



City of Muscatine

CITY COUNCIL

Thursday, April 17, 2025

Brad Bark, Mayor

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

Angie Lewis, At Large
Matt Conard, At Large
Matt Mardesen, City Administrator
Cinda Hilger, City Clerk
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.

April 17, 2025, 6:00 PM

AGENDA

1. CALL TO ORDER
2. INVOCATION- Ray Oehme, Vineyard Church
3. ROLL CALL
4. PLEDGE OF ALLEGIANCE
5. FROM THE MAYOR

A. Arbor Day Proclamation

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

7. **COMMUNICATIONS - CITIZENS**

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

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

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

10. *** REVIEW AND POTENTIAL VOTE TO APPROVE MINUTES**

- A. April 3, 2025, City Council Special Meeting Minutes
- B. April 3, 2025 City Council Regular Meeting Minutes
- C. April 10, 2025 City Council In-Depth Meeting Minutes

11. *** PETITIONS AND COMMUNICATIONS**

- A. Request to Approve Application for Commercial/Industrial Tax Abatement - Best Samwich Stores, Inc.
- B. Request for Road Closure for Sewer Repairs at 1022 Lombard Street
- C. Request for Road Closure for Sewer and Water Line Replacement to 210 Pond Street
- D. Request for renewal of a Special Class "C" Retail Alcohol License for Salvatores by Papa Reno & Family, 313 East 2 nd Street – Salvatores By Papa Reno & Family LLC (pending inspections)
- E. Request for renewal of a Class "B" Retail Alcohol License for Dollar General #18711, 3614 Grandview Avenue – Dolgencorp, LLC (pending inspections)
- F. Request for renewal of a Class "E" Retail Alcohol License for Wal-Mart Supercenter #559, 3003 North Highway 61 – Walmart, Inc. (pending inspections)
- G. Request for renewal of a Special Class "C" Retail Alcohol License for Hong Kong Buffet Inc., 2406 Park Avenue – Hong Kong Buffett Inc. (pending inspections and insurance)

- H. Request for Use of City Property from Sarah Axtell with McKinley Elementary School for the 2nd Annual Block Party to be held on May 2, 2025.

12. * COMMUNICATION – RECEIVE AND FILE

- A. March 31, 2025 Muscatine County Board of Supervisors Meeting Minutes
- B. April 7, 2025 Muscatine County Board of Supervisors Meeting Minutes

13. * PURCHASE ORDERS AND AGREEMENTS

- A. Request to Approve the Issuance of a Purchase Order to Rehrig Pacific Company, in the Amount of \$14,335.00, for the Purchase of 225-95 Gallon Refuse Carts.
- B. Request to Approve the Issuance of a Purchase Order in the Amount of \$19,500.00, to Crawford Company, for the installation of the Houser Lift Station Bypass Project.
- C. Request to Approve the Issuance of a Purchase Order in the Amount of \$3,419.22, to Johnson H2O Equipment, Inc., for Well Abandonment at the Construction & Demolition Landfill.
- D. Request to Approve the Issuance of a Purchase Order to Wrightway Trailers, in the Amount of \$7,074.00, for an Enclosed Trailer for Litter Collection.
- E. Request to Approve the Issuance of a Purchase Order in the Amount of \$11,685.00, to Neptune Flotation, for the Purchase of Marina Dredge Hose Floats.

14. * APPROVAL OF BILLS

It is recommended bills totaling \$3,740,441.39, 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. April 17, 2025 Bills for Approval

15. PUBLIC HEARING

- A. Public Hearing for the City of Muscatine Transit (Muscabus) Annual Application for State and Federal Transit Funds Through the Consolidated Funding Application.
- B. Public Hearing Regarding the Muscatine Municipal Housing Agency's 2025-2029 5-Year Plan, 2025 Annual Plan and Capital Fund Program.
- C. Public Hearing on the Proposed Amendment #1 to the City Budget for Fiscal Year 2024/2025.
- D. Public Hearing on the Proposed City Budget for Fiscal Year 2025/2026 (Public Hearing #2)

- E. Public Hearing on the Proposed Development Agreement with Lumber Lofts, LLC, (BTS) including Annual Appropriation Tax Increment Payments.
- F. Public Hearing on the Disposition of Certain Real Property Situated Within the Consolidated Muscatine Urban Renewal Area.

16. BOARDS AND COMMISSIONS

17. FROM THE CITY ADMINISTRATOR

- A. Resolution to Approve Federal and State Transit 2026 Consolidated Funding Application. (Public Hearing A)
- B. Resolution to Approve 2025 Annual Plan and Capital Fund Program and to Adopt the Muscatine Municipal Housing Agency's 2025-2029 5-Year Plan. (Public Hearing B)
- C. Resolution Approving Amendment #1 to the City Budget for Fiscal Year 2024/2025, and Authorizing the Mayor and City Clerk to Sign the Record of Hearing and Adoption of Budget Amendment #1 in the form required by the Iowa Department of Management. (Public Hearing C)
- D. Resolution Adopting the City of Muscatine Budget for the Fiscal Year Ending June 30, 2026. (Public Hearing D)
- E. Resolution Approving Development Agreement with Lumber Lofts, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement.(Public Hearing E)
- F. Resolution Approving Disposition of City-Owned Property in the Consolidated Muscatine Urban Renewal Area (910 E 2nd Street, Hawkeye Lumber Yard) (Public Hearing F)
- G. Third and Final Reading of an Ordinance Amending Title 8, Chapter 1, Section 4 of City Code to Mirror the State Historic Building Code.
- H. Second Reading of an Ordinance Amending Title 10, Chapter 26, Section 2 of City Code to Promote Residential Infill by Relaxing Side-Yard Setback Requirements for Certain Preexisting Very Narrow Residential Parcels.
- I. Second Reading of an Ordinance Amending Title 8, Chapter 1, Section 4 and Title 8, Chapter 10, Section 2 of the City Building Code that Would Remove the Need for the Submission of Engineered Plans for Post-Framed Buildings that are Less 1,440 Square Feet in Size.
- J. Request to Approve Waiving the Third Reading and Approving an Ordinance on Second and Final Reading Amending Title 3, Chapter 5, Section 10 of the City Code to Allow for the Sale and Consumption of Alcoholic Beverages at the MUSCO Sports Center.

- K. A Resolution Awarding Contract to D.W. Zinser, in the Amount of \$14,950.00, for the Demolition and/or Salvage of the Buildings Located at 911 East 2nd Street.
- L. A Resolution Deeding Vacated Right of Way to an Adjacent Property Owner- 1719 Pearlview and 1715 Pearlview
- M. A Resolution Deeding Vacated Right of Way to Adjacent Property Owners-607 VanBuren Street
- N. Resolution Awarding a Contract for the West Hill Sewer Separation Phase 6D to KE Flatwork of Eldridge, Iowa in the Amount of \$4,263,028.47.
- O. Resolution Awarding a Contract for Rehabilitation of Underground Pipes with Cured-in-Place Pipe-Liner to Visu-Sewer, LLC for an Amount Not to Exceed \$125,482.00.
- P. Resolution Accepting Bid And Authorizing The Award Of Contract, Contingent Upon The Receipt And Execution Of Grant Agreement With The Federal Aviation Administration And Approving An Application For Federal Aviation Funding Assistance For The Snow Removal Acquisition Improvements Project At The Muscatine Municipal Airport.
- Q. Request to Approve the Submission of a Grant Application to the Iowa DNR for the Purchase of a Disc Screener for the Compost Site.
- R. Request to Approve Setting the Dates for the 2025 Free Tire and Electronics Drop Off Weeks at the Transfer Station.
- S. Request to Approve a Request From 76 Township Trustees To Expand The Muscatine Fire Department Ambulance Coverage For The Entire 76 Township.
- T. Request to Enter Into a Five-Year Contract with Braun's Excavating, LLC., in the amount of \$41,760.00 a month, for the Operations at the Muscatine County Landfill.
- U. Request to Approve Declaration of Items as Surplus, and Authorize Sale of Items at Public Surplus Auction.
- V. Request to Approve the Issuance of a Purchase Order in the Amount of \$120,000.00, to Nutri-ject Systems, Inc. for the Cleaning of the Anaerobic Digesters at the Water and Resource Recovery Facility.
- W. Request to Approve the FY26 Contract with the Community Foundation of Greater Muscatine for \$27,500.00 to support the Community Grant Writer Position
- X. Request to Approve Change Order Number 4 for the Downtown Revitalization Project in the amount of \$10,667.90.
- Y. Request to Approve the Issuance of a Purchase Order in the Amount of \$98,874.93, to Donald Consulting from Muscatine, Iowa, for the MUSCO Sports Center Security Camera, PA and Network System.

18. MAYOR AND COUNCIL REPORTS

19. ADJOURNMENT

PROCLAMATION

ARBOR DAY

- WHEREAS,** in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and
- WHEREAS,** this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and Arbor Day is now observed throughout the nation and the world; and
- WHEREAS,** trees reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and
- WHEREAS,** trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and
- WHEREAS,** trees in our city increase property values, enhance the economic vitality of business areas and beautify our community; and
- WHEREAS,** trees, wherever they are planted, are a source of joy and spiritual renewal; and
- WHEREAS,** Muscatine has been recognized as a Tree City USA by The National Arbor Day Foundation and desires to continue its tree-planting practices;

NOW, THEREFORE, I, Dr. Brad Bark, Mayor of the City of Muscatine, Iowa, do hereby proclaim April 25, 2025 as Arbor Day in the City of Muscatine, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands and further, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Signed and sealed this 17th day of April, 2025.



Dr. Brad Bark, Mayor



City of Muscatine

CITY COUNCIL MINUTES

Thursday, April 3, 2025

1. **CALL TO ORDER**

Mayor Bark called the Special City Council meeting for April 3, 2025, to order at 05:30 PM.

2. **ROLL CALL**

Councilmembers present: Jindrich, Lewis, Gordon, Conard, Osborne, Lampe and Brockert.

3. **PUBLIC HEARING**

A. Public Hearing on Proposed City of Muscatine Property Tax Levy for Fiscal Year 2025-2026

The following residents addressed City Council regarding their concerns about the proposed Tax Levy Increase for Fiscal Year 225-26.

Rodney Bodman 105 Pond Street, David Davis 1501 Devitt St., Diana Moore 507 Adams, Ann Brumback 112 W.6th St., Peggy Adasme 316 Roscoe, Tyler Montez 506 Spruce St., Jay Senatra 10/ W. 5th St., Ben Eversmeyer 1737 Devitt Ave. Lewis/Lampe motioned to close the public hearing. Vote: All Ayes, Motion Passed.

4. **ADJOURNMENT**

Councilmember Gordon moved to adjourn at 5:48 pm.

Muscatine City Council Meeting Minutes – April 3, 2025

Mayor Bark called the City Council meeting for April 3, 2025, to order at 06:00 PM. at the Muscatine City Hall Council Chambers.

Invocation: Isaac Doucette

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

Mayor Bark presented a Proclamation for Drinking Water Week to Ryan Streck from MPW. Ryan Streck from MPW was present to accept the proclamation.

Gordon, seconded by Lewis moved to approve the agenda as presented. Vote: All ayes - Motion Passed.

Citizen communication:

Ann Brumbrck, 112 6th Street, was present to share concerns with Public Safety staffing. Ms. Brumbeck stated that Muscatine is under-staffed according to the National average for a city the size of Muscatine. She stated that it would be a mistake to cut positions at the fire/police dept.

Councilmember Follow up to Citizens:

Councilmember Osborne made clarification regarding his comments on a "hiring freeze" stating his intention was a steady headcount of employees. Councilmember Lewis stated the City's first priority is safety for the community and regarding the cut of the Assistant Fire Chief, it was an administrative cut and not a cut of someone that goes to houses to fight fires. Councilmember Brockert made clarifying statements regarding the hiring of staff for the MUSCO sports dome and read a statement regarding the different types of funds and where the money from each fund is generated and spent.

Approval of Consent agenda: Lewis/Conard – all ayes, passed (March 20, 2025 City Council Minutes. Use of City Property Request for Twisted Cat Outdoors, Muscatine Area Farmers Market, Pearl City Media Holiday Stroll. March 17 and 24 County Board of Supervisors Minutes. Approval of Bills Totaling \$2,099,252.74.)

Public Hearings:

Public Hearing on an Amendment to Title 10, Chapter 26, Section 2 of the City Code to Promote Residential Infill by Relaxing Side-Yard Setback Requirements for Certain Preexisting Very Narrow Residential Parcels. There were no written or oral comments regarding this public hearing. Gordon/Lampe moved for the public hearing to be closed. Vote: All ayes, Motion Passed.

Public Hearing on an Ordinance Amending Title 8, Chapter 1, Section 4 and Title 8, Chapter 10, Section 2 of the City Building Code that Would Remove the Need for the Submission of Engineered Plans for Post-Framed Buildings that are Less 1,440 Square Feet in Size. There were no written or oral comments regarding this public hearing. Lewis/Osborne, moved for the public hearing to be closed. All ayes, Motion Passed.

Public Hearing for the Purpose of Hearing Community Comments Regarding the Sale and Consumption of Alcoholic Beverages at the new MUSCO Sports Center. There were no written or oral comments

regarding this public hearing. Gordon/Jindrich, moved for the public hearing to be closed. Vote: All ayes, Motion Passed.

Public Hearing on the Status of the Community Development Block Grant Funded Downtown Revitalization Project. Jodi Royal Goodwin - Community Development Director, gave a short presentation on the progress of the Community Development Block Grant-funded Downtown Revitalization Project. There were no written or oral comments regarding this public hearing. Lewis/Gordon moved for the public hearing to be closed. Vote: All ayes, Motion Passed.

From the City Administrator:

First Reading of an Ordinance Amending Title 10, Chapter 26, Section 2 of City Code to Promote Residential Infill by Relaxing Side-Yard Setback Requirements for Certain Preexisting Very Narrow Residential Parcels. Lampe/Osborne, moved to approve the first reading of the Ordinance. Vote: All ayes, Motion Passed.

First Reading of an Ordinance Amending Title 8, Chapter 1, Section 4 and Title 8, Chapter 10, Section 2 of the City Building Code that Would Remove the Need for the Submission of Engineered Plans for Post-Framed Buildings that are Less 1,440 Square Feet in Size. Lewis/Osborne, moved to approve the first reading of Ordinance. Vote: All ayes, Motion Passed.

First Reading of an Ordinance Amending Title 3, Chapter 5, Section 10 of the City Code to Allow for the Sale and Consumption of Alcoholic Beverages at the MUSCO Sports Center. Gordon/Jindrich moved to approve the first reading of Ordinance. Councilmember Osborne gave clarifying statements to address citizen concerns regarding alcohol sales at the Dome. Rich Klimes - Parks and Recreation Director shared information regarding City venues that allow for the sale and consumption of alcohol. Vote: All ayes, Motion Passed.

Second Reading of an Ordinance Amending Title 8, Chapter 1, Section 4 of City Code to Mirror the State Historic Building Code. Lampe/Lewis, moved to approve the second reading of the Ordinance. Vote: All ayes, Motion Passed.

Request to Waive Third Reading and to Adopt on Second and Final Reading an Ordinance to Vacate and Deed Undeveloped Right of Way between the Adjoining Property Owner of 607 Van Buren Street and Parcel ID 082518004. Gordon/Lampe, moved to waive the third reading and adopt the ordinance on second and final reading. Vote: All ayes, Motion Passed.

Request to Waive Third Reading and Adopt on Second and Final Reading an Ordinance to Vacate and Deed an Undeveloped Right of Way to the Adjoining Property Owners Located at 1719 Pearlview Court and 1715 Pearlview Court. Conard/Jindrich, moved to waive the third reading and adopt the ordinance on second and final reading. Vote: All ayes, Motion Passed.

Resolution Setting a Public Hearing for April 17, 2025, on the Proposed Amendment #1 to the City Budget for Fiscal Year 2024/2025. Brockert/Conard moved to Adopt the Resolution. Vote: All ayes, Motion Passed.

Resolution Setting a Public Hearing for April 17, 2025, on the Proposed City Budget for Fiscal Year 2025/2026. Gordon/Lewis moved to Adopt the Resolution. Vote: All ayes, Motion Passed.

Resolution Amending the Muscatine City Council Invocation Policy. Brockert/Lampe moved to Adopt the Resolution. Vote: All ayes, Motion Passed.

Resolution Granting an Easement to Interstate Power & Light Company (Alliant Energy) on a Portion of City Owned Property Located at 1321 Nebraska Street. Lewis/Osborne moved to Adopt the Resolution. Vote: All ayes, Motion Passed.

Resolution to Award Contract for the Lake Park Boulevard Over Mad Creek Bridge Deck Overlay Project to Boulder Contracting, Inc. in the Amount of \$165,504.30. Gordon/Osborne moved to Adopt the Resolution. Vote: All ayes, Motion Passed.

Closed Session Meeting

Request to enter closed session closed session per Iowa Code Section 21.5.1.c to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in the litigation, and in accordance with Iowa Code Section 622.10 to discuss attorney/client privileged and attorney work product matters with legal counsel. Gordon/Osborne moved to enter closed session at 7:12 pm. Vote: All ayes, Motion Passed.

There was discussion regarding the closed session topic: no action was taken.

Councilmember Gordon, seconded by Councilmember Lampe moved to exit closed session at 7:29 pm. Vote: All ayes, Motion Passed.

Councilmember Gordon moved to adjourn the meeting at 7:30 pm.

Ministerial Meeting on Economic Development Update

City of Muscatine, City Council Meeting Minutes, April 10, 2025 – City Hall Council Chambers

Mayor Bark called the City Council meeting for April 10, 2025, to order at 06:00 PM.

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

Council Discussion

Todd Hackett and Andrew Anderson were present to request tax increment financing support for a 26-lot residential subdivision on a 9.25-acre parcel located between the south end of Clarabeck Lane and the north end of Green Acres Drive. There were objections with the City Council to move forward with the TIF agreement.

City Administrator Matt Mardesen gave a Presentation on Housing Redevelopment Through Iowa Code Section 657A and Development Agreement for City-Owned Lots Discussion. There were positive comments from City Councilmembers on this program and a consensus to move forward.

City Administrator Matt Mardesen led Discussion on placement of bike sculpture donated to the City by MPW. There was a consensus to move forward with evaluating the Grandview location and if that does not work move to Duncan Park location with the understanding that the safety issue is addressed.

Mayor and Council Reports:

Councilmember Lampe had questions regarding the evaluation of See Click Fix Program and what changes can be made to improve the program moving forward. City Administrator Mardesen stated he had looked into the program and it not sure he can justify the program for cost vs value and stated he would look into other options for addressing citizen communication.

Councilmember Lampe also asked for the status of traffic study and the use of speed bumps on Clermont Street.

Councilmember Gordon moved the meeting be adjourned at 7:35 P.M.

Application for Commercial/Industrial Tax Abatement
City of Muscatine, Iowa

☒ Prior Approval for Intended Improvements

Date: 4/1/25

☐ Approval of Completed Improvements

Address of subject property: 1810 PARK AVENUE

Zip: 52761

Muscatine County Parcel ID#: #0825178026

Year Built: 2025 CONSTRUCTION

Legal Description of Property: _____

Name of real property owner(s): BEST SANDWICH STORES, INC Phone: (847) 878-4276

Address of real property owner(s): 4400 BLACKHAWK ROAD, ROCK ISLAND, IL 61201

Main Contact Name: SAM RINELLA Phone: (847) 878-4276

Main Contact email address: SRINELLA SSC@gmail.com

Property Classification: ☒ Commercial ☐ Industrial ☐ Multi Use

Project Type: ☒ New Structure ☐ Addition ☐ Renovation

Description of the project: _____

NEW STAND ALONE BUILDING (1375 SF) TO BE USED AS A TIMMY
JOHN'S SANDWICH SHOP WITH A DRIVE THRU.

Assessed Value of Property Before Project: LARGER LOT SUBDIVIDED

Assessed Value After Project Completion: TBD

Cost of Improvements: \$1,135,000 INCLUDING EQUIPMENT Completion Date: LATE MAY 2025

Abatement Schedule: Must increase building assessment by at least 15%

Tax Exemption Schedule Selected ☐ 10 Year Declining Schedule:
(pick one) ☒ 3 year 100%

Signature of Applicant: [Signature]

City Council Action

☐ Approved ☐ Disapproved (Reason is disapproved) _____

City Clerk: _____ Date: _____

Park Ave Urban - Q2MP3



Request for Closure

- 1: Location of Closure 1022 ~~708~~ Lombard
- 2: Contractor Broders Excavating
- 3: Dates and Duration of Closure 4-28 - 5-2
- 4: Company Responsible for Detour and Signage Broders Excavating
- 5: Reason Closure is Needed Sewer Replace

Date Submitted 4-9-25

Applicant [Signature]



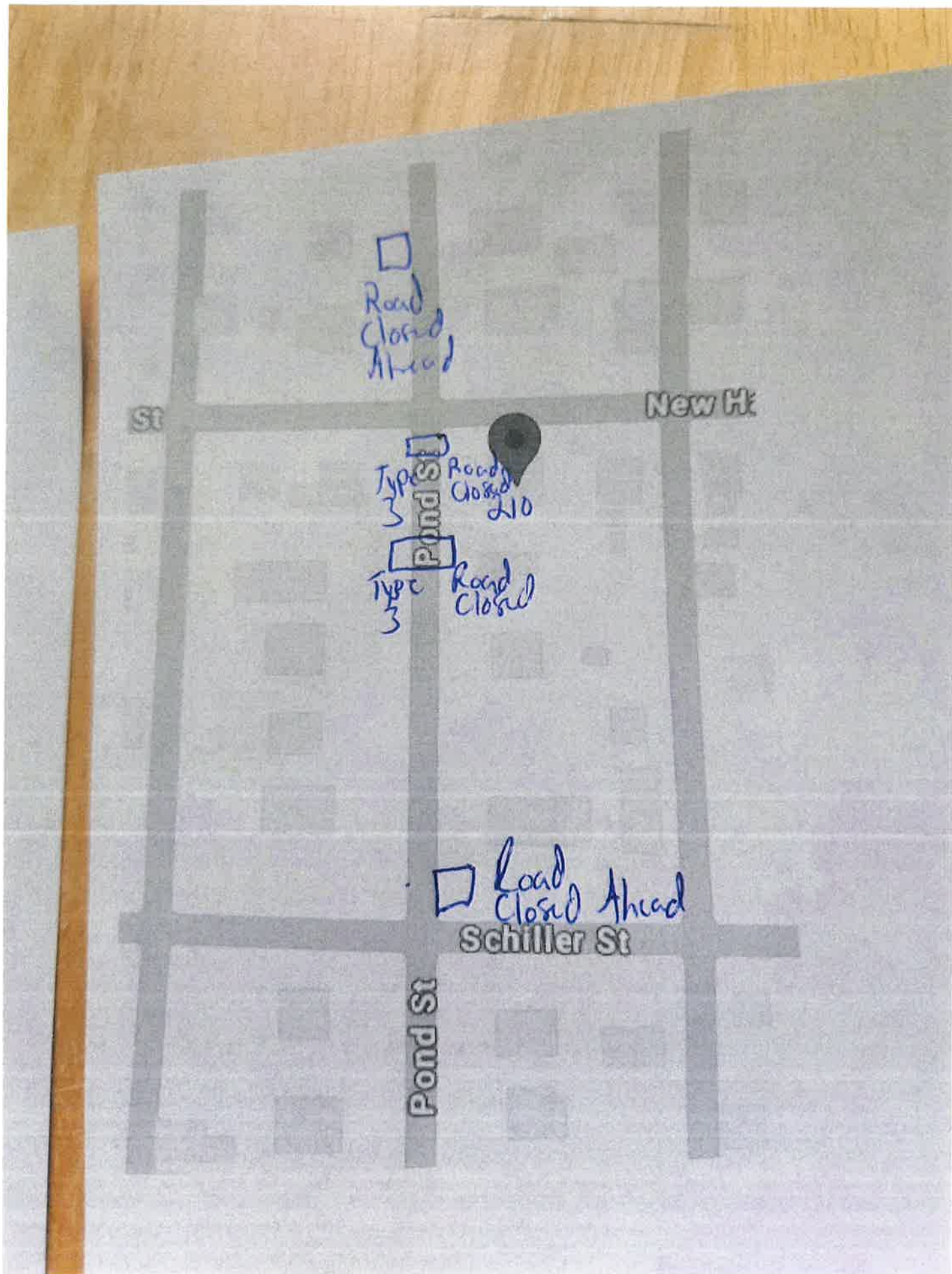


Request for Closure

- 1: Location of Closure 210 POND ST
- 2: Contractor Broders Excavating
- 3: Dates and Duration of Closure 5-5 - 5-9-25
- 4: Company Responsible for Detour and Signage Broders Excavating
- 5: Reason Closure is Needed Sewer & Water Replace

Date Submitted 4-9-25

Applicant [Signature]



CITY OF MUSCATINE

TITLE 3, CHAPTER 14

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

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

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

Sarah Axtell / McKinley Elementary
Address: 621 Kindler Ave. Muscatine, IA
Telephone number: 563 260-5126 or McKinley 263-9049
E-mail address: sarahaxtell@mcsdonline.org

2. Type of event that is planned:

Street dance: McKinley is having their 2nd annual Block Party. This year we would like to add a street dance.

3. Proposed location:

In front of McKinley Elementary (621 Kindler Ave)
The event would not block access to the First Christian Church nor the residence close by.
These places would have access to driveways.

4. Date(s)/Time(s): May 2nd from 5-8 pm
5. Expected length of use: 5-8 pm
6. Expected size of group: last year we had 430-450 people attend.
7. Names of any person or persons in charge of the proposed use at the specified location:

Sarah Axtell (event coordinator)
Muscatine Tammi Turner (principal)

Address(es): 621 Kindler Ave (cell) (at school)

Telephone Number(s): S: 563-260-5126 S: 263-9049

E-mail address(es): sarah.axtell@mcsdonline.org

tammi.turner@mcsdonline.org

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

Staff from McKinley Elementary
playing the music

9. List mechanical or electronic equipment to be used:

laptop and speakers

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

None - full use of McKinley parking
lots for attending families

11. Number and types of animals to be used:

No animals will be in the street
small animals will be on the school
property

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

speakers - will be located on school
property to access electrical cords

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

McKinley staff will clean up / maintain
order
no traffic directing needed

14. All plans for the provision of security:

No security necessary

15. Beer or wine consumption? Yes _____ No X only water

16. Describe any items to be sold or distributed:

provided

pre paid meals that were ordered before the event from Guy's Grill

17. Is water connection requested? Yes _____ No X

18. Is electricity requested? Yes _____ No X

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

If yes, please attach.

If no, please explain: trashcans on school property.

Use yards of street directly in front of McKinley. There will be ~~a~~ a table on McKinley property to be used for the music & speakers.

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

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

Sarah Hill

Authorized Representative

Date

4/14/25

Muscatine County Board of Supervisors
Monday, March 31, 2025

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

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

On a motion by Sorensen, second by Kirchner, the Board approved claims dated March 31, 2025 in the amount of \$296,823.05. Ayes: All.

Lindsey Phillips, from the Muscatine Community Partnerships for Protecting Children presented Proclamation #03-31-25-01 Child Abuse Awareness Month – April 2025. On a motion by Chick, second by Sorensen, the Board approved Proclamation #03-31-25-01 Child Abuse Awareness Month – April 2025. Ayes: All.

PROCLAMATION #03-31-25-01
CHILD ABUSE AWARENESS MONTH – APRIL 2025

Whereas, children are vital to our state’s future success, prosperity and quality of life as well as being our most vulnerable assets; and
Whereas, all children deserve to have the safe, stable, nurturing homes and communities they need to foster their healthy growth and development; and

Whereas, child abuse and neglect are a community responsibility affecting both the current and future quality of life of a community; and

Whereas, communities that provide parents with the social support, knowledge of parenting and child development and concrete resources they need to cope with stress and nurture their children ensure all children grow to their full potential; and

Whereas, effective child abuse prevention strategies succeed because of partnerships created among citizens, human service agencies, schools, faith communities, health care providers, civic organizations, law enforcement agencies, and the business community; and

Now, therefore, the Muscatine County Board of Supervisors do hereby proclaim the month of **April 2025 as Child Abuse Awareness Month**, and call upon all citizens, community agencies, faith groups, medical facilities, elected leaders, and businesses to increase their partners in our efforts to support families, thereby preventing child abuse and strengthening the communities in which we live.

ATTEST:

/s/Tibe Vander Linden
Muscatine County Auditor

/s/Nathan Mather, Chairperson
Muscatine County Board of Supervisors

Steve Morris, Associate Renewable Development with Invenergy, presented information on the proposed Olympus Solar Project. The Board held discussion with Morris regarding the number of property owners who have signed agreements, battery storage and fire risk, road set back, how solar projects affect local energy costs, potential PFAS concern, questions on public acceptance of projects, permits, length of leases, wind vs. solar energy, possible storm damaged solar fields, soil cover and decommissioning. Attorney Samantha Norris of BrownWinick Law Firm, Melvin Bantz and David Vollmer of Invenergy presented information and held discussion with the Board regarding solar energy costs, ordinances/moratoriums, beneficial habitats and vegetative screening for landowners. Mather thanked the presenters for their information. Sorensen stated his appreciation to the representatives of Invenergy for their time and presentation. Mather stated there will be time for public comment later in the meeting.

On a motion by Sorensen, second by Sauer, the Board approved to order dispositional costs totaling \$1,958.34 assessed against Jeffrey and Eva Boling to be placed on the tax book against real property at 120 West Fulliam Avenue, Muscatine, Iowa. Ayes: All.

On a motion by Sorensen, second by Kirchner, the Board approved the Contract, Bond and Certificate of Insurance for microsurfacing project L-(M24-6)—73-70, along portions of North Mulberry Road X54, 155th Street X54/F70, and 120th Street F65. Ayes: All.

On a motion by Sorensen, second by Chick, the Board authorized the Chair to sign a contract with Wolfe Contracting, Inc. for exterior masonry and stucco repairs on the Administration Building in the amount of \$114,700.00. Ayes: All.

County Development Director Eric Furnas updated the Board on the Deep Lakes Campground project and reviewed the special permit process for renewable energy projects which are filed with the Board of Adjustment.

On a motion by Sorensen, second by Sauer, the Board approved the minutes of the March 24, 2025 regular meeting and March 24, 2025 special meeting. Ayes: All.

Correspondence:

All Supervisors received several emails from citizens on solar power projects.

Sauer received an email from a citizen inquiring about school district boundaries and the process for boundary changes. Sauer directed the citizen to contact the school district administration.

Chick was contacted by Mindy Strong of Montpelier regarding a culvert.

Committee Report:

Kirchner and Sorensen attended a Farm Bureau Board meeting on March 25, 2025.

Kirchner attended a West Liberty Economic Area Development (WELEAD) meeting on March 27, 2025.

Chick attended a Mississippi Valley Workforce Development meeting on March 25, 2025.

Chick attended a Bi-State Regional Planning Commission meeting on March 26, 2025.

Mather attended a Community Action of Eastern Iowa Board meeting on March 27, 2025.

Sauer attended a Region 9 Transportation meeting on March 26, 2025.

On a motion by Sorensen, second by Sauer, the Board approved the March 2025 payroll claims. Ayes: All.

On a motion by Sorensen, second by Kirchner, the Board approved the proposed FY25/26 Muscatine County budget for publication. Ayes: All.

On a motion by Sauer, second by Sorensen, the Board set a public hearing on the proposed FY25/26 Muscatine County budget for Monday, April 14, 2025. Ayes: All.

On a motion by Chick, second by Sorensen, the Board authorized the Chair to sign a memo giving Budget and Administrative Services Director Kala Naber and Human Resources Director Beth Keith signatory authority to execute any and all documents necessary for administration of Muscatine County human resource functions. Ayes: All.

Mark Patton, 1611 Cedar-Muscatine Road, Wilton, Iowa, stated he owns a small farm outside of Wilton with his wife. Patton stated he is a board member of the Muscatine County Clean Energy Board and an Energy Coach for the USDA REAP program which assists farmers and small businesses to secure grants for energy efficiency and solar projects. Patton stated landowners in Muscatine County can apply for 25-60% payment toward solar panels, they can contact him to write the grant for no charge. Patton stated he is not here today as an advocate for the proposed solar project of their neighbors but to lay out the facts as he sees them for solar farms. Patton stated there are farmers who sign up for the CRP (Conservation Reserve Program) for up to 15 years and the land is taken out of production and rests while not producing anything of value for the market. Patton stated solar farms do the following things: 1.) Pay three to five times the market rate for cash rent allowing the farmer a reliable income flow for many years. 2.) By having a dependable cash rent, the farmer is less likely to have to sell their farm. 3.) Solar farms produce significantly higher taxes for county governments and school districts while not adding a strain on the roads or bridges the county has to maintain. Patton stated the benefits once the solar farms are erected and operational, include no pollution, farmers do not rely on USDA subsidies, no smell, no large bank loans by farmers, no noise, no bird flu, no core bores, no drought, no research has been found that solar fields cause cancer, no need for pesticides, herbicides or fertilizers. Patton stated solar energy makes Iowa more energy independent, increases local tax base and provide a clean, quiet neighbor which has been shown to increase property values.

