 308 Win 168gr ELD Mat	09/16/2024	0	1,341.50	00028511
		Vendor Subtotal:			3,658.40	
1000-15-1311-52890	MENARDS (MUSC)	USB/Aux Cords	09/16/2024	0	20.96	
		Vendor Subtotal:			20.96	
1000-15-1311-61340	WEST PUBLISHING CORPORATION	Clear Web Plus	09/16/2024	0	526.37	
		Vendor Subtotal:			526.37	
1000-15-1311-61660	IOWA LAW ENFORCEMENT ACADE	MMP1 - B Baughman	09/16/2024	0	150.00	
		Vendor Subtotal:			150.00	
1000-15-1311-61660	CREDIT BUREAU MORTGAGE SVCS	Credit Check - W Reddick	09/16/2024	0	15.00	
1000-15-1311-61660	CREDIT BUREAU MORTGAGE SVCS	Credit Check - N Nardini	09/16/2024	0	15.00	
1000-15-1311-61660	CREDIT BUREAU MORTGAGE SVCS	Credit Check - J Orbaker	09/16/2024	0	15.00	
1000-15-1311-61660	CREDIT BUREAU MORTGAGE SVCS	Credit Check - J Gilbraith	09/16/2024	0	15.00	
1000-15-1311-61660	CREDIT BUREAU MORTGAGE SVCS	Credit Check - B Baughman	09/16/2024	0	15.00	
		Vendor Subtotal:			75.00	
1000-15-1311-62310	XEROX CORPORATION	August Copies	09/17/2024	0	1.81	
		Vendor Subtotal:			1.81	
1000-15-1311-62410	TEMP ASSOCIATES	Temp Employee Week Ending 8/25/24	09/16/2024	0	810.80	
1000-15-1311-62410	TEMP ASSOCIATES	Temp Employee Week Ending 9/1/24	09/16/2024	0	810.80	
1000-15-1311-62410	TEMP ASSOCIATES	Temp Employee Week Ending 9/8/24	09/16/2024	0	1,089.17	
		Vendor Subtotal:			2,710.77	

1000-15-1311-64120	DARRAN RITCHIE	Reimb Meals 8/19/24 - 8/24/24	09/17/2024	0	178.27	
		Vendor Subtotal:			178.27	
1000-15-1311-64200	NATIONAL TACTICAL OFFICERS A:	Registration - J Hesseling	09/16/2024	0	2,100.00	
		Vendor Subtotal:			2,100.00	
1000-15-1311-64200	WEST LIBERTY GUN CLUB	Range Fee	09/16/2024	0	500.00	
		Vendor Subtotal:			500.00	
1000-15-1311-64200	TCM BANK NA VISA	FBINAA - Registration Jirak	09/17/2024	0	35.00	
		Vendor Subtotal:			35.00	
1000-15-1311-67320	ADVANCED BUSINESS SYSTEMS IN	Copier	09/16/2024	0	61.14	
		Vendor Subtotal:			61.14	
1000-15-1311-67320	HOLMES COLLISION REPAIR INC	Repair Dent and Paint Squad 761	09/13/2024	0	495.40	00028514
		Vendor Subtotal:			495.40	
1000-15-1311-69200	TCM BANK NA VISA	USPS - Postage	09/17/2024	0	40.96	
1000-15-1311-69200	TCM BANK NA VISA	USPS - Postage	09/17/2024	0	10.45	
1000-15-1311-69200	TCM BANK NA VISA	USPS - Postage	09/17/2024	0	20.65	
1000-15-1311-69200	TCM BANK NA VISA	USPS - Postage	09/17/2024	0	18.55	
1000-15-1311-69200	TCM BANK NA VISA	USPS - Postage	09/17/2024	0	9.68	
		Vendor Subtotal:			100.29	
1000-15-1312-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	3.13	
		Vendor Subtotal:			3.13	
1000-15-1312-46600	RELIANCE STANDARD LIFE INS CO	BW LTD Oct	09/17/2024	0	14.97	

		Vendor Subtotal:			14.97	
1000-15-1312-61530	MUSCATINE VETERINARY HOSPIT.	Rabies Tissue Prep	09/16/2024	0	145.07	
		Vendor Subtotal:			145.07	
1000-15-1316-52500	AMAZON.COM	Insulated Dog House	09/16/2024	0	459.98	00028568
		Vendor Subtotal:			459.98	
1000-15-1316-61530	MUSCATINE VETERINARY HOSPIT.	Vet - Fargus	09/16/2024	0	28.00	
		Vendor Subtotal:			28.00	
1000-15-1317-65260	MUSCATINE CO ADMINISTRATION	July HIDTA Phones	09/16/2024	0	133.25	
		Vendor Subtotal:			133.25	
1000-15-1317-65260	VERIZON WIRELESS	August Cell Phones - HIDTA	09/16/2024	0	48.99	
		Vendor Subtotal:			48.99	
1000-15-1320-61660	TCM BANK NA VISA	WP Peer Support - Registration	09/17/2024	0	350.00	
1000-15-1320-61660	TCM BANK NA VISA	Peer Support Foundation - Registration S	09/17/2024	0	375.00	
		Vendor Subtotal:			725.00	
1000-20-1321-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	448.86	
		Vendor Subtotal:			448.86	
1000-20-1321-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	192.19	
		Vendor Subtotal:			192.19	
1000-20-1321-51100	ADVANCED BUSINESS SYSTEMS IN	AAG PM200-28 Reversible/Erasable Plan	09/17/2024	0	15.69	00028231
1000-20-1321-51100	ADVANCED BUSINESS SYSTEMS IN	AAG 70-864-05 Daily Planner 8 1/2 x 11	09/17/2024	0	21.89	00028231

		Vendor Subtotal:			37.58
1000-20-1321-51300	QUILL CORPORATION	#W2102X - HP210X Yellow Toner	09/13/2024	0	210.59 00028406
1000-20-1321-51300	QUILL CORPORATION	#W2101X - HP210X Cyan Toner	09/13/2024	0	210.59 00028406
1000-20-1321-51300	QUILL CORPORATION	#W2100X - HP210X Black Toner	09/13/2024	0	171.89 00028406
1000-20-1321-51300	QUILL CORPORATION	#W2103X - HP210X Magenta Toner	09/13/2024	0	210.59 00028406
		Vendor Subtotal:			803.66
1000-20-1321-52300	TCM BANK NA VISA	Blackington FF Badge	09/17/2024	0	107.65 00028324
1000-20-1321-52300	TCM BANK NA VISA	FD Badges	09/17/2024	0	215.35 00028352
1000-20-1321-52300	TCM BANK NA VISA	Eagle Engraving - Badge Lieutenant	09/17/2024	0	89.15
1000-20-1321-52300	TCM BANK NA VISA	Phelps - Uniforms Shirt - S Duncan	09/17/2024	0	34.18
1000-20-1321-52300	TCM BANK NA VISA	Phelps - Uniform Shirt - B Barrett	09/17/2024	0	34.18
1000-20-1321-52300	TCM BANK NA VISA	Phelps - Uniform Shirt - J Lammer	09/17/2024	0	51.27
1000-20-1321-52300	TCM BANK NA VISA	Phelps - Uniform Shirt - B Krieger	09/17/2024	0	51.27
		Vendor Subtotal:			583.05
1000-20-1321-52840	TCM BANK NA VISA	Chlorine (CL2) Sensor for MultiRAE Mo	09/17/2024	0	446.51 00028311
1000-20-1321-52840	TCM BANK NA VISA	GASCO 44es-252-10 Chlorine Calibratio	09/17/2024	0	306.99 00028312
		Vendor Subtotal:			753.50
1000-20-1321-52890	DELL MARKETING L.P.	P2725H Dell 27" Monitor	09/13/2024	0	201.24 00028529
		Vendor Subtotal:			201.24
1000-20-1321-52890	AMAZON.COM	Display Port Cable	09/13/2024	0	21.95
		Vendor Subtotal:			21.95
1000-20-1321-52890	TCM BANK NA VISA	Casil Batteries - Batteries for Large Flash	09/17/2024	0	71.98
1000-20-1321-52890	TCM BANK NA VISA	Harbor Freight - Utility Case	09/17/2024	0	77.97
		Vendor Subtotal:			149.95
1000-20-1321-53150	MENARDS (MUSC)	Hex Head/Flat Washer	09/13/2024	0	76.79

		Vendor Subtotal:			76.79
1000-20-1321-61520	EQUIAN LLC	Medical Fee M Fleming DOS 7/30/24	09/13/2024	0	1.30
1000-20-1321-61520	EQUIAN LLC	Medical Fee M Fleming DOS 8/1/24	09/13/2024	0	1.30
1000-20-1321-61520	EQUIAN LLC	Medical Fee M Fleming DOS 8/6/24	09/13/2024	0	1.30
1000-20-1321-61520	EQUIAN LLC	Medical Fee M Fleming DOS 8/8/24	09/13/2024	0	1.30
1000-20-1321-61520	EQUIAN LLC	Medical Fee M Fleming DOS 8/13/24	09/13/2024	0	1.30
		Vendor Subtotal:			6.50
1000-20-1321-61520	ORA ORTHOPEDICS PC	Medical M Fleming DOS 6/8/23 Code: 2	09/17/2024	0	813.29
		Vendor Subtotal:			813.29
1000-20-1321-61520	ROCK VALLEY PT	Medical M Fleming DOS 7/30/24 Code: 9	09/13/2024	0	127.40
1000-20-1321-61520	ROCK VALLEY PT	Medical M Fleming DOS 8/13/24 Code: 9	09/13/2024	0	127.40
1000-20-1321-61520	ROCK VALLEY PT	Medical M Fleming DOS 8/13/24 Code: 9	09/13/2024	0	63.70
1000-20-1321-61520	ROCK VALLEY PT	Medical M Fleming DOS 8/8/24 Code: 9	09/13/2024	0	127.40
1000-20-1321-61520	ROCK VALLEY PT	Medical M Fleming DOS 8/8/24 Code: 9	09/13/2024	0	63.70
1000-20-1321-61520	ROCK VALLEY PT	Medical M Fleming DOS 8/6/24 Code: 9	09/13/2024	0	63.70
1000-20-1321-61520	ROCK VALLEY PT	Medical M Fleming DOS 8/6/24 Code: 9	09/13/2024	0	63.70
1000-20-1321-61520	ROCK VALLEY PT	Medical M Fleming DOS 8/6/24 Code: 9	09/13/2024	0	63.70
1000-20-1321-61520	ROCK VALLEY PT	Medical M Fleming DOS 7/30/24 Code: 9	09/13/2024	0	63.70
1000-20-1321-61520	ROCK VALLEY PT	Medical M Fleming DOS 7/30/24 Code: 9	09/13/2024	0	63.70
1000-20-1321-61520	ROCK VALLEY PT	Medical M Fleming DOS 8/13/24 Code: 9	09/13/2024	0	63.70
1000-20-1321-61520	ROCK VALLEY PT	Medical M Fleming DOS 8/8/24 Code: 9	09/13/2024	0	63.70
1000-20-1321-61520	ROCK VALLEY PT	Medical M Fleming DOS 8/6/24 Code: 9	09/13/2024	0	63.70
1000-20-1321-61520	ROCK VALLEY PT	Medical M Fleming DOS 7/30/24 Code: 9	09/13/2024	0	63.70
1000-20-1321-61520	ROCK VALLEY PT	Medical M Fleming DOS 7/30/24 Code: 9	09/13/2024	0	63.70
1000-20-1321-61520	ROCK VALLEY PT	Medical M Fleming DOS 7/30/24 Code: 9	09/13/2024	0	63.70
1000-20-1321-61520	ROCK VALLEY PT	Medical M Fleming DOS 7/30/24 Code: 9	09/13/2024	0	63.70
		Vendor Subtotal:			1,274.00
1000-20-1321-61520	DR. ANTHONY TATMAN	MMPI - 3 Follow Up Carpenter	09/17/2024	0	300.00
		Vendor Subtotal:			300.00
1000-20-1321-61560	TMESYS LLC	Prescriptions - K McCarthy	09/13/2024	0	534.80
1000-20-1321-61560	TMESYS LLC	Prescriptions - J Barnhart	09/13/2024	0	1,858.34

		Vendor Subtotal:			2,393.14	
1000-20-1321-62310	XEROX CORPORATION	August Copies	09/17/2024	0	3.62	
		Vendor Subtotal:			3.62	
1000-20-1321-64120	TCM BANK NA VISA	Finkbine Golf Course - Meal Ewers	09/17/2024	0	17.90	
		Vendor Subtotal:			17.90	
1000-20-1321-64200	TCM BANK NA VISA	PayPal - IAAI Conference M Hartman	09/17/2024	0	295.00	
1000-20-1321-64200	TCM BANK NA VISA	PayPal - IAAI Conference T Edwards	09/17/2024	0	295.00	
		Vendor Subtotal:			590.00	
1000-20-1321-64400	TCM BANK NA VISA	NFA Meal Ticket - S. Paustian (Comman	09/17/2024	0	358.23	00028369
		Vendor Subtotal:			358.23	
1000-20-1321-69400	TCM BANK NA VISA	National Association of Fire Investigators	09/17/2024	0	60.00	
		Vendor Subtotal:			60.00	
1000-25-1115-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	3.19	
		Vendor Subtotal:			3.19	
1000-25-1115-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	5.48	
		Vendor Subtotal:			5.48	
1000-25-1115-61550	ARMOR UP AMERICA	Sept EAP	09/13/2024	0	318.50	
		Vendor Subtotal:			318.50	
1000-25-1411-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	3.13	

		Vendor Subtotal:			3.13	
1000-25-1411-46600	RELIANCE STANDARD LIFE INS CO	BW LTD Oct	09/17/2024	0	17.80	
		Vendor Subtotal:			17.80	
1000-25-1411-51100	QUILL CORPORATION	#AAG PM12-28 One Year Per Page 24 x	09/17/2024	0	9.47	00028229
		Vendor Subtotal:			9.47	
1000-25-1411-51100	AMAZON.COM	3 Ring Binders	09/16/2024	0	13.93	
		Vendor Subtotal:			13.93	
1000-25-1411-52740	SINCLAIR	Oil	09/13/2024	0	39.78	
		Vendor Subtotal:			39.78	
1000-25-1411-52830	MENARDS (MUSC)	Rake/Turf Edger	09/13/2024	0	75.92	
		Vendor Subtotal:			75.92	
1000-25-1411-53220	MENARDS (MUSC)	5/8 X 20' REBAR	09/13/2024	0	167.25	00028549
1000-25-1411-53220	MENARDS (MUSC)	REBAR STANDS	09/13/2024	0	6.60	00028549
		Vendor Subtotal:			173.85	
1000-25-1411-53220	MUSCATINE LAWN & POWER	Volt Regulator	09/13/2024	0	92.91	
		Vendor Subtotal:			92.91	
1000-25-1411-65210	MUSCATINE POWER & WATER	August Phones - Greenwood	09/16/2024	0	34.89	
1000-25-1411-65210	MUSCATINE POWER & WATER	August Phones - Greenwood	09/16/2024	0	30.69	
		Vendor Subtotal:			65.58	
1000-25-1421-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	28.44	

		Vendor Subtotal:			28.44
1000-25-1421-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	34.52
		Vendor Subtotal:			34.52
1000-25-1421-51100	ADVANCED BUSINESS SYSTEMS IN	AAG 1099-805-20-2 Weekly Monthly Pl:	09/17/2024	0	17.90 00028231
1000-25-1421-51100	ADVANCED BUSINESS SYSTEMS IN	AAG 1099-805-20-2 Weekly Monthly Pl:	09/17/2024	0	17.90 00028231
1000-25-1421-51100	ADVANCED BUSINESS SYSTEMS IN	AAG PM3-28 One Month Per Page 15 1/:	09/17/2024	0	12.32 00028231
		Vendor Subtotal:			48.12
1000-25-1421-51100	QUILL CORPORATION	#AAG PM12-28 One Year Per Page 24 x	09/17/2024	0	18.94 00028229
		Vendor Subtotal:			18.94
1000-25-1421-62310	XEROX CORPORATION	August Copies	09/17/2024	0	1.81
		Vendor Subtotal:			1.81
1000-25-1421-69400	TCM BANK NA VISA	IPRA MEMBERSHIP - R. KLIMES	09/17/2024	0	180.00 00028357
		Vendor Subtotal:			180.00
1000-25-1423-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	32.00
		Vendor Subtotal:			32.00
1000-25-1423-46600	RELIANCE STANDARD LIFE INS CO	BW LTD Oct	09/17/2024	0	99.40
1000-25-1423-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	16.10
		Vendor Subtotal:			115.50
1000-25-1423-51100	QUILL CORPORATION	#AAG PM12-28 One Year Per Page 24 x	09/17/2024	0	18.94 00028229
		Vendor Subtotal:			18.94

1000-25-1423-52100	MENARDS (MUSC)	Sprinkler	09/13/2024	0	87.92
1000-25-1423-52100	MENARDS (MUSC)	Valve/Hose	09/13/2024	0	89.66
		Vendor Subtotal:			177.58
1000-25-1423-52400	MENARDS (MUSC)	Gloves/Dish Soap/Sprinkler	09/16/2024	0	99.64
		Vendor Subtotal:			99.64
1000-25-1423-52810	TCM BANK NA VISA	TENNIS NET & STRAP	09/17/2024	0	273.00 00028223
		Vendor Subtotal:			273.00
1000-25-1423-52890	TCM BANK NA VISA	Farm & Fleet - Tech Hunter Field Point T	09/17/2024	0	49.99
		Vendor Subtotal:			49.99
1000-25-1423-53110	MENARDS (MUSC)	Rebar	09/16/2024	0	44.60
		Vendor Subtotal:			44.60
1000-25-1423-53120	MENARDS (MUSC)	SCHEDULE 40 PVC	09/16/2024	0	112.05 00028624
1000-25-1423-53120	MENARDS (MUSC)	PVC Coupler	09/16/2024	0	18.09
1000-25-1423-53120	MENARDS (MUSC)	Wall Switch	09/16/2024	0	24.99
		Vendor Subtotal:			155.13
1000-25-1423-53120	VAN METER INDUSTRIAL INC	Bulb	09/16/2024	0	36.45
1000-25-1423-53120	VAN METER INDUSTRIAL INC	Snaps/Connectors	09/16/2024	0	52.89
		Vendor Subtotal:			89.34
1000-25-1423-53140	MENARDS (MUSC)	Paint	09/16/2024	0	73.67
1000-25-1423-53140	MENARDS (MUSC)	Paint	09/16/2024	0	82.84
		Vendor Subtotal:			156.51
1000-25-1423-53220	ARNOLD MOTOR SUPPLY	Weather Resistant Boot/Toggle Switch	09/16/2024	0	13.09

		Vendor Subtotal:			13.09	
1000-25-1423-53220	MENARDS (MUSC)	Locks	09/13/2024	0	5.19	
1000-25-1423-53220	MENARDS (MUSC)	Clevis Pin/Hitch Ball/Contractor Bags	09/16/2024	0	51.43	
		Vendor Subtotal:			56.62	
1000-25-1423-53220	MTI DISTRIBUTING INC	BLADES #79.0105	09/16/2024	0	109.08	00027980
1000-25-1423-53220	MTI DISTRIBUTING INC	SHIPPING	09/16/2024	0	30.00	00027980
1000-25-1423-53220	MTI DISTRIBUTING INC	DECK BELT #81.5001	09/16/2024	0	84.33	00027980
1000-25-1423-53220	MTI DISTRIBUTING INC	SPINDLE #87.0247	09/16/2024	0	220.69	00027980
1000-25-1423-53220	MTI DISTRIBUTING INC	SHIPPING	09/16/2024	0	14.63	
		Vendor Subtotal:			458.73	
1000-25-1423-53220	MUSCATINE LAWN & POWER	Spacer/Screw/Nut	09/13/2024	0	45.86	
1000-25-1423-53220	MUSCATINE LAWN & POWER	Switch	09/13/2024	0	16.30	
		Vendor Subtotal:			62.16	
1000-25-1423-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Weed Park	09/13/2024	0	14.20	
		Vendor Subtotal:			14.20	
1000-25-1423-64200	TCM BANK NA VISA	Iowa Agriculture.com - Pesticide Lic J A:	09/17/2024	0	25.00	
		Vendor Subtotal:			25.00	
1000-25-1423-65310	ALLIANT ENERGY	August Gas - Pearl City	09/16/2024	0	39.30	
1000-25-1423-65310	ALLIANT ENERGY	August Gas - Harbor	09/16/2024	0	34.76	
1000-25-1423-65310	ALLIANT ENERGY	August Gas - Weed Park	09/16/2024	0	44.82	
		Vendor Subtotal:			118.88	
1000-25-1423-67130	MORNING SUN FARM IMPLEMENT,	Continual Repairs on RTV-X1100	09/16/2024	0	432.81	
1000-25-1423-67130	MORNING SUN FARM IMPLEMENT,	Diagnostic	09/16/2024	0	113.83	
		Vendor Subtotal:			546.64	

1000-25-1423-67140	A-1 QUALITY TIRE & CAR CARE	Carlisle 25/8/12 UTV Tire	09/17/2024	0	216.00	00028540
1000-25-1423-67140	A-1 QUALITY TIRE & CAR CARE	Mounting	09/17/2024	0	25.00	00028540
1000-25-1423-67140	A-1 QUALITY TIRE & CAR CARE	Mounting	09/17/2024	0	5.00	
		Vendor Subtotal:			246.00	
1000-25-1424-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	9.07	
		Vendor Subtotal:			9.07	
1000-25-1424-46600	RELIANCE STANDARD LIFE INS CO	BW LTD Oct	09/17/2024	0	8.90	
1000-25-1424-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	8.61	
		Vendor Subtotal:			17.51	
1000-25-1424-51100	QUILL CORPORATION	#AAG PM12-28 One Year Per Page 24 x	09/17/2024	0	9.47	00028229
		Vendor Subtotal:			9.47	
1000-25-1424-52830	ARNOLD MOTOR SUPPLY	Plug In Adapter	09/13/2024	0	31.05	
		Vendor Subtotal:			31.05	
1000-25-1424-52830	MENARDS (MUSC)	Trolly Jack	09/16/2024	0	44.93	
		Vendor Subtotal:			44.93	
1000-25-1424-53210	CARQUEST OF MUSCATINE	Spin-On/Lubricant/Filters	09/16/2024	0	96.42	
		Vendor Subtotal:			96.42	
1000-25-1424-53220	MTI DISTRIBUTING INC	SHIPPING	09/16/2024	0	20.13	00028544
1000-25-1424-53220	MTI DISTRIBUTING INC	HYD LINE 105-3900	09/16/2024	0	173.65	00028544
		Vendor Subtotal:			193.78	
1000-25-1427-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	9.07	

		Vendor Subtotal:			9.07	
1000-25-1427-46600	RELIANCE STANDARD LIFE INS CO	BW LTD Oct	09/17/2024	0	8.90	
1000-25-1427-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	8.61	
		Vendor Subtotal:			17.51	
1000-25-1427-51100	QUILL CORPORATION	#AAG PM12-28 One Year Per Page 24 x	09/17/2024	0	18.94	00028229
		Vendor Subtotal:			18.94	
1000-25-1427-52250	RIVER CITY TURF & ORNAMENTAI	AZOXYSTROBIN	09/16/2024	0	1,099.84	00028498
		Vendor Subtotal:			1,099.84	
1000-25-1427-52740	MTI DISTRIBUTING INC	5 GAL PAL - TORO HYDRAULIC FLU	09/16/2024	0	172.76	00028004
1000-25-1427-52740	MTI DISTRIBUTING INC	SHIPPING	09/16/2024	0	35.56	00028004
		Vendor Subtotal:			208.32	
1000-25-1427-53130	PLUMB SUPPLY COMPANY	PVC Cement	09/16/2024	0	35.69	
		Vendor Subtotal:			35.69	
1000-25-1427-53220	MENARDS (MUSC)	Blades/PVC Cap	09/13/2024	0	73.27	
		Vendor Subtotal:			73.27	
1000-25-1427-53220	TCM BANK NA VISA	Mailboxes - Shipping	09/17/2024	0	42.12	
		Vendor Subtotal:			42.12	
1000-25-1427-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Soccer	09/13/2024	0	24.00	
1000-25-1427-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Soccer	09/16/2024	0	24.00	
		Vendor Subtotal:			48.00	

1000-25-1427-69860	MUSCATINE COUNTY TREASURER	DD Pump Project Tax	09/16/2024	0	97.00
1000-25-1427-69860	MUSCATINE COUNTY TREASURER	DrainageTax	09/16/2024	0	87.00
		Vendor Subtotal:			184.00
1000-25-1431-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	12.13
		Vendor Subtotal:			12.13
1000-25-1431-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	13.93
		Vendor Subtotal:			13.93
1000-25-1431-51100	ADVANCED BUSINESS SYSTEMS IN	AAG 1099-805-20-2 Weekly Monthly Pl:	09/17/2024	0	17.90 00028231
		Vendor Subtotal:			17.90
1000-25-1431-51100	QUILL CORPORATION	#AAG PM12-28 One Year Per Page 24 x	09/17/2024	0	9.47 00028229
		Vendor Subtotal:			9.47
1000-25-1431-62310	XEROX CORPORATION	August Copies	09/17/2024	0	1.81
		Vendor Subtotal:			1.81
1000-25-1431-69400	TCM BANK NA VISA	IPRA MEMBERSHIP - B. ALLINGTON	09/17/2024	0	180.00 00028357
		Vendor Subtotal:			180.00
1000-25-1432-51100	QUILL CORPORATION	#AAG PM12-28 One Year Per Page 24 x	09/17/2024	0	9.47 00028229
		Vendor Subtotal:			9.47
1000-25-1432-51100	TCM BANK NA VISA	Wal-Mart - Register Tape	09/17/2024	0	24.52
		Vendor Subtotal:			24.52
1000-25-1432-65210	MUSCATINE POWER & WATER	August Phones - Weed Park	09/16/2024	0	71.27

		Vendor Subtotal:			71.27	
1000-30-1511-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	79.64	
		Vendor Subtotal:			79.64	
1000-30-1511-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	114.56	
		Vendor Subtotal:			114.56	
1000-30-1511-51100	QUILL CORPORATION	#AAG G470-00 DayMinder Monthly Pla	09/17/2024	0	95.92	00028229
		Vendor Subtotal:			95.92	
1000-30-1511-51100	TCM BANK NA VISA	Wal-Mart - Office Supplies	09/17/2024	0	50.42	
		Vendor Subtotal:			50.42	
1000-30-1511-51300	SOURCE NOW LLC	CF412X HP #401X Yellow Toner Cartric	09/13/2024	0	218.43	00028556
		Vendor Subtotal:			218.43	
1000-30-1511-52890	TCM BANK NA VISA	Wal-Mart - HDMI Cables	09/17/2024	0	40.50	
1000-30-1511-52890	TCM BANK NA VISA	Wal-Mart - Vacuum	09/17/2024	0	99.00	
1000-30-1511-52890	TCM BANK NA VISA	Coat Rack Premium Solid Maple (Qty: 2)	09/17/2024	0	121.78	00028346
1000-30-1511-52890	TCM BANK NA VISA	Wal-Mart - Boxes	09/17/2024	0	49.20	
		Vendor Subtotal:			310.48	
1000-30-1511-61340	TCM BANK NA VISA	Big Imprint - Monthly Fee	09/17/2024	0	116.00	
1000-30-1511-61340	TCM BANK NA VISA	Zoom - Monthly Fee	09/17/2024	0	55.99	
1000-30-1511-61340	TCM BANK NA VISA	Mailchimp - Monthly Fee	09/17/2024	0	110.00	
1000-30-1511-61340	TCM BANK NA VISA	Adobe - Adobe ID	09/17/2024	0	49.99	
		Vendor Subtotal:			331.98	
1000-30-1511-61660	UNIQUE MANAGEMENT SERVICES,	August Collection Fee	09/13/2024	0	61.06	

		Vendor Subtotal:			61.06	
1000-30-1511-62370	SIGN PRO	Vinyl Banners	09/17/2024	0	52.50	
		Vendor Subtotal:			52.50	
1000-30-1511-62370	SYCAMORE PRINTING INC	Musser Strategic Plan Booklet Quantity (:	09/17/2024	0	153.00	00028049
1000-30-1511-62370	SYCAMORE PRINTING INC	Musser Strategic Plan Booklet Quantity (:	09/17/2024	0	29.00	
		Vendor Subtotal:			182.00	
1000-30-1511-62460	AMAZON.COM	Phonics Game/Tissue Paper	09/13/2024	0	93.79	
1000-30-1511-62460	AMAZON.COM	Hobby Motor/Belt Pulley	09/16/2024	0	53.97	
1000-30-1511-62460	AMAZON.COM	Book Club (12) - Thursday Murder Club	09/16/2024	0	125.88	
1000-30-1511-62460	AMAZON.COM	Book Club (14) The Wild Robot	09/13/2024	0	97.86	
		Vendor Subtotal:			371.50	
1000-30-1511-62460	TCM BANK NA VISA	Wal-Mart - SRP Prizes	09/17/2024	0	98.03	
1000-30-1511-62460	TCM BANK NA VISA	Wal-Mart - Program Fees Markers/Pens	09/17/2024	0	99.00	
1000-30-1511-62460	TCM BANK NA VISA	Wal-Mart - Program Fees Trivia Night	09/17/2024	0	30.54	
1000-30-1511-62460	TCM BANK NA VISA	JoAnn's - Connection Craft	09/17/2024	0	66.81	
		Vendor Subtotal:			294.38	
1000-30-1511-63300	XEROX CORPORATION	August Copier	09/17/2024	0	208.83	
		Vendor Subtotal:			208.83	
1000-30-1511-64500	FRAN DONELSON	Reimb Mileage 7/1/24 - 8/28/24	09/16/2024	0	46.80	
		Vendor Subtotal:			46.80	
1000-30-1511-65100	MUSCATINE SYMPHONY ORCHEST	Advertising	09/13/2024	0	150.00	
		Vendor Subtotal:			150.00	
1000-30-1511-65100	TCM BANK NA VISA	Facebook - Advertising	09/17/2024	0	20.00	

1000-30-1511-65100	TCM BANK NA VISA	Magnets - 2024-25 Season Of Programs (	09/17/2024	0	373.98 00028482
		Vendor Subtotal:			393.98
1000-30-1511-65240	VERIZON WIRELESS	August Remote Hot Spots	09/16/2024	0	40.01
		Vendor Subtotal:			40.01
1000-30-1511-65240	T-MOBILE	August Hot Spots	09/13/2024	0	89.25
		Vendor Subtotal:			89.25
1000-30-1511-69400	TCM BANK NA VISA	Amerilibassoc - Memberhip R Fiedler	09/17/2024	0	162.00
1000-30-1511-69400	TCM BANK NA VISA	Iowalibraryassoc - ILA Membership Tayl	09/17/2024	0	65.10
		Vendor Subtotal:			227.10
1000-30-1511-74500	TCM BANK NA VISA	Wall-Street Jouranl - Monthly Fee	09/17/2024	0	60.49
1000-30-1511-74500	TCM BANK NA VISA	Wall Street Journal - Monthly Fee	09/17/2024	0	60.49
1000-30-1511-74500	TCM BANK NA VISA	Musc Comm Schools - Yearbook	09/17/2024	0	63.00
		Vendor Subtotal:			183.98
1000-35-1521-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	43.64
		Vendor Subtotal:			43.64
1000-35-1521-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	62.78
		Vendor Subtotal:			62.78
1000-35-1521-51100	AMAZON.COM	Printable Business Cards	09/13/2024	0	47.77
		Vendor Subtotal:			47.77
1000-35-1521-52600	TCM BANK NA VISA	Hy-Vee - Popsicles	09/17/2024	0	5.00
1000-35-1521-52600	TCM BANK NA VISA	Wal-Mart - Food for Mini Masters	09/17/2024	0	16.40

		Vendor Subtotal:			21.40	
1000-35-1521-52820	AMAZON.COM	Watercolor Pad/Sticker Labels	09/13/2024	0	94.22	
1000-35-1521-52820	AMAZON.COM	Watercolor Brushes	09/13/2024	0	27.39	
		Vendor Subtotal:			121.61	
1000-35-1521-61640	VADA BAKER	Teaching Fee Class ID 7288	09/13/2024	0	75.00	
		Vendor Subtotal:			75.00	
1000-35-1521-61640	JULIE LEAR	Teaching Fee Class ID 7280	09/13/2024	0	50.00	
		Vendor Subtotal:			50.00	
1000-35-1521-61640	HEATHER MICHELE SEIBEL	Teaching Fee Class ID 7286	09/13/2024	0	150.00	
1000-35-1521-61640	HEATHER MICHELE SEIBEL	Teaching Fee Class ID 7291	09/13/2024	0	150.00	
		Vendor Subtotal:			300.00	
1000-35-1521-62370	GORDON FLESCH COMPANY	Copier	09/13/2024	0	79.80	
		Vendor Subtotal:			79.80	
1000-35-1521-64200	TCM BANK NA VISA	Annual Meeting Registration for Katy Lo	09/17/2024	0	195.00	00028409
1000-35-1521-64200	TCM BANK NA VISA	Annual Meeting Registration for Melanie	09/17/2024	0	195.00	00028409
		Vendor Subtotal:			390.00	
1000-35-1521-64500	MELANIE ALEXANDER	Reimb Mileage 8/28/24	09/17/2024	0	58.20	
		Vendor Subtotal:			58.20	
1000-35-1521-65210	MUSCATINE POWER & WATER	August Phones - Art Center	09/13/2024	0	166.98	
		Vendor Subtotal:			166.98	

1000-35-1521-65240	MUSCATINE POWER & WATER	August Internet - Art Center	09/13/2024	0	82.97	
		Vendor Subtotal:			82.97	
1000-35-1521-66300	ARTHUR J GALLAGHER RISK MNGI	Fine Arts Renewal Premium	09/17/2024	0	17,100.00	
		Vendor Subtotal:			17,100.00	
1000-35-1521-67310	LUCAS COMMUNICATION INC	Replaced Digital Extension Card	09/13/2024	0	383.75	00028635
		Vendor Subtotal:			383.75	
1000-40-1151-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	23.46	
		Vendor Subtotal:			23.46	
1000-40-1151-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	17.97	
1000-40-1151-46600	RELIANCE STANDARD LIFE INS CO	BW LTD Oct	09/17/2024	0	40.89	
		Vendor Subtotal:			58.86	
1000-40-1151-52300	PHELPS CUSTOM IMAGE WEAR	Uniforms - M Jacobs	09/13/2024	0	99.62	
		Vendor Subtotal:			99.62	
1000-40-1151-52300	DAVID SCHRIER	Reimb Shoes - D Schrier	09/16/2024	0	106.99	
		Vendor Subtotal:			106.99	
1000-40-1151-52400	HD SUPPLY FACILITIES MAINT	Spartan Chemical co. Airlift Tropical 16o	09/16/2024	0	298.80	00028439
1000-40-1151-52400	HD SUPPLY FACILITIES MAINT	Georgia Pacific Black Combi-Fold Paper	09/16/2024	0	197.20	00028439
		Vendor Subtotal:			496.00	
1000-40-1151-52400	MENARDS (MUSC)	Pine Cleaner/Extra	09/16/2024	0	76.48	
1000-40-1151-52400	MENARDS (MUSC)	Bleach	09/16/2024	0	43.08	
1000-40-1151-52400	MENARDS (MUSC)	Spot Stain Remover/Resolve	09/13/2024	0	45.95	

		Vendor Subtotal:			165.51	
1000-40-1151-52400	AMAZON.COM	Fab Little Bag Dispenser Bundle	09/16/2024	0	199.47	00028522
1000-40-1151-52400	AMAZON.COM	Fab Little Bag Saver Plus Pack	09/16/2024	0	64.25	00028522
		Vendor Subtotal:			263.72	
1000-40-1151-52400	TCM BANK NA VISA	Palmer Fixture 4 - Roll Carousel Tissue D	09/17/2024	0	399.04	00028443
		Vendor Subtotal:			399.04	
1000-40-1151-52890	ARNOLD MOTOR SUPPLY	V-Belt/Fender Washer	09/16/2024	0	24.53	
		Vendor Subtotal:			24.53	
1000-40-1151-52890	MENARDS (MUSC)	Drain Tile Parts	09/16/2024	0	21.31	
1000-40-1151-52890	MENARDS (MUSC)	Venthood Cap	09/16/2024	0	6.49	
1000-40-1151-52890	MENARDS (MUSC)	Rope Cleaner/Vinyl Spray	09/16/2024	0	53.15	
1000-40-1151-52890	MENARDS (MUSC)	Rapid Patch	09/16/2024	0	25.99	
1000-40-1151-52890	MENARDS (MUSC)	Non Fusable ACD	09/16/2024	0	12.98	
1000-40-1151-52890	MENARDS (MUSC)	Washer/Flange	09/16/2024	0	7.76	
		Vendor Subtotal:			127.68	
1000-40-1151-53120	MENARDS (MUSC)	GCFI	09/16/2024	0	23.99	
1000-40-1151-53120	MENARDS (MUSC)	Gang Box/PVC/Conduit Cement	09/16/2024	0	33.28	
		Vendor Subtotal:			57.27	
1000-40-1151-62530	DRJ GROUP, LLC	Annual Extinguisher Maintenance	09/16/2024	0	402.95	
1000-40-1151-62530	DRJ GROUP, LLC	Annual Extinguisher Maintenance	09/16/2024	0	232.00	
1000-40-1151-62530	DRJ GROUP, LLC	Annual Extinguisher Maintenance	09/16/2024	0	392.00	
		Vendor Subtotal:			1,026.95	
1000-40-1151-65310	ALLIANT ENERGY	August Gas - Library	09/16/2024	0	33.53	
		Vendor Subtotal:			33.53	

1000-40-1151-67320	MUSCATINE LAWN & POWER	Mower Parts- Belts and Blades	09/16/2024	0	199.96	00028595
		Vendor Subtotal:			199.96	
1000-40-1151-67330	PLUMB SUPPLY COMPANY	Run Cap/Contactor	09/16/2024	0	42.46	
		Vendor Subtotal:			42.46	
1000-40-1151-67330	AMAZON.COM	Taco 2 pk. Flange Gaskets	09/16/2024	0	14.89	00028490
1000-40-1151-67330	AMAZON.COM	Taco 0013-F3 1/6 HP Cast Iron Cartiridg	09/16/2024	0	455.00	00028490
		Vendor Subtotal:			469.89	
1000-40-1151-67330	PER MAR SECURITY SERVICES	Service Call @ Library	09/16/2024	0	1,219.68	
		Vendor Subtotal:			1,219.68	
1000-40-1151-67330	SCHUMACHER ELEVATOR COMPA	Quarterly Maintenance	09/16/2024	0	2,703.75	
		Vendor Subtotal:			2,703.75	
1000-40-1151-67330	DRJ GROUP, LLC	Service Hood Suppression System	09/16/2024	0	141.85	
		Vendor Subtotal:			141.85	
1000-40-1611-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	35.35	
		Vendor Subtotal:			35.35	
1000-40-1611-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	49.78	
		Vendor Subtotal:			49.78	
1000-40-1611-51100	AMAZON.COM	Laptop Charger	09/16/2024	0	27.99	
		Vendor Subtotal:			27.99	

1000-40-1611-61340	TCM BANK NA VISA	Bluebeam.inc - Subscription	09/17/2024	0	660.00
		Vendor Subtotal:			660.00
1000-40-1611-64400	TCM BANK NA VISA	Pizza Ranch - Utility Group Lunch Coon	09/17/2024	0	16.89
1000-40-1611-64400	TCM BANK NA VISA	Pizza Ranch - Utility Group Lunch Whitl	09/17/2024	0	16.89
		Vendor Subtotal:			33.78
1000-40-1611-65275	VERIZON WIRELESS	August Cell Phones	09/16/2024	0	120.03
		Vendor Subtotal:			120.03
1000-40-1621-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	48.52
		Vendor Subtotal:			48.52
1000-40-1621-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	20.64
1000-40-1621-46600	RELIANCE STANDARD LIFE INS CO	BW LTD Oct	09/17/2024	0	152.56
		Vendor Subtotal:			173.20
1000-40-1621-52830	MENARDS (MUSC)	Hole Saw	09/16/2024	0	7.99
		Vendor Subtotal:			7.99
1000-40-1621-52830	S.J. SMITH CO.	Tank Rental	09/16/2024	0	11.40
		Vendor Subtotal:			11.40
1000-40-1621-52830	TCM BANK NA VISA	Harbor Freight - Pipe Taps	09/17/2024	0	59.99
		Vendor Subtotal:			59.99
1000-40-1621-52890	JOHN HERRMAN	Round Bars	09/16/2024	0	96.35
		Vendor Subtotal:			96.35

1000-40-1621-52890	TCM BANK NA VISA	Harbor Freight - Caster Brake/Trailer Jacl	09/17/2024	0	58.98
1000-40-1621-52890	TCM BANK NA VISA	Harbor Freight - Trailer Jack Returned	09/17/2024	0	-34.99
1000-40-1621-52890	TCM BANK NA VISA	Farm & Fleet - Weld on Topwind	09/17/2024	0	64.99
		Vendor Subtotal:			88.98
1000-40-1621-52890	ZIEGENHORN AND SONS	Stainless Steel	09/16/2024	0	71.00
		Vendor Subtotal:			71.00
1000-40-1621-53130	MENARDS (MUSC)	Adapters/PVC Cap	09/16/2024	0	31.67
1000-40-1621-53130	MENARDS (MUSC)	Adapter/Elbow/Tee/Bushing	09/13/2024	0	82.63
1000-40-1621-53130	MENARDS (MUSC)	Pipes	09/13/2024	0	26.15
1000-40-1621-53130	MENARDS (MUSC)	Teflon Paste/Tape	09/13/2024	0	17.56
		Vendor Subtotal:			158.01
1000-40-1621-53130	TCM BANK NA VISA	Farm & Fleet - Coupler/Bushings	09/17/2024	0	30.97
1000-40-1621-53130	TCM BANK NA VISA	Farm & Fleet - Fittings	09/17/2024	0	19.96
		Vendor Subtotal:			50.93
1000-40-1621-53140	J & R SUPPLY INC	Inverted White Marking Paint	09/16/2024	0	240.00 00028426
		Vendor Subtotal:			240.00
1000-40-1621-53310	RIVER STONE GROUP	35 Ton Hot Mix	09/16/2024	0	521.12 00028428
		Vendor Subtotal:			521.12
1000-40-1621-53400	MENARDS (MUSC)	Culvert for 1st Ave.	09/16/2024	0	139.99 00028563
		Vendor Subtotal:			139.99
1000-40-1621-62530	DRJ GROUP, LLC	Annual Extinguisher Maintenance	09/16/2024	0	114.92
		Vendor Subtotal:			114.92
1000-40-1621-64400	TCM BANK NA VISA	Pizza Ranch - Utility Group Lunch Wede	09/17/2024	0	16.88

		Vendor Subtotal:			16.88	
1000-40-1621-65275	VERIZON WIRELESS	August Cell Phones	09/16/2024	0	120.03	
		Vendor Subtotal:			120.03	
1000-40-1621-65275	VERIZON	August GPS	09/13/2024	0	191.95	
1000-40-1621-65275	VERIZON	August GPS	09/13/2024	0	34.90	
		Vendor Subtotal:			226.85	
1000-40-1621-65310	ALLIANT ENERGY	August Gas - Lower Lot	09/16/2024	0	35.77	
1000-40-1621-65310	ALLIANT ENERGY	August Gas - Morgan Bldg	09/16/2024	0	35.77	
1000-40-1621-65310	ALLIANT ENERGY	August Gas - PW	09/16/2024	0	50.43	
1000-40-1621-65310	ALLIANT ENERGY	August Gas - PW	09/16/2024	0	34.73	
1000-40-1621-65310	ALLIANT ENERGY	August Gas - PW	09/16/2024	0	25.04	
		Vendor Subtotal:			181.74	
1000-40-1621-69860	MUSCATINE COUNTY TREASURER	DrainageTax	09/16/2024	0	19.00	
1000-40-1621-69860	MUSCATINE COUNTY TREASURER	DD Pump Project Tax	09/16/2024	0	21.00	
1000-40-1621-69860	MUSCATINE COUNTY TREASURER	DD Pump Project Tax	09/16/2024	0	27.00	
1000-40-1621-69860	MUSCATINE COUNTY TREASURER	Drainage Tax	09/16/2024	0	25.00	
		Vendor Subtotal:			92.00	
1000-40-1621-74200	MARTIN EQUIPMENT OF IA-IL INC	Compact Track Loader	09/16/2024	0	76,619.23	00028586
		Vendor Subtotal:			76,619.23	
1000-40-1623-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	3.13	
		Vendor Subtotal:			3.13	
1000-40-1623-46600	RELIANCE STANDARD LIFE INS CO	BW LTD Oct	09/17/2024	0	16.30	
		Vendor Subtotal:			16.30	

1000-40-1623-69900	DRJ GROUP, LLC	Annual Extinguisher Maintenance	09/16/2024	0	9.58
		Vendor Subtotal:			9.58
1000-40-1624-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	3.13
		Vendor Subtotal:			3.13
1000-40-1624-46600	RELIANCE STANDARD LIFE INS CO	BW LTD Oct	09/17/2024	0	17.28
		Vendor Subtotal:			17.28
1000-40-1624-52830	MENARDS (MUSC)	PVC Pipe	09/16/2024	0	20.76
		Vendor Subtotal:			20.76
1000-40-1624-52890	FASTENAL COMPANY	Screws/Washers/Nuts	09/16/2024	0	89.42
		Vendor Subtotal:			89.42
1000-40-1624-52890	MENARDS (MUSC)	PVC Pipe	09/16/2024	0	5.19
1000-40-1624-52890	MENARDS (MUSC)	Blades	09/13/2024	0	54.48
1000-40-1624-52890	MENARDS (MUSC)	Concrete Mix	09/16/2024	0	7.96
		Vendor Subtotal:			67.63
1000-40-1624-65320	EASTERN IOWA LIGHT & POWER C	August Power - Hyw 61 & University	09/16/2024	0	128.19
1000-40-1624-65320	EASTERN IOWA LIGHT & POWER C	August Power - Hyw 61 & Mulberry	09/16/2024	0	22.32
1000-40-1624-65320	EASTERN IOWA LIGHT & POWER C	August Power - 38 & Bidwell	09/16/2024	0	49.57
		Vendor Subtotal:			200.08
1000-40-1624-73900	IOWA PRISON INDUSTRIES	St Marker 1 Sided 36x6 White/Green	09/16/2024	0	61.20 00027957
1000-40-1624-73900	IOWA PRISON INDUSTRIES	Custom 48x60 White/Brown	09/16/2024	0	298.00 00027957
1000-40-1624-73900	IOWA PRISON INDUSTRIES	St Marker 1 Sided 24x6 White/Green	09/16/2024	0	122.40 00027957
1000-40-1624-73900	IOWA PRISON INDUSTRIES	St Marker 1 Sided 54x10 White/Green	09/16/2024	0	153.00 00027957
1000-40-1624-73900	IOWA PRISON INDUSTRIES	School Area Sign 24x10	09/16/2024	0	19.80 00027957
1000-40-1624-73900	IOWA PRISON INDUSTRIES	St Marker 1 Sided 30x6 White/Green	09/16/2024	0	51.00 00027957
1000-40-1624-73900	IOWA PRISON INDUSTRIES	St Marker 1 Sided 36x8 White/Green	09/16/2024	0	775.20 00027957
1000-40-1624-73900	IOWA PRISON INDUSTRIES	St Marker 1 Sided 30x8 White/Green	09/16/2024	0	204.60 00027957