David Shield, 1136 North Elm Street, West Liberty, Iowa, stated his father and brother are also present today. David stated his family was involved with the local extension office many years ago to promote no till farming. Shield stated a green renewable energy source is not just for a year but for decades to come. Shield stated his work history was working for a seed corn company for 43 years, which developed hybrid seeds that increased yields and production of

crops. Shield stated the world is not going to starve with the continuing increase in yields however seed prices remain stable.

Diane Glenney, 2891 150th Street, Muscatine, Iowa, stated she submitted notes to the Board last week. Glenney expressed her personal concerns as she and her husband are farmers between Wilton and Muscatine. Glenney stated in 2013 they worked with 10 other families to stop a nuclear power plant from being built within two miles of Glenney's home. Glenney stated her concerns with how solar farms have a proposed 40-year lease period, the noise disturbance to the landowners and neighboring farms, potential invertors at the edge of fields, ground water run off issues, decommissioning the solar fields with only the top three feet of the ground, possible solar energy company bankruptcy and tornado/wind damage that can scatter material and affects neighbor's fields. Glenney quoted an article that stated solar fields belong on roof tops and to leave the farm fields alone.

Rhonda Meredith, 1174 Bay Circle, Nichols, Iowa, stated her concerns with the current Muscatine County ordinances for solar farms and wind turbine lease agreements, as the agreements have been accelerating. Meredith stated the current solar ordinance was amended in 2021 but it does not adequately define requirements and safe guards to the county and non-participating landowners. Meredith stated neighboring Cedar County ordinance includes a cap of 640 total acres per project however the proposed Invenenergy project is for 1100 acres but Muscatine County ordinance has no cap on acres per project. Meredith stated the county solar ordinance has no definition for the CSR2 rating and no precise regulations for the proposed site. Meredith stated Cedar County has specific definitions for ratings in reference to solar farms. Meredith stated the current county ordinance does not have specific set back in linear feet per mile of solar structures which Meredith believes it should be defined, especially for adjacent non-participating landowners. Meredith stated there are no specific regulations for the transfer of the lease property if the property is sold, as Cedar County ordinance does have specific regulations. Meredith stated the county ordinance decommissioning and site reclamation plan is very vague. Meredith stated she has been waiting 15 months, when there was a moratorium on wind turbines, to get the updated county comprehensive plan to then have public input meetings and to update the ordinances, as she feels they are outdated.

Dane Meredith, 1174 Bay Circle, Nichols, Iowa, stated one of the things the solar farm companies do not talk about is what the solar panels are made of. Meredith stated the panels are made up of gallium arsenic (carcinogen), lead soldering and precious silver, which the world is running out of silver. Meredith asked Invenenergy what the true cost per megawatt to decommission the solar fields would be and they stated they have no answer since it would be 40 years from now. Meredith quoted information from an online article that stated the decommissioning cost estimate as of today would be \$368,000 per megawatt. Meredith reviewed a geothermal project that Germany has installed which will produce 100 times the energy per acre than solar produces. Meredith stated the cost to install geothermal is expensive but it is more efficient, as it is 40% less energy cost than solar. Meredith questioned what happens if hypothetically in 10 years it is decided to go with geothermal, what will happen to the solar panels? Will they be stranded? Will the consuming public have to continue to pay the higher rate for solar panel energy until it is decommissioned? Meredith stated the Board may want to

review the Ferbo project (geothermal) in Utah as it will be online in two years. Meredith stated a possible downside to the Ferbo project is that a well is dug and fracking occurs.

Tom Dalsing, 1354 160th Street, West Liberty, Iowa, thanked the Board for the opportunity to present. Dalsing stated Mather asked Invenergy (earlier in the meeting) what is the solar energy cost savings per resident. Dalsing stated the Invenergy Representative could not answer and the attorney who spoke talked in circles. Dalsing stated he believes there is no cost savings as the power company will take what you pay and then they pay less, but they will have higher profits. Dalsing said to live across the road from a solar farm is not his idea of living and believes his property value will tank. Dalsing stated his concern with the decommissioning process and that the solar company will only remove material from the top three feet of the ground. Dalsing stated he cannot believe solar fields will not hurt the environment over 40 years with all the different materials that are set or buried in the ground. Dalsing stated additional concerns with possible transfer of land and if the new owner will have problems with contracts and concerns with tornado damage and materials thrown into neighboring farm fields. Dalsing stated the only advantage he sees to solar energy is to line the pockets of the solar panel company.

Dan Ruess, West Liberty, Iowa, questioned if all the solar energy produced will be used in our county. Ruess stated if the energy is sold on the grid out of state or out of our county, is there a way to charge them? Ruess stated if so, that would create a continuous income for the county. Ruess asked the Board if the county has considered solar energy for their buildings? Sorensen stated electricity generation is not necessarily as expensive as some believe as the high percentage of the cost is the distribution of the energy. Mather thanked the public for their comments and stated if anyone needs the contact information for Invenergy to reach out to their representatives after the meeting.

The meeting was adjourned at 10:32 AM.

ATTEST:

Tibe Vander Linden
County Auditor

Nathan Mather, Chairperson
Board of Supervisors

Muscatine County Board of Supervisors
Monday, April 7, 2025

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

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

Emergency Manager Chris Jasper stated the Emergency Management Commission currently has a red flag warning policy (or if a fire chief in the county requests a burn ban), then all fire chiefs decide by majority decision if a burn ban is to be issued by the state fire office. Jasper stated he has contacted other counties, Sheriff Quinn Riess, County Attorney Jim Barry and fire chiefs within our county, who are recommending a proposed ordinance for the regulation of burning for the county.

On a motion by Sorensen, second by Kirchner, the Board set a public hearing for Monday April 21, 2025 at 9:00 A.M. on a proposed ordinance for regulation of burning for Muscatine County. Ayes: All.

County Engineer Bryan Horesowsky reviewed the Muscatine County DOT FY 2026 Secondary Roads Budget and the Five-Year Construction Program. Horesowsky held discussion with the Board regarding the bridges needing replaced that are not in the Five-Year Construction Program. Mather recommended the Board view in person the bridges on this list after a meeting this spring or summer.

On a motion by Chick, second by Sorensen, the Board approved the Muscatine County DOT FY 2026 Secondary Roads Five Year Program and Secondary Roads Budget. Ayes: All.

Horesowsky stated he has been notified by the Department of Transportation for possible Haul Road Agreements for projects taking place in Cedar County on Hwy 38 and the Mediapolis area on Hwy 61.

County Development Director Eric Furnas held discussion with the Board regarding a contract adjustment for Horizon Architecture to provide additional design services for the Muscatine County Engineering and Zoning Building.

On a motion by Sorensen, second by Sauer, the Board authorized the chair to sign a contract adjustment for Horizon Architecture to provide additional design services for the Muscatine County Engineering and Zoning Building in the amount of \$55,844.80. Ayes: All.

Furnas stated the Muscatine County Jail Exterior Insulated Metal Panel Project has not been started but recently rain events occurred have caused leaks into the jail kitchen area. Henley Group has quoted additional work of 11 new louver hoods with a subcontract with Giese Roofing.

On a motion by Sorensen, second by Sauer, the Board approved Change Order #1 with Henley Group, Davenport, Iowa, in the amount of \$12,390.00 for the Muscatine County Jail Exterior

Insulated Metal Panel Project. Ayes: All.

Mike Nolan, Horizon Architecture, reviewed the updated Facilities Master Plan for Muscatine County Conservation.

On a motion by Sorensen, second by Kirchner, the Board approved County Recorder's Report of Fees collected for the quarter ending March 31, 2025 in the amount of \$52,542.82. Ayes: All.

On a motion by Sorensen, second by Sauer, the Board approved Muscatine County Sheriff's Office – Civil Department's Report of Fees Collected for the quarter ending March 31, 2025 in the amount of \$24,067.13. Ayes: All.

On a motion by Sorensen, second by Kirchner, the Board approved County Auditor's Report of Fees collected for the quarter ending March 31, 2025 in the amount of \$3,339.35. Ayes: All.

On a motion by Sorensen, second by Sauer, the Board approved County Treasurer's Report of Fees collected for the quarter ending March 31, 2025 in the amount of \$652,242.94. Ayes: All.

On a motion by Sorensen, second by Chick, the Board approved a new application for a Class C Retail Alcohol License and Outdoor Service Permit for The Chart House, Inc. dba The Lighthouse, 2142 Water Street, Muscatine, Iowa. Ayes: All.

On a motion by Sauer, second by Sorensen, the Board approved the minutes of the March 31, 2025, regular meeting. Ayes: All.

Correspondence:

Sauer and Mather had several conversations with citizens regarding solar power.
Mather received a packet of solar power information from Mark Patton. The packet will be forwarded to all Board members by email.

Committee & Meeting Reports:

Chick and Sorensen attended a Housing Council meeting on April 2, 2025.
Sauer attended a Muscatine County Conservation Board meeting on April 2, 2025.

On a motion by Sorensen, second by Sauer, the Board approved Resolution #04-07-25-01 Transferring Funds from the Rural Services Fund to the Secondary Roads Fund. Roll call vote: Ayes: All.

**RESOLUTION # 04-07-25-01
TRANSFERRING FUNDS FROM THE RURAL SERVICES FUND TO THE
SECONDARY ROADS FUND**

WHEREAS, it is desired to authorize the Auditor periodically to transfer sums from the Rural Services Fund to the Secondary Roads Fund; and

WHEREAS, said transfers must be in accordance with Sections 331.429 and 331.432 of the Code of Iowa.

NOW, THEREFORE, BE IT RESOLVED by the Muscatine County Board of Supervisors that the Auditor is authorized to transfer \$1,140,000 from the Rural Services Fund to the Secondary Roads Fund.

PASSED AND APPROVED this 7th day of April, 2025.

ATTEST:

/s/Tibe Vander Linden
Muscatine County Auditor

/s/Nathan Mather, Chairperson
Muscatine County Board of Supervisors

Emergency Manager Chris Jasper stated pumps were delivered a couple weeks ago to Louisa County for the drainage district. The pumps have been installed and are functioning. Jasper stated the Corps of Engineers has stated they will leave the pumps until the entire project is done in case there is a pump failure. Jasper reminded the public that today starts the testing season with outdoor siren testing at 11:00 A.M. and will continue the first Monday of the month at 11:00 A.M. Jasper stated there are four to five outdoor sirens that are down due to waiting on parts. Jasper stated he expects the parts to be delivered and installed so that all outdoor sirens are functioning for the May 2025 test.

County Development Director Eric Furnas requested the Board's consensus to allow a foreign exchange student from Switzerland during the month of July, to observe his department to see American agriculture and buildings. The student is out of high school and participating with an apprenticeship in architecture and construction management, which is part of a farm state program. Furnas will work with County Attorney Jim Barry to prepare a Hold Harmless Agreement. The Board consensus was to allow Furnas to host the exchange student for the apprenticeship type program.

The Board recessed at 10:06 A.M. and reconvened at 10:10 A.M.

On a motion by Sorensen, second by Sauer, the Board went into Non-public session at 10:10 A.M. pursuant to Chapter 20.17(3), Code of Iowa, to discuss strategy for the FY25/26 union negotiations. Roll call vote: Ayes: All. On a motion by Sorensen, second by Sauer, the Board returned to open session at 11:12 A.M. Roll call vote: Ayes: All.

On a motion by Sorensen, second by Sauer. The Board went into closed session at 11:12 A.M. (at employee's request) pursuant to Chapter 21.5.1 (i), Code of Iowa, for performance evaluation. Roll call vote: Ayes: All. On a motion by Sorensen, second by Sauer, the Board returned to open session at 11:27 A.M. Roll call vote: Ayes: All.

The meeting was adjourned at 11:27 A.M.

ATTEST:

Tibe Vander Linden
County Auditor

Nathan Mather, Chairperson
Board of Supervisors



City of Muscatine

ITEM NUMBER 2025-0142

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

David Popp, Solid Waste Manager

SUBJECT

Request to Approve the Issuance of a Purchase Order to Rehrig Pacific Company, in the Amount of \$14,335.00, for the Purchase of 225-95 Gallon Refuse Carts.

EXECUTIVE SUMMARY

Staff requests the approval of a purchase order to Rehrig Pacific Company for the purchase of additional 95 gallon refuse carts to be used in the residential refuse collection operation. These carts are for the replacement of lost or damaged carts and to use when residents request a larger cart than the one they are currently issued.

STAFF RECOMMENDATION

Staff recommends Council approve a purchase order in the amount of \$14,335.00 to Rehrig Pacific Company for the purchase of 225-95 gallon refuse carts.

BACKGROUND/DISCUSSION

Residents of the City of Muscatine and Fruitland have the option to choose the size of refuse cart used for the residential collection program. Residents may also choose to switch to a larger size if the one currently used does not suit their needs. All the carts that the City owns are from Rehrig Pacific Company. Staff request that carts continue to be purchased from this company for consistency, warranty, durability and having repair parts stocked for one brand of cart.

CITY FINANCIAL IMPACT

The FY 2025 revised budget shows \$16,000.00 for the purchase of carts.

ATTACHMENTS

1. City of Muscatine 95g Cart Quote 04042025

Locations:

1000 Raco Court, Lawrenceville, GA 30046
625 West Mockingbird Lane, Dallas, TX 75247
1738 W. 20th St, Erie, PA 16502
7452 Presidents Dr, Orlando, FL 32809

8875 Commerce Dr, DeSoto, KS 66018
7800 100th St, Pleasant Prairie, WI 53158
4010 East 26th St, Los Angeles, CA 90058

Proposal

Proposal #: 208057 03142025

April 4, 2025

Bill-to: 208057	Ship-to:
CITY OF MUSCATINE 1000 S HOUSER ST MUSCATINE, IA 52761	Same
Billing Contact:	Shipping Contact:
Name: Dave Popp Phone: 563-263-9689 Email: dpopp@muscatineiowa.gov	Name: Same Phone: E-mail:

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	EXTENDED PRICE
Rollout Cart Type: 95 Gallon EG Cart - PN# 461472 Body Color Requested: Forest Green Lid Color Requested: Grey Wheels / Casters: 10" Snap on with Intergrated Spacer Options: In-Mold Label (IML) Artwork: 	225	\$59.20	\$ 13,320.00
Is Product Taxable? No Is Freight taxable? No Tax Rate: 0.00% Terms: Net 30 Days	Subtotal = \$13,320.00 Est. Tax on Product = Est. Freight Rate = \$1,015.00 Est. Tax on Freight = Total = \$14,335.00		

ADDITIONAL INFORMATION:	
Contract Options: None Ship From: DeSoto, KS facility Leadtime: 3-4 weeks Warranty: 10 year unprorated warranty Quote Valid: 30 Days Taxes: All applicable taxes shall be paid by the Buyer unless a proper exemption is provided and validated.	
PRESENTED BY:	ACCEPTED BY:
 Kaitlin Elliott 4/4/2025 Kaitlin Elliott Date Environmental Account Specialist Direct: (469) 515-0087 Email: customerservice@rehrig.com	 Sign and Print Name Date Title: _____
<i>To initiate order, please call or send signed proposal via fax or email to Presented By representative.</i>	



City of Muscatine

ITEM NUMBER 2025-0134

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Jon Koch, Water Pollution Control Plant Director

SUBJECT

Request to Approve the Issuance of a Purchase Order in the Amount of \$19,500.00, to Crawford Company, for the installation of the Houser Lift Station Bypass Project.

EXECUTIVE SUMMARY

Request to Approve the Issuance of a Purchase Order in the Amount of \$19,500.00, to Crawford Company, for the installation of the Houser Lift Station Bypass Project.

STAFF RECOMMENDATION

Staff recommends approval of this purchase order.

BACKGROUND/DISCUSSION

The Houser Lift Station Upgrade Project was approved by Council in April 2024. Bids were received for the project on December 20, 2024. The low bid was \$577,500.00, which was significantly over the \$400,000.00 budgeted for this project. All bids were rejected, and the project was then broken into three phases. Phase 1 was for electrical work, including rewiring from MPW underground to fix broken wire casing on the incoming pole. It was also to install a generator hookup so that the station could be operated in the event of a prolonged power outage. The Phase 1 electrical project came in at \$55,317.00 and was approved by Council in January 2025. Phase 2 is bypass plumbing so that the station can be bypassed and incoming sewage pumped into the gravity main. Three bids were received for this phase with the low bid coming from Crawford Company for \$19,500.00. This will allow for Phase 3 to install isolation valves, check valves, flow meters and new higher-capacity pumps. Phase 3 is estimated to cost between \$220,000.00 to \$260,000.00. This will bring the total project in under budget by at least \$65,000.00 and at least \$240,000.00 below the lowest initial bid.

CITY FINANCIAL IMPACT

This is a budgeted project.

ATTACHMENTS

1. Bid Tab Houser LS Bypass Installation.250402

2025 Request for Proposal Houser Lift Station Upgrade Project Bypass Installation Tabulation.

Bidders notified of winning bid on April 2nd, 2025, by email.

Bidding Firm	Contact email		Project Proposal \$	Additional costs/charges
Crawford Company	Tgreen2@crawford-company.com		\$19,500.00	
Sulzco, LLC	zsulzberger@sulzco.com		\$24,500.00	
Hometown Mechanical	darin@hometownmechanical.com		\$29,540.00	



Plumbing/Mechanical/HVAC/Electrical

1306 Mill Street
Rock Island, IL 61201
Ph: (309) 788-4573
Fx: (309) 788-4691

March 7, 2025

Clint Williams
City of Muscatine

RE: Houser Street Lift Station Bypass

Plans dated: 1/10/25
Addenda recognized:

Scope of Work: Installation of Bypass

We Agree to Furnish Labor and Materials for the Plumbing

Division 22-Plumbing:

- Install 6" tapping sleeve/valve on 8" forced main for hot tap.
- Install 6" gate valve, valve box, and 4" cam lock adapter with plug as per drawings.
- Install bypass piping per drawings.
- Excavation and backfill (seeding by others).
- Rock is included for fill below new valve.

Excluded –

- Handling or removal of any hazardous material found onsite
- Any work inside lift station building
- Dumpster
- Winter conditions

Miscellaneous –

- Change in proposed building layout may result in additional fees
- Any change in scope will be done by change order on lump sum or T&M rate.
- We specifically exclude anything not mentioned in this proposal
- Time based on a normal 40-hour work week
- This proposal expires 30 days from date of issue

Base bid for **Plumbing**:

\$19,500.00

Thank you for considering Crawford Company. Please contact us with any questions.

Sincerely,

Dave Ellsworth-Estimator/Project Manager
Plumbing Department

Payment of the proposal price, plus additional work performed, shall be due upon completion of the job (net 30 days), unless a different payment schedule is specified in writing on this form. All amounts unpaid after completion of the job, or as assembled by any different pay schedule, shall be charged at an annual interest rate of 18% and be in addition to the proposal price. Should it become necessary for Crawford Company to retain an attorney or collection agency to collect any payment after it becomes due, owner agrees to pay all costs of collection including reasonable attorney fees or collection agency fees.



HOMETOWN

M E C H A N I C A L

EXPERIENCE. INTEGRITY. QUALITY. SAFETY.

March 20, 2025

Mr. Clint Williams
Water & Resource Recovery Facility
1202 Musser Street
Muscatine, IA 52761

RE: Houser Street Lift Station
Muscatine, IA

Dear Clint;

We propose to furnish labor, material and equipment necessary to install 6" bypass as per discussions, drawings by Watersmith Engineering and as follows.

Included:

1. Furnish and install tapping sleeve and valve, including 6" hot tap.
2. Furnish and install piping as shown on drawing C1, M1 and M4.
3. All necessary excavation and backfill, including trench boxes.
4. Furnish all necessary equipment.

Not Included:

1. Interior piping.
2. Repair or relocate existing utilities or private utility locates.
3. Completing on premium time.
4. Hoses for bypass pumping or water control during shutdown.
5. Sales tax or permit costs.
6. Concrete rock removal.
7. Seeding or sodding of excavated area.

To be completed for the sum of: \$29,540.00

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Thank you for the opportunity of quoting on this project. Should you have any questions, or require additional information, please feel free to contact me.

Respectfully,
Mike Kuhl

Mike Kuhl
Project Manager/Estimator

Proposal



Phone: 563-272-8052

Fax:

Proposal: 2025007

Date: 3/10/2025

To:	Project:
Muscatine, City of Attn: Clint Williams 1459 Washington St. Muscatine, IA 52761	Houser Lift Station - Bypass Connection 1301 Houser St. Muscatine, IA 52761

Salesperson		
Zack Sulzberger		

Scope of Work

1. Mobilization.
2. Excavation & Shoring of PIT excavation area.
3. Tap & Sleeve Install. Hot tap to be done.
4. Installation of Blow Off.
5. Backfill Hole w/rock material.
6. Fencing of Area.

Exclusions

Compaction testing.
Seeding.
Erosion Control.
Not responsible for concrete sidewalk, curb or pad area cracking or replacement of due to construction activities.

Proposal Total:	24,500.00
------------------------	------------------

Acceptance	
Accepted by:	_____
Title:	_____
Date:	_____

Zack Sulzberger, President

3/10/2025



City of Muscatine

ITEM NUMBER 2025-0152

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

David Popp, Solid Waste Manager

SUBJECT

Request to Approve the Issuance of a Purchase Order in the Amount of \$3,419.22, to Johnson H2O Equipment, Inc., for Well Abandonment at the Construction & Demolition Landfill.

EXECUTIVE SUMMARY

Staff requests to approve a purchase order in the amount of \$3,419.32 to Johnson H2O Equipment, Inc. to abandon monitoring wells at the City of Muscatine C&D landfill.

STAFF RECOMMENDATION

Staff recommends Council approve a purchase order in the amount of \$3419.22 to Johnson H2O Equipment Inc for well abandonments at the City of Muscatine C&D Landfill.

BACKGROUND/DISCUSSION

The City of Muscatine owns the Construction and Demolition Landfill located at Fletcher Hill. The landfill has been closed and not used for over thirty years. The Iowa DNR requires that the groundwater at closed landfills be monitored for at least thirty years after they close. The groundwater samples at the C&D landfill show no contaminants and the DNR has allowed the discontinuation of groundwater testing at the landfill. Part of the final closure is to either abandon the monitoring wells or maintain them. At this point, it is staff's recommendation to abandon the monitoring wells as part of the final landfill closure. Three quotes were sought, with Johnson H2O being lowest at \$3,419.22, Terracon at \$9,720.00 and Midway Well Service not returning a quote.

CITY FINANCIAL IMPACT

There is \$15,000.00 in the FY 2025 Refuse Collections budget for well abandonment at the C&D Landfill.

ATTACHMENTS

1. Johnson H2O Muscatine_Est 03282025
2. Terracon Muscatine C&D Landfill Well Abandonment - signed

Johnson H2O Equipment, Inc.
 21133 Scott Park Road
 Davenport, Iowa 52807
 Phone 563-332-6820, Toll Free 866-338-6820

Estimate

Date	Estimate #
3/28/2025	26099

Name / Address
SCS Engineers 1690 All-State Ct, Ste 100 Des Moines, IA 50265

Description	Qty	Rate	Total
Muscatine C&D Landfill - Abandon Monitoring Wells			
Note:			
1) Estimate is based on Boring Logs & Construction Forms Provided for MW1 through MW-7 and (L)PZ-8.			
2) Any additional materials/labor required will be invoiced at current rates.			
3) Customer to provide truck/equipment access to well locations.			
4) Stand-by Time (if needed) will be invoiced at \$170.00/Hour.			
5) Estimate does not include fill dirt (if needed) for leveling area that concrete was removed.			
6) Estimate is valid for 10 days.			
3.5 lb. Chlorine Pellets	1	58.40	58.40T
Holeplug Bentonite	15	28.13	421.95T
Subtotal			480.35
Muscatine County Well Abandonment Permit (No Charge per MCHD)	1	0.00	0.00
Backhoe/Mini Excavator	1	450.00	450.00T
Man Hours, Labor & Travel - Pump Service 2 Men	25	85.00	2,125.00T
Fuel/Truck Charge	1	150.00	150.00
We Look Forward To Working With You		Subtotal	\$3,205.35
Printed Name _____ Date _____		Sales Tax (7.0%)	\$213.87
Signature _____		Total	\$3,419.22
Proposals are according to work done according to the original specifications. If, through a change in specifications by customer, additional work or equipment is required, such additional will be billed at current rates for work completed. All prices subject to change without notice. Terms: Due in 10 days, Service Charge 1 1/2% per Month, 18% Annually on Unpaid Balance.			



870 40th Avenue
Bettendorf, IA 50613
P (563) 355-0702
F (563) 355-4789
Terracon.com

March 31, 2025

City of Muscatine
Transfer Station & Compost Facility
1000 South Houser Street
Muscatine, Iowa 52761

Attn: Mr. David Popp
E: dpopp@muscatineiowa.gov

Re: Proposal for Well Abandonment Services
Muscatine C&D Landfill
Fletcher Road
Muscatine, Iowa 52761
Terracon Proposal No. P07257051

Dear Mr. Popp:

Terracon Consultants, Inc. (Terracon) appreciates the opportunity to submit this proposal to conduct well abandonment services at the above-referenced property (hereinafter, the site). Terracon's general scope of services, budget, schedule, health and safety plan, and general comments are provided in the following sections.

1.0 PROJECT INFORMATION

This proposal is in response to the emailed Request for Proposal (RFP) from Mr. Nathan Ohrt with SCS Engineers (SCS) on March 20, 2025.

2.0 SCOPE OF SERVICES

Terracon has a 100% commitment to the safety of all its employees. As such, and in accordance with our *Incident and Injury Free*® safety culture, Terracon will develop a safety plan for use by our personnel during field services. Prior to commencement of on-site activities, Terracon will hold a meeting to review health and safety needs for this specific project. At this time, we anticipate performing fieldwork in a United States Environmental Protection Agency (USEPA) Level D work uniform consisting of hard hats, hearing protection, safety glasses, protective gloves, and steel-toed boots. It may become necessary to upgrade this level of protection, at additional cost, during field activities in the event that petroleum or chemical constituents are encountered in soils that present an increased risk for personal exposure.

The Scope of Services proposed by Terracon for this project is in accordance with the RFP provided by SCS.

2.1 Well Abandonment Services

Work includes providing labor, materials, equipment, supervision, mobilization/demobilization, and cleanup to abandon seven monitoring wells and one leachate piezometer. It is assumed that a water source is available on site for drilling purposes.

The following is the scope shared from SCS in the RFP:

1. Abandon seven groundwater monitoring wells (23 to 77 feet below ground surface [bgs]).
2. Abandon one leachate piezometer (approximately 46 feet bgs).

The following are Terracon's proposed services for budget estimating purposes:

Groundwater Monitoring Well and Leachate Piezometer Abandonment – Seven monitoring wells and one leachate piezometer will be abandoned as required in Iowa Administrative Code (IAC) 567 chapter 39.8(2). At least the top four feet of the monitoring well casing will be removed, and the remaining well screen and casing will be filled with hydrated bentonite chips up to one foot above the remaining top of casing, no less than three feet bgs; the upper three feet will be backfilled with soil. The well heads and concrete pads will be removed and disposed at the Muscatine C&D Landfill by Terracon. Well Abandonment forms will be completed by Terracon after the conclusion of the field work.

Total depths for the groundwater monitoring wells and leachate piezometer are included below.

Well ID#	Estimated Well Depth (feet bgs)
MW-1	67.1
MW-2	41.0
MW-3	22.8
MW-4	25.0
MW-5	77.3
MW-6	49.0
MW-7	22.6
(L)PZ-8	46.0

2.2 Conditions/ Items To Be Provided By The Client

Items to be provided by the client and/or owner include the right of entry to conduct the exploration and an awareness and/or location of any public or private subsurface utilities existing in the area. Terracon agrees to contact the Iowa One Call Hotline and request location and

markings for all utilities that Iowa One Call is responsible for, prior to commencing drilling at the site. It should be noted that Iowa One Call requires a minimum of 48 hours to locate utilities. If there are public or private utilities not included in the Iowa One Call request, location and marking of those utilities will be the client's and/or owner's responsibility. Terracon will be responsible to the extent we drill in an area where the utilities have been properly located and marked. Terracon is not responsible to the extent any loss, damage, or injury is caused by the failure to locate a utility properly, or inaccurate and/or incomplete information provided by others.

It should be noted that during the field work, some property damage may result. We will take reasonable measures to minimize this damage; however, restoration and reparations for any damage that occurs is not part of our scope of services and fee.

It is our understanding that access to the well locations will be cleared prior to mobilization. It is assumed that a water source will be available.

3.0 COMPENSATION

The fee for the scope of services outlined in this proposal will be determined in accordance with the attached drilling estimate. If, as a result of these services, additional work is required outside the scope of this proposal, you will be contacted, and upon request, proposed costs for additional work will be provided on a time and materials basis. Client authorization will be obtained prior to commencement of any additional work outside the scope of this proposal.

4.0 PROJECT SCHEDULE

Our drilling schedule will be dependent on when we receive authorization; however, we assume the project can be scheduled four to six weeks after receiving authorization to proceed, the clearance of public and private site utilities, and other access and permit permissions as needed. In some instances, weather and/or site conditions can delay our drilling schedule.

5.0 AUTHORIZATION

If this proposal meets with your approval, work may be initiated by returning an original signed copy of the attached Agreement for Services (Agreement) to our Quad Cities office. Project initiation may be expedited by sending a copy of the signed Agreement via e-mail or facsimile at (563) 355-4789.

Proposal for Well Abandonment Services
Muscatine C&D Landfill | Muscatine, Iowa
March 31, 2025 | Terracon Proposal No. P07257051



We appreciate the opportunity to provide this proposal and look forward to working with you on this project. If we can be of further assistance to you, please contact us at (515) 681-4783.

Sincerely,
Terracon Consultants, Inc.


Leah Calvert, PG, CGP
Senior Project Manager


Jesse Nelson, REM, CGP
Senior Scientist

Copies: Mr. Nathan Ohrt, nohrt@scsengineers.com (email)

Attachments: Exhibit A - Budget Estimate
Agreement for Service

QUOTATION

March 31, 2025

Terracon Proposal No. P07257051



Site Location: Fletcher Road, Muscatine, Iowa

Project: Well abandonment

Scope of Work:

Terracon will be abandoning 7 wells and 1 piezometer in accordance with 567 Iowa Administrative Code Chapter 39. Terracon will dispose of the concrete pads at the site and other debris will be removed to the Muscatine landfill. Terracon will fill space from the bottom of each well to the top with hydrated bentonite chips while also removing at least the top 4 feet of the wells and piezometer.

DESCRIPTION	QUANTITY	UNIT	RATE	ESTIMATED FEE
Mobilization/Demobilization	1	L.S.	\$900.00	\$ 900.00
Drill Rig and Support Vehicle	1	Day	\$1,000.00	\$ 1,000.00
Disposal of Well Materials	1	L.S.	\$2,000.00	\$ 2,000.00
Well Head & Concrete Removal & Well Abandonment	8	Each	\$250.00	\$ 2,000.00
Private Utility Clearance by Terracon	1	L.S.	\$1,500.00	\$ 1,500.00
Materials for Well Abandonment	8	Per	\$50.00	\$ 400.00
Project Setup / One-Call Locate	12	Hour	\$160.00	\$ 1,920.00
TOTAL ESTIMATED SERVICES			\$	9,720.00

Explore with us

AGREEMENT FOR SERVICES

This AGREEMENT is between City of Muscatine ("Client") and Terracon Consultants, Inc. ("Consultant") for Services to be provided by Consultant for Client on the Muscatine C&D Landfill Well Abandonment project ("Project"), as described in Consultant's Proposal dated 03/27/2025 ("Proposal"), including but not limited to the Project Information section, unless the Project is otherwise described in Exhibit A to this Agreement (which section or Exhibit is incorporated into this Agreement).

1. **Scope of Services.** The scope of Consultant's services is described in the Proposal, including but not limited to the Scope of Services section ("Services"), unless Services are otherwise described in Exhibit B to this Agreement (which section or exhibit is incorporated into this Agreement). Portions of the Services may be subcontracted. Consultant's Services do not include the investigation or detection of, nor do recommendations in Consultant's reports address the presence or prevention of biological pollutants (e.g., mold, fungi, bacteria, viruses, or their byproducts) or occupant safety issues, such as vulnerability to natural disasters, terrorism, or violence. If Services include purchase of software, Client will execute a separate software license agreement. Consultant's findings, opinions, and recommendations are based solely upon data and information obtained by and furnished to Consultant at the time of the Services.
2. **Acceptance/ Termination.** Client agrees that execution of this Agreement is a material element of the consideration Consultant requires to execute the Services, and if Services are initiated by Consultant prior to execution of this Agreement as an accommodation for Client at Client's request, both parties shall consider that commencement of Services constitutes formal acceptance of all terms and conditions of this Agreement. Additional terms and conditions may be added or changed only by written amendment to this Agreement signed by both parties. In the event Client uses a purchase order or other form to administer this Agreement, the use of such form shall be for convenience purposes only and any additional or conflicting terms it contains are stricken. This Agreement shall not be assigned by either party without prior written consent of the other party. Either party may terminate this Agreement or the Services upon written notice to the other. In such case, Consultant shall be paid costs incurred and fees earned to the date of termination plus reasonable costs of closing the Project.
3. **Change Orders.** Client may request changes to the scope of Services by altering or adding to the Services to be performed. If Client so requests, Consultant will return to Client a statement (or supplemental proposal) of the change setting forth an adjustment to the Services and fees for the requested changes. Following Client's review, Client shall provide written acceptance. If Client does not follow these procedures, but instead directs, authorizes, or permits Consultant to perform changed or additional work, the Services are changed accordingly and Consultant will be paid for this work according to the fees stated or its current fee schedule. If project conditions change materially from those observed at the site or described to Consultant at the time of proposal, Consultant is entitled to a change order equitably adjusting its Services and fee.
4. **Compensation and Terms of Payment.** Client shall pay compensation for the Services performed at the fees stated in the Proposal, including but not limited to the Compensation section, unless fees are otherwise stated in Exhibit C to this Agreement (which section or Exhibit is incorporated into this Agreement). If not stated in either, fees will be according to Consultant's current fee schedule. Fee schedules are valid for the calendar year in which they are issued. Fees do not include sales tax. Client will pay applicable sales tax as required by law. Consultant may invoice Client at least monthly and payment is due upon receipt of invoice. Client shall notify Consultant in writing, at the address below, within 15 days of the date of the invoice if Client objects to any portion of the charges on the invoice, and shall promptly pay the undisputed portion. Client shall pay a finance fee of 1.5% per month, but not exceeding the maximum rate allowed by law, for all unpaid amounts 30 days or older. Client agrees to pay all collection-related costs that Consultant incurs, including attorney fees. Consultant may suspend Services for lack of timely payment. It is the responsibility of Client to determine whether federal, state, or local prevailing wage requirements apply and to notify Consultant if prevailing wages apply. If it is later determined that prevailing wages apply, and Consultant was not previously notified by Client, Client agrees to pay the prevailing wage from that point forward, as well as a retroactive payment adjustment to bring previously paid amounts in line with prevailing wages. Client also agrees to defend, indemnify, and hold harmless Consultant from any alleged violations made by any governmental agency regulating prevailing wage activity for failing to pay prevailing wages, including the payment of any fines or penalties.
5. **Third Party Reliance.** This Agreement and the Services provided are for Consultant and Client's sole benefit and exclusive use with no third party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties other than those who have executed Consultant's reliance agreement, subject to the prior approval of Consultant and Client.
6. **LIMITATION OF LIABILITY. CLIENT AND CONSULTANT HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING CONSULTANT'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE ASSOCIATED RISKS. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF CONSULTANT (AND ITS RELATED CORPORATIONS AND EMPLOYEES) TO CLIENT AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE GREATER OF \$25,000 OR CONSULTANT'S FEE, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF CONSULTANT'S SERVICES OR THIS AGREEMENT. PRIOR TO ACCEPTANCE OF THIS AGREEMENT AND UPON WRITTEN REQUEST FROM CLIENT, CONSULTANT MAY NEGOTIATE A HIGHER LIMITATION FOR ADDITIONAL CONSIDERATION IN THE FORM OF A SURCHARGE TO BE ADDED TO THE AMOUNT STATED IN THE COMPENSATION SECTION OF THE PROPOSAL. THIS LIMITATION SHALL APPLY REGARDLESS OF AVAILABLE PROFESSIONAL LIABILITY INSURANCE COVERAGE, CAUSE(S), OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY. THIS LIMITATION SHALL NOT APPLY TO THE EXTENT THE DAMAGE IS PAID UNDER CONSULTANT'S COMMERCIAL GENERAL LIABILITY POLICY.**
7. **Indemnity/Statute of Limitations.** Consultant and Client shall indemnify and hold harmless the other and their respective employees from and against legal liability for claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are legally determined to be caused by their negligent acts, errors, or omissions. In the event such claims, losses, damages, or expenses are legally determined to be caused by the joint or concurrent negligence of Consultant and Client, they shall be borne by each party in proportion to its own negligence under comparative fault principles. Neither party shall have a duty to defend the other party, and no duty to defend is hereby created by this indemnity provision and such duty is explicitly waived under this Agreement. Causes of action arising out of Consultant's Services or this Agreement regardless of cause(s) or the theory of liability, including negligence, indemnity or other recovery shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of Consultant's substantial completion of Services on the project.
8. **Warranty.** Consultant will perform the Services in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. **EXCEPT FOR THE STANDARD OF CARE PREVIOUSLY STATED, CONSULTANT MAKES NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, RELATING TO CONSULTANT'S SERVICES AND CONSULTANT DISCLAIMS ANY IMPLIED WARRANTIES OR WARRANTIES IMPOSED BY LAW, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**
9. **Insurance.** Consultant represents that it now carries, and will continue to carry: (i) workers' compensation insurance in accordance with the laws of the states having jurisdiction over Consultant's employees who are engaged in the Services, and employer's liability insurance (\$1,000,000); (ii) commercial general liability insurance (\$2,000,000 occ / \$4,000,000 agg); (iii) automobile liability insurance (\$2,000,000 B.I. and P.D. combined single limit); (iv) umbrella liability (\$5,000,000 occ / agg); and (v) professional liability insurance (\$1,000,000 claim / agg). Certificates of insurance will be provided upon request. Client and Consultant shall waive subrogation against the other party on all general liability and property coverage.

10. **CONSEQUENTIAL DAMAGES. NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR LOSS OF PROFITS OR REVENUE; LOSS OF USE OR OPPORTUNITY; LOSS OF GOOD WILL; COST OF SUBSTITUTE FACILITIES, GOODS, OR SERVICES; COST OF CAPITAL; OR FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES.**
11. **Dispute Resolution.** Client shall not be entitled to assert a Claim against Consultant based on any theory of professional negligence unless and until Client has obtained the written opinion from a registered, independent, and reputable engineer, architect, or geologist that Consultant has violated the standard of care applicable to Consultant's performance of the Services. Client shall provide this opinion to Consultant and the parties shall endeavor to resolve the dispute within 30 days, after which Client may pursue its remedies at law. This Agreement shall be governed by and construed according to Kansas law.
12. **Subsurface Explorations.** Subsurface conditions throughout the site may vary from those depicted on logs of discrete borings, test pits, or other exploratory services. Client understands Consultant's layout of boring and test locations is approximate and that Consultant may deviate a reasonable distance from those locations. Consultant will take reasonable precautions to reduce damage to the site when performing Services; however, Client accepts that invasive services such as drilling or sampling may damage or alter the site. Site restoration is not provided unless specifically included in the Services.
13. **Testing and Observations.** Client understands that testing and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. Consultant will provide test results and opinions based on tests and field observations only for the work tested. Client understands that testing and observation are not continuous or exhaustive, and are conducted to reduce - not eliminate - project risk. Client shall cause all tests and inspections of the site, materials, and Services performed by Consultant to be timely and properly scheduled in order for the Services to be performed in accordance with the plans, specifications, contract documents, and Consultant's recommendations. No claims for loss or damage or injury shall be brought against Consultant by Client or any third party unless all tests and inspections have been so performed and Consultant's recommendations have been followed. Unless otherwise stated in the Proposal, Client assumes sole responsibility for determining whether the quantity and the nature of Services ordered by Client is adequate and sufficient for Client's intended purpose. Client is responsible (even if delegated to contractor) for requesting services, and notifying and scheduling Consultant so Consultant can perform these Services. Consultant is not responsible for damages caused by Services not performed due to a failure to request or schedule Consultant's Services. Consultant shall not be responsible for the quality and completeness of Client's contractor's work or their adherence to the project documents, and Consultant's performance of testing and observation services shall not relieve Client's contractor in any way from its responsibility for defects discovered in its work, or create a warranty or guarantee. Consultant will not supervise or direct the work performed by Client's contractor or its subcontractors and is not responsible for their means and methods. The extension of unit prices with quantities to establish a total estimated cost does not guarantee a maximum cost to complete the Services. The quantities, when given, are estimates based on contract documents and schedules made available at the time of the Proposal. Since schedule, performance, production, and charges are directed and/or controlled by others, any quantity extensions must be considered as estimated and not a guarantee of maximum cost.
14. **Sample Disposition, Affected Materials, and Indemnity.** Samples are consumed in testing or disposed of upon completion of the testing procedures (unless stated otherwise in the Services). Client shall furnish or cause to be furnished to Consultant all documents and information known or available to Client that relate to the identity, location, quantity, nature, or characteristic of any hazardous waste, toxic, radioactive, or contaminated materials ("Affected Materials") at or near the site, and shall immediately transmit new, updated, or revised information as it becomes available. Client agrees that Consultant is not responsible for the disposition of Affected Materials unless specifically provided in the Services, and that Client is responsible for directing such disposition. In no event shall Consultant be required to sign a hazardous waste manifest or take title to any Affected Materials. Client shall have the obligation to make all spill or release notifications to appropriate governmental agencies. The Client agrees that Consultant neither created nor contributed to the creation or existence of any Affected Materials conditions at the site and Consultant shall not be responsible for any claims, losses, or damages allegedly arising out of Consultant's performance of Services hereunder, or for any claims against Consultant as a generator, disposer, or arranger of Affected Materials under federal, state, or local law or ordinance.
15. **Ownership of Documents.** Work product, such as reports, logs, data, notes, or calculations, prepared by Consultant shall remain Consultant's property. Proprietary concepts, systems, and ideas developed during performance of the Services shall remain the sole property of Consultant. Files shall be maintained in general accordance with Consultant's document retention policies and practices.
16. **Utilities.** Unless otherwise stated in the Proposal, Client shall provide the location and/or arrange for the marking of private utilities and subterranean structures. Consultant shall take reasonable precautions to avoid damage or injury to subterranean structures or utilities. Consultant shall not be responsible for damage to subterranean structures or utilities that are not called to Consultant's attention, are not correctly marked, including by a utility locate service, or are incorrectly shown on the plans furnished to Consultant.
17. **Site Access and Safety.** Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Consultant will be responsible for supervision and site safety measures for its own employees, but shall not be responsible for the supervision or health and safety precautions for any third parties, including Client's contractors, subcontractors, or other parties present at the site. In addition, Consultant retains the right to stop work without penalty at any time Consultant believes it is in the best interests of Consultant's employees or subcontractors to do so in order to reduce the risk of exposure to unsafe site conditions. Client agrees it will respond quickly to all requests for information made by Consultant related to Consultant's pre-task planning and risk assessment processes.

Consultant: Terracon Consultants, Inc.

By:  Date: 3/31/2025

Name/Title: Jesse M. Nelson / Senior Scientist

Address: 870 40th Ave
Bettendorf, IA 52722-1607

Phone: (563) 355-0702 Fax: (563) 355-4789

Email: Jesse.Nelson@terracon.com

Client: City of Muscatine

By: _____ Date: _____

Name/Title: David Popp

Address: 1000 South House Street

Phone: (563) 263-9689 Fax: _____

Email: dpopp@muscatineiowa.gov



City of Muscatine

ITEM NUMBER 2025-0153

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

David Popp, Solid Waste Manager

SUBJECT

Request to Approve the Issuance of a Purchase Order to Wrightway Trailers, in the Amount of \$7,074.00, for an Enclosed Trailer for Litter Collection.

EXECUTIVE SUMMARY

Staff requests Council approve a purchase order in the amount of \$7,074.00 to Wrightway trailers for the purchase of a 2025 Bravo enclosed trailer to be used for litter collection events in the Muscatine County service area.

STAFF RECOMMENDATION

Approve the request

BACKGROUND/DISCUSSION

As part of the Iowa DNR Environmental Management System (EMS) program, the City has applied for a grant to purchase an enclosed trailer to use for litter collection events throughout the Muscatine service area. Council has approved the grant application and the City has been awarded funds to purchase the trailer and contents needed to supply groups with the necessary equipment to conduct roadside litter collections. Three quotes are provided with Wrightway Trailer Sales in Hiawatha being the low bid at \$7,074.00 for a 2025 Bravo sixteen-foot enclosed trailer. Other quotes were \$7,295.00 from I80 Trailer sales and \$7,129.00 from Berg Auto Sales.

CITY FINANCIAL IMPACT

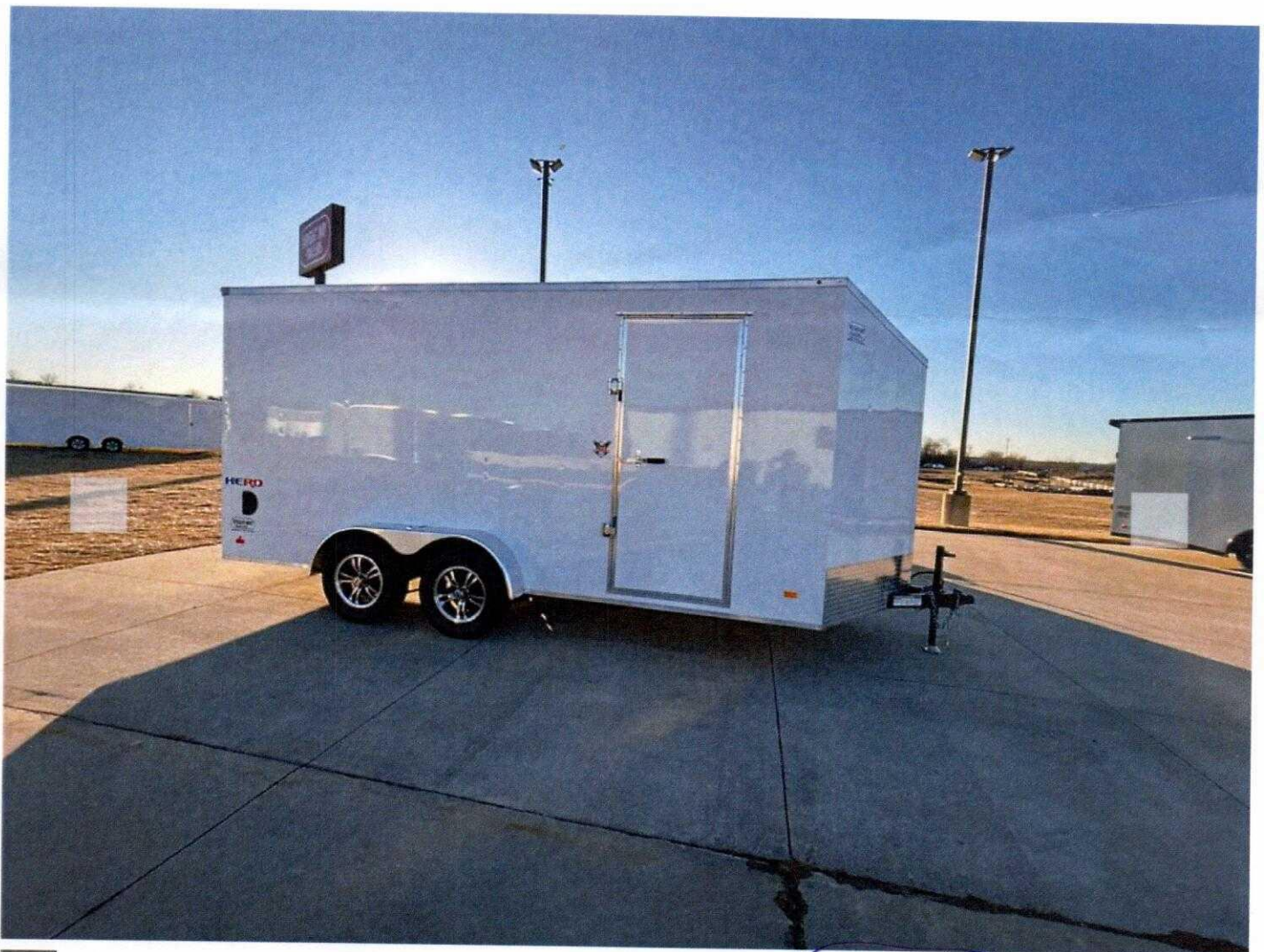
The City has been awarded a grant in the amount of \$11,522.70 from the Iowa DNR for the purchase of the trailer and its contents. There is a 25% City match, bringing the project total to \$15,366.60. The City match of \$3,843.90 will be funded from the Refuse Collection Operating Budget.

ATTACHMENTS

1. Trailer quotes



NEW 2025 BRAVO TRAILERS HR716TA2 CARGO / ENCLOSED TRAILER



\$6,995 + \$79.00

\$7,074.00



BERG AUTO SALES



BERG AUTO SALES



NEW 2024 Formula Trailers 7x16 Traverse Series Cargo / Enclosed Trailer



\$7,050 + 79.00

\$7,129.00



NEW 2025 H&H TRAILERS 7'X14' 7K FLAT TOP V-NOSE ENCLOSED CARGO TRAILER



Price: \$7,295

Stock #: HH611313

Location: De Soto, IA

Status: Available



City of Muscatine

ITEM NUMBER 2025-0154

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Jon Koch, Water Pollution Control Plant Director

SUBJECT

Request to Approve the Issuance of a Purchase Order in the Amount of \$11,685.00, to Neptune Flotation, for the Purchase of Marina Dredge Hose Floats.

EXECUTIVE SUMMARY

Request to approve the issuance of a purchase order in the amount of \$11,685.00, to Neptune Flotation for the purchase of 25 marina dredge hose floats.

STAFF RECOMMENDATION

Staff recommends approval of this purchase.

BACKGROUND/DISCUSSION

The marina dredge utilizes a 10 inch flexible hose to pump from the dredge to the bag site. The hoses need to float in order to not bind and hinder pumping volume. The current floats were damaged in the flood last spring but were not identified as unusable until this winter when maintenance was started on them. 25 of them took on so much water that they no longer float. This will purchase 25 of a new style of float that will not take on water and makes it much easier to steer the dredge allowing for more efficient work. This will be purchased by deferring the \$16,000.00 budgeted purchase of new hose for the biosolids application program. Three quotes were received for this purchase with the low quote coming from Neptune Flotation.

CITY FINANCIAL IMPACT

This will be purchased by deferring the \$16,000.00 budgeted purchase of new hose for the biosolids application program.

ATTACHMENTS

1. Floats Quote(25) 10-inch EZ Connect.250413
2. Floats Neptune Quote.250416
3. Floats Core and Main Quote.250416



City of Muscatine - (25) 10-inch EZ Connect Floats

City of Muscatine

215 Sycamore Street

Muscatine, IA 52761

United States

James Allen

jallen@muscatineiowa.gov

563-263-2752

Reference: 20250411-175926619

Quote created: April 11, 2025

Quote expires: May 9, 2025

Quote created by: Richard Russo

Sales Manager

sales@ezconnectfloats.com

+18587758101

Comments from Richard Russo

Ship to

City of Muscatine W.R.R.F.

1202 Musser St.

Muscatine, IA 52761

Attn. James W. Allen

Shipping prices are subject to change.

Products & Services

Item & Description	Quantity	Unit Price	Total
10-in EZ Connect Floats Set	25	\$528.72	\$13,218.00
5 Float Set for 10-inch pipe/hose incl, 3 straps w/ stainless steel ratchets, 5 Ties, MIN. OD 9.8IN			

One-time subtotal	\$13,218.00
Shipping	\$3,510.00
Total	\$16,728.00

Purchase terms

- Terms and Conditions can be found by following the link: <https://www.ezconnectfloats.com/terms/>
- Price and availability are subject to EZ Connect Floats' terms and conditions. Sales are limited to qualified buyers.
- By submitting a Purchase Order or by signing this Quote, the Customer agrees to all terms provided in the EZ Connect Floats Terms and Conditions.
- Payment due upon placement of order.
- Ships within 3-5 days upon order confirmation unless otherwise confirmed.
- The quote is valid for 30 days from the date of the quote. We accept all major credit cards; fees may apply.
- The customer is responsible for all fees associated with duties and shipping.
- FOB Origin EZ Connect Floats for Domestic Shipments and EX Works - Origin for International shipments.
- All purchase orders are subject to EZ Connect Floats approval. All rights reserved.
- **No cancellations or refunds.**

Signature

Signature

Date

Printed name

Questions? Contact me



Richard Russo
Sales Manager
sales@ezconnectfloats.com
+18587758101


[PRODUCTS](#)
[QUICK TOOLS \(/QuickTools\)](#)
[SEARCH \(/search\)](#)
[FEEDBACK \(/feedback\)](#)
[SERVICES \(/services/overview.htm\)](#)
[RESOURCES \(/resources/overview.htm\)](#)
[ABOUT \(/about-us/overview.htm\)](#)
[CONTACT \(/contact-us/overview.htm\)](#)
[Home \(/.../home\)](#) / [Crimpers, Equipment, Reels \(/.../crimpers-reels\)](#) /

[Hosebuns, Hose Hangers, and Cable Bridges \(/.../hosebuns-hose-hangers-and-cable-bridges\)](#) /

[Hosebuns, Cablebuns, and Hangers \(/hosebuns-cablebuns-and-hangers\)](#) / [Hose Float with Clamp -Tite Inserts](#)

HOSE-FLOAT: Hose Float with Clamp -Tite Inserts



© 2025 new-line.com

Hose floats are used for applications where a split design float is required for fitting to existing hose lines. The rock hard outer shell has molded recesses to fit stainless steel strapping and buckle, which is generally used to secure the buoy around the hose.

Additional Details:


[Catalog Page 674](#)
[\(/catalog?](#)
[page=674\)](#)

FLOAT-400

4" HOSE FLOAT w/CLAMP-TITE INSERTS

1+ EA \$487.39

10+ EA \$446.78

50+ EA \$406.16

1



N - Non Stock / Lead Time, Some MOQ (mailto:sales@new-line.com)

23.70 lbs

FLOAT-600

6" HOSE FLOAT w/CLAMP-TITE INSERTS

1+ EA \$911.66
10+ EA \$835.69
50+ EA \$759.72

1



N - Non Stock / Lead Time, Some MOQ (mailto:sales@new-line.com)
46.00 lbs

FLOAT-800

8" HOSE FLOAT w/CLAMP-TITE INSERTS

1+ EA \$1,097.91
10+ EA \$1,006.42
50+ EA \$914.93

1



N - Non Stock / Lead Time, Some MOQ (mailto:sales@new-line.com)
130.00 lbs

FLOAT-1000

10" HOSE FLOAT w/CLAMP-TITE INSERTS

1+ EA \$1,124.87
10+ EA \$1,031.13
50+ EA \$937.39

1



N - Non Stock / Lead Time, Some MOQ (mailto:sales@new-line.com)
75.00 lbs

FLOAT-1200

12" HOSE FLOAT w/CLAMP-TITE INSERTS

1+ EA \$1,281.70
10+ EA \$1,174.90
50+ EA \$1,068.09

1



N - Non Stock / Lead Time, Some MOQ (mailto:sales@new-line.com)
92.00 lbs

Related Products & Categories



Protective Hose Wrap, Line Bundling - 089

9 Products

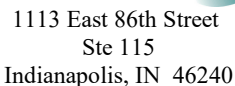
(/clamps/hose-wrap-sleeves-and-jackets/protective-hose-wrap-line-bundling)



Nylon Cable Ties (Zap Straps) - 997Z

10 Products

(/clamps/hose-wrap-sleeves-and-jackets/nylon-cable-ties-zap-straps)



Date	Quotation #
4/15/2025	023693N

Name / Address
City of Muscatine James Allen 1202 Musser St Muscatine, IA 52761

Ship To
City of Muscatine 1202 Musser St Muscatine, IA 52761

Payment Terms	Shipping Terms	Lead Time
Credit Card		In Stock

[illegible]

Subtotal	USD 11,685.00
Sales Tax (0.0%)	USD 0.00
Total	USD 11,685.00

Phone #	Fax #	E-Mail	Web Site
317-588-3600	317-588-3700	sales@pipefloat.com	www.pipefloat.com



Bid Proposal for City of Muscatine - Pipe Floats

CUSTOMER	All Bidders	Job City of Muscatine - Pipe Floats Muscatine, IA Bid Date: 04/16/2025 Bid #: 4148682
	Sales Representative Andrew Elijah (T) 319-362-1698 (F) 319-362-3078 Andrew.Elijah@coreandmain.com	Core & Main 2355&2519 STE C&D 16th Ave SW Cedar Rapids, IA 52404 (T) 3193621698
CONTACT		
NOTES		



Bid Proposal for City of Muscatine - Pipe Floats

All Bidders

Job Location: Muscatine, IA
Bid Date: 04/16/2025
Core & Main Bid #: 4148682

Core & Main
2355&2519 STE C&D 16th Ave SW
Cedar Rapids, IA 52404
Phone: 3193621698
Fax: 3193623078

Seq#	Qty	Part Number	Description	Units	Price	Ext Price
10	25	NS	NEPTUNE PIPE FLOAT PF10-250-R	EA	500.00	12,500.00
30	25	NS	NAUTILUS PIPE FLOAT 10" 44410	EA	650.00	16,250.00
50			ALL PRICING INCLUDES FREIGHT TO MUSCATINE, IA 52761			
60						
					Sub Total	28,750.00
					Tax	0.00
					Total	28,750.00

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/terms-of-sale/>

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.

BILLS FOR APPROVAL SUMMARY
April 18, 2025

Computer Bill Lists

Regular Bills 4/18/25		\$	2,493,470.58
Payroll Vendor Checks 4/11/25			18,010.64
Payroll Vendor ACH Payments 4/11/25			119,984.64
	Subtotal	\$	<u>2,631,465.86</u>

ACH Debit Memo Payments

Wellmark Insurance	Health/Dental Insurance April	\$	84,000.00
Wellmark Insurance	Health/Dental Insurance April		84,000.00
Payroll Account	Transfer		488,620.86
Treasurer State of Iowa	State Tax Withholding		23,826.14
IPERS	March Contributions		126,565.98
Internal Revenue Service	Federal Withholding		126,962.55
	Subtotal	\$	<u>933,975.53</u>

Voucher Program

Various Landlords	Estimated May Rent	\$	175,000.00
		\$	<u>175,000.00</u>

Total Expenditures	\$	<u><u>3,740,441.39</u></u>
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Accounts Payable

Transactions by Account

User: SMeyer
 Printed: 04/15/2025 - 2:55PM
 Batch: 00005.04.2025



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	CCPR Batch 00002.03.2025 Life Insurance	03/28/2025	0	1.49	
1000-00-0000-23550	RELIANCE STANDARD LIFE INS	CCPR Batch 00002.03.2025 Life Insurance	03/28/2025	0	1.20	
		Vendor Subtotal:			2.69	
1000-00-0000-23630	RELIANCE STANDARD LIFE INS	CCPR Batch 00001.03.2025 Optional Life	03/14/2025	0	318.03	
1000-00-0000-23630	RELIANCE STANDARD LIFE INS	CCPR Batch 00002.03.2025 Optional Life	03/28/2025	0	298.23	
		Vendor Subtotal:			616.26	
1000-01-1111-69400	ROTARY CLUB OF MUSCATINE	Dues - B Bark	04/15/2025	0	133.00	
		Vendor Subtotal:			133.00	
1000-01-1112-68100	SENIOR RESOURCES INC	Quarterly Subsidy	04/15/2025	0	7,500.00	
		Vendor Subtotal:			7,500.00	
1000-01-1121-61210	MUSCATINE COUNTY ATTORNEY	Serving Paper	04/15/2025	0	12.11	
1000-01-1121-61210	MUSCATINE COUNTY ATTORNEY	Serving Paper	04/15/2025	0	39.00	
1000-01-1121-61210	MUSCATINE COUNTY ATTORNEY	Serving Paper	04/15/2025	0	68.00	
1000-01-1121-61210	MUSCATINE COUNTY ATTORNEY	Serving Paper	04/15/2025	0	39.00	
		Vendor Subtotal:			158.11	
1000-01-1131-46200	RELIANCE STANDARD LIFE INS	CC Life Ins Apr	04/15/2025	0	57.13	
		Vendor Subtotal:			57.13	

1000-01-1131-46600	RELIANCE STANDARD LIFE INS CCLTD Apr		04/15/2025	0	70.66
		Vendor Subtotal:			70.66
1000-01-1131-61340	TCM BANK NA VISA	Adobe - Adobe ID	04/15/2025	0	59.99
		Vendor Subtotal:			59.99
1000-01-1131-62310	XEROX CORPORATION	March Copies	04/15/2025	0	7.27
		Vendor Subtotal:			7.27
1000-01-1131-64200	TCM BANK NA VISA	IA League of Cities - Reg Matt Mardeser	04/15/2025	0	50.00
1000-01-1131-64200	TCM BANK NA VISA	IA Munic Mgmt Inst - Matt Mardesen	04/15/2025	0	350.00
1000-01-1131-64200	TCM BANK NA VISA	IMFOA - Reg Cinda Hilger	04/15/2025	0	150.00
		Vendor Subtotal:			550.00
1000-01-1131-69400	TCM BANK NA VISA	IMFOA - Dues - City Clerk	04/15/2025	0	50.00
		Vendor Subtotal:			50.00
1000-01-1132-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	19.50
		Vendor Subtotal:			19.50
1000-01-1132-46600	RELIANCE STANDARD LIFE INS CCLTD Apr		04/15/2025	0	24.04
		Vendor Subtotal:			24.04
1000-01-1132-61220	LAW OFFICES OF HOPKINS & HUBBARD	February Legal	04/15/2025	0	337.50
		Vendor Subtotal:			337.50
1000-01-1132-61660	TENANT REPORTS.COM LLC	Background Checks	04/15/2025	0	7.00
		Vendor Subtotal:			7.00

1000-01-1132-62310	XEROX CORPORATION	March Copies	04/15/2025	0	2.08
		Vendor Subtotal:			2.08
1000-01-1132-62530	CROSSROADS INC.	Shredding	04/15/2025	0	22.00
		Vendor Subtotal:			22.00
1000-01-1132-64400	TCM BANK NA VISA	Hy-Vee - Food for Training	04/15/2025	0	13.77
		Vendor Subtotal:			13.77
1000-01-1144-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	5.56
		Vendor Subtotal:			5.56
1000-01-1144-46600	RELIANCE STANDARD LIFE INS CC	LTD Apr	04/15/2025	0	6.40
		Vendor Subtotal:			6.40
1000-01-1144-52840	FAMILY EYE & CONTACT LENS CN	Safety Glasses - S Longhurst	04/15/2025	0	125.00
		Vendor Subtotal:			125.00
1000-01-1144-52840	CRAIG CHELF	Reimb Safety Glasses - C Chelf	04/15/2025	0	57.27
		Vendor Subtotal:			57.27
1000-01-1144-61550	GENESIS HEALTH SYSTEM-OCC HI	Random - J Jirak	04/15/2025	0	40.00
1000-01-1144-61550	GENESIS HEALTH SYSTEM-OCC HI	Random - W Pena	04/15/2025	0	40.00
		Vendor Subtotal:			80.00
1000-01-1144-61630	TCM BANK NA VISA	Amer Heart Assoc - Online CPR	04/15/2025	0	21.00
		Vendor Subtotal:			21.00
1000-01-1218-65100	QUAD CITY TIMES & MUSC JOURN	Request to Proposal to Dispose of UR Pr	04/15/2025	0	56.77

			Vendor Subtotal:		56.77
1000-01-1218-68100	GREATER MUSCATINE CHAMBER	Quarterly Subsidy	04/15/2025	0	10,750.00
			Vendor Subtotal:		10,750.00
1000-05-1141-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	32.94
			Vendor Subtotal:		32.94
1000-05-1141-46600	RELIANCE STANDARD LIFE INS CCLTD	Apr	04/15/2025	0	57.12
			Vendor Subtotal:		57.12
1000-05-1141-64200	TCM BANK NA VISA	GFOA - Reg Nancy Lueck	04/15/2025	0	50.00
1000-05-1141-64200	TCM BANK NA VISA	IA Society of CPA's - Reg Nancy Lueck	04/15/2025	0	360.00
			Vendor Subtotal:		410.00
1000-05-1141-65100	QUAD CITY TIMES & MUSC JOURN	Minutes 3/20/25	04/15/2025	0	412.45
1000-05-1141-65100	QUAD CITY TIMES & MUSC JOURN	2024 Employee Wages	04/15/2025	0	238.03
1000-05-1141-65100	QUAD CITY TIMES & MUSC JOURN	Property Tax Levy Public Hearing	04/15/2025	0	130.65
			Vendor Subtotal:		781.13
1000-05-1141-69400	TCM BANK NA VISA	IMFOA - Dues Nancy Lueck	04/15/2025	0	20.00
			Vendor Subtotal:		20.00
1000-05-1141-69900	TCM BANK NA VISA	IA Secretary of State - Notary Nancy Luc	04/15/2025	0	30.00
			Vendor Subtotal:		30.00
1000-05-1143-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	45.10
			Vendor Subtotal:		45.10