1000-40-1624-73900	IOWA PRISON INDUSTRIES	Bicycle Crossing 30x30	09/16/2024	0	107.80 00027957
1000-40-1624-73900	IOWA PRISON INDUSTRIES	St Marker 1 Sided 42x10 White/Green	09/16/2024	0	119.20 00027957
1000-40-1624-73900	IOWA PRISON INDUSTRIES	St Marker 1 Sided 24x8 White/Green	09/16/2024	0	54.80 00027957
1000-40-1624-73900	IOWA PRISON INDUSTRIES	Custom 18x12 White/Brown	09/16/2024	0	22.40 00027957
		Vendor Subtotal:			1,989.40
1000-40-1641-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	28.41
		Vendor Subtotal:			28.41
1000-40-1641-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	33.94
		Vendor Subtotal:			33.94
1000-40-1641-51100	ADVANCED BUSINESS SYSTEMS IN	AAG PM3-28 One Month Per Page 15 1/:	09/17/2024	0	12.32 00028231
		Vendor Subtotal:			12.32
1000-40-1641-62370	GORDON FLESCH COMPANY	Copier	09/16/2024	0	97.64
		Vendor Subtotal:			97.64
1000-40-1641-64200	TCM BANK NA VISA	APWA - APWA Fall Conference	09/17/2024	0	225.00
		Vendor Subtotal:			225.00
1000-40-1641-64400	TCM BANK NA VISA	Pizza Ranch - Utility Group Lunch Stiner	09/17/2024	0	16.89
		Vendor Subtotal:			16.89
1000-40-1641-69200	MAILBOXES & PARCEL DEPOT	Postage	09/16/2024	0	39.61
		Vendor Subtotal:			39.61
		Subtotal for FUND: 1000			240,012.33
3981-30-3983-61340	RELIABLE NETWORK SOLUTIONS I	Monthly Fee - Sept 2024	09/16/2024	0	49.00

		Vendor Subtotal:			49.00	
3981-30-3983-61340	TCM BANK NA VISA	2CO.com - Wirecast Fee	09/17/2024	0	119.00	
3981-30-3983-61340	TCM BANK NA VISA	Apple - Monthly Fee	09/17/2024	0	2.99	
3981-30-3983-61340	TCM BANK NA VISA	Apple - Monthly Fee	09/17/2024	0	0.21	
3981-30-3983-61340	TCM BANK NA VISA	Apple - Monthly Fee Refund	09/17/2024	0	-0.21	
3981-30-3983-61340	TCM BANK NA VISA	Boxcast - Monthly Fee	09/17/2024	0	219.00	
3981-30-3983-61340	TCM BANK NA VISA	Boxcast - Monthly Fee	09/17/2024	0	87.67	
		Vendor Subtotal:			428.66	
		Subtotal for FUND: 3981			477.66	
4155-40-4155-61420	MCCLURE ENGINEERING CO	Devitt Ave Sidewalk	09/17/2024	0	4,285.00	
		Vendor Subtotal:			4,285.00	
		Subtotal for FUND: 4155			4,285.00	
4158-40-4158-61660	BOLTON & MENK INC	Quiet Zone Feasibility Study	09/17/2024	0	3,720.00	
		Vendor Subtotal:			3,720.00	
		Subtotal for FUND: 4158			3,720.00	
4160-40-4160-61420	HISTORICAL LINK LLC	Intensive Historic Architectural Evaluatio	09/17/2024	0	3,795.45	00028016
		Vendor Subtotal:			3,795.45	
4160-40-4160-61420	VEENSTRA & KIMM INC	Park Ave Bridge Replacement	09/17/2024	0	270.00	
		Vendor Subtotal:			270.00	
		Subtotal for FUND: 4160			4,065.45	
4180-40-4180-61420	BOLTON & MENK INC	Fulliam Ave Phase II	09/17/2024	0	23,797.50	

		Vendor Subtotal:			23,797.50	
		Subtotal for FUND: 4180			23,797.50	
4207-50-4207-61420	WATERSMITH ENGINEERING	Houser Lift Station Upgrade Project	09/17/2024	0	10,350.00	
		Vendor Subtotal:			10,350.00	
		Subtotal for FUND: 4207			10,350.00	
4276-40-4276-64400	TCM BANK NA VISA	Pizza Ranch - Utility Group Lunch Hopki	09/17/2024	0	16.88	
		Vendor Subtotal:			16.88	
4276-40-4276-73100	KE FLATWORK INC	West Hill Phase 6 A/B Pay App #26	09/17/2024	0	159,764.31	
		Vendor Subtotal:			159,764.31	
		Subtotal for FUND: 4276			159,781.19	
4443-25-4443-61420	MARTIN & WHITACRE SURVEYORS	Weed Park Lagoon Project	09/17/2024	0	3,541.50	
		Vendor Subtotal:			3,541.50	
		Subtotal for FUND: 4443			3,541.50	
4490-25-4490-73900	BOLAND RECREATION INC	LUCAS PARK & BROOK ST PARK PL	09/17/2024	0	29,900.00	00028100
		Vendor Subtotal:			29,900.00	
		Subtotal for FUND: 4490			29,900.00	
4498-25-4498-61420	I & S GROUP, INC	Indoor Sport Complex	09/17/2024	0	3,605.29	
		Vendor Subtotal:			3,605.29	

		Subtotal for FUND: 4498			3,605.29	
4639-40-4639-61420	LEGAT ARCHITECTS	Wash Bay	09/17/2024	0	795.00	
		Vendor Subtotal:			795.00	
		Subtotal for FUND: 4639			795.00	
4841-00-4841-61660	IMPACT 7G	Wetland Deliniation Study for Hawkeye I	09/17/2024	0	4,600.00	00028067
		Vendor Subtotal:			4,600.00	
		Subtotal for FUND: 4841			4,600.00	
4863-10-4863-61420	BOLTON & MENK INC	New AVGAS Fuel System Project #1	09/17/2024	0	2,216.10	
4863-10-4863-61420	BOLTON & MENK INC	New AVGAS Fuel System Project #2	09/17/2024	0	1,593.60	
		Vendor Subtotal:			3,809.70	
		Subtotal for FUND: 4863			3,809.70	
4865-40-4865-61420	BOLTON & MENK INC	Runway Lighting	09/17/2024	0	3,814.50	
		Vendor Subtotal:			3,814.50	
		Subtotal for FUND: 4865			3,814.50	
4903-00-4903-61660	CORBIN DESIGN	Wayfinding	09/17/2024	0	2,022.50	
		Vendor Subtotal:			2,022.50	
		Subtotal for FUND: 4903			2,022.50	
5211-00-0000-23630	RELIANCE STANDARD LIFE INS CO	PR Batch 00001.08.2024 Optional Life	08/02/2024	0	3.30	
5211-00-0000-23630	RELIANCE STANDARD LIFE INS CO	PR Batch 00002.08.2024 Optional Life	08/16/2024	0	3.30	

		Vendor Subtotal:			6.60	
5211-40-5211-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	15.63	
		Vendor Subtotal:			15.63	
5211-40-5211-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	17.97	
		Vendor Subtotal:			17.97	
5211-40-5211-51100	QUILL CORPORATION	#AAG G520-00 DayMinder Weekly 8 x 1	09/17/2024	0	30.76	00028229
		Vendor Subtotal:			30.76	
5211-40-5211-51100	STAPLES ADVANTAGE	Stapler	09/13/2024	0	14.40	
		Vendor Subtotal:			14.40	
5211-40-5211-52400	MENARDS (MUSC)	Odor Eleminator/Mop Head	09/13/2024	0	23.45	
		Vendor Subtotal:			23.45	
5211-40-5211-52890	MENARDS (MUSC)	Bungee/Spray Bottle/Storage Slider/Refle	09/16/2024	0	89.00	
		Vendor Subtotal:			89.00	
5211-40-5211-65100	ICAN	Advertising	09/13/2024	0	372.00	
		Vendor Subtotal:			372.00	
5211-40-5211-65275	T-MOBILE	August Data	09/16/2024	0	128.22	
		Vendor Subtotal:			128.22	
5211-40-5211-65310	ALLIANT ENERGY	August Gas - Transit	09/16/2024	0	10.73	
5211-40-5211-65310	ALLIANT ENERGY	August Gas - Tranist	09/16/2024	0	14.89	
5211-40-5211-65310	ALLIANT ENERGY	August Gas - Transit	09/16/2024	0	21.62	

		Vendor Subtotal:			47.24	
5211-40-5211-74100	KICKIN KOLOR	Signage for New Buses Replacing 251 &	09/13/2024	0	1,780.00	00028462
		Vendor Subtotal:			1,780.00	
5211-40-5212-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	0.63	
		Vendor Subtotal:			0.63	
5211-40-5212-46600	RELIANCE STANDARD LIFE INS CO	BW LTD Oct	09/17/2024	0	3.35	
		Vendor Subtotal:			3.35	
		Subtotal for FUND: 5211			2,529.25	
5311-00-0000-23550	RELIANCE STANDARD LIFE INS CO	PR Batch 00002.08.2024 Life Insurance	08/16/2024	0	0.08	
		Vendor Subtotal:			0.08	
5311-05-5311-38650	PATRICIA JEAN	Reimb Plate OHP521 Parking Ticket	09/17/2024	0	10.00	
		Vendor Subtotal:			10.00	
5311-05-5311-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	6.16	
		Vendor Subtotal:			6.16	
5311-05-5311-46600	RELIANCE STANDARD LIFE INS CO	BW LTD Oct	09/17/2024	0	4.21	
5311-05-5311-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	8.46	
		Vendor Subtotal:			12.67	
5311-05-5311-52300	LEAH BROWER	Reimb Shoes - L Brower	09/16/2024	0	150.00	
5311-05-5311-52300	LEAH BROWER	Reimb Uniforms - L Brower	09/16/2024	0	50.00	
		Vendor Subtotal:			200.00	

5311-05-5311-52890	AMAZON.COM	Scoop	09/17/2024	0	5.99	
		Vendor Subtotal:			5.99	
5311-05-5311-62310	XEROX CORPORATION	August Copies	09/17/2024	0	0.45	
		Vendor Subtotal:			0.45	
5311-05-5311-69900	MUSCATINE COUNTY TREASURER	County Fee Plate LIV025	09/16/2024	0	5.00	
		Vendor Subtotal:			5.00	
		Subtotal for FUND: 5311			240.35	
5451-25-5451-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	18.76	
		Vendor Subtotal:			18.76	
5451-25-5451-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	17.99	
5451-25-5451-46600	RELIANCE STANDARD LIFE INS CO	BW LTD Oct	09/17/2024	0	16.83	
		Vendor Subtotal:			34.82	
5451-25-5451-51100	ADVANCED BUSINESS SYSTEMS IN	HOD-180-HD Executive Monthly 24 x 19	09/17/2024	0	14.92	00028231
		Vendor Subtotal:			14.92	
5451-25-5451-51100	QUILL CORPORATION	#AAG SD389-13 Standard Diary (Brett/C	09/17/2024	0	25.89	00028229
		Vendor Subtotal:			25.89	
5451-25-5451-52250	CENTRAL TURF AGRONOMY	HUMIC	09/16/2024	0	217.50	00027929
5451-25-5451-52250	CENTRAL TURF AGRONOMY	0-0-15 FERTILIZER	09/16/2024	0	670.00	00027929
5451-25-5451-52250	CENTRAL TURF AGRONOMY	WETTING AGENT	09/16/2024	0	1,800.00	00027929
5451-25-5451-52250	CENTRAL TURF AGRONOMY	HUMIC	09/16/2024	0	245.00	00028594
5451-25-5451-52250	CENTRAL TURF AGRONOMY	PUSH HOLD	09/16/2024	0	450.00	00028594

		Vendor Subtotal:			3,382.50
5451-25-5451-52300	BRETT PARCHER	Reimb Shoes - B Parcher	09/16/2024	0	75.00
		Vendor Subtotal:			75.00
5451-25-5451-52830	SITEONE LANDSCAPE SUPPLY	STEEL DRAG MAT	09/13/2024	0	700.00 00028469
5451-25-5451-52830	SITEONE LANDSCAPE SUPPLY	SHIPPING	09/13/2024	0	1.75 00028469
		Vendor Subtotal:			701.75
5451-25-5451-52890	MENARDS (MUSC)	Headlight Kit/Drawstring Bags	09/13/2024	0	13.47
		Vendor Subtotal:			13.47
5451-25-5451-53130	SPORTSTURF IRRIGATION	855 ASSEMBLY	09/13/2024	0	360.00 00028486
5451-25-5451-53130	SPORTSTURF IRRIGATION	DT 35 ASSEMBLY	09/13/2024	0	330.00 00028486
5451-25-5451-53130	SPORTSTURF IRRIGATION	DT 35 ASSEMBLY	09/13/2024	0	57.79
		Vendor Subtotal:			747.79
5451-25-5451-53220	ARNOLD MOTOR SUPPLY	Bead Sealer	09/16/2024	0	22.26
		Vendor Subtotal:			22.26
5451-25-5451-53220	NAPA OF MUSCATINE	Valve Stems	09/13/2024	0	15.74
		Vendor Subtotal:			15.74
5451-25-5451-53220	TCM BANK NA VISA	Harbor Freight - Wire Wrap	09/17/2024	0	75.43
5451-25-5451-53220	TCM BANK NA VISA	Farm & Fleet - Wire/Switch	09/17/2024	0	47.92
		Vendor Subtotal:			123.35
5451-25-5451-65320	MUSCATINE POWER & WATER	August Electric - Golf	09/16/2024	0	208.10
		Vendor Subtotal:			208.10

5451-25-5451-67130	VAN WALL EQUIPMENT INC.	FAIRWAY MOWER REPAIR	09/16/2024	0	1,695.85	00028593
		Vendor Subtotal:			1,695.85	
5451-25-5451-67140	A-1 QUALITY TIRE & CAR CARE	TURF TIRES	09/13/2024	0	208.00	00028537
		Vendor Subtotal:			208.00	
5451-25-5452-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	17.25	
		Vendor Subtotal:			17.25	
5451-25-5452-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	19.91	
		Vendor Subtotal:			19.91	
5451-25-5452-52851	7G DISTRIBUTING LLC	Beer for Resale	09/13/2024	0	172.00	
5451-25-5452-52851	7G DISTRIBUTING LLC	Beer for Resale	09/16/2024	0	223.10	
		Vendor Subtotal:			395.10	
5451-25-5452-52851	IOWA BEVERAGE	Beer for Resale	09/16/2024	0	506.15	
		Vendor Subtotal:			506.15	
5451-25-5452-52852	COCA-COLA BOTTLING COMPANY	Soda for Resale	09/13/2024	0	208.52	
		Vendor Subtotal:			208.52	
5451-25-5452-52852	PERFORMANCE FOOD SERVICE	Food for Resale	09/13/2024	0	448.25	
5451-25-5452-52852	PERFORMANCE FOOD SERVICE	Food for Resale	09/13/2024	0	657.32	
		Vendor Subtotal:			1,105.57	
5451-25-5452-52852	TCM BANK NA VISA	Wal-Mart - Resale Merch	09/17/2024	0	17.44	
5451-25-5452-52852	TCM BANK NA VISA	Wal-Mart - Resale Merch	09/17/2024	0	16.02	
5451-25-5452-52852	TCM BANK NA VISA	Wal-Mart - Resale Merch	09/17/2024	0	38.48	
5451-25-5452-52852	TCM BANK NA VISA	Wal-Mart - Resale Merch	09/17/2024	0	21.86	

5451-25-5452-52852	TCM BANK NA VISA	Wal-Mart - Resale Merch	09/17/2024	0	13.14	
5451-25-5452-52852	TCM BANK NA VISA	Wal-Mart - Resale Merch	09/17/2024	0	38.74	
5451-25-5452-52852	TCM BANK NA VISA	Wal-Mart - Resale Merch	09/17/2024	0	38.85	
5451-25-5452-52852	TCM BANK NA VISA	HyVee- Food for Resale	09/17/2024	0	27.92	
5451-25-5452-52852	TCM BANK NA VISA	CaseuFood for Resale	09/17/2024	0	29.95	
		Vendor Subtotal:			242.40	
5451-25-5452-52853	CALLAWAY GOLF COMPANY	SHIPPING	09/13/2024	0	25.00	00028449
5451-25-5452-52853	CALLAWAY GOLF COMPANY	CALLAWAY OPUS WEDGES	09/13/2024	0	627.80	00028449
5451-25-5452-52853	CALLAWAY GOLF COMPANY	SHIPPING	09/13/2024	0	1.42	
5451-25-5452-52853	CALLAWAY GOLF COMPANY	SHIPPING	09/13/2024	0	17.31	00028510
5451-25-5452-52853	CALLAWAY GOLF COMPANY	CALLAWAY UTILITY WOOD 24	09/13/2024	0	212.42	00028510
5451-25-5452-52853	CALLAWAY GOLF COMPANY	Golf Club for Resale	09/16/2024	0	142.08	
5451-25-5452-52853	CALLAWAY GOLF COMPANY	Return	09/13/2024	0	-642.42	
5451-25-5452-52853	CALLAWAY GOLF COMPANY	CALLAWAY BIG BERTHA DRIVER	09/16/2024	0	296.70	00028491
5451-25-5452-52853	CALLAWAY GOLF COMPANY	SHIPPING	09/16/2024	0	21.49	00028491
		Vendor Subtotal:			701.80	
5451-25-5452-52853	TAYLOR MADE GOLF COMPANY II	TAYLOR MADE NOODLE 15 BALL P.	09/13/2024	0	136.44	00028403
		Vendor Subtotal:			136.44	
5451-25-5452-52853	TCM BANK NA VISA	J & M Golf - Resale Merch	09/17/2024	0	693.30	
		Vendor Subtotal:			693.30	
		Subtotal for FUND: 5451			11,314.64	
5466-25-5466-69900	TCM BANK NA VISA	IA Dept of Public Safety - Fire Marshal L	09/17/2024	0	0.60	
5466-25-5466-69900	TCM BANK NA VISA	IA Dept of Public Safety - Fire Marshal L	09/17/2024	0	20.00	
		Vendor Subtotal:			20.60	
		Subtotal for FUND: 5466			20.60	
5642-00-0000-23550	RELIANCE STANDARD LIFE INS CO	PR Batch 00002.08.2024 Life Insurance	08/16/2024	0	0.70	

		Vendor Subtotal:			0.70
5642-00-0000-23630	RELIANCE STANDARD LIFE INS CO	PR Batch 00001.08.2024 Optional Life	08/02/2024	0	207.63
5642-00-0000-23630	RELIANCE STANDARD LIFE INS CO	PR Batch 00002.08.2024 Optional Life	08/16/2024	0	207.62
		Vendor Subtotal:			415.25
5642-45-5642-35210	MUNICIPAL COLLECTIONS OF AMI	Collection Agent Fee - August	09/17/2024	0	26.14
		Vendor Subtotal:			26.14
5642-45-5642-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	47.21
		Vendor Subtotal:			47.21
5642-45-5642-46600	RELIANCE STANDARD LIFE INS CO	BW LTD Oct	09/17/2024	0	109.82
5642-45-5642-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	36.42
		Vendor Subtotal:			146.24
5642-45-5642-52300	PHELPS CUSTOM IMAGE WEAR	Uniforms - W Nesbit	09/13/2024	0	249.53
		Vendor Subtotal:			249.53
5642-45-5642-62530	DRJ GROUP, LLC	Annual Extinguisher Maintenance	09/16/2024	0	57.46
		Vendor Subtotal:			57.46
5642-45-5642-65275	VERIZON	August GPS	09/13/2024	0	139.60
		Vendor Subtotal:			139.60
		Subtotal for FUND: 5642			1,082.13
5652-00-0000-23550	RELIANCE STANDARD LIFE INS CO	PR Batch 00002.08.2024 Life Insurance	08/16/2024	0	0.10
		Vendor Subtotal:			0.10

5652-00-0000-23630	RELIANCE STANDARD LIFE INS CO	PR Batch 00002.08.2024 Optional Life	08/16/2024	0	41.14	
5652-00-0000-23630	RELIANCE STANDARD LIFE INS CO	PR Batch 00001.08.2024 Optional Life	08/02/2024	0	41.13	
		Vendor Subtotal:			82.27	
5652-45-5652-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	10.37	
		Vendor Subtotal:			10.37	
5652-45-5652-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	11.95	
		Vendor Subtotal:			11.95	
5652-45-5652-62510	MICROBAC LABORATORIES INC	PFAS Testing	09/13/2024	0	455.00	00027967
5652-45-5652-62510	MICROBAC LABORATORIES INC	PFAS Testing	09/13/2024	0	5.00	
		Vendor Subtotal:			460.00	
5652-45-5652-62520	JON BRAUNS	August Leachate Hauling	09/13/2024	0	4,590.00	
		Vendor Subtotal:			4,590.00	
5652-45-5652-62530	RITTMER INC	August Landfill Operations	09/13/2024	0	40,150.00	
		Vendor Subtotal:			40,150.00	
5652-45-5652-69860	MUSCATINE COUNTY TREASURER	Property Tax	09/16/2024	0	36.00	
		Vendor Subtotal:			36.00	
5652-45-5652-69900	IA DEPT OF NATURAL RESOURCES	State Surcharge April - June 2024	06/30/2024	0	20,778.05	
		Vendor Subtotal:			20,778.05	
			Subtotal for FUND: 5652		66,118.74	
5658-45-5658-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	19.69	

		Vendor Subtotal:			19.69	
5658-45-5658-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	17.33	
5658-45-5658-46600	RELIANCE STANDARD LIFE INS CO	BW LTD Oct	09/17/2024	0	41.44	
		Vendor Subtotal:			58.77	
5658-45-5658-51100	ADVANCED BUSINESS SYSTEMS IN	AAG PM2-28 One Month Per Page 12 x	09/17/2024	0	8.70	00028231
		Vendor Subtotal:			8.70	
5658-45-5658-52300	PHELPS CUSTOM IMAGE WEAR	Anniversary Shirts - J Calcott	09/13/2024	0	57.40	
		Vendor Subtotal:			57.40	
5658-45-5658-52890	MENARDS (MUSC)	Water/Gatorade	09/13/2024	0	38.48	
5658-45-5658-52890	MENARDS (MUSC)	Duster/Hornet Spray	09/13/2024	0	53.67	
		Vendor Subtotal:			92.15	
5658-45-5658-62520	JON BRAUNS	August Solid Waste	09/13/2024	0	23,598.00	
5658-45-5658-62520	JON BRAUNS	August Fuel	09/13/2024	0	1,731.21	
		Vendor Subtotal:			25,329.21	
5658-45-5658-62530	DRJ GROUP, LLC	Annual Extinguisher Maintenance	09/16/2024	0	28.73	
		Vendor Subtotal:			28.73	
5658-45-5658-64200	TCM BANK NA VISA	ISOSWO - Conference Registration	09/17/2024	0	275.00	
		Vendor Subtotal:			275.00	
5658-45-5658-65275	VERIZON	August GPS	09/13/2024	0	34.90	
		Vendor Subtotal:			34.90	

5658-45-5658-69400	TCM BANK NA VISA	US Compostin Council - Membership	09/17/2024	0	24.00
		Vendor Subtotal:			24.00
		Subtotal for FUND: 5658			25,928.55
5660-00-0000-23550	RELIANCE STANDARD LIFE INS CO	PR Batch 00002.08.2024 Life Insurance	08/16/2024	0	1.20
		Vendor Subtotal:			1.20
5660-00-0000-23630	RELIANCE STANDARD LIFE INS CO	PR Batch 00002.08.2024 Optional Life	08/16/2024	0	201.00
5660-00-0000-23630	RELIANCE STANDARD LIFE INS CO	PR Batch 00001.08.2024 Optional Life	08/02/2024	0	201.00
		Vendor Subtotal:			402.00
5660-50-5661-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	31.75
		Vendor Subtotal:			31.75
5660-50-5661-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	40.76
		Vendor Subtotal:			40.76
5660-50-5661-51100	AMAZON.COM	Mouse	09/13/2024	0	58.99
		Vendor Subtotal:			58.99
5660-50-5661-61220	LAW OFFICES OF HOPKINS & HUBI	August Legal	09/17/2024	0	610.00
5660-50-5661-61220	LAW OFFICES OF HOPKINS & HUBI	August Legal	09/17/2024	0	2,880.00
		Vendor Subtotal:			3,490.00
5660-50-5661-62370	GORDON FLESCH COMPANY	Copier	09/13/2024	0	26.23
		Vendor Subtotal:			26.23
5660-50-5661-64200	TCM BANK NA VISA	IAWEA - Registration J Koch	09/17/2024	0	110.00

		Vendor Subtotal:			110.00	
5660-50-5662-35230	MUNICIPAL COLLECTIONS OF AME	Collection Agent Fee - August	09/17/2024	0	27.23	
		Vendor Subtotal:			27.23	
5660-50-5662-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	60.37	
		Vendor Subtotal:			60.37	
5660-50-5662-46600	RELIANCE STANDARD LIFE INS CO	BW LTD Oct	09/17/2024	0	80.77	
5660-50-5662-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	51.55	
		Vendor Subtotal:			132.32	
5660-50-5662-51100	QUILL CORPORATION	#AAG E017-50 2-Color Refill 3 1/2 x 6 2	09/17/2024	0	8.56	00028229
		Vendor Subtotal:			8.56	
5660-50-5662-52220	JAYNE PRODUCTS	Struvite Remover	09/13/2024	0	8,399.00	00028411
		Vendor Subtotal:			8,399.00	
5660-50-5662-52220	TCM BANK NA VISA	GreaseZilla	09/17/2024	0	510.66	00028306
		Vendor Subtotal:			510.66	
5660-50-5662-52400	MENARDS (MUSC)	Purell/Urnial Cakes	09/13/2024	0	17.73	
		Vendor Subtotal:			17.73	
5660-50-5662-52400	BRIAN COX	Reimb Uniforms - B Cox	09/16/2024	0	89.02	
		Vendor Subtotal:			89.02	
5660-50-5662-52830	MENARDS (MUSC)	Plier	09/13/2024	0	2.99	

		Vendor Subtotal:			2.99	
5660-50-5662-52830	AMAZON.COM	Screwdriver/Nutdriver Hardware Tool w/	09/13/2024	0	69.86	
5660-50-5662-52830	AMAZON.COM	Test Plug/Washer Tips	09/13/2024	0	42.57	
5660-50-5662-52830	AMAZON.COM	Plasma Cutter Shield/Toggle Switches	09/16/2024	0	73.07	
		Vendor Subtotal:			185.50	
5660-50-5662-52840	DRJ GROUP, LLC	First Aid	09/13/2024	0	7.91	
		Vendor Subtotal:			7.91	
5660-50-5662-52890	MENARDS (MUSC)	Can Opener/Dry Erasers	09/13/2024	0	24.25	
		Vendor Subtotal:			24.25	
5660-50-5662-53210	GRAINGER DEPT 802675066	Return	09/13/2024	0	-411.54	
		Vendor Subtotal:			-411.54	
5660-50-5662-53210	AMAZON.COM	9SX1000 Eaton 100VA UPS	09/13/2024	0	909.16	00028506
5660-50-5662-53210	AMAZON.COM	Barn Light	09/16/2024	0	62.67	
		Vendor Subtotal:			971.83	
5660-50-5662-53210	TCM BANK NA VISA	Air Filters	09/17/2024	0	396.10	00028226
5660-50-5662-53210	TCM BANK NA VISA	Siemens XPS-10 7iML11150BA40 Ultra:	09/17/2024	0	557.87	00028238
5660-50-5662-53210	TCM BANK NA VISA	Ebay - Filters	09/17/2024	0	38.72	
5660-50-5662-53210	TCM BANK NA VISA	Ebay - Filters	09/17/2024	0	39.19	
5660-50-5662-53210	TCM BANK NA VISA	Ebay - Filters Transaction Fee	09/17/2024	0	9.58	
5660-50-5662-53210	TCM BANK NA VISA	Allen Bradley 8 Pin Time Relay	09/17/2024	0	105.00	00028376
5660-50-5662-53210	TCM BANK NA VISA	Ebay - Filters	09/17/2024	0	37.49	
5660-50-5662-53210	TCM BANK NA VISA	Shawmut Fast Acting 500amp Fuse Class	09/17/2024	0	176.69	00028394
5660-50-5662-53210	TCM BANK NA VISA	Allen Bradley 150-C85NBD SMC-3 Sma	09/17/2024	0	925.00	00028416
		Vendor Subtotal:			2,285.64	
5660-50-5662-53220	GRAINGER DEPT 802675066	Hardware	09/16/2024	0	75.14	

		Vendor Subtotal:			75.14	
5660-50-5662-53220	MENARDS (MUSC)	Salt Pellets, Misc. Supplies	09/17/2024	0	120.40	00028634
5660-50-5662-53220	MENARDS (MUSC)	Salt Pellets, Misc. Supplies	09/17/2024	0	100.00	
		Vendor Subtotal:			220.40	
5660-50-5662-53220	AMAZON.COM	Bearing	09/13/2024	0	15.11	
5660-50-5662-53220	AMAZON.COM	Welding Electrode/Welding Lens	09/13/2024	0	84.46	
5660-50-5662-53220	AMAZON.COM	Regulator Ends	09/13/2024	0	87.96	
5660-50-5662-53220	AMAZON.COM	GFCI Replacement Plug	09/13/2024	0	58.98	
		Vendor Subtotal:			246.51	
5660-50-5662-53220	TCM BANK NA VISA	Steel - Wet Well Cover	09/17/2024	0	2,035.88	00028396
		Vendor Subtotal:			2,035.88	
5660-50-5662-61340	TCM BANK NA VISA	Adobe - Adobe ID	09/17/2024	0	239.88	
		Vendor Subtotal:			239.88	
5660-50-5662-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - WRRF	09/13/2024	0	272.67	
		Vendor Subtotal:			272.67	
5660-50-5662-62250	LAJEK PEST CONTROL SOLUTIONS	Pest Control	09/13/2024	0	45.00	
		Vendor Subtotal:			45.00	
5660-50-5662-64400	TCM BANK NA VISA	Me & Billy - Meal Swift/Anson	09/17/2024	0	30.00	
		Vendor Subtotal:			30.00	
5660-50-5662-65210	CLEARFLY	August Phones	09/13/2024	0	192.33	
		Vendor Subtotal:			192.33	

5660-50-5662-65260	VERIZON WIRELESS	August Cell Phones	09/13/2024	0	184.86	
		Vendor Subtotal:			184.86	
5660-50-5662-65310	ALLIANT ENERGY	August Gas - Grit Bldg	09/13/2024	0	1,377.13	
5660-50-5662-65310	ALLIANT ENERGY	August Gas - WRRF	09/13/2024	0	382.78	
		Vendor Subtotal:			1,759.91	
5660-50-5662-67320	CRAWFORD COMPANY INC	Jetting Grit Building Floor Drains	09/13/2024	0	3,000.00	00028440
5660-50-5662-67320	CRAWFORD COMPANY INC	Jetting Grit Building Floor Drains	09/13/2024	0	192.50	
		Vendor Subtotal:			3,192.50	
5660-50-5662-69400	NACWA	Membership Dues	09/17/2024	0	800.00	00028646
		Vendor Subtotal:			800.00	
5660-50-5662-69400	TCM BANK NA VISA	Backflow Certification Class - David Boy	09/17/2024	0	975.00	00028518
		Vendor Subtotal:			975.00	
5660-50-5663-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	18.13	
		Vendor Subtotal:			18.13	
5660-50-5663-46600	RELIANCE STANDARD LIFE INS CO	BW LTD Oct	09/17/2024	0	17.20	
5660-50-5663-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	17.22	
		Vendor Subtotal:			34.42	
5660-50-5663-52740	GRAINGER DEPT 802675066	Gear Oil	09/13/2024	0	68.48	
		Vendor Subtotal:			68.48	
5660-50-5663-52830	VAN METER INDUSTRIAL INC	Socket	09/16/2024	0	26.98	
5660-50-5663-52830	VAN METER INDUSTRIAL INC	Return	09/16/2024	0	-26.98	

		Vendor Subtotal:			0.00	
5660-50-5663-52890	MENARDS (MUSC)	Straps	09/13/2024	0	9.99	
		Vendor Subtotal:			9.99	
5660-50-5663-53120	VAN METER INDUSTRIAL INC	Ground Block	09/16/2024	0	26.86	
		Vendor Subtotal:			26.86	
5660-50-5663-53120	TCM BANK NA VISA	Fuse for Papoose Pump #3	09/17/2024	0	382.07	00028386
5660-50-5663-53120	TCM BANK NA VISA	Ebay - Fuse	09/17/2024	0	23.99	
5660-50-5663-53120	TCM BANK NA VISA	Ebay - Fuse	09/17/2024	0	22.99	
5660-50-5663-53120	TCM BANK NA VISA	Ebay - Fuse	09/17/2024	0	44.00	
5660-50-5663-53120	TCM BANK NA VISA	Ebay - Fuse	09/17/2024	0	48.77	
5660-50-5663-53120	TCM BANK NA VISA	Ebay - Fuse	09/17/2024	0	30.00	
		Vendor Subtotal:			551.82	
5660-50-5663-53130	AMAZON.COM	Hex Thread Socket Pipe Plug Fittings	09/13/2024	0	18.85	
		Vendor Subtotal:			18.85	
5660-50-5663-53210	MOTION INDUSTRIES INC	Bearings for Arbor Commons Pumps	09/13/2024	0	533.00	00028508
5660-50-5663-53210	MOTION INDUSTRIES INC	Bearings for Arbor Commons Pumps	09/13/2024	0	15.16	
		Vendor Subtotal:			548.16	
5660-50-5663-53210	TCM BANK NA VISA	Ebay - Relays	09/17/2024	0	9.98	
5660-50-5663-53210	TCM BANK NA VISA	Ebay - Transformer	09/17/2024	0	50.00	
5660-50-5663-53210	TCM BANK NA VISA	Ebay - Transformer	09/17/2024	0	342.28	
		Vendor Subtotal:			402.26	
5660-50-5663-53220	ARNOLD MOTOR SUPPLY	Brake Cleaner	09/16/2024	0	11.97	
		Vendor Subtotal:			11.97	

5660-50-5663-53220	GRAINGER DEPT 802675066	Snap Rings	09/16/2024	0	8.43
		Vendor Subtotal:			8.43
5660-50-5663-53220	PLETCHER ENTERPRISES INC	Steel	09/13/2024	0	88.92
		Vendor Subtotal:			88.92
5660-50-5663-53220	MENARDS (MUSC)	Lime	09/16/2024	0	29.94
		Vendor Subtotal:			29.94
5660-50-5663-53220	MOTION INDUSTRIES INC	Bearings for Maple Grove	09/17/2024	0	109.70 00028660
		Vendor Subtotal:			109.70
5660-50-5663-53220	TCM BANK NA VISA	Vibration Switch	09/17/2024	0	139.00 00028467
5660-50-5663-53220	TCM BANK NA VISA	Vibration Switch	09/17/2024	0	0.99
		Vendor Subtotal:			139.99
5660-50-5663-62150	ZACK STUMBO	August Lawn Care	09/13/2024	0	833.33
		Vendor Subtotal:			833.33
5660-50-5663-65260	VERIZON WIRELESS	August Cell Phones	09/13/2024	0	184.85
		Vendor Subtotal:			184.85
5660-50-5663-65310	ALLIANT ENERGY	August Gas - Schley	09/13/2024	0	40.50
5660-50-5663-65310	ALLIANT ENERGY	August Gas - Arbor Commons	09/13/2024	0	39.80
		Vendor Subtotal:			80.30
5660-50-5663-65320	MUSCATINE POWER & WATER	August Electric - Sampson	09/13/2024	0	83.92
5660-50-5663-65320	MUSCATINE POWER & WATER	August Electric - Love's	09/13/2024	0	299.91
5660-50-5663-65320	MUSCATINE POWER & WATER	August Electric - Stewart	09/13/2024	0	645.20
5660-50-5663-65320	MUSCATINE POWER & WATER	August Electric - Arbor Commons	09/13/2024	0	65.04
5660-50-5663-65320	MUSCATINE POWER & WATER	August Electric - 57th St	09/13/2024	0	76.62

5660-50-5663-65320	MUSCATINE POWER & WATER	August Electric - Tipton	09/13/2024	0	231.43	
5660-50-5663-65320	MUSCATINE POWER & WATER	August Electric - Mad Creek	09/16/2024	0	1,663.15	
5660-50-5663-65320	MUSCATINE POWER & WATER	August Electric - Papoose	09/16/2024	0	3,040.09	
5660-50-5663-65320	MUSCATINE POWER & WATER	August Electric - Isett	09/16/2024	0	2,455.83	
5660-50-5663-65320	MUSCATINE POWER & WATER	August Electric - Canon	09/13/2024	0	204.50	
5660-50-5663-65320	MUSCATINE POWER & WATER	August Electric - Spinning Wheel	09/13/2024	0	38.85	
5660-50-5663-65320	MUSCATINE POWER & WATER	August Electric - Houser	09/13/2024	0	107.61	
5660-50-5663-65320	MUSCATINE POWER & WATER	August Electric - Slough	09/13/2024	0	101.56	
5660-50-5663-65320	MUSCATINE POWER & WATER	August Electric - Sunset	09/13/2024	0	101.75	
		Vendor Subtotal:			9,115.46	
5660-50-5663-65410	MUSCATINE POWER & WATER	August Water - Sampson	09/13/2024	0	22.13	
5660-50-5663-65410	MUSCATINE POWER & WATER	August Water - Love's	09/13/2024	0	35.39	
5660-50-5663-65410	MUSCATINE POWER & WATER	August Water - Stewart	09/13/2024	0	44.93	
5660-50-5663-65410	MUSCATINE POWER & WATER	August Water - Arbor Commons	09/13/2024	0	269.43	
5660-50-5663-65410	MUSCATINE POWER & WATER	August Water - 57th St	09/13/2024	0	22.13	
5660-50-5663-65410	MUSCATINE POWER & WATER	August Water - Tipton	09/13/2024	0	22.13	
5660-50-5663-65410	MUSCATINE POWER & WATER	August Water - Mad Creek	09/16/2024	0	106.32	
5660-50-5663-65410	MUSCATINE POWER & WATER	August Water - Papoose	09/16/2024	0	98.54	
5660-50-5663-65410	MUSCATINE POWER & WATER	August Water - Isett	09/16/2024	0	125.50	
5660-50-5663-65410	MUSCATINE POWER & WATER	August Water - Canon	09/13/2024	0	44.24	
5660-50-5663-65410	MUSCATINE POWER & WATER	August Water - Houser	09/13/2024	0	23.00	
		Vendor Subtotal:			813.74	
5660-50-5663-67130	CRAWFORD COMPANY INC	Emergency Water Line Repair at Arbor C	09/13/2024	0	715.00	00028577
		Vendor Subtotal:			715.00	
5660-50-5663-69400	TCM BANK NA VISA	Backflow Certification Class - Shawn Ja	09/17/2024	0	975.00	00028518
		Vendor Subtotal:			975.00	
5660-50-5663-74200	ZIMMER & FRANCESCON INC	Check Valve for Canon Lift Station	09/16/2024	0	8,690.00	00028402
		Vendor Subtotal:			8,690.00	
5660-50-5665-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	26.76	

			Vendor Subtotal:			26.76	
5660-50-5665-46600	RELIANCE STANDARD LIFE INS CO	BW LTD Oct		09/17/2024	0	32.92	
5660-50-5665-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24		09/17/2024	0	23.58	
			Vendor Subtotal:			56.50	
5660-50-5665-52210	AIRGAS USA LLC	Argon		09/16/2024	0	182.98	00028461
5660-50-5665-52210	AIRGAS USA LLC	Compressed Air		09/16/2024	0	50.69	00028461
			Vendor Subtotal:			233.67	
5660-50-5665-52210	MIDLAND SCIENTIFIC INC	Lab Supplies		09/16/2024	0	1,296.60	
5660-50-5665-52210	MIDLAND SCIENTIFIC INC	Lab Supplies		09/16/2024	0	30.82	
5660-50-5665-52210	MIDLAND SCIENTIFIC INC	Lab Supplies		09/13/2024	0	730.50	00028460
			Vendor Subtotal:			2,057.92	
5660-50-5665-52210	AQUA SOLUTIONS, INC	Lab Supplies		09/13/2024	0	985.00	00028149
5660-50-5665-52210	AQUA SOLUTIONS, INC	Freight		09/13/2024	0	73.00	
			Vendor Subtotal:			1,058.00	
5660-50-5665-62510	ASTERBIO	Analysis		09/17/2024	0	500.00	
			Vendor Subtotal:			500.00	
5660-50-5665-62510	STATE HYGIENIC LABORATORY A-	Testing		09/13/2024	0	16.00	
			Vendor Subtotal:			16.00	
5660-50-5665-62510	MICROBAC LABORATORIES INC	PFAS Testing		09/13/2024	0	455.00	00027967
			Vendor Subtotal:			455.00	
5660-50-5665-63500	PHELPS THE UNIFORM SPECIALIST	Laundry - WRRF		09/13/2024	0	28.40	

		Vendor Subtotal:			28.40
5660-50-5665-64120	TCM BANK NA VISA	United - Baggage P Fuller-Bloechl	09/17/2024	0	40.00
		Vendor Subtotal:			40.00
5660-50-5665-64200	TCM BANK NA VISA	UofIowa - Registration P Fuller-Bloechl	09/17/2024	0	320.00
		Vendor Subtotal:			320.00
5660-50-5665-64400	TCM BANK NA VISA	Embassy Rock River - Meal P Fuller-Blo	09/17/2024	0	26.00
5660-50-5665-64400	TCM BANK NA VISA	Embassy Rock River - Meal P Fuller-Blo	09/17/2024	0	21.09
		Vendor Subtotal:			47.09
5660-50-5665-69200	PACK-N-SHIP	Postage	09/13/2024	0	25.52
		Vendor Subtotal:			25.52
5660-50-5665-69200	MAILBOXES & PARCEL DEPOT	Postage	09/16/2024	0	69.22
5660-50-5665-69200	MAILBOXES & PARCEL DEPOT	Shipping	09/13/2024	0	11.93
		Vendor Subtotal:			81.15
5660-50-5666-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	9.39
		Vendor Subtotal:			9.39
5660-50-5666-46600	RELIANCE STANDARD LIFE INS CO	BW LTD Oct	09/17/2024	0	54.46
		Vendor Subtotal:			54.46
5660-50-5666-52300	PHELPS CUSTOM IMAGE WEAR	Uniforms - S Brereton	09/13/2024	0	144.63
		Vendor Subtotal:			144.63
5660-50-5666-52750	MENARDS (MUSC)	DEF	09/13/2024	0	34.95

5660-50-5666-52750	MENARDS (MUSC)	DEF	09/16/2024	0	47.94	
		Vendor Subtotal:			82.89	
5660-50-5666-53120	MENARDS (MUSC)	Coupler/Jumper Cables	09/13/2024	0	42.08	
		Vendor Subtotal:			42.08	
5660-50-5666-53130	MENARDS (MUSC)	PVC/Degreaser	09/16/2024	0	24.80	
		Vendor Subtotal:			24.80	
5660-50-5666-53220	ARNOLD MOTOR SUPPLY	Plugs	09/16/2024	0	43.52	
		Vendor Subtotal:			43.52	
5660-50-5666-53220	GRAINGER DEPT 802675066	Masking Tape	09/13/2024	0	15.70	
		Vendor Subtotal:			15.70	
5660-50-5666-53220	LOGAN CONTRACTORS SUPPLY IN	30" x 12' Concrete Form	09/13/2024	0	339.60	00028481
		Vendor Subtotal:			339.60	
5660-50-5666-53220	MENARDS (MUSC)	Rebar	09/13/2024	0	55.75	
		Vendor Subtotal:			55.75	
5660-50-5666-53220	AMAZON.COM	Summitt Hydraulic Control Valve	09/16/2024	0	268.95	00028565
5660-50-5666-53220	AMAZON.COM	Crimper Tool/Electrical Wire	09/13/2024	0	90.32	
		Vendor Subtotal:			359.27	
5660-50-5666-53340	WENDLING QUARRIES INC	Rock	09/13/2024	0	630.46	
		Vendor Subtotal:			630.46	
5660-50-5666-62510	MICROBAC LABORATORIES INC	PFAS Testing	09/13/2024	0	450.00	00027967

		Vendor Subtotal:			450.00	
5660-50-5666-65320	EASTERN IOWA LIGHT & POWER C	August Power - Musser	09/13/2024	0	183.90	
		Vendor Subtotal:			183.90	
5660-50-5668-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	6.26	
		Vendor Subtotal:			6.26	
5660-50-5668-46600	RELIANCE STANDARD LIFE INS CO	BW LTD Oct	09/17/2024	0	33.84	
		Vendor Subtotal:			33.84	
5660-50-5668-52830	ARNOLD MOTOR SUPPLY	Battery Tester	09/13/2024	0	53.99	
		Vendor Subtotal:			53.99	
5660-50-5668-52840	MENARDS (MUSC)	Gloves	09/13/2024	0	24.98	00028547
		Vendor Subtotal:			24.98	
5660-50-5668-52890	ROURA MATERIAL HANDLING	Gaylord Rotator Box	09/13/2024	0	2,080.00	00028327
5660-50-5668-52890	ROURA MATERIAL HANDLING	Shipping	09/13/2024	0	378.47	
		Vendor Subtotal:			2,458.47	
5660-50-5668-52890	GRAINGER DEPT 802675066	Nozzle	09/13/2024	0	48.76	
		Vendor Subtotal:			48.76	
5660-50-5668-52890	MENARDS (MUSC)	Operating Supplies	09/13/2024	0	98.60	00028547
		Vendor Subtotal:			98.60	
		Subtotal for FUND: 5660			60,325.44	

5664-00-0000-23550	RELIANCE STANDARD LIFE INS CO	PR Batch 00002.08.2024 Life Insurance	08/16/2024	0	0.13	
		Vendor Subtotal:			0.13	
5664-00-0000-23630	RELIANCE STANDARD LIFE INS CO	PR Batch 00002.08.2024 Optional Life	08/16/2024	0	3.30	
5664-00-0000-23630	RELIANCE STANDARD LIFE INS CO	PR Batch 00001.08.2024 Optional Life	08/02/2024	0	3.31	
		Vendor Subtotal:			6.61	
5664-40-5664-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	32.85	
		Vendor Subtotal:			32.85	
5664-40-5664-46600	RELIANCE STANDARD LIFE INS CO	BW LTD Oct	09/17/2024	0	72.01	
5664-40-5664-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	25.18	
		Vendor Subtotal:			97.19	
5664-40-5664-52830	TCM BANK NA VISA	1/4"x4"x6"Rock Carbide Bit	09/17/2024	0	6.49	00028219
5664-40-5664-52830	TCM BANK NA VISA	10" Scaling Chisel	09/17/2024	0	24.99	00028219
5664-40-5664-52830	TCM BANK NA VISA	5/32"x4 1/2"x6 1/2 " Rock Carbide Bit	09/17/2024	0	9.99	00028219
5664-40-5664-52830	TCM BANK NA VISA	Dewalt Rotary Hammer	09/17/2024	0	229.00	00028219
5664-40-5664-52830	TCM BANK NA VISA	Dewalt 20V Lith-ion Combo Pack	09/17/2024	0	149.00	00028219
5664-40-5664-52830	TCM BANK NA VISA	10" Cold Chisel	09/17/2024	0	15.99	00028219
5664-40-5664-52830	TCM BANK NA VISA	1/2"x4"x6"Rock Carbide Bit	09/17/2024	0	10.99	00028219
		Vendor Subtotal:			446.45	
5664-40-5664-52840	TCM BANK NA VISA	Harbor Freight - Gloves	09/17/2024	0	67.94	
		Vendor Subtotal:			67.94	
5664-40-5664-53330	HAHN READY MIX INC	2 Cubic Yards of Flowable Concrete	09/16/2024	0	377.76	00028582
5664-40-5664-53330	HAHN READY MIX INC	16 Cubic Yards of Flowable Concrete	09/16/2024	0	2,327.04	00028580
		Vendor Subtotal:			2,704.80	
5664-40-5664-62530	DRJ GROUP, LLC	Annual Extinguisher Maintenance	09/16/2024	0	28.73	