1000-05-1143-46600	RELIANCE STANDARD LIFE INS CCLTD Apr		04/15/2025	0	51.85
		Vendor Subtotal:			51.85
1000-05-1143-51100	AMAZON.COM	Calc Ribbons	04/15/2025	0	10.50
		Vendor Subtotal:			10.50
1000-05-1143-62310	XEROX CORPORATION	March Copies	04/15/2025	0	18.67
		Vendor Subtotal:			18.67
1000-05-1143-69400	TCM BANK NA VISA	GFOA - Membership - LeAnna McCullo	04/15/2025	0	150.00
		Vendor Subtotal:			150.00
1000-05-1145-63300	XEROX CORPORATION	March Copier	04/15/2025	0	166.47
		Vendor Subtotal:			166.47
1000-05-1146-46200	RELIANCE STANDARD LIFE INS CCLife Ins Apr		04/15/2025	0	29.50
		Vendor Subtotal:			29.50
1000-05-1146-46600	RELIANCE STANDARD LIFE INS CCLTD Apr		04/15/2025	0	38.65
		Vendor Subtotal:			38.65
1000-05-1146-51300	TCM BANK NA VISA	Amazon - Labels	04/15/2025	0	14.40
		Vendor Subtotal:			14.40
1000-05-1146-61340	IDRIVE	Remote PC	04/15/2025	0	374.62
		Vendor Subtotal:			374.62
1000-05-1146-61340	TCM BANK NA VISA	Jamf Software - Jamf Subscription	04/15/2025	0	20.00
1000-05-1146-61340	TCM BANK NA VISA	Jamf Software - Jamf Subscription	04/15/2025	0	20.00

			Vendor Subtotal:		40.00	
1000-05-1146-65240	MUSCATINE POWER & WATER	Mar Internet - Greenwood	04/15/2025	0	83.18	
1000-05-1146-65240	MUSCATINE POWER & WATER	Mar Internet - Greenwood	04/15/2025	0	59.99	
1000-05-1146-65240	MUSCATINE POWER & WATER	March Internet - Weed Park	04/15/2025	0	83.18	
			Vendor Subtotal:		226.35	
1000-10-1221-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	74.41	
			Vendor Subtotal:		74.41	
1000-10-1221-46600	RELIANCE STANDARD LIFE INS CC	LTD Apr	04/15/2025	0	109.36	
			Vendor Subtotal:		109.36	
1000-10-1221-51100	AMAZON.COM	Air Filter/Tablet Case	04/15/2025	0	53.71	
			Vendor Subtotal:		53.71	
1000-10-1221-52300	TAMARA WAGNER	Reimb Shoes - T Wagner	04/15/2025	0	31.78	
			Vendor Subtotal:		31.78	
1000-10-1221-61340	POINT & PAY LLC	February Service Fee	04/15/2025	0	15.00	
			Vendor Subtotal:		15.00	
1000-10-1221-62120	A NOTCH ABOVE TREE SERVICE	405 Monroe St - Removal of Dead/Dying	04/15/2025	0	1,200.00	00030266
			Vendor Subtotal:		1,200.00	
1000-10-1221-62310	ADVANCED BUSINESS SYSTEMS INC	Copier	04/15/2025	0	41.16	
			Vendor Subtotal:		41.16	
1000-10-1221-62310	XEROX CORPORATION	March Copies	04/15/2025	0	4.16	

1000-10-1221-62310	XEROX CORPORATION	March Copier	04/15/2025	0	27.58
1000-10-1221-62310	XEROX CORPORATION	March Copies	04/15/2025	0	1.70
Vendor Subtotal:					33.44
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nuisance Abatement - 1402 Grand Ave	04/15/2025	0	91.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nuisance Abatement - 2000 Oneida St	04/15/2025	0	91.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nuisance Abatement - 6 Marian Dr	04/15/2025	0	110.25
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nuisance Abatement - 1019 Lincoln Blvc	04/15/2025	0	91.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nuisance Abatement - 1008 Grand Ave	04/15/2025	0	91.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nuisance Abatement - 1012 Grandview /	04/15/2025	0	110.25
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nuisance Abatement - 31 Gas Lantern	04/15/2025	0	158.38
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nuisance Abatement - 30 Gas Lantern	04/15/2025	0	129.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nuisance Abatement - 29 Gas Lantern	04/15/2025	0	245.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nuisance Abatement - 610 Oak St	04/15/2025	0	91.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nuisance Abatement - 915 Oregon St	04/15/2025	0	2,784.25
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nuisance Abatement - 704 Division St	04/15/2025	0	91.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nuisance Abatement - 2004 Breese Ave	04/15/2025	0	71.75
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nuisance Abatement - 35 Gas Lantern	04/15/2025	0	110.25
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nuisance Abatement - 34 Gas Lantern	04/15/2025	0	91.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nuisance Abatement - 2303 Lucas St	04/15/2025	0	91.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nuisance Abatement - 306 W 3rd St	04/15/2025	0	49.01
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nuisance Abatement - 403 Maiden Ln	04/15/2025	0	129.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nuisance Abatement - 908 Iowa Ave	04/15/2025	0	91.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nuisance Abatement - 1925 Grandview /	04/15/2025	0	48.88
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nuisance Abatement - 289 Burnside Dr	04/15/2025	0	38.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nuisance Abatement - 600 Cedar St	04/15/2025	0	38.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nuisance Abatement - 1912 Breese Ave	04/15/2025	0	91.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nuisance Abatement - 1916 Breese Ave	04/15/2025	0	71.75
Vendor Subtotal:					5,005.77
1000-10-1221-64120	TAMARA WAGNER	Mileage 3/24 - 3/26	04/15/2025	0	20.16
Vendor Subtotal:					20.16
1000-10-1221-65100	QUAD CITY TIMES & MUSC JOURN	Zoning Board of Adjustment	04/15/2025	0	55.69
1000-10-1221-65100	QUAD CITY TIMES & MUSC JOURN	Weed/Vegetation Management Public Nc	04/15/2025	0	88.10
Vendor Subtotal:					143.79

1000-10-1221-65275	VERIZON WIRELESS	March Cell Phones	04/15/2025	0	233.02
		Vendor Subtotal:			233.02
1000-10-1221-65275	TCM BANK NA VISA	Google- Google Voice	04/15/2025	0	52.99
		Vendor Subtotal:			52.99
1000-10-1221-65275	VERIZON	March GPS	04/15/2025	0	69.60
		Vendor Subtotal:			69.60
1000-10-1221-68200	BI-STATE REGIONAL COMMISSION	Dues 4/1/25 - 6/30/25	04/15/2025	0	2,880.25
		Vendor Subtotal:			2,880.25
1000-10-1221-69800	POINT & PAY LLC	February CC Fees	04/15/2025	0	325.67
		Vendor Subtotal:			325.67
1000-10-1221-74200	MOTOROLA SOLUTIONS	Camera Inspections	04/15/2025	0	1,860.00
		Vendor Subtotal:			1,860.00
1000-15-1311-33430	GATSO USA INC.	ATE Fees- March	04/15/2025	0	8,586.00
		Vendor Subtotal:			8,586.00
1000-15-1311-33440	MUNICIPAL COLLECTIONS OF AMI	Collection Agent Fee	04/15/2025	0	821.00
		Vendor Subtotal:			821.00
1000-15-1311-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	301.68
		Vendor Subtotal:			301.68
1000-15-1311-46600	RELIANCE STANDARD LIFE INS CCLTD	Apr	04/15/2025	0	261.61
1000-15-1311-46600	RELIANCE STANDARD LIFE INS CCBW LTD	Apr	04/15/2025	0	12.13

			Vendor Subtotal:		273.74
1000-15-1311-51100	TCM BANK NA VISA	Walmart - Filefolder box & Folders	04/15/2025	0	27.24
			Vendor Subtotal:		27.24
1000-15-1311-52300	PANTHER UNIFORMS INC	New Issue A Sink	04/14/2025	0	206.85
1000-15-1311-52300	PANTHER UNIFORMS INC	Life Saving Awards Uniforms Bar	04/14/2025	0	730.00
1000-15-1311-52300	PANTHER UNIFORMS INC	New Issue Rivas	04/14/2025	0	719.40
			Vendor Subtotal:		1,656.25
1000-15-1311-52300	PHELPS CUSTOM IMAGE WEAR	Uniforms Rivas	04/14/2025	0	33.57
			Vendor Subtotal:		33.57
1000-15-1311-52300	UNIFORM DEN INC	New Issue - Rivas	04/14/2025	0	131.50
			Vendor Subtotal:		131.50
1000-15-1311-52720	TCM BANK NA VISA	Love's - Fuel	04/15/2025	0	80.08
			Vendor Subtotal:		80.08
1000-15-1311-52730	TCM BANK NA VISA	Exxon Mobile - Fuel	04/15/2025	0	111.42
			Vendor Subtotal:		111.42
1000-15-1311-52890	MENARDS (MUSC)	Water/Bar Holder/Clips/Turnbuckle	04/14/2025	0	40.40
1000-15-1311-52890	MENARDS (MUSC)	Degreaser	04/14/2025	0	4.99
			Vendor Subtotal:		45.39
1000-15-1311-52890	TCM BANK NA VISA	Sirchie - Blood/Urine Test Kits	04/15/2025	0	136.51
			Vendor Subtotal:		136.51

1000-15-1311-61340	WEST PUBLISHING CORPORATION	Clear Web Plus	04/14/2025	0	526.37
		Vendor Subtotal:			526.37
1000-15-1311-61340	TCM BANK NA VISA	Roxio - Redaction Software	04/15/2025	0	29.99
1000-15-1311-61340	TCM BANK NA VISA	Tugsten - Power PDF Software	04/15/2025	0	191.53
1000-15-1311-61340	TCM BANK NA VISA	Tugsten - Tax Refund	04/15/2025	0	-12.53
		Vendor Subtotal:			208.99
1000-15-1311-61520	GENESIS HEALTH SYSTEM-OCC HI	Pre-Employment K Baughman	04/15/2025	0	312.00
		Vendor Subtotal:			312.00
1000-15-1311-61520	EQUIAN LLC	Medical Fee J Elliott DOS 5/23/24	04/15/2025	0	10.19
		Vendor Subtotal:			10.19
1000-15-1311-61520	ORA ORTHOPEDICS PC	Medical D Wheeler Code: 99214 DOS 10	04/15/2025	0	325.91
1000-15-1311-61520	ORA ORTHOPEDICS PC	Medical D Wheeler Code: J3301 DOS 10	04/15/2025	0	-3.36
1000-15-1311-61520	ORA ORTHOPEDICS PC	Medical D Wheeler Code: A4467 DOS 1	04/15/2025	0	-3.98
1000-15-1311-61520	ORA ORTHOPEDICS PC	Medical D Wheeler Code: 20610 DOS 10	04/15/2025	0	-55.33
		Vendor Subtotal:			263.24
1000-15-1311-61520	UNITY HEALTHCARE	Medical J Elliott DOS 5/23/24 Code: 992	04/15/2025	0	122.25
		Vendor Subtotal:			122.25
1000-15-1311-61660	CREDIT BUREAU OF MUSCATINE I	Credit Report Tapia	04/14/2025	0	10.00
1000-15-1311-61660	CREDIT BUREAU OF MUSCATINE I	Credit Report Sink	04/14/2025	0	10.00
1000-15-1311-61660	CREDIT BUREAU OF MUSCATINE I	Credit Report Soloman	04/14/2025	0	10.00
1000-15-1311-61660	CREDIT BUREAU OF MUSCATINE I	Credit Report Cribbs	04/14/2025	0	10.00
		Vendor Subtotal:			40.00
1000-15-1311-61660	IOWA LAW ENFORCEMENT ACADIMMPI	- Rivas	04/14/2025	0	300.00
		Vendor Subtotal:			300.00

1000-15-1311-61660	RADAR ROAD TEC	Radar Certification	04/14/2025	0	400.00
		Vendor Subtotal:			400.00
1000-15-1311-62310	XEROX CORPORATION	March Copies	04/15/2025	0	2.08
		Vendor Subtotal:			2.08
1000-15-1311-62370	LUPTON & TOYNE PRINTERS	Business Cards - Rivas/Fowler/Orbaker	04/14/2025	0	90.00
		Vendor Subtotal:			90.00
1000-15-1311-62370	SYCAMORE PRINTING INC	Jr Police Academy Posters	04/14/2025	0	54.00
		Vendor Subtotal:			54.00
1000-15-1311-62410	TEMP ASSOCIATES	Temp Employee Week Ending 3/16/25	04/14/2025	0	847.20
1000-15-1311-62410	TEMP ASSOCIATES	Temp Employee Week Ending 3/23/25	04/14/2025	0	762.48
1000-15-1311-62410	TEMP ASSOCIATES	Temp Employee Week Ending 3/30/25	04/14/2025	0	831.32
1000-15-1311-62410	TEMP ASSOCIATES	Temp Employee Week Ending 4/6/25	04/14/2025	0	847.20
		Vendor Subtotal:			3,288.20
1000-15-1311-62530	STERICYCLE INC	Shredding	04/15/2025	0	39.84
		Vendor Subtotal:			39.84
1000-15-1311-64120	NATHANIAL AVIS	Reimb Travel 3/16/25 - 3/21/25	04/15/2025	0	271.14
		Vendor Subtotal:			271.14
1000-15-1311-64120	ANTHONY ARNAMAN	Reimb Meal 3/18/25 - 3/20/25	04/14/2025	0	40.00
		Vendor Subtotal:			40.00
1000-15-1311-64120	TCM BANK NA VISA	Lodging - Quality Inn - Wilkinson, Avis	04/15/2025	0	703.55
1000-15-1311-64120	TCM BANK NA VISA	Meals - Mational Museum USMC - Kies	04/15/2025	0	16.33
1000-15-1311-64120	TCM BANK NA VISA	Embassy Suites - Lodging - Pena, Shoult	04/15/2025	0	331.26

1000-15-1311-64120	TCM BANK NA VISA	Karmel Connect - Airport Transportation	04/15/2025	0	68.41
1000-15-1311-64120	TCM BANK NA VISA	Meals - Cheesecake Factory - O'Connor	04/15/2025	0	34.27
1000-15-1311-64120	TCM BANK NA VISA	Lodging - Hyatt Regency - O'Connor	04/15/2025	0	1,084.10
1000-15-1311-64120	TCM BANK NA VISA	Meals - Panera - O'Connor	04/15/2025	0	21.63
1000-15-1311-64120	TCM BANK NA VISA	Embassy Suites - Lodging - Colman, Wh	04/15/2025	0	331.26
1000-15-1311-64120	TCM BANK NA VISA	Meals - Raising Canes - O'Connor	04/15/2025	0	27.91
Vendor Subtotal:					2,618.72
1000-15-1311-64120	MATTHEW WILKINSON	Reimb Meals 3/16/25 - 3/21/25	04/14/2025	0	213.43
Vendor Subtotal:					213.43
1000-15-1311-64200	TCM BANK NA VISA	Grey Group - Registration - Mullen, Whe	04/15/2025	0	1,590.00
Vendor Subtotal:					1,590.00
1000-15-1311-64400	TCM BANK NA VISA	tip	04/15/2025	0	10.00 00030056
1000-15-1311-64400	TCM BANK NA VISA	20 cookies	04/15/2025	0	47.79 00030056
1000-15-1311-64400	TCM BANK NA VISA	20 chip variety bags	04/15/2025	0	31.80 00030056
1000-15-1311-64400	TCM BANK NA VISA	30 Pc Party Box-sandwiches	04/15/2025	0	79.33 00030056
1000-15-1311-64400	TCM BANK NA VISA	Aldi - Meals - CGMH Training - Drinks	04/15/2025	0	28.65
Vendor Subtotal:					197.57
1000-15-1311-67320	ADVANCED BUSINESS SYSTEMS INC	Copier	04/14/2025	0	67.82
Vendor Subtotal:					67.82
1000-15-1311-67320	STOP STICK LTD	9' Stop Stick Kit	04/14/2025	0	534.00 00029939
Vendor Subtotal:					534.00
1000-15-1311-69200	TCM BANK NA VISA	USPS - Postage	04/15/2025	0	18.65
1000-15-1311-69200	TCM BANK NA VISA	UPSP - Postage	04/15/2025	0	21.25
1000-15-1311-69200	TCM BANK NA VISA	USPS - Postage	04/15/2025	0	24.45
1000-15-1311-69200	TCM BANK NA VISA	USPS - Postage	04/15/2025	0	20.75
1000-15-1311-69200	TCM BANK NA VISA	USPS - Postage	04/15/2025	0	18.65
Vendor Subtotal:					103.75

1000-15-1311-69400	ROTARY CLUB OF MUSCATINE	Rotary Dues - S Snider	04/14/2025	0	133.00
		Vendor Subtotal:			133.00
1000-15-1311-69400	TCM BANK NA VISA	Iowa Police Chief Assoc - Membership -	04/15/2025	0	75.00
		Vendor Subtotal:			75.00
1000-15-1311-74200	APPLIED CONCEPTS INC	DSR Stalker Radar Unit with 36 Month V	04/14/2025	0	9,579.00 00029698
		Vendor Subtotal:			9,579.00
1000-15-1312-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	3.13
		Vendor Subtotal:			3.13
1000-15-1312-46600	RELIANCE STANDARD LIFE INS CC	BW LTD Apr	04/15/2025	0	14.97
		Vendor Subtotal:			14.97
1000-15-1312-61530	ANIMAL EMERGENCY CENTER OF	Euthanasia - Stray Cat	04/14/2025	0	72.97
		Vendor Subtotal:			72.97
1000-15-1312-61650	PETDATA, INC	Pet Licensing	04/14/2025	0	716.40
		Vendor Subtotal:			716.40
1000-15-1315-64200	OHIO TACTICAL OFFICERS ASSOC	Basic SWAT Wilkinson/Avis	04/14/2025	0	1,300.00
		Vendor Subtotal:			1,300.00
1000-15-1317-64200	TCM BANK NA VISA	IA NTOA - Registration - Roseman	04/15/2025	0	300.00
1000-15-1317-64200	TCM BANK NA VISA	IA NTOA - Registration - Arnaman	04/15/2025	0	300.00
		Vendor Subtotal:			600.00

1000-15-1317-65260	MUSCATINE CO ADMINISTRATION	March DTF Phones	04/14/2025	0	135.01
		Vendor Subtotal:			135.01
1000-15-1317-65260	VERIZON WIRELESS	February Cell Phones	04/14/2025	0	49.26
1000-15-1317-65260	VERIZON WIRELESS	February Cell Phones	04/14/2025	0	49.26
		Vendor Subtotal:			98.52
1000-15-1320-61660	REINFORCEMENT CONSULTING LI	Wellness Checks	04/14/2025	0	16,164.62
1000-15-1320-61660	REINFORCEMENT CONSULTING LI	Wellness Program	04/14/2025	0	3,375.00
		Vendor Subtotal:			19,539.62
1000-20-1321-46200	RELIANCE STANDARD LIFE INS CCL	Life Ins Apr	04/15/2025	0	434.36
		Vendor Subtotal:			434.36
1000-20-1321-46600	RELIANCE STANDARD LIFE INS CCL	LTD Apr	04/15/2025	0	192.19
		Vendor Subtotal:			192.19
1000-20-1321-46700	MISSION SQUARE	M Hartman RHS Contribution	04/14/2025	0	25,679.75
		Vendor Subtotal:			25,679.75
1000-20-1321-52300	AMAZON.COM	Replacement Pants - Bartels	04/15/2025	0	56.19
		Vendor Subtotal:			56.19
1000-20-1321-52300	TCM BANK NA VISA	Boots Buy-Back - Petersen & Colon - Di	04/15/2025	0	750.00
1000-20-1321-52300	TCM BANK NA VISA	Uniform shirts - T Davis - Phelps	04/15/2025	0	54.86
		Vendor Subtotal:			804.86
1000-20-1321-52750	MENARDS (MUSC)	LP Tank Exchange	04/15/2025	0	39.84
		Vendor Subtotal:			39.84

1000-20-1321-52830	TCM BANK NA VISA	International Trans Fee	04/15/2025	0	2.13
1000-20-1321-52830	TCM BANK NA VISA	SP Motis Fire Rescue - J-Tool(double do	04/15/2025	0	76.18
Vendor Subtotal:					78.31
1000-20-1321-52890	AMAZON.COM	Energizer Industrial AA Batteries (144ct)	04/15/2025	0	133.98 00030212
1000-20-1321-52890	AMAZON.COM	Boat Repair Kit	04/15/2025	0	21.89
Vendor Subtotal:					155.87
1000-20-1321-61340	BOUND TREE MEDICAL LLC	Annual Licensing Fees ESO Inventory	04/15/2025	0	1,947.00
Vendor Subtotal:					1,947.00
1000-20-1321-61340	LEXIPOL LLC	Annual Software Fire & EMS Platform	04/15/2025	0	4,582.08
Vendor Subtotal:					4,582.08
1000-20-1321-61520	GENESIS HEALTH SYSTEM-OCC HI	Pre-Employment T Davis	04/15/2025	0	1,414.00
1000-20-1321-61520	GENESIS HEALTH SYSTEM-OCC HI	Pre-Employment B Carpenter	04/15/2025	0	329.00
1000-20-1321-61520	GENESIS HEALTH SYSTEM-OCC HI	Pre-Employment B Perry	04/15/2025	0	165.00
1000-20-1321-61520	GENESIS HEALTH SYSTEM-OCC HI	Pre-Employment J Hickenbottom	04/15/2025	0	312.00
Vendor Subtotal:					2,220.00
1000-20-1321-61520	MICHAEL HARTMAN	Reimb Medical - M Hartman	04/15/2025	0	15.00
Vendor Subtotal:					15.00
1000-20-1321-61520	RIVER REHABILITATION INC	Medical M Hartman DOS 2/28/25 Code:	04/15/2025	0	69.30
1000-20-1321-61520	RIVER REHABILITATION INC	Medical M Hartman DOS 2/17/25 Code:	04/15/2025	0	31.88
1000-20-1321-61520	RIVER REHABILITATION INC	Medical M Hartman DOS 3/3/25 Code: 9	04/15/2025	0	26.42
1000-20-1321-61520	RIVER REHABILITATION INC	Medical M Hartman DOS 3/3/25 Code: 9	04/15/2025	0	31.88
1000-20-1321-61520	RIVER REHABILITATION INC	Medical M Hartman DOS 3/5/25 Code: 9	04/15/2025	0	138.60
1000-20-1321-61520	RIVER REHABILITATION INC	Medical M Hartman DOS 3/5/25 Code: 9	04/15/2025	0	26.42
1000-20-1321-61520	RIVER REHABILITATION INC	Medical M Hartman DOS 2/28/25 Code:	04/15/2025	0	125.05
1000-20-1321-61520	RIVER REHABILITATION INC	Medical M Hartman DOS 2/17/25 Code:	04/15/2025	0	158.40
1000-20-1321-61520	RIVER REHABILITATION INC	Medical M Hartman DOS 3/5/25 Code: 9	04/15/2025	0	31.88
1000-20-1321-61520	RIVER REHABILITATION INC	Medical M Hartman DOS 2/24/25 Code:	04/15/2025	0	125.05

1000-20-1321-61520	RIVER REHABILITATION INC	Medical M Hartman DOS 2/24/25 Code:	04/15/2025	0	69.30
1000-20-1321-61520	RIVER REHABILITATION INC	Medical M Hartman DOS 3/3/25 Code: 9	04/15/2025	0	62.52
1000-20-1321-61520	RIVER REHABILITATION INC	Medical M Hartman DOS 2/26/25 Code:	04/15/2025	0	31.88
1000-20-1321-61520	RIVER REHABILITATION INC	Medical M Hartman DOS 2/24/25 Code:	04/15/2025	0	31.88
1000-20-1321-61520	RIVER REHABILITATION INC	Medical M Hartman DOS 2/17/25 Code:	04/15/2025	0	125.05
1000-20-1321-61520	RIVER REHABILITATION INC	Medical M Hartman DOS 3/5/25 Code: 9	04/15/2025	0	62.52
1000-20-1321-61520	RIVER REHABILITATION INC	Medical M Hartman DOS 2/28/25 Code:	04/15/2025	0	26.42
1000-20-1321-61520	RIVER REHABILITATION INC	Medical M Hartman DOS 2/26/25 Code:	04/15/2025	0	26.42
1000-20-1321-61520	RIVER REHABILITATION INC	Medical M Hartman DOS 2/17/25 Code:	04/15/2025	0	26.42
1000-20-1321-61520	RIVER REHABILITATION INC	Medical M Hartman DOS 2/28/25 Code:	04/15/2025	0	31.88
1000-20-1321-61520	RIVER REHABILITATION INC	Medical M Hartman DOS 3/3/25 Code: 9	04/15/2025	0	138.60
1000-20-1321-61520	RIVER REHABILITATION INC	Medical M Hartman DOS 2/24/25 Code:	04/15/2025	0	26.42
1000-20-1321-61520	RIVER REHABILITATION INC	Medical M Hartman DOS 2/26/25 Code:	04/15/2025	0	125.05
1000-20-1321-61520	RIVER REHABILITATION INC	Medical M Hartman DOS 2/26/25 Code:	04/15/2025	0	69.30

Vendor Subtotal:	1,618.54
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1000-20-1321-61520	EQUIAN LLC	Medical Fee M Hartman DOS 2/24/25	04/15/2025	0	11.09
1000-20-1321-61520	EQUIAN LLC	Medical Fee M Hartman DOS 2/17/25	04/15/2025	0	17.00
1000-20-1321-61520	EQUIAN LLC	Medical Fee M Hartman DOS 2/26/25	04/15/2025	0	11.09
1000-20-1321-61520	EQUIAN LLC	Medical Fee M Hartman DOS 2/28/25	04/15/2025	0	11.09
1000-20-1321-61520	EQUIAN LLC	Medical Fee M Hartman DOS 3/3/25	04/15/2025	0	10.78
1000-20-1321-61520	EQUIAN LLC	Medical Fee M Hartman DOS 3/5/25	04/15/2025	0	10.78
1000-20-1321-61520	EQUIAN LLC	Medical Fee M Hartman DOS 2/13/25	04/15/2025	0	43.48
1000-20-1321-61520	EQUIAN LLC	Medical Fee M Hartman DOS 2/14/25	04/15/2025	0	78.47
1000-20-1321-61520	EQUIAN LLC	Medical Fee M Hartman DOS 2/14/25	04/15/2025	0	3.34

Vendor Subtotal:	197.12
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1000-20-1321-61520	ORA ORTHOPEDICS PC	Medical M Hartman DOS 2/14/25 Code:	04/15/2025	0	4,170.12
1000-20-1321-61520	ORA ORTHOPEDICS PC	Medical M Hartman Code: E1399 DOS 2	04/15/2025	0	1,063.12
1000-20-1321-61520	ORA ORTHOPEDICS PC	Medical M Hartman DOS 2/14/25 Code:	04/15/2025	0	177.63

Vendor Subtotal:	5,410.87
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1000-20-1321-61560	TMESYS LLC	Prescription - J Barnhart	04/15/2025	0	694.17
1000-20-1321-61560	TMESYS LLC	Prescription - J Barnhart	04/15/2025	0	680.62
1000-20-1321-61560	TMESYS LLC	Prescription - J Hall	04/15/2025	0	305.40
1000-20-1321-61560	TMESYS LLC	Prescription - K McCarthy	04/15/2025	0	444.19
1000-20-1321-61560	TMESYS LLC	Prescription - J Barnhart	04/15/2025	0	34.99
1000-20-1321-61560	TMESYS LLC	Prescription - J Barnhart	04/15/2025	0	51.34

		Vendor Subtotal:			2,210.71
1000-20-1321-62310	XEROX CORPORATION	March Copies	04/15/2025	0	4.16
		Vendor Subtotal:			4.16
1000-20-1321-64120	TCM BANK NA VISA	NFA meal ticket (3/8-3/15) - G. Ronzheim	04/15/2025	0	314.23 00030035
1000-20-1321-64120	TCM BANK NA VISA	Refund NFA meal ticket (3/8-3/15) - G. I	04/15/2025	0	-314.23
		Vendor Subtotal:			0.00
1000-20-1321-69400	TCM BANK NA VISA	Fire Nuggets - Reg Fees Engine Oper Clk	04/15/2025	0	250.00
1000-20-1321-69400	TCM BANK NA VISA	Fire Nuggets - Reg Fees Engine Oper Clk	04/15/2025	0	250.00
		Vendor Subtotal:			500.00
1000-25-1115-46200	RELIANCE STANDARD LIFE INS CCLife Ins Apr		04/15/2025	0	3.19
		Vendor Subtotal:			3.19
1000-25-1115-46600	RELIANCE STANDARD LIFE INS CCLTD Apr		04/15/2025	0	5.48
		Vendor Subtotal:			5.48
1000-25-1115-61550	GENESIS HEALTH SYSTEM-OCC HIBIOMETRIC SCREENINGS		04/15/2025	0	6,650.00 00029890
1000-25-1115-61550	GENESIS HEALTH SYSTEM-OCC HIBIOMETRIC SCREENINGS		04/15/2025	0	302.00
		Vendor Subtotal:			6,952.00
1000-25-1411-35410	SNYDER HOLLENBAUGH FUNERAL	Refund	04/15/2025	0	168.00
		Vendor Subtotal:			168.00
1000-25-1411-35460	IOWA MEMORIAL GRANITE COMP.	Harris (Jones)	04/15/2025	0	252.00
		Vendor Subtotal:			252.00

1000-25-1411-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	3.13
		Vendor Subtotal:			3.13
1000-25-1411-46600	RELIANCE STANDARD LIFE INS CCBW LTD	Apr	04/15/2025	0	17.80
		Vendor Subtotal:			17.80
1000-25-1411-52300	MENARDS (MUSC)	Rain Suit	04/15/2025	0	34.99
		Vendor Subtotal:			34.99
1000-25-1411-52400	MENARDS (MUSC)	Bowl Brush/Squeegee	04/15/2025	0	19.53
		Vendor Subtotal:			19.53
1000-25-1411-52720	SPRATT OIL SALES	GALLONS GASOLINE	04/15/2025	0	532.80 00029796
		Vendor Subtotal:			532.80
1000-25-1411-52750	REXCO EQUIPMENT INC	5 GAL HYDRAULIC FLUID	04/15/2025	0	157.38 00030250
		Vendor Subtotal:			157.38
1000-25-1411-52830	MENARDS (MUSC)	Impact Drive Bit Set	04/15/2025	0	9.99
		Vendor Subtotal:			9.99
1000-25-1411-52830	SIGUORNEY TRACTOR & IMPLEMENT	Cutter Bar for Snow Blower	04/15/2025	0	161.51 00029931
		Vendor Subtotal:			161.51
1000-25-1411-53110	MENARDS (MUSC)	Lumber	04/15/2025	0	15.40
		Vendor Subtotal:			15.40
1000-25-1411-53220	REXCO EQUIPMENT INC	Filter/Caps	04/15/2025	0	197.36
1000-25-1411-53220	REXCO EQUIPMENT INC	Return	04/15/2025	0	-197.36

		Vendor Subtotal:			0.00
1000-25-1411-62530	DRJ GROUP, LLC	10LB 6 YEAR MAINTENANCE	04/15/2025	0	37.00 00030251
1000-25-1411-62530	DRJ GROUP, LLC	6LB 6 YEAR MAINTENANCE	04/15/2025	0	64.00 00030251
1000-25-1411-62530	DRJ GROUP, LLC	ANNUAL INSPECTIONS	04/15/2025	0	28.00 00030251
		Vendor Subtotal:			129.00
1000-25-1411-64200	TCM BANK NA VISA	Bobcat - Compact Excavator Online Ope	04/15/2025	0	79.50
1000-25-1411-64200	TCM BANK NA VISA	Bobcat - Tax Credit	04/15/2025	0	-4.50
		Vendor Subtotal:			75.00
1000-25-1411-65210	MUSCATINE POWER & WATER	Mar Phones - Greenwood	04/15/2025	0	33.70
1000-25-1411-65210	MUSCATINE POWER & WATER	Mar Phones - Greenwood	04/15/2025	0	30.69
		Vendor Subtotal:			64.39
1000-25-1421-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	28.44
		Vendor Subtotal:			28.44
1000-25-1421-46600	RELIANCE STANDARD LIFE INS CCLTD	Apr	04/15/2025	0	34.52
		Vendor Subtotal:			34.52
1000-25-1421-51100	TCM BANK NA VISA	Walmart - Laminating Pouches	04/15/2025	0	22.32
		Vendor Subtotal:			22.32
1000-25-1421-61340	THE ACTIVE NETWORK INC	Early Termination Fee	04/15/2025	0	7,188.48
		Vendor Subtotal:			7,188.48
1000-25-1421-62310	XEROX CORPORATION	March Copies	04/15/2025	0	2.08
		Vendor Subtotal:			2.08