		Vendor Subtotal:			28.73
5664-40-5664-64200	TCM BANK NA VISA	IAWEA Association - Conference Regist	09/17/2024	0	440.00
		Vendor Subtotal:			440.00
5664-40-5664-64400	TCM BANK NA VISA	Pizza Ranch - Utility Group Lunch Etzel	09/17/2024	0	16.88
		Vendor Subtotal:			16.88
5664-40-5664-65275	VERIZON WIRELESS	August Cell Phones	09/16/2024	0	40.01
		Vendor Subtotal:			40.01
5664-40-5664-65275	VERIZON	August GPS	09/13/2024	0	10.95
		Vendor Subtotal:			10.95
5664-50-5667-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	7.67
		Vendor Subtotal:			7.67
5664-50-5667-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	10.55
		Vendor Subtotal:			10.55
5664-50-5667-62530	PS3 Enterprises Inc.	Temp Sanitation	09/13/2024	0	170.00
		Vendor Subtotal:			170.00
		Subtotal for FUND: 5664			4,080.76
5711-10-5711-61220	LAW OFFICES OF HOPKINS & HUBI	August Legal	09/17/2024	0	67.50
		Vendor Subtotal:			67.50
5711-10-5711-62530	DRJ GROUP, LLC	Annual Extinguisher Maintenance	09/16/2024	0	4.79

		Vendor Subtotal:			4.79
5711-10-5711-65320	MUSCATINE POWER & WATER	August Electric - Airport Comm	09/16/2024	0	52.33
5711-10-5711-65320	MUSCATINE POWER & WATER	August Electric - Airport Lights	09/16/2024	0	34.97
5711-10-5711-65320	MUSCATINE POWER & WATER	August Electric - Airport Comm	09/16/2024	0	30.14
5711-10-5711-65320	MUSCATINE POWER & WATER	August Electric - Airport Runway	09/16/2024	0	44.53
5711-10-5711-65320	MUSCATINE POWER & WATER	August Electric - Airport Gate	09/16/2024	0	44.32
		Vendor Subtotal:			206.29
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Drainage Tax	09/16/2024	0	1,032.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Property Tax	09/16/2024	0	916.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	DD Pump Project Tax	09/16/2024	0	1,129.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Drainage Tax	09/16/2024	0	11.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Property Tax	09/16/2024	0	238.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	DD Pump Project Tax	09/16/2024	0	21.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Drainage Tax	09/16/2024	0	19.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	DD Pump Project Tax	09/16/2024	0	107.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Drainage Tax	09/16/2024	0	95.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	DD Pump Project Tax	09/16/2024	0	13.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Drainage Tax	09/16/2024	0	13.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Drainage Tax	09/16/2024	0	23.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	DD Pump Project Tax	09/16/2024	0	25.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	DD Pump Project Tax	09/16/2024	0	595.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Drainage Tax	09/16/2024	0	527.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Drainage Tax	09/16/2024	0	662.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	DD Pump Project Tax	09/16/2024	0	729.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Property Tax	09/16/2024	0	724.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Property Tax	09/16/2024	0	946.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Drainage Tax	09/16/2024	0	230.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	DD Pump Project Tax	09/16/2024	0	225.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	DD Pump Project Tax	09/16/2024	0	53.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Property Tax	09/16/2024	0	420.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Drainage Tax	09/16/2024	0	62.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Drainage Tax	09/16/2024	0	851.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	DD Pump Project Tax	09/16/2024	0	961.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	DD Pump Project Tax	09/16/2024	0	1,167.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Property Tax	09/16/2024	0	1,924.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Drainage Tax	09/16/2024	0	1,090.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Drainage Tax	09/16/2024	0	770.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Property Tax	09/16/2024	0	1,810.00

5711-10-5711-69860	MUSCATINE COUNTY TREASURER DD Pump Project Tax	09/16/2024	0	823.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER DD Pump Project Tax	09/16/2024	0	1,105.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER Property Tax	09/16/2024	0	898.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER Drainage Tax	09/16/2024	0	1,000.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER Drainage Tax	09/16/2024	0	274.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER PropertyTax	09/16/2024	0	834.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER DD Pump Project Tax	09/16/2024	0	285.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER DD Pump Project Tax	09/16/2024	0	47.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER Drainage Tax	09/16/2024	0	41.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER Drainage Tax	09/16/2024	0	88.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER Property Tax	09/16/2024	0	64.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER DD Pump Project Tax	09/16/2024	0	87.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER DD Pump Project Tax	09/16/2024	0	247.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER Property Tax	09/16/2024	0	248.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER Drainage Tax	09/16/2024	0	232.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER Drainage Tax	09/16/2024	0	116.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER Property Tax	09/16/2024	0	184.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER DD Pump Project Tax	09/16/2024	0	117.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER DD Pump Project Tax	09/16/2024	0	25.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER Property Tax	09/16/2024	0	128.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER Drainage Tax	09/16/2024	0	34.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER Drainage Tax	09/16/2024	0	674.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER Property Tax	09/16/2024	0	1,118.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER DD Pump Project Tax	09/16/2024	0	733.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER DD Pump Project Tax	09/16/2024	0	445.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER Property Tax	09/16/2024	0	280.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER Drainage Tax	09/16/2024	0	406.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER Drainage Tax	09/16/2024	0	45.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER DD Pump Project Tax	09/16/2024	0	49.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER Drainage Tax	09/16/2024	0	39.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER DD Pump Project Tax	09/16/2024	0	43.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER DD Pump Project Tax	09/16/2024	0	163.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER Drainage Tax	09/16/2024	0	145.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER Drainage Tax	09/16/2024	0	111.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER DD Pump Project Tax	09/16/2024	0	125.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER DD Pump Project Tax	09/16/2024	0	27.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER Drainage Tax	09/16/2024	0	23.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER Drainage Tax	09/16/2024	0	11.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER DD Pump Project Tax	09/16/2024	0	11.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER DD Pump Project Tax	09/16/2024	0	11.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER DrainageTax	09/16/2024	0	11.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER DrainageTax	09/16/2024	0	48.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER Property Tax	09/16/2024	0	78.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER DD Pump Project Tax	09/16/2024	0	41.00

5711-10-5711-69860	MUSCATINE COUNTY TREASURER	DD Pump Project Tax	09/16/2024	0	25.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Drainage Tax	09/16/2024	0	21.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Drainage Tax	09/16/2024	0	178.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Property Tax	09/16/2024	0	136.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	DD Pump Project Tax	09/16/2024	0	189.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	DD Pump Project Tax	09/16/2024	0	29.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Drainage Tax	09/16/2024	0	27.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Drainage Tax	09/16/2024	0	41.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	DD Pump Project Tax	09/16/2024	0	45.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	DD Pump Project Tax	09/16/2024	0	325.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Property Tax	09/16/2024	0	394.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Drainage Tax	09/16/2024	0	304.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Drainage Tax	09/16/2024	0	25.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	DD Pump Project Tax	09/16/2024	0	27.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	DD Pump Project Tax	09/16/2024	0	25.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Drainage Tax	09/16/2024	0	23.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Drainage Tax	09/16/2024	0	583.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	DD Pump Project Tax	09/16/2024	0	659.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	DD Pump Project Tax	09/16/2024	0	21.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Drainage Tax	09/16/2024	0	19.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	Drainage Tax	09/16/2024	0	11.00
5711-10-5711-69860	MUSCATINE COUNTY TREASURER	DD Pump Project Tax	09/16/2024	0	11.00
		Vendor Subtotal:			32,020.00
5711-10-5711-69900	TCM BANK NA VISA	IA Dept of Public Safety - Fire Marshal L	09/17/2024	0	1.20
5711-10-5711-69900	TCM BANK NA VISA	IA Dept of Public Safety - Fire Marshal L	09/17/2024	0	40.00
		Vendor Subtotal:			41.20
		Subtotal for FUND: 5711			32,339.78
5811-00-0000-11550	MUNICIPAL COLLECTIONS OF AMI	Collection Agent Fee - August	09/17/2024	0	219.37
		Vendor Subtotal:			219.37
5811-00-0000-23550	RELIANCE STANDARD LIFE INS CO	PR Batch 00002.08.2024 Life Insurance	08/16/2024	0	0.40
		Vendor Subtotal:			0.40
5811-20-5811-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	18.66

		Vendor Subtotal:			18.66	
5811-20-5811-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	24.64	
		Vendor Subtotal:			24.64	
5811-20-5811-61220	LAW OFFICES OF HOPKINS & HUBI	August Legal	09/17/2024	0	67.50	
		Vendor Subtotal:			67.50	
5811-20-5811-61550	HY-VEE	Prescription Due to Exposure	09/16/2024	0	1.56	
		Vendor Subtotal:			1.56	
5811-20-5811-64120	TCM BANK NA VISA	Smash Park - Meal Ronzheimer	09/17/2024	0	32.48	
5811-20-5811-64120	TCM BANK NA VISA	Hilton - Lodging Ronzheimer/Rock	09/17/2024	0	311.36	
5811-20-5811-64120	TCM BANK NA VISA	Jethro's BBQ - Meal Ronzheimer	09/17/2024	0	23.75	
5811-20-5811-64120	TCM BANK NA VISA	Smash Park - Meal (2) Ewers/Rock	09/17/2024	0	50.26	
5811-20-5811-64120	TCM BANK NA VISA	TownePlace Suites - Deposit	09/17/2024	0	0.01	
5811-20-5811-64120	TCM BANK NA VISA	Jethro's BBQ - Meal Ewers	09/17/2024	0	18.00	
5811-20-5811-64120	TCM BANK NA VISA	Tasty Taco - Meal Ewers	09/17/2024	0	17.33	
5811-20-5811-64120	TCM BANK NA VISA	Taco Johns - Meal Ewers	09/17/2024	0	17.35	
		Vendor Subtotal:			470.54	
5811-20-5811-64600	TCM BANK NA VISA	UIowa Online - Paramedic Program D Ho	09/17/2024	0	500.00	
5811-20-5811-64600	TCM BANK NA VISA	National Registry EMT - Paramedic App/	09/17/2024	0	175.00	
5811-20-5811-64600	TCM BANK NA VISA	National Registry EMT - Paramedic App/	09/17/2024	0	175.00	
5811-20-5811-64600	TCM BANK NA VISA	Paramedic Care: Principles and Practice V	09/17/2024	0	330.64	00028355
5811-20-5811-64600	TCM BANK NA VISA	Anatomy & Physiology for Emergency C	09/17/2024	0	234.64	00028355
5811-20-5811-64600	TCM BANK NA VISA	Basic Arrhythmias With 12-Lead EKGs 9	09/17/2024	0	204.58	00028355
5811-20-5811-64600	TCM BANK NA VISA	Paramedic Care: Principles and Practice V	09/17/2024	0	330.64	00028355
5811-20-5811-64600	TCM BANK NA VISA	UI Parking AIMS - Permit for Paramedic	09/17/2024	0	60.00	
5811-20-5811-64600	TCM BANK NA VISA	PayPal - Fingerprint Services	09/17/2024	0	34.35	
		Vendor Subtotal:			2,044.85	
5811-20-5811-64700	TCM BANK NA VISA	HIPAA TV 2.0 Training DVD	09/17/2024	0	300.00	00028287

		Vendor Subtotal:			300.00	
5811-20-5811-67130	COURTESY FORD	Emergency Repairs on Ambulance #354 -	09/13/2024	0	3,695.56	00028523
		Vendor Subtotal:			3,695.56	
5811-20-5811-67320	TCM BANK NA VISA	Station Automation - Monthly License	09/17/2024	0	322.62	
		Vendor Subtotal:			322.62	
5811-20-5811-69900	TCM BANK NA VISA	Illinois Dept Public Health - Vehicle Insp	09/17/2024	0	153.38	
		Vendor Subtotal:			153.38	
		Subtotal for FUND: 5811			7,319.08	
7625-00-0000-23630	RELIANCE STANDARD LIFE INS CO	PR Batch 00001.08.2024 Optional Life	08/02/2024	0	47.00	
7625-00-0000-23630	RELIANCE STANDARD LIFE INS CO	PR Batch 00002.08.2024 Optional Life	08/16/2024	0	47.00	
		Vendor Subtotal:			94.00	
7625-40-7625-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	25.02	
		Vendor Subtotal:			25.02	
7625-40-7625-46600	RELIANCE STANDARD LIFE INS CO	BW LTD Oct	09/17/2024	0	53.16	
7625-40-7625-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	17.97	
		Vendor Subtotal:			71.13	
7625-40-7625-52720	SPRATT OIL SALES	Gas for Tank #3	09/13/2024	0	1,580.00	00028546
7625-40-7625-52720	SPRATT OIL SALES	Gas for Tank #3	09/13/2024	0	3.16	
		Vendor Subtotal:			1,583.16	
7625-40-7625-52740	ARNOLD MOTOR SUPPLY	Oil	09/16/2024	0	64.68	
7625-40-7625-52740	ARNOLD MOTOR SUPPLY	Oil	09/16/2024	0	64.68	

		Vendor Subtotal:			129.36	
7625-40-7625-53210	AMAZON.COM	Wire Connector	09/13/2024	0	15.98	
		Vendor Subtotal:			15.98	
7625-40-7625-53210	CARQUEST OF MUSCATINE	Filters	09/16/2024	0	85.02	
		Vendor Subtotal:			85.02	
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Fittings	09/16/2024	0	10.86	
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Degreaser	09/16/2024	0	15.99	
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Simple Green	09/16/2024	0	19.99	
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Tee Wrap	09/16/2024	0	21.99	
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Therm Housing/Sensor	09/16/2024	0	60.91	
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Check Valve/Tube Damper	09/13/2024	0	26.33	
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Filter	09/13/2024	0	14.57	
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Threadlocker/Glove	09/13/2024	0	49.68	
		Vendor Subtotal:			220.32	
7625-40-7625-53220	HENDERSON PRODUCTS INC.	Shaft Bearings	09/16/2024	0	41.82	00028519
7625-40-7625-53220	HENDERSON PRODUCTS INC.	10' Spreader Chain	09/16/2024	0	867.00	00028519
		Vendor Subtotal:			908.82	
7625-40-7625-53220	MARTIN EQUIPMENT OF IA-IL INC	Parts for #2 Loader	09/16/2024	0	1,796.04	00028579
7625-40-7625-53220	MARTIN EQUIPMENT OF IA-IL INC	Parts for #2 Loader	09/16/2024	0	1,645.83	
		Vendor Subtotal:			3,441.87	
7625-40-7625-53220	MENARDS (MUSC)	Scoop/Screws/Safety Hasps	09/16/2024	0	80.46	
7625-40-7625-53220	MENARDS (MUSC)	Adapter	09/13/2024	0	0.98	
		Vendor Subtotal:			81.44	
7625-40-7625-53220	MOTION INDUSTRIES INC	Fittings	09/16/2024	0	73.02	

		Vendor Subtotal:			73.02	
7625-40-7625-53220	NAPA OF MUSCATINE	Cooling Fan for 743	09/16/2024	0	603.52	00028619
		Vendor Subtotal:			603.52	
7625-40-7625-53220	REEVES BATTERY SALES	Batteries for 253	09/13/2024	0	240.00	00028545
		Vendor Subtotal:			240.00	
7625-40-7625-53220	SADLER POWER TRAIN INC	Front Chambers and Valve for 438	09/16/2024	0	115.13	00028581
		Vendor Subtotal:			115.13	
7625-40-7625-53220	TCM BANK NA VISA	Diff Oil for 753	09/17/2024	0	319.63	00028264
		Vendor Subtotal:			319.63	
7625-40-7625-53220	EMAG MUSCATINE FD LLC	Multifunction Switch for 253	09/13/2024	0	210.00	00028534
7625-40-7625-53220	EMAG MUSCATINE FD LLC	Side View Mirror for Truck 946	09/16/2024	0	1,036.10	00028596
7625-40-7625-53220	EMAG MUSCATINE FD LLC	Side View Mirror for Truck 946	09/16/2024	0	0.04	
		Vendor Subtotal:			1,246.14	
7625-40-7625-53220	EMAG MUSCATINE CBG LLC	Engine Parts for 750	09/16/2024	0	532.80	00028445
		Vendor Subtotal:			532.80	
7625-40-7625-62530	DRJ GROUP, LLC	Annual Extinguisher Maintenance	09/16/2024	0	4.79	
		Vendor Subtotal:			4.79	
7625-40-7625-65275	VERIZON	August GPS	09/13/2024	0	17.45	
		Vendor Subtotal:			17.45	
7625-40-7625-67130	DOUGLAS C REIST	Change Tire	09/13/2024	0	95.00	

		Vendor Subtotal:			95.00	
7625-40-7625-67130	TRUCKS UNLIMITED INC	Replace 2 Leaking Brake Chambers	09/16/2024	0	470.75	00028570
7625-40-7625-67130	TRUCKS UNLIMITED INC	Diagnose and Repair 436 Regen Issue	09/16/2024	0	1,549.00	00028636
		Vendor Subtotal:			2,019.75	
7625-40-7625-67130	GARAGE 5SIX3	Replace Struts on 256 and Alignment	09/16/2024	0	2,136.00	00028560
7625-40-7625-67130	GARAGE 5SIX3	Replace Struts on 256 and Alignment	09/16/2024	0	390.96	
		Vendor Subtotal:			2,526.96	
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Tires for 800	09/13/2024	0	600.00	00028517
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Valve Stem	09/13/2024	0	24.00	
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Tire Repairs #RC13	09/13/2024	0	95.00	
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Repairs for RC14	09/13/2024	0	170.00	00028516
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Tire Repairs for RC13	09/17/2024	0	101.45	00028578
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Repairs for RC14	09/17/2024	0	101.45	00028604
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Mount Transfer Trailer Tires	09/17/2024	0	140.00	00028599
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Tire for 400	09/17/2024	0	233.45	00028600
		Vendor Subtotal:			1,465.35	
7625-40-7625-74200	GRAINGER DEPT 802675066	Shop Crimping Tool	09/13/2024	0	1,160.99	00028450
		Vendor Subtotal:			1,160.99	
			Subtotal for FUND: 7625		17,076.65	
7635-00-7635-51100	QUILL CORPORATION	Calc Tape	09/13/2024	0	52.04	
		Vendor Subtotal:			52.04	
			Subtotal for FUND: 7635		52.04	
7921-00-7921-46400	IMWCA	Work Comp Install #3	09/17/2024	0	9,284.00	

		Vendor Subtotal:			9,284.00
7921-00-7921-69900	PHELPS CUSTOM IMAGE WEAR	Uniforms - S Dietrich	09/13/2024	0	74.03
7921-00-7921-69900	PHELPS CUSTOM IMAGE WEAR	Uniforms - J Calcott	09/13/2024	0	37.50
		Vendor Subtotal:			111.53
7921-00-7921-69900	SCOTT COUNTY RIVERSHARE LIBF	Reimb - Wave	09/16/2024	0	21.00
		Vendor Subtotal:			21.00
7921-00-7921-69900	TCM BANK NA VISA	Interest - Requested Removal of Interest I	09/17/2024	0	887.87
7921-00-7921-69900	TCM BANK NA VISA	Late Fee - To be Refunded	09/17/2024	0	40.00
7921-00-7921-69900	TCM BANK NA VISA	Me & Billy - Meal Swift/Anson Overage	09/17/2024	0	6.31
7921-00-7921-69900	TCM BANK NA VISA	Sun Tan City - Personal Charge Hillard to	09/17/2024	0	5.35
7921-00-7921-69900	TCM BANK NA VISA	Embassy Rock River - Meal P Fuller-Blo	09/17/2024	0	7.88
		Vendor Subtotal:			947.41
7921-00-7921-69900	DAVENPORT PUBLIC LIBRARY	Reimb - Graffiti Moon	09/13/2024	0	37.00
		Vendor Subtotal:			37.00
		Subtotal for FUND: 7921			10,400.94
7940-00-7940-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	24.52
7940-00-7940-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	16.87
7940-00-7940-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	21.78
7940-00-7940-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	6.69
		Vendor Subtotal:			69.86
7940-00-7940-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	19.39
7940-00-7940-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	11.50
7940-00-7940-46600	RELIANCE STANDARD LIFE INS CO	BW LTD Oct	09/17/2024	0	8.37
7940-00-7940-46600	RELIANCE STANDARD LIFE INS CO	BW LTD Oct	09/17/2024	0	8.37
7940-00-7940-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	30.28
7940-00-7940-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	32.63

		Vendor Subtotal:			110.54
7940-00-7940-61220	LAW OFFICES OF HOPKINS & HUBI	August Legal	09/17/2024	0	562.50
		Vendor Subtotal:			562.50
7940-00-7940-62310	XEROX CORPORATION	August Copies	09/17/2024	0	3.17
7940-00-7940-62310	XEROX CORPORATION	August Copies	09/17/2024	0	0.45
7940-00-7940-62310	XEROX CORPORATION	August Copies	09/17/2024	0	0.45
7940-00-7940-62310	XEROX CORPORATION	August Copies	09/17/2024	0	3.62
		Vendor Subtotal:			7.69
7940-00-7940-65275	VERIZON	August GPS	09/13/2024	0	34.90
		Vendor Subtotal:			34.90
		Subtotal for FUND: 7940			785.49
8144-10-8144-61610	MARTIN GARDNER ARCHITECTURI	Downtown Facade Revitalization	09/13/2024	0	1,366.15
		Vendor Subtotal:			1,366.15
8144-10-8144-69200	PACK-N-SHIP	Postage	09/13/2024	0	490.68
8144-10-8144-69200	PACK-N-SHIP	Postage	09/13/2024	0	241.36
		Vendor Subtotal:			732.04
8144-10-8144-73700	CORNERSTONE COMMERCIAL CON	DTR Pay App #4	09/17/2024	0	79,022.42
		Vendor Subtotal:			79,022.42
		Subtotal for FUND: 8144			81,120.61
8148-10-8148-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	15.75
		Vendor Subtotal:			15.75

8148-10-8148-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	25.08	
		Vendor Subtotal:			25.08	
8148-10-8148-64200	TCM BANK NA VISA	IA Inspections & Appeal - Certificate Ap|	09/17/2024	0	180.00	
		Vendor Subtotal:			180.00	
8148-10-8148-74250	AMAZON.COM	6' DisplayPort to HDMI Cable	09/13/2024	0	13.98	00028542
8148-10-8148-74250	AMAZON.COM	6' USB-A to USB-B Cable	09/13/2024	0	4.99	00028542
8148-10-8148-74250	AMAZON.COM	HP Color LaserJet Pro MFP 4301fdw	09/13/2024	0	469.57	00028542
		Vendor Subtotal:			488.54	
		Subtotal for FUND: 8148			709.37	
8180-90-8180-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Sept	09/17/2024	0	3.44	
		Vendor Subtotal:			3.44	
8180-90-8180-46600	RELIANCE STANDARD LIFE INS CO	LTD Sept 24	09/17/2024	0	5.89	
		Vendor Subtotal:			5.89	
8180-90-8180-62370	CITY OF MUSCATINE HOUSING RE'	Xerox - July Copies	09/13/2024	0	20.21	
		Vendor Subtotal:			20.21	
8180-90-8180-68300	ALLISON & KREITNER, P.C.	Down Payment Assistance S Cabrera	09/16/2024	0	2,500.00	
		Vendor Subtotal:			2,500.00	
8180-90-8180-69400	TCM BANK NA VISA	Calendly - Subscription	09/17/2024	0	110.42	
		Vendor Subtotal:			110.42	
		Subtotal for FUND: 8180			2,639.96	

8370-00-8370-74200	MOTOROLA SOLUTIONS	Body Camera License	09/16/2024	0	6,825.00	
8370-00-8370-74200	MOTOROLA SOLUTIONS	Body Camera License	09/16/2024	0	6,825.00	
		Vendor Subtotal:			13,650.00	
8370-00-8370-74400	HON COMPANY	4 Office Chairs per Attached Quote	09/13/2024	0	1,288.92	00028254
8370-00-8370-74400	HON COMPANY	4 Office Chairs per Attached Quote	09/13/2024	0	649.60	00028254
		Vendor Subtotal:			1,938.52	
		Subtotal for FUND: 8370			15,588.52	
8400-00-0000-24400	STIVERS FORD-LINCOLN	Squad Uplift	09/16/2024	0	16,165.91	
		Vendor Subtotal:			16,165.91	
		Subtotal for FUND: 8400			16,165.91	
9002-00-0000-11220	NORMA GUTIERREZ	AR Balance	09/17/2024	0	50.00	
		Vendor Subtotal:			50.00	
9002-00-0000-21140	DAVID ROELLE	Security Deposit Refund	09/17/2024	0	250.00	
9002-00-0000-21140	DAVID ROELLE	Security Deposit Refund Interest	09/17/2024	0	0.32	
		Vendor Subtotal:			250.32	
9002-00-0000-21140	NORMA GUTIERREZ	Security Deposit Refund	09/17/2024	0	250.00	
		Vendor Subtotal:			250.00	
9002-00-0000-21370	CITY OF MUSCATINE	Pmt in Lieu of Taxes FY24 - CH	09/13/2024	0	23,336.93	
		Vendor Subtotal:			23,336.93	
9002-90-9020-41100	CITY OF MUSCATINE HOUSING RE'	Admin Full-Time Wages 9/13/24	09/13/2024	0	3,541.00	
9002-90-9020-41100	CITY OF MUSCATINE HOUSING RE'	Admin Part-Time Wages 9/13/24	09/13/2024	0	105.50	

9002-90-9020-41100	CITY OF MUSCATINE HOUSING RE'	Admin Longevity 9/13/24	09/13/2024	0	10.73	
		Vendor Subtotal:			3,657.23	
9002-90-9020-41400	TCM BANK NA VISA	NAHRO training - Ethics for Housing Pro	09/17/2024	0	175.00	00028473
		Vendor Subtotal:			175.00	
9002-90-9020-41500	CITY OF MUSCATINE HOUSING RE'	Auto Allowance 9/13/24	09/13/2024	0	37.50	
		Vendor Subtotal:			37.50	
9002-90-9020-41902	AMAZON.COM	Toner Cartridge	09/13/2024	0	65.89	
		Vendor Subtotal:			65.89	
9002-90-9020-41904	CITY OF MUSCATINE HOUSING RE'	MPW - August Base PRI	09/13/2024	0	13.72	
		Vendor Subtotal:			13.72	
9002-90-9020-41904	MUSCATINE POWER & WATER	August Phone - Clark House	09/17/2024	0	88.46	
		Vendor Subtotal:			88.46	
9002-90-9020-41904	US CELLULAR	September Cell Phones	09/13/2024	0	71.32	
		Vendor Subtotal:			71.32	
9002-90-9020-41905	CITY OF MUSCATINE HOUSING RE'	August Postage	09/13/2024	0	11.73	
		Vendor Subtotal:			11.73	
9002-90-9020-41910	CROSSROADS INC.	Shredding	09/13/2024	0	11.00	
		Vendor Subtotal:			11.00	
9002-90-9020-41910	TENANT REPORTS.COM LLC	Background Checks	09/13/2024	0	14.00	

		Vendor Subtotal:			14.00
9002-90-9020-41910	TCM BANK NA VISA	IS Judicial Branch - Eviction Harmon	09/17/2024	0	95.00
9002-90-9020-41910	TCM BANK NA VISA	IS Judicial Branch - Eviction Reynold	09/17/2024	0	95.00
		Vendor Subtotal:			190.00
9002-90-9020-41910	STEPHANIE STEWART	Courtyard Hours	09/13/2024	0	150.00
		Vendor Subtotal:			150.00
9002-90-9020-41914	CITY OF MUSCATINE HOUSING RE'	MPW - July/Aug Machlink	09/13/2024	0	23.56
		Vendor Subtotal:			23.56
9002-90-9020-41914	MUSCATINE POWER & WATER	August Internet - Clark House	09/17/2024	0	82.97
		Vendor Subtotal:			82.97
9002-90-9020-43100	MUSCATINE POWER & WATER	August Water - Clark House	09/17/2024	0	346.90
		Vendor Subtotal:			346.90
9002-90-9020-43200	MUSCATINE POWER & WATER	August Electric - Clark House	09/17/2024	0	6,039.40
		Vendor Subtotal:			6,039.40
9002-90-9020-43900	MUSCATINE POWER & WATER	August Sewer - Clark House	09/17/2024	0	1,046.58
		Vendor Subtotal:			1,046.58
9002-90-9020-44100	CITY OF MUSCATINE HOUSING RE'	Maint Full-Time Wages 9/13/24	09/13/2024	0	2,971.36
9002-90-9020-44100	CITY OF MUSCATINE HOUSING RE'	Maint Part-Time Wages 9/13/24	09/13/2024	0	1,472.31
9002-90-9020-44100	CITY OF MUSCATINE HOUSING RE'	Maint Longevity 9/13/24	09/13/2024	0	11.05
		Vendor Subtotal:			4,454.72

9002-90-9020-44201	MENARDS (MUSC)	Mop/Water/Bleach	09/17/2024	0	38.37
9002-90-9020-44201	MENARDS (MUSC)	Pine Cleaner/Duster/Scour Pad	09/13/2024	0	83.27
		Vendor Subtotal:			121.64
9002-90-9020-44206	PLUMB SUPPLY COMPANY	Flapper/Assembly Kit	09/13/2024	0	30.60
		Vendor Subtotal:			30.60
9002-90-9020-44206	AMAZON.COM	Stem Assemly/Faucet	09/13/2024	0	85.64
		Vendor Subtotal:			85.64
9002-90-9020-44207	SHERWIN WILLIAMS	Paint	09/13/2024	0	93.91
9002-90-9020-44207	SHERWIN WILLIAMS	Paint	09/13/2024	0	23.55
9002-90-9020-44207	SHERWIN WILLIAMS	Paint	09/13/2024	0	38.27
		Vendor Subtotal:			155.73
9002-90-9020-44302	DAVID ROELLE	Cleaning	09/17/2024	0	-155.16
		Vendor Subtotal:			-155.16
9002-90-9020-44302	NORMA GUTIERREZ	Cleaning	09/17/2024	0	-71.61
		Vendor Subtotal:			-71.61
9002-90-9020-44302	PHELPS CLEANING SERVICE INC	CH 314 Biowaste Cleanup	09/17/2024	0	300.00 00028598
		Vendor Subtotal:			300.00
9002-90-9020-44303	SPANN'S PEST CONTROL LLC	DOS 8-29-2024 CH 700, 503, 408, 407	09/13/2024	0	350.00 00028437
9002-90-9020-44303	SPANN'S PEST CONTROL LLC	Pest Control #1107	09/13/2024	0	20.00
9002-90-9020-44303	SPANN'S PEST CONTROL LLC	Pest Control #1006	09/13/2024	0	20.00
9002-90-9020-44303	SPANN'S PEST CONTROL LLC	DOS 9-12-24 CH202 Initial Bed Bug Tre	09/17/2024	0	202.00 00028611
9002-90-9020-44303	SPANN'S PEST CONTROL LLC	DOS 9-12-24 CH202 Initial Bed Bug Tre	09/17/2024	0	166.00
9002-90-9020-44303	SPANN'S PEST CONTROL LLC	Pest Control	09/13/2024	0	500.00
9002-90-9020-44303	SPANN'S PEST CONTROL LLC	Pest Control	09/13/2024	0	600.00
9002-90-9020-44303	SPANN'S PEST CONTROL LLC	Pest Control	09/13/2024	0	100.00
9002-90-9020-44303	SPANN'S PEST CONTROL LLC	DOS 9-5-24 CH 901, 704, 413, 304 Bed I	09/13/2024	0	400.00 00028509

9002-90-9020-44303	SPANN'S PEST CONTROL LLC	DOS 9-12-24 CH 700, 408 & 407 Bedbu	09/17/2024	0	200.00	00028559
9002-90-9020-44303	SPANN'S PEST CONTROL LLC	DOS 9-12-24 CH303 Initial Bed Bug Tre	09/17/2024	0	320.00	00028611
9002-90-9020-44303	SPANN'S PEST CONTROL LLC	DOS 9-12-24 CH301 Initial Bed Bug Tre	09/17/2024	0	380.00	00028611
		Vendor Subtotal:			3,258.00	
9002-90-9020-44307	SCHUMACHER ELEVATOR COMPA	Quarterly Maintenance	09/13/2024	0	1,127.94	
		Vendor Subtotal:			1,127.94	
9002-90-9020-44315	DAVID ROELLE	Damages	09/17/2024	0	-71.61	
		Vendor Subtotal:			-71.61	
9002-90-9020-44318	BURNS & SON'S DIRECT APPLIANC	CH 5th Floor Washer Repair (replace lid	09/17/2024	0	72.00	00028607
9002-90-9020-44318	BURNS & SON'S DIRECT APPLIANC	CH 5th Floor Washer Repair (replace lid	09/17/2024	0	79.00	00028607
		Vendor Subtotal:			151.00	
9002-90-9020-45103	CITY OF MUSCATINE HOUSING RE	Unemployment 9/13/24	09/13/2024	0	6.94	
		Vendor Subtotal:			6.94	
9002-90-9020-45401	CITY OF MUSCATINE HOUSING RE	FICA 9/13/24	09/13/2024	0	607.62	
		Vendor Subtotal:			607.62	
9002-90-9020-45402	CITY OF MUSCATINE HOUSING RE	IPERS 9/13/24	09/13/2024	0	765.75	
		Vendor Subtotal:			765.75	
9002-90-9020-75200	CARRIAGE HOUSE CARPET ONE	Blinds	09/13/2024	0	1,111.74	
9002-90-9020-75200	CARRIAGE HOUSE CARPET ONE	Blinds Installation	09/13/2024	0	75.00	
9002-90-9020-75200	CARRIAGE HOUSE CARPET ONE	Tearout Vinyl	09/13/2024	0	126.00	
9002-90-9020-75200	CARRIAGE HOUSE CARPET ONE	Install Vinyl Plant	09/13/2024	0	794.50	
9002-90-9020-75200	CARRIAGE HOUSE CARPET ONE	Adhesive	09/13/2024	0	94.50	
9002-90-9020-75200	CARRIAGE HOUSE CARPET ONE	Prep	09/13/2024	0	65.98	
9002-90-9020-75200	CARRIAGE HOUSE CARPET ONE	Prep Floor	09/13/2024	0	100.00	
9002-90-9020-75200	CARRIAGE HOUSE CARPET ONE	Flooring	09/13/2024	0	185.00	
9002-90-9020-75200	CARRIAGE HOUSE CARPET ONE	Install Cove Base	09/13/2024	0	148.00	

9002-90-9020-75200	CARRIAGE HOUSE CARPET ONE	Adhesive	09/13/2024	0	39.98	
9002-90-9020-75200	CARRIAGE HOUSE CARPET ONE	Blinds	09/13/2024	0	555.87	
9002-90-9020-75200	CARRIAGE HOUSE CARPET ONE	Blinds Installation	09/13/2024	0	37.50	
9002-90-9020-75200	CARRIAGE HOUSE CARPET ONE	CH Bulk Plank Flooring: Chassis Advant	09/13/2024	0	5,534.59	00027960
		Vendor Subtotal:			8,868.66	
		Subtotal for FUND: 9002			55,548.37	
9006-00-0000-21370	CITY OF MUSCATINE	Pmt in Lieu of Taxes FY24 - SS	09/13/2024	0	15,634.01	
		Vendor Subtotal:			15,634.01	
9006-90-9060-31100	MUSCATINE POWER & WATER	Utility Credit C Hernandez 2700 D Bloom	09/13/2024	0	119.00	
9006-90-9060-31100	MUSCATINE POWER & WATER	Utility Credit J Fisher 2708 C Bloomingto	09/13/2024	0	140.00	
9006-90-9060-31100	MUSCATINE POWER & WATER	Utility Credit A Carter 2800 A Blooming	09/13/2024	0	112.00	
9006-90-9060-31100	MUSCATINE POWER & WATER	Utility Credit D Wilson 2804 E Blooming	09/13/2024	0	44.00	
9006-90-9060-31100	MUSCATINE POWER & WATER	Utility Credit A Titus 2808 D Bloomingto	09/13/2024	0	146.00	
9006-90-9060-31100	MUSCATINE POWER & WATER	Utility Credit G Perez 2812 B Bloomingto	09/13/2024	0	66.00	
9006-90-9060-31100	MUSCATINE POWER & WATER	Utility Credit A Garren 2812 C Blooming	09/13/2024	0	73.00	
9006-90-9060-31100	MUSCATINE POWER & WATER	Utility Credit A Huscko 2812 D Bloomin	09/13/2024	0	1.00	
9006-90-9060-31100	MUSCATINE POWER & WATER	Utility Credit M Krajnik 2900 D Bloomin	09/13/2024	0	9.00	
9006-90-9060-31100	MUSCATINE POWER & WATER	Utility Credit M Yerington 2904 E Bloom	09/13/2024	0	24.00	
9006-90-9060-31100	MUSCATINE POWER & WATER	Utility Credit I Sherrill 2908 C Blooming	09/13/2024	0	143.00	
		Vendor Subtotal:			877.00	
9006-90-9060-41100	CITY OF MUSCATINE HOUSING RE	Admin Full-Time Wages 9/13/24	09/13/2024	0	1,223.60	
9006-90-9060-41100	CITY OF MUSCATINE HOUSING RE	Admin Part-Time Wages 9/13/24	09/13/2024	0	105.50	
9006-90-9060-41100	CITY OF MUSCATINE HOUSING RE	Admin Longevity 9/13/24	09/13/2024	0	3.90	
		Vendor Subtotal:			1,333.00	
9006-90-9060-41500	CITY OF MUSCATINE HOUSING RE	Auto Allowance 9/13/24	09/13/2024	0	25.00	
		Vendor Subtotal:			25.00	
9006-90-9060-41904	CITY OF MUSCATINE HOUSING RE	MPW - August Base PRI	09/13/2024	0	6.50	

		Vendor Subtotal:			6.50
9006-90-9060-41904	MUSCATINE POWER & WATER	August Phone - Sunset	09/13/2024	0	49.31
		Vendor Subtotal:			49.31
9006-90-9060-41904	US CELLULAR	September Cell Phones	09/13/2024	0	35.13
		Vendor Subtotal:			35.13
9006-90-9060-41905	CITY OF MUSCATINE HOUSING RE'	August Postage	09/13/2024	0	10.20
		Vendor Subtotal:			10.20
9006-90-9060-41910	TEMP ASSOCIATES	Temp Employee Week Ending 8/25/24	09/13/2024	0	1,060.80
9006-90-9060-41910	TEMP ASSOCIATES	Temp Employee Week Ending 9/1/24	09/13/2024	0	1,047.54
		Vendor Subtotal:			2,108.34
9006-90-9060-41910	CROSSROADS INC.	Shredding	09/13/2024	0	11.00
		Vendor Subtotal:			11.00
9006-90-9060-41910	TENANT REPORTS.COM LLC	Background Checks	09/13/2024	0	28.00
		Vendor Subtotal:			28.00
9006-90-9060-41914	CITY OF MUSCATINE HOUSING RE'	MPW - July/Aug Machlink	09/13/2024	0	11.15
		Vendor Subtotal:			11.15
9006-90-9060-41914	MUSCATINE POWER & WATER	August Internet - Sunset	09/13/2024	0	82.97
		Vendor Subtotal:			82.97
9006-90-9060-43100	MUSCATINE POWER & WATER	August Water - 2700 D	09/13/2024	0	17.38
9006-90-9060-43100	MUSCATINE POWER & WATER	August Water - 2804 Apt C	09/17/2024	0	17.38

9006-90-9060-43100	MUSCATINE POWER & WATER	August Water - 2804 Apt E	09/17/2024	0	17.38
9006-90-9060-43100	MUSCATINE POWER & WATER	August Water - 2700 Apt C	09/17/2024	0	26.05
9006-90-9060-43100	MUSCATINE POWER & WATER	August Water - 2704 Apt D	09/17/2024	0	17.38
9006-90-9060-43100	MUSCATINE POWER & WATER	August Water - 2708 Apt E	09/17/2024	0	3.48
9006-90-9060-43100	MUSCATINE POWER & WATER	August Water - 2908 E	09/13/2024	0	187.22
9006-90-9060-43100	MUSCATINE POWER & WATER	August Water - 2806 F	09/13/2024	0	24.59
		Vendor Subtotal:			310.86
9006-90-9060-43200	MUSCATINE POWER & WATER	August Electric - 2700 D	09/13/2024	0	31.51
9006-90-9060-43200	MUSCATINE POWER & WATER	August Electric - 2804 Apt C	09/17/2024	0	39.76
9006-90-9060-43200	MUSCATINE POWER & WATER	August Electric - 2804 Apt E	09/17/2024	0	41.82
9006-90-9060-43200	MUSCATINE POWER & WATER	August Electric - 2700 Apt C	09/17/2024	0	47.93
9006-90-9060-43200	MUSCATINE POWER & WATER	August Electric - 2704 Apt D	09/17/2024	0	103.80
9006-90-9060-43200	MUSCATINE POWER & WATER	August Electric - 2708 Apt E	09/17/2024	0	4.24
9006-90-9060-43200	MUSCATINE POWER & WATER	August Electric - 2908 E	09/13/2024	0	52.85
9006-90-9060-43200	MUSCATINE POWER & WATER	August Electric - Sunset	09/13/2024	0	52.30
9006-90-9060-43200	MUSCATINE POWER & WATER	August Electric - 2806 F	09/13/2024	0	187.65
		Vendor Subtotal:			561.86
9006-90-9060-43900	MUSCATINE POWER & WATER	August Sewer - 2700 D	09/13/2024	0	34.56
9006-90-9060-43900	MUSCATINE POWER & WATER	August Sewer - 2804 Apt C	09/17/2024	0	34.56
9006-90-9060-43900	MUSCATINE POWER & WATER	August Sewer - 2804 Apt E	09/17/2024	0	34.56
9006-90-9060-43900	MUSCATINE POWER & WATER	August Sewer - 2700 Apt C	09/17/2024	0	48.39
9006-90-9060-43900	MUSCATINE POWER & WATER	August Sewer - 2704 Apt D	09/17/2024	0	34.56
9006-90-9060-43900	MUSCATINE POWER & WATER	August Sewer - 2708 Apt E	09/17/2024	0	6.91
9006-90-9060-43900	MUSCATINE POWER & WATER	August Water - 2908 E	09/13/2024	0	44.58
9006-90-9060-43900	MUSCATINE POWER & WATER	August Sewer - 2806 F	09/13/2024	0	34.56
		Vendor Subtotal:			272.68
9006-90-9060-44100	CITY OF MUSCATINE HOUSING RE'	Maint Full-Time Wages 9/13/24	09/13/2024	0	2,359.84
9006-90-9060-44100	CITY OF MUSCATINE HOUSING RE'	Maint Part-Time Wages 9/13/24	09/13/2024	0	1,463.19
9006-90-9060-44100	CITY OF MUSCATINE HOUSING RE'	Maint Longevity 9/13/24	09/13/2024	0	18.20
		Vendor Subtotal:			3,841.23
9006-90-9060-44202	CITY OF MUSCATINE HOUSING RE'	August Fuel	09/13/2024	0	129.48
9006-90-9060-44202	CITY OF MUSCATINE HOUSING RE'	August Fuel	09/13/2024	0	63.78

		Vendor Subtotal:			193.26
9006-90-9060-44203	MENARDS (MUSC)	Gas Can	09/16/2024	0	24.99
		Vendor Subtotal:			24.99
9006-90-9060-44204	MENARDS (MUSC)	Towel Bar/Door Seal	09/13/2024	0	66.11
9006-90-9060-44204	MENARDS (MUSC)	Screws	09/16/2024	0	4.97
		Vendor Subtotal:			71.08
9006-90-9060-44207	MENARDS (MUSC)	Orange Peel Spray	09/16/2024	0	66.40
		Vendor Subtotal:			66.40
9006-90-9060-44210	AMAZON.COM	Round Up	09/13/2024	0	77.61
		Vendor Subtotal:			77.61
9006-90-9060-44218	AMAZON.COM	Crisper Drawer	09/13/2024	0	56.00
9006-90-9060-44218	AMAZON.COM	Freezer Shelf	09/13/2024	0	53.07
		Vendor Subtotal:			109.07
9006-90-9060-44301	CITY OF MUSCATINE HOUSING RE'	Refuse	09/13/2024	0	7.00
		Vendor Subtotal:			7.00
9006-90-9060-44303	SPANN'S PEST CONTROL LLC	Pest Control #1006	09/17/2024	0	20.00
9006-90-9060-44303	SPANN'S PEST CONTROL LLC	Pest Control #703	09/17/2024	0	100.00
9006-90-9060-44303	SPANN'S PEST CONTROL LLC	Pest Control	09/13/2024	0	500.00
9006-90-9060-44303	SPANN'S PEST CONTROL LLC	Pest Control	09/13/2024	0	50.00
		Vendor Subtotal:			670.00
9006-90-9060-44310	MICHAEL W SCHULTE	Screen Repair	09/13/2024	0	47.20

		Vendor Subtotal:			47.20	
9006-90-9060-44311	KELLY HEATING COOLING & PLBG	Service Call 2900-E	09/13/2024	0	91.04	
9006-90-9060-44311	KELLY HEATING COOLING & PLBG	Service Call 2808B	09/17/2024	0	174.20	
		Vendor Subtotal:			265.24	
9006-90-9060-45103	CITY OF MUSCATINE HOUSING RE'	Unemployment 9/13/24	09/13/2024	0	3.15	
		Vendor Subtotal:			3.15	
9006-90-9060-45401	CITY OF MUSCATINE HOUSING RE'	FICA 9/13/24	09/13/2024	0	389.85	
		Vendor Subtotal:			389.85	
9006-90-9060-45402	CITY OF MUSCATINE HOUSING RE'	IPERS 9/13/24	09/13/2024	0	488.45	
		Vendor Subtotal:			488.45	
9006-90-9060-75200	CARRIAGE HOUSE CARPET ONE	SS 2804C 2nd Floor Carpet: AcumenII C	09/13/2024	0	822.85	00028379
9006-90-9060-75200	CARRIAGE HOUSE CARPET ONE	SS 2804C 2nd Floor Carpet Installation p	09/13/2024	0	483.33	00028379
9006-90-9060-75200	CARRIAGE HOUSE CARPET ONE	SS 2804E flooring: Cove Base Vinyl Tri	09/13/2024	0	192.00	00028371
9006-90-9060-75200	CARRIAGE HOUSE CARPET ONE	SS 2804E Flooring: Cove Base Adhesive	09/13/2024	0	39.98	00028371
9006-90-9060-75200	CARRIAGE HOUSE CARPET ONE	SS 2804E Flooring: Cove Base Vinyl Tri	09/13/2024	0	240.00	00028371
9006-90-9060-75200	CARRIAGE HOUSE CARPET ONE	SS 2804E Flooring: Install Vinyl Plank p	09/13/2024	0	1,137.50	00028371
9006-90-9060-75200	CARRIAGE HOUSE CARPET ONE	SS 2804E Flooring: Pressure Sensative A	09/13/2024	0	141.75	00028371
9006-90-9060-75200	CARRIAGE HOUSE CARPET ONE	SS 2804E Flooring: Planiprep Floor Lev	09/13/2024	0	65.98	00028371
9006-90-9060-75200	CARRIAGE HOUSE CARPET ONE	SS 2804E Flooring: Floor Prep Labor pe	09/13/2024	0	150.00	00028371
9006-90-9060-75200	CARRIAGE HOUSE CARPET ONE	Flooring	09/13/2024	0	1,029.70	
9006-90-9060-75200	CARRIAGE HOUSE CARPET ONE	Flooring Pad	09/13/2024	0	448.02	
9006-90-9060-75200	CARRIAGE HOUSE CARPET ONE	Install Flooring	09/13/2024	0	604.83	
9006-90-9060-75200	CARRIAGE HOUSE CARPET ONE	Install Stairs	09/13/2024	0	182.00	
		Vendor Subtotal:			5,537.94	
9006-90-9060-75200	IMEG CORP	Sunset Park Site Lighting	09/13/2024	0	2,050.12	
		Vendor Subtotal:			2,050.12	

		Subtotal for FUND: 9006			35,199.60
9007-90-9070-41100	CITY OF MUSCATINE HOUSING RE'	Admin Full-Time Wages 9/13/24	09/13/2024	0	4,794.58
9007-90-9070-41100	CITY OF MUSCATINE HOUSING RE'	Admin Part-Time Wages 9/13/24	09/13/2024	0	843.97
9007-90-9070-41100	CITY OF MUSCATINE HOUSING RE'	Admin Longevity 9/13/24	09/13/2024	0	13.33
		Vendor Subtotal:			5,651.88
9007-90-9070-41500	CITY OF MUSCATINE HOUSING RE'	Auto Allowance 9/13/24	09/13/2024	0	12.50
		Vendor Subtotal:			12.50
9007-90-9070-41904	CITY OF MUSCATINE HOUSING RE'	MPW - August Base PRI	09/13/2024	0	52.00
		Vendor Subtotal:			52.00
9007-90-9070-41904	TCM BANK NA VISA	Google - Google Voice	09/17/2024	0	14.75
		Vendor Subtotal:			14.75
9007-90-9070-41905	CITY OF MUSCATINE HOUSING RE'	August Postage	09/13/2024	0	374.38
		Vendor Subtotal:			374.38
9007-90-9070-41906	TCM BANK NA VISA	The Inspect - NSPRIE Booklet	09/17/2024	0	24.00
		Vendor Subtotal:			24.00
9007-90-9070-41910	CROSSROADS INC.	Shredding	09/13/2024	0	22.00
		Vendor Subtotal:			22.00
9007-90-9070-41910	TENANT REPORTS.COM LLC	Background Checks	09/13/2024	0	28.00
		Vendor Subtotal:			28.00
9007-90-9070-41914	CITY OF MUSCATINE HOUSING RE'	MPW - July/Aug Machlink	09/13/2024	0	89.27

		Vendor Subtotal:			89.27
9007-90-9070-45103	CITY OF MUSCATINE HOUSING RE'	Unemployment 9/13/24	09/13/2024	0	7.75
		Vendor Subtotal:			7.75
9007-90-9070-45401	CITY OF MUSCATINE HOUSING RE'	FICA 9/13/24	09/13/2024	0	413.62
		Vendor Subtotal:			413.62
9007-90-9070-45402	CITY OF MUSCATINE HOUSING RE'	IPERS 9/13/24	09/13/2024	0	533.55
		Vendor Subtotal:			533.55
9007-90-9070-47150	MUSCATINE POWER & WATER	Utility Credit S Elliott	09/17/2024	0	23.00
		Vendor Subtotal:			23.00
9007-90-9070-47150	RCN LLC	New HAP C Valencia Full September 4 I	09/17/2024	0	719.00
		Vendor Subtotal:			719.00
9007-90-9070-47150	HARRISON LOFTS LLC	Additional September J Holladay	09/17/2024	0	62.00
		Vendor Subtotal:			62.00
9007-90-9070-47150	JNB OAK PARK LP	New HAP Full September V Singleton	09/17/2024	0	419.00
		Vendor Subtotal:			419.00
9007-90-9071-41100	CITY OF MUSCATINE HOUSING RE'	Admin Full-Time Wages 9/13/24	09/13/2024	0	2,040.84
		Vendor Subtotal:			2,040.84
9007-90-9071-41500	TCM BANK NA VISA	American Airlines - E Cruz Flight	09/17/2024	0	366.96
9007-90-9071-41500	TCM BANK NA VISA	American Airlines - E Cruz Flight	09/17/2024	0	38.84
9007-90-9071-41500	TCM BANK NA VISA	Booking.com - Lodging Cruz	09/17/2024	0	144.38

		Vendor Subtotal:			550.18
9007-90-9071-41904	TCM BANK NA VISA	Google - Google Voice	09/17/2024	0	29.50
		Vendor Subtotal:			29.50
9007-90-9071-45103	CITY OF MUSCATINE HOUSING RE'	Unemployment 9/13/24	09/13/2024	0	4.08
		Vendor Subtotal:			4.08
9007-90-9071-45401	CITY OF MUSCATINE HOUSING RE'	FICA 9/13/24	09/13/2024	0	148.83
		Vendor Subtotal:			148.83
9007-90-9071-45402	CITY OF MUSCATINE HOUSING RE'	IPERS 9/13/24	09/13/2024	0	192.65
		Vendor Subtotal:			192.65
			Subtotal for FUND: 9007		11,412.78

Report Total: 956,577.18

9/13/2024	ACH PAYROLL	MISSION SQUARE ICMA RETIRE	11,600.22
9/13/2024	ACH PAYROLL	MISSION SQUARE ICMA RC	1,904.53
9/13/2024	ACH PAYROLL	MUNICIPAL FIRE & POLICE	83,239.47
9/13/2024	ACH PAYROLL	NATIONWIDE	4,890.00
9/13/2024	PAYROLL CHECKS	AFA FLEX BILLING	5,174.21
9/13/2024	PAYROLL CHECKS	AFLAC	560.98
9/13/2024	PAYROLL CHECKS	ALLSTATE	14.94
9/13/2024	PAYROLL CHECKS	AMERICAN FIDELITY	3,166.77
9/13/2024	PAYROLL CHECKS	CITY OF MUSCATINE	7,097.20
9/13/2024	PAYROLL CHECKS	CLERK OF COURT	130.00
9/13/2024	PAYROLL CHECKS	POLICE & FIRE INS	194.94
9/13/2024	PAYROLL CHECKS	POLK COUNTY SHERIFF	587.45
9/13/2024	PAYROLL CHECKS	STATE OF IL	198.40
9/13/2024	PAYROLL CHECKS	UNITED WAY	83.00
9/13/2024	SPECIAL CKS	RENAISSANCE ROOFING	9,941.00

BILLS FOR APPROVAL SUMMARY
September 20, 2024

Computer Bill Lists

Regular Bills 9/20/24		$	335,093.26
	Subtotal	$	335,093.26
	Total Expenditures	$	335,093.26

City of Muscatine

ITEM NUMBER

AGENDA ITEM SUMMARY

DATE: 9/19/2024

STAFF

April Limburg, City Planner
Cinda Hilger, Deputy City Clerk

SUBJECT

Public Hearing to Discuss Proposed Changes to Title 2, Chapter 4, Sections 4 and 6 of City Code, regarding Historic Preservation Commission Appointments and Qualifications.

EXECUTIVE SUMMARY

Public Hearing to Discuss Proposed Changes to Title 2, Chapter 4, Sections 4 and 6 of City Code, regarding Historic Preservation Commission Appointments and Qualifications.

STAFF RECOMMENDATION

BACKGROUND/DISCUSSION

The Historic Preservation Commission has requested to change the language in City Code to allow for the requirements of 3 members to be City of Muscatine Residents and to allow for 2 members to be Muscatine County residents. This Commission has had 2 openings for the past 6 months and has been advertised multiple times with no response from City residents. Several County residents have shown interest and the Commission would like to utilize the knowledge these individuals could bring to the Commission. In order to change City Code a public hearing is required prior to the three readings of the ordinance change.

CITY FINANCIAL IMPACT

N/A

ATTACHMENTS

1. Public Hearing Resolution Title 2, Chapter 2-1 (2) (2)
2. Public Notice for Public Hearing Code Change Title 2 Ch. 2-1 (2)

RESOLUTION NO. _2024-________

SET TIME AND PLACE FOR PUBLIC HEARING ON THE PROPOSED CHANGES TO TITLE 2, CHAPTER 4 SECTIONS 4 & 6 OF CITY CODE, REGARDING HISTORIC PRESERVATION RESIDENTIAL REQUIREMENTS

WHEREAS, the Historic Preservation Committee has been trying to fill open spots for several months with no success; and

WHEREAS, applications for residents of Muscatine County have shown interest in being part of this Commission;

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

SECTION I: On September 19, 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 proposed changes to Title 2, Chapter 4, Sections 4 & 6 of City Code regarding Historic Preservation Residential Requirements.

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 5th DAY OF SEPTEMBER, 2024.

CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA

____

Brad Bark, Mayor

ATTEST:

____

Cinda Hilger, Deputy City Clerk

PUBLIC NOTICE

NOTICE OF TIME AND PLACE OF PUBLIC HEARING
ON THE PROPOSED CHANGES TO TITLE 2, CHAPTER 4, SECTIONS 4 & 6
OF CITY CODE

Public Notice is hereby given that the City Council of the City of Muscatine, Iowa will hold a Public Hearing to hear objections to proposed changes to Title 2, Chapter 4, Sections 4 & 6 of City Code. Said hearing will be held in the City Council Chambers, City Hall, Muscatine, Iowa on September 5, 2024 at 6:00 p.m. All interested persons are invited to attend and will be given an opportunity to be heard relative to this matter.

____

A.R.Kies, Interim City Administrator

City of Muscatine

ITEM NUMBER 2024-0404

AGENDA ITEM SUMMARY

DATE: 9/19/2024

STAFF

April Limburg, City Planner

SUBJECT

First Reading of an Ordinance Amending Title 2, Chapter 4, Sections 4 and 6 of City Code, Regarding Historic Preservation Commission Appointments and Qualifications. (Public Hearing A)

EXECUTIVE SUMMARY

First Reading of an Ordinance Amending Title 2, Chapter 4, Sections 4 and 6 of City Code, Regarding Historic Preservation Commission Appointments and Qualifications. The Historic Preservation Commission has requested changing the language in the City Code to allow for the requirements of 3 members to be City of Muscatine Residents and to allow for 2 members to be Muscatine County residents.

STAFF RECOMMENDATION

Staff recommends amending the Ordinance

BACKGROUND/DISCUSSION

The Historic Preservation Commission (HPC) is a Certified Local Government (CLG) entity with a 5 member Commission. The 5 members, as the Ordinance reads, need to reside in the City boundaries of Muscatine. Over the past several years, the Commission has had a huge turnover rate and struggled to have vacant positions filled. The HPC currently has 2 vacant positions open, and the positions have been open since February. The HPC is currently working on some amazing projects but is having a hard time being able to meet and complete them due to a lack of quorums.

The HPC would like to open the residential requirements to allow 2 members from Muscatine County to be able to fill those vacant seats.

CITY FINANCIAL IMPACT

The City will not be impacted financially.

ATTACHMENTS

1. Ord_2024-0404 (1)

CITY OF MUSCATINE
ORDINANCE 2024-0404

ORDINANCE REVISING TITLE 2, CHAPTER 4, SECTIONS 4 AND 6 OF CITY CODE, REGARDING HISTORIC PRESERVATION COMMISSION APPOINTMENTS AND QUALIFICATIONS

WHEREAS, The Historic Preservation Commission was created by Title 2, Chapter 4-1 of the City Code of Muscatine; and

WHEREAS, proposed changes to Title 2, Chapter 4, Sections 4 and 6 regarding residential requirements have been discussed and reviewed by the Historic Preservation Commission; and

WHEREAS, The Historic Preservation Commission directed City staff to prepare changes to Title 2, Chapter 4, Sections 4 and 6 of City Code related to residential requirements; and

WHEREAS, a public hearing was conducted on September 19, 2024 by the City Council of Muscatine prior to the adoption of 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** "2-4-4 Appointment And Terms" of the Muscatine Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

2-4-4 Appointment And Terms

The Commission shall consist of five (5) gender balanced members to be appointed by the City Council. The term of office of such members shall commence with their appointment. Appointments will be staggered, with one member appointed on July 1 of each year over a five-year period. All terms shall be for five (5) years. All members of the Commission shall remain on the Commission until their successors are appointed. No one individual shall serve for more than two (2) full consecutive terms on the Commission.

AFTER AMENDMENT

2-4-4 Appointment And Terms

The Commission shall consist of five (5) gender balanced members to be appointed by the City

Council. A minimum of three (3) members shall be residents of the City of Muscatine with the option of two (2) members being residents of Muscatine County. The term of office of such members shall commence with their appointment. Appointments will be staggered, with one member appointed on July 1 of each year over a five-year period. All terms shall be for five (5) years. All members of the Commission shall remain on the Commission until their successors are appointed. No one individual shall serve for more than two (2) full consecutive terms on the Commission.

SECTION 2: **AMENDMENT** "2-4-6 Qualifications" of the Muscatine Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

2-4-6 Qualifications

Members shall demonstrate a positive interest in historic preservation; should be drawn from professionals in architecture, history, architectural history, planning, prehistoric and historic archaeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines to the extent that such professions are available; and may include other persons as have demonstrated special interest, experience, or knowledge in history, architecture, or related disciplines. All members shall be residents of the City of Muscatine. Any member who establishes a permanent and primary residence outside of the City of Muscatine shall no longer be eligible to serve on the Commission.

AFTER AMENDMENT

2-4-6 Qualifications

Members shall demonstrate a positive interest in historic preservation; should be drawn from professionals in architecture, history, architectural history, planning, prehistoric and historic archaeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines to the extent that such professions are available; and may include other persons as have demonstrated special interest, experience, or knowledge in history, architecture, or related disciplines. ~~All members shall be residents of the City of Muscatine. Any member who establishes a permanent and primary residence outside of the City of Muscatine shall no longer be eligible to serve on the Commission.~~

PASSED AND ADOPTED BY THE CITY OF MUSCATINE CITY COUNCIL
________________________________.

Presiding Officer	Attest
________________________________	________________________________
Dr. Brad Bark, Mayor, City of Muscatine	Cinda Hilger, Deputy City Clerk, City of Muscatine

City of Muscatine

ITEM NUMBER 2024-0408

AGENDA ITEM SUMMARY

DATE: 9/19/2024

STAFF

Nancy Lueck, Finance Director

SUBJECT

Resolution taking additional action on a proposal to enter into a General Obligation Annual Appropriation Sewer Improvement Loan and Disbursement Agreement in a principal amount not to exceed $8,000,000.00.(Public Hearing B)

EXECUTIVE SUMMARY

In 2007 the City signed a Consent Order with the Environmental Protection Agency (E.P.A.) which requires the City to complete specific major sewer separation projects by 2028. The remaining project in the Consent Order is the separation of the combined sewers in the West Hill area. In January 2012, Public Financial Management (PFM), the City's financial consultant, prepared a long-term financing plan for the West Hill project based on the project cost estimates in the schedule prepared by Stanley Consultants. In the long-term financing plan, State Revolving Fund (SRF) Loans were projected to be needed beginning in 2023 to fund all 5 phases of Phase 6 plus the work required at the Papoose Pumping Station at the end of the project. The City issued the first SRF loan for Phases 6-A and 6-B in August 2023.

The City approved the contract for Phase 6-C of the West Hill Sewer Separation project in May 2024. The SRF Loan for Phase 6-C is in an amount not to exceed $8,000,000. A public hearing is required prior to the approval of the loan. At the September 5, 2024, meeting, the City Council set the public hearing for this loan for September 19, 2024.

After the public hearing on September 19, the City Council can consider the attached Resolution taking additional action on the proposal to enter into a General Obligation Annual Appropriation Sewer Improvement Loan and Disbursement Agreement in a principal amount not to exceed $8,000,000.

STAFF RECOMMENDATION

Staff recommends approval of this Resolution.

BACKGROUND/DISCUSSION

In 2007, the City signed a Consent Order with the Environmental Protection Agency (E.P.A.) which requires the City to complete specific major sewer separation projects by 2028. Construction on the second and final phase of the Hershey Avenue sewer improvement project was completed in 2011/2012. This was a major project mandated by the Consent Order. The remaining project in the Consent Order is the separation of the combined sewers in the West Hill area. Construction has been completed on Phases 1 through 5 of the West Hill Sewer Separation project and construction is currently underway on Phases 6-A and 6-B of the project. The Phase 6-A and 6-B construction is scheduled to be substantially completed by the end of the 2024 calendar year.

In January 2012, Public Financial Management (PFM), the City's financial consultant, prepared a long-term financing plan for the West Hill Sewer project based on the project cost estimates in the schedule prepared by Stanley Consultants. The City has been setting aside $400,000 each fiscal year since 2011/2012 to assist in financing the West Hill Sewer project ($200,000 from the WPCP fund and $200,000 from the Collection and Drainage fund). These funds are available to supplement the 80% allocation of Local Option Sales Tax being used to fund the West Hill Sewer Separation project. Local Option Sales Taxes and the set-aside funds were projected to be (and have been) sufficient to fund project costs through both phases of Phase 5. The Phase 5 contract was recently closed out.

In the long-term plan prepared by PFM, State Revolving Fund (SRF) Loans were projected to be needed beginning in 2023 to fund all 5 phases of Phase 6 plus the work required at the Papoose Pumping Station at the end of the project. The City issued the first SRF loan for Phases 6-A and 6-B in August 2023.

The City approved the contract for Phase 6-C of the West Hill Sewer Separation project in May 2024. The SRF Loan for Phase 6-C is in an amount not to exceed $8,000,000. A public hearing is required prior to the approval of the loan. At the September 5, 2024, meeting, City Council set the public hearing for this loan for September 19, 2024.

After the public hearing on September 19, the City Council can consider the attached Resolution taking additional action on the proposal to enter into a General Obligation Annual Appropriation Sewer Improvement Loan and Disbursement Agreement in a principal amount not to exceed $8,000,000.

Further action to authorize the issuance of the SRF loan is tentatively scheduled for October 17 with the closing on the loan scheduled on November 1, 2024.

CITY FINANCIAL IMPACT

The PFM financial plan and City budget provide that Local Option Sales Tax funds will be used to fund debt service requirements on the SRF loans needed to complete the financing for the West Hill Sewer Separation project. No impact on the City's operating budget is expected.

ATTACHMENTS

1. SRF Phase 6-C Add' Action Hrg Only GO Sewer Imp LDA (Muscatine 421464-76) 2024-v4.9-19-24 (1) (1)

September 11, 2024

VIA EMAIL
Nancy Lueck
Finance Officer/City Hall
Muscatine, Iowa

Re: SRF General Obligation Annual Appropriation Sewer Improvement Loan and Disbursement Agreement
Our File No. 421464-76

Dear Nancy:

We have prepared and attach proceedings for the September 19, 2024 City Council meeting related to the public hearing and additional action on the General Obligation Annual Appropriation Sewer Improvement Loan and Disbursement Agreement (the "Agreement").

The proceedings attached include the following items:

1. Minutes of the meeting covering the public hearing, followed by the resolution taking additional action in connection with the Agreement. This resolution simply sets forth the Council's determination to enter into the Agreement in the future and its adoption constitutes the "additional action" required by the Iowa Code.

2. Attestation Certificate with respect to the validity of the transcript.

On September 19, 2024, the City Council should meet as scheduled and hold the hearing on its intention to enter into the Agreement. The minutes as drafted assume that no objections will be filed or made.

As these proceedings are completed, please return one fully executed copy to our office, and call Erin Regan, Emily Hammond, Lauren Baker or me if you have questions.

Best regards,

John P. Danos

Attachments

cc: Tony Kies
Cinda Hilger
Tracy Scebold
Tony Toigo
Lee Wagner
Rick Andriano
Karmen Heim
Susanne Gerlach

(Hearing – General Obligation)

421464-76

Muscatine, Iowa

September 19, 2024

The City Council of the City of Muscatine, Iowa, met on September 19, 2024 at 6:00 p.m., at the City Hall Council Chambers, Muscatine, Iowa. The meeting was called to order by the Mayor, and the roll was called showing the following Council Members present and absent:

Present: ____

Absent: ______________________________.

This being the time and place specified for holding the public hearing and taking action on the proposal to enter into a General Obligation Annual Appropriation Sewer Improvement Loan and Disbursement Agreement, the City Clerk announced that no written objections had been placed on file. Whereupon, the Mayor called for any written or oral objections, and there being none, the Mayor declared the public hearing closed.

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:

RESOLUTION NO. 2024-0408

Resolution taking additional action on proposal to enter into a General Obligation Annual Appropriation Sewer Improvement Loan and Disbursement Agreement

WHEREAS, the City of Muscatine (the "City"), in Muscatine County, State of Iowa, has heretofore proposed to contract indebtedness and enter into a General Obligation Annual Appropriation Sewer Improvement Loan and Disbursement Agreement (the "Agreement") and to borrow money thereunder in a principal amount not to exceed $8,000,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of planning, designing and constructing improvements and extensions to the Municipal Sanitary Sewer System of the City, and has published notice of the proposed action and has held a public hearing thereon on September 19, 2024;

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

Section 1. The City Council hereby determines to enter into the Agreement in the future and orders that General Obligation Annual Appropriation Sewer Improvement Bonds be issued at such time in evidence thereof. The City Council further declares that this resolution constitutes the "additional action" required by Section 384.24A of the Code of Iowa.

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

Section 3. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved September 19, 2024.

____

Brad Bark, Mayor

Attest:

____

Cinda Hilger, Deputy City Clerk

• • • •

On motion and vote, the meeting adjourned.

____

Brad Bark, Mayor

Attest:

____

Cinda Hilger, Deputy City Clerk

ATTESTATION CERTIFICATE:

STATE OF IOWA
COUNTY OF MUSCATINE 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 the proceedings of the City Council relating to the hearing on the City Council's intention to enter into a General Obligation Annual Appropriation Sewer Improvement Loan and Disbursement Agreement in a principal amount not to exceed $8,000,000.

WITNESS MY HAND this ________ day of ________________________, 2024.

____
Cinda Hilger, Deputy City Clerk

City of Muscatine

ITEM NUMBER 2024-0383

AGENDA ITEM SUMMARY

DATE: 9/19/2024

STAFF

Brian Stineman, Public Works Director

SUBJECT

Request to Waive Third Reading and to Adopt on Second and Final Reading, an Ordinance Revising Title 2, Chapter 2-1-6 of City Code Regarding Term Limits for the Airport Advisory Commission.

EXECUTIVE SUMMARY

Second and Final Reading of an Ordinance Revising Title 2, Chapter 2-1-6 of City Code Regarding Term Limits for the Airport Advisory Commission

STAFF RECOMMENDATION

Adopt the ordinance change

BACKGROUND/DISCUSSION

The Airport Advisory Commission has requested to remove the term limit language from the city code to allow residents who wish to serve on the committee to serve without limit. This is in an effort to keep highly informed users of the airport on the Commission without worry of having them leave on a predetermined timeline. The City Council representative on this commission has received consensus from the council to bring this item forward.

CITY FINANCIAL IMPACT

N/A

ATTACHMENTS

1. Airport Commission Code Proposed Revision
2. Ordinance Amending Chapter 2-1-6 of Title 2

CHAPTER 2-1 AIRPORT ADVISORY COMMISSION

2-1-1 Creation

The Airport Advisory Commission is hereby created.

2-1-2 Number Of Members

The Airport Advisory Commission shall consist of five (5) gender balanced members.

2-1-3 Appointment

The members are to be appointed by City Council.

HISTORY
Amended by Ord. 93568-0816 on 9/1/2016

2-1-4 Ex-Officio Members

The City Administrator, or his or her designated representative, shall serve as an ex-officio member of this board.

2-1-5 Officers

Secretary. The City Administrator, or his or her designated representative, shall serve as Secretary.

2-1-6 Term Duration And Limits

Duration. The term of office of each member shall commence with their appointment. Board members are appointed for staggered terms of five (5) years beginning July first, except to fill vacancies, and shall remain on the Commission until his or her successors are appointed.

~~**Limits**. No individual shall serve more than two (2) full consecutive terms on the Commission.~~

2-1-7 Removal - Vacancies

The Council may, at any time, remove any member of the Airport Advisory Commission after showing due cause, and shall fill the vacancies occurring in the Commission by removal or otherwise.

HISTORY
Amended by Ord. 93568-0816 on 9/1/2016

2-1-8 Residence Requirements

Each member of the Airport Advisory Commission shall be a resident of the City of Muscatine, Iowa.

2-1-9 Responsibilities And Duties

The Airport Advisory Commission shall confer with and assist the City Administrator, or his or her designated representative, in preparation of the airport budget, recommend procedures and policies in connection with the administration of the airport, pursue matters and investigate means by which the airport can be improved, and make recommendations for the long range needs of the airport.

ORDINANCE NO. 2024-0383

AN ORDINANCE REVISING TITLE 2, CHAPTER 2-1-6 – TERM DURATION AND LIMITS

WHEREAS, The Airport Advisory Commission was created by Chapter 2-1 of Title 2 of the City Code of Muscatine; and

WHEREAS, proposed changes to Chapter 2-1-6 of Title 2 of the City Code of Muscatine regarding term limits have been discussed and reviewed by the City Council and the Airport Advisory Commission; and

WHEREAS, City Council directed City staff to prepare changes to portions of Chapter 2-1-6 of Title 2 of City Code related to term limits; and

WHEREAS, a public hearing was conducted on September 5, 2024 by the City Council of Muscatine prior to the adoption of this ordinance.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA:

SECTION 1. The currently adopted versions of Chapter 2-1-6 of Title 2 of the City Code defining limits are hereby deleted.

SECTION 2. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. Any Ordinance or part thereof in conflict or inconsistent with the provisions of this Ordinance is repealed.

SECTION 4. This ordinance shall be in effect from and after the passage and approval and publication of this ordinance, as provided by law

PASSED, APPROVED AND ADOPTED this ____ day of _______, 2024.

By the City Council of the City of Muscatine Iowa;

Attest

____
Brad Bark, Mayor

____
Cinda Hilger
Deputy City Clerk

First Reading: 9-5/2024
Second Reading: ________
Third Reading: __________
Publication:

City of Muscatine

ITEM NUMBER 2024-0409

AGENDA ITEM SUMMARY

DATE: 9/19/2024

STAFF

Jodi Royal-Goodwin, Community Development Director

SUBJECT

Resolution Authorizing Special Assessments for Unpaid Abatement Service Fees and Rental Housing Fees to Private Properties.

EXECUTIVE SUMMARY

Presented for City Council's consideration is a resolution authorizing the assessment of unpaid abatement service fees and rental housing fees to private properties. The abatement and rental housing costs total $19,761.83, the administrative fees are $6,775.00, and the assessment fees are $3,350.00. The total amount being requested for assessment at this time totals $29,886.83.

STAFF RECOMMENDATION

Staff recommends approval of the resolution to assess the unpaid abatement service fees and rental housing fees to their respective properties.

BACKGROUND/DISCUSSION

The City's contractor has provided abatement services for nuisance and vegetation violations at the properties listed on the attachment. Dates of service are from October 2023 to July 2024. The City was billed for these services and has subsequently paid the contractor. Assessing the outstanding bills to the property taxes will help the City recoup its costs.

Many of these properties are vacant and are routinely maintained by the City Contractor to avoid nuisance, vegetation and substandard building violations where applicable. Assessing the fees allows the City the opportunity to be reimbursed at the time the property is sold or a tax certificate is claimed. Other properties are occupied, in which case the owner was billed for the services provided. If the initial invoice to the property owner is not paid a late notice is sent prior to requesting assessment.

The City has provided rental housing services for properties listed on the attachment, including but not limited to, rental property inspections and Rental Facility License issuance as required per the Muscatine Rental Housing Code. Dates of service are from March 2024 to July 2024.

The City billed the owner for the services provided and sent multiple invoices prior to requesting assessment. In accordance with Title 16 of City Code, if the initial Rental Facility License invoice sent to the owner is not paid a second invoice is sent with a $25 late payment penalty fee. Then if the second invoice is not paid, a third and fourth invoice are sent with 1.5% interest being accrued on each invoice. A final payment notice is sent with the fourth invoice notifying the owner of the deadline to avoid the outstanding balance being assessed to the property taxes. Assessing the outstanding bills to the property taxes will help the City recoup its costs.

A $50.00 assessment fee has been added to each property for each abatement instance to cover processing costs. Adding an assessment fee for each abatement instance is a new process as the recently implemented program now used for violation abatements does not group all the abatement instances for a single property together, rather it records them separately. This is to allow a better means to track repeat offenders and as such this change only affects properties that the City is required to abate multiple times. Additional fees are charged by the County for each assessment.

CITY FINANCIAL IMPACT

Fees are to reimburse the City for expenses associated with the services provided to abate the nuisance and vegetation violations and the provided rental housing services. If assessments are not approved or are reduced, payments to the City's contractor without charge and providing rental housing services without charge will impact the general fund.

ATTACHMENTS

1. Council Special Assessments Report 09.19.2024
2. Council Resolution Special Assessments 09.19.2024

SPECIAL ASSESSMENTS REPORT 09/19/2024 - PAGE 1

Parcel ID	Site Address	Owner Name	Date of Work	Service Type	Service Fee	Admin Fee	Assess Fee	Total Fee
1302132008	607 W 3rd St	Anderson Josiah or Stephanie K	06/21/2024	Vegetation - Grass/Weeds	$250.35	$75.00	$50.00	$375.35
0835405004	210 E 8th St	Ash Jamie Lee	06/25/2024	Nuisance	$40.50	$75.00	$50.00	$165.50
0834201011	1818 Logan St	B2 Properties LLC	06/20/2024	Vegetation - Grass/Weeds	$78.44	$75.00	$50.00	$203.44
0835459001	419 Pine St	Basulto Properties LLC	06/06/2024	Nuisance	$45.50	$75.00	$50.00	$170.50
0835335010	215 W 7th St	BR Properties LLC	06/25/2024	Nuisance	$203.40	$75.00	$50.00	$328.40
0834457001	2123 Lucas St	Casteel Brianna	06/06/2024	Vegetation - Grass/Weeds	$134.50	$75.00	$50.00	$259.50
0834328017	0834328017	Causse Brian M or Lisa D	05/28/2024	Vegetation - Grass/Weeds	$124.13	$150.00	$50.00	$324.13
0834328017	0834328017	Causse Brian M or Lisa D	06/11/2024	Vegetation - Grass/Weeds	$165.50	$150.00	$50.00	$365.50
0834454022	2203 Lucas St	Epperly Glenn M	05/28/2024	Vegetation - Grass/Weeds	$77.00	$150.00	$50.00	$277.00
0834454022	2203 Lucas St	Epperly Glenn M	06/11/2024	Vegetation - Grass/Weeds	$59.19	$150.00	$50.00	$259.19
0834454022	2203 Lucas St	Epperly Glenn M	06/17/2024	Vegetation - Grass/Weeds	$39.94	$150.00	$50.00	$239.94
0836202002	1554 Washington St	Federal Home Loan Mortgage Corporation	06/13/2024	Vegetation - Grass/Weeds	$57.75	$75.00	$50.00	$182.75
0836202002	1554 Washington St	Federal Home Loan Mortgage Corporation	06/19/2024	Nuisance	$331.90	$75.00	$50.00	$456.90
1302153008	512 Main St	Garcia Cassandra	06/27/2024	Vegetation - Grass/Weeds	$77.00	$75.00	$50.00	$202.00
0835201005	610 Woodlawn Ave	Graham Zachary N	05/28/2024	Vegetation - Grass/Weeds	$154.00	$75.00	$50.00	$279.00
1303252007	1905 Hershey Ave	Haney Amanda K	06/05/2024	Vegetation - Grass/Weeds	$96.25	$75.00	$50.00	$221.25
0836202027	141 Sherman St	Hill Jacob B	06/27/2024	Vegetation - Grass/Weeds	$38.50	$75.00	$50.00	$163.50
0836187024	1219 Smalley St	Hogan Kevin E	06/13/2024	Nuisance	$115.40	$75.00	$50.00	$240.40
1303476005	708 Evans St	Holliday Bret M	06/25/2024	Vegetation - Trees/Shrubs	$403.50	$75.00	$50.00	$528.50
1302129005	608 W 5th St	Holliday Troy A or Bridgette M	07/02/2024	Rental - Failure to Show for Inspection	$60.00	$25.00	$50.00	$135.00
0834176009	1632 Beach Cir	Jenkins Mendi	06/17/2024	Vegetation - Grass/Weeds	$39.94	$150.00	$50.00	$239.94
1320301007	5111 59th Ave W	JL Watts Co	05/28/2024	Vegetation - Grass/Weeds	$77.00	$150.00	$50.00	$277.00
1320301007	5111 59th Ave W	JL Watts Co	06/10/2024	Vegetation - Grass/Weeds	$77.00	$150.00	$50.00	$277.00
0825452013	307 Parkington Dr	Krogman Margaret or Olawumi Aina	06/19/2024	Nuisance	$220.30	$75.00	$50.00	$345.30
0825452013	307 Parkington Dr	Krogman Margaret or Olawumi Aina	06/19/2024	Vegetation - Grass/Weeds	$1,196.90	$75.00	$50.00	$1,321.90
0835376019	301 W 7th St	Lackey Chloee M	06/21/2024	Vegetation - Grass/Weeds	$141.35	$75.00	$50.00	$266.35
0835376018	706 Pine St	Liquidator LLC	06/18/2024	Vegetation - Grass/Weeds	$196.57	$75.00	$50.00	$321.57
0835333019	407 W 8th St	Maynard Gage or Stephanie	06/06/2024	Vegetation - Grass/Weeds	$5,657.85	$75.00	$50.00	$5,782.85
0835430001	519 Orange St	Mccormick Jeremy E & Leakey Laura	05/28/2024	Vegetation - Grass/Weeds	$77.00	$150.00	$50.00	$277.00
0835430001	519 Orange St	Mccormick Jeremy E & Leakey Laura	06/04/2024	Vegetation - Grass/Weeds	$59.19	$150.00	$50.00	$259.19
0835430001	519 Orange St	Mccormick Jeremy E & Leakey Laura	06/17/2024	Vegetation - Grass/Weeds	$38.50	$150.00	$50.00	$238.50
1310276009	1815 Schley Ave	Mccormick Timothy M or Mindy S	05/28/2024	Vegetation - Grass/Weeds	$39.94	$150.00	$50.00	$239.94
1310276009	1815 Schley Ave	Mccormick Timothy M or Mindy S	06/03/2024	Vegetation - Grass/Weeds	$39.94	$150.00	$50.00	$239.94
1310276009	1815 Schley Ave	Mccormick Timothy M or Mindy S	06/17/2024	Vegetation - Grass/Weeds	$39.94	$150.00	$50.00	$239.94
0835230023	922 Colver St	Morgan Susan	06/19/2024	Vegetation - Grass/Weeds	$250.00	$75.00	$50.00	$375.00
1310233009	1114 Nebraska St	Morse Mary F	05/28/2024	Vegetation - Grass/Weeds	$39.94	$150.00	$50.00	$239.94
1310233009	1114 Nebraska St	Morse Mary F	06/04/2024	Vegetation - Grass/Weeds	$299.14	$150.00	$50.00	$499.14
1310233009	1114 Nebraska St	Morse Mary F	06/17/2024	Vegetation - Grass/Weeds	$135.94	$150.00	$50.00	$335.94

SPECIAL ASSESSMENTS REPORT 09/19/2024 - PAGE 2

Parcel ID	Site Address	Owner Name	Date of Work	Service Type	Service Fee	Admin Fee	Assess Fee	Total Fee
1302158021	209 Roselawn Ave	Murrillo Jose A Sr	06/25/2024	Nuisance	$137.90	$75.00	$50.00	$262.90
0825276025	0825276025	Oak Creek Development Inc	06/25/2024	Vegetation - Grass/Weeds	$82.75	$150.00	$50.00	$282.75
0826303005	611 Centre Dr	O'Rourke Antonio D & Pedra K	06/26/2024	Vegetation - Grass/Weeds	$635.00	$75.00	$50.00	$760.00
0834279003	408 W Fulliam Ave	Pomeroy Keith	05/30/2024	Vegetation - Grass/Weeds	$827.50	$75.00	$50.00	$952.50
1303452016	1903 Breese Ave	RCN LLC	07/10/2024	Vegetation - Trees/Shrubs	$1,260.00	$75.00	$50.00	$1,385.00
0835428019	511 E 6th St	RCN LLC	03/07/2024	Rental - Facility License	$928.00	$25.00	$50.00	$1,003.00
1303452007	2003 Breese Ave	Residential Equity Partners LLC	05/28/2024	Vegetation - Grass/Weeds	$78.44	$150.00	$50.00	$278.44
1303452007	2003 Breese Ave	Residential Equity Partners LLC	06/03/2024	Vegetation - Grass/Weeds	$78.44	$150.00	$50.00	$278.44
1303452007	2003 Breese Ave	Residential Equity Partners LLC	06/17/2024	Vegetation - Grass/Weeds	$39.94	$150.00	$50.00	$239.94
0836227010	2809 River Rd	River Road Investments LLC	06/22/2024	Vegetation - Grass/Weeds	$154.00	$75.00	$50.00	$279.00
1302307005	304 Liberty St	RTI Investments LLC	07/03/2024	Rental - Second Reinspection	$60.00	$25.00	$50.00	$135.00
1303431008	402 Evans St	RTI Investments LLC	07/03/2024	Rental - Second Reinspection	$60.00	$25.00	$50.00	$135.00
1303479003	805 Liberty St	Schell James W Jr & Marcy	10/25/2023	Vegetation - Grass/Weeds	$175.00	$25.00	$50.00	$250.00
0835462012	205 W 3rd St	Sissel D Kent	06/13/2024	Rental - Third Reinspection	$360.00	$25.00	$50.00	$435.00
0835352005	112 Roscoe Ave	Sluts Christina Marie Reid & Reid Alan James	05/29/2024	Vegetation - Grass/Weeds	$39.94	$150.00	$50.00	$239.94
0835352005	112 Roscoe Ave	Sluts Christina Marie Reid & Reid Alan James	06/04/2024	Vegetation - Grass/Weeds	$59.19	$150.00	$50.00	$259.19
0835352005	112 Roscoe Ave	Sluts Christina Marie Reid & Reid Alan James	06/17/2024	Vegetation - Grass/Weeds	$39.94	$150.00	$50.00	$239.94
0835236009	1005 E 8th St	Stubrud Danielle L	06/19/2024	Nuisance	$117.25	$75.00	$50.00	$242.25
0835180007	1200 Iowa Ave	TICO InvestmentsLLC	06/22/2024	Vegetation - Grass/Weeds	$454.00	$150.00	$50.00	$654.00
1303277002	1615 Hershey Ave	TICO Investments LLC	07/12/2024	Rental - Failure to Show for Inspection	$60.00	$25.00	$50.00	$135.00
0836327024	113 Brook St	Tompkins Scott	06/04/2024	Vegetation - Grass/Weeds	$288.50	$75.00	$50.00	$413.50
0835381024	419 W 6th St	Truitt Larry E	06/18/2024	Vegetation - Grass/Weeds	$192.25	$75.00	$50.00	$317.25
1303227010	1603 Lucas St	Volkl Joey Eugene	06/06/2024	Nuisance	$53.50	$150.00	$50.00	$253.50
0825181009	1607 Lincoln Blvd	Walker Chester	05/29/2024	Vegetation - Grass/Weeds	$231.00	$75.00	$50.00	$356.00
0825181009	1607 Lincoln Blvd	Walker Chester	05/31/2024	Nuisance	$1,211.90	$75.00	$50.00	$1,336.90
0835288011	713 Mulberry Ave	Walker Melissa	06/04/2024	Vegetation - Grass/Weeds	$77.00	$150.00	$50.00	$277.00
0835288011	713 Mulberry Ave	Walker Melissa	06/17/2024	Vegetation - Grass/Weeds	$38.50	$150.00	$50.00	$238.50
1330201002	5702 65th Ave W	Wehmeyer Raine	06/10/2024	Nuisance	$681.20	$75.00	$50.00	$806.20
0825383012	1505 Washington St	Whide Ninja LLC	05/29/2024	Nuisance	$161.50	$75.00	$50.00	$286.50

Grand Totals by Fee Type:	**$19,761.83**	**$6,775.00**	**$3,350.00**	**$29,886.83**

Grand Totals by Service Type:	**Nuisance Services**	**$4,895.25**
	Rental Services	**$1,978.00**
	Vegetation Services	**$23,013.58**

RESOLUTION NO. 2024-0409

RESOLUTION AUTHORIZING THE ASSESSMENT OF UNPAID ABATEMENT SERVICE FEES AND RENTAL HOUSING FEES TO PRIVATE PROPERTIES

WHEREAS, the City of Muscatine has incurred costs for
Nuisance abatements according to City Code Section 9-3-9;
Rental housing fees according to City Code Section 16-4;
Vegetation abatements according to City Code Section 16-8-9; and

WHEREAS, proper notice was given before such action according to provisions of
City Code Section 9-3-5 for nuisance abatements;
City Code Section 16-4-3 for rental housing fees;
City Code Section 16-8-10 for vegetation abatements; and

WHEREAS, the City Council of the City of Muscatine is allowed to assess such costs according to
City Code Section 9-3-11 for nuisance abatements;
City Code Section 16-4-3 for rental housing fees;
City Code Section 16-8-12 for vegetation abatements;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF MUSCATINE, IOWA, that the abatement service fees of the following property owner(s) be assessed to the described properties in the amount(s) noted and reflected on the attached property tax bills.

PASSED AND APPROVED THIS ______ DAY OF ______________________________.

____
Brad Bark, Mayor

ATTEST:

____
Cinda Hlger, Deputy City Clerk

City of Muscatine

ITEM NUMBER 2024-0410

AGENDA ITEM SUMMARY

DATE: 9/19/2024

STAFF

Jodi Royal-Goodwin, Community Development Director

SUBJECT

Resolution Authorizing the Muscatine Municipal Housing Authority to Provide Housing Counseling Services to the Residents of the City of Muscatine, Iowa.

EXECUTIVE SUMMARY

Presented for Council consideration is a resolution giving the Muscatine Municipal Housing Authority the authority to provide housing counseling services to the residents of the City, State through HUD certified counseling staff following all applicable HUD counseling guidelines, policies, and procedures, as required by the U.S. Department of Housing and Urban Development.

STAFF RECOMMENDATION

Staff recommends Council adopt the resolution.

BACKGROUND/DISCUSSION

The Muscatine Municipal Housing Authority (MMHA), as a department of the City, has been providing housing counseling services to residents of the City of Muscatine and Muscatine County since 2008. Each year the agency receives a grant from the U.S. Department of Housing and Urban Development (HUD) to partially fund a housing specialist position. The intent of this program is to assist individuals and families obtain and sustain desired housing, with an emphasis on first-time homebuyers. Services are delivered by a Housing Counselor meeting HUD's Office of Housing Counseling's requirements.

Last month, staff was notified that all Instrumentalities of Government (IOG) receiving funds must submit documentation indicating the *agency has the authority to provide housing counseling services.* To meet this requirement, MMHA is required to submit Internal Revenue Service acknowledgment that the agency is an IOG, the original documents setting up the IOG, and documentation of board action authorizing the delivery of these services. Upon approval, this resolution, the City's charter, and the City's W-9 will be submitted so that the program retains compliance.

CITY FINANCIAL IMPACT

Failure to meet HUD's requirement could make us ineligible for funding, which supports 25% of a Housing Specialist position.

ATTACHMENTS

1. Resolution Authorization to Serve

RESOLUTION 2024-0410
AUTHORIZING THE MUSCATINE MUNICIPAL HOUSING AGENCY
TO PROVIDE HOUSING COUNSELING SERVICES

WHEREAS, the City of Muscatine supports efforts towards affordable and sustainable housing for the residents of Muscatine, Iowa; and

WHEREAS, the City Council, acting as the Muscatine Municipal Housing Agency's (MMHA) Board of Directors, gives MMHA, the authority to provide housing counseling services to the residents of Muscatine, Iowa, and surrounding communities in accordance with 24CFR 214.103(a).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that the Muscatine Municipal Housing Authority is approved with the authority to provide such housing counseling services to the residents of Muscatine, Iowa through HUD certified counseling staff following all applicable HUD counseling guidelines, policies, and procedures.

CERTIFICATE:

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by City Council, acting as the Board of Directors of the Muscatine Municipal Housing Agency, at a regular meeting held on September 19, 2024.

____
Dr. Brad Bark, Mayor

Attest:

____
Cinda Hilger, Deputy City Clerk

City of Muscatine

ITEM NUMBER 2024-0411

AGENDA ITEM SUMMARY

DATE: 9/19/2024

STAFF

Brian Stineman, Public Works Director

SUBJECT

Resolution Setting a Public Hearing on November 7, 2024, for West Hill Phase 6D Discussion of Potential Environmental Impacts.

EXECUTIVE SUMMARY

Presented for City Council's consideration is a resolution to set a Public Hearing for comments related to potential environmental impacts of the West Hill Phase 6D Sanitary Sewer Separation Project, for November 7, 2024 at 6:00 pm in the City Hall Council Chambers during the regularly scheduled City Council Meeting that evening.

STAFF RECOMMENDATION

Staff recommends approving setting the public hearing

BACKGROUND/DISCUSSION

This public hearing is required by the State Revolving Fund as part of the environmental review process of the loan application for funding for the West Hill Sewer Separation Project Phase 6D. The purpose of this public hearing is to inform area residents of the community of Muscatine of this proposed action, discuss the actual cost and user fees associated with this project, and to address citizen's concerns, if any, with the plan. The Iowa Department of Natural Resources (DNR) will provide the Environmental Information Document (EID) for use at the hearing.

CITY FINANCIAL IMPACT

There is no financial impact to set and hold this hearing.

ATTACHMENTS

1. Set Public Hearing Resolution Phase 6D environmental

RESOLUTION NO. 2024-0411__________

SET TIME AND PLACE FOR A PUBLIC HEARING ON THE STATE REVOLVING FUND (SRF) LOAN FOR PHASE 6D OF THE WEST HILL SEWER SEPARATION PROJECT

WHEREAS, the City Council of the City of Muscatine, Iowa has heretofore approved of the mandated West Hill Sanitary Sewer Separation Project; and

WHEREAS, Phase 6D is proposed to be paid for by a loan from the State Revolving Fund (SRF); and

WHEREAS, the State Revolving Fund requires a public hearing with a minimum of 30 days advanced notice;

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

SECTION I: On November 7, 2024 at 6:00 p.m. in the City Council Chambers at City Hall, Muscatine, Iowa, this Council shall hold a public hearing for discussion of any concerns of potential environmental impacts of this project.