1000-25-1423-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	32.00
		Vendor Subtotal:			32.00
1000-25-1423-46600	RELIANCE STANDARD LIFE INS CCBW LTD	Apr	04/15/2025	0	100.43
1000-25-1423-46600	RELIANCE STANDARD LIFE INS CC LTD	Apr	04/15/2025	0	16.10
		Vendor Subtotal:			116.53
1000-25-1423-51100	TCM BANK NA VISA	Walmart - Notebooks, Rubberbands, Etc	04/15/2025	0	50.40
		Vendor Subtotal:			50.40
1000-25-1423-52400	MENARDS (MUSC)	Filter	04/15/2025	0	39.96
		Vendor Subtotal:			39.96
1000-25-1423-52810	MIRACLE RECREATION EQUIP CO	SPACE SHIP C-SPRING RIDER	04/15/2025	0	2,822.22 00030000
		Vendor Subtotal:			2,822.22
1000-25-1423-52830	MENARDS (MUSC)	Screwdriver/Cutting Pliers	04/15/2025	0	53.27
		Vendor Subtotal:			53.27
1000-25-1423-53120	VAN METER INDUSTRIAL INC	Vinyl Tape	04/15/2025	0	18.97
		Vendor Subtotal:			18.97
1000-25-1423-53130	PLUMB SUPPLY COMPANY	Elbow	04/15/2025	0	26.43
1000-25-1423-53130	PLUMB SUPPLY COMPANY	Supplies	04/15/2025	0	8.61
1000-25-1423-53130	PLUMB SUPPLY COMPANY	Supplies	04/15/2025	0	8.61
		Vendor Subtotal:			43.65
1000-25-1423-53220	GRAINGER DEPT 802675066	Padlocks	04/15/2025	0	79.98

Vendor Subtotal:					79.98
1000-25-1423-53220	MENARDS (MUSC)	Tie Wire	04/15/2025	0	53.88
1000-25-1423-53220	MENARDS (MUSC)	Dish Soap/Trash Can	04/15/2025	0	51.44
1000-25-1423-53220	MENARDS (MUSC)	Tie Wire	04/15/2025	0	80.82
1000-25-1423-53220	MENARDS (MUSC)	Hose Clamp/Cable Tie	04/15/2025	0	36.21
1000-25-1423-53220	MENARDS (MUSC)	Cable Tie/Latch/Duct Tape	04/15/2025	0	99.97
1000-25-1423-53220	MENARDS (MUSC)	Grease Gun/Ratchet Binder	04/15/2025	0	98.95
1000-25-1423-53220	MENARDS (MUSC)	Flange Lock/D-Ring	04/15/2025	0	37.14
1000-25-1423-53220	MENARDS (MUSC)	Mouse Bait/Shelf/Duster	04/15/2025	0	91.94
1000-25-1423-53220	MENARDS (MUSC)	Shelf/Latch	04/15/2025	0	68.09
1000-25-1423-53220	MENARDS (MUSC)	Expansion Joint/Forming Stake	04/15/2025	0	79.16
Vendor Subtotal:					697.60
1000-25-1423-53220	SIGUORNEY TRACTOR & IMPLEMENTS	Sprocket	04/15/2025	0	11.89
1000-25-1423-53220	SIGUORNEY TRACTOR & IMPLEMENTS	Sprocket	04/15/2025	0	12.33
Vendor Subtotal:					24.22
1000-25-1423-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Weed Park	04/15/2025	0	14.20
Vendor Subtotal:					14.20
1000-25-1423-62530	DRJ GROUP, LLC	ANNUAL INSPECTIONS	04/15/2025	0	76.00 00030252
1000-25-1423-62530	DRJ GROUP, LLC	10 LB 6 YEAR MAINTENANCE	04/15/2025	0	37.00 00030252
1000-25-1423-62530	DRJ GROUP, LLC	2.5 LB 6 YEAR MAINTENANCE	04/15/2025	0	27.00 00030252
1000-25-1423-62530	DRJ GROUP, LLC	Maintenance	04/15/2025	0	16.00
Vendor Subtotal:					156.00
1000-25-1423-65210	MUSCATINE POWER & WATER	March Phones - Weed Park	04/15/2025	0	31.37
Vendor Subtotal:					31.37
1000-25-1423-65275	VERIZON	March I Pads	04/15/2025	0	80.02
Vendor Subtotal:					80.02

1000-25-1423-65310	ALLIANT ENERGY	March Gas - Pearl City	04/15/2025	0	257.66
1000-25-1423-65310	ALLIANT ENERGY	March Gas - Harbor	04/15/2025	0	152.62
1000-25-1423-65310	ALLIANT ENERGY	March Gas - Weed Park	04/15/2025	0	342.51
		Vendor Subtotal:			752.79
1000-25-1423-67130	LELAND LAMP MACHINE SHOP INC	Dump Bed Bracket	04/15/2025	0	80.00
		Vendor Subtotal:			80.00
1000-25-1424-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Apr	04/15/2025	0	9.07
		Vendor Subtotal:			9.07
1000-25-1424-46600	RELIANCE STANDARD LIFE INS CO	LTD Apr	04/15/2025	0	8.61
1000-25-1424-46600	RELIANCE STANDARD LIFE INS CO	BW LTD Apr	04/15/2025	0	8.90
		Vendor Subtotal:			17.51
1000-25-1424-52300	JEFFRY LIMBURG	Reimb Uniforms - J Limburg	04/15/2025	0	14.97
1000-25-1424-52300	JEFFRY LIMBURG	Reimb Shoes - J Limburg	04/15/2025	0	96.29
		Vendor Subtotal:			111.26
1000-25-1424-52720	SPRATT OIL SALES	REGULAR UNLEADED	04/15/2025	0	555.68 00030208
		Vendor Subtotal:			555.68
1000-25-1424-52730	SPRATT OIL SALES	RED-DYE DIESEL	04/15/2025	0	389.55 00030208
		Vendor Subtotal:			389.55
1000-25-1424-52750	ARNOLD MOTOR SUPPLY	Brake Cleaner	04/14/2025	0	47.88
		Vendor Subtotal:			47.88
1000-25-1424-52810	VALLEY ATHLETICS	PACKAGES OF 24 - MISSILE MARKER	04/15/2025	0	115.00 00029962

Vendor Subtotal:					115.00
1000-25-1424-52810	PIONEER ATHLETICS	SETS - HOLLYWOOD IMPACT BASE	04/15/2025	0	555.00 00029960
1000-25-1424-52810	PIONEER ATHLETICS	ALL RUBBER IMPACT DOUBLE 1ST	04/15/2025	0	375.00 00029960
Vendor Subtotal:					930.00
1000-25-1424-52890	FASTENAL COMPANY	Washers/Screws/Nuts	04/15/2025	0	91.56
Vendor Subtotal:					91.56
1000-25-1424-53130	PLUMB SUPPLY COMPANY	Tailpiece/Tee/Plug/Coupling	04/15/2025	0	99.39
1000-25-1424-53130	PLUMB SUPPLY COMPANY	Relief Valve	04/15/2025	0	67.40
1000-25-1424-53130	PLUMB SUPPLY COMPANY	Trap Offset Extension Tube	04/15/2025	0	17.60
1000-25-1424-53130	PLUMB SUPPLY COMPANY	Nut Washer	04/15/2025	0	52.76
1000-25-1424-53130	PLUMB SUPPLY COMPANY	Washer/Nut	04/15/2025	0	10.60
1000-25-1424-53130	PLUMB SUPPLY COMPANY	Ball Valve/Nipple	04/15/2025	0	18.29
Vendor Subtotal:					266.04
1000-25-1424-53130	TCM BANK NA VISA	EL Mustee and Sons - Eccentric Inlet/Fla	04/15/2025	0	50.04
Vendor Subtotal:					50.04
1000-25-1424-53220	DAVIS EQUIP CORPORATION	HYDRAULIC HOSE	04/15/2025	0	16.01
1000-25-1424-53220	DAVIS EQUIP CORPORATION	HYDRAULIC HOSE	04/15/2025	0	134.32 00030207
Vendor Subtotal:					150.33
1000-25-1424-53220	MENARDS (MUSC)	Gloves/Twin Loop/Rope	04/15/2025	0	46.17
1000-25-1424-53220	MENARDS (MUSC)	Lysol/Caulk Gun	04/14/2025	0	91.97
Vendor Subtotal:					138.14
1000-25-1424-53220	MTI DISTRIBUTING INC	Pin	04/15/2025	0	78.49
Vendor Subtotal:					78.49

1000-25-1424-53220	SIGUORNEY TRACTOR & IMPL	Bushing	04/15/2025	0	39.76
1000-25-1424-53220	SIGUORNEY TRACTOR & IMPL	Chain Loop	04/15/2025	0	10.00
1000-25-1424-53220	SIGUORNEY TRACTOR & IMPL	PARTS TO REBUILD RIGHT SIDE FR	04/15/2025	0	199.99 00029889
1000-25-1424-53220	SIGUORNEY TRACTOR & IMPL	PARTS TO REBUILD REIGHT SIDE F	04/15/2025	0	100.01 00029947
Vendor Subtotal:					349.76
1000-25-1424-53220	TCM BANK NA VISA	Harbor Freight - Tire Hubs	04/15/2025	0	62.97
Vendor Subtotal:					62.97
1000-25-1424-53340	SITEONE LANDSCAPE SUPPLY	CLAY BRICKS	04/15/2025	0	547.20 00029882
Vendor Subtotal:					547.20
1000-25-1424-65210	CENTURYLINK	March Phones - Kent Stein	04/15/2025	0	96.24
1000-25-1424-65210	CENTURYLINK	March Phones - Kent Stein	04/15/2025	0	79.76
Vendor Subtotal:					176.00
1000-25-1424-69900	TCM BANK NA VISA	Eastern IA Comm College - Aquatics/Pe	04/15/2025	0	25.00
Vendor Subtotal:					25.00
1000-25-1426-62530	DRJ GROUP, LLC	Maintenance	04/15/2025	0	8.00
Vendor Subtotal:					8.00
1000-25-1427-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	9.07
Vendor Subtotal:					9.07
1000-25-1427-46600	RELIANCE STANDARD LIFE INS CC	LTD Apr	04/15/2025	0	8.61
1000-25-1427-46600	RELIANCE STANDARD LIFE INS CC	BW LTD Apr	04/15/2025	0	8.90
Vendor Subtotal:					17.51
1000-25-1427-52250	SITEONE LANDSCAPE SUPPLY	FLUAZINAM 40%	04/15/2025	0	2,005.40 00029882
1000-25-1427-52250	SITEONE LANDSCAPE SUPPLY	FLUAZINAM 40%	04/15/2025	0	0.04

Vendor Subtotal:					2,005.44
1000-25-1427-52400	MENARDS (MUSC)	Earplugs/Spray Kit	04/14/2025	0	62.32
Vendor Subtotal:					62.32
1000-25-1427-52810	VALLEY ATHLETICS	SOCCER NETS - BLUE COLOR 24W	04/15/2025	0	839.94 00029962
1000-25-1427-52810	VALLEY ATHLETICS	Shipping	04/15/2025	0	94.85
Vendor Subtotal:					934.79
1000-25-1427-53130	GRAINGER DEPT 802675066	Stop Brass	04/15/2025	0	21.00
Vendor Subtotal:					21.00
1000-25-1427-53130	MENARDS (MUSC)	Coupler	04/15/2025	0	13.47
1000-25-1427-53130	MENARDS (MUSC)	Elbow/Lag Screw/Tee	04/14/2025	0	53.62
1000-25-1427-53130	MENARDS (MUSC)	Tee/Elbow/Pipe	04/14/2025	0	97.89
Vendor Subtotal:					164.98
1000-25-1427-53130	PLUMB SUPPLY COMPANY	Elbow	04/15/2025	0	9.88
1000-25-1427-53130	PLUMB SUPPLY COMPANY	MOP SINK FAUCET	04/15/2025	0	151.78 00030295
1000-25-1427-53130	PLUMB SUPPLY COMPANY	Wire/Flux	04/15/2025	0	52.91
1000-25-1427-53130	PLUMB SUPPLY COMPANY	Nut/Washer	04/15/2025	0	6.18
1000-25-1427-53130	PLUMB SUPPLY COMPANY	Breaker Repair Kit	04/15/2025	0	93.77
Vendor Subtotal:					314.52
1000-25-1427-53130	TCM BANK NA VISA	Ebay - Backflow Preventer	04/15/2025	0	49.90
Vendor Subtotal:					49.90
1000-25-1427-53140	JC WHITLAM MFG. CO.	PALS - EXTREME WHITE - 5 GALLO	04/15/2025	0	1,845.60 00030218
1000-25-1427-53140	JC WHITLAM MFG. CO.	Freight	04/15/2025	0	320.70
Vendor Subtotal:					2,166.30

1000-25-1427-53210	ARNOLD MOTOR SUPPLY	Filters	04/14/2025	0	24.37
		Vendor Subtotal:			24.37
1000-25-1427-53220	ARNOLD MOTOR SUPPLY	Plug	04/14/2025	0	21.20
		Vendor Subtotal:			21.20
1000-25-1427-53220	MENARDS (MUSC)	Gloves/Spring Snaps	04/15/2025	0	56.40
		Vendor Subtotal:			56.40
1000-25-1427-53220	R & R PRODUCTS INC	Shaft	04/15/2025	0	59.02
		Vendor Subtotal:			59.02
1000-25-1427-53220	SIGUORNEY TRACTOR & IMPL	Idler/Bearing/Chain Links	04/15/2025	0	76.22
		Vendor Subtotal:			76.22
1000-25-1427-53220	TCM BANK NA VISA	Harbor Freight - Wood Dolly & Tire Hub	04/15/2025	0	76.95
1000-25-1427-53220	TCM BANK NA VISA	AX4 SLIP CLUTCH ASSEMBLY 1-3/8	04/15/2025	0	16.73
1000-25-1427-53220	TCM BANK NA VISA	Agri Supply- Tax	04/15/2025	0	9.45
1000-25-1427-53220	TCM BANK NA VISA	Ebay - Flywheel & Parallel Charging Coil	04/15/2025	0	63.98
1000-25-1427-53220	TCM BANK NA VISA	Ebay - Flywheel & Parallel Charging Coil	04/15/2025	0	32.99
1000-25-1427-53220	TCM BANK NA VISA	Kwikgoal - Channel Spacer + Ship	04/15/2025	0	47.50
1000-25-1427-53220	TCM BANK NA VISA	AX4 SLIP CLUTCH ASSEMBLY 1-3/8	04/15/2025	0	134.99 00029985
		Vendor Subtotal:			382.59
1000-25-1427-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Soccer	04/15/2025	0	24.00
1000-25-1427-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Soccer	04/15/2025	0	25.11
1000-25-1427-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Soccer	04/15/2025	0	24.00
1000-25-1427-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Soccer	04/15/2025	0	24.00
		Vendor Subtotal:			97.11
1000-25-1427-65210	MUSCATINE POWER & WATER	March Phones - Soccer	04/15/2025	0	64.94

			Vendor Subtotal:		64.94
1000-25-1427-65210	VERIZON	March Phones	04/15/2025	0	40.01
			Vendor Subtotal:		40.01
1000-25-1428-38620	KASEY HENDRICKSON	Refund	04/15/2025	0	325.00
			Vendor Subtotal:		325.00
1000-25-1431-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	12.13
			Vendor Subtotal:		12.13
1000-25-1431-46600	RELIANCE STANDARD LIFE INS CCLTD	Apr	04/15/2025	0	13.93
			Vendor Subtotal:		13.93
1000-25-1431-62310	XEROX CORPORATION	March Copies	04/15/2025	0	2.08
			Vendor Subtotal:		2.08
1000-25-1432-65210	MUSCATINE POWER & WATER	March Phones - Weed Park	04/15/2025	0	71.27
			Vendor Subtotal:		71.27
1000-30-1511-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	79.26
			Vendor Subtotal:		79.26
1000-30-1511-46600	RELIANCE STANDARD LIFE INS CCLTD	Apr	04/15/2025	0	114.06
			Vendor Subtotal:		114.06
1000-30-1511-51300	CARRIAGE PAPER PRODUCTS	Thermal Receipt Paper	04/15/2025	0	89.95
			Vendor Subtotal:		89.95

1000-30-1511-52890	AMAZON.COM	Flash Drive/Ceiling Lights	04/15/2025	0	67.27
		Vendor Subtotal:			67.27
1000-30-1511-52890	TCM BANK NA VISA	Demco - Book Glue	04/15/2025	0	51.02
1000-30-1511-52890	TCM BANK NA VISA	20 X 14 X 8" Boxes Qty. 50	04/15/2025	0	0.09
1000-30-1511-52890	TCM BANK NA VISA	Demco - Labels/Tape	04/15/2025	0	54.27
1000-30-1511-52890	TCM BANK NA VISA	20 X 14 X 8" Boxes Qty. 50	04/15/2025	0	157.41 00030189
1000-30-1511-52890	TCM BANK NA VISA	Uline - Boxes	04/15/2025	0	79.50
		Vendor Subtotal:			342.29
1000-30-1511-61340	RELIABLE NETWORK SOLUTIONS	Maintenance - Troubleshooting Skycam	04/15/2025	0	102.00 00030097
		Vendor Subtotal:			102.00
1000-30-1511-61340	TCM BANK NA VISA	CBI Acronis - Cloud Storage - 1-yr	04/15/2025	0	49.99
1000-30-1511-61340	TCM BANK NA VISA	Zoom - Monthly fee	04/15/2025	0	63.99
1000-30-1511-61340	TCM BANK NA VISA	Mailchimp - E-newsletter fee	04/15/2025	0	110.00
1000-30-1511-61340	TCM BANK NA VISA	Big Imprint - Website Monthly	04/15/2025	0	116.00
		Vendor Subtotal:			339.98
1000-30-1511-61660	UNIQUE MANAGEMENT SERVICES	Collection Agency Fee	04/15/2025	0	116.50
		Vendor Subtotal:			116.50
1000-30-1511-62370	SIGN PRO	Headers for Library Shelving	04/15/2025	0	97.50
		Vendor Subtotal:			97.50
1000-30-1511-62370	SYCAMORE PRINTING INC	Small 6 3/4 Window Envelopes Qty. 1,000	04/15/2025	0	153.00 00030173
		Vendor Subtotal:			153.00
1000-30-1511-62370	TCM BANK NA VISA	DRI Uprinting - Nancy Drew Stickers	04/15/2025	0	-0.07
		Vendor Subtotal:			-0.07

1000-30-1511-62460	NATIONAL PEARL BUTTON MUSEUM	Shell Games Book (12 Copies)	04/15/2025	0	164.64
		Vendor Subtotal:			164.64
1000-30-1511-62460	MENARDS (MUSC)	Net/Great Stuff Gaps/Foam Plane	04/15/2025	0	98.73
		Vendor Subtotal:			98.73
1000-30-1511-62460	TCM BANK NA VISA	Walmart - Creative Escape Program Supp	04/15/2025	0	94.70
1000-30-1511-62460	TCM BANK NA VISA	Walmart - Program Fees Creative Escape	04/15/2025	0	93.16
1000-30-1511-62460	TCM BANK NA VISA	Bio Company - Program Fees Discovery	04/15/2025	0	67.20
1000-30-1511-62460	TCM BANK NA VISA	Walmart - Stem Fair/ Trivia	04/15/2025	0	98.85
1000-30-1511-62460	TCM BANK NA VISA	Walmart - Nancy Drew Program Supplies	04/15/2025	0	95.81
1000-30-1511-62460	TCM BANK NA VISA	Wayfair - Rug for Video Studio	04/15/2025	0	75.99
1000-30-1511-62460	TCM BANK NA VISA	Get A Clue Stickers Qty. 1,300	04/15/2025	0	236.89 00030174
1000-30-1511-62460	TCM BANK NA VISA	Walmart - Trivia Night/Craft Supplies	04/15/2025	0	96.50
		Vendor Subtotal:			859.10
1000-30-1511-65240	T-MOBILE	Mobile Phones	04/15/2025	0	119.00
		Vendor Subtotal:			119.00
1000-30-1511-69400	ROTARY CLUB OF MUSCATINE	Rotary Dues - R Fiedler	04/15/2025	0	133.00
		Vendor Subtotal:			133.00
1000-30-1511-69400	TCM BANK NA VISA	IA Secretary of State - Notary - R Fiedler	04/15/2025	0	30.00
		Vendor Subtotal:			30.00
1000-30-1511-74500	TCM BANK NA VISA	Wall Street Journal - Monthly Newspaper	04/15/2025	0	60.49
		Vendor Subtotal:			60.49
1000-35-1521-46200	RELIANCE STANDARD LIFE INS CO	Life Ins Apr	04/15/2025	0	50.02
		Vendor Subtotal:			50.02

1000-35-1521-46600	RELIANCE STANDARD LIFE INS CCLTD Apr		04/15/2025	0	73.74
		Vendor Subtotal:			73.74
1000-35-1521-51300	AMAZON.COM	Toner	04/14/2025	0	83.87
		Vendor Subtotal:			83.87
1000-35-1521-51400	AMAZON.COM	Wireless Keyboard	04/14/2025	0	79.97
		Vendor Subtotal:			79.97
1000-35-1521-52600	TCM BANK NA VISA	Aldi - Food for A Toast to Women Even	04/15/2025	0	37.16
1000-35-1521-52600	TCM BANK NA VISA	Walmart - Drinks for A Toast to Women	04/15/2025	0	39.30
		Vendor Subtotal:			76.46
1000-35-1521-52820	AMAZON.COM	Cardstock Paper/Tape	04/14/2025	0	59.24
		Vendor Subtotal:			59.24
1000-35-1521-61340	ANNETTE HOVLAND	Teaching Fee Class ID 7343	04/15/2025	0	50.00
1000-35-1521-61340	ANNETTE HOVLAND	Teaching Fee Class ID 7346	04/15/2025	0	50.00
1000-35-1521-61340	ANNETTE HOVLAND	Teaching Fee Class ID 7347	04/15/2025	0	50.00
1000-35-1521-61340	ANNETTE HOVLAND	Teaching Fee Class ID 7361	04/15/2025	0	50.00
1000-35-1521-61340	ANNETTE HOVLAND	Teaching Fee Class ID 7362	04/15/2025	0	50.00
		Vendor Subtotal:			250.00
1000-35-1521-61520	LABONE INC	Pre-Employment R Mullins	04/15/2025	0	37.40
		Vendor Subtotal:			37.40
1000-35-1521-61640	ANNETTE HOVLAND	Teaching Fee Class ID 111111	04/15/2025	0	75.00
		Vendor Subtotal:			75.00
1000-35-1521-61640	JULIE LEAR	Teaching Fee Class ID 7350	04/15/2025	0	50.00

1000-35-1521-61640	JULIE LEAR	Teaching Fee Class ID 7387	04/15/2025	0	50.00
		Vendor Subtotal:			100.00
1000-35-1521-61640	KAY FLANDERS	Teaching Fee Class ID 7359	04/15/2025	0	200.00
		Vendor Subtotal:			200.00
1000-35-1521-62370	GORDON FLESCH COMPANY	Copier	04/15/2025	0	105.75
		Vendor Subtotal:			105.75
1000-35-1521-64120	TCM BANK NA VISA	Drury Plaza Hotel - Building Workshop	04/15/2025	0	682.83
1000-35-1521-64120	TCM BANK NA VISA	Hilton Garden Inn - K Loos Workshop	04/15/2025	0	391.01
		Vendor Subtotal:			1,073.84
1000-35-1521-64200	TCM BANK NA VISA	AASLH Webinar Rachael	04/15/2025	0	10.00
1000-35-1521-64200	TCM BANK NA VISA	Preserve Iowa Summit - Roundtable Reg	04/15/2025	0	35.00
		Vendor Subtotal:			45.00
1000-35-1521-64400	TCM BANK NA VISA	Hyatt Regency - Lunch	04/15/2025	0	8.41
		Vendor Subtotal:			8.41
1000-35-1521-65210	MUSCATINE POWER & WATER	March Phones - Art Center	04/15/2025	0	166.94
		Vendor Subtotal:			166.94
1000-35-1521-65240	MUSCATINE POWER & WATER	March Internet - Art Center	04/15/2025	0	82.97
		Vendor Subtotal:			82.97
1000-35-1521-69400	ROTARY CLUB OF MUSCATINE	Rotary Dues - M Alexander	04/15/2025	0	133.00
		Vendor Subtotal:			133.00

1000-35-1522-52600	AMAZON.COM	Ice Cream	04/14/2025	0	85.83
		Vendor Subtotal:			85.83
1000-35-1522-52820	JULIE LEAR	Reimb Frames	04/15/2025	0	13.38
		Vendor Subtotal:			13.38
1000-35-1522-52820	AMAZON.COM	Pompom Balls	04/14/2025	0	8.99
1000-35-1522-52820	AMAZON.COM	Construction Paper	04/14/2025	0	55.99
1000-35-1522-52820	AMAZON.COM	Construction Paper	04/14/2025	0	29.08
1000-35-1522-52820	AMAZON.COM	Nylon Cord/Parachute Cord	04/14/2025	0	15.48
1000-35-1522-52820	AMAZON.COM	Tennis Balls/Dowel Rods	04/14/2025	0	38.02
		Vendor Subtotal:			147.56
1000-40-1151-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	20.33
		Vendor Subtotal:			20.33
1000-40-1151-46600	RELIANCE STANDARD LIFE INS CCBW LTD	Apr	04/15/2025	0	25.37
1000-40-1151-46600	RELIANCE STANDARD LIFE INS CCLTD	Apr	04/15/2025	0	17.97
		Vendor Subtotal:			43.34
1000-40-1151-52400	MENARDS (MUSC)	ZEP Pine Cleaner	04/15/2025	0	82.39
1000-40-1151-52400	MENARDS (MUSC)	Mops	04/15/2025	0	16.98
1000-40-1151-52400	MENARDS (MUSC)	Pine Cleaner	04/15/2025	0	52.43
		Vendor Subtotal:			151.80
1000-40-1151-52400	NEAL'S VACUUM & SEWING CENT	Vacuum Bags	04/15/2025	0	6.00
		Vendor Subtotal:			6.00
1000-40-1151-52830	TCM BANK NA VISA	EDMAR Floor Care/ Biss - Refund / Ret	04/15/2025	0	-1,587.00
		Vendor Subtotal:			-1,587.00

1000-40-1151-52890	MENARDS (MUSC)	Sealant	04/15/2025	0	6.99
1000-40-1151-52890	MENARDS (MUSC)	Stripping Disc	04/15/2025	0	52.23
1000-40-1151-52890	MENARDS (MUSC)	Diamond Cut Wheel	04/15/2025	0	67.98
1000-40-1151-52890	MENARDS (MUSC)	Stripping Discs	04/15/2025	0	43.96
1000-40-1151-52890	MENARDS (MUSC)	Adhesive	04/15/2025	0	13.47
Vendor Subtotal:					184.63
1000-40-1151-53120	MENARDS (MUSC)	Bulbs	04/14/2025	0	31.98
1000-40-1151-53120	MENARDS (MUSC)	Toggle Switch	04/15/2025	0	4.51
Vendor Subtotal:					36.49
1000-40-1151-53120	VAN METER INDUSTRIAL INC	Bulb	04/15/2025	0	93.17
Vendor Subtotal:					93.17
1000-40-1151-53140	MENARDS (MUSC)	Paint Brush	04/15/2025	0	19.91
1000-40-1151-53140	MENARDS (MUSC)	Paint	04/15/2025	0	53.98
Vendor Subtotal:					73.89
1000-40-1151-53140	SHERWIN WILLIAMS	Paint	04/15/2025	0	38.90
Vendor Subtotal:					38.90
1000-40-1151-62120	FREERS & SONS TREE SERVICE	Remove Tree, Grind Stump - Cedar St P	04/15/2025	0	700.00 00030235
Vendor Subtotal:					700.00
1000-40-1151-64400	STAN O'BRIEN	Reimb Meal 3/21/25	04/14/2025	0	10.00
Vendor Subtotal:					10.00
1000-40-1151-64400	DAVID SCHRIER	Reimb Meal 3/21/25	04/14/2025	0	10.00
Vendor Subtotal:					10.00
1000-40-1151-65310	ALLIANT ENERGY	March Gas - Library	04/14/2025	0	141.77

1000-40-1151-65310	ALLIANT ENERGY	February Gas - PSB	04/15/2025	0	57.48
1000-40-1151-65310	ALLIANT ENERGY	February Gas - City Hall	04/15/2025	0	1,112.27
1000-40-1151-65310	ALLIANT ENERGY	February Gas - Fire	04/15/2025	0	124.32
Vendor Subtotal:					1,435.84
1000-40-1151-67330	PLETCHER ENTERPRISES INC	Fabricate Cage for Fan at Old Kum & Gc	04/15/2025	0	297.00 00030143
Vendor Subtotal:					297.00
1000-40-1151-67330	WOODMAN ELECTRICAL CONTRA	Tech Support Program Billing	04/14/2025	0	1,300.00
1000-40-1151-67330	WOODMAN ELECTRICAL CONTRA	Tech Support Program Billing	04/14/2025	0	1,300.00
Vendor Subtotal:					2,600.00
1000-40-1151-67330	MODERN COMPANIES INC	Chilled Water Leak Repair - PSB	04/15/2025	0	989.97 00030084
1000-40-1151-67330	MODERN COMPANIES INC	Chilled Water Leak Repair - PSB	04/15/2025	0	300.53
1000-40-1151-67330	MODERN COMPANIES INC	Multi Stack Repair	04/15/2025	0	339.75
Vendor Subtotal:					1,630.25
1000-40-1151-69400	TCM BANK NA VISA	Totalbackflow.com - Recert - O'Brien &	04/15/2025	0	395.02
Vendor Subtotal:					395.02
1000-40-1611-46200	RELIANCE STANDARD LIFE INS CCL	Life Ins Apr	04/15/2025	0	35.35
Vendor Subtotal:					35.35
1000-40-1611-46600	RELIANCE STANDARD LIFE INS CCL	TD Apr	04/15/2025	0	49.78
Vendor Subtotal:					49.78
1000-40-1611-65275	VERIZON WIRELESS	March Cell Phones	04/15/2025	0	120.03
Vendor Subtotal:					120.03
1000-40-1611-74200	MOTOROLA SOLUTIONS	Camera Inspections	04/15/2025	0	1,116.00

			Vendor Subtotal:		1,116.00
1000-40-1621-46200	RELIANCE STANDARD LIFE INS CCLife Ins Apr		04/15/2025	0	51.65
			Vendor Subtotal:		51.65
1000-40-1621-46600	RELIANCE STANDARD LIFE INS CCBW LTD Apr		04/15/2025	0	167.84
1000-40-1621-46600	RELIANCE STANDARD LIFE INS CCLTD Apr		04/15/2025	0	20.64
			Vendor Subtotal:		188.48
1000-40-1621-51300	AMAZON.COM	HP 952XL Combo Pack of Ink	04/14/2025	0	134.89 00030261
			Vendor Subtotal:		134.89
1000-40-1621-52100	MENARDS (MUSC)	Erosion Straw Blanket	04/15/2025	0	179.96 00030227
1000-40-1621-52100	MENARDS (MUSC)	40 lb Mix Grass Seed	04/15/2025	0	69.99 00030227
1000-40-1621-52100	MENARDS (MUSC)	Erosion Straw Blanket 6" Staples	04/15/2025	0	19.72 00030227
			Vendor Subtotal:		269.67
1000-40-1621-52890	S.J. SMITH CO.	Welding Wire	04/14/2025	0	94.05
			Vendor Subtotal:		94.05
1000-40-1621-65275	VERIZON WIRELESS	March Cell Phones	04/15/2025	0	120.03
			Vendor Subtotal:		120.03
1000-40-1621-65275	VERIZON	March GPS	04/15/2025	0	191.40
1000-40-1621-65275	VERIZON	March GPS	04/15/2025	0	34.80
			Vendor Subtotal:		226.20
1000-40-1621-65310	ALLIANT ENERGY	March Gas - Lower Lot	04/15/2025	0	161.56
1000-40-1621-65310	ALLIANT ENERGY	March Gas - PW	04/15/2025	0	472.80
1000-40-1621-65310	ALLIANT ENERGY	March Gas - PW	04/15/2025	0	381.93
1000-40-1621-65310	ALLIANT ENERGY	March Gas - PW	04/15/2025	0	152.59