SECTION II: The City Clerk shall give notice of such public hearing by publication of a notice in the Muscatine Journal at least thirty (30) 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 19th DAY OF SEPTEMBER, 2024.

CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA

____
Brad Bark, Mayor

ATTEST:

____
Cinda Hilger, Deputy City Clerk

City of Muscatine

ITEM NUMBER 2024-0412

AGENDA ITEM SUMMARY

DATE: 9/19/2024

STAFF

Nancy Lueck, Finance Director
Jodi Royal-Goodwin, Community Development Director
Anthony Kies, Interim City Administrator

SUBJECT

Resolution Fixing a Date of Meeting for Public Hearing for October 17, 2024,on the Receipt and Approval of Proposals for the Disposal and Development of Certain City-owned Real Property in the Consolidated Muscatine Urban Renewal Area.

EXECUTIVE SUMMARY

At the September 5, 2024 meeting, following a required public hearing, the City Council approved a development agreement with Merge LLC that will provide financial incentives to Merge in the form of annual appropriation incremental property tax payments. The next step is to facilitate the transfer and sale of this property to Merge LLC.

Amy Bjork of Dorsey & Whitney, the City's bond attorney, has advised the City that there are specific legal requirements for disposal of property in the Urban Renewal Area. These are in Section 403.8.1 of the Code of Iowa, which provide for the process for the disposition of the property. These steps are detailed in the Background/Discussion section below and include (1) advertising for additional proposals for the property, (2) making an information packet (the "Development Proposal Packet") detailing the development and use objectives for the development of the Project on the Property and the expectations to be placed upon the developer, and (3) setting and holding a public hearing on the proposal to sell the Property as set forth in Section 2 of the Resolution.

This resolution will set the required public hearing for October 17, 2024. After the public hearing, the City can proceed with the sale and disposal of this property.

STAFF RECOMMENDATION

Staff recommends approval of this resolution.

BACKGROUND/DISCUSSION

IDENTIFICATION OF MERGE AS THE PREFERRED DEVELOPER FOR CARVER CORNER - With recognition of its redevelopment potential, City staff initiated a Request for Proposals (RFP) process in 2019 for the redevelopment of Carver Corner. One responsive submittal was received from Merge Urban Development Group. While the City Council did not initially designate Merge Urban Development as the preferred developer, the City Council approved a request to reconsider the proposal at its October 10, 2019, meeting. While Merge elected not to work with the City at that time, City staff resumed discussions with Merge in 2021. City Council discussed the issue at its February 2022 In-Depth Session and directed staff to request an updated proposal from Merge Urban Development Group for Carver Corner. There were continued discussions with Merge LLC for an agreement to develop this property.

CURRENT MERGE DEVELOPMENT PLAN - Merge LLC proposes to acquire and develop a mixed-use project at the southeast corner of Hershey Ave and Green Street (Carver Corner). This project involves constructing a five-story, 56-unit mixed-use building. At the September 5, 2024, meeting, following a required public hearing, the City Council approved a development agreement with Merge LLC that will provide financial incentives to Merge in the form of annual appropriation incremental property tax payments.

NEXT STEPS – The next step is to facilitate the transfer and sale of this property to Merge LLC. Amy Bjork of Dorsey & Whitney, the City's bond attorney, has advised the City that there are specific legal requirements for disposal of property in the Urban Renewal Area. These requirements are as follows:

In accordance with the provisions of Section 403.8.1 of the Code of Iowa, the City Council hereby prescribes the following process for the disposition of the Property:

1. The City Council will advertise for additional proposals for the acquisition and use of the Property in a newspaper of general circulation in the City at least once not less than twenty-one (21) days in advance of the date on which the proposals shall be due. In addition, the City shall advertise for proposals by posting the advertisement at City Hall and through available electronic means as soon as may be practical.

2. The City Council will make an information packet (the "Development Proposal Packet") detailing the development and use objectives for the development of the Project on the Property and the expectations to be placed upon the developer of the Property available in the Office of the City Clerk. Proposals shall be due by no later than 10:00 a.m. on October 17, 2024, at the office of the City Clerk at City Hall, Muscatine, Iowa. Each proposal submitted shall set forth the proposed plan for developing the Project on the Property in accordance with the Development Proposal Packet.

3. A public hearing will be held on the proposal to sell the Property as set forth in Section 2 of this Resolution. Following the public hearing, the City Council may determine to dispose of the Property to the purchaser whose proposal, if carried out, would be in the best interests of the City in light of the urban renewal and development objectives of the City as set forth in the Development Proposal Packet.

While the above process is mandated by the State Code, the public hearing notice and the resolution specifically include language that it is the City's intent to proceed with the proposal for the development of the project on the Property submitted by Merge LLC and the sale of the property to Merge. This resolution will set the public hearing for October 17, 2024. After the public hearing, the City can proceed with the sale and transfer of this property.

CITY FINANCIAL IMPACT

None.

ATTACHMENTS

1. Dorsey Set Date UR Disposition of Property (Muscatine-73 2024)-v2.9-19-24

DORSEY
DORSEY + WHITNEY LLP

September 13, 2024

Via Email
Nancy Lueck
Finance Director/City Hall
Muscatine, IA

Re: Muscatine, Iowa
Disposition of Property
Our File No. 421464-73

Dear Nancy:

We have prepared and attach proceedings to enable the City Council to set October 17, 2024, as the date for a hearing on and the receipt of proposals for the disposition of certain real property in the Consolidated Muscatine Urban Renewal Area.

The documents attached include the following items:

1. Resolution fixing the date of meeting at which time it is proposed to hold the public hearing and to take action to approve the disposition of the property. This resolution also sets forth the process the City Council will use in disposing of the property.

The form of notice is set out following the resolution. Please print an extra copy for delivery to the publisher. Please fill in the time and place of the hearing in both the resolution and the notice.

2. Attestation Certificate attesting the validity of the transcript.

3. Publication Certificate with respect to publication of the notice, to which must be attached the publisher's affidavit of publication with a clipping of the notice as published.

The notice must be published once, **not less than twenty-one (21) days in advance of the date that the proposals are due**, in a legal newspaper which has a general circulation in Muscatine. You should also post the notice at City Hall, and if practical, on the City's website.

A Development Proposal Packet will need to be made available to anyone who wishes to submit a competing proposal for the development of the property. This packet must minimally contain whatever details the City wishes about their expectations and objectives for the development of the property and a copy of the public hearing notice. It should also highlight the description of the property, the due date and time and any other pertinent information desired. I have attached a Development Proposal Packet for your editing and use. Please attach a copy of the public hearing notice to the Development Proposal Packet prior to distributing the packet to anyone wishing to submit a competing proposal.

As soon as the notice appears in the newspaper, please email a copy to lemke.susan@dorsey.com. Also, 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 call John Danos or me.

Kind regards,

Amy Bjork

Attachment

cc: Anthony Kies
Jodi Royal-Goodwin
Cinda Hilger

MINUTES TO SET DATE FOR HEARING ON, AND ACCEPTANCE OF, PROPOSALS FOR DISPOSITION OF REAL PROPERTY

421464-73 (N/I)

Muscatine, Iowa

September 19, 2024

The City Council of the City of Muscatine, Iowa, met on September 19, 2024, at ___:______ p.m., at the ___________________, in the City. The Mayor presided and the roll was called showing the following members of the Council present and absent:

Present: ____

Absent: ____.

Council Member ______________________ introduced a resolution hereinafter next set out and moved its adoption, seconded by Council Member _____________________; and after due consideration thereof by the Council, the Mayor put the question upon the adoption of the said resolution and the roll being called, the following named Council Members voted:

Ayes: ____

Nays: ____.

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 2024-0412

Resolution Fixing a Date of Meeting for Public Hearing on the Receipt and Approval of Proposals for the Disposal and Development of Certain City-owned Real Property in the Consolidated Muscatine Urban Renewal Area

WHEREAS, the City of Muscatine, Iowa (the "City") has previously established the Consolidated Muscatine Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, one of the City's objectives is to promote the construction of a mixed-use building including commercial units and residential units (the "Project") in the Urban Renewal Area; and

WHEREAS, the City is the owner of certain real property (the "Property") situated in the in the Urban Renewal Area and more particularly described as:

Lot 2 of the Carver Corner Subdivision, First Addition, City of Muscatine, Muscatine County, Iowa
; and

WHEREAS, the City intends to convey the Property to a purchaser under conditions that will further the City's objective for the development of the Project in the Urban Renewal Area; and

WHEREAS, the City has received a proposal from Merge, LLC (the "Company"), which includes the acquisition of the Property and undertaking the development and construction of the Project thereon; and

WHEREAS, it is now necessary to make provision for the disposition of the Property, in accordance with the provisions of Sections 364.7 and 403.8 of the Code of Iowa, to a developer who can carry out the Project thereon;

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Muscatine, Iowa, as follows:

Section 1. In accordance with the provisions of Section 403.8.1 of the Code of Iowa, the City Council hereby prescribes the following process for the disposition of the Property:

A. The City Council will advertise for additional proposals for the acquisition and use of the Property in a newspaper of general circulation in the City at least once not less than twenty-one (21) days in advance of the date on which the proposals shall be due. In addition, the City shall advertise for proposals by posting the advertisement at City Hall and through available electronic means as soon as may be practical.

B. The City Council will make an information packet (the "Development Proposal Packet") detailing the development and use objectives for the development of the Project on the Property and the expectations to be placed upon the developer of the Property available in the Office of the City Clerk. Proposals shall be due by no later than 10:00 a.m.

on October 17, 2024, at the office of the City Clerk at City Hall, Muscatine, Iowa. Each proposal submitted shall set forth the proposed plan for developing the Project on the Property in accordance with the Development Proposal Packet.

C. A public hearing will be held on the proposal to sell the Property as set forth in Section 2 of this Resolution. Following the public hearing, the City Council may determine to dispose of the Property to the purchaser whose proposal, if carried out, would be in the best interests of the City in light of the urban renewal and development objectives of the City as set forth in the Development Proposal Packet.

Section 2. The City Council will hold a public hearing on the proposal to sell the Property as set out in the preamble hereof at _______ __.m., on October 17, 2024, at the ____________________ in the City. Following the public hearing the City Council may accept the proposal deemed to be in the best interests of the City and proceed with the disposition of the Property.

Section 3. The City Clerk is hereby authorized and directed to give notice of this resolution and of the public hearing on the proposal to sell the Property, by publication, at least once, not less than twenty-one (21) days prior to the date set for acceptance of proposals, in a newspaper of general circulation in the City. Furthermore, the City Clerk is hereby authorized and directed to give notice by posting notice in City Hall and by such reasonable electronic means as may be available to the City as soon as practical following the adoption of this resolution. Such notice shall be substantially in the form which is attached to this resolution.

Section 4. The City Council hereby declares that a proposal for the development of the Property has been received from the Company, and unless a subsequent proposal is submitted which better represents the best interests of the City with respect to the development of the Project on the Property as set forth in the Development Proposal Packet, this proposal shall be approved and finally accepted by the City Council on October 17, 2024, and the Property shall be subsequently disposed of in accordance therewith. The City Council further declares that this Resolution constitutes the notification of intent to accept proposal as provided for in Section 403.8 of the Code of Iowa. The City reserves the right to consider the legal and financial ability of developers submitting proposals to carry out the desired development of the Property. Furthermore, the City reserves the right to negotiate for proposals with respect to the desired development of the Property.

Section 5. All resolutions or parts thereof which are in conflict herewith are hereby repealed.

Passed and approved September 19, 2024.

Brad Bark, Mayor

Attest:

Cinda Hilger, Deputy City Clerk

• • • •

On motion and vote, the meeting adjourned.

Brad Bark, Mayor

Attest:

Cinda Hilger, Deputy City Clerk

NOTICE OF PUBLIC HEARING AND REQUEST FOR
PROPOSALS TO DISPOSE OF AND DEVELOP PROPERTY

The City Council of the City of Muscatine, Iowa, will meet on October 17, 2024, at the City Hall, in the City, at ______ p.m., for the purpose of conducting a public hearing on the proposal to dispose of certain real property (the "Property") situated in the Consolidated Muscatine Urban Renewal Area and described as follows:

Lot 2 of the Carver Corner Subdivision, First Addition, City of Muscatine, Muscatine County, Iowa

Proposals for the purchase and development of the Property must be received in the office of the City Clerk at City Hall by no later than 10:00 a.m. on October 17, 2024. Proposals shall set forth the purchaser's plan for the development and construction of a mixed-use building including commercial units and residential units (the "Project") on the Property, such Project to be carried out in accordance with the objectives and details set forth in the City's Development Proposal Packet with respect thereto. The Property will be sold to the purchaser whose proposal, if carried out, would be in the best interests of the City and would best tailor the future use of the Property to the City's urban renewal objectives. The City reserves the right to consider the legal and financial ability of developers submitting proposals to carry out the desired development of the Property. Furthermore, the City reserves the right to negotiate for proposals with respect to the desired development of the Property.

Development Proposal Packets containing necessary information with respect to the development objectives for the Project on the Property may be obtained from the Office of the City Clerk, City Hall, Muscatine, Iowa.

On September 19, 2024, the City Council adopted a resolution constituting notification of intent to accept a proposal for the development of the Project on the Property submitted by Merge, LLC

At the aforementioned time and place, oral or written comments or objections may be filed or made. Following the public hearing, the City Council will consider the submitted proposals for acceptance.

By order of the City Council of the City of Muscatine, Iowa.

City Clerk

Exhibit A
Description of the Property

Lot 2 of the Carver Corner Subdivision, First Addition, City of Muscatine, Muscatine County, Iowa

ATTESTATION CERTIFICATE:

STATE OF IOWA
MUSCATINE COUNTY SS:
CITY OF MUSCATINE

I, the undersigned, Clerk of the a City of Muscatine, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to fixing a date for hearing on the Council's proposal to take action in connection with the disposition of real property, as referred to therein.

WITNESS MY HAND hereto affixed this ______ day of ____________________, 2024.

____
Cinda Hilger, Deputy City Clerk

PUBLICATION CERTIFICATE:

STATE OF IOWA
MUSCATINE COUNTY SS:
CITY OF MUSCATINE

I, the undersigned, Clerk of the City of Muscatine, do hereby certify that pursuant to the resolution of its Council fixing a date of meeting at which it is proposed to take action to with respect to the receipt of proposals for development of property, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND hereto affixed this _____ day of ____________________, 2024.

____
Cinda Hilger, Deputy City Clerk

(Attach here publisher's original affidavit with clipping of the notice, as published.)

(PLEASE NOTE: Do not date and return this certificate until you have received the publisher's affidavit and have verified that the notice was published on the date indicated in the affidavit but please return all other completed pages to us as soon as they are available.)

City of Muscatine

ITEM NUMBER 2024-0413

AGENDA ITEM SUMMARY

DATE: 9/19/2024

STAFF

Melissa Rinnert, Housing Programs Supervisor
Rob Awbrey, Housing Maintenance Supervisor

SUBJECT

Request to Approve the Contract and Bond with MidAmerica Basement Systems, in the Amount of $134,697.52 for Underpinning at Sunset Park.

EXECUTIVE SUMMARY

Presented for City Council's approval is a request to approve a contract in the amount of $134,697.52 with MidAmerica Basement Systems to complete underpinning at Sunset Park and the required bond.

STAFF RECOMMENDATION

Staff recommends Council approve the contract with MidAmerica Basement Systems for the underpinning project at Sunset Park

BACKGROUND/DISCUSSION

Staff is requesting the Council approve the MidAmerica Basement Systems contract and bond for the underpinning project at Sunset Park. A request for bids was issued, and only one bid was received. The bid from MidAmerica Basement Systems in the amount of $134,697.52 was determined to be responsive and reasonable. The work is necessary because the foundations in 3 units at Sunset Park have settled, causing exterior walls to shift. As a result, there are issues with windows, walls, exterior doors and cracks in flooring. One unit was vacant at the time the issue was identified, and two tenants are being transferred to other units on the property.

CITY FINANCIAL IMPACT

There will be no impact to the general fund from this activity. Though not a budgeted repair, the contract will be funded through the housing authority's annual capital fund grant.

ATTACHMENTS

1. MidAmerica Basement bid - SSP underpinning contract
2. Performance Bond - MidAmerica Basement Systems

MidAmerica Basement Systems
SINCE 1990
Basement & Foundation Specialists

Prepared by:
Mike Chezum
C 563 726 4001
mchezum@mabasement.com

MidAmerica Basement Systems
www.midamericabasementsystems.com
TF (800) 541-8006
F (563) 326-3214
License# 0700209*GEN

Prepared on:
8-15-2024

Prepared for:
Rob Awbrey
Muscatine Municipal Housing Agency

215 Sycamore St
Muscatine, IA 52761

Job location:
2806 Bloomington Lane
Muscatine, IA 52761

Estimated START DATE: Nov. 1, 2024
Estimated Duration: Nov 1 – Nov 29, 2024

Project Summary

Lift and Level

Permanently Stabilize Foundation

Permanently Support Slab

Custom Solution

Total Investment	$134,697.52
Total Contract Price	**$134,697.52**
Deposit Required - 10%	$13,469.75
Deposit Paid	$0.00
Amount Due Upon Installation	**$134,697.52**
Estimated Monthly Payment* (120mths) * Requires Application to Qualify for Financing	$2,010.38

Customer Consent

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be executed only upon written orders at the Customer's request or approval. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. Installation of the system does not include painting, finished carpentry, extending discharge lines, electrical work, or replacement of floor coverings. Homeowner assumes all responsibility for damages due to breakage of any hidden fuel/utility service lines, though we will do our best to avoid such damage. This Proposal may be withdrawn if not accepted by the Customer within 30 days. All material is guaranteed to be as specified. All work to be completed according to standard practices. If the existing construction and/or concrete thickness are not of normal construction and/or do not meet building code, additional charges may be required to prepare the affected area for proper installation.

Authorized Signature Michael Chezum **Date** 8/15/2024

Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), and the attached Limited Warranty, (together, the "Contract"). You are authorized to do the work as specified in the Contract. I fully understand and accept the transferable warranty provided, which covers only the areas of the basement addressed and does not cover water damage. This Proposal is based primarily on the Customer's description of the problem. Customer shall grant contractor a 60 day right to remedy any problem after reported. Some dust should be expected from work, homeowner is responsible for covering personal items prior to start of work. Project to be scheduled within 180 days of the signed date or the contract is subject to price/product changes. I will pay your service charge of 1-1/2% per month (18% per annum) if my account is 30 days or more past due, plus your attorney's fees and costs to collect and enforce this contract.

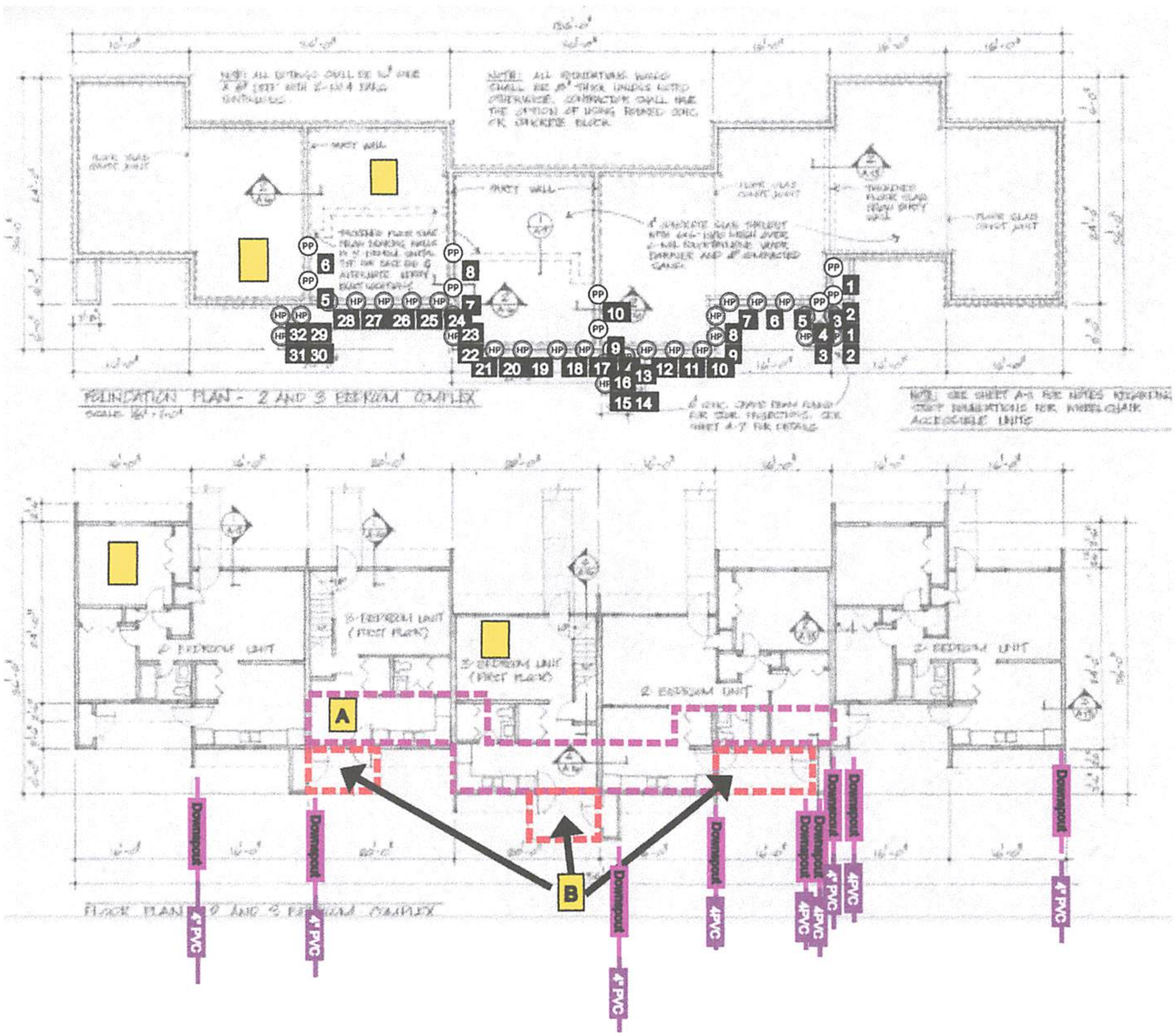
You the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right.

Customer Signature X **Date** X

Payments to be made in full upon completion **Initial** x

Full Perimeter system, TripleSafe sump, & Full wall system recommended **Initial** N/A.

Job Details



Type of Wall .... Block
Existing Wall Finish .... Plain
Existing Floor Finish .... Concrete/Carpet/Tile

Job Details (Continued)

A) In this area (bounded by purple lines) MABS to "Polylevel" the concrete floor to "lift / level" and stabilize the existing floor.
B) At the red bounded areas, MABS to remove and replace the existing concrete patio areas to accommodate the installation work.

Job Details (Continued)

Specifications

1) MABS to Install PolyLEVEL to repair the existing interior concrete floors in the areas as indicated on job drawing namely at the rear of units # 2704 B (140 sq ft) / 2704 C (160 sq ft) / and 2704 D (140 sq ft). If concrete is poured against the foundation, a 2-3 inch joint may have to be cut to allow for lifting. In those cases, MABS will make the cut at no additional cost. This is an attempt to lift and no amount of lift or level is guaranteed. MABS is not responsible for yellowish staining during lifting/filling process. Also, MABS recommends sealing the joint along the foundation with NexusPro Joint Sealant. **2)** Install Helical Pier(s) to support the foundation ("underpinning and jacking into position") as shown on job drawing using a standard bracket. Final Location of pier(s) is subject to field conditions. **3)** Install Push Pier(s) to support the foundation as shown on job drawing using a low profile bracket. Final Location of pier(s) is subject to field conditions. **4)** Excavate the soil at each pier location to the footing. Backfill and tamp soil after the system is installed. **5)** MABS to cover charges to utility lines if damaged by MABS. (If private lines are not marked prior to installation, MABS is not responsible for any damage/ repairs to them.) **6)** Remove concrete from joint to joint with jackhammers. **7)** **8)** In the area of the foundation repair, MABS to remove and replace the existing concrete patios as shown to accommodate the installation work. **9)** Removal of the existing flooring in order to accommodate the installation work; MABS is not responsible for replacement or damage to additional flooring. **10)** Provide a dumpster on site for debris removal **11)** MABS to install 10 Buried Downspouts with LeafGuard, 10ft of 4" PVC, and Lawnscape outlet. Specifically 10 hard pipe drain tiles each a total of 20' L.F. long terminating with a mitered end matching the slope of the grade. Downspouts to be attached to the drain tiles using "LeafGuard" **12)** Extend 4" buried discharge as shown. **13)** Tree roots present in discharge area. **14)** **15)** **16)** **17)**

Contractor Will

1.) REVISIT REQUIRED:
-A revisit will be set for the Design Specialist to come back out to the property no later than 2 weeks prior to the installation. This is to ensure the home is prepared for the work to be started.

2.) -Perform the work specified.

3.) -Attempt to lift the foundation, but is not responsible for cosmetic damage that may result. (Achieving lift is not guaranteed)

4.) -Attempt to lift the concrete. Although lifting is very likely, it is not guaranteed.
-MABS is also not responsible for any damage to the structure when lifting.

5.) -Remove existing finished flooring as necessary to install system. Homeowner to restore.

Customer Will

1.) -If Customer does not have the prep work (listed below) done as specified in the paperwork, an additional cost of $225 per man, per hour will be added to the quoted price.
-Mark any private lines, including but not limited to (water line from the stop box to the home, electrical to any out buildings, geothermal lines, propane, etc.) that may be hidden underground, and assumes all liability if damage should occur to such lines.
-Repair any sprinkler lines that may be damaged during the installation

2.) FOUNDATION:
-Remove and replace A/C unit from the work area

Job Details (Continued)

Additional Notes
Please Note: The installation work is contingent on the "Owner" having the prep work completed as noted. Verification of the completed prep work is needed at the time of the scheduled revisit. If the prep work is not complete, photo verification by the "Owner" is needed a minimum of 2 business days prior to the scheduled install date to prevent the project from being rescheduled and incurring a potential $385. "trip charge".

All electrical, mechanical, and plumbing fixtures and components including, but not limited to wiring, boxes, lines, piping, and ductwork needing to be removed or relocated to accommodate the installation work to be the responsibility of the owner.

Move all items away from the work areas.

Owner to remove / replace existing "built-in" cabinets as necessary to accommodate the installation work.

Owner to move furnace and air-conditioning systems as necessary to accommodate the installation work.

Owner understands and agrees that any concrete replacement by MABS will not match the color, texture, and finish of the existing concrete.

* Any work that is outside of the scope of the project as specified will be done at the discretion of MABS and at additional cost contingent on the owner's approval.
Customer Why: Owner wants to fix and stabilize the foundation settlement to prevent further damage and maintain the integrity of the building.

Product List

Lift and Level

PolyLEVEL	1 areas

Permanently Stabilize Foundation

3" Helical Pier, Standard Bracket	32
3" Push Pier, Low Profile Bracket	4
Hand Dig - Piers (0-5' Depth per Pier), 0-5'	4
Utilities Insurance	1
Concrete Removal	252 sqft
Equipment Rental	1
Concrete Patio Replacement	252
Flooring/Ceiling Removal	720 sqft
Dumpster	1

Permanently Support Slab

PolyLEVEL	1 areas

Custom Solution

Bury Downspout	10
4" Buried PVC (Exterior)	100 ft
Tree Roots	200 ft
Interior Line / Duct Locate	1
Masonry Repair / Tuckpointing	1
Lawn Repair / Reseeding	1080
Additional Labor Cost (Prevailing Wage)	1

Job Details (Continued)

Lift and Level - Areas

Area Title	LxWxD	Lbs	Location	Notes
Interior Concrete Floor Repair Lifting (Indoor)	87x3x3	251	Other	

Permanently Support Slab - Areas

Area Title	LxWxD	Lbs	Location	Notes
Exterior Foundation Wall Filling	90.25x4x4	445		Exterior foundation wall at the back of units # 2704 B / # 2704 C / #2704 D

Recommendations to Your Project

MidAmerica Basement Systems — SINCE 1990 — Basement & Foundation Specialists	✔ Option 1 Total . $134,697.52	Option 2 Total . $194,622.07	Option 3 Total . $306,540.07
Concrete			
Lift and Level		✔ All Areas	✔ All Areas
Interior Concrete Floor Repair	✓	✓	✓
Interior Concrete Floor Stabilization		✓	✓
Settlement			
Permanently Stabilize Foundation			✔ All Areas
Exterior Foundation Wall	✓	✓	✓
Trench Footing Stabilization	✓	✓	✓
Exterior Foundation @ Units #2704 A / #2704 E			✓
Interior Wall Stabilization		✓	✓
Lift Settled Foundation			✔ All Areas
Exterior Foundation Wall	✓	✓	✓
Trench Footing Stabilization	✓	✓	✓
Exterior Foundation @ Units #2704 A / #2704 E			✓
Interior Wall Stabilization		✓	✓
Permanently Support Slab		✔ All Areas	✔ All Areas
Exterior Foundation Wall	✓	✓	✓
Trench Footing Stabilization		✓	✓
Exterior Foundation @ Units #2704 A / #2704 E		✓	✓
Interior Wall Stabilization		✓	✓
Custom			
Custom Solution	✔ All Areas	✔ All Areas	✔ All Areas
Bury Downspouts	✓	✓	✓
Additional Cost	✓	✓	✓

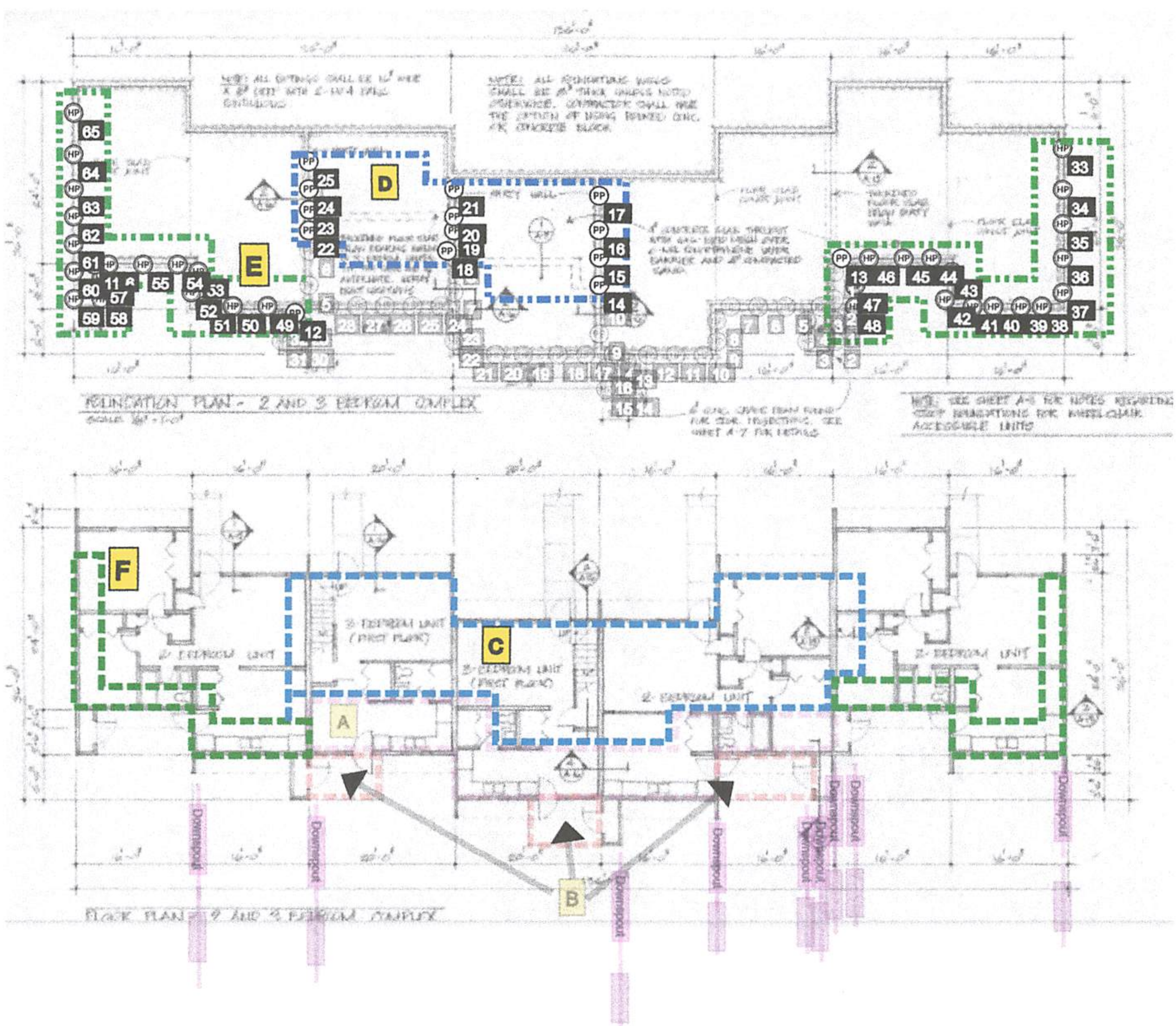
Recommendations to Your Project

Recommendation Notes
Please note that the installation of the recommended products may require the owner to provide additional prep work. Prep work may be done by MABS, but at additional cost.

“Helical Piers” as noted on drawing are recommended for foundation wall stabilization.

“Push Piers” as noted on the drawing are recommended for foundation wall stabilization.

“Poly-level” Lift / Level is recommended at the areas noted.



C) OPTION #2 includes the "Polylevel" of the existing concrete to "lift / level" and stabilize the concrete floor. This area is bounded by the blue dashed lines.
D) OPTION # 2 includes the piering and stabilizing of the Interior walls in the area bounded by the blue dashed lines.
E) OPTION #3 includes the piering of the exterior walls as shown bounded by the green dashed lines.

Job Details (Continued)

F) OPTION #3 includes the "Polylevel" lifting and stablizing of the existing floor adjacent to the exterior walls. This area is bounded by the green dotted lines.

Limited Warranty

Standard Exclusions Permitted By State Law
This Limited Warranty ("Warranty") is made in lieu of and excludes all other warranties, express or implied, and all other obligations on the part of the contractor ("Contractor") to the customer ("Customer"). There are no other verbal or written warranties, no warranties which extend beyond the description on the face hereof, and NO WARRANTIES OF EXPRESS OR IMPLIED MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Some states do not allow the exclusion or limitation of certain warranties, so some of the above exclusions and limitations may not apply to Customer.

General Terms
For the applicable time periods indicated below, this Warranty is transferable, for a fee, to future owners of the structure on which the work specified in this Contract is completed and the contractor is notified within 30 days of the real estate transfer. This Warranty is in effect if the job specified in this Contract is completed and paid in full and, alternatively, is null and void if full payment is not received. If, at a later date, customer fails to pay contractor within thirty (30) days for additional services contractor provides to customer at customer's request (for example an annual maintenance appointment), this warranty will be suspended until full payment is made. Contractor does not warrant products not mentioned below, but some of such products may be covered by a manufacturer's warranty. All material used is warranted to be as specified in this Contract. All work will be completed in a workmanlike manner according to the standard practices of the industry. Contractor's workers are fully covered by Workers' Compensation insurance. Customer should retain this document for full details on the warranty.

Foundation Piers
Contractor warrants that the foundation piers will stabilize the affected area(s) against further settlement for the lifetime of the structure from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to correct the problem with the foundation piers. Contractor does not warrant to lift, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard. Customer should be aware that damage can occur to the structure during a lift operation and that Contractor is not responsible for such damages. Foundation piers provide vertical support only and cannot be expected to provide lateral support. If lateral movement occurs, additional work may be needed at an additional cost.

PolyLEVEL
For concrete slabs raised with PolyLEVEL, Contractor warrants that the area where the slab of concrete was lifted will not settle more than ¼ inch for a period of two (2) years from the date of installation. If it does settle, Contractor will provide the labor and materials to re-lift the area at no additional charge to Customer. If any cracking of the concrete should occur during the installation Contractor will rout out the crack and apply sealant at no additional cost to Customer. Contractor does not represent that PolyLEVEL will lift the Customer's slab to meet any criteria of levelness, but instead that it will lift the slab as much as practical. This Warranty is void if Customer does not maintain grade around slabs and seal cracks and joints between slabs.

Joint and Crack Sealant – For areas where Contractor has installed NexusPRO PolyLEVEL® Joint Sealant™ ("Sealant"), Contractor warrants that Sealant will remain intact for a period of 5 year from the original date of installation as long as completed in conjuction with PolyLEVEL concrete lifting and leveling. Sealant will only have a 1 year warranty if installed in an area without PolyLEVEL. If Sealant does not stay intact, Contractor will re-apply Sealant to the area at no additional cost to Customer.

Concrete Protection – For areas where Contractor has installed Concrete Protection (exterior or garage), Contractor warrants that the concrete will not experience settlement that causes a trip hazard of more than ¼ inch and Sealant will remain intact for a period of 5 years from the original date of installation. If the concrete settles and causes a trip hazard of more than ¼ inch and/or Sealant does not stay intact, Contractor will repair the area at no additional cost to Customer.

Exclusions From This Warranty
This Warranty does not cover and Contractor specifically disclaims liability for: 1) exterior waterproofing; 2) system damage caused by Customer's negligence, misuse, abuse, or alteration; 3) dust incidental to installation; 4) damage to real or personal property of any type such as walls, counter tops, floor coverings, framing, sheetrock, exterior materials, cabinets, appliances and so on including any damage alleged to have been done by the Contractor's use of heavy equipment necessary to complete the job, or alleged to have been done by the foundation lifting operation; 5) utility line breakage; 6) Any injury or damage caused by mold to property or person; 7) failure or delay in performance or damage caused by acts of God (flood, fire, storm, methane gas, etc.), acts of civil or military authority, or any other cause outside of its control; 8) damage done during a lifting operation; 9) damage from basement water seepage; 10) heave of foundation or slab or any damages caused by it including adjacent slabs that have heaved making the repaired slabs look lower; and 11) damage caused by lateral movements and forces of hillside creep, land sliding or slumping of fill soils of deep embankments. 12) any damages caused by radon gas including, but not limited to, property damage, personal injury, loss of income, emotional distress, death, loss of use, loss of value, and adverse health effects, or any other effects. 13) if additional radon piping is needed to help with warranty concerns and not able to connect to the existing radon mitigation system, either by home obstructions or the customer/homeowner not wanting to remove finished ceilings/drywall, an additional radon mitigation system may be required at an additional charge to the customer.

Items For Which Customer Is Responsible
Customer is responsible for: 1) making full payment to the crew leader upon completion of the work; 2) preparing the work area for installation including moving all obstacles; 3) any finish carpentry, painting, paneling, landscaping, sealing of joints and cracks in concrete etc. that may be necessary after Contractor's work is finished if not included in scope of work; 4) marking any private lines such as satellite cables, propane lines, sprinkler system lines, etc.; 5) maintaining positive drainage away from the repaired wall(s); 6) keeping gutters clean and in good working order; 7) directing downspouts a sufficient distance away from the repaired wall(s) and slabs and maintaining positive drainage away from the foundation; 8) maintaining proper expansion joints in concrete slabs that are adjacent to the repaired wall(s); and 9) any items mentioned in this Contract under "Customer Will" or "Additional Notes."

Prevent System Problems/Service Calls
To optimize performance of the System, Contractor recommends annual maintenance at an additional charge. During the applicable warranty period, service calls made to address issues that are not caused by Contractor or that are a result of abuse to the System will be billed at Contractor's regular rate.

Limited Warranty (Continued)

Electrical
Electrical installation is performed by Rock River Electric. Rock River Electric is a separate business not attached in any way to MidAmerica Basement Systems. MidAmerica Basement Systems is excluded from liability in any cases involved in work performed by Rock River Electric.
Electrical work is limited to basic installation of outlets or electrical service to components installed by MidAmerica Basement Systems. Additional work needed to ensure electrical meets code is not included in any basic installation. Additions of panels, sub-panels or replacement of electrical panels would be at an additional cost to the homeowner. Any changes would be the responsibility of the homeowner and completed by Rock River Electric or licensed electrician.

Notice of Right to Cancel

The date of the transaction, which is: ____________________

You may cancel this transaction, without any penalty or obligation, within three business days from the above date.
If you cancel, any property traded in, any payments made by you under the contract or sales, and any negotiable instrument executed by you will be returned within ten business days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be canceled.
If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale; or you may if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

How to Cancel

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram, to:

MidAmerica Basement Systems
TF (800) 541-8006
F (563) 326-3214
www.midamericabasementsystems.com
4525 Buckeye St
Davenport, IA 52802

If you do not agree to return the goods to the seller or if the seller does not pick them up within twenty days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation.

If you decide to cancel this contract, for any reason, after your legal THREE DAY RIGHT TO CANCEL, you will forfeit your total deposit amount.

I wish to cancel.

____

Owner's Signature **Date**

____

Owner's Signature **Date**

The undersigned acknowledges receipt of the a copy of the Notice of Right to Cancel.

____

Owner's Signature **Date**

____

Owner's Signature **Date**

SECTION 3 CLAUSE & CERTIFICATION

All section 3 covered contracts shall include the following clause (referred to as the section 3 clause):

A. The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

C. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.

E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.

F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

G. With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7 (b).

Contractor agrees to comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968 as identified above and codified at 2 CFR part 135. Contractor further agrees to certify any business and/or workers that qualify as Section 3 businesses or employees.

Signature: ______________________

Print Name: C. Michael Chezum Date: 8/15/2024

Please complete the following:

1. If awarded a contract for this HUD funded project, do you anticipate being able to determine employees' hourly wages and addresses?

   ☑ Yes ☐ No

   If yes, please estimate the number of hours to be completed on the project by all workers:

   ________ 536 HRS.

2. Is your business a Section 3 Business?

   ☐ Yes ☑ No

3. Is the bidder willing to consider hiring Section 3 Workers for future employment opportunities that are a direct result of this HUD funded project?

   ☑ Yes ☐ No

4. Is the bidder willing to consider subcontracting with Section 3 Businesses for this project?

   ☑ Yes ☐ No

5. Is the bidder willing to provide information on hours worked by Section 3 Workers and Targeted Section 3 Workers on this project?

   ☑ Yes ☐ No

I understand that this contracting opportunity is subject to HUD Section 3 requirements (24 CFR Part 75). I have read and understand the Section 3 requirements as generally described above and presented in the Section 3 contract language included in the procurement documents for this project. If awarded a contract, the business commits to following Section 3 requirements, as they apply to this project. If awarded a contract for this project, the business agreement to provide reports to the City of Muscatine on Section 3 efforts and accomplishments.

Mid America Basement Systems / 4525 Buckeye St. Davenport IA
Name of Contractor/Subcontractor Address

C. Michael Chezum
Print Name

System Design Specialist
Title

[signature]
Signature

8/15/2024
Date

Sunset Park 2704 B, C, D Underpinning Project Addendum 7/26/24

- "Mandatory" Pre-Bid Meeting Requirement has been removed in an attempt to provide more flexibility for a more competitive bid process.
- Another site visit will be available on 8/7/24 at 10:00 AM.
- The deadline for submittals and Public Bid Opening is extended to 8/15/24 at 11:00 AM.

Received and Reviewed

8/15/2024

C Michael Chezem.

System Design Specialist

Mid America Basement Systems.

Representations, Certifications, and Other Statements of Bidders
Public and Indian Housing Programs

Table of Contents

1. Certificate of Independent Price Determination

(a) The bidder certifies that--

(1) The prices in this bid have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other bidder or competitor relating to (i) those prices, (ii) the intention to submit a bid, or (iii) the methods or factors used to calculate the prices offered;

(2) The prices in this bid have not been and will not be knowingly disclosed by the bidder, directly or indirectly, to any other bidder or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a competitive proposal solicitation) unless otherwise required by law; and

(3) No attempt has been made or will be made by the bidder to induce any other concern to submit or not to submit a bid for the purpose of restricting competition.

(b) Each signature on the bid is considered to be a certification by the signatory that the signatory--

(1) Is the person in the bidder's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraphs (a)(l) through (a)(3) above; or

(2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(l) through (a)(3) above.

Charles Michael Chezum [insert full name of person(s) in the bidder's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the bidder's organization];

(ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above; and

(iii) As an agent, has not personally participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

(c) If the bidder deletes or modifies subparagraph (a)2 above, the bidder must furnish with its bid a signed statement setting forth in detail the circumstances of the disclosure.

[ ] [Contracting Officer check if following paragraph is applicable]

(d) Non-collusive affidavit. (applicable to contracts for construction and equipment exceeding $50,000)

(1) Each bidder shall execute, in the form provided by the PHA/IHA, an affidavit to the effect that he/she has not colluded with any other person, firm or corporation in regard to any bid submitted in response to this solicitation. If the successful bidder did not submit the affidavit with his/her bid, he/she must submit it within three (3) working days of bid opening. Failure to submit the affidavit by that date may render the bid nonresponsive. No contract award will be made without a properly executed affidavit.

(2) A fully executed "Non-collusive Affidavit" [ ] is, [ ] is not included with the bid.

2. Contingent Fee Representation and Agreement

(a) Definitions. As used in this provision:

"Bona fide employee" means a person, employed by a bidder and subject to the bidder's supervision and control as to time, place, and manner of performance, who neither exerts, nor proposes to exert improper influence to solicit or obtain contracts nor holds out as being able to obtain any contract(s) through improper influence.

"Improper influence" means any influence that induces or tends to induce a PHA/IHA employee or officer to give consideration or to act regarding a PHA/IHA contract on any basis other than the merits of the matter.

(b) The bidder represents and certifies as part of its bid that, except for full-time bona fide employees working solely for the bidder, the bidder:

(1) [ ] has, [✓] has not employed or retained any person or company to solicit or obtain this contract; and

(2) [ ] has, [✓] has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

(c) If the answer to either (a)(1) or (a)(2) above is affirmative, the bidder shall make an immediate and full written disclosure to the PHA/IHA Contracting Officer.

(d) Any misrepresentation by the bidder shall give the PHA/IHA the right to (1) terminate the contract; (2) at its discretion, deduct from contract payments the amount of any commission, percentage, brokerage, or other contingent fee; or (3) take other remedy pursuant to the contract.

3. Certification and Disclosure Regarding Payments to Influence Certain Federal Transactions (applicable to contracts exceeding $100,000)

(a) The definitions and prohibitions contained in Section 1352 of title 31, United States Code, are hereby incorporated by reference in paragraph (b) of this certification.

(b) The bidder, by signing its bid, hereby certifies to the best of his or her knowledge and belief as of December 23, 1989 that:

(1) No Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with the awarding of a contract resulting from this solicitation;

(2) If any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with this solicitation, the bidder shall complete and submit, with its bid, OMB standard form LLL, "Disclosure of Lobbying Activities;" and

(3) He or she will include the language of this certification in all subcontracts at any tier and require that all recipients of subcontract awards in excess of $100,000 shall certify and disclose accordingly.

(c) Submission of this certification and disclosure is a prerequisite for making or entering into this contract imposed by section 1352, title 31, United States Code. Any person who makes an expenditure prohibited under this provision or who fails to file or amend the disclosure form to be filed or amended by this provision, shall be subject to a civil penalty of not less than $10,000, and not more than $100,000, for each such failure.

(d) Indian tribes (except those chartered by States) and Indian organizations as defined in section 4 of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450B) are exempt from the requirements of this provision.

4. Organizational Conflicts of Interest Certification

The bidder certifies that to the best of its knowledge and belief and except as otherwise disclosed, he or she does not have any organizational conflict of interest which is defined as a situation in which the nature of work to be performed under this proposed contract and the bidder's organizational, financial, contractual, or other interests may, without some restriction on future activities:

(a) Result in an unfair competitive advantage to the bidder; or,

(b) Impair the bidder's objectivity in performing the contract work.

[✓] In the absence of any actual or apparent conflict, I hereby certify that to the best of my knowledge and belief, no actual or apparent conflict of interest exists with regard to my possible performance of this procurement.

5. Bidder's Certification of Eligibility

(a) By the submission of this bid, the bidder certifies that to the best of its knowledge and belief, neither it, nor any person or firm which has an interest in the bidder's firm, nor any of the bidder's subcontractors, is ineligible to:

(1) Be awarded contracts by any agency of the United States Government, HUD, or the State in which this contract is to be performed; or,

(2) Participate in HUD programs pursuant to 24 CFR Part 24.

(b) The certification in paragraph (a) above is a material representation of fact upon which reliance was placed when making award. If it is later determined that the bidder knowingly rendered an erroneous certification, the contract may be terminated for default, and the bidder may be debarred or suspended from participation in HUD programs and other Federal contract programs.

6. Minimum Bid Acceptance Period

(a) "Acceptance period," as used in this provision, means the number of calendar days available to the PHA/IHA for awarding a contract from the date specified in this solicitation for receipt of bids.

(b) This provision supersedes any language pertaining to the acceptance period that may appear elsewhere in this solicitation.

(c) The PHA/IHA requires a minimum acceptance period of [Contracting Officer insert time period] calendar days.

(d) In the space provided immediately below, bidders may specify a longer acceptance period than the PHA's/IHA's minimum requirement. The bidder allows the following acceptance period: calendar days.

(e) A bid allowing less than the PHA's/IHA's minimum acceptance period will be rejected.

(f) The bidder agrees to execute all that it has undertaken to do, in compliance with its bid, if that bid is accepted in writing within (1) the acceptance period stated in paragraph (c) above or (2) any longer acceptance period stated in paragraph (d) above.

7. Small, Minority, Women-Owned Business Concern Representation

The bidder represents and certifies as part of its bid/ offer that it --

(a) [✓] is, [ ] is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.

(b) [ ] is, [✓] is not a women-owned business enterprise. "Women-owned business enterprise," as used in this provision, means a business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.

(c) [ ] is, [✓] is not a minority business enterprise. "Minority business enterprise," as used in this provision, means a business which is at least 51 percent owned or controlled by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals. For the purpose of this definition, minority group members are:

(Check the block applicable to you)

[ ] Black Americans	[ ] Asian Pacific Americans
[ ] Hispanic Americans	[ ] Asian Indian Americans
[ ] Native Americans	[ ] Hasidic Jewish Americans

8. Indian-Owned Economic Enterprise and Indian Organization Representation (applicable only if this solicitation is for a contract to be performed on a project for an Indian Housing Authority)

The bidder represents and certifies that it:

(a) [ ] is, [ ] is not an Indian-owned economic enterprise. "Economic enterprise," as used in this provision, means any commercial, industrial, or business activity established or organized for the purpose of profit, which is at least 51 percent Indian owned. "Indian," as used in this provision, means any person who is a member of any tribe, band, group, pueblo, or community which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs and any "Native" as defined in the Alaska Native Claims Settlement Act.

(b) [ ] is, [ ] is not an Indian organization. "Indian organization," as used in this provision, means the governing body of any Indian tribe or entity established or recognized by such governing body. Indian "tribe" means any Indian tribe, band, group, pueblo, or community including Native villages and Native groups (including corporations organized by Kenai, Juneau, Sitka, and Kodiak) as defined in the Alaska Native Claims Settlement Act, which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs.

9. Certification of Eligibility Under the Davis-Bacon Act (applicable to construction contracts exceeding $2,000)

(a) By the submission of this bid, the bidder certifies that neither it nor any person or firm who has an interest in the bidder's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(b) No part of the contract resulting from this solicitation shall be subcontracted to any person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(c) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.

10. Certification of Nonsegregated Facilities (applicable to contracts exceeding $10,000)

(a) The bidder's attention is called to the clause entitled **Equal Employment Opportunity** of the General Conditions of the Contract for Construction.

(b) "Segregated facilities," as used in this provision, means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees, that are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, or national origin because of habit, local custom, or otherwise.

(c) By the submission of this bid, the bidder certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The bidder agrees that a breach of this certification is a violation of the Equal Employment Opportunity clause in the contract.

(d) The bidder further agrees that (except where it has obtained identical certifications from proposed subcontractors for specific time periods) prior to entering into subcontracts which exceed $10,000 and are not exempt from the requirements of the Equal Employment Opportunity clause, it will:

(1) Obtain identical certifications from the proposed subcontractors;

(2) Retain the certifications in its files; and

(3) Forward the following notice to the proposed subcontractors (except if the proposed subcontractors have submitted identical certifications for specific time periods):

Notice to Prospective Subcontractors of Requirement for Certifications of Nonsegregated Facilities

A Certification of Nonsegregated Facilities must be submitted before the award of a subcontract exceeding $10,000 which is not exempt from the provisions of the Equal Employment Opportunity clause of the prime contract. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e., quarterly, semiannually, or annually).

Note: The penalty for making false statements in bids is prescribed in 18 U.S.C. 1001.

11. Clean Air and Water Certification (applicable to contracts exceeding $100,000)

The bidder certifies that:

(a) Any facility to be used in the performance of this contract [ ] is, [✓] is not listed on the Environmental Protection Agency List of Violating Facilities:

(b) The bidder will immediately notify the PHA/IHA Contracting Officer, before award, of the receipt of any communication from the Administrator, or a designee, of the Environmental Protection Agency, indicating that any facility that the bidder proposes to use for the performance of the contract is under consideration to be listed on the EPA List of Violating Facilities; and,

(c) The bidder will include a certification substantially the same as this certification, including this paragraph (c), in every nonexempt subcontract.

12. Previous Participation Certificate (applicable to construction and equipment contracts exceeding $50,000)

(a) The bidder shall complete and submit with his/her bid the Form HUD-2530, "Previous Participation Certificate." If the successful bidder does not submit the certificate with his/her bid, he/she must submit it within three (3) working days of bid opening. Failure to submit the certificate by that date may render the bid nonresponsive. No contract award will be made without a properly executed certificate.

(b) A fully executed "Previous Participation Certificate"
[ ] is, [✓] is not included with the bid.

13. Bidder's Signature

The bidder hereby certifies that the information contained in these certifications and representations is accurate, complete, and current.

[signature] 8/15/2024
(Signature and Date)

C Michael Chezum.
(Typed or Printed Name)

System Design Specialist
(Title)

MidAmerica Basement Systems
(Company Name)

4525 Buckeye St. Davenport IA.
(Company Address)

Aug. 15, 2024 11 AM

Underpinning Bid Tab				
Respondent	Bid		HUD Forms Signed	
MidAmerican Basement	$134,697.52		yes	

AIA® Document A312™ – 2010

Performance Bond Bond No.B 1320891

CONTRACTOR:
(Name, legal status and address)
Midwest Reconstruction Company
dba MidAmerica Basement Systems
4525 Buckeye Street
Davenport, IA 52802

SURETY:
(Name, legal status and principal place of business)
Selective Insurance Company of America
40 Wantage Avenue
Branchville, NJ 07890

OWNER:
(Name, legal status and address)
Muscatine Municipal Housing Agency
215 Sycamore St.
Muscatine, IA 52761

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

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

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

CONSTRUCTION CONTRACT
Date: **September 5th 2024**

Amount: **One Hundred Thirty-four Thousand Six Hundred Ninety-seven And 52/100 ($134,697.52)**

Description: **Sunset Park Underpinning Project**
(Name and location)

BOND
Date: **September 16th, 2024**
(Not earlier than Construction Contract Date)

Amount: **One Hundred Thirty-four Thousand Six Hundred Ninety-seven And 52/100 ($134,697.52)**

Modifications to this Bond: ☒ None ☐ See Section 16

CONTRACTOR AS PRINCIPAL
Company: *(Corporate Seal)*
Midwest Reconstruction Company dba MidAmerica Basement Systems,
Signature: Howard Tatge, President
Name and Title: **Howard Tatge, President**

SURETY
Company: *(Corporate Seal)*
Selective Insurance Company of America
Signature:
Name and Title: **Meredith Morrow**
Attorney-in-Fact

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

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:
Ruhl & Ruhl Insurance
A Division of HUB International
212 Brady Street, Suite 4B
Davenport, IA 52801

OWNER'S REPRESENTATIVE:
(Architect, Engineer or other party:)

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

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

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

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

.2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and

.3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

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

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

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

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

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

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

.1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or

.2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

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

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

.1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;

.2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and

.3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

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

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

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

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

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

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

§ 14 Definitions

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

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

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

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

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

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

§ 16 Modifications to this bond are as follows:

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

CONTRACTOR AS PRINCIPAL		SURETY	
Company:	*(Corporate Seal)*	Company:	*(Corporate Seal)*
Signature:	______________________	Signature:	______________________
Name and Title:		Name and Title:	
Address		Address	

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

AIA® Document A312™ – 2010

Payment Bond Bond No. B 1320891

CONTRACTOR:
(Name, legal status and address)
Midwest Reconstruction Company
dba MidAmerica Basement Systems
4525 Buckeye Street
Davenport, IA 52802

SURETY:
(Name, legal status and principal place of business)
Selective Insurance Company of America
40 Wantage Avenue
Branchville, NJ 07890

OWNER:
(Name, legal status and address)
Muscatine Municipal Housing Agency
215 Sycamore St.
Muscatine, IA 52761

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

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

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

CONSTRUCTION CONTRACT
Date: **September 5th, 2024**

Amount: **One Hundred Thirty-four Thousand Six Hundred Ninety-seven And 52/100 ($134,697.52)**

Description: **Sunset Park Underpinning Project**
(Name and location)

BOND
Date: **September 16th, 2024**
(Not earlier than Construction Contract Date)

Amount: **One Hundred Thirty-four Thousand Six Hundred Ninety-seven And 52/100 ($134,697.52)**

Modifications to this Bond: [X] None [ ] See Section 18

CONTRACTOR AS PRINCIPAL
Company: *(Corporate Seal)*
Midwest Reconstruction Company dba MidAmerica Basement Systems
Signature: ____________________
Name **Howard Tatge,**
and Title: **President**

SURETY
Company: *(Corporate Seal)*
Selective Insurance Company of America
Signature: ____________________
Name **Meredith Morrow**
and Title: **Attorney-in-Fact**

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

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:
Ruhl & Ruhl Insurance
212 Brady Street, Suite 4B
Davenport, IA 52801

OWNER'S REPRESENTATIVE:
(Architect, Engineer or other party:)

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

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

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

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

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

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

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

.2 have sent a Claim to the Surety (at the address described in Section 13).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

§ 16 Definitions

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

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

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

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

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

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

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

§ 18 Modifications to this bond are as follows:

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

CONTRACTOR AS PRINCIPAL		SURETY	
Company:	*(Corporate Seal)*	Company:	*(Corporate Seal)*
Signature:	______________________________	Signature:	______________________________
Name and Title:		Name and Title:	
Address		Address	

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

SELECTIVE
BE UNIQUELY INSURED℠

Selective Insurance Company of America
40 Wantage Avenue
Branchville, New Jersey 07890
973-948-3000

BondNo.B 1320891

POWER OF ATTORNEY

SELECTIVE INSURANCE COMPANY OF AMERICA, a New Jersey corporation having its principal office at 40 Wantage Avenue, in Branchville, State of New Jersey ("SICA"), pursuant to Article VII, Section 1 of its By-Laws, which state in pertinent part:

> The Chairman of the Board, President, Chief Executive Officer, any Executive Vice President, any Senior Vice President or any Corporate Secretary may, from time to time, appoint attorneys in fact, and agents to act for and on behalf of the Corporation and they may give such appointee such authority, as his/her certificate of authority may prescribe, to sign with the Corporation's name and seal with the Corporation's seal, bonds, recognizances, contracts of indemnity and other writings obligatory in the nature of a bond, recognizance or conditional undertaking, and any of said Officers may, at any time, remove any such appointee and revoke the power and authority given him/her.

does hereby appoint **Meredith Therese Morrow**

, its true and lawful attorney(s)-in-fact, full authority to execute on SICA's behalf fidelity and surety bonds or undertakings and other documents of a similar character issued by SICA in the course of its business, and to bind SICA thereby as fully as if such instruments had been duly executed by SICA's regularly elected officers at its principal office, in amounts or penalties not exceeding the sum of: **$400,000.00**

Signed this **16th** day of **September** , **2024**

SELECTIVE INSURANCE COMPANY OF AMERICA

By:

Brian C. Sarisky
Its SVP, Strategic Business Units, Commercial Lines

SELECTIVE INSURANCE COMPANY OF AMERICA CORPORATE SEAL 1926 NEW JERSEY

CERTIFIED COPY

STATE OF NEW JERSEY :
:ss. **Branchville**
COUNTY OF SUSSEX :

On this **16th** day of **September** , **2024** before me, the undersigned officer, personally appeared Brian C. Sarisky, who acknowledged himself to be the Sr. Vice President of SICA, and that he, as such Sr. Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Sr. Vice President and that the same was his free act and deed and the free act and deed of SICA. B 1320891

Charlene Kimble
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # N/A
MY COMMISSION EXPIRES 6/2/26

Notary Public

CHARLENE KIMBLE NOTARY PUBLIC NEW JERSEY

The power of attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of SICA at a meeting duly called and held on the 6th of February 1987, to wit:

"RESOLVED, the Board of Directors of Selective Insurance Company of America authorizes and approves the use of a facsimile corporate seal, facsimile signatures of corporate officers and notarial acknowledgements thereof on powers of attorney for the execution of bonds, recognizances, contracts of indemnity and other writing obligatory in the nature of a bond, recognizance or conditional undertaking."

CERTIFICATION

I do hereby certify as SICA's Corporate Secretary that the foregoing extract of SICA's By-Laws and Resolution are still in force and effect and this Power of Attorney issued pursuant to and in accordance with the By-Laws is valid.

Signed this **16th** day of **September** , **2024** .

Michael H. Lanza, SICA Corporate Secretary

SELECTIVE INSURANCE COMPANY OF AMERICA CORPORATE SEAL 1926 NEW JERSEY

Important Notice: If the bond number embedded within the Notary Seal does not match the number in the upper right-hand corner of this Power of Attorney, contact us at 973-948-3000.

B91 (4-14)

City of Muscatine

ITEM NUMBER 2024-0414

AGENDA ITEM SUMMARY

DATE: 9/19/2024

STAFF

Jodi Royal-Goodwin, Community Development Director

SUBJECT

Request to Accept a Community Catalyst & Remediation Grant from the Iowa Economic Development Authority to Support the Rehabilitation of 113 Iowa Avenue.

EXECUTIVE SUMMARY

Presented for Council consideration is a request to accept a Community Catalyst & Remediation Grant from the Iowa Downtown Resource Center from the Iowa Economic Development Authority for $100,000 to support the rehabilitation of 113 Iowa Avenue and authorize the Mayor to sign.

STAFF RECOMMENDATION

Staff recommends Council accept the grant.

BACKGROUND/DISCUSSION

A request authorizing a grant application for the Community Catalyst Building Remediation (Catalyst) Program was adopted at the April 4 meeting of City Council. The Iowa Economic Development Authority (IEDA) announced awards, including the rehabilitation of 113 Iowa, in July.

The Iowa Economic Development Authority (IEDA) created the Community Catalyst Building Remediation Program to assist communities with the redevelopment or rehabilitation of buildings to stimulate economic growth or reinvestment in the community. Each community is eligible for 1 grant up to $100,000 each year for the rehabilitation of a single property (or 2 adjacent properties with the same owner). The City must be the applicant and financially support, cash or in-kind, the project, and the project must have at least a 1-to-1 match for the grant request from all sources. Funds must be used for the redevelopment, rehabilitation or deconstruction of buildings to stimulate economic growth or reinvestment in the community. Potential applicants must submit a preapplication and be invited to submit a full application.

In June 2023, a crack was identified in the exterior wall of the building at 113 Iowa Avenue. The owners Avenue Properties LLC vacated the commercial and residential tenants immediately and began to explore the cause of the crack. Since that time the owners have worked with engineers and a contractor to evaluate the structural integrity of the building and necessary repairs. The owners expressed their desire to save the historic building if it was financially feasible.

During a community tour with IEDA Director Debi Durham following the 2023 Housing Summit, the condition and closing of this building was discussed. At that time, she recommended we pursue a Catalyst Grant. As a result, staff approached the property owners to evaluate their interest in submitting an application, and a preapplication was submitted in January. We were invited to submit a full application by the April 15 deadline. The project is a good fit for the grant because it improves a building that will likely otherwise be lost, and it prepares commercial space in a location that encourages pedestrian movement through the downtown commercial area.

The proposed project will address the integrity of the north-facing exterior wall, restore the exterior in compliance with the Secretary of Interior’s Standards for Rehabilitation, rehabilitate the ground floor commercial space and convert the three upper story, 1-bedroom units to two modern 2-bedroom units. The estimated cost of the project is $458,000.

This project supports the City’s 2021 goal to support the development of a vibrant community by serving as a catalyst for a thriving downtown economy by partnering with downtown businesses; focusing on placemaking in target areas including the downtown; and creating quality places to live, work and play. The project also supports the Council goals to improve the quality of rental housing in the community and attracting new businesses and restaurants to downtown.

CITY FINANCIAL IMPACT

There is no impact on the general fund by accepting this grant. The City is required to financially support the project, but all resources committed to this project as part of the application are already allocated for these types of projects or grant funds, including a $25,000 Façade Forgivable Loan, $25,000 of ARPA funds allocated for housing initiatives, $100,000 Bruhn Grant (upon approval of the National Parks Service), and a tax abatement for housing in the Historic District estimated at $8,000, to support the project. The owners will contribute $200,000 to the project.

ATTACHMENTS

1. Grant Agreement

IOWA ECONOMIC DEVELOPMENT AUTHORITY
IOWA DOWNTOWN RESOURCE CENTER
COMMUNITY CATALYST & REMEDIATION GRANT PROGRAM

GRANTEE:	**City of Muscatine**
AGREEMENT NUMBER:	**24-CTBF-16**
DATE OF AWARD LETTER:	**July 16, 2024**
PROJECT COMPLETION DATE:	**July 16, 2026**
GRANT AMOUNT:	**$100,000**

THIS Community Catalyst Building Remediation Grant Agreement ("Agreement") is made by and between the IOWA ECONOMIC DEVELOPMENT AUTHORITY, 1963 Bell Avenue, Suite 200, Des Moines, Iowa 50315 ("Authority" or "IEDA") and the City of Muscatine, 215 Sycamore St, Muscatine, Iowa 52761 ("Grantee") (Collectively "the Parties").

WHEREAS, the Authority established a Community Catalyst Building Remediation Fund pursuant to Iowa Code section 15.231 for the purpose of providing grants to cities for the remediation of underutilized buildings; and

WHEREAS, the Grantee submitted a grant application to the Authority and the Authority determined that the Grantee and its proposed Project are eligible for a Community Catalyst Building Remediation Grant ("Grant") and approved the Application; and

WHEREAS, in approving the Application, the Authority has relied upon the Grantee's representations of proposed Project activities, the Grantee's management and financial condition, investment of other Project funds, and other material information contained in the application;

WHEREAS, the Grantee accepts the Grant upon the terms and conditions set out in this Agreement;

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement and other good and valuable consideration, the Parties agree as follows:

1. **COSTS DIRECTLY RELATED.** "Costs Directly Related" means expenditures that are incurred for the acquisition, deconstruction, disposal, redevelopment, or rehabilitation of the community catalyst that is the subject of the Project to the extent that the expenditures are attributable directly to the remediation or redevelopment of the community catalyst. Examples of "Costs Directly Related" and costs that are not directly related are set out at 261 IAC 45.2 Definitions.

2. **GRANTEE.** "Grantee" means the entity described above whose application for a Grant was approved by IEDA.

3. **IOWAGRANTS.GOV.** "IowaGrants.gov" means Iowa's Funding Opportunity Search and Grant Management System. The Authority reserves the right to require the Recipient to utilize IowaGrants.gov to conduct business associated with this Agreement.

4. **PROJECT.** "Project" means the activities and other obligations to be performed or accomplished by the Grantee as described in this Agreement, in the Agreement Scope of Work attached hereto, in the award letter, and in the application submitted through IowaGrants.gov, including but not limited to, the "Scope of Project and Budget" portion of the application.

5. **PROJECT COMPLETION PERIOD.** "Project Completion Period" means the period commencing with the Date of Award Letter and ending with the Project Completion Date set out above.

6. **PROJECT MID-POINT.** "Project Mid-Point" means the point at which the Grantee has incurred Costs Directly Related to the Project. The maximum mid-point draw is up to 60% of the Grant Amount.

7. **PRIOR EXPENSES.** No expenditures made prior to the Date of Award Letter may be included as Project costs for the purpose of this Agreement.

8. **UTILIZATION OF CONSULTANT(S).** The Grantee is responsible for recruiting and selecting consultants and for setting out the terms and conditions under which the consultant(s) shall provide services. The Authority may require the Grantee to retain a consultant or consultants as set out in the Agreement Scope of Work attached hereto.

9. **TOTAL PAYMENT.** Total payment of state funds under this Agreement shall not exceed $100,000 for Costs Directly Related to the Project as shown in the approved application unless modified by written amendment of this Agreement. All payments under this Agreement are subject to receipt by the IEDA of sufficient State funds for this activity. Any termination, reduction or delay of state funds to the IEDA shall, at the option of the IEDA, result in the termination, reduction, or delay of state funds to the Grantee.

10. **REPAYMENT OBLIGATION.** In the event that any state and/or federal funds are deferred and/or disallowed as a result of any audits or expended in violation of this Agreement or the laws applicable to the expenditure of such funds, the Grantee shall be liable to IEDA for the full amount of any claim disallowed and for all related penalties incurred. If IEDA determines at any time, whether through monitoring, audit, closeout procedures or by other means that the Grantee has received grant funds or requested reimbursement for costs which are unallowable under the terms of this Agreement or applicable laws, the Grantee will be notified of the questioned costs and given an opportunity to justify questioned costs prior to IEDA's final determination of the disallowance of costs. If it is IEDA's final determination that costs previously paid by IEDA are not allowable under the terms of this Agreement, the expenditures will be disallowed and the Grantee shall immediately repay to IEDA any and all disallowed costs. The requirements of this paragraph shall apply to the Grantee as well as any subcontractors.

11. **REPORTING REQUIREMENTS.** The Recipient shall prepare, review and sign the reports as specified below in the form and content specified by the Authority.

1. By Project Mid-Point: A report describing work completed, including photographs documenting work that has been completed;
2. Within 60 days after the Project Completion Date: A report documenting completion of the Project, including photographs of the completed Project

12. **PAYMENT PROCEDURES.** Payment shall be made on a reimbursement basis. Grantee shall use funds only for reimbursement of Costs Directly Related to the Project. Requests for reimbursement shall be made through IowaGrants.gov using a General Accounting Expenditure form along with copies of paid invoices and proof of payment. The Grantee shall submit two (2) requests for reimbursement. The first request shall be made at Project Mid-Point up to 60% of the Grant Amount and the final request for reimbursement of the remaining funds shall be made within sixty days after the Project Completion Date. If the total Grant Amount has not been claimed within sixty (60) days after the Project Completion Date, then the IEDA shall be under no further obligation for further disbursement. The Grantee shall prepare, review, and sign all requests for payment and verify that claimed expenditures are allowable Costs Directly Related to the Project. The Grantee shall maintain original documentation adequate to support the claimed costs on file in IowaGrants.gov and provide such documentation upon request.

13. **PUBLICATIONS.** The Grantee will ensure that all publications produced in association with the Project shall include the following phrase: This Project is Sponsored in Part by the Iowa Economic Development Authority.

14. **DEFAULT.** The occurrence of any one or more of the following events shall constitute cause for IEDA to declare the Grantee in default of its obligations under this Agreement: a) non-performance; b) a failure by the Grantee to make substantial and timely progress toward completion of the Project and performance of the Agreement; c) a breach of any term of this Agreement or any attachment thereto; and d) failure to maintain insurance as set out at Paragraph 33 herein or maintaining insurance coverage that is, as determined by the Authority, insufficient; and e) utilizing grant proceeds for purposes not described in IowaGrants.gov - Scope of Project and Budget or for expenses that are not Costs Directly Related to the Project. The IEDA shall issue a written notice of default providing therein a fifteen (15) day period during which the Grantee shall have an opportunity to cure, provided that cure is possible and feasible.

15. **TERMINATION.** This Agreement may be terminated in the following circumstances: a) by either party, without cause, after thirty (30) days' written notice; b) immediately, as a result of the Grantee's default under this Agreement and failure to cure within the time period provided; c) immediately, as a result of the termination or reduction of funding to IEDA or the deauthorization of IEDA to engage in activities or conduct business under this Agreement; or d) immediately upon written mutual agreement by all parties to terminate the Agreement.

16. **REMEDY UPON TERMINATION.** In the event of termination of this Agreement or reduction of the Agreement amount, the exclusive, sole and complete remedy of the Grantee shall be reimbursement for Project costs expended prior to termination.

17. **NONASSIGNMENT OF AGREEMENT.** The Grantee may not assign, transfer or convey in whole or in part this Agreement; delegate any of its obligations or duties under this Agreement; or pledge as collateral, grant a security interest in, create a lien against, or otherwise encumber, any payments that may or will be made to the Grantee under this Agreement.

18. **WRITING REQUIRED.** No change, modification, or termination of any of the terms, provisions or conditions of this Agreement shall be effective unless made in writing and signed by the parties. Notwithstanding the sentence above, IEDA may unilaterally modify the Agreement at will in order to accommodate any change in any applicable federal, state or local laws, regulations, rules or policies. A copy of such unilateral modification will be given to the Grantee as an amendment to this Agreement.

19. **COMPLIANCE WITH LAWS AND REGULATIONS: DECLARATION OF THE GRANTEE.** The Grantee shall comply with all applicable federal, state and local laws, rules, ordinances, regulations and orders. The Grantee declares that it has complied with all federal, state, and local laws regarding business permits and licenses that may be required to carry out the work to be performed under this Agreement.

20. **COMPLIANCE WITH STATE OR LOCAL BUILDING CODE.**

(a) The Grantee must provide evidence that the Project complies with the state building code, if either of the following applies:

1. The Project is located in a governmental subdivision which has not adopted a local building code, or
2. The Project is located in a governmental subdivision which has adopted a building code, but the building code is not enforced. If the state building code is applicable to the project, bidding for construction shall not be conducted prior to the written approval of final plans by the state building code bureau.

(b) The Grantee must provide evidence that the Project complies with local building codes if the Project is located in a governmental subdivision which has adopted a local building code and the building code is enforced.

21. **COMPLIANCE WITH EE0/AA PROVISIONS.** The Grantee shall comply with the provisions of federal, state and local laws, rules and executive orders to ensure that no employee or applicant for employment is discriminated against because of race, religion, color, age, sex, sexual orientation, gender identity, national origin, or disability. A breach of this provision shall be considered a material breach of this Agreement.

22. INDEMNIFICATION AGAINST LOSS OR DAMAGE. The Grantee agrees to indemnify and hold harmless the State of Iowa and its officers, appointed and elected officials, board and commission members, employees, volunteers and agents (collectively the "Indemnified Parties"), from any and all costs, expenses, losses, claims, damages, liabilities, settlements and judgments including, without limitation, the reasonable value of the time spent by the Attorney General's Office, and the costs, expenses and attorneys' fees of other counsel retained by the Indemnified Parties directly or indirectly related to, resulting from, or arising out of this Agreement, including but not limited to any claims related to, resulting from, or arising out of: any breach of this Agreement; any negligent, intentional or wrongful act or omission of the Grantee or any agent or subcontractor utilized or employed by the Grantee; the Grantee's performance or attempted performance of this Agreement, including any agent or subcontractor utilized or employed by the Grantee; any failure by the Grantee to make all reports, payments and withholdings required by federal and state law with respect to social security, employee income and other taxes, fees or costs required by the Grantee to conduct business in the State of Iowa; or any violation of any rights of any third party. The Grantee's duties and obligations under this section shall survive the termination of this Agreement and shall apply to all acts or omissions taken or made in connection with the performance of this Agreement regardless of the date any potential claim is made or discovered by IEDA or any other Indemnified Party.

23. RIGHT TO REVIEW AND OBSERVE: ACCESS TO RECORDS AND PROJECT. IEDA shall have the right to review and observe, at any time, completed work or work in progress related to the Agreement. The Grantee shall permit IEDA or its agents to access and examine, audit, excerpt and transcribe any directly pertinent books, documents, reports, papers and records of the Grantee relating to orders, invoices, or payments or any other documentation or materials pertaining to this Agreement. Upon the request of IEDA, the Grantee shall deliver to IEDA or its agents said documentation or materials. At IEDA's request, Recipient will assist IEDA in obtaining photos of the project by an approved photographer. If photos are requested, Recipient will coordinate with the approved photographer and provide any necessary access to the project

24. PUBLIC RECORDS: RECORDS RETENTION. All records submitted to or inspected by IEDA regarding this Agreement, including this Agreement, shall be public records and subject to the Open Records Law in Iowa Code chapter 22. All records of the Grantee relating to this Agreement shall be retained for a period of three (3) years following the date of final payment or completion of any required audit, whichever is later.

25. SURVIVAL OF AGREEMENT. If any portion of this Agreement is held to be invalid or unenforceable, the remainder shall be valid and enforceable.

26. GOVERNING LAW. This Agreement shall be interpreted in accordance with the law of the State of Iowa and any action relating to the Agreement shall only be commenced in the Iowa District Court for Polk County or the United States District Court for the Southern District of Iowa.

27. FINAL AUTHORITY. The decision of the IEDA shall be binding on the Grantee. The IEDA shall have the final authority to assess whether the Grantee has complied with the terms of this Agreement.

28. USE OF NAME. The Grantee agrees it will not use IEDA and/or State's name or any of its or their intellectual property, including but not limited to, any State, state agency, board or commission trademarks or logos in any manner, including commercial advertising or as a business reference, without the expressed prior written consent of IEDA and/or the State, except as otherwise required by this Agreement.

29. COMPLIANCE WITH IOWA CODE CHAPTER 8F. If the Agreement is subject to the provisions of Iowa Code chapter 8F, the Grantee shall comply with Iowa Code chapter 8F with respect to any subcontracts it enters into pursuant to this Agreement. Any compliance documentation, including but not limited to certifications, received by the Grantee from subcontractors shall be forwarded to IEDA.

30. LEGISLATIVE CHANGES. The Grantee expressly acknowledges that the Community Catalyst Building Remediation Fund and Program are subject to legislative change by either the federal or state government. Should either legislative body enact measures which alter the fund or the program, the Grantee shall not hold IEDA liable in any manner for the resulting changes. IEDA shall use best efforts to provide thirty (30) days' written notice to the Grantee of any legislative change. During the thirty (30)-day period, the parties shall meet and make a good faith effort to agree upon changes to the Agreement to address the legislative change. Nothing in this paragraph shall affect or impair IEDA's right to terminate the Agreement pursuant to the termination provisions.

31. JOINT AND SEVERAL LIABILITY. If the Grantee is a joint entity, consisting of more than one individual, partnership, corporation or other business organization, all such entities shall be jointly and severally liable for carrying out the activities and obligations of this Agreement, and for any default of activities and obligations.

32. WAIVER. Except as specifically provided for in a waiver signed by duly authorized representatives of IEDA and the Grantee, failure by either party at any time to require performance by the other party or to claim a breach of any provision of the Agreement shall not be construed as affecting any subsequent right to require performance or to claim a breach.

33. CONFLICT OF INTEREST. The Grantee represents, warrants, and covenants that no relationship exists or will exist during the Agreement period between the Grantee and IEDA that is a conflict of interest. The provisions of Iowa Code chapter 68B shall apply to this Agreement. If a conflict of interest is proven to IEDA, IEDA may terminate this Agreement pursuant to Paragraph 15 of this Agreement, and the Grantee shall be liable for any excess costs to IEDA as a result of the conflict of interest. The Grantee shall establish safeguards to prevent employees, consultants, or members of governing bodies from using their positions for purposes that are, or give the appearance of being, motivated by the desire for private gain for themselves or others with whom they have family, business, or other ties. The Grantee shall report any potential, real, or apparent conflict of interest to IEDA.

34. **MAINTENANCE OF INSURANCE.** The Grantee shall maintain the Project property in good repair and condition, ordinary wear and tear excepted, and shall not suffer or commit waste or damage upon the Project property. If the Grantee is not the owner of the Project property, the Grantee shall require the property owner to maintain the Project property in good repair and condition, ordinary wear and tear excepted, and shall not suffer or commit waste or damage upon the Project property. The Grantee or owner of the Project property shall pay for and maintain insurance as is customary for similar projects. This insurance shall be in an amount not less than the full insurable value of the Project property. The Grantee or the owner of the Project property shall name the Authority and the Grantee, if the Grantee is not the owner of the Project property, as mortgagees and/or an additional loss payee(s). If the Grantee is not the owner of the Project property, the owner of the Project property shall provide the Grantee with a copy of each and every insurance policy in effect. The Grantee shall maintain a copy of each and every insurance policy in effect and shall provide copies to the Authority upon request.

35. **DEVELOPMENT CONTRACT AGREEMENT.** Grantee shall provide IEDA with a copy of the Development Agreement between the owner of the Project property and the entity that will deconstruct, redevelop, or rehabilitate the community catalyst that is the subject of the Project. Grantee shall notify IEDA immediately if the Development Agreement is assigned and shall provide IEDA with a copy of the assignment.

36. **IMMUNITY FROM LIABILITY.** Every person who is a party to the Agreement is hereby notified and agrees that the State, IEDA, and all of their employees, agents, successors, and assigns are immune from liability and suit for or from Grantee's, Project property owners' and/or contractors or subcontractors' activities involving third parties and arising from the Agreement. Pursuant to Iowa Code chapter 669, IEDA and the State of Iowa are self-insured against all risks and hazards related to this Agreement. No separate fund has been established to provide self-insurance, and the State of Iowa is not obligated to establish any such fund during the term of this Agreement.

37. **NONAGENCY.** The Grantee, the Project property owner(s), its or their employees, agents and any subcontractors performing under this Agreement are not employees or agents of the State or any agency, division or department of the State simply by virtue of work performed pursuant to this Agreement. Neither the Grantee nor the Project property owner's employees shall be considered employees of IEDA or the State for federal or state tax purposes simply by virtue of work performed pursuant to this Agreement.

38. **HEADINGS OR CAPTIONS.** The paragraph headings or captions used in this Agreement are for identification purposes only and do not limit or construe the contents of the paragraphs.

39. **DOCUMENTS INCORPORATED BY REFERENCE.** The following are hereby incorporated by reference:
(a) Agreement Scope of Work and Budget
(b) Iowa Economic Development Authority Award Letter as found in IowaGrants.gov.
(c) Iowa Downtown Resource Center COMMUNITY CATALYST BUILDING REMEDIATION Grant Application, as found in IowaGrants.gov.

40. **ORDER OF PRIORITY.** In the event of a conflict between documents, the following order or priority shall be applied:
(a) Articles 1-40 of this Grant Agreement.
(b) Agreement Scope of Work and Budget
(c) Iowa Economic Development Authority Award Letter as found in IowaGrants.gov.
(d) Application, Iowa Downtown Resource Center COMMUNITY CATALYST BUILDING REMEDIATION Grant, as found in IowaGrants.gov.

41. **INTEGRATION.** This Agreement contains the entire understanding between the Grantee and IEDA and any representations that may have been made before or after the signing of this Agreement, which are not contained herein, are nonbinding, void and of no effect. Neither of the parties has relied on any such prior representation in entering into this Agreement.

IN WITNESS WHEREOF, the parties have executed this Contract as of the Effective Date first stated.

RECIPIENT: City of Muscatine

BY: ______________________________
Mayor
City of Muscatine
215 Sycamore St
Muscatine, Iowa 52761

IOWA ECONOMIC DEVELOPMENT AUTHORITY:

BY: ______________________________
Deborah Durham, Director
Iowa Economic Development Authority

City of Muscatine

ITEM NUMBER 2024-0279

AGENDA ITEM SUMMARY

DATE: 9/19/2024

STAFF

Brian Stineman, Public Works Director

SUBJECT

Request to Enter Into a Contract With Brightly for a Facility Assessment and Asset Management Software for the Building & Grounds Division of Public Works in the Amount of $59,897.65.

EXECUTIVE SUMMARY

Request to Enter Into a Contract With Brightly for a Facility Assessment and Asset Management Software for the Building & Grounds Division of Public Works in the Amount of $59,897.65.

STAFF RECOMMENDATION

Approve the recommendation

BACKGROUND/DISCUSSION

The Building & Grounds Division of Public Works is responsible for maintenance of almost all city buildings, including cleaning, emergency repairs, and capital improvements, as well as providing inventory ordering and supply to city buildings and other departments. This work has typically been done in a reactive manner in which items for repair are brought to our attention and they are repaired, or scheduled for repair as staff have time and resources. This method is very time consuming and inefficient and we have been searching for a software solution for several years. The current software that is being used by the Public Works Department was purchased as a "one size fits all" solution for multiple city departments and divisions. This system has proven not be user-friendly for the Building & Grounds Division and is no longer supported by the developer.

In 2023 the Building & Grounds Supervisor and Public Works Director interviewed several firms and received multiple proposals for a facility assessment and software package to manage service requests, inventory, schedule preventive maintenance, and assess major aspects of city buildings to project for replacement funding.

Brightly's proposal was the most thorough and least expensive solution proposed. The initial investment of $59,897.65, which was approved during the budget meetings, covers a complete facility condition assessment of all buildings maintained by the Building & Grounds Division.

This includes City Hall, the Public Safety Building, South Fire Station, Musser Public Library, Public Works Buildings, and the Art Center. Upon completion of this assessment, Brightly will create a preventive maintenance schedule for the Building and Grounds Division to implement and follow to keep our buildings and equipment running smoothly as long as possible. The schedule will be managed in the software that they will implement and train us on. This system will also include barcode and scan tool implementation and training for inventory management. When they are finished, we will be presented with a turn-key system for asset and inventory management in the Building & Grounds Division that will be used to manage the multi-millions of dollars in assets that they maintain.

The system from Brightly is fully upgradeable, has 24-hour tech support included at no cost, and has live and remote training and help capabilities.

CITY FINANCIAL IMPACT

The initial investment has been budgeted in the FY24/25 Building & Grounds Budget. Annual software subscription is also budgeted in this budget.

ATTACHMENTS

1. Bid Tab Table Asset Management
2. City of Muscatine - FCA Proposal (1)
3. City of Muscatine - VUEWorks Proposal (1)
4. 2024-0279 Brightly Contract

1459 Washington St.
Muscatine, IA 52761-5040
(563) 263-8933
Fax (563) 263-2127

Public Works

City Transit 263-8152
Equipment Maintenance
Roadway Maintenance
Collection & Drainage
Building & Grounds
Engineering
Solid Waste

Public Works Quote Table

Project/Item Name: Building & Grounds Facility Assessment & Asset Management Software

Vendor	Item	Dollar Amount
Brightly	Facility Assessment & Upfront Costs	$52,897.65
	Annual Software	$10,735.96
	Total Through Year 2	$63,633.61
VUEWorks	Facility Assessment & Upfront Costs	$109,900
	Annual Software	$7,980
	Total Through Year 2	$117,880
Elements XS	Facility Assessment & Upfront Costs	Not a good fit
	Annual Software	
	Total	None received
CityWorks	Facility Assessment & Upfront Costs	Not a good fit
	Annual Software	
	Total	None received

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City of Muscatine

Facility Condition Assessment

Prepared by: AtkinsRéalis

AtkinsRéalis

Contents

Notice

This document and its contents have been prepared and are intended solely as information for the City of Muscatine and use in relation to Facilities Condition Assessments.

AtkinsRéalis. assumes no responsibility to any other party in respect of or arising out of or in connection with this document and/or its contents.

Cover Letter

Civic Opera Building,
20 N Wacker Dr.,
Chicago,
60606, IL,
United States

City of Muscatine

January 12, 2024

RE: City of Muscatine - Request for Proposal for Facilities Condition Assessment (FCA)

Dear Sirs,

AtkinsRéalis is pleased to provide the City of Muscatine with options to inventory maintainable equipment at their City buildings and understand the current and future condition of the buildings. We admire the approach in being proactive regarding facilities maintenance, in order to significantly reduce the need for reactive repairs and avoid deferred maintenance.

FCA is one of our core service offerings. For more than 20 years, we have provided assessments on an average of more than 1500 buildings per year, totaling more than three billion square feet of space. In this time, we have supported numerous states, local and federal government agencies.

Our experienced staff located all over the U.S. and supported by AtkinsRéalis Beaverton Oregon local west coast office will provide overall condition assessment capabilities with the following benefits:

Experience: FCA is a focused, full-time service for AtkinsRéalis, with more than three billion square feet of space assessed, including over one billion square feet of municipal space. Our building type experience is wide ranging - city halls, community centers, senior centers, libraries, clubhouses, parks, youth centers, fire and police departments, recreation centers, council chambers, facility maintenance and museums.

Accuracy: Precise FCA based upon actual conditions, not statistics. Our accurate repair and replacement costs are produced by local cost estimators.

Clear Results: Reports highlight the consequence of inaction - increasing the case for capital funds.

Efficiency: Project completion in a cost-efficient manner, with the ability to provide efficient and continued support.

AtkinsRéalis is enthusiastic about this potential engagement with The City of Muscatine, and we are prepared to commence work immediately upon award and complete the project within a timeframe that meets your needs. Dean Leonard will be serving as the principal contact with staff. My contact information is provided on this cover letter.

Kind regards,

Dean Leonard

Vice President – Strategic Asset Management
e. dean.leonard@atkinsrealis.com | t. +1 480.286.5705

Qualifications and Experience

AtkinsRéalis is one of the world's leading integrated project and program management consultancies delivering facility condition assessments across the Americas. We deliver constructive expertise through our ability to integrate our core services to meet our clients' business needs.

Operating at the forefront of our industry for more than 70 years, we deliver our quality services from the 24 strategically located offices across the Americas. We employ approximately 550 collaborative and positive professionals that are unmatched in their commitment to their clients' needs.

FCA has been a primary service line for AtkinsRéalis; we have successfully performed similar scopes of work for an average of 1500 buildings per year, totaling more than 4,000 buildings within the last five years.

Cost estimating is also a core AtkinsRéalis service supported by more than 200 cost estimators / managers. As one of the leading independent providers of cost estimates in the world, we have created a network of knowledge and experience that puts AtkinsRéalis at the forefront of the discipline.

Our condition assessment team will provide invaluable advice to the City through a detailed inventory of the City's facilities, an assessment of their condition and a life cycle replacement plan. Our team provides an impartial, objective analysis of a facility infrastructure to determine condition, code compliance, efficiency, life expectancy and future repair and upgrade costs. We recommend repair actions, replacement priorities, remaining useful life, estimated current and potential costs in an effort to provide our clients with the most detailed information.

Our experience includes dozens of projects for cities, counties, states, and government agencies, and it covers every facility type associated with Municipalities. The table on the following page provides an overview of our experience within the last ten years. We have also selected a few recent projects that are similar in scope to that of the City of The City of Muscatine.

Firm Experience

AtkinsRéalis personnel offer the City of Muscatine the depth of experience on similar projects and resource levels needed to meet the needs of this program. Many of our staff hold professional certifications in building surveying from the Royal Institute of Charter Surveyors. This means many of our assessors have completed a four-year degree specialized in building condition assessment, as well as three to four years of professional training and continuing education.

We have a higher standard for condition assessment professionals, which is what makes our facility assessors and approach more qualified than most firms offering these services. Our assessment staff also hold certifications as certified energy managers and building commissioning professionals.

Helping clients meet planning needs with a 20+ year reputation for EXCELLENCE

3 BILLION square feet ASSESSED in the past 5 years

25 ASSESSORS in the Americas

900 MUNICIPAL, STATE & FEDERAL Buildings assessed per year

SURPASSING industry standards in facility condition assessment with LEVEL 5 ASSESSMENT

EXPERIENCE with 14 ASSESSMENT software systems

AtkinsRéalis offers the City of Muscatine **Specialized Assessment Teams:** With a team of more than 25 facility assessors across the United States we can be responsive to your needs as we have proven on multiple large-scale FCA programs for local, municipal, and federal government clients as well as school systems. We build assessment teams to cover architecture, MEP, and structural systems so that each team can provide a comprehensive assessment in one site visit.

Dedicated Quality Assurance and Data Management: We recognize that data quality is of paramount importance to the success of an FCA program. Our approach to quality starts with highly skilled professionals collecting assessment data and continues through reports and data going through a thorough quality review process prior to issue. Our team includes the support a FCA data integration manager to ensure our data can be seamlessly integrated with the City's systems.

Executive Oversight: Dean Leonard, Senior Director, and Vice President of Strategic Asset Management at AtkinsRéalis will serve as the project manager to the City. He will provide executive oversight and quality control for deliverables. With more than 30 years of experience in facility assessments, he has worked in all sectors of the industry including many City -wide FCA programs.

Experienced Assessment Team Lead: The assessment team will be led by associate in charge/assessment lead, Pat Hagan. Pat will be the main point of contact and will take a leadership role in the development of the FCA program in collaboration with Dean and the City 's personnel. Pat has recently led FCA programs for Lubbock County, Multnomah County, the City of Long Beach, Culver City Commerce City, South Pasadena, and Los Altos.

Expert Cost Advice: Our assessors are supported by a consistent group of professional cost estimators with experience supporting government clients. This group will be responsible for developing cost estimates for all repair and replacement projects that arise from the FCA. They will leverage historic data to develop accurate and defensible opinions of cost during this program.

Key Personnel

This core leadership team will be supported by our west coast based FCA practice with experienced personnel who have worked together on countless similar programs. Working under Dean and Pat's direction, they will conduct direct on-site assessments of the City's buildings on this program.

Dean M. Leonard MRICS, MCIOB | Project Manager/Principal Agent: Dean will be the City's day-to-day contact. He will manage our team from field inspection to preparing and creating reports. He has more than 30 years of experience and is knowledgeable in all aspects of asset management and facility condition, energy, and sustainability assessments. Dean also has invaluable experience managing teams of assessors, prioritizing work programs, preparing capital budgets and life-cycle cost plans together with assisting clients in their strategic capital and sustainability strategies for publicly- and privately-owned facilities totaling more than three billion square feet.

Education: B.S., Building Surveying, Leeds Metropolitan University; UK
Certifications: Member, Royal Institute of Chartered Surveyors (MRICS) - 0102514, 1997 | Member, Chartered Institute of Building (MCIOB)

Pat Hagan | Associate in Charge/Assessment Lead: Pat has been providing facility condition assessment services to county, municipal and state government clients for more than 10 years. With more than 34 years of experience Pat is one of our most senior architectural assessors and provides valuable insight to our clients as well as mentorship to our junior staff. He will be leading our assessment team for the City's projects.