			Vendor Subtotal:		1,168.88
1000-40-1622-67150	PLETCHER ENTERPRISES INC	Steel	04/14/2025	0	31.95
			Vendor Subtotal:		31.95
1000-40-1623-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	5.95
			Vendor Subtotal:		5.95
1000-40-1623-46600	RELIANCE STANDARD LIFE INS CCBW LTD	Apr	04/15/2025	0	30.51
			Vendor Subtotal:		30.51
1000-40-1623-74200	MACQUEEN EQUIPMENT INC	New Leaf Machine	04/14/2025	0	96,205.00 00028393
			Vendor Subtotal:		96,205.00
1000-40-1624-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	3.13
			Vendor Subtotal:		3.13
1000-40-1624-46600	RELIANCE STANDARD LIFE INS CCBW LTD	Apr	04/15/2025	0	17.80
			Vendor Subtotal:		17.80
1000-40-1624-52890	FASTENAL COMPANY	Sign Fasteners	04/15/2025	0	92.06
			Vendor Subtotal:		92.06
1000-40-1624-52890	AMAZON.COM	Trailer Locks	04/15/2025	0	90.95
			Vendor Subtotal:		90.95
1000-40-1624-53140	MENARDS (MUSC)	Traffic Marking Roll/Tray	04/14/2025	0	42.44
			Vendor Subtotal:		42.44

1000-40-1624-65320	EASTERN IOWA LIGHT & POWER C	March Power - Hwy 61 & University	04/14/2025	0	122.15
1000-40-1624-65320	EASTERN IOWA LIGHT & POWER C	March Power - Hwy 61 & Mulberry	04/14/2025	0	139.92
1000-40-1624-65320	EASTERN IOWA LIGHT & POWER C	March Power - 38 & Bidwell	04/14/2025	0	49.54
1000-40-1624-65320	EASTERN IOWA LIGHT & POWER C	March Power - Bypass	04/14/2025	0	98.11
Vendor Subtotal:					409.72
1000-40-1641-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	28.41
Vendor Subtotal:					28.41
1000-40-1641-46600	RELIANCE STANDARD LIFE INS CC	LTD Apr	04/15/2025	0	33.94
Vendor Subtotal:					33.94
1000-40-1641-62370	GORDON FLESCH COMPANY	Copier	04/14/2025	0	58.00
1000-40-1641-62370	GORDON FLESCH COMPANY	Copier	04/14/2025	0	58.00
1000-40-1641-62370	GORDON FLESCH COMPANY	Copier	04/14/2025	0	64.00
Vendor Subtotal:					180.00
1000-40-1641-64200	TCM BANK NA VISA	NotaryStamp.com - Notary Stamp Birch	04/15/2025	0	45.76
1000-40-1641-64200	TCM BANK NA VISA	IA Secretary of State - Notary - Birch	04/15/2025	0	30.00
Vendor Subtotal:					75.76
Subtotal for FUND: 1000					282,252.41
3981-30-3983-61340	RELIABLE NETWORK SOLUTIONS	IRNS Channel 5 Monthly Fee	04/15/2025	0	50.50
Vendor Subtotal:					50.50
3981-30-3983-61340	TCM BANK NA VISA	Boxcast - Monthly Streaming	04/15/2025	0	219.00
3981-30-3983-61340	TCM BANK NA VISA	Boxcast - Archived Storage	04/15/2025	0	142.82
Vendor Subtotal:					361.82

Subtotal for FUND: 3981					412.32
4159-40-4159-61420	HDR ENGINEERING, INC	Isett Ave/Cypress Corridor	04/15/2025	0	23,354.68
Vendor Subtotal:					23,354.68
Subtotal for FUND: 4159					23,354.68
4160-40-4160-61420	TERRACON CONSULTANTS INC	Chloride Testing of the Park Ave West B	04/15/2025	0	6,608.00 00030307
Vendor Subtotal:					6,608.00
4160-40-4160-61420	VEENSTRA & KIMM INC	Park Ave Bridge	04/15/2025	0	945.50
Vendor Subtotal:					945.50
Subtotal for FUND: 4160					7,553.50
4206-50-4206-61420	STANLEY CONSULTANTS INC	WRRF Electrical Assets Project	04/15/2025	0	97,815.00
Vendor Subtotal:					97,815.00
4206-50-4206-61660	HTH COMPANIES INC	Scaffolding	04/15/2025	0	4,798.50
Vendor Subtotal:					4,798.50
Subtotal for FUND: 4206					102,613.50
4276-40-4276-73100	KE FLATWORK INC	WHSSP Phase 6 A/B Pay App #40	04/15/2025	0	141,734.88
Vendor Subtotal:					141,734.88
Subtotal for FUND: 4276					141,734.88
4298-40-4298-61420	MCCLURE ENGINEERING CO	Marina CDF Relocation	04/15/2025	0	8,552.80

Vendor Subtotal:					8,552.80
Subtotal for FUND: 4298					8,552.80
4498-25-4498-73900	MERIT CONSTRUCTION	Indoor Sports Complex Pay App #7	04/15/2025	0	849,589.52
Vendor Subtotal:					849,589.52
Subtotal for FUND: 4498					849,589.52
4638-15-4638-61420	BOLTON & MENK INC	Law Enforcement Training	04/15/2025	0	1,125.00
Vendor Subtotal:					1,125.00
Subtotal for FUND: 4638					1,125.00
4658-40-4658-73900	BRYANT CONTRACTING LLC	Art Center - Repair Wood Soffit on Four	04/15/2025	0	13,469.60 00029024
Vendor Subtotal:					13,469.60
Subtotal for FUND: 4658					13,469.60
4842-00-0002-73900	AMERICAN FLOORMATS	Vulcanized Rubber Flooring Roll 3/8" -1	04/14/2025	0	1,640.00 00030121
4842-00-0002-73900	AMERICAN FLOORMATS	Double Sided Adhesive Tape - 3" x75' ro	04/14/2025	0	264.00 00030121
4842-00-0002-73900	AMERICAN FLOORMATS	Vulcanized Rubber Flooring Roll 3/8" -1	04/14/2025	0	1,553.10 00030121
4842-00-0002-73900	AMERICAN FLOORMATS	Vulcanized Rubber Flooring Roll 3/8" -1	04/14/2025	0	80.00
Vendor Subtotal:					3,537.10
4842-00-0002-73900	TCM BANK NA VISA	Performance Turf Roll, Forest green, W6	04/15/2025	0	1,185.35 00030066
4842-00-0002-73900	TCM BANK NA VISA	Turf Seam Tape & Adhesive pack	04/15/2025	0	341.90 00030066
4842-00-0002-73900	TCM BANK NA VISA	Turf Seam Tape & Adhesive pack	04/15/2025	0	-0.79
Vendor Subtotal:					1,526.46
Subtotal for FUND: 4842					5,063.56

4863-10-4863-61420	BOLTON & MENK INC	New AVGAS Fuel System	04/15/2025	0	1,452.50
4863-10-4863-61420	BOLTON & MENK INC	Jet A System	04/15/2025	0	1,079.00
		Vendor Subtotal:			2,531.50
4863-10-4863-73900	UNIFIED CONTRACTING SERVICES	New AVGAS Fuel System Pay App #1	04/15/2025	0	443,056.43
		Vendor Subtotal:			443,056.43
		Subtotal for FUND: 4863			445,587.93
4864-10-4864-61420	BOLTON & MENK INC	Snow Removal Equipment	04/15/2025	0	1,960.00
		Vendor Subtotal:			1,960.00
		Subtotal for FUND: 4864			1,960.00
4865-40-4865-61420	BOLTON & MENK INC	Runway Lights	04/15/2025	0	1,140.00
		Vendor Subtotal:			1,140.00
		Subtotal for FUND: 4865			1,140.00
4903-00-4903-61660	CORBIN DESIGN INC	Wayfinding	04/15/2025	0	343.75
		Vendor Subtotal:			343.75
		Subtotal for FUND: 4903			343.75
5211-00-0000-23630	RELIANCE STANDARD LIFE INS CC PR Batch 00002.03.2025	Optional Life	03/28/2025	0	-3.31
5211-00-0000-23630	RELIANCE STANDARD LIFE INS CC PR Batch 00001.03.2025	Optional Life	03/14/2025	0	3.30
		Vendor Subtotal:			-0.01
5211-40-5211-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	21.76

			Vendor Subtotal:		21.76
5211-40-5211-46600	RELIANCE STANDARD LIFE INS CCLTD Apr		04/15/2025	0	28.57
			Vendor Subtotal:		28.57
5211-40-5211-52400	AMAZON.COM	Disinfectant Spray	04/15/2025	0	38.78
			Vendor Subtotal:		38.78
5211-40-5211-61340	FOUNDERS SOFTWARE	Text Messaging Set Up Fee	04/14/2025	0	202.61 00030184
			Vendor Subtotal:		202.61
5211-40-5211-65100	ICAN	Advertising	04/14/2025	0	496.00
			Vendor Subtotal:		496.00
5211-40-5211-65275	VERIZON WIRELESS	March Cell Phones	04/15/2025	0	55.02
			Vendor Subtotal:		55.02
5211-40-5211-65275	T-MOBILE	March Data	04/15/2025	0	128.22
			Vendor Subtotal:		128.22
5211-40-5211-65310	ALLIANT ENERGY	March Gas - Transit	04/15/2025	0	65.39
5211-40-5211-65310	ALLIANT ENERGY	March Gas - Transit	04/15/2025	0	202.63
5211-40-5211-65310	ALLIANT ENERGY	March Gas - Transit	04/15/2025	0	163.68
5211-40-5211-65310	ALLIANT ENERGY	March Gas - Wash Bay	04/15/2025	0	292.38
			Vendor Subtotal:		724.08
5211-40-5212-46200	RELIANCE STANDARD LIFE INS CCLife Ins Apr		04/15/2025	0	0.63
			Vendor Subtotal:		0.63

5211-40-5212-46600	RELiance STANDARD LIFE INS CCBW LTD Apr		04/15/2025	0	3.04
	Vendor Subtotal:				3.04
	Subtotal for FUND: 5211				1,698.70
5311-05-5311-46200	RELiance STANDARD LIFE INS CCLife Ins Apr		04/15/2025	0	6.48
	Vendor Subtotal:				6.48
5311-05-5311-46600	RELiance STANDARD LIFE INS CCBW LTD Apr		04/15/2025	0	5.79
5311-05-5311-46600	RELiance STANDARD LIFE INS CCLTD Apr		04/15/2025	0	8.46
	Vendor Subtotal:				14.25
5311-05-5311-62310	XEROX CORPORATION	March Copies	04/15/2025	0	0.52
	Vendor Subtotal:				0.52
5311-05-5311-74200	IOWA PRISON INDUSTRIES	RESERVED FOR EVENT PARKING S	04/14/2025	0	238.40 00030102
5311-05-5311-74200	IOWA PRISON INDUSTRIES	RESERVED FOR EVENT PARKING S	04/14/2025	0	23.84
	Vendor Subtotal:				262.24
5311-05-5311-74200	TCM BANK NA VISA	Mackay Meters - Collection Cart	04/15/2025	0	1,258.35
	Vendor Subtotal:				1,258.35
5311-05-5311-74200	MOTOROLA SOLUTIONS	Camera Inspections	04/15/2025	0	744.00
	Vendor Subtotal:				744.00
	Subtotal for FUND: 5311				2,285.84
5451-25-5451-46200	RELiance STANDARD LIFE INS CCLife Ins Apr		04/15/2025	0	18.76
	Vendor Subtotal:				18.76

5451-25-5451-46600	RELIANCE STANDARD LIFE INS CCLTD Apr		04/15/2025	0	17.99
5451-25-5451-46600	RELIANCE STANDARD LIFE INS CCBW LTD Apr		04/15/2025	0	16.83
Vendor Subtotal:					34.82
5451-25-5451-52250	D & K PRODUCTS	TREFLAN - HERBICIDE #5	04/15/2025	0	119.80 00029852
5451-25-5451-52250	D & K PRODUCTS	TEBUCONIZOLE - FUNGICIDE #46	04/15/2025	0	384.80 00029852
5451-25-5451-52250	D & K PRODUCTS	FLORASULAM - HERBICIDE #16	04/15/2025	0	812.00 00029852
5451-25-5451-52250	D & K PRODUCTS	POND COLORANT - MISCELLANEOUS	04/15/2025	0	540.80 00029852
5451-25-5451-52250	D & K PRODUCTS	17-0-4 - FERTILIZER #65	04/15/2025	0	2,464.00 00029852
Vendor Subtotal:					4,321.40
5451-25-5451-52250	MIDWEST TURF SUPPORT	LAMDA	04/15/2025	0	240.00 00030220
5451-25-5451-52250	MIDWEST TURF SUPPORT	LAMDA	04/15/2025	0	40.00
5451-25-5451-52250	MIDWEST TURF SUPPORT	RETAIN PELLETS	04/15/2025	0	360.00 00030220
5451-25-5451-52250	MIDWEST TURF SUPPORT	MAXIPLEX TABLETS	04/15/2025	0	340.00 00030220
5451-25-5451-52250	MIDWEST TURF SUPPORT	MAXIPLEX TABLETS	04/15/2025	0	20.00
Vendor Subtotal:					1,000.00
5451-25-5451-52250	CLESENS	PROPACONIZOLE - FUNGICIDE #41	04/15/2025	0	458.00 00029849
Vendor Subtotal:					458.00
5451-25-5451-52890	SITEONE LANDSCAPE SUPPLY	Nozzles	04/15/2025	0	275.10 00030211
5451-25-5451-52890	SITEONE LANDSCAPE SUPPLY	Nozzles	04/15/2025	0	0.14
5451-25-5451-52890	SITEONE LANDSCAPE SUPPLY	Measuring Pitcher	04/15/2025	0	18.50
Vendor Subtotal:					293.74
5451-25-5451-53130	MENARDS (MUSC)	Nipple/Coupling/Adapter/Hose Clamp	04/15/2025	0	98.66
Vendor Subtotal:					98.66
5451-25-5451-53130	PLUMB SUPPLY COMPANY	TOILET	04/15/2025	0	110.00 00030297
Vendor Subtotal:					110.00
5451-25-5451-53220	MENARDS (MUSC)	Adjustable Bolts/Wax Ring	04/15/2025	0	23.33

5451-25-5451-53220	MENARDS (MUSC)	Degreaser/Filter/Tailpiece	04/15/2025	0	27.67
		Vendor Subtotal:			51.00
5451-25-5451-53220	NAPA OF MUSCATINE	Oil	04/15/2025	0	9.18
		Vendor Subtotal:			9.18
5451-25-5451-53220	VAN WALL EQUIPMENT INC.	PIN	04/15/2025	0	0.87 00030164
5451-25-5451-53220	VAN WALL EQUIPMENT INC.	SHIPPING	04/15/2025	0	30.00 00030164
5451-25-5451-53220	VAN WALL EQUIPMENT INC.	SHAFT	04/15/2025	0	176.46 00030164
5451-25-5451-53220	VAN WALL EQUIPMENT INC.	REAR ROLLER BRUSH	04/15/2025	0	245.00 00030164
5451-25-5451-53220	VAN WALL EQUIPMENT INC.	REAR ROLLER BRUSH	04/15/2025	0	0.03
5451-25-5451-53220	VAN WALL EQUIPMENT INC.	SHIPPING	04/15/2025	0	13.45
		Vendor Subtotal:			465.81
5451-25-5451-53220	SIGUORNEY TRACTOR & IMPLEMENT	Cable	04/15/2025	0	54.50
		Vendor Subtotal:			54.50
5451-25-5451-53220	OUTDOOR POWER SALES & SERVICE	SHIPPING	04/15/2025	0	7.11 00029746
5451-25-5451-53220	OUTDOOR POWER SALES & SERVICE	BELT (FOR TORO 7500)	04/15/2025	0	109.00 00029746
		Vendor Subtotal:			116.11
5451-25-5451-53220	TCM BANK NA VISA	Blains Farm & Fleet - Hose & adapters	04/15/2025	0	49.57
		Vendor Subtotal:			49.57
5451-25-5451-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Golf	04/15/2025	0	90.81
		Vendor Subtotal:			90.81
5451-25-5451-62450	A TECH/FREEMAN ALARM	Security 4/1/25 - 6/30/25	04/15/2025	0	114.00
		Vendor Subtotal:			114.00
5451-25-5451-65210	MUSCATINE POWER & WATER	March Phones - Golf	04/15/2025	0	61.96

5451-25-5451-65210	MUSCATINE POWER & WATER	March Phones - Golf	04/15/2025	0	27.99
		Vendor Subtotal:			89.95
5451-25-5451-65310	ALLIANT ENERGY	March Gas - Golf	04/15/2025	0	202.50
5451-25-5451-65310	ALLIANT ENERGY	March Gas - Golf	04/15/2025	0	141.26
		Vendor Subtotal:			343.76
5451-25-5451-65320	EASTERN IOWA LIGHT & POWER C	March Power - Golf	04/15/2025	0	526.48
5451-25-5451-65320	EASTERN IOWA LIGHT & POWER C	March Power - Golf	04/15/2025	0	150.00
		Vendor Subtotal:			676.48
5451-25-5451-74200	SITEONE LANDSCAPE SUPPLY	FERTILIZER SPREADER	04/15/2025	0	598.00 00030331
		Vendor Subtotal:			598.00
5451-25-5452-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	17.25
		Vendor Subtotal:			17.25
5451-25-5452-46600	RELIANCE STANDARD LIFE INS CC	LTD Apr	04/15/2025	0	19.91
		Vendor Subtotal:			19.91
5451-25-5452-52810	TCM BANK NA VISA	Webstraunt - Table Base	04/15/2025	0	95.43
		Vendor Subtotal:			95.43
5451-25-5452-52851	7G DISTRIBUTING LLC	Beer for Resale	04/15/2025	0	818.00
5451-25-5452-52851	7G DISTRIBUTING LLC	Beer for Resale	04/15/2025	0	376.30
		Vendor Subtotal:			1,194.30
5451-25-5452-52851	IOWA BEVERAGE	Beer for Resale	04/15/2025	0	251.50
		Vendor Subtotal:			251.50

5451-25-5452-52852	COCA-COLA BOTTLING COMPANY	Soda for Resale	04/15/2025	0	554.05
		Vendor Subtotal:			554.05
5451-25-5452-52852	PERFORMANCE FOOD SERVICE	Short Paid Invoice	04/15/2025	0	45.95
5451-25-5452-52852	PERFORMANCE FOOD SERVICE	Food for Resale	04/15/2025	0	766.73
5451-25-5452-52852	PERFORMANCE FOOD SERVICE	Food for Resale	04/15/2025	0	588.58
		Vendor Subtotal:			1,401.26
5451-25-5452-52853	CALLAWAY GOLF COMPANY	Shipping	04/15/2025	0	37.50
5451-25-5452-52853	CALLAWAY GOLF COMPANY	CHROME SOFT DOZEN	04/15/2025	0	123.84 00030131
5451-25-5452-52853	CALLAWAY GOLF COMPANY	CHROME SOFT DOZEN	04/15/2025	0	8.00
5451-25-5452-52853	CALLAWAY GOLF COMPANY	Callaway Logo Headgear	04/15/2025	0	468.04
5451-25-5452-52853	CALLAWAY GOLF COMPANY	OGIO WOODE WAVE BAG	04/15/2025	0	178.02 00029638
5451-25-5452-52853	CALLAWAY GOLF COMPANY	CALLAWAY CARGO BAG	04/15/2025	0	387.00 00029638
5451-25-5452-52853	CALLAWAY GOLF COMPANY	CALLAWAY ELYTE DRIVER	04/15/2025	0	434.30 00030067
5451-25-5452-52853	CALLAWAY GOLF COMPANY	SHIPPING	04/15/2025	0	4.76
5451-25-5452-52853	CALLAWAY GOLF COMPANY	CALLAWAY ELYTE FAIRWAY WOC	04/15/2025	0	256.28 00030081
5451-25-5452-52853	CALLAWAY GOLF COMPANY	CALLAWAY ELYTE MINI DRIVER	04/15/2025	0	231.70 00029429
5451-25-5452-52853	CALLAWAY GOLF COMPANY	Resale Merch	04/15/2025	0	267.82
5451-25-5452-52853	CALLAWAY GOLF COMPANY	CALLAWAY ELYTE MINI DRIVER	04/15/2025	0	231.70
5451-25-5452-52853	CALLAWAY GOLF COMPANY	SHIPPING	04/15/2025	0	20.00 00030067
		Vendor Subtotal:			2,648.96
5451-25-5452-52853	SRIXON CLEVELAND GOLF	Golf Balls	04/15/2025	0	107.28
		Vendor Subtotal:			107.28
5451-25-5452-52853	TITLEIST	Golf Balls	04/15/2025	0	132.31
		Vendor Subtotal:			132.31
5451-25-5452-52853	TCM BANK NA VISA	J&M Golf - Merchandise for Resale	04/15/2025	0	213.17
		Vendor Subtotal:			213.17
5451-25-5452-61340	TCM BANK NA VISA	foreUp - Computer Software	04/15/2025	0	4,615.92

			Vendor Subtotal:		4,615.92
5451-25-5452-65510	MUSCATINE POWER & WATER	Cable - Golf	04/15/2025	0	146.14
			Vendor Subtotal:		146.14
			Subtotal for FUND: 5451		20,392.03
5461-25-5461-62530	DRJ GROUP, LLC	Maintenance	04/15/2025	0	4.00
			Vendor Subtotal:		4.00
			Subtotal for FUND: 5461		4.00
5466-25-5466-62530	DRJ GROUP, LLC	Maintenance	04/15/2025	0	8.00
			Vendor Subtotal:		8.00
			Subtotal for FUND: 5466		8.00
5642-00-0000-23550	RELIANCE STANDARD LIFE INS CCPR Batch 00002.03.2025	Life Insurance	03/28/2025	0	0.40
			Vendor Subtotal:		0.40
5642-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR Batch 00001.03.2025	Optional Life	03/14/2025	0	228.13
5642-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR Batch 00002.03.2025	Optional Life	03/28/2025	0	228.15
			Vendor Subtotal:		456.28
5642-45-5642-35210	MUNICIPAL COLLECTIONS OF AMI	Collection Agent Fee	04/15/2025	0	522.74
			Vendor Subtotal:		522.74
5642-45-5642-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	47.21
			Vendor Subtotal:		47.21

5642-45-5642-46600	RELIANCE STANDARD LIFE INS CCBW LTD Apr		04/15/2025	0	108.79
5642-45-5642-46600	RELIANCE STANDARD LIFE INS CCLTD Apr		04/15/2025	0	36.42
		Vendor Subtotal:			145.21
5642-45-5642-52840	S.J. SMITH CO.	Glove	04/14/2025	0	99.84
		Vendor Subtotal:			99.84
5642-45-5642-52890	ARNOLD MOTOR SUPPLY	Lubricant	04/14/2025	0	53.40
		Vendor Subtotal:			53.40
5642-45-5642-52890	MENARDS (MUSC)	Threads	04/14/2025	0	2.59
		Vendor Subtotal:			2.59
5642-45-5642-61420	TCM BANK NA VISA	Musc County Recorder - Record Fee	04/15/2025	0	84.46
		Vendor Subtotal:			84.46
5642-45-5642-62245	REPUBLIC SERVICES OF IOWA LLC Recycling March		04/14/2025	0	34,882.82
		Vendor Subtotal:			34,882.82
5642-45-5642-65260	US CELLULAR	March Cell Phones	04/14/2025	0	67.80
		Vendor Subtotal:			67.80
5642-45-5642-65275	VERIZON	March GPS	04/15/2025	0	95.60
		Vendor Subtotal:			95.60
5642-45-5642-65310	ALLIANT ENERGY	March Gas - Transfer	04/14/2025	0	753.30
		Vendor Subtotal:			753.30

Subtotal for FUND: 5642				37,211.65
5652-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR Batch 00002.03.2025 Optional Life	03/28/2025	0	41.11
5652-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR Batch 00001.03.2025 Optional Life	03/14/2025	0	41.13
Vendor Subtotal:				82.24
5652-45-5652-46200	RELIANCE STANDARD LIFE INS CC Life Ins Apr	04/15/2025	0	10.37
Vendor Subtotal:				10.37
5652-45-5652-46600	RELIANCE STANDARD LIFE INS CCLTD Apr	04/15/2025	0	11.95
Vendor Subtotal:				11.95
5652-45-5652-52890	BLUE FLAME PROPANE LLC Tank Rental	04/14/2025	0	100.00
5652-45-5652-52890	BLUE FLAME PROPANE LLC Tank Rental	04/14/2025	0	100.00
Vendor Subtotal:				200.00
5652-45-5652-52890	D.J. GONGOL & ASSOCIATES Freight	04/14/2025	0	21.71 00030291
5652-45-5652-52890	D.J. GONGOL & ASSOCIATES Suction Check Valve for Leachate Pump	04/14/2025	0	499.10 00030291
Vendor Subtotal:				520.81
5652-45-5652-52890	TCM BANK NA VISA Sawzall and batteries	04/15/2025	0	556.05 00030279
Vendor Subtotal:				556.05
5652-45-5652-62510	EUROFINS TEST AMERICA Testing	04/14/2025	0	637.00
Vendor Subtotal:				637.00
5652-45-5652-62530	RITTMER INC March Landfill	04/15/2025	0	40,150.00
Vendor Subtotal:				40,150.00

5652-45-5652-65320	EASTERN IOWA LIGHT & POWER C	March Power - Ward	04/14/2025	0	144.44
5652-45-5652-65320	EASTERN IOWA LIGHT & POWER C	March Power - Landfill	04/14/2025	0	137.36
Vendor Subtotal:					281.80
5652-45-5652-67400	ANCHOR ELECTRIC	Rewire and Replace Pump Motor at East	04/14/2025	0	2,235.00 00030197
Vendor Subtotal:					2,235.00
Subtotal for FUND: 5652					44,685.22
5658-45-5658-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	19.69
Vendor Subtotal:					19.69
5658-45-5658-46600	RELIANCE STANDARD LIFE INS CCLTD	Apr	04/15/2025	0	17.33
5658-45-5658-46600	RELIANCE STANDARD LIFE INS CCBW LTD	Apr	04/15/2025	0	41.44
Vendor Subtotal:					58.77
5658-45-5658-52750	ARNOLD MOTOR SUPPLY	Lubricant	04/14/2025	0	53.40
Vendor Subtotal:					53.40
5658-45-5658-52750	S.J. SMITH CO.	Propane Gas	04/14/2025	0	95.20
Vendor Subtotal:					95.20
5658-45-5658-52830	ARNOLD MOTOR SUPPLY	Hardware	04/14/2025	0	32.49
5658-45-5658-52830	ARNOLD MOTOR SUPPLY	Manual Wheel Charger	04/14/2025	0	389.00 00030195
5658-45-5658-52830	ARNOLD MOTOR SUPPLY	Wrench	04/14/2025	0	10.99
Vendor Subtotal:					432.48
5658-45-5658-52890	ARNOLD MOTOR SUPPLY	Adhesive/Brake Cleaner	04/14/2025	0	57.87
5658-45-5658-52890	ARNOLD MOTOR SUPPLY	Filter	04/14/2025	0	52.62
Vendor Subtotal:					110.49

5658-45-5658-52890	HOTSY EQUIPMENT CO	Ripper	04/14/2025	0	77.00
		Vendor Subtotal:			77.00
5658-45-5658-53150	VAN METER INDUSTRIAL INC	Bulbs	04/14/2025	0	88.47
5658-45-5658-53150	VAN METER INDUSTRIAL INC	Bulbs	04/14/2025	0	97.37
		Vendor Subtotal:			185.84
5658-45-5658-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Transfer	04/14/2025	0	12.19
5658-45-5658-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Transfer	04/14/2025	0	12.91
		Vendor Subtotal:			25.10
5658-45-5658-62270	SCOTT COUNTY WASTE COMMISS	Electronics Recycling	04/14/2025	0	3,880.70
		Vendor Subtotal:			3,880.70
5658-45-5658-62410	TEAM STAFFING SOLUTIONS INC	Temp Employee Week Ending 3/30/25	04/14/2025	0	186.90
5658-45-5658-62410	TEAM STAFFING SOLUTIONS INC	Temp Employee Week Ending 3/23/25	04/14/2025	0	186.90
		Vendor Subtotal:			373.80
5658-45-5658-62520	JON BRAUNS	Solid Waste	04/15/2025	0	23,874.00
5658-45-5658-62520	JON BRAUNS	Leachate Hauling	04/15/2025	0	7,480.00
5658-45-5658-62520	JON BRAUNS	March Fuel Surcharge	04/14/2025	0	1,826.96
		Vendor Subtotal:			33,180.96
5658-45-5658-65275	VERIZON	March GPS	04/15/2025	0	34.80
		Vendor Subtotal:			34.80
5658-45-5658-65310	ALLIANT ENERGY	March Gas - Transfer	04/14/2025	0	2,920.24
		Vendor Subtotal:			2,920.24
5658-45-5658-67320	WALZ SCALE	Repair Indicator on Tunnel Scale	04/14/2025	0	899.00 00030196

		Vendor Subtotal:		899.00
		Subtotal for FUND: 5658		42,347.47
5660-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR Batch 00001.03.2025 Optional Life	03/14/2025	0	239.13
5660-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR Batch 00002.03.2025 Optional Life	03/28/2025	0	239.13
		Vendor Subtotal:		478.26
5660-50-5661-46200	RELIANCE STANDARD LIFE INS CCLife Ins Apr	04/15/2025	0	31.75
		Vendor Subtotal:		31.75
5660-50-5661-46600	RELIANCE STANDARD LIFE INS CCLTD Apr	04/15/2025	0	40.76
		Vendor Subtotal:		40.76
5660-50-5661-62370	GORDON FLESCH COMPANY Copier	04/14/2025	0	55.10
		Vendor Subtotal:		55.10
5660-50-5661-64200	TCM BANK NA VISA City of Dubuque - Registration - Koch	04/15/2025	0	150.00
		Vendor Subtotal:		150.00
5660-50-5661-65100	QUAD CITY TIMES & MUSC JOURN WPCP Progress Park	04/15/2025	0	15.73
5660-50-5661-65100	QUAD CITY TIMES & MUSC JOURN WPCP Notice Phelps	04/15/2025	0	15.73
5660-50-5661-65100	QUAD CITY TIMES & MUSC JOURN WPCP Heinz Notice	04/15/2025	0	20.52
5660-50-5661-65100	QUAD CITY TIMES & MUSC JOURN WPCP Hwy 61 Complex	04/15/2025	0	17.78
		Vendor Subtotal:		69.76
5660-50-5662-35230	MUNICIPAL COLLECTIONS OF AMICollection Agent Fee	04/15/2025	0	890.06
		Vendor Subtotal:		890.06
5660-50-5662-46200	RELIANCE STANDARD LIFE INS CCLife Ins Apr	04/15/2025	0	60.37

		Vendor Subtotal:			60.37
5660-50-5662-46600	RELIANCE STANDARD LIFE INS CCBW LTD Apr		04/15/2025	0	81.98
5660-50-5662-46600	RELIANCE STANDARD LIFE INS CCLTD Apr		04/15/2025	0	51.55
		Vendor Subtotal:			133.53
5660-50-5662-51400	AMAZON.COM	Cable	04/14/2025	0	21.00
		Vendor Subtotal:			21.00
5660-50-5662-52100	MENARDS (MUSC)	Mulch	04/14/2025	0	89.70
5660-50-5662-52100	MENARDS (MUSC)	Mulch/Plastic	04/14/2025	0	93.76
5660-50-5662-52100	MENARDS (MUSC)	Mulch	04/14/2025	0	65.78 00030317
		Vendor Subtotal:			249.24
5660-50-5662-52100	TCM BANK NA VISA	Potted Plants	04/15/2025	0	1,507.42 00030216
		Vendor Subtotal:			1,507.42
5660-50-5662-52830	MENARDS (MUSC)	Utility Knife/Gripper	04/15/2025	0	18.11
		Vendor Subtotal:			18.11
5660-50-5662-52830	TCM BANK NA VISA	Ebay - Grease Gun	04/15/2025	0	67.15
5660-50-5662-52830	TCM BANK NA VISA	Ebay - Contact Barrier	04/15/2025	0	66.95
5660-50-5662-52830	TCM BANK NA VISA	Titanium Flux 125 Amp Welder	04/15/2025	0	134.99 00030020
		Vendor Subtotal:			269.09
5660-50-5662-52890	MENARDS (MUSC)	Return	04/14/2025	0	-35.64
5660-50-5662-52890	MENARDS (MUSC)	Op Supplies	04/14/2025	0	43.15 00030317
		Vendor Subtotal:			7.51
5660-50-5662-52890	TCM BANK NA VISA	RTIC Tumblers	04/15/2025	0	624.25 00030217