Education: B.S., Architecture, University of Minnesota; Minneapolis, MN

Past Performance

We have selected two clients for which we have performed work within the past five years that exemplify our ability and performance in similar work and scope of services to that of the City of The City of Muscatine.

The table below highlights our experience with dozens of projects for cities, counties, states, and government agencies.

Government Agencies

Client	Buildings Assessed	Square Footage
MUNICIPAL		
City of Alameda, California	52	646,000
City of Bloomington, Illinois	40	600,000
City of Carlsbad, California	89	659,000
City of Carson City, Nevada	164	800,000
City of Chandler, Arizona	44	1,500,000
City of College Station, Texas	37	300,000
City of Commerce City, California	40	320,000
City of Culver City, California	26	1,188,889
City of Daly City, California	32	320,000
City of Goodyear, Arizona	20	400,000
City of Huntington Beach, California	6	239,394
City of Long Beach, California	412	15,000,000
City of Los Altos, California	40	250,000
City of Milwaukie, Oregon	4	80,000
City of Manhattan Beach, California	43	200,000
City of Novato, California	45	800,000
City of Phoenix, Arizona	45	8,000,000
City of Salt Lake City, Utah	8	400,000
City of Santa Monica, California	148	3,000,000
City of Sausalito, California	11	305,000
City of Scottsdale, Arizona	18	180,000
City of South Pasadena, California	12	63,000
City of Surprise, Arizona	41	824,372
City of Tigard, Oregon	6	123,557
District of Columbia	118	7,600,000

Client	Buildings Assessed	Square Footage
COUNTY		
Fulton County, Georgia	118	3,800,000
James City County, Virginia	94	5,408,000
Loudoun County, Virginia	100	3,892,000
Multnomah County, Oregon	20	1,200,000
Prince William County, Virginia	20	1,000,000
Salt Lake County, Utah	145	5,500,00

Client	Buildings Assessed	Square Footage
FEDERAL		
Bureau of Indian Affairs	3,000	28,000,000
General Services Administration	117	22,090,000
Confidential Government Agency	57	17,400,000
United States Geological Survey	122	5,020,200
United States Dept. of Agriculture	32	3,440,000
National Institute of Health	43	9,330,000
United States Dept. of Defense	109	6,120,000
USDA Pacific Northwest	36	1,500,000

Client	Buildings Assessed	Square Footage
STATE		
State of Utah	900	33,000,000
State of Oregon	1,500	15,000,000
State of New Mexico	700	6,200,000
State of North Carolina	4	187,500
Commonwealth of Virginia	27	3,892,000
Commonwealth of Massachusettes	60	1,400,000
California Department of Justice	8	173,541

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City Buildings

Optional	Location Code	Location Name	Square Ft
	BG AC CH BLD	BG Art Center Carriage House / 0016 / BLD	5,088
	BG AC HO	BG Art Center House	5,634
	BG AC LI BLD	BG Art Center Linkage to Mansion / 0036 / BLD	2,394
	BG AC MM BLD	BG Art Center Musser Mansion / 0015 / BLD	13,802
	BG AC SG BLD	BG Art Center Stanley Gallery / 0032 / BLD	10,211
	BG AP BLD 10	BG Airport Terminal Building / 0010 / BLD	6,174
	BG AP BLD 11	BG Airport New Hanger	6,650
	BG AP ELEC BLD	BG Airport Electrical Building	245
	BG AP FU BLD	BG Airport Fuel Tank Building	970
	BG CH BLD	BG City Hall / 0017 I BLD	32,400
	BG LI BLD	BG Library Building (HNI) NEW / 0060 / BLD	35,576
	BG PS BLD	BG Public Safety Building / 0030 / BLD	25,038
	BG PW BLD	BG Public Works Main Facility / 0038 / BLD	33,306
	BG PW VS BLD	BG Public Works Vehicle Storage Building / 0023 / BLD	14,000
	BG PW WB 01	BG Public Works Wash Bay 01	1,040
	BG SF BLD	BG Southend Fire Station / 0058 / BLD	9,721
	BG SG BLD 01	BG State Garage Main Building GEN0747	12,160
	BG SG BLD 05	BG State Garage Brine Bldg GEN0743	484
		Base total	**214,893**
Optional Facilities			
y	BG AP BLD 01	BG Airport Maintenance Garage / 0001 I BLD	6,987
y	BG AP BLD 02	BG Airport Community Hangar / 0002 / BLD	3,336
y	BG AP BLD 03	BG Airport Bandag Hangar / 0003 / BLD	7,731
y	BG AP BLD 04	BG Airport Hon Hangar / 0004 / BLD	5,625
y	BG ESH	BG Eighth Street House	2,288
y	BG JH BLD	BG 700 Juniper Street - House / 0012 I BLD	2,351
y	BG PW CD BLD	BG Public Works Collection & Drainage-Building / 0011 / BLD	3,024
y	BG PW MB BLD	BG Public Works Morgan Building	11,504
y	BG PW WH BLD	BG Public Works White House Equipment Storage Building	1,800
y	BG SG BLD 02	BG State Garage Equipment Bldg GEN0746	6,000
y	BG SG BLD 04	BG State Garage Material Storage Bldg GEN0744	3,300
		Optional Total	**53,946**
	Combined total	**Total**	**268,839**

Facility Condition Assessment

Technical Approach

AtkinsRéalis published approach and methods for conducting assessments are recognized nationally as a benchmark for assessing and inventorying facility and infrastructure asset conditions.

We will follow the five key steps listed below to effectively manage facility and infrastructure assets:

1. **Establish baseline asset inventory and important management information or features of the assets**
2. **Establish meaningful baseline data about asset conditions through a detailed, structured assessment process**
3. **Estimate short- and long-range asset renewal needs over the next 20 years using the data obtained from actual field analysis**
4. **Utilize decision-support models to determine priorities and alternate reinvestment rates to obtain desired asset conditions**
5. **Communicate the asset condition and impact on mission support to governing boards, senior management, and line management responsible for maintaining the portfolio**

AtkinsRéalis recognizes the issues surrounding working in occupied environments. We understand and are committed to minimizing disruption and maintaining a safe and orderly working environment. Additionally, we will plan our efforts in advance and conduct well-integrated and timely communication and project planning in accordance with our COVID-19 precautions.

AtkinsRéalis will implement our market-leading methodology and approach to FCAs for the City of Muscatine that exceeds the industry ASTM E2018:15 Standard Guide for Property Condition Assessments.

Six-Phase Methodology and Execution Plan

AtkinsRéalis approach to FCA is key to our success in delivering strategic advice to clients for more than 65 years. Our deliverable is best described through the six phases of our project methodology and plan shown below, which outlines the key high-level tasks and milestones.

Phase 1

Assessment Planning

The planning phase consists of submission of a detailed milestone project schedule, gathering existing facility asset data and establishing points of communication and access prior to the assessment team's arrival on site.

Working with the various facilities staff, our team will assist and develop project-specific policies and procedures to provide consistent, relevant, and quality product deliverables.

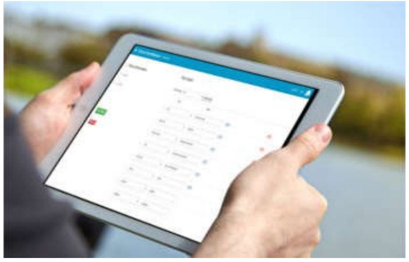
Included in this phase, AtkinsRéalis will interview key staff to better understand asset usage, maintenance history and related items that affects rates of consumption (i.e., wear and tear) that reduces useful life.

This phase will incorporate multiple sources of information to assist the assessment team in making field determinations. Additionally, we will meet with facility staff to understand their data transfer needs.

Phase 2

On-Site Data Capture

With knowledge and insight from the planning phase, our assessment team will carry out a thorough condition assessment of all buildings and conduct and update/reconcile the asset inventory of all systems and equipment in accordance with the scope of work.



We will utilize the latest mobile computing technologies with the use of handheld iPads. This technology not only provides efficiency in data capture but reassurance that each assessor is working with quality- assured procedures by capturing data in the same way to a pre-defined scope and workflow developed to meet the goals of the project.

Our assessment teams will inspect and carryout a detailed visual assessment of systems and equipment in each building and not just a high- level walkthrough of major systems. We will determine the current condition, average remaining useful life expectancy, assessment of building security, code violations, reason for the deficiency and effect on the structure or occupancy, together with required maintenance and repair works, in accordance with the developed scope. This includes performing the assessments in accordance with the ASTM E2018-15 Standard Guide for Property Condition Assessments.

Systems Assessed

The evaluation will also include a review of readily accessible interior areas and on-site amenities to observe the visible components of the building interiors, the fire and life safety systems, the mechanical, electrical, and plumbing (MEP) systems, and factors relating to applicable accessibility requirements. We will perform a visual non-destructive assessment of the interior, exterior and site components of the Property, including the following major components and systems:

- **Roof Systems:** Visually evaluate the condition of the roof system, accessories, and details. The evaluation will include discussion of applicable warranties. The evaluation will be completed from ground level and readily accessible low-slope roof areas. In addition, we propose to enter readily accessible attic spaces (where applicable) to visually evaluate the underside of the roof deck. If we are not able to access the roof areas, we will complete our evaluation from ground level or and accessible vantage points.
- **Building Exterior Elements:** Visually observe the exterior wall system, window, and door systems for visible evidence of deficiencies, continuity of seals, and other types of distress and will report our findings. Review available flashing and connection details for drainage design and observe the condition and placement of expansion joints. We propose that our visual observations will be based on those conditions that can be observed from ground level and accessible vantage points

- **Structural Systems:** Observe the structures for visible signs of distress (wall cracking, displacement, etc.) and will report our findings. We also propose to review available structural drawings for information regarding the design load criteria of the existing structures and the building codes to which the structures were designed.
- **Interior Finishes:** Visually observe the interior finishes at all accessible interior spaces to determine current condition, levels of wear & tear and aesthetic condition.
- **Fixed Furniture:** Observe the condition of fixed furniture and casework reviewing operability, wear and tear and aesthetic condition.
- **Mechanical / HVAC, Electrical, Plumbing (MEP) Systems:** Observe the age and condition of the MEP and related building systems and comment on their condition and visible deficiencies. We will review the functionality of the systems and where they serve and look for opportunities for potential energy conservation measures.
- **Fire and Life Safety Systems:** Observe the age and condition of the fire and life safety elements and will comment on their condition and visible deficiencies. The elements to be surveyed include structural fire protection, means of egress, fire suppression systems, and fire detection and alarm systems.
- **Conveyance Systems:** We propose to observe the age and condition of the elevator systems, escalators and other conveyance systems and will comment on their condition and visible deficiencies.
- **Security Systems:** Observe the age and condition of the security systems and will comment on their condition and visible deficiencies.
- **Site Systems:** Visually observe site systems for the removal of stormwater and evidence of poor drainage and/or erosion potential. We will also review the condition of pavements, site concrete, retaining walls, fencing, landscaping, site grading, stormwater drainage features, and recreational features.

Phase 3 Analysis of Asset Data

Our approach is centered on understanding the component deficiency, failure modes and triggers of asset equipment, facility systems and site improvements in order to develop a comprehensive management tool for future implementation of program recommendations. We will evaluate the component lifecycle of each system and equipment over a suggested 10-year planning horizon or longer depending on the lifespan of the equipment.

In order to develop a recommended lifecycle assessment, we do not rely upon published statistically estimated useful life (EUL) data, which does not consider site-specific factors. Most assessment programs aim to automate the process of determining the lifespan of equipment by calculating the manufacturers estimated life with the year in service which is an inaccurate methodology.

AtkinsRéalis understands that repairs and asset replacement needs may be required due to several contributing factors such as not only **Age (calculated method) but Maintenance Levels, Location,** and the **Utilization** of the asset or system. Our experienced assessors will make the necessary adjustments to the benchmark data to reflect the conditions and factors associated with deficiency to provide a more realistic lifecycle assessment and capital expenditure plan.

For each asset we capture the following data points

▪ Manufacturer	▪ Unit	▪ Estimated Useful Life (EUL): expected life from the time of installation to expected replacement
▪ Model #	▪ Capacity	▪ Remaining Useful Life (RUL) an evaluation of where the asset sits in its lifecycle and how many years left to replacement
▪ Serial #	▪ Location	▪ Level of Preventative Maintenance: maintenance performed on the asset which may result in an extended life

▪ Install Date	▪ Condition rating	▪ Geographic Location: atmospheric and environmental conditions greatly affect the EUL of equipment
▪ System Type	▪ Current damage, deficiencies, or failure	▪ Utilization Rate: The EUL of assets can be significantly affected by the rate of utilization.
▪ Asset Classification	▪ Last certified inspection	▪ Cause of Failure/Deterioration: Is the asset deteriorating in line with age? Or is some other factor causing an accelerated rate of deterioration?
▪ Tag	▪ Bar/QR Code	▪ Potential for energy conservation measures
▪	▪	▪ Representative Photographs

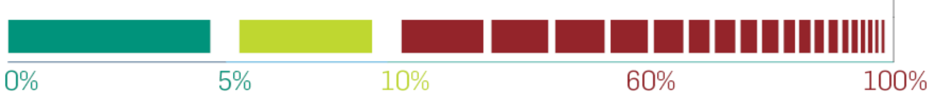
Data Analysis/Evaluation and Recommendations

AtkinsRéalis will analyze the condition data collected and determine the cause and impact of the deficiency on the operation of the facility. We will utilize the Facility condition index (FCI) to benchmark asset conditions across the City portfolio. We will calculate the FCI for the facilities, illustrating the current and likely condition of the systems and equipment over time.

The graphic below illustrates the FCI calculation. The higher the value of repairs, the higher the FCI will be.

Example FCI Chart

$$\text{FCI} = \frac{\text{Value of Maintenance, Repair \& Replacement of the Asset (DM)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$



Priorities

The development of a methodology to determine the priority of each deficiency is crucial to the success of any FCA. Through consultation with City's executive team and facilities staff, we will develop a capital asset strategy by creating prioritization and deficiency categories that will be applied to each identified deficiency or action.

This will create additional consideration factors to provide strategic analysis and stakeholder reporting on different work priorities and potential budget streams.

The priorities and deficiency categories below are suggested and can be applied to each identified repair action. With an understanding of priority criticality of each action, the City of Muscatine will be able to effectively apply available funding to the most urgent and needed actions, based upon criticality, and will be able to develop a list of less critical actions that could be deferred to future fiscal years.

Priority Categories (Suggested)

Priority 1 Life Safety / Code Compliance / ADA	**Compromises staff or public safety or when a system needs to be upgraded to comply with current codes and standards**
Priority 2 Currently Critical	**A system or component is inoperable or compromised and requires immediate action**
Priority 3 Necessary / Not Critical	**Maintain the integrity of the facility or component and replace those items that will exceed their expected useful life within the study period**

Deficiency Categories (Suggested)
We have illustrated below typical or suggested deficiency categories.

Plan Type 1 Deferred Maintenance	**Maintenance that was not performed when it was scheduled or past its useful life, resulting in immediate repair or replacement**
Plan Type 2 Routine Maintenance	**Maintenance that s planned and performed on a routine basis to maintain and preserve the condition**
Plan Type 3 Capital Renewal	**Planned replacement of building systems that have reached the end of their useful life**
Plan Type 4 Energy & Sustainability	**When the repair or replacement of equipment or systems is recommended to improve energy and sustainability performance**

Phase 4

Data and Report Preparation

We will prepare comprehensive Tier 2 statistical reports for each facility. The focus of the reports will be to provide comprehensive and defendable information that will support strategic decisions about the economic use and viability of facilities and assets with charts that will summarize the prioritized budget expenditure for repair, maintenance and lifecycle component replacement needs in the form of reserve studies. We will develop cost information supporting the inventory and replacement value of the assets.

Appendices will contain structured spreadsheets with capital asset inventory data, cross-referenced digital photo logs in support of the deficiencies noted during the assessment, methodologies, scope, and definitions used.

We will prepare and issue in addition to the individual building reports a combined executive report pulling together all the results and needs across the City of Muscatine buildings into one holistic report for stakeholder reporting.

All data produced as part of the site assessment and report development will be exported into flat mapping file spreadsheets containing asset lifecycle deficiencies together with maintainable equipment data which can be used to upload into the VUEWorks CMMS system.

Phase 5

Quality Assurance Review

The AtkinsRéalis team will perform a management overview function throughout the project, so activities meet the commitments and the intent of the City. AtkinsRéalis has implemented various internal procedures related to work quality. We have successfully completed the Lloyds Registered Quality Assurance Registry and hold the following certifications: ISO 9001 for Quality Management Systems (QMS), ISO 14001 for Environmental Management Systems (EMS) and OHSAS 18001 for Occupational Health & Safety Management Systems (SMS).

We will utilize the strict quality standards in accordance with our ISO 9001 quality assurance practice. For this project, Jennifer Ryder will take a leadership role in overseeing that our internal processes are maintained and that industry-recognized standards are current. We recognize the importance of a collaborative approach and value client input and feedback at key milestones of the project. Reports will be issued to facility staff on a phased basis throughout the duration of the project. Our project team will meet with facility staff and walk through the initial phase reports to provide an opportunity to review the content and layout and make any necessary amendments to the deliverable. The client will also have the opportunity to be engaged in client reviews of each phase throughout the course of the project to make sure the project and deliverables are meeting client's expectations.

Phase 6

Preparation of Strategic Plan

Our FCA service will provide City of Muscatine with a solution to support your business decisions. We will work with and assist in preparing a strategic plan to correct the deficiencies and actions identified through the assessments.

The plan will provide a foundation for informed decision making in regard to asset, facility and infrastructure condition, multi-year capital budgeting, cost-saving measures, capital project planning and functional adequacy.

Our methodology and approach will address the cycle of backlog maintenance and escalating reactive and preventative maintenance. The FCA and Strategic Expenditure plan will result in higher maintenance and capital improvement budget.

We will work with the City in presenting the results of the study to the City Council to provide insight into the optimized level of funding needed to update and maintain the City buildings.

Schedule

We anticipate a two-person assessment team will complete the FCA scope within 2 months.

Pricing

We have provided below a breakdown of the tasks and fees associated with the equipment inventory and FCA and including all out of pocket expenses.

AtkinsRéalis Facility Condition Assessment - City of Muscatine

Optional	Location Code	Location Name	Square Ft	Site Hrs	Report	Total Assessor Hrs	QC	PM	Total Hrs	Assessor	QC	PM	Net fee
	BG AC CH BLD	BG Art Center Carriage House / 0016 / BLD	5,088	3	16	19	4	1	24	$145	$135	$150	$3,445
	BG AC HO	BG Art Center House	5,634	3	16	19	4	1	24	$145	$135	$150	$3,445
	BG AC LI BLD	BG Art Center Linkage to Mansion / 0036 / BLD	2,394	2	16	18	4	1	23	$145	$135	$150	$3,300
	BG AC MM BLD	BG Art Center Musser Mansion / 0015 / BLD	13,802	3	24	27	4	1	32	$145	$135	$150	$4,605
	BG AC SG BLD	BG Art Center Stanley Gallery / 0032 / BLD	10,211	3	24	27	4	1	32	$145	$135	$150	$4,605
	BG AP BLD 10	BG Airport Terminal Building / 0010 / BLD	6,174	3	16	19	4	1	24	$145	$135	$150	$3,445
	BG AP BLD 11	BG Airport New Hanger	6,650	3	16	19	4	1	24	$145	$135	$150	$3,445
	BG AP ELEC BLD	BG Airport Electrical Building	245	2	16	18	4	1	23	$145	$135	$150	$3,300
	BG AP FU BLD	BG Airport Fuel Tank Building	970	2	8	10	4	1	15	$145	$135	$150	$2,140
	BG CH BLD	BG City Hall / 0017 I BLD	32,400	4	24	28	4	1	33	$145	$135	$150	$4,750
	BG LI BLD	BG Library Building (HNI) NEW / 0060 / BLD	35,576	4	24	28	4	1	33	$145	$135	$150	$4,750
	BG PS BLD	BG Public Safety Building / 0030 / BLD	25,038	4	24	28	4	1	33	$145	$135	$150	$4,750
	BG PW BLD	BG Public Works Main Facility / 0038 / BLD	33,306	4	24	28	4	1	33	$145	$135	$150	$4,750
	BG PW VS BLD	BG Public Works Vehicle Storage Building / 00	14,000	3	24	27	4	1	32	$145	$135	$150	$4,605
	BG PW WB 01	BG Public Works Wash Bay 01	1,040	1	8	9	4	1	14	$145	$135	$150	$1,995
	BG SF BLD	BG Southend Fire Station / 0058 / BLD	9,721	3	24	27	4	1	32	$145	$135	$150	$4,605
	BG SG BLD 01	BG State Garage Main Building GEN0747	12,160	3	24	27	4	1	32	$145	$135	$150	$4,605
	BG SG BLD 05	BG State Garage Brine Bldg GEN0743	484	1	8	9	4	1	14	$145	$135	$150	$1,995
		Base total	**214,893**	**51**	**336**	**387**	**72**	**18**	**477**				**$68,535**
Optional Facilities													
y	BG AP BLD 01	BG Airport Maintenance Garage / 0001 I BLD	6,987	3	16	19	4	1	24	$145	$135	$150	$3,445
y	BG AP BLD 02	BG Airport Community Hangar / 0002 / BLD	3,336	3	16	19	4	1	24	$145	$135	$150	$3,445
y	BG AP BLD 03	BG Airport Bandag Hangar / 0003 / BLD	7,731	3	16	19	4	1	24	$145	$135	$150	$3,445
y	BG AP BLD 04	BG Airport Hon Hangar / 0004 / BLD	5,625	3	16	19	4	1	24	$145	$135	$150	$3,445
y	BG ESH	BG Eight Street House	2,288	3	16	19	4	1	24	$145	$135	$150	$3,445
y	BG JH BLD	BG 700 Juniper Street - House / 0012 I BLD	2,351	3	16	19	4	1	24	$145	$135	$150	$3,445
y	BG PW CD BLD	BG Public Works Collection & Drainage-Buildi	3,024	3	16	19	4	1	24	$145	$135	$150	$3,445
y	BG PW MB BLD	BG Public Works Morgan Building	11,504	3	24	27	4	1	32	$145	$135	$150	$4,605
y	BG PW WH BLD	BG Public Works White House Equipment Sto	1,800	1	8	9	4	1	14	$145	$135	$150	$1,995
y	BG SG BLD 02	BG State Garage Equipment Bldg GEN0746	6,000	3	16	19	4	1	24	$145	$135	$150	$3,445
y	BG SG BLD 04	BG State Garage Material Storage Bldg GEN07	3,300	3	16	19	4	1	24	$145	$135	$150	$3,445
		Optional Total	**53,946**	**31**	**176**	**207**	**44**	**11**	**262**				**$37,605**
	Combined total	**Total**	**268,839**	**82**	**512**	**594**	**116**	**29**	**739**				**$106,140**

VUEWorks®

An AtkinsRéalis Technology

Prepared for: City of Muscatine, IA
Attn: Brian Stineman
E: bstineman@muscatineiowa.gov

VUEWorks® Work Order Management System Software and Implementation Services

Submittal Date: January 19, 2024

482 S. Keller Road, Suite 300, Orlando, FL 32810
P: 407.382.5222 W: vueworks.com

AtkinsRéalis

City of Muscatine, IA
VUEWorks® Software and Implementation Services Proposal

Who we are:

We're AtkinsRéalis, a world-leading design, engineering, and project management organization. We connect people, data and technology to transform the world's infrastructure.

As the makers of VUEWorks®, we specialize in asset management, geographic information systems and transportation planning. Leveraging the expertise of our professional planners, engineers, geographers and software engineers, we develop technology-based solutions to help our clients make data-driven decisions. We use technology to organize data and develop analytical tools for our clients to better understand and manage their infrastructure and plan for their future.

Today nearly everything is at your fingertips - your assets should be too. From the field to the office, the VUEWorks® solution has been designed with your team in mind.

Key strengths:

- Sustainable solutions: We connect people, data, and technology to transform infrastructure and energy systems for a better future.
- Global reach: We deliver our services locally to clients in various sectors, including software, engineering, nuclear, operations & maintenance, and capital.
- End-to-end services: We offer a comprehensive range of services across the entire asset lifecycle, from consulting and design to construction, maintenance, and decommissioning.
- Software Expertise: Our VUEWorks® software helps clients manage assets, prioritize projects, and collect data efficiently with an enterprise approach to manage any asset type.

Areas of expertise:

- Asset Management: VUEWorks® software addresses diverse asset management challenges across any asset type for clients.
- Enterprise Planning & Implementation: We provide planning, analysis, implementation, and development services to optimize government operations.
- Mobile Asset Collection: Our MAC vehicles gather valuable data on infrastructure conditions for various applications. The MAC fleet is heavily used for pavement condition data collection, sign MUTCD data collection and right-of-way data collection.

At the request of the City of Muscatine, IA, AtkinsRéalis has developed the following services proposal based upon the information provided.

Description of Services

The City of Muscatine (City) requests a proposal to implement the VUEWorks® Asset and Work Management software solution, as well as provide Facility Condition Assessment Services for City maintained buildings. The City is requesting 15 concurrent user licenses for use within the Facilities and Street Departments.

Scope of Services: In-Scope Items

- AtkinsRéalis shall provide 15 concurrent user licenses and 1 VUEWorks® application production environment.
- AtkinsRéalis shall provide recurring annual support and maintenance for 5 years.
- AtkinsRéalis shall provide scripted updates related to software releases and builds as part of standard maintenance and support agreement.
- AtkinsRéalis shall provide software installation, configuration, implementation, and training activities for the Facilities and Streets departments.
- AtkinsRéalis shall provide project consultation and management activities, including remote meetings as defined in the project schedule (anticipated 4-month duration).
- AtkinsRéalis shall provide remote training to the City of Muscatine, IA staff using standard training materials and make recommendations for process improvements within the scope of the functionality of VUEWorks®.
    - Administrator (1 remote 4-hour training session. Details to be provided in Training Plan.)
    - End-User (2 remote 2-hour training sessions. Details to be provided in Training Plan.)
- AtkinsRéalis shall configure the following VUEWorks® modules: Core, CitizenVUE, Citizen Request Portal, Facility, Service Request, Work Order, Resource Manager, Condition.
- AtkinsRéalis shall configure VUEWorks® WorkforceVUE mobile application.
- AtkinsRéalis shall configure up to 3 custom reports.
- AtkinsRéalis shall configure up to 2 Facility Templates.
- AtkinsRéalis shall configure VUEWorks to integrate with the City's GIS services as defined in the VUEWorks Esri Requirements documentation.

Scope of Services: Out-Scope Items

- Configuration of VUEWorks' modules not defined in the Scope of Work.
- Configuration of VUEWorks' software for departments not identified in the Scope of Work.
- Data collection and maintenance activities associated with asset data.
- Development of GIS Spatial data required for VUEWorks implementation.
- Data cleansing, normalization, manipulation, or editing.
- GIS data server configuration or network configuration on the City's IT infrastructure.
- Interface with any systems not identified in the Scope of Work.
- The development of middleware or APIs to support customized interfaces or data conversions with 3rd party software, unless agreed upon through change management process.
- Software enhancements to COTS product.

AtkinsRéalis: Streamlining Your VUEWorks® Implementation with a Collaborative & Structured Approach

AtkinsRéalis' proven delivery plan guides every VUEWorks® implementation, prioritizing long-term success and user adoption. Here's a concise overview of the key phases:

Planning & Design:

- Collaborative Needs Assessment: Understanding your goals, workflows, and existing data through interviews and workshops.
- Software Education & Visualization: Equipping your team with knowledge and demos to envision possibilities.
- Configuration Design Plan: Formalizing the agreed-upon design for review and feedback.

Installation & Configuration:

- Concurrent Installation: Setting up the framework while design progresses.
- Integration with Existing Systems: Connecting VUEWorks® to your GIS and email.
- Incremental Review & Demos: Ensuring functionality meets expectations through continuous feedback.

Data Conversion & Integration:

- Data Formatting & Quality Checks: Preparing and reviewing data for import or linking.
- Emphasis on Data Clean-up: Utilizing migration to optimize data accuracy.
- Final Data Migration Planning: Incorporating data refresh steps for production deployment.

Testing & Validation:

- Client-led Testing: Utilizing test plans and scenarios to validate configuration.
- Issue Classification & Prioritization: Addressing issues through training, configuration adjustments, or defect reports.

Training & Support:

- 8-hours of tailored Training Programs: Adapting to your user levels, needs, and budget.
- Train-the-Trainer & All-User Options: Empowering your team for long-term success.
- Remote Training Flexibility: Ensuring accessibility and convenience.
- Dedicated Roll-out Support: Minimizing disruptions and easing user adoption.
- Continuous Support & Resources: Providing ongoing assistance through portals, forums, webinars, and user groups.

Production Deployment & Transition:

- Smooth Production Roll-out: Managing user setup, data import, and go-live date.
- Initial Roll-out Support: Offering dedicated support for the first 30 days.
- Introduction to VUEWorks® Support: Connecting you with resources and customer support teams.

Benefits:

- Collaborative approach: Aligns implementation with your specific needs.
- Structured process: Minimizes risks and ensures project success.
- Continuous validation: Catches and resolves issues early.
- Comprehensive training: Empowers your team for effective system use.
- Dedicated support: We provide assistance throughout the entire process and beyond.

Choosing AtkinsRéalis means getting a reliable partner focused on your long-term success with VUEWorks®.

AtkinsRéalis Assumptions:

City of Muscatine will:

- Coordinate with the DTS Project Manager to schedule all project related meeting sessions.
- Ensure all attendees attend the scheduled sessions.
- Provide requested data in a timely manner.
- Maintain a core team throughout the implementation and training to act as the local VUEWorks Admin team. A representative from the Facilities and Streets departments are required as well as others such as the GIS Coordinator for the City.

Pricing

Option 1 – On-Premise Installation

Services	Invoice Method	Total
VUEWorks® Perpetual ELA Software License (15 Concurrent Users and one production instance)	Lump Sum	$39,900.00
Implementation and Training Services	Lump Sum	$70,000.00
Total Lump Sum Fees (Year 1) On-Premise	*One-Time*	*$109,900.00*
Annual VUEWorks® Support and Maintenance (Year 1 included with initial software purchase)	Annual	$7,980.00
Total Annual Fees Years (2 - 5) On-Premise	*Annual*	*$7,980.00*

Option 2 - Hosted

Services	Invoice Method	Total
VUEWorks® Perpetual ELA Software License (15 Concurrent Users and one production instance)	Lump Sum	$39,900.00
Implementation and Training Services	Lump Sum	$70,000.00
VUEWorks® Hosting – Year 1	Lump Sum	$15,000.00
Total Lump Sum Fees (Year 1) Hosted	*One-Time*	*$124,900.00*
Annual VUEWorks® Support and Maintenance (Year 1 included with initial software purchase)	Annual	$7,980.00
Annual VUEWorks® Hosting	Annual	$15,000.00
Total Annual Fees Years (2 - 5) Hosted	*Annual*	*$22,980.00*

Option 3 - SaaS

Services	Invoice Method	Total
VUEWorks® SaaS Software License (15 Concurrent Users, hosting, maintenance, and one production instance)	Lump Sum	$29,300.00
Implementation and Training Services	Lump Sum	$70,000.00
Total Lump Sum Fees (Year 1)	*One-Time*	*$99,300.00*
Annual VUEWorks® Support and Maintenance	Annual	Included
Annual VUEWorks® Hosting	Annual	Included
Total Annual Fees Years (2 - 5)	*Annual*	*$29,300.00*

Terms & Conditions

Invoicing & Payment Terms

It is our normal practice to invoice monthly for all software and services as they are delivered or incurred on the project. Payment terms are Net 30 from date of invoice.

This proposal is valid through **April 30, 2024.**

PREPARED FOR

City Of Muscatine ("Subscriber")

215 Sycamore St

Muscatine, IA 52761

PREPARED BY

Brightly Software Inc ("Company")

11000 Regency Parkway, Suite 300

Cary, NC 27518

Dude Solutions is now Brightly. Same world-class software, new look and feel.

Meet Brightly at brightlysoftware.com

PUBLISHED ON

June 04, 2024

Sourcewell Purchasing Contract

- https://www.sourcewell-mn.gov/cooperative-purchasing/090320-sdi#tab-contract-documents (https://www.sourcewell-mn.gov/cooperative-purchasing/090320-sdi#tab-contract-documents).
- Contract #090320-SDI

Subscription Term: 48 months (07/01/2024 - 06/30/2028)

Cloud Services

Item	Start Date	End Date	Pricing Based On	Investment
Asset Essentials Core	7/1/2024	6/30/2025	268,839.00 Sq. Ft.	10,423.26 USD
- Facilities/Physical Plant Module	7/1/2024	6/30/2025		Included
- Dude Analytics	7/1/2024	6/30/2025		Included
- Asset Essentials Inventory	7/1/2024	6/30/2025		Included
3.0 Month(s) included at no additional cost on the first term 07/01/2024 - 09/30/2024				-2,627.23 USD
				Subtotal: 7,796.03 USD

Professional Services

Item	Pricing Based On	Investment
Asset Essentials Core Implementation with Consulting	268,839.00 Sq. Ft.	11,942.45 USD
PM Schedule Creation	268,839.00 Sq. Ft.	4,277.23 USD
		Subtotal: 52,101.62 USD

Professional Services		
Item	**Pricing Based On**	**Investment**
Equipment Barcode Tagging	268,839.00 Sq. Ft.	4,277.23 USD
Facility Condition Assessment	268,839.00 Sq. Ft.	31,604.71 USD
		Subtotal: 52,101.62 USD
Total Initial Investment		**59,897.65 USD**

Cloud Services Subscription			
Item	**Investment Year 2 Start Date: 07/01/ 2025**	**Investment Year 3 Start Date: 07/01/ 2026**	**Investment Year 4 Start Date: 07/01/ 2027**
Asset Essentials Core	10,735.96 USD	11,058.04 USD	11,389.78 USD
- Facilities/Physical Plant Module	Included	Included	Included
- Dude Analytics	Included	Included	Included
- Asset Essentials Inventory	Included	Included	Included
Total:	10,735.96 USD	11,058.04 USD	11,389.78 USD

Asset Essentials Implementation with Consulting Statement of Work

Summary:

Company will provide specified professional consulting services to Subscriber to implement Asset Essentials (AE), an on-line Computerized Maintenance Management System. These professional services include meeting with key stakeholders to ensure the set-up and configuration of the system will meet the client's operational needs; location and category hierarchies are configured appropriately; workflows meet the needs of the business; available data is cleaned, aligned and imported; and end users are trained and ready for go-live.

In Scope: The Deliverables below will be considered in scope of this SOW:

1. Asset Essentials Implementation with Consulting
2. Asset Essentials Training
3. Post Consulting Go-Live Support

Deliverables:

- Project initiation and discovery
- Available location, asset, user, PM schedule Data Loaded
- Account configuration
- User acceptance testing (UAT)
- End User training for Administrator and Full User roles
- Go-Live support

Acceptance Process:

As each deliverable is completed, the Project Coordinator will confirm with the Subscriber and document acceptance in the Project Community Portal.

- Project initiation and discovery
    - Kickoff call complete
    - Discovery call complete
    - Data, configuration, and training requirements documented
- Available data loaded
    - Available location, asset, user, PM schedule data is loaded in AE to meet documented data requirements.
- Account Configuration

- Account has been setup and configured to meet documented configuration requirements.

- User Acceptance Testing
  - Consultant-led end-to-end walkthrough and client UAT has demonstrated to Subscriber functionality meets configuration requirements.

- End User Training
  - Administrator and Full User roles have received training on their role.

- Go-Live Support
  - 30-day Go-Live Support period has been concluded.

Assumptions:

Subscriber Assumptions:

- There will be a single point of contact/project manager for the duration of the project.
- IT department is responsible for ensuring access to mobile devices, internet connections, email access, and web link access to the software such as white listing IP addresses.
- The appropriate resources will be available for all scheduled activities. Canceling or rescheduling consulting activities within 2 weeks of the scheduled activity may result in a rescheduling fee being assessed.
- For onsite activities, Subscriber will provide a dedicated space with adequate technology, including but not limited to monitor/projector, computers, mobile devices, quality phone and internet connections.
- Will provide relevant data to be loaded in a timely manner and in Excel or CSV format. Each record type will be provided in one file with one sheet with column headings and one record with corresponding attributes per row.
- If Subscriber is unable to provide data in an acceptable format for import, Consultant will guide Subscriber on how to manually create records.
- Subscriber has up to (5) business days to confirm deliverable acceptance. No response will be interpreted as acceptance.

Company Assumptions:

- Consultant will not access any 3rd party systems for the purpose of exporting data.
- Once End User Training has been completed, 30-day Go-Live Support period begins, consisting of up to 4 weekly 30-minute check-ins with the Implementation Specialist. If client does not attend a scheduled check-in, it will be assumed no assistance was needed.
- For on-site activities, Company will bill Subscriber for actual travel and associated expenses incurred.
- Any services not explicitly included in this SOW are assumed to be out of scope.

Project schedule and approach:

- Kick-off Call with Project Coordinator
  - Confirm software and services purchased
  - Identify key stakeholders
  - Assign resources
  - Schedule key milestone dates, including anticipated project completion date

- Access to Company's on-line Learning Management System
- Access to an interactive project plan

- Discovery with Consultant
  - Interview key stakeholders to understand specific maintenance & operations objectives
  - Overview of AE with key stakeholders, including data import requirements
  - Determine optimal AE configuration to meet objectives and drive KPIs
  - Document data and configuration requirements
  - Schedule required consulting activities and confirm projected completion date

- Data loaded by Consultant
  - Review, cleanse, and load available user, location, asset, and scheduled PM data

- Account configuration by Consultant
  - Populate key drop-down menus
  - Review/modify request and work order templates
  - Configure workflow for request/approval/assignment of work orders

- User Acceptance Testing
  - Configuration demo to walk through the end-to-end workflow from request to completion
  - Demonstrate key functionality meets configuration requirements

- Consultant conducts End User Training for Administrator and Full User roles
  - End-to-end walkthrough for their role
  - Desktop and mobile training

- Go-Live Support
  - Company provides (4) weekly check-in calls with Implementation Specialist and Subscriber
  - Company Implementation specialist addresses any issues identified. Where issues require product support, Implementation Specialist will submit to Company Support
  - Implementation Specialist adjusts configurations as needed prior to project close

- Project Close

Sample Project Timeline (project timelines may vary):

Timeline Events	Day 1	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10	Week 11	Week 12	Week 13
Project Kick Off Call														
LMS (Learning Management System) Review and Q&A														
Discovery Call														
Data Review														
Data Loading														
Account Configuration														
UAT (User Acceptance Testing)														
User Training														
Post-Consulting Call														
GLS (Go Live Support)														
Project Close														

Change Management:

Subscriber may request that the Company add services not in the specifications by submitting a written proposed change order to the Company. Submitted change requests will be reviewed for approval. Approved change orders will become part of the applicable SOW when executed by both Parties, and the services described therein will become part of the services.

Invoicing:

At the conclusion of Go Live Support, the main consulting milestone will be completed to trigger billing for the full consulting service.

Special Terms for Asset Essentials:

Asset Essentials pricing is based on a maximum storage limit of 200GB of data. Data storage that exceeds 200GB may subject to an additional fee.

Facility Condition Assessment Scope of Work

Purpose

Brightly's ("Company") facility condition assessment ("FCA") is a visual assessment evaluating the facility systems based on the following Standard Scope of Work ("SOW"). This FCA service will collect data on major facility assets, as well as provide narratives that summarize assessment observations and comments. An inventory of Equipment Items as well as a forecast model of upcoming System/Sub-System replacements will be imported into Company's work & asset management, capital forecasting and capital prediction software solutions as set forth on the applicable Order Form.

Value

By partnering with Company you not only gain the engineering expertise of Company's Service Providers; you also are provided with assurance that the data collected as a result of the facility condition assessment is properly integrated into your Company software applications. Company has successfully completed more than 800 projects ranging from Facility Condition Assessments, Asset Inventory Collection (including barcoding) and preventive maintenance schedule creation. Our methodology provides you with confidence to make better data, decision-making on both short-term and long-term capital investment needs of your organization.

Deliverables

All FCA's will include a deliverable containing the following items:

- Narrative report with descriptions of major systems and corresponding conditions
- Primary digital photos of key components and deficiencies are included in the narrative

- 20-year capital Reserve table with System/Sub-System replacement costs and dates
- Import of Systems-level detail into client's Company capital forecasting/prediction solution
- Import major Equipment Items into client's Company work & asset management solution.

Methodology and Approach

A Certified Company Service Provider will collect, document, and analyze the facilities assessment data to achieve the following:

- At the start of each building or facility assessment we will interview client's staff to understand what improvements have been made in the last three years, what improvements are planned in the next three years and known problems that may exist.
- Inventory all major building equipment including quantity, size, asset tag number, manufacturer, model and serial number.
- Identify deficient conditions in terms of deferred maintenance and building condition.
- Provide a reasonable cost analysis for the above-mentioned efforts.

- For single building projects, provide a report for the property that details the assessment data.
- For multi-building projects, data will be collected from every building in the portfolio. The narrative report will include an executive role up for all sites included with the service.

The field data collection will be performed at an individual and system level as described below:

1. Detailed data collection of individual equipment items will be captured to build an equipment inventory which will be imported into Company's work & asset management solution as defined in the Asset Inventory and System/Component table below.
2. A condition assessment of major building systems, including HVAC, Electrical, Plumbing, Roofing, Site Paving, Vertical Transportation, Structural and Building Envelope to be imported into Company's capital forecasting/prediction solution as defined in the Asset Inventory and System/Component table below.

1. HVAC equipment items only will also be tracked in the capital forecast or prediction solution as specific Sub-Systems. For these items, Make/Model/Serial Number will be captured and tracked in the Equipment Inventory, and the item will also be included as a Sub-System.
2. All other major Systems will be collected at the Systems Level in Company's capital forecasting solution as a general Sub-Systems.

Asset Inventory and Systems/Component Table

The following table defines the standard SOW that will be followed to capture the equipment data used to build the Equipment Inventory, which will be imported into the Work & Asset Management Solution as well as the System-Sub-System data used to build the Capital Reserve Table that will be imported into the capital forecasting or prediction solution.

Table Column Header Descriptions

Individual or System Level Capture

- Individual = Item will be collected individually
- System = Item will be grouped by system or sub-system, location will correspond to the associated building structure

Item Represented in Capital Forecasting or Prediction solution? Y/N

- No = Cost information related to individually captured items will be provided at a system or sub-system level only in capital forecasting or prediction solution

Included in Equipment Inventory? Y/N

- No = Item will not be setup in the work & asset management solution

*Items captured as a system will be setup as a single equipment inventory item so that work can be tracked against it.

Sub-System	Individual or System Level Capture	Item Represented in Capital Forecasting? (Y/N)	Included in Equipment Inventory? (Y/N)	Comments
Exterior Systems				

Sub-System	Individual or System Level Capture	Item Represented in Capital Forecasting? (Y/N)	Included in Equipment Inventory? (Y/N)	Comments
Exterior Doors	System Level	Yes	No	
Exterior Walls (Finish)	System Level	Yes	No	
Exterior Windows	System Level	Yes	No	
Roofing	System Level	Yes	No	
Electrical				
Automatic Transfer Switch	Individual	No	Yes	Make/Model/Serial number will be captured when available
Electric Door Systems	Individual	No	Yes	Exterior Doors Only
Emergency Generators	Individual	No	Yes	Must be Permanently Installed, does not include mobile units
Main Distribution Panels	Individual	No	Yes	Primary panel bringing utility into building only
Motor Control Centers	Individual	No	Yes	
Switchgear	Individual	No	Yes	
Transformers	Individual	No	Yes	Primary Service to Building (Must be Client Owned)
Breakers, switches or starters	Not Included in Service			
Individual light fixtures (emergency, exterior, etc.)	Not Included in Service			
Motors	Not Included in Service			
Portable Generators	Not Included in Service			

Sub-System	Individual or System Level Capture	Item Represented in Capital Forecasting? (Y/N)	Included in Equipment Inventory? (Y/N)	Comments
Secondary Electrical Panels	Not Included in Service			
VFDs	Not Included in Service			
Emergency Back-Up Lights	System Level	Yes	Yes	Cost model based upon building SQ FT cost
Lighted Exit Signs	System Level	Yes	Yes	
Equipment				
Commercial Laundry (washers, dryers)	Individual	No	Yes	
Commercial Trash Compactors	Individual	No	Yes	Client-Owned, Permanently-installed facility infrastructure units only
Residential Type Appliances, Shop Tools and Equipment	Not Included in Service			Residential Washer/Dryers, Refrigerators, Microwaves and Ranges Not Included
Exterior Enclosure				
Garage Door & Garage Door Opener	Individual	No	Yes	Commercial Type Garage Openers Only (Excludes Residential single care garage doors)
Fire Protection				
Eyewash / Safety Showers	Individual	No	Yes	Permanently Installed Items
Fire Pump	Individual	No	Yes	Main Fire Pump and Jockey Pumps greater than 1 HP
Main Fire Panel	Individual	No	Yes	
Fire valves, hydrants	Not Included in Service			Included in Alarm System SF Cost

Sub-System	Individual or System Level Capture	Item Represented in Capital Forecasting? (Y/N)	Included in Equipment Inventory? (Y/N)	Comments
Smoke detectors, horn strobes	Not Included in Service			Included in Alarm System SF Cost
AEDs	System Level	Yes	Yes	
Fire Alarm System	System Level	Yes	Yes	Barcode applied to Main Fire Panel
Fire Extinguishers	System Level	Yes	Yes	
Specialty Fire Suppression System	System Level	Yes	Yes	Kitchen-Style Suppression System
Sprinkler System	System Level	Yes	Yes	
HVAC				
Air Handling Units	Individual	Yes	Yes	Includes Rooftop and Ground
Boilers	Individual	Yes	Yes	
Building Automation System	Individual	Yes	Yes	
Chilled Water pumps	Individual	Yes	Yes	
Chillers	Individual	Yes	Yes	
Cooling Tower pumps	Individual	Yes	Yes	
Cooling Towers	Individual	Yes	Yes	
Deaerators	Individual	Yes	Yes	
Energy Recovery Units	Individual	Yes	Yes	
Exhaust Fans	Individual	Yes	Yes	Rooftop Only
Exhaust hoods	Individual	Yes	Yes	
Furnaces	Individual	Yes	Yes	Non-Residential

Sub-System	Individual or System Level Capture	Item Represented in Capital Forecasting? (Y/N)	Included in Equipment Inventory? (Y/N)	Comments
Heat Pumps	Individual	Yes	Yes	Make/Model/Serial number will be captured for both interior and exterior when accessible; otherwise it will be captured as one single cost and item
Hot Water pumps	Individual	Yes	Yes	
Make Up Air Units	Individual	Yes	Yes	
Package AC Units	Individual	Yes	Yes	Includes Rooftop and Ground
Split Systems	Individual	Yes	Yes	Ductless Split Systems will be captured as one single item. The barcode will be located on the exterior unit
Unit Heaters	Individual	Yes	Yes	
Fan Coil Units*	Individual	Yes	Yes	Included in the service and quantified based on client supplied data and/or drawings only. ***No visual capture**.
Unit Ventilators*	Individual	Yes	Yes	Included in the service and quantified based on client supplied data and/or drawings only. ***No visual capture**.
VAV Boxes*	Individual	Yes	Yes	Included in the service and quantified based on client supplied data and/or drawings only. ***No visual capture**.
Window Units	Not Included in Service			
Radiators	Not Included in Service			
Thermostatic Controls	Not Included in Service			
Interior Systems				

Sub-System	Individual or System Level Capture	Item Represented in Capital Forecasting? (Y/N)	Included in Equipment Inventory? (Y/N)	Comments
Interior Ceiling	System Level	Yes	No	
Interior Doors	System Level	Yes	No	
Interior Floor	System Level	Yes	No	
Interior Walls	System Level	Yes	No	
Kitchen				
Dishwashers	Individual	No	Yes	Commercial-Style, non-residential
Freezer (Walk In, Reach In)	Individual	No	Yes	
Grease Traps	Individual	No	Yes	Will not receive a barcode if barcoding services is included
Large Kitchen Equipment	Individual	No	Yes	Valued above $2,000
Oven, Stoves	Individual	No	Yes	
Refrigerator (Walk In, Reach In)	Individual	No	Yes	Commercial-Style, non-residential
Broilers, Grills, Fryers	Individual	No	Yes	Valued above $2,000
Counter Top Appliances	Not Included in Service			
Cutlery	Not Included in Service			
Tables, Racks	Not Included in Service			
Plumbing				
Domestic Hot Water Heaters	Individual	No	Yes	80 Gallons and Above. Does not include Instant Hot Water Heaters
Domestic Water Booster Pumps	Individual	No	Yes	1 HP and above

Sub-System	Individual or System Level Capture	Item Represented in Capital Forecasting? (Y/N)	Included in Equipment Inventory? (Y/N)	Comments
Hot Water Storage Tank	Individual	No	Yes	
Main Backflow Preventer	Individual	No	Yes	Includes Domestic and Fire Suppression
Sump Pumps	Individual	No	Yes	
Fixtures	System Level	Yes	No	
Filters	Not Included in Service			
Strainers	Not Included in Service			
Valves	Not Included in Service			
Site Improvements				
Drainage Systems	System Level	Yes	No	
Parking, Paving , Sidewalks	System Level	Yes	No	
Utilities	System Level	Yes	No	Under the floor, behind the wall related items – electrical distribution, Domestic water/sewer & HVAC Ductwork. Cost per sq. ft. estimation for replacement/rehab.
Vertical Transportation				
Dumb Waiter	Individual	No	Yes	
Elevators	Individual	No	Yes	
Escalators	Individual	No	Yes	

For the Equipment Items and Systems/Sub-Systems listed in the Asset Inventory and Systems/Component Table above, the following attributes will be captured as follows depending on whether the item is included in the Equipment Inventory and/or as a General or Specific System Component of the Capital Forecast or Capital Prediction solution:

	Work & Asset Management Data Population (Y/N)	Capital Forecasting Data Population (Y/N)	
Field Name	**Equipment Items**	**General Sub-System**	**Specific Sub-System**
Equipment Item Number	Y	N	Y* Corresponding Equipment Item Number will replace Sub-System ID
System-Component ID	N	Y	N* Corresponding Equipment Item Number will replace Sub-System ID
Site/Location/Building Name	Y	Y	Y
Description	Y	Y	Y
System/Sub-System	N	Y	Y
Classification/Type	Y	N	N
Unit of Measure	N	Y	Y
Quantity	N	Y	Y
Unit Cost	N	Y	Y
Manu/Model/Serial Numbers	Y	N	N* Will be included on Individual Equipment Record

	Work & Asset Management Data Population (Y/N)	Capital Forecasting Data Population (Y/N)	
Field Name	**Equipment Items**	**General Sub-System**	**Specific Sub-System**
Tag (if available)	Y	N	N
Date In Service (if available)	Y	Y	Y
Condition	Y	Y	Y
Estimated Replacement Cost	Y	Y	Y
Estimated Next Replacement Date	Y	Y	Y
Life Cycle	Y	Y	Y
Included in 20-year Capital Forecast?	N	Y	Y

Evaluation

At the conclusion of the assessment(s), the Company Service Provider will prepare reports as described above that include:

- A general description of the property and improvements and comment generally on observed conditions.
- Comments for components that are exhibiting deferred maintenance issues and provide estimates for "immediate" and "capital repair" costs based on observed conditions, available maintenance history and industry-standard useful life estimates. If applicable, this analysis will include the review of any available documents pertaining to capital improvements completed within the last three years, or currently under contract. The Company Service Provider shall also inquire about available maintenance records and procedures and interview current available on-site maintenance staff.
- A schedule for recommended replacement or repairs (schedule of priorities).
- Address critical repairs separately from repairs anticipated over the term of the analysis.
- A FCI index number for each building.
- A twenty year capital plan with an Executive Summary with graphic presentation of results to provide a quick, "user-friendly" summary of the property's observed condition and estimated costs assigned by category.

Cost Estimating

Each single building report will include an estimated cost for each System/Sub-System repair or replacement anticipated during the evaluation term. The capital needs analysis will be presented as an Excel-based cost table that includes a summary of the description of each component, the age and estimated remaining useful life, the anticipated year of repair or replacement, quantity, unit cost and total cost for the repair of each line item. A consolidated Capital Needs Analysis will be presented that includes all anticipated capital needs for all buildings.

In addition to the detailed description of the deficiencies, we will provide cost estimates for the deficiencies noted. The cost estimate for capital deficiencies will be based on the estimate for maintenance and repair. Project management costs, construction fees, and design fees will be derived using actual costs from previous projects, if available.

Company Service Providers use the ASTM Uniformat II system for categorization and a proprietary blend of national prevailing industry-standard cost models for cost estimating. Company also maintains and updates our cost estimating system with information received from the field. Through our construction monitoring work, we have current cost data from hundreds of in-progress construction and rehabilitation projects. This allows us to project costs based on local conditions and to maintain a cost database that in most cases is more current than published models.

Assumptions

- Average building square footage is greater than 10,000 sq. feet. If average square footage of all buildings to be included to receive the service is less than 10,000 sq. feet, custom pricing is needed.
- All buildings are located within one primary geographic zone/region (Example – School District, Higher Education, Main Campus, and Town). If multiple or scattered locations across the state are to receive the service a custom quote must be obtained. (Example – Multiple Higher Education Satellite Campuses locations, State Department Agencies)
- Residence Halls – A sampling would be based upon visits to approx. 20% of the rooms. When calculating the projected replacement cost of the in-residence items, these items will be treated as a system. A cost based upon the sampling will be generated for the system. Individual in-room collection of assets would not be provided, if desired a custom quote would be needed.
- Reconciliation of existing equipment in Company work & asset management solutions and updating of historical records will not be performed. If reconciliation is required this is subject to additional costs depending upon the amount of changes requested.
- Capture of Data plate information is subject to readily accessible, legible information plate.
- Company team members make final determination of whether areas housing assets are safely accessible for data collection.
- Company team members will not move assets or interfere with asset functionality to collect nameplate information.
- All Data on SOW is captured at the asset level – subcomponents of assets listed on the SOW will not be captured.
- Equipment not in service or identified as "Run-to-Fail" are excluded from data gathering service unless inventory is required for compliance purposes.

Client Responsibility

1. Client will provide the needed input, resources, and documentation to support the tasks of the service and associated timelines for delivery of the service.
2. Any data to be migrated from client drawings or spreadsheets has to be provided to the Company Service Provider within 15 business days of completion of onsite activity.
3. Client will review and provide any feedback related to data sent to them for review by Company Service Provider or Company within 15 business days or unless otherwise determined.
4. If Data is not reviewed within the 15 business day time period Company will assume that the Data provided by the Company Service Provider is approved and will load into the client's software.
5. Client will be responsible for scheduling and coordinating all meetings and interviews involving other teams, departments, management teams or other necessary resources required for the success of this project.
6. Client will provide adequate access to working facilities (i.e., access badge, parking pass), if specific authorization or clearance is required client will notify Company and/or Company Service Provider in advance of onsite.
7. Client will ensure that the Company Service Provider is granted accessibility to the facilities and/or systems required to conduct the necessary work defined in this SOW. If Company Service Provider is not granted access to all areas, this could result in missed information gathering and/or delays in implementation timelines. For Flat Roofs, this means providing the Company Service Providers with access to a ladder so that they are able to conduct a visual assessment.
8. Client will ensure that the Company Service Provider is granted accessibility to Company Software, for Clients with Connect Authenticate/Single Sign On this may require your Technology Team to setup the Company Service Provider in your organizations Identity Provider service.
9. Client will provide a knowledgeable escort for work defined in this SOW and access to personnel as necessary.
10. Reconciliation of existing equipment in Company work & asset management solutions and cleanup of historical records and/or data within the software is subject to additional costs depending upon the amount of changes requested.
11. Company is not responsible for reconciliation of portable or moveable assets after onsite collection is performed.
12. Addition of Equipment Barcode Tagging services must be purchased prior to onsite activity by the Company Service Provider and is not included in the Standard FCA SOW.

Milestone Billing - Invoice Schedule

Invoicing for the Facility Condition Assessment service will be provided as delivery milestones are completed for projects equal or greater than 154,000 square feet. Below is the schedule for the billing milestones and the related percentage.

Facility Condition Assessment Milestones	Description	Percentage
Mobilization	Project acquisition template set up, Vendor kickoff call with client, Travel arrangement costs; other miscellaneous pre-visit preparation	15%
On-Site Field Data Capture	Project launch meeting with client first day of onsite, acquisition of data to Scope of Work at all locations included in project, and closing meeting at end of onsite activity to confirm completion and review next step actions.	35%
Data Management	Data activity, including quality assurance and control that occurs after field work is completed to produce the data file.	35%
Report	Creation and delivery of final narrative reports (FCA), and data files (FCA/ Data Gathering) to client.	15%

*If project is greater than 1.5M Square feet additional milestones will be leveraged.

Equipment Inventory Barcoding Service

Purpose

The Equipment Inventory Barcoding Service works with your Brightly Work & Asset Management solution in conjunction with an "Equipment Inventory" (Data Gathering) or a Facility Condition Assessment (FCA) service offering.

Value

Barcoding identifies equipment by assigning a unique number to that equipment item which will then serve as an identifier in your Brightly Work & Asset Management system database allowing for easier identification and tracking of the item. The barcoding of equipment inventory occurs during the onsite equipment data gathering/ collection process.

Deliverables by Brightly to the Client include the following:

- Commercially produced weather resistant barcodes will be applied to the major pieces of equipment covered in the scope of work provided in the Data Gathering or Facility Condition Assessment services.
- Barcode numbers will be available for use at the time equipment inventory data is imported into your Brightly Work & Asset Management solution.

The Brightly Service Provider will make an effort to apply barcodes in a convenient location so the facility's maintenance staff can easily identify them. Based upon our professional expertise, we recommend the following –

- Application of the barcode shall be placed **next to the Data Plate of an Asset**. Placing barcodes in this location ensures that the barcode can be easily identified and associated to the asset in a CMMS software.

- If data plate is not present, or is inaccessible, the barcode will be placed in an accessible area that is easily seen by maintenance technicians, does not detract from the appearance of the equipment, isn't in danger of being tampered with, or will be otherwise destroyed through normal use and cleaning of the asset.

Assumptions

- Purchase of service is made prior to onsite activity. If onsite activity has been completed, custom pricing would be required as a revisit would be needed for the placement of the barcodes.
- For Asset Essentials Clients, determination of 1D (Standard) vs 2D (QR Codes) is required prior to onsite activity. URL creation along with QR code purchase and encoding is needed prior to onsite activity. If determination is not provided prior to onsite activity, 1D (Standard) barcodes will be used.

Invoice Schedule

Invoicing for the Barcoding Service will be provided upon completion of onsite activity at 100%.

Preventive Maintenance Schedule Creation

Purpose

Preventive Maintenance (PM) Schedule creation is a service offering provided in conjunction with an "Equipment Inventory" (Data Gathering) service or Facility Condition Assessment (FCA). PM Schedules will be generated off the equipment inventory collected by the Company Service Provider during either the Data Gathering or FCA service. The intent of this service is to identify needed procedures and inspections required to maintain facilities systems in safe, reliable and efficient condition.

Value

By leveraging Company's PM Schedule Creation service, Company clients are able to leverage and incorporate regular preventive maintenance best practices of their equipment. By performing regular or routine maintenance best practices, you ensure that your equipment is operating under safe and optimal conditions thus preventing the potential for downtime and shorter life expectancy.

Deliverables

All Preventive Maintenance Schedule Creation services include the following deliverables:

- Creation of PM Schedules for populating your Brightly Work & Asset Management solution
- Data population within Company Software. No report will be provided.

Methodology and Approach

Company Service Providers leverage multiple libraries of PM standards to create PM schedules. These standards are based upon prevailing national codes and standards such as ASTM, ASHRAE, NFPA and BOMA. Procedures related to performing the tasks within the schedule will include:

- Safety Points
- Tools Required
- Estimated Time to Complete Maintenance
- Step-by-step procedure to complete maintenance work order

Prior to the import or population within the Company Software, the Company Service Provider will:

- Review of PM Task Check-off Lists with Client
- Setup baseline PM schedules for the equipment inventory collected
- Work with the Client to determine PM Schedule assignment. Assignment includes setting up the appropriate Technician or contractor who will be performing the related PM tasks into the master import template to ensure that the routing of work flows accordingly in the Work & Asset Management Solution. Assignment will be made at the location or craft level. Anything above and beyond this level of assignment will be managed and maintained by the client within the software or require a custom scope of work for the Company Service Provider to deliver. For assignment to occur, the client must have the Technician or contractor created in the software prior to onsite activity.
- Work with the Client to determine the start date, frequency and load balancing based upon client staffing. If start dates cannot be determined or agreed upon within a timely manner, the PM Schedules will be loaded into the Client's Work & Asset Management solution as "Inactive".

Assumptions

- Client will provide feedback/review of PM Schedules within 15 business days of delivery from the Company Service Provider. If feedback/review of PM Schedules exceeds 30 business days, Company will provide a Deliveriable Acceptance Form to the client to complete review within 30 days. If feedback is not provided during this time period, Company will assume delivery of the service and import the PM schedules as "inactive" in the system. Company will provide training on how updates can be made within the software or perform mass updates if needed for a fee.
- Once PM Schedules are imported into the Company Work and Asset Management applications, any updates and/or alterations of those schedules need to be communicated to Company within 30 days. Company will only make updates related to the below items:

- Discontinuation of PM Schedules created with the service
- Alteration of frequency on existing schedules created with the service
- Alteration of start dates for the schedules created with the service

Otherwise, any revisions beyond this 30 day period will be the responsibility of the client to perform within the software or Company to perform at an additional fee.

- Reconciliation of existing PM Schedules in the client's account is subject to additional costs depending upon the number of active PM's and is not a part of the standard SOW.

Invoice Schedule

Invoicing for the PM Schedule Creation Service will be provided upon receipt of PM Schedule drafts at 100%

Order terms

- By accepting this Order, and notwithstanding anything to the contrary in any other purchasing agreement, Subscriber agrees to pay all relevant Subscription Fees for the full Subscription Term defined above.
- Payment terms: Net 30
- Billing frequency for Cloud Services will be Annual.

- The "Effective Date" of the Agreement between Subscriber and Company is the date Subscriber accepts this Order.
- This Order and its Offerings are governed by the terms of the Brightly Software, Inc. Master Subscription Agreement found at http://brightlysoftware.com/terms (http://brightlysoftware.com/terms) ("Agreement"), unless Subscriber has a separate written agreement executed by Brightly Software, Inc. ("Company") for the Offerings, in which case the separate written agreement will govern. Acceptance is expressly limited to the terms of the Agreement. No other terms and conditions will apply. The terms of any purchase order or similar Subscriber document are excluded and such terms will not apply to the Order and will not supplement or modify the Agreement irrespective of any language to the contrary in such document.
- To the extent professional services are included in the Professional Services section of this Order, the Professional Services Addendum found at http://brightlysoftware.com/terms (http://brightlysoftware.com/terms) is expressly incorporated into the Agreement by reference.

- During the Subscription Term, Company shall, as part of Subscriber's Subscription Fees, provide telephone and email support ("Support Services") during the hours of 8:00 AM and 6:00 PM EST, (8:00 am – 8:00 pm EST for Community Development Services) Monday through Friday ("Business Hours"), excluding Company Holidays.

- Company maintains the right to increase Subscription Fees within the Subscription Term by an amount not to exceed the greater of prices shown in the investment table or the applicable CPI and other applicable fees and charges every 12 months. Any additional or renewal Subscription Terms will be charged at the then-current rate.
- Acceptance of this Order on behalf of a company or legal entity represents that you have authority to bind such entity and its affiliates to the order, terms and conditions herein. If you do not have such authority, or you do not agree with the terms set forth herein, you must not accept this Order and may not use the Offerings.
- Proposal expires in sixty (60) days.

- Subscriber shall use reasonable efforts to obtain appropriation in the full amount required under this Order annually. If the Subscriber fails to appropriate funds sufficient to maintain the Offerings described in this Order, then the Subscriber may terminate the Offerings at no additional cost or penalty by giving prior written notice documenting such non-appropriation. Subscriber shall use reasonable efforts to provide at least thirty (30) days prior written notice of non-appropriation. Subscriber agrees non-appropriation is not a substitute for termination for convenience, and further agrees Offerings terminated for non-appropriation may not be replaced with functionally similar products or services prior to the expiration of the Services Term set forth in this Order. Subscriber will not be entitled to a refund or offset of previously paid, but unused Fees.

Additional information

- Prices shown above do not include any taxes that may apply. Any such taxes are the responsibility of Subscriber. This is not an invoice. For customers based in the United States, any applicable taxes will be determined based on the laws and regulations of the taxing authority(ies) governing the "Ship To" location provided by Subscriber. Tax exemption certifications can be sent to accountsreceivable@brightlysoftware.com (mailto:accountsreceivable@brightlysoftware.com).
- Billing frequency other than annual is subject to additional processing fees.
- Please reference Q-388874 on any applicable purchase order and email to Purchaseorders@Brightlysoftware.com (mailto:Purchaseorders@Brightlysoftware.com)
- Brightly Software, Inc. can provide evidence of insurance upon request.

Signature

Presented to:

Q-388874
December 22, 2023, 11:28:46 AM

Accepted by:

Brad Bark

Printed Name

Brad Bark (Jul 1, 2024 09:31 CDT)

Signed Name

Mayor

Title

Jul 1, 2024

Date

Signature: Cinda Hilger

Email: chilger@muscatineiowa.gov

City of Muscatine

ITEM NUMBER 2024-0415

AGENDA ITEM SUMMARY

DATE: 9/19/2024

STAFF

Andrew Fangman, Assistant Community Development Director

SUBJECT

Request to Allow for the Construction of the Muscatine Indoor Sports Complex to a Height of 119.5 Feet

EXECUTIVE SUMMARY

The design change necessary, and previously approved by City Council, to allow for regulation volleyball in the Muscatine Indoor Sports Complex, necessitates increasing the overall height of the structure. The engineering and design work to implement this has now been completed and the maximum height of the structure will be 119.5 feet above grade. To build a structure to this height, Section 10-26-1(B) of the City Code requires specific authorization by the City Council.

STAFF RECOMMENDATION

Staff recommends approval.

BACKGROUND/DISCUSSION

The City of Muscatine staff, the community design team and the engineering firm of ISG have developed plans and specifications for the Muscatine Indoor Sports Complex Project. On June 20, 2024, the Muscatine City Council adopted the resolution approving the plans, specifications, form of contract, cost estimate and setting the bid opening date. The proposed new complex will be located at the Muscatine Soccer West site directly across from the Muscatine Soccer Complex. The project will include the construction of an indoor, temperature-controlled, multi-use facility that will consist of a synthetic turf field and an inflatable year-round dome structure with restrooms and a concession area on site.

With the additional height approved as Alternate #1, the facility will be able to host regulation football, soccer, softball, baseball, pickleball, volleyball, and general group gatherings and events. On September 5, City Council approved an addendum to the Professional Services Agreement with ISG Engineering for the engineering and design work to implement this. The maximum height of the structure will now be 119.5 feet above grade. To build a structure to this height Section 10-26-1(B) of City Code requires specific authorization by City Council.

CITY FINANCIAL IMPACT

There is no financial impact of this request. However, not approving the increased height would require the height be reduced to maintain compliance with City Code.

ATTACHMENTS

City of Muscatine

ITEM NUMBER 2024-0416

AGENDA ITEM SUMMARY

DATE: 9/19/2024

STAFF

Brian Stineman, Public Works Director

SUBJECT

Resolution Approving a Contract and Bond with Kimrey Electric of Urbandale, Iowa in the Amount of $718,473.00 for the Airport Lighting Project.

EXECUTIVE SUMMARY

Resolution Approving a Contract and Bond with Kimrey Electric of Urbandale, Iowa in the Amount of $718,473.00 for the Airport Lighting Project.

STAFF RECOMMENDATION

Adopt the Resolution

BACKGROUND/DISCUSSION

At the April 18, 2024 City Council meeting, the council approved awarding the contract for runway lighting as described below to Kimrey Electric of Urbandale, Iowa in the amount of $718,473.00. This current action will approve the contract and bond for this project.

- Runway 12/30 will replace all edge and threshold lights with new LED lights and wiring.
- Taxiway Runway 12/30 will replace all edge and threshold lights with new LED lights and wiring.
- Taxiway ‘B’ will replace all edge lighting with new LED lights and wiring.
- Runway End Identifier Lights (REIL’s) are flashing strobes which locate the ends of the runway for pilots and will be replaced with new LED REIL’s.
- Precision Approach Path Indicators (PAPI’s) show pilots their elevation relative to the proper approach slope when on final approach for landing, and will receive new LED PAPI’s.

These two projects (lighting and PAPI’s/REIL’s) received separate grants, but design, bidding and construction have been combined for ease of construction and management.

Costs for this project construction related to replacement of Runway 12/30 and Taxiway 'B' Edge and Threshold Lighting and installation of PAPI and REIL systems on Runway 12/30 is funded at 90% by the Federal Aviation Administration (FAA). The City is responsible for the remaining 10% local match which has been allocated in future bond proceeds.

CITY FINANCIAL IMPACT

The City is responsible for the 10% local match which has been allocated in future bond proceeds.

ATTACHMENTS

1. airport lighting

SECTION 00500 - CONTRACT

Install Runway 12/30 Edge Lighting, Parallel Taxiway Edge Lighting, PAPIs and REILs
Muscatine Municipal Airport
Muscatine, Iowa

THIS CONTRACT, made and entered into at City Hall this ___day of ________ 24, by and between the City of Muscatine hereinafter called the "Jurisdiction", and Kimrey Electric, hereinafter called the "Contractor".

WITNESSETH:

The Contractor hereby agrees to complete the work comprising the Install Runway 12/30 Edge Lighting, Parallel Taxiway Edge Lighting, PAPIs and REILs as specified in the contract documents, which are officially on file with the Jurisdiction, in the office of the City Clerk, 215 Sycamore Street, Muscatine, Iowa 52761. This contract includes all such contract documents. All work under this contract shall be constructed in accordance with the FAA Standard Specifications, and as further modified by the Special Provisions, Technical Specifications and Supplemental Specifications included in said contract documents and the Contract Attachment which is attached hereto. The Contractor further agrees to complete the work in strict accordance with said contract documents, and to guarantee the work as required by law for the time required in said contract documents after its acceptance by the Jurisdiction.

This contract is awarded and executed for completion of the work specified in the contract documents for the bid prices shown on the Contract Attachment: Bid Items and Quantities which were proposed by the Contractor in its proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing for the following described improvements:

> Installation of edge lighting for Runway 12/30 and associated parallel taxiway and includes the installation of PAPIs and REILS on Runway 12/30

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of Seven Hundred Eighteen Thousand, Four Hundred Seventy-Three and 00/100 dollars ($718,473.00), which amount shall constitute the required amount of the performance bond and payment bond. The Contractor hereby agrees to commence work as stated in the written Notice to Proceed; and substantially complete the work the work in accordance with the following contract provisions:

CONTRACT PROVISIONS

A. Completion of Work

1. Completion of work is further defined in FAA General Contract Provisions, paragraph 80-08.

B. Liquidated Damage

1. Liquidated damages shall be in accordance with FAA General Contract Provisions, paragraph 80-08, and as further stated below:

Schedule	Liquidated Damages Cost	Allowed Construction Time
Phase 1 (Work outside of Runway 06/24 OFZ)	$500/ Calendar Day after expiration of contract time.	As prescribed in the Notice to Bidders
Phase 2 (Work requiring closure of the Airport due working inside Runway 06/24 OFZ)	$2,000 / Calendar Day after expiration of contract time.	As prescribed in the Notice to Bidders

Project Closeout (Punchlist Items and Documentation)	$250 / Calendar Day	Start Date is Final Inspection – 21 Calendar Days

2. In addition to the above-mentioned liquated damages, the contractor also agrees to reimburse the owner, by a reduction in the final payment due to the contractor, an amount equal to the additional charges for engineering services incurred due to the continuance of work beyond the specified allotted contract completion date, working days or calendar days.

C. Maintenance Bond & Warranty

1. To remedy any and all defects that may develop in or result from work to be performed under the Contract with the City of Muscatine, from the date of acceptance of the work under the Contract, by reason of defects in workmanship or materials used in construction of said work.

2. Shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of one (1) year from and after acceptance of the work.

D. Bid Quantity Revisions

1. All quantities are estimates and subject to revision by the Jurisdiction.

2. Quantity changes are subject to the requirements of FAA General Provisions Section 20, paragraph 20-05 and Section 40, paragraph 40-02.

CONTRACTOR'S CERTIFICATIONS

A. The Contractor understands and agrees that all certifications made by the Contractor within the Proposal shall apply under this Agreement as if fully rewritten herein. The Contractor further certifies the following;

1. <u>Certification of Eligibility</u> (29 CFR Part 5.5)

a. By Entering into this contract, the CONTRACTOR certifies that neither he or she nor any person or firm who has an interest in the CONTRACTOR'S firm is a person or firm ineligible to be awarded Government contracts by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1);

b. No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1);

c. The penalty for making false statements is prescribed in the U.S. Criminal Code 18 U.S.C.

2. <u>Certification of Non-Segregated Facilities</u> (41 CFR Part 60-1.8)

a. The federally assisted construction CONTRACTOR, certifies that it <u>does not</u> maintain or provide, for its employees, any segregated facilities at any of its establishments and that it does not permit its employees to perform their services at any location, under its control, where segregated facilities are maintained. The BIDDER certifies that it <u>will not</u> maintain or provide, for its employees, segregated facilities at any of its establishments and that it will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The Bidder agrees that a breach of this certification is a violation of the Equal Opportunity Clause, which is to be incorporated in the contract.

As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, restrooms, and washrooms, restaurants and other eating areas, timeclocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated on the basis of race, color, religion, or national origin because of habit, local custom, or any other reason. The Bidder agrees that (except where it has obtained identical certifications from proposed subcontractors for specific time periods) it will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding $10,000 which are not exempt from the provisions of the Equal Opportunity Clause and that it will retain such certifications in its files.

IN WITNESS WHEREOF, the Parties hereto have executed this instrument, in triplicate on the date first shown written.

JURISDICTION: City of Muscatine

By

Brad Bark, Mayor

ATTEST:

Printed/Typed Name

Title

CITY OF MUSCATINE, IOWA
CHARTERED 1851

CONTRACTOR:

Kimrey Electric
Company Name

By
Signature of Representative

Dean Kimrey
Printed/Typed Name of Representative

Owner
Title:

4862 84th Street
Street Address

Urbandale, IA 50322
City, State, Zip Code

(515) 229-0034
Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION TO BE PROVIDED BY:

1. All Contractors: The Contractor has provided its Public Registration No. C1239-55 issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code.

NOTE: All signatures on this contract must be original signatures in ink; electronic, copies or facsimile of any signature will not be accepted.

INDIVIDUAL ACKNOWLEDGMENT

State of **Iowa**)

) SS

Dallas County)

On this 30th day of August, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Dean Kimrey to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that (he) (she) (they) executed the instrument as (his) (her) (their) voluntary act and deed.

NOTARIAL SEAL IOWA
KATE ZANDERS
Commission Number 845116
My Commission Expires
January 11, 2026

Signature Kate Zanders

Notary Public in and for the State of Iowa

My commission expires January 11 20, 26

CONTRACT ATTACHMENT: ITEM 1: GENERAL - None

CONTRACT ATTACHMENT: ITEM 2: BID ITEMS AND, QUANTITIES

THIS CONTRACT IS AWARDED AND EXECUTED FOR COMPLETION OF THE WORK SPECIFIED IN THE CONTRACT DOCUMENTS FOR THE BID PRICES TABULATED BELOW AS PROPOSED BY THE CONTRACTOR IN ITS PROPOSAL SUBMITTED IN ACCORDANCE WITH NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING. ALL QUANTITIES ARE SUBJECT TO REVISION BY THE JURISDICTION. THE JURISDICTION RESERVES THE RIGHT TO ADJUST QUANTITIES AS NECESSARY TO MAXIMIZE FUNDS BUDGETED FOR THIS PROJECT AS NOTED IN SECTION 00500 – CONTRACT

BASE BID

Line No.	Description	Unit	Qty	Unit Price	Amount
1	MOBILIZATION	LS	1	$72,400.00	$72,400.00
2	TRAFFIC CONTROL	LS	1	$9,000.00	$9,000.00
3	CONSTRUCTION SURVEY	LS	1	$4,000.00	$4,000.00
4	21" RCP STORM SEWER	LF	16	$320.00	$5,120.00
5	21" RCP FLARED END SECTION	EA	1	$4,100.00	$4,100.00
6	SEEDING FERTILIZING AND MULCHING	LS	1	$3,500.00	$3,500.00
7	NO. 8 AWG 5KV, L-824, TYPE C CABLE, INSTALLED IN TRENCH, DUCT BANK OR CONDUIT	LF	25,350	$2.40	$60,840.00
8	NO. 6 AWG, SOLID, BARE COPPER COUNTERPOISE WIRE, INSTALLED IN TRENCH OR ABOVE THE DUCT BANK OR CONDUIT, INCLUDING CONNECTIONS/TERMINATIONS & GROUND RODS	LF	18,200	$2.60	$47,320.00
9	NO. 4 AWG, 600V, THWN CABLE, INSTALLED IN TRENCH, DUCT BANK OR CONDUIT	LF	6,000	$3.40	$20,400.00
10	NO. 4 AWG, 600V EQUIPMENT GROUND, THWN CABLE, INSTALLED IN TRENCH, DUCT BANK OR CONDUIT	LF	3,000	$3.40	$10,200.00
11	L-828, CONSTANT CURRENT REGULATOR, CLASS 1, STYLE 1, 10 KW, FERRORESONANT	EA	2	$15,300.00	$30,600.00
12	REMOVE EXISTING REGULATOR	EA	2	$500.00	$1,000.00
13	NON-ENCASED 2" PVC/HDPE CONDUIT	LF	21,955	$3.20	$70,256.00
14	2" PVC/HDPE CONDUIT, DIRECTIONALLY BORED	LF	270	$26.00	$7,020.00
15	(2) 2" PVC/HDPE CONDUIT, DIRECTIONALLY BORED	LF	225	$29.00	$6,525.00
16	L-867 ELECTRICAL HANDHOLE, SIZE B, 24" DEEP	EA	6	$720.00	$4,320.00
17	L-867 ELECTRICAL HANDHOLE, SIZE D, 24" DEEP	EA	5	$960.00	$4,800.00
18	L-861 (L) MIRL, 24" TALL, BASE MOUNTED RUNWAY EDGE LIGHT	EA	39	$1,030.00	$40,170.00
19	L-861 SE (L) MITL, 24" TALL, BASE MOUNTED RUNWAY THRESHOLD/END LIGHT	EA	16	$1,340.00	$21,440.00
20	L-861 T (L) MITL, 24" TALL, BASE MOUNTED TAXIWAY EDGE LIGHT	EA	122	$1,070.00	$130,540.00
21	L-858 (L) GUIDANCE SIGN, SIZE 1, DOUBLE FACE	EA	3	$4,100.00	$12,300.00
22	L-849I (L), STYLE E, REIL SYSTEM	SET	2	$16,200.00	$32,400.00
23	L-880V (L), STYLE A, CLASS 2, 4-BOX PAPI SYSTEM	SET	2	$40,400.00	$80,800.00
24	SPARE PARTS	LS	1	$5,200.00	$5,200.00
25	REMOVE GUIDANCE SIGN	EA	11	$800.00	$8,800.00
26	DEMOLITION AND REMOVAL OF EXISTING EDGE LIGHTING SYSTEM	LS	1	$18,000.00	$18,000.00
27	DEMOLITION AND REMOVAL OF EXISTING REIL	SET	2	$800.00	$1,600.00
28	DEMOLITION AND REMOVAL OF EXISTING PAPI	SET	2	$3,200.0	$6,400.00
			TOTAL - BASE BID		**$719,051.00**

ALTERNATE A - 2 BOX PAPI SYSTEM

Line No.	Description	Unit	Qty	Unit Price	Amount
A1	DEDUCT - L-880V (L), STYLE A, CLASS 2, 4-BOX PAPI SYSTEM	SET	2	$(40,400.00)	$(80,800.00)
A2	ADD - L-881V (L), STYLE A, CLASS 2, 2-BOX PAPI SYSTEM	SET	2	$26,900.00	$53,800.00
	TOTAL - ALTERNATE A				**$(27,000.00)**

ALTERNATE B - EXIT SIGNS IN LIEU OF DOUBLE TAXIWAY LIGHTS

Line No.	Description	Unit	Qty	Unit Price	Amount
B1	ADD - NO. 8 AWG 5KV, L-824, TYPE C CABLE, INSTALLED IN TRENCH, DUCT BANK OR CONDUIT	LF	400	$2.40	$960.00
B2	ADD - NON-ENCASED 2" PVC/HDPE CONDUIT	LF	200	$3.20	$640.00
B3	DEDUCT - L-861 T (L) MITL, 24" TALL, BASE MOUNTED TAXIWAY EDGE LIGHT	EA	4	$(1,070.00)	$(4,280.00)
B4	ADD - L-858 (L) GUIDANCE SIGN, SIZE 1, SINGLE FACE	EA	5	$2,600.00	$13,000.00
B5	ADD - L-858 (L) GUIDANCE SIGN, SIZE 1, DOUBLE FACE	EA	2	$4,100.00	$8,200.00
	TOTAL - ALTERNATE B				**$18,520.00**

ALTERNATE C - SUPPLEMENTAL WINDCONE

Line No.	Description	Unit	Qty	Unit Price	Amount
C1	L-806 (L) LED, STYLE I-B, SIZE 1, SUPPLEMENTARY WIND CONE AND BASE, IN PLACE	EA	1	$6,100.00	$6,100.00
C2	ADD - NO. 8 AWG 5KV, L-824, TYPE C CABLE, INSTALLED IN TRENCH, DUCT BANK OR CONDUIT	LF	340	$2.40	$816.00
C3	ADD - NO. 6 AWG, SOLID, BARE COPPER COUNTERPOISE WIRE, INSTALLED IN TRENCH OR ABOVE THE DUCT BANK OR CONDUIT, INCLUDING CONNECTIONS/TERMINATIONS & GROUND RODS	LF	170	$2.60	$442.00
C4	ADD - NON-ENCASED 2" PVC/HDPE CONDUIT	LF	170	$3.20	$544.00
	TOTAL - ALTERNATE C				**$7,902.00**

GRAND TOTAL - BASE BID and ALTERNATE A, B AND C	**$718,473.00**

SECTION 00610 - PERFORMANCE BOND

		Bond Number **101219349**
PRINCIPAL *(Legal Name and Business Address)* **Kimrey Electric** **4862 84th Street, Urbandale, IA 50322**	STATE OF INCORPORATION **Iowa**	
SURETY *(Legal Name and Business Address)* **Merchants Bonding Company (Mutual)** **P.O. Box 14498, Des Moines, IA 50306-3498**	CONTRACT NO.	CONTRACT DATE

PENAL SUM OF BOND *(Expressed in words and numerals)*

Seven Hundred Eighteen Thousand Four Hundred Seventy-three & 00/100 ($718,473.00)

OBLIGATION

KNOW ALL PERSONS BY THESE PRESENTS, that the above-named PRINCIPAL, hereinafter referred to and called CONTRACTOR, and the above-named SURETY hereby bind themselves unto The City of Muscatine, 215 Sycamore Street, Muscatine, Iowa as OBLIGEE, hereinafter referred to and called OWNER, in the penal sum stated above, in lawful money of the United States of America to be paid to OWNER. For payment of the penal sum, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS,

CONTRACTOR has entered into the written contract agreement identified hereinabove with the OWNER for the following project:

Project Name: Install Runway 12/30 Edge Lighting, Parallel Taxiway Edge Lighting, PAPIs and REILs

Project Location: Muscatine Municipal Airport, Muscatine, Iowa

which said contract and associated contract documents, including any present or future amendment thereto, is incorporated herein by reference and is hereinafter referred to as the Contract.

CONDITION

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if CONTRACTOR shall promptly and faithfully perform all undertakings, covenants, terms, conditions and agreements of the Contract during the original term of the Contract and any extensions thereof that are granted by the OWNER, with or without notice to the SURETY, and during the period of any guarantee or warranties required under the Contract, and if CONTRACTOR shall perform and fulfill all undertakings, covenants, terms, conditions and agreements of any and all duly authorized modifications of the Contract that hereafter are made, then this obligation shall be void; otherwise it shall remain in full force and effect subject to the following additional conditions:

1. SURETY, for value received, hereby stipulates and agrees that no change, extension of time, modification, omission, addition or change in or to the Contract, or the work performed thereunder or the specifications accompanying the same, shall in any way affect the SURETY'S obligation on this bond; and SURETY hereby agrees to waive notice of any and all such extensions, modifications, omissions, alterations, and additions to the terms of the Contract, work or specifications.
2. Whenever CONTRACTOR shall be and declared by the OWNER to be in default under the Contract, the Surety shall promptly and at the SURETY'S expense remedy the default by implementing one or more of the following actions:

a. Arrange for the CONTRACTOR, with consent of the OWNER, to perform and complete the Contract; or

b. Undertake to perform and complete the Contract itself, through its agents or through independent contractors; or

c. Obtain bids or negotiated proposals from qualified contractors acceptable to the OWNER for a contract for performance and completion of the Contract; arrange for a contract to be prepared for execution by the OWNER and the contractor selected with the OWNER'S concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the Bonds issued on the Contract; and make available as work progresses (even though there should be a default or a succession of defaults under the contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the contract price; but not exceeding, including other costs and damages for which the Surety may be liable hereunder, the penal sum of the bond. The term "balance of the contract price", as used in this paragraph, shall mean the total amount payable by OWNER to CONTRACTOR under the Contract and any amendments thereto, disbursed at the rate provided in the original contract, less the amount properly paid by OWNER to CONTRACTOR.

d. With written consent of the OWNER, SURETY may waive its right to perform and complete, arrange for completion or obtain a new contractor and with reasonable promptness, investigate and determine the amount the SURETY is liable to the OWNER and tender payment therefor to the OWNER.

3. CONTRACTOR and SURETY agree that if in connection with the enforcement of this Bond, the OWNER is required to engage the services of an attorney, that reasonable attorney fees incurred by the OWNER, with or without suit, are in addition to the balance of the contract price.

4. No right of action shall accrue on this bond to or for the use of any person or corporation other than the OWNER named herein or the successors or assigns of the OWNER.

WITNESS

In witness whereof, this instrument is executed this the 19th day of September 2024.

INDIVIDUAL PRINCIPAL:

Company Name: Kimrey Electric

Signature:

Name: Dean Kimrey

Title: Owner

CORPORATE PRINCIPAL:

ATTEST:

Signature: ______________________

Name: ______________________

Title: ______________________

(Affix Corporate Seal)

Corporate Name: ______________________

Signature: ______________________

Name: ______________________

Title: ______________________

SURETY:

ATTEST:

Signature:

Name: Sara Huston

Title: Witness-as-to-Surety

(Affix Seal)

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

Surety Name: Merchants Bonding Company (Mutual)

Signature:

Name: Grace Dickinson

Title: Attorney-in-Fact

(Attach Power of Attorney)

OWNER ACCEPTANCE

The OWNER approves the form of this Performance Bond.

Date: ______________________

Signature: ______________________

Name: ______________________

Title: ______________________

ATTEST:

Signature: ______________________

Name: ______________________

Title: ______________________

(Affix Seal)

SECTION 00620 - PAYMENT BOND

Bond Number
101219349

PRINCIPAL *(Legal Name and Business Address)*	STATE OF INCORPORATION	
Kimrey Electric **4862 84th Street, Urbandale, IA 50322**	**Iowa**	
SURETY *(Legal Name and Business Address)*	CONTRACT NO.	CONTRACT DATE
Merchants Bonding Company (Mutual) **P .O Box 14498, De sMoine $ IA 50306-3498**		9/19/2024

PENAL SUM OF BOND *(Expressed in words and numerals)*

Seven Hundred Eighteen Thousand Four Hundred Seventy-three & 00/100 ($718,473.00)

OBLIGATION

KNOW ALL PERSONS BY THESE PRESENTS, that the above-named PRINCIPAL, hereinafter referred to and called CONTRACTOR, and the above-named SURETY hereby bind themselves unto The City of Muscatine, 215 Sycamore Street, Muscatine, Iowa as OBLIGEE, hereinafter referred to and called OWNER, in the penal sum stated above, in lawful money of the United States of America to be paid to OWNER. For payment of the penal sum, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS,

CONTRACTOR has entered into the written contract agreement identified hereinabove with the OWNER for the following project:

Project Name: Install Runway 12/30 Edge Lighting, Parallel Taxiway Edge Lighting, PAPIs and REILs

Project Location: Muscatine Municipal Airport, Muscatine, Iowa

which said contract and associated contract documents, including any present or future amendment thereto, is incorporated herein by reference and is hereinafter referred to as the Contract.

CONDIT ION

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if CONTRACTOR shall promptly make payment to all employees, persons, firms or corporations for all incurred indebtedness and just claims for labor, supplies, materials and services furnished for or used in connection with the performance of the Contract, then this obligation shall be void; otherwise it shall remain in full force and effect subject to the following additional conditions:

1. CONTRACTOR and SURETY indemnify and hold harmless the OWNER for all claims, demands, liens or suits that arise from performance of the Contract
2. SURETY, for value received, hereby stipulates and agrees that no change, extension of time, modification, omission, addition or change in or to the Contract, or the work performed thereunder or the specifications accompanying the same, shall in any way affect the SURETY'S obligation on this bond; and SURETY hereby agrees to waive notice of any and all such extensions, modifications, omissions, alterations, and additions to the terms of the Contract, work or specifications.
3. No final settlement between the OWNER and the CONTRACTOR shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.
4. The amount of this bond shall be reduced by and to the extent of any payments made in good faith hereunder.

5. Amounts owed by the OWNER to the CONTRACTOR under the Contract shall be used for the performance of the Contract and to satisfy claims, if any, under any Performance Bond. By the CONTRACTOR furnishing and the OWNER accepting this Bond, they agree that all funds earned by the CONTRACTOR in the performance of the Contract are dedicated to satisfy obligations of the CONTRACTOR and the SURETY under this Bond, subject to the OWNER'S priority to use the funds for the completion of the project.

WITNESS

In witness whereof, this instrument is executed this the 19th day of September, 2024.

INDIVIDUAL PRINCIPAL:

Company Name: Kimrey Electric

Signature: Dean Kimrey

Name: Dean Kimrey

Title: Owner

CORPORATE PRINCIPAL:

ATTEST:

Signature: ____________________

Name: ____________________

Title: ____________________

(Affix Corporate Seal)

Corporate Name: ____________________

Signature: ____________________

Name: ____________________

Title: ____________________

SURETY:

ATTEST:

Signature: Sara Huston

Name: Sara Huston

Title: Witness-as-to-Surety

(Affix Seal)

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED 1933

Surety Name: Merchants Bonding Company (Mutual)

Signature: Grace Dickinson

Name: Grace Dickinson

Title: Attorney-in-Fact

(Attach Power of Attorney)

OWNER ACCEPTANCE

The OWNER approves the form of this Performance Bond.

Date: ____________________

Signature: ____________________

Name: ____________________

Title: ____________________

ATTEST:

Signature: ____________________

Name: ____________________

Title: ____________________

(Affix Seal)

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Alissa Cahalan; Anne Crowner; Austin Muehlschlegel; Bailey Beach; Ben Williams; Brian J Oestreich; Brian M Deimerly; Cameron M Burt; Colby D White; Craig E Hansen; D Gregory Stitts; Dione R Young; Donald E Appleby; Douglas Muth; Ginger Hoke; Grace Dickinson; Grace Rasmussen; Graydon Dotson; Greg Krier; Jamie Gifford; Jay D Freiermuth; Jennifer Marino; Jessica Jean Rini; Jessie Allen; Joe Tiernan; John Cord; Joseph Cardinal; Joshua R Loftis; Kate Zanders; Keeton Welch; Kristine M Becks; Mark R DeWitt; Mark Sweigart; Mary Ashley Allen; Melinda C Blodgett; Michelle Morrison; Michelle R Gruis; Nathan Weaver; Nicole Stillings; R C Bowman; Rachel Thomas; Sandra M Engstrum; Sara Huston; Sarah C Brown; Seth D Rooker; Taylor Fogle; Ted Jorgensen; Tim McCulloh; Todd Bengford

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 27th day of August, 2024

MERCHANTS NATIONAL BONDING, INCORPORATED -o- 2003 INC.

MERCHANTS BONDING COMPANY INCORPORATED -o- 1933 (MUTUAL)

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor

President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 27th day of August 2024, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA
Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 19th day of September, 2024.

MERCHANTS NATIONAL BONDING, INCORPORATED -o- 2003 INC.

MERCHANTS BONDING COMPANY INCORPORATED -o- 1933 (MUTUAL)

Secretary

POA 0018 (6/24)

City of Muscatine

ITEM NUMBER 2024-0417

AGENDA ITEM SUMMARY

DATE: 9/19/2024

STAFF

Brian Stineman, Public Works Director

SUBJECT

Request to Submit a Grant Application for Railroad Crossing Elimination Program

EXECUTIVE SUMMARY

Request to Submit a Grant Application for Railroad Crossing Elimination Program

STAFF RECOMMENDATION

Approve the request

BACKGROUND/DISCUSSION

In July of 2024, the Federal Government posted the notice of funding opportunity (NOFO) for the Railroad Crossing Elimination Program (RCE). This is a combined NOFO for FY23 and FY24 and provides a total of $1.15 billion in funding. Just over $38 million is set aside for planning projects, and the Federal Railroad Administration (FRA) indicates they are specifically focused on planning projects seeking to advance one or more grade separations. In addition, $229 million is set aside for projects in rural or tribal lands, and $11 million of that is for counties with fewer than 20 residents per square miles. Applications are due September 23, 2024.

The City of Muscatine and the Community Foundation of Muscatine are working to create a grant application for a planning project to construct a grade separation at Dick Drake Way. With council approval, this application will be submitted by the deadline.

The estimated amount of the grant request will be $1,0001,500. The local match from the city will be 20% of that amount or $200,300. Applying for the grant does not obligate us to spend any funds at this time. Council will have to approve the grant award before any expenditures are made.

CITY FINANCIAL IMPACT

There will be a 20% local match if funding is awarded. This funding would come from CPKC settlement funds.

ATTACHMENTS