		Vendor Subtotal:			624.25
5660-50-5662-53130	GRAINGER DEPT 802675066	Elbow	04/14/2025	0	84.20
		Vendor Subtotal:			84.20
5660-50-5662-53130	PLUMB SUPPLY COMPANY	Bushings	04/14/2025	0	20.56
		Vendor Subtotal:			20.56
5660-50-5662-53210	ARNOLD MOTOR SUPPLY	Filters	04/14/2025	0	25.91
5660-50-5662-53210	ARNOLD MOTOR SUPPLY	Brake Cleaner	04/15/2025	0	7.98
		Vendor Subtotal:			33.89
5660-50-5662-53210	GRAINGER DEPT 802675066	Anti Seize	04/15/2025	0	78.00
		Vendor Subtotal:			78.00
5660-50-5662-53210	MENARDS (MUSC)	Metric Bolts	04/15/2025	0	6.06
		Vendor Subtotal:			6.06
5660-50-5662-53210	AMAZON.COM	Carbon Monoxide Detector	04/14/2025	0	33.43
		Vendor Subtotal:			33.43
5660-50-5662-53210	ENGINEERED EQUIPMENT SOLUTIONS	BioGas Regulator Rebuild Kit	04/15/2025	0	4,946.00 00029903
5660-50-5662-53210	ENGINEERED EQUIPMENT SOLUTIONS	Manometer 217	04/15/2025	0	3,469.00 00029903
		Vendor Subtotal:			8,415.00
5660-50-5662-53210	DRACO MECHANICAL SUPPLY INC	Penn Valley Pump Gaskets	04/15/2025	0	405.10 00030213
5660-50-5662-53210	DRACO MECHANICAL SUPPLY INC	Shipping	04/15/2025	0	40.00
		Vendor Subtotal:			445.10

5660-50-5662-53210	TCM BANK NA VISA	Ebay - Hardware	04/15/2025	0	21.00
5660-50-5662-53210	TCM BANK NA VISA	Ebay - Hour meter	04/15/2025	0	30.00
5660-50-5662-53210	TCM BANK NA VISA	Speedaire 53RG91 Condensate Seperator	04/15/2025	0	229.00 00030186
5660-50-5662-53210	TCM BANK NA VISA	Speedaire 53RG91 Condensate Seperator	04/15/2025	0	0.99
5660-50-5662-53210	TCM BANK NA VISA	Harbor Freight - Weld Wire	04/15/2025	0	49.98
Vendor Subtotal:					330.97
5660-50-5662-53220	MOTION INDUSTRIES INC	Clamps	04/15/2025	0	11.80
Vendor Subtotal:					11.80
5660-50-5662-53220	TCM BANK NA VISA	UV Controller	04/15/2025	0	425.00 00030204
Vendor Subtotal:					425.00
5660-50-5662-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - WRRF	04/14/2025	0	289.01
Vendor Subtotal:					289.01
5660-50-5662-62250	LAJEK PEST CONTROL SOLUTIONS	Pest Control	04/15/2025	0	48.00
Vendor Subtotal:					48.00
5660-50-5662-62530	TERRY & SONS INC	Jetting of Digester Outfalls and Digested	04/15/2025	0	2,200.00 00029814
5660-50-5662-62530	TERRY & SONS INC	Jetting of Digested Sludge 4" & 6" Lines	04/15/2025	0	1,925.00 00030221
Vendor Subtotal:					4,125.00
5660-50-5662-62530	SJE RHOMBUS	Flex Plan	04/15/2025	0	5,000.00 00028413
5660-50-5662-62530	SJE RHOMBUS	Flex Plan	04/15/2025	0	3,425.11
Vendor Subtotal:					8,425.11
5660-50-5662-64200	TCM BANK NA VISA	Blackhawk - Registration - Cox	04/15/2025	0	99.00
Vendor Subtotal:					99.00
5660-50-5662-65210	MUSCATINE POWER & WATER	March Phones - WRRF Plant	04/14/2025	0	20.99

		Vendor Subtotal:			20.99
5660-50-5662-65210	CLEARFLY	March Phones	04/15/2025	0	193.57
		Vendor Subtotal:			193.57
5660-50-5662-65260	VERIZON WIRELESS	March Cell Phones	04/14/2025	0	219.89
		Vendor Subtotal:			219.89
5660-50-5662-65310	ALLIANT ENERGY	March Gas - WRRF Plant	04/15/2025	0	1,804.34
5660-50-5662-65310	ALLIANT ENERGY	March Gas - Grit Bldg	04/15/2025	0	3,774.09
		Vendor Subtotal:			5,578.43
5660-50-5662-65320	MUSCATINE POWER & WATER	March Electric - W Bank	04/14/2025	0	25,044.41
5660-50-5662-65320	MUSCATINE POWER & WATER	March Electric - E Bank	04/14/2025	0	6,789.77
		Vendor Subtotal:			31,834.18
5660-50-5662-65410	MUSCATINE POWER & WATER	March Water - WRRF Plant	04/14/2025	0	207.13
		Vendor Subtotal:			207.13
5660-50-5662-65510	MUSCATINE POWER & WATER	March Internet- WRRF Plant	04/14/2025	0	62.97
		Vendor Subtotal:			62.97
5660-50-5662-67120	GRAINGER DEPT 802675066	Replacement Strips for Grit Head Box	04/14/2025	0	282.08 00030240
5660-50-5662-67120	GRAINGER DEPT 802675066	Replacement Strips for Grit Head Box	04/14/2025	0	30.00
		Vendor Subtotal:			312.08
5660-50-5662-67120	AMAZON.COM	Clutch Assembly	04/14/2025	0	104.99 00030248
5660-50-5662-67120	AMAZON.COM	Clutch Puller	04/14/2025	0	17.06
		Vendor Subtotal:			122.05

5660-50-5662-67130	IOWA ILLINOIS SAFETY COUNCIL	Comprehensive Safety Audit and Consul	04/14/2025	0	500.00	00030161
		Vendor Subtotal:			500.00	
5660-50-5662-67130	PLETCHER ENTERPRISES INC	Rolled Metal for Wet Well	04/15/2025	0	105.00	00030157
		Vendor Subtotal:			105.00	
5660-50-5662-67130	SIGUORNEY TRACTOR & IMPLEME	Loader Repairs	04/15/2025	0	1,554.69	00030199
		Vendor Subtotal:			1,554.69	
5660-50-5662-67130	SCHMARJE	Machine & Weld Sleeve for Seepex Pum	04/14/2025	0	850.00	00030288
		Vendor Subtotal:			850.00	
5660-50-5662-67200	TOM DAY	Lab Incubator Repair	04/14/2025	0	382.00	00030316
		Vendor Subtotal:			382.00	
5660-50-5662-67320	CRAWFORD COMPANY INC	Hydrant Repair	04/14/2025	0	750.00	00029928
5660-50-5662-67320	CRAWFORD COMPANY INC	Hydrant Repair	04/14/2025	0	156.00	
		Vendor Subtotal:			906.00	
5660-50-5663-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	18.13	
		Vendor Subtotal:			18.13	
5660-50-5663-46600	RELIANCE STANDARD LIFE INS CCBW LTD	Apr	04/15/2025	0	17.20	
5660-50-5663-46600	RELIANCE STANDARD LIFE INS CCLTD	Apr	04/15/2025	0	17.22	
		Vendor Subtotal:			34.42	
5660-50-5663-52830	AMAZON.COM	Centre Aligner	04/14/2025	0	34.90	
		Vendor Subtotal:			34.90	

5660-50-5663-52830	TCM BANK NA VISA	Zoro - Thread Die	04/15/2025	0	52.15
		Vendor Subtotal:			52.15
5660-50-5663-53120	AMAZON.COM	MPE Model PMR-2 Pump Monitor Relay	04/14/2025	0	1,077.00 00030256
		Vendor Subtotal:			1,077.00
5660-50-5663-53120	TCM BANK NA VISA	Ebay - Fuse	04/15/2025	0	32.56
5660-50-5663-53120	TCM BANK NA VISA	Ebay - Fuse	04/15/2025	0	19.00
		Vendor Subtotal:			51.56
5660-50-5663-53140	MUSCATINE LUMBER	Paint	04/14/2025	0	15.58
		Vendor Subtotal:			15.58
5660-50-5663-53210	TCM BANK NA VISA	Ebay - U-Joint	04/15/2025	0	45.23
5660-50-5663-53210	TCM BANK NA VISA	SKF 3219 A/C3 Contact Bearing	04/15/2025	0	389.00 00030073
5660-50-5663-53210	TCM BANK NA VISA	Ebay - Univ Joint	04/15/2025	0	76.73
5660-50-5663-53210	TCM BANK NA VISA	15 HP Motor for Hershey Pump #2	04/15/2025	0	975.00 00030099
5660-50-5663-53210	TCM BANK NA VISA	Timken RSA2-7/16 2 Bolt Pillow Block	04/15/2025	0	531.00 00030170
5660-50-5663-53210	TCM BANK NA VISA	Ebay - Fuse	04/15/2025	0	29.29
5660-50-5663-53210	TCM BANK NA VISA	Ebay - Fuse - International Fee	04/15/2025	0	0.82
		Vendor Subtotal:			2,047.07
5660-50-5663-53220	ARNOLD MOTOR SUPPLY	U Joint	04/14/2025	0	57.03
5660-50-5663-53220	ARNOLD MOTOR SUPPLY	U-Joints for Papoose Pump #2 Driveshaf	04/15/2025	0	250.00 00030158
5660-50-5663-53220	ARNOLD MOTOR SUPPLY	U-Joints for Papoose Pump #2 Driveshaf	04/15/2025	0	296.02
		Vendor Subtotal:			603.05
5660-50-5663-53220	TCM BANK NA VISA	Trucks Ultd - Nut	04/15/2025	0	5.54
5660-50-5663-53220	TCM BANK NA VISA	Hershey Lift Station Pump Motor	04/15/2025	0	955.00 00030032
5660-50-5663-53220	TCM BANK NA VISA	Trausch - Motor Spacers	04/15/2025	0	275.18
		Vendor Subtotal:			1,235.72

5660-50-5663-65260	VERIZON WIRELESS	March Cell Phones	04/14/2025	0	219.88
Vendor Subtotal:					219.88
5660-50-5663-65275	MUSCATINE POWER & WATER	March Internet- Mad Creek	04/14/2025	0	63.18
Vendor Subtotal:					63.18
5660-50-5663-65310	ALLIANT ENERGY	March Gas - Arbor Common	04/14/2025	0	36.88
5660-50-5663-65310	ALLIANT ENERGY	March Gas - Stewart	04/15/2025	0	481.70
5660-50-5663-65310	ALLIANT ENERGY	March Gas - Progress	04/15/2025	0	637.30
5660-50-5663-65310	ALLIANT ENERGY	March Gas - Bond	04/15/2025	0	66.28
5660-50-5663-65310	ALLIANT ENERGY	March Gas - Schley	04/15/2025	0	78.47
Vendor Subtotal:					1,300.63
5660-50-5663-65320	MUSCATINE POWER & WATER	March Electric - Stormwater	04/14/2025	0	55.98
5660-50-5663-65320	MUSCATINE POWER & WATER	March Electric - Spinning Wheel	04/14/2025	0	80.34
5660-50-5663-65320	MUSCATINE POWER & WATER	March Electric - Houser	04/14/2025	0	166.65
5660-50-5663-65320	MUSCATINE POWER & WATER	March Electric - Slough	04/14/2025	0	55.29
5660-50-5663-65320	MUSCATINE POWER & WATER	March Electric - Sunset	04/14/2025	0	110.90
5660-50-5663-65320	MUSCATINE POWER & WATER	March Electric - Arbor Common	04/14/2025	0	215.56
5660-50-5663-65320	MUSCATINE POWER & WATER	March Electric - Papoose	04/14/2025	0	3,408.18
5660-50-5663-65320	MUSCATINE POWER & WATER	March Electric - Isett	04/14/2025	0	2,076.97
5660-50-5663-65320	MUSCATINE POWER & WATER	March Electric - Sampson	04/14/2025	0	794.13
5660-50-5663-65320	MUSCATINE POWER & WATER	March Electric - Mad Creek	04/14/2025	0	2,271.60
5660-50-5663-65320	MUSCATINE POWER & WATER	March Electric - Stewart	04/14/2025	0	654.62
5660-50-5663-65320	MUSCATINE POWER & WATER	March Electric - Love's	04/14/2025	0	579.81
5660-50-5663-65320	MUSCATINE POWER & WATER	March Electric - 57th	04/14/2025	0	309.71
5660-50-5663-65320	MUSCATINE POWER & WATER	March Electric - Progress	04/14/2025	0	484.39
5660-50-5663-65320	MUSCATINE POWER & WATER	March Electric - Tipton	04/14/2025	0	349.83
5660-50-5663-65320	MUSCATINE POWER & WATER	February Electric - Canon	04/15/2025	0	427.40
Vendor Subtotal:					12,041.36
5660-50-5663-65410	MUSCATINE POWER & WATER	March Water - Houser	04/14/2025	0	33.52
5660-50-5663-65410	MUSCATINE POWER & WATER	March Water - Papoose	04/14/2025	0	1,107.58
5660-50-5663-65410	MUSCATINE POWER & WATER	March Water - Isett	04/14/2025	0	146.51
5660-50-5663-65410	MUSCATINE POWER & WATER	March Water - Tipton	04/14/2025	0	22.13
5660-50-5663-65410	MUSCATINE POWER & WATER	March Water - Sampson	04/14/2025	0	22.13
5660-50-5663-65410	MUSCATINE POWER & WATER	March Water - Mad Creek	04/14/2025	0	140.47

5660-50-5663-65410	MUSCATINE POWER & WATER	March Water - Love's	04/14/2025	0	35.39	
5660-50-5663-65410	MUSCATINE POWER & WATER	March Water - Stewart	04/14/2025	0	30.04	
5660-50-5663-65410	MUSCATINE POWER & WATER	March Water - Arbor Common	04/14/2025	0	26.54	
5660-50-5663-65410	MUSCATINE POWER & WATER	March Water - 57th	04/14/2025	0	22.13	
5660-50-5663-65410	MUSCATINE POWER & WATER	March Water - Progress	04/14/2025	0	27.41	
5660-50-5663-65410	MUSCATINE POWER & WATER	February Water - Canon	04/15/2025	0	44.24	
Vendor Subtotal:					1,658.09	
5660-50-5663-67130	JANDA MOTOR SERVICE	Motor Repair for Exhaust Fan at Houser	04/14/2025	0	450.00	00029684
5660-50-5663-67130	JANDA MOTOR SERVICE	Motor Repair for Exhaust Fan at Houser	04/14/2025	0	15.00	
Vendor Subtotal:					465.00	
5660-50-5665-46200	RELIANCE STANDARD LIFE INS CCLife Ins Apr		04/15/2025	0	26.76	
Vendor Subtotal:					26.76	
5660-50-5665-46600	RELIANCE STANDARD LIFE INS CCBW LTD Apr		04/15/2025	0	32.92	
5660-50-5665-46600	RELIANCE STANDARD LIFE INS CCLTD Apr		04/15/2025	0	23.58	
Vendor Subtotal:					56.50	
5660-50-5665-52210	AIRGAS USA LLC	Argon	04/14/2025	0	247.17	00030155
5660-50-5665-52210	AIRGAS USA LLC	Compressed Air	04/15/2025	0	101.40	00030052
5660-50-5665-52210	AIRGAS USA LLC	Argon	04/15/2025	0	209.26	00030052
5660-50-5665-52210	AIRGAS USA LLC	Argon	04/15/2025	0	36.56	
5660-50-5665-52210	AIRGAS USA LLC	Argon	04/15/2025	0	456.43	00030098
Vendor Subtotal:					1,050.82	
5660-50-5665-52210	FISHER SCIENTIFIC	Thermo Scientific Relay RYX62	04/15/2025	0	337.50	00029887
5660-50-5665-52210	FISHER SCIENTIFIC	Thermo Scientific Fan	04/15/2025	0	275.37	00029950
5660-50-5665-52210	FISHER SCIENTIFIC	Hydrogen Peroxide	04/15/2025	0	204.57	00029998
5660-50-5665-52210	FISHER SCIENTIFIC	200 mL Flasks	04/15/2025	0	214.95	00029998
5660-50-5665-52210	FISHER SCIENTIFIC	Pipets	04/15/2025	0	380.94	00029966
5660-50-5665-52210	FISHER SCIENTIFIC	Pipets	04/15/2025	0	0.50	
Vendor Subtotal:					1,413.83	

5660-50-5665-52210	IDEXX DISTRIBUTION INC	Quanticult QC Kit	04/14/2025	0	380.80 00030338
5660-50-5665-52210	IDEXX DISTRIBUTION INC	Quanticult QC Kit	04/14/2025	0	6.23
5660-50-5665-52210	IDEXX DISTRIBUTION INC	Colilert and Colilert18 P/A Compartor	04/14/2025	0	62.56 00030283
5660-50-5665-52210	IDEXX DISTRIBUTION INC	Colilert-18 (200 Test Pack)	04/14/2025	0	1,325.44 00030283
5660-50-5665-52210	IDEXX DISTRIBUTION INC	Colilert and Colilert18 P/A Compartor	04/14/2025	0	5.69
Vendor Subtotal:					1,780.72
5660-50-5665-52210	MIDLAND SCIENTIFIC INC	Lab Supplies	04/14/2025	0	1,468.09 00030292
Vendor Subtotal:					1,468.09
5660-50-5665-52210	THERMO ELECTRON NORTH AME	Lab Supplies	04/15/2025	0	560.00 00030153
Vendor Subtotal:					560.00
5660-50-5665-52210	AQUA SOLUTIONS, INC	Lab Supplies	04/14/2025	0	985.00 00030129
5660-50-5665-52210	AQUA SOLUTIONS, INC	Freight	04/14/2025	0	80.76
Vendor Subtotal:					1,065.76
5660-50-5665-52400	AMAZON.COM	Sanitizer	04/15/2025	0	15.98
Vendor Subtotal:					15.98
5660-50-5665-52890	AMAZON.COM	Binders	04/15/2025	0	32.33
Vendor Subtotal:					32.33
5660-50-5665-53220	MENARDS (MUSC)	Lab Water & Batteries	04/14/2025	0	13.21 00030317
Vendor Subtotal:					13.21
5660-50-5665-61340	TCM BANK NA VISA	Amazon - Microsoft Office	04/15/2025	0	249.99
Vendor Subtotal:					249.99
5660-50-5665-62510	PHENOVA INC	Testing	04/14/2025	0	2,001.89 00030050

			Vendor Subtotal:		2,001.89
5660-50-5665-62510	STATE HYGIENIC LABORATORY A Testing		04/14/2025	0	16.00
			Vendor Subtotal:		16.00
5660-50-5665-62510	ALS GROUP USA, CORP	Testing	04/14/2025	0	1,030.00
5660-50-5665-62510	ALS GROUP USA, CORP	Credit on Account	04/14/2025	0	-765.00
			Vendor Subtotal:		265.00
5660-50-5665-63500	PHELPS THE UNIFORM SPECIALIST Laundry - WRRF		04/14/2025	0	29.82
			Vendor Subtotal:		29.82
5660-50-5665-69200	MAILBOXES & PARCEL DEPOT	Shipping	04/15/2025	0	18.55
			Vendor Subtotal:		18.55
5660-50-5665-74200	AQUATIC INFORMATICS INC	RIO-SAMP-MGD - WIMS Rio Sample M	04/15/2025	0	1,836.00 00028281
5660-50-5665-74200	AQUATIC INFORMATICS INC	WIMS-RMTTRN - Training - 4 - 3 Hour	04/15/2025	0	4,144.00 00028281
5660-50-5665-74200	AQUATIC INFORMATICS INC	RIOSAMPSVC - RIO Sample Manager C	04/15/2025	0	3,360.00 00028281
5660-50-5665-74200	AQUATIC INFORMATICS INC	RIO-GS-S/M - RIO Guided Implementat	04/15/2025	0	5,152.00 00028281
5660-50-5665-74200	AQUATIC INFORMATICS INC	WIMS Service	04/15/2025	0	10,820.00
			Vendor Subtotal:		25,312.00
5660-50-5666-46200	RELIANCE STANDARD LIFE INS CCLife Ins Apr		04/15/2025	0	9.39
			Vendor Subtotal:		9.39
5660-50-5666-46600	RELIANCE STANDARD LIFE INS CCBW LTD Apr		04/15/2025	0	54.46
			Vendor Subtotal:		54.46
5660-50-5666-52750	MENARDS (MUSC)	Lube	04/14/2025	0	15.98 00030341

Vendor Subtotal:					15.98
5660-50-5666-52830	MENARDS (MUSC)	Tools	04/14/2025	0	179.97 00030341
5660-50-5666-52830	MENARDS (MUSC)	Wrenches	04/15/2025	0	54.36
Vendor Subtotal:					234.33
5660-50-5666-53210	ARNOLD MOTOR SUPPLY	Oil, Fuel and Hydraulic Filters for Harbo	04/15/2025	0	353.10 00030226
Vendor Subtotal:					353.10
5660-50-5666-64200	TCM BANK NA VISA	IAWEA - Biosolids Reg	04/15/2025	0	390.00
Vendor Subtotal:					390.00
5660-50-5666-65320	EASTERN IOWA LIGHT & POWER C	March Power - Musser	04/14/2025	0	85.00
Vendor Subtotal:					85.00
5660-50-5666-67150	MOTION INDUSTRIES INC	Seal Guard	04/14/2025	0	94.46
5660-50-5666-67150	MOTION INDUSTRIES INC	Seals for Cutter Head Drive Motors for H	04/15/2025	0	182.64 00030225
Vendor Subtotal:					277.10
5660-50-5666-73900	Superior Seawalls & Docks Inc	Dredging	04/14/2025	0	8,000.00
Vendor Subtotal:					8,000.00
5660-50-5668-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	6.26
Vendor Subtotal:					6.26
5660-50-5668-46600	RELIANCE STANDARD LIFE INS CCBW LTD	Apr	04/15/2025	0	33.84
Vendor Subtotal:					33.84
5660-50-5668-52300	JOHN SWAILS	Reimb Shoes - J Swailes	04/15/2025	0	67.52

			Vendor Subtotal:		67.52
5660-50-5668-52750	ARNOLD MOTOR SUPPLY	Freon	04/15/2025	0	70.74
			Vendor Subtotal:		70.74
5660-50-5668-52830	ARNOLD MOTOR SUPPLY	Gauge/Hose	04/15/2025	0	36.73
			Vendor Subtotal:		36.73
5660-50-5668-52830	MENARDS (MUSC)	Tools	04/15/2025	0	39.93
			Vendor Subtotal:		39.93
5660-50-5668-53220	GRAINGER DEPT 802675066	Clamps	04/15/2025	0	96.83
5660-50-5668-53220	GRAINGER DEPT 802675066	Clamps	04/15/2025	0	56.80
			Vendor Subtotal:		153.63
5660-50-5668-53220	MENARDS (MUSC)	Water/Glue	04/15/2025	0	29.99
			Vendor Subtotal:		29.99
5660-50-5668-64400	JOHN SWAILS	Reimb Lunch Parts Pick Up	04/15/2025	0	21.68
			Vendor Subtotal:		21.68
			Subtotal for FUND: 5660		136,499.97
5664-00-0000-23550	RELIANCE STANDARD LIFE INS CCPR Batch 00002.03.2025 Life Insurance		03/28/2025	0	0.11
			Vendor Subtotal:		0.11
5664-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR Batch 00002.03.2025 Optional Life		03/28/2025	0	-3.29
5664-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR Batch 00001.03.2025 Optional Life		03/14/2025	0	3.30
			Vendor Subtotal:		0.01

5664-40-5664-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	32.85
			Vendor Subtotal:		32.85
5664-40-5664-46600	RELIANCE STANDARD LIFE INS CCLTD	Apr	04/15/2025	0	25.18
5664-40-5664-46600	RELIANCE STANDARD LIFE INS CCBW LTD	Apr	04/15/2025	0	73.27
			Vendor Subtotal:		98.45
5664-40-5664-52830	MENARDS (MUSC)	Marking Wand	04/15/2025	0	34.99
			Vendor Subtotal:		34.99
5664-40-5664-52890	MENARDS (MUSC)	Cleaner	04/14/2025	0	23.98
			Vendor Subtotal:		23.98
5664-40-5664-65275	VERIZON WIRELESS	March Cell Phones	04/15/2025	0	40.01
			Vendor Subtotal:		40.01
5664-40-5664-65275	VERIZON	March GPS	04/15/2025	0	10.95
			Vendor Subtotal:		10.95
5664-50-5667-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	7.67
			Vendor Subtotal:		7.67
5664-50-5667-46600	RELIANCE STANDARD LIFE INS CCLTD	Apr	04/15/2025	0	10.55
			Vendor Subtotal:		10.55
			Subtotal for FUND: 5664		259.57
5711-10-5711-65310	ALLIANT ENERGY	March Gas - Airport	04/14/2025	0	174.01

Vendor Subtotal:					174.01
5711-10-5711-65320	MUSCATINE POWER & WATER	March Electric - Airport Comm	04/14/2025	0	29.99
5711-10-5711-65320	MUSCATINE POWER & WATER	March Electric - Airport Runway	04/14/2025	0	43.32
5711-10-5711-65320	MUSCATINE POWER & WATER	March Electric - Airport Gate	04/14/2025	0	55.18
5711-10-5711-65320	MUSCATINE POWER & WATER	March Electric - Airport Comm	04/14/2025	0	104.65
5711-10-5711-65320	MUSCATINE POWER & WATER	March Electric - Airport Lights	04/14/2025	0	36.51
Vendor Subtotal:					269.65
5711-10-5711-67130	VOLTMER INC.	Repair of Regulators	04/15/2025	0	9,708.70
Vendor Subtotal:					9,708.70
Subtotal for FUND: 5711					10,152.36
5811-00-0000-11550	MUNICIPAL COLLECTIONS OF AMI	Collection Agent Fee	04/15/2025	0	1,474.00
Vendor Subtotal:					1,474.00
5811-00-0000-23550	RELIANCE STANDARD LIFE INS CC	PR Batch 00002.03.2025 Life Insurance	03/28/2025	0	0.40
Vendor Subtotal:					0.40
5811-20-5811-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	18.66
Vendor Subtotal:					18.66
5811-20-5811-46600	RELIANCE STANDARD LIFE INS CC	LTD Apr	04/15/2025	0	24.64
Vendor Subtotal:					24.64
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Deluxe Ring Cutter 2832-81418	04/15/2025	0	189.90 00030133
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Curaplex® Transparent IV Dressing, Sm	04/15/2025	0	59.00 00030133
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Masimo SET® M-LNCS™ Adhesive Fir	04/15/2025	0	63.87 00030133
5811-20-5811-52840	BOUND TREE MEDICAL LLC	M-LNCS™ E1 Sp02 Disposable Adhesiv	04/15/2025	0	173.44 00030133
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Masimo SET® M-LNCS® Neo, Adhesiv	04/15/2025	0	112.45 00030133
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Masimo SET® M-LNCS®, Adhesive Fir	04/15/2025	0	60.87 00030133

5811-20-5811-52840	BOUND TREE MEDICAL LLC	Rapid Cold™ Disposable Ice Packs, 5-1/	04/15/2025	0	48.36 00030133
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Rapid Heat™ Disposable Hot Packs, 11i	04/15/2025	0	39.56 00030133
		Vendor Subtotal:			747.45
5811-20-5811-52840	STRYKER SALES CORPORATION	Modem Cable #MPC15331-HYP9	04/15/2025	0	255.00 00030191
		Vendor Subtotal:			255.00
5811-20-5811-52840	UNITYPOINT HEALTH	February Medication	04/15/2025	0	366.33
		Vendor Subtotal:			366.33
5811-20-5811-53220	ARNOLD MOTOR SUPPLY	Filter/Spin On	04/15/2025	0	37.14
		Vendor Subtotal:			37.14
5811-20-5811-62220	STERICYCLE INC	Medical Waste Hauling	04/15/2025	0	247.13
		Vendor Subtotal:			247.13
5811-20-5811-62290	STERICYCLE INC	Shredding	04/15/2025	0	39.85
		Vendor Subtotal:			39.85
5811-20-5811-64200	IOWA EMERGENCY MEDICAL SER	Registration G Ronzheimer	04/15/2025	0	390.00
		Vendor Subtotal:			390.00
5811-20-5811-64400	TCM BANK NA VISA	Meal on transfer to Waterloo - #2500939	04/15/2025	0	16.73
5811-20-5811-64400	TCM BANK NA VISA	Meal on transfer to Waterloo - #2500939	04/15/2025	0	16.73
		Vendor Subtotal:			33.46
5811-20-5811-65260	T-MOBILE	Mobile Phones	04/15/2025	0	207.26
		Vendor Subtotal:			207.26

5811-20-5811-67320	TCM BANK NA VISA	Station Automation - Monthly License R	04/15/2025	0	333.33
		Vendor Subtotal:			333.33
5811-20-5811-69400	IOWA EMERGENCY MEDICAL SER	Membership Dues G Ronzheimer	04/15/2025	0	35.00
		Vendor Subtotal:			35.00
5811-20-5811-69400	TCM BANK NA VISA	IL Dept Public Health EMS - Certificatio	04/15/2025	0	21.00
5811-20-5811-69400	TCM BANK NA VISA	IL Dept Public Health EMS -Par Certific	04/15/2025	0	41.00
5811-20-5811-69400	TCM BANK NA VISA	IA DPH Regulatory Programs - IA para C	04/15/2025	0	25.00
5811-20-5811-69400	TCM BANK NA VISA	IA Para Cert Renewal - M Collins - IA D	04/15/2025	0	25.00
5811-20-5811-69400	TCM BANK NA VISA	IA Para Cert Renewal - T Hillard - IA DI	04/15/2025	0	25.00
5811-20-5811-69400	TCM BANK NA VISA	IA Para Cert Renewal - G Ronzheimer - I	04/15/2025	0	25.00
5811-20-5811-69400	TCM BANK NA VISA	IA Para Cert Renewal - J Ewers - IA DPI	04/15/2025	0	25.00
5811-20-5811-69400	TCM BANK NA VISA	IL EMT Intial Fee & Reciprocity - B Kri	04/15/2025	0	97.14
5811-20-5811-69400	TCM BANK NA VISA	IL Reciprocity - D Clark - IL Public Heal	04/15/2025	0	97.14
5811-20-5811-69400	TCM BANK NA VISA	IL EMT Cert Renewal - Christiansen - IL	04/15/2025	0	21.00
5811-20-5811-69400	TCM BANK NA VISA	IA Para Cert Renewal - M Fleming - IA I	04/15/2025	0	25.00
		Vendor Subtotal:			427.28
		Subtotal for FUND: 5811			4,636.93
7625-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR	Batch 00002.03.2025 Optional Life	03/28/2025	0	47.00
7625-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR	Batch 00001.03.2025 Optional Life	03/14/2025	0	47.00
		Vendor Subtotal:			94.00
7625-40-7625-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Apr	04/15/2025	0	25.02
		Vendor Subtotal:			25.02
7625-40-7625-46600	RELIANCE STANDARD LIFE INS CCBW	LTD Apr	04/15/2025	0	53.16
7625-40-7625-46600	RELIANCE STANDARD LIFE INS CCLTD	Apr	04/15/2025	0	17.97
		Vendor Subtotal:			71.13
7625-40-7625-52400	ARNOLD MOTOR SUPPLY	Gloves	04/14/2025	0	42.78

7625-40-7625-52400	ARNOLD MOTOR SUPPLY	Gloves	04/15/2025	0	21.39
		Vendor Subtotal:			64.17
7625-40-7625-52400	TCM BANK NA VISA	Harbor Freight - Shop Gloves	04/15/2025	0	29.98
		Vendor Subtotal:			29.98
7625-40-7625-52720	BLICK & BLICK OIL INC	Gas for Tank #2	04/14/2025	0	18,770.13 00030079
7625-40-7625-52720	BLICK & BLICK OIL INC	Gas for Tank #2	04/14/2025	0	0.57
		Vendor Subtotal:			18,770.70
7625-40-7625-52830	TCM BANK NA VISA	Harbor Freight - Shop tools	04/15/2025	0	52.97
		Vendor Subtotal:			52.97
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Filters	04/14/2025	0	39.69
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Filters	04/14/2025	0	14.38
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Grease Guns	04/15/2025	0	9.69
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Filters	04/15/2025	0	118.73
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Headlight	04/15/2025	0	17.02
		Vendor Subtotal:			199.51
7625-40-7625-53210	LAWSON PRODUCTS INC	Clamps for Stock	04/15/2025	0	49.55
		Vendor Subtotal:			49.55
7625-40-7625-53210	NAPA OF MUSCATINE	Filters	04/14/2025	0	81.17
7625-40-7625-53210	NAPA OF MUSCATINE	Brake Pads	04/14/2025	0	97.59
7625-40-7625-53210	NAPA OF MUSCATINE	Brake Pads	04/14/2025	0	97.59
7625-40-7625-53210	NAPA OF MUSCATINE	Brakes for Stock	04/14/2025	0	366.36 00030296
7625-40-7625-53210	NAPA OF MUSCATINE	Headlight Bulb	04/15/2025	0	11.99
7625-40-7625-53210	NAPA OF MUSCATINE	Filter	04/15/2025	0	26.79
		Vendor Subtotal:			681.49
7625-40-7625-53210	CARQUEST OF MUSCATINE	Filter	04/14/2025	0	8.93
7625-40-7625-53210	CARQUEST OF MUSCATINE	Brake Cleaner, Filter for Stock	04/14/2025	0	132.77 00030352

7625-40-7625-53210	CARQUEST OF MUSCATINE	Return	04/14/2025	0	-132.77
7625-40-7625-53210	CARQUEST OF MUSCATINE	Brake Cleaner	04/14/2025	0	133.92
Vendor Subtotal:					142.85
7625-40-7625-53220	PARTS AUTHORITY	Thermostat/Gasket	04/15/2025	0	56.50
7625-40-7625-53220	PARTS AUTHORITY	Return	04/15/2025	0	-164.78
7625-40-7625-53220	PARTS AUTHORITY	Switch	04/15/2025	0	164.78
7625-40-7625-53220	PARTS AUTHORITY	MF Switch for 258	04/15/2025	0	154.00 00030244
Vendor Subtotal:					210.50
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Filter	04/14/2025	0	58.00
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Wheel Studs for 259	04/14/2025	0	192.60 00030344
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Fiberglass	04/14/2025	0	52.16
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Fittings	04/15/2025	0	18.44
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Drain Plug	04/15/2025	0	10.56
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Return	04/15/2025	0	-18.44
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Return	04/15/2025	0	-24.12
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Fuel Cap/Grip	04/15/2025	0	24.12
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Calipers for 257	04/15/2025	0	164.32 00030278
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Return	04/15/2025	0	-17.61
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Filter	04/15/2025	0	17.61
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Filter	04/15/2025	0	17.61
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Filter	04/15/2025	0	13.20
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Fittings	04/15/2025	0	18.44
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Brake Parts for 607	04/15/2025	0	387.06 00030243
Vendor Subtotal:					913.95
7625-40-7625-53220	BONNELL INDUSTRIES INC	Curb Shoe	04/14/2025	0	788.50
Vendor Subtotal:					788.50
7625-40-7625-53220	NAPA OF MUSCATINE	Rear Calipers, Pads, Rotors	04/15/2025	0	304.75 00030276
7625-40-7625-53220	NAPA OF MUSCATINE	Transmission Filter for #153	04/15/2025	0	147.59 00030044
7625-40-7625-53220	NAPA OF MUSCATINE	Return	04/15/2025	0	-49.79
7625-40-7625-53220	NAPA OF MUSCATINE	Seal Kit	04/15/2025	0	10.99
Vendor Subtotal:					413.54

7625-40-7625-53220	GTG PETERBILT - DAVENPORT	Starter for 78	04/15/2025	0	621.99 00030277
		Vendor Subtotal:			621.99
7625-40-7625-53220	REEVES BATTERY SALES	Batteries for 78	04/15/2025	0	270.00 00030273
7625-40-7625-53220	REEVES BATTERY SALES	Battery for 725	04/15/2025	0	140.00 00030224
		Vendor Subtotal:			410.00
7625-40-7625-53220	TITAN MACHINERY INC	Beacon for 149	04/15/2025	0	189.05 00030255
		Vendor Subtotal:			189.05
7625-40-7625-53220	AMAZON.COM	Batteries	04/14/2025	0	22.78
		Vendor Subtotal:			22.78
7625-40-7625-53220	QUAD CITY SHARPENING	Bandsaw Blades	04/15/2025	0	192.00 00030254
		Vendor Subtotal:			192.00
7625-40-7625-53220	TCM BANK NA VISA	O'Reilly - Thermoseal/Thermostat	04/15/2025	0	20.68
		Vendor Subtotal:			20.68
7625-40-7625-53220	EMAG MUSCATINE FD LLC	Mirror for 262	04/15/2025	0	619.00 00030280
		Vendor Subtotal:			619.00
7625-40-7625-53220	EMAG MUSCATINE CBG LLC	Valve	04/15/2025	0	41.54
		Vendor Subtotal:			41.54
7625-40-7625-62530	SAFETY-KLEEN, INC	Used Antifreeze	04/14/2025	0	55.00
7625-40-7625-62530	SAFETY-KLEEN, INC	Used Oil	04/15/2025	0	485.02
		Vendor Subtotal:			540.02

7625-40-7625-65275	VERIZON	March GPS	04/15/2025	0	17.40
		Vendor Subtotal:			17.40
7625-40-7625-67130	ALTORFER INC	Replace Pump on 418	04/15/2025	0	7,792.46 00030245
7625-40-7625-67130	ALTORFER INC	Final Drive on 418	04/15/2025	0	24,019.50 00030246
		Vendor Subtotal:			31,811.96
7625-40-7625-67130	MARTIN EQUIPMENT OF IA-IL INC	500 Hour Service on #50	04/14/2025	0	1,928.28 00030238
		Vendor Subtotal:			1,928.28
7625-40-7625-67130	TITAN MACHINERY INC	Service Joystick on RC2	04/15/2025	0	3,925.26 00030111
		Vendor Subtotal:			3,925.26
7625-40-7625-67130	TRUCK AND AUTO REPAIR	Repairs for 71	04/14/2025	0	3,816.26 00030242
		Vendor Subtotal:			3,816.26
7625-40-7625-67130	TRUCKS UNLIMITED INC	Emergency Repairs for No Power on 48	04/14/2025	0	587.64 00030351
		Vendor Subtotal:			587.64
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Tire Repair #434	04/14/2025	0	95.00
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	4 Tires for #149	04/15/2025	0	2,584.84 00030181
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	4 Tires for #149	04/15/2025	0	294.90
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Tire Repairs	04/15/2025	0	28.50
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Repairs for 437, 101, 743	04/15/2025	0	228.95 00030241
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Repairs for 153, 756	04/15/2025	0	151.90 00030239
		Vendor Subtotal:			3,384.09
7625-40-7625-67140	EASTERN IOWA TIRE INC	Tires for Stock	04/15/2025	0	1,003.80 00030171
		Vendor Subtotal:			1,003.80

Subtotal for FUND: 7625					71,639.61
7921-00-7921-69900	EMPLOYEE RECOGNITION COMM	Advertising - HNI	04/15/2025	0	50.00
Vendor Subtotal:					50.00
7921-00-7921-69900	SUNSET PARK	Offset Collections - J Hernandez	04/15/2025	0	419.35
Vendor Subtotal:					419.35
7921-00-7921-69900	AMAZON.COM	Banquet Table	04/15/2025	0	64.59
7921-00-7921-69900	AMAZON.COM	Card Protector	04/15/2025	0	37.98
Vendor Subtotal:					102.57
7921-00-7921-69900	TCM BANK NA VISA	Amer Heart Assoc - Tax	04/15/2025	0	1.47
Vendor Subtotal:					1.47
Subtotal for FUND: 7921					573.39
7940-00-7940-46200	RELIANCE STANDARD LIFE INS	CCLife Ins Apr	04/15/2025	0	3.44
7940-00-7940-46200	RELIANCE STANDARD LIFE INS	CCLife Ins Apr	04/15/2025	0	24.27
7940-00-7940-46200	RELIANCE STANDARD LIFE INS	CCLife Ins Apr	04/15/2025	0	18.53
7940-00-7940-46200	RELIANCE STANDARD LIFE INS	CCLife Ins Apr	04/15/2025	0	16.87
Vendor Subtotal:					63.11
7940-00-7940-46600	RELIANCE STANDARD LIFE INS	CCBW LTD Apr	04/15/2025	0	8.37
7940-00-7940-46600	RELIANCE STANDARD LIFE INS	CCBW LTD Apr	04/15/2025	0	8.37
7940-00-7940-46600	RELIANCE STANDARD LIFE INS	CCLTD Apr	04/15/2025	0	29.83
7940-00-7940-46600	RELIANCE STANDARD LIFE INS	CCLTD Apr	04/15/2025	0	19.39
7940-00-7940-46600	RELIANCE STANDARD LIFE INS	CCLTD Apr	04/15/2025	0	27.02
7940-00-7940-46600	RELIANCE STANDARD LIFE INS	CCLTD Apr	04/15/2025	0	5.89
Vendor Subtotal:					98.87
7940-00-7940-52300	PHELPS CUSTOM IMAGE WEAR	Anniversary Shirt - K Lanz	04/15/2025	0	50.48

7940-00-7940-52300	PHELPS CUSTOM IMAGE WEAR	Anniversary Shirt - M Rinnert	04/15/2025	0	36.99
		Vendor Subtotal:			87.47
7940-00-7940-62310	XEROX CORPORATION	March Copies	04/15/2025	0	3.64
7940-00-7940-62310	XEROX CORPORATION	March Copies	04/15/2025	0	0.52
7940-00-7940-62310	XEROX CORPORATION	March Copies	04/15/2025	0	0.52
7940-00-7940-62310	XEROX CORPORATION	March Copies	04/15/2025	0	4.16
		Vendor Subtotal:			8.84
7940-00-7940-65275	VERIZON	March GPS	04/15/2025	0	34.80
		Vendor Subtotal:			34.80
		Subtotal for FUND: 7940			293.09
8144-10-8144-61660	ENVIRONMENTAL HAZARDS SERV	Lead Wipe	04/15/2025	0	14.40
8144-10-8144-61660	ENVIRONMENTAL HAZARDS SERV	Lead Wipe	04/15/2025	0	14.40
8144-10-8144-61660	ENVIRONMENTAL HAZARDS SERV	Lead Wipe	04/15/2025	0	50.40
		Vendor Subtotal:			79.20
8144-10-8144-69200	PACK-N-SHIP	February Postage	04/15/2025	0	189.60
8144-10-8144-69200	PACK-N-SHIP	March Postage	04/15/2025	0	81.49
		Vendor Subtotal:			271.09
		Subtotal for FUND: 8144			350.29
8146-10-8146-61660	MARTIN GARDNER ARCHITECTUR	DTR Project	04/15/2025	0	3,525.92
		Vendor Subtotal:			3,525.92
		Subtotal for FUND: 8146			3,525.92
8147-10-8147-72200	SULZCO LLC	Demo - 506 Spring St	04/15/2025	0	9,650.00
8147-10-8147-72200	SULZCO LLC	Demo - 718 E 7th St	04/15/2025	0	12,650.00

		Vendor Subtotal:		22,300.00
		Subtotal for FUND: 8147		22,300.00
8148-10-8148-46200	RELIANCE STANDARD LIFE INS CCLife Ins Apr	04/15/2025	0	15.75
		Vendor Subtotal:		15.75
8148-10-8148-46600	RELIANCE STANDARD LIFE INS CCLTD Apr	04/15/2025	0	25.08
		Vendor Subtotal:		25.08
8148-10-8148-62370	SYCAMORE PRINTING INC Lead Reduction Flyer	04/14/2025	0	391.21
		Vendor Subtotal:		391.21
8148-10-8148-64120	TCM BANK NA VISA American Airlines - Airfare - Arthur Bell	04/15/2025	0	438.38
8148-10-8148-64120	TCM BANK NA VISA American Airlines - Airfare - Savanna H	04/15/2025	0	438.38
8148-10-8148-64120	TCM BANK NA VISA Home Perf Coalition - Registration - Artl	04/15/2025	0	945.00
8148-10-8148-64120	TCM BANK NA VISA Home Perf Coalition - Registration - Sav	04/15/2025	0	945.00
		Vendor Subtotal:		2,766.76
8148-10-8148-65275	TCM BANK NA VISA Google- Google Voice	04/15/2025	0	26.49
		Vendor Subtotal:		26.49
		Subtotal for FUND: 8148		3,225.29
8180-90-8180-46200	RELIANCE STANDARD LIFE INS CCLife Ins Apr	04/15/2025	0	3.44
		Vendor Subtotal:		3.44
8180-90-8180-46600	RELIANCE STANDARD LIFE INS CCLTD Apr	04/15/2025	0	5.89
		Vendor Subtotal:		5.89

8180-00-8180-68300	EICHELBERGER LAW OFFICE	DPA - K Juarez	04/15/2025	0	2,500.00	
		Vendor Subtotal:			2,500.00	
		Subtotal for FUND: 8180			2,509.33	
8370-00-8370-61660	RDG PLANNING & DESIGN INC	Comprehensive Plan	04/15/2025	0	8,500.00	
		Vendor Subtotal:			8,500.00	
8370-00-8370-73900	BRIGHTLY SOFTWARE, INC	Facility Condition Assesment	04/14/2025	0	4,163.59	
		Vendor Subtotal:			4,163.59	
8370-00-8370-74200	BREEDLOVES SPORTING GOOD	Softball Pitchers Mound w/Mound	04/15/2025	0	1,958.00	00029507
8370-00-8370-74200	BREEDLOVES SPORTING GOOD	Softball Pitching Mats 5000 Spikes	04/15/2025	0	1,958.00	
8370-00-8370-74200	BREEDLOVES SPORTING GOOD	Sets- Bases- B001X	04/15/2025	0	420.00	00029507
8370-00-8370-74200	BREEDLOVES SPORTING GOOD	Orange Safety Base- B001XPOR	04/15/2025	0	204.00	00029507
8370-00-8370-74200	BREEDLOVES SPORTING GOOD	Homeplate Peg- B0301	04/15/2025	0	130.00	00029507
8370-00-8370-74200	BREEDLOVES SPORTING GOOD	Football Numbers and End Zone Mark	04/15/2025	0	418.00	00029507
		Vendor Subtotal:			5,088.00	
		Subtotal for FUND: 8370			17,751.59	
8451-30-8451-74250	LUCAS COMMUNICATION INC	Uniprise CAT 6 Plenum Black	04/15/2025	0	244.05	00030063
8451-30-8451-74250	LUCAS COMMUNICATION INC	Labor	04/15/2025	0	1,200.00	00030063
8451-30-8451-74250	LUCAS COMMUNICATION INC	Lorex N3-4K (8MP) IP Wired Bullet Sec	04/15/2025	0	193.48	00030063
8451-30-8451-74250	LUCAS COMMUNICATION INC	Misc Hardware Charge	04/15/2025	0	125.00	00030063
		Vendor Subtotal:			1,762.53	
		Subtotal for FUND: 8451			1,762.53	
8750-01-8750-68300	Riverview Hotel Development	Reinvestment District Oct - Dec 24	04/15/2025	0	65,699.28	
		Vendor Subtotal:			65,699.28	

			Subtotal for FUND: 8750	65,699.28
8802-10-8802-68300	CHAMBERLIN HEATING & AIR CO	Code/AAA Forgivable Loan	04/15/2025	0 10,000.00
		Vendor Subtotal:		10,000.00
			Subtotal for FUND: 8802	10,000.00
9002-90-9020-41100	CITY OF MUSCATINE HOUSING RE Admin	Longevity 4/11/25	04/14/2025	0 4.23
9002-90-9020-41100	CITY OF MUSCATINE HOUSING RE Admin	Full-Time Wages 4/11/25	04/14/2025	0 3,461.00
9002-90-9020-41100	CITY OF MUSCATINE HOUSING RE Admin	Part-Time Wages 4/11/25	04/14/2025	0 160.40
		Vendor Subtotal:		3,625.63
9002-90-9020-41500	CITY OF MUSCATINE HOUSING RE Auto	Allowance	04/14/2025	0 37.50
		Vendor Subtotal:		37.50
9002-90-9020-41500	TCM BANK NA VISA	Hyatt - Conference/Meeting - Jodi	04/15/2025	0 1,011.67
9002-90-9020-41500	TCM BANK NA VISA	Marriott - Jodi - Hotel for Conference	04/15/2025	0 153.44
9002-90-9020-41500	TCM BANK NA VISA	Giordanos - Dinner - Melissa Reinert	04/15/2025	0 18.06
9002-90-9020-41500	TCM BANK NA VISA	Giordanos - Dinner - Lisa Slater	04/15/2025	0 18.06
9002-90-9020-41500	TCM BANK NA VISA	Marriott - Lodging - Melissa Reinert	04/15/2025	0 306.88
9002-90-9020-41500	TCM BANK NA VISA	Marriott - Lodging - Lisa Slater	04/15/2025	0 306.88
		Vendor Subtotal:		1,814.99
9002-90-9020-41903	AMAZON.COM	Energizer Industrial AA Batteries (144ct)	04/15/2025	0 11.99
		Vendor Subtotal:		11.99
9002-90-9020-41904	CITY OF MUSCATINE HOUSING RE MPW	March Base PRI	04/15/2025	0 13.40
		Vendor Subtotal:		13.40
9002-90-9020-41907	NATIONAL ASSOC OF HOUSING &	Dues	04/15/2025	0 148.36

			Vendor Subtotal:		148.36
9002-90-9020-41910	CROSSROADS INC.	Shredding	04/15/2025	0	11.00
			Vendor Subtotal:		11.00
9002-90-9020-41910	TENANT REPORTS.COM LLC	Background Checks	04/15/2025	0	21.00
			Vendor Subtotal:		21.00
9002-90-9020-41910	TCM BANK NA VISA	IA Judicial Branch - Evistion - Jeff Harm	04/15/2025	0	95.00
9002-90-9020-41910	TCM BANK NA VISA	IA Judicial Branch - Evistion - Jeff Harm	04/15/2025	0	95.00
			Vendor Subtotal:		190.00
9002-90-9020-41914	CITY OF MUSCATINE HOUSING RE MPW Feb/Mar Machlink		04/15/2025	0	23.56
			Vendor Subtotal:		23.56
9002-90-9020-43700	ALLIANT ENERGY	March Gas - Clark House	04/15/2025	0	2,112.02
			Vendor Subtotal:		2,112.02
9002-90-9020-44100	CITY OF MUSCATINE HOUSING RE Maint Longevity 4/11/25		04/14/2025	0	11.05
9002-90-9020-44100	CITY OF MUSCATINE HOUSING RE Maint Part-Time Wages 4/11/25		04/14/2025	0	1,630.20
9002-90-9020-44100	CITY OF MUSCATINE HOUSING RE Maint Full-Time Wages 4/11/25		04/14/2025	0	2,971.36
			Vendor Subtotal:		4,612.61
9002-90-9020-44201	MENARDS (MUSC)	CLR/Baking Soda/Adhesive	04/14/2025	0	98.69
9002-90-9020-44201	MENARDS (MUSC)	Iron Out/Toggle/Super Glue/Scour Pad	04/15/2025	0	77.58
			Vendor Subtotal:		176.27
9002-90-9020-44202	CITY OF MUSCATINE HOUSING RE March Fuel		04/15/2025	0	119.12
			Vendor Subtotal:		119.12

9002-90-9020-44203	MENARDS (MUSC)	Pliers	04/15/2025	0	8.99
Vendor Subtotal:					8.99
9002-90-9020-44204	MICHAEL W SCHULTE	CH Window Crank Parts Stock (9" LH o	04/15/2025	0	150.00 00030183
9002-90-9020-44204	MICHAEL W SCHULTE	CH Window Crank Parts Stock (9" RH o	04/15/2025	0	150.00 00030183
Vendor Subtotal:					300.00
9002-90-9020-44204	MENARDS (MUSC)	Copper	04/15/2025	0	31.86
Vendor Subtotal:					31.86
9002-90-9020-44204	AMAZON.COM	Hinges/Screws	04/14/2025	0	51.73
9002-90-9020-44204	AMAZON.COM	Door Shims	04/14/2025	0	13.99
9002-90-9020-44204	AMAZON.COM	Wall Protector	04/14/2025	0	15.55
9002-90-9020-44204	AMAZON.COM	Cast Pivot Bar	04/15/2025	0	12.88
Vendor Subtotal:					94.15
9002-90-9020-44204	TCM BANK NA VISA	SWISCO - Spring Loaded Roller	04/15/2025	0	42.11
Vendor Subtotal:					42.11
9002-90-9020-44205	MENARDS (MUSC)	Outlet Cover	04/15/2025	0	16.11
Vendor Subtotal:					16.11
9002-90-9020-44206	AMAZON.COM	Flush Valve	04/14/2025	0	99.84
Vendor Subtotal:					99.84
9002-90-9020-44208	KELLY HEATING COOLING & PLB	CH 301 PTAC Blower Motor Replaceme	04/15/2025	0	480.00 00030011
Vendor Subtotal:					480.00
9002-90-9020-44209	ARNOLD MOTOR SUPPLY	Tubing	04/14/2025	0	21.08

		Vendor Subtotal:		21.08
9002-90-9020-44301	CITY OF MUSCATINE HOUSING RE Refuse	04/15/2025	0	71.40
		Vendor Subtotal:		71.40
9002-90-9020-44302	PHELPS CLEANING SERVICE INC Drying Equipment #1003	04/15/2025	0	404.50
		Vendor Subtotal:		404.50
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CO Pest Control 413	04/15/2025	0	100.00
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CO Pest Control 1005	04/15/2025	0	20.00
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CODOS 3-20-25 CH 510 Bed Bug Initial	04/15/2025	0	320.00 00030114
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CO Pest Control 307	04/15/2025	0	20.00
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CODOS 4-3-25 CH 904, 901, 510, 304	04/15/2025	0	400.00 00030205
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CODOS 3-20-25 CH 904, 513, 413, 304, 204	04/15/2025	0	500.00 00030114
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CODOS 4-3-25 CH 405 & 204 Initial BB Tr	04/15/2025	0	755.00 00030205
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CO Pest Control 901	04/15/2025	0	100.00
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CO Pest Control 204	04/15/2025	0	20.00
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CO Pest Control 307	04/15/2025	0	20.00
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CO Pest Control 1005	04/15/2025	0	20.00
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CO Monthly Pest Control	04/15/2025	0	700.00
		Vendor Subtotal:		2,975.00
9002-90-9020-44306	CITY OF MUSCATINE HOUSING RE March Vehicle Maintenance	04/15/2025	0	348.62
		Vendor Subtotal:		348.62
9002-90-9020-44309	KELLY HEATING COOLING & PLB CH Boiler Flow Valve Replacement Part	04/15/2025	0	6,400.00 00029726
9002-90-9020-44309	KELLY HEATING COOLING & PLB CH Boiler Flow Valve Replacement Lab	04/15/2025	0	2,040.00 00029726
9002-90-9020-44309	KELLY HEATING COOLING & PLB CH Boiler Service Valve and Drain Asse	04/15/2025	0	552.69 00030209
9002-90-9020-44309	KELLY HEATING COOLING & PLB CH Boiler Service Valve and Drain Asse	04/15/2025	0	240.00 00030209
		Vendor Subtotal:		9,232.69
9002-90-9020-44310	MICHAEL W SCHULTE CH 200 Window Crank Replacement (9"	04/15/2025	0	140.00 00030182
		Vendor Subtotal:		140.00

9002-90-9020-45103	CITY OF MUSCATINE HOUSING RE Unemployment 4/11/25	04/14/2025	0	8.11
	Vendor Subtotal:			8.11
9002-90-9020-45401	CITY OF MUSCATINE HOUSING RE FICA 4/11/25	04/14/2025	0	622.57
	Vendor Subtotal:			622.57
9002-90-9020-45402	CITY OF MUSCATINE HOUSING RE IPERS 4/11/25	04/14/2025	0	777.69
	Vendor Subtotal:			777.69
9002-90-9020-75900	VALLEY CONSTRUCTION Elevator Pay App #6	04/15/2025	0	51,329.45
	Vendor Subtotal:			51,329.45
	Subtotal for FUND: 9002			79,921.62
9006-90-9060-31100	MUSCATINE POWER & WATER April Utility Credit A Rios 2708 E Bloon	04/15/2025	0	112.00
9006-90-9060-31100	MUSCATINE POWER & WATER April Utility Credit A Garren 2812 C Blo	04/15/2025	0	146.00
9006-90-9060-31100	MUSCATINE POWER & WATER April Utility Credit M Krajnik 2900 D Bl	04/15/2025	0	9.00
9006-90-9060-31100	MUSCATINE POWER & WATER April Utility Credit C Hernandez 2700 D	04/15/2025	0	119.00
9006-90-9060-31100	MUSCATINE POWER & WATER April Utility Credit A Dickess 2704 B Bl	04/15/2025	0	112.00
9006-90-9060-31100	MUSCATINE POWER & WATER April Utility Credit F Nesbit 2704 D Blo	04/15/2025	0	146.00
9006-90-9060-31100	MUSCATINE POWER & WATER April Utility Credit J Fisher 2708 C Bloo	04/15/2025	0	90.00
9006-90-9060-31100	MUSCATINE POWER & WATER April Utility Credit I Sherrill 2908 C Blo	04/15/2025	0	143.00
9006-90-9060-31100	MUSCATINE POWER & WATER April Utility Credit A Carter 2800 A Blo	04/15/2025	0	112.00
9006-90-9060-31100	MUSCATINE POWER & WATER April Utility Credit D Wilson 2800 B Blo	04/15/2025	0	44.00
9006-90-9060-31100	MUSCATINE POWER & WATER April Utility Credit R Piaga Howard 280	04/15/2025	0	138.00
9006-90-9060-31100	MUSCATINE POWER & WATER April Utility Credit G De Artiga Perez 28	04/15/2025	0	112.00
	Vendor Subtotal:			1,283.00
9006-90-9060-36920	MUNICIPAL COLLECTIONS OF AMICollection Offset - J Hernandez	04/15/2025	0	42.64
	Vendor Subtotal:			42.64
9006-90-9060-41100	CITY OF MUSCATINE HOUSING RE Admin Full-Time Wages 4/11/25	04/14/2025	0	2,219.22

9006-90-9060-41100	CITY OF MUSCATINE HOUSING RE Admin Part-Time Wages 4/11/25	04/14/2025	0	160.40
9006-90-9060-41100	CITY OF MUSCATINE HOUSING RE Admin Longevity 4/11/25	04/14/2025	0	3.90
	Vendor Subtotal:			2,383.52
9006-90-9060-41500	CITY OF MUSCATINE HOUSING RE Auto Allowance	04/14/2025	0	25.00
	Vendor Subtotal:			25.00
9006-90-9060-41904	CITY OF MUSCATINE HOUSING RE MPW March Base PRI	04/15/2025	0	6.35
	Vendor Subtotal:			6.35
9006-90-9060-41904	MUSCATINE POWER & WATER March Phones - Sunset	04/15/2025	0	49.00
	Vendor Subtotal:			49.00
9006-90-9060-41904	TCM BANK NA VISA Google- Google Voice	04/15/2025	0	13.25
	Vendor Subtotal:			13.25
9006-90-9060-41905	CITY OF MUSCATINE HOUSING RE March Postage	04/15/2025	0	38.56
	Vendor Subtotal:			38.56
9006-90-9060-41907	NATIONAL ASSOC OF HOUSING & Dues	04/15/2025	0	70.28
	Vendor Subtotal:			70.28
9006-90-9060-41910	CROSSROADS INC. Shredding	04/15/2025	0	11.00
	Vendor Subtotal:			11.00
9006-90-9060-41910	TENANT REPORTS.COM LLC Background Checks	04/15/2025	0	21.00
	Vendor Subtotal:			21.00
9006-90-9060-41914	CITY OF MUSCATINE HOUSING RE MPW Feb/Mar Machlink	04/15/2025	0	11.15

Vendor Subtotal:					11.15
9006-90-9060-41914	MUSCATINE POWER & WATER	March Internet - Sunset	04/15/2025	0	82.97
Vendor Subtotal:					82.97
9006-90-9060-43100	MUSCATINE POWER & WATER	March Water - 2908 Apt E	04/15/2025	0	16.95
9006-90-9060-43100	MUSCATINE POWER & WATER	March Water - 2700 Apt B	04/15/2025	0	13.12
Vendor Subtotal:					30.07
9006-90-9060-43200	MUSCATINE POWER & WATER	March Electric - Sunset	04/15/2025	0	56.12
9006-90-9060-43200	MUSCATINE POWER & WATER	March Electric - 2908 Apt E	04/15/2025	0	30.69
9006-90-9060-43200	MUSCATINE POWER & WATER	March Electric - 2700 Apt B	04/15/2025	0	26.31
Vendor Subtotal:					113.12
9006-90-9060-43700	ALLIANT ENERGY	March Gas - 2704 Apt B	04/15/2025	0	53.19
9006-90-9060-43700	ALLIANT ENERGY	March Gas - 27045 Apt B	04/15/2025	0	4.30
9006-90-9060-43700	ALLIANT ENERGY	March Gas - 2704 Apt C	04/15/2025	0	34.13
9006-90-9060-43700	ALLIANT ENERGY	March Gas - 2908 Apt E	04/15/2025	0	11.14
Vendor Subtotal:					102.76
9006-90-9060-43900	MUSCATINE POWER & WATER	March Sewer - 2908 Apt E	04/15/2025	0	35.71
9006-90-9060-43900	MUSCATINE POWER & WATER	March Sewer - 2700 Apt B	04/15/2025	0	27.65
Vendor Subtotal:					63.36
9006-90-9060-44100	CITY OF MUSCATINE HOUSING RE Maint Longevity 4/11/25		04/14/2025	0	18.20
9006-90-9060-44100	CITY OF MUSCATINE HOUSING RE Maint Full-Time Wages 4/11/25		04/14/2025	0	2,359.84
9006-90-9060-44100	CITY OF MUSCATINE HOUSING RE Maint Part-Time Wages 4/11/25		04/14/2025	0	1,580.80
Vendor Subtotal:					3,958.84
9006-90-9060-44201	CITY OF MUSCATINE HOUSING RE Refuse		04/15/2025	0	28.00
Vendor Subtotal:					28.00

9006-90-9060-44201	MUSCATINE LUMBER	Super Glue	04/15/2025	0	9.99
		Vendor Subtotal:			9.99
9006-90-9060-44202	CITY OF MUSCATINE HOUSING RE	March Fuel	04/15/2025	0	39.71
		Vendor Subtotal:			39.71
9006-90-9060-44204	JOHNSTONE SUPPLY	Vent Blower	04/15/2025	0	87.48
		Vendor Subtotal:			87.48
9006-90-9060-44204	MENARDS (MUSC)	Clear Wand	04/15/2025	0	50.85
		Vendor Subtotal:			50.85
9006-90-9060-44204	AMAZON.COM	Die Cast Pivot Bar	04/15/2025	0	12.88
		Vendor Subtotal:			12.88
9006-90-9060-44205	MENARDS (MUSC)	Bulbs	04/15/2025	0	47.94
		Vendor Subtotal:			47.94
9006-90-9060-44206	PLUMB SUPPLY COMPANY	Diverter	04/15/2025	0	42.63
		Vendor Subtotal:			42.63
9006-90-9060-44207	SHERWIN WILLIAMS	Paint	04/15/2025	0	87.48
		Vendor Subtotal:			87.48
9006-90-9060-44218	AMAZON.COM	Door Handle	04/14/2025	0	18.37
9006-90-9060-44218	AMAZON.COM	Over Clock	04/14/2025	0	43.19
		Vendor Subtotal:			61.56

9006-90-9060-44302	PHELPS CLEANING SERVICE INC	SS 2704 C Carpet Cleaning (rehab)	04/15/2025	0	185.00 00030138
		Vendor Subtotal:			185.00
9006-90-9060-44303	THOMAS L SPANN JR & SONYA CO	Pest Control 2806	04/15/2025	0	500.00
9006-90-9060-44303	THOMAS L SPANN JR & SONYA CO	Pest Control 2806	04/15/2025	0	50.00
		Vendor Subtotal:			550.00
9006-90-9060-44306	CITY OF MUSCATINE HOUSING RE	March Vehicle Maintenance	04/15/2025	0	171.71
		Vendor Subtotal:			171.71
9006-90-9060-44308	KELLY HEATING COOLING & PLBC	Repair Furnance 2700 E	04/15/2025	0	149.90
		Vendor Subtotal:			149.90
9006-90-9060-44310	MICHAEL W SCHULTE	Screen Repair	04/15/2025	0	19.65
		Vendor Subtotal:			19.65
9006-90-9060-44311	KELLY HEATING COOLING & PLBC	Clean Drain 2808 B	04/15/2025	0	194.90
		Vendor Subtotal:			194.90
9006-90-9060-44315	SAMUEL ANDERSON	SS 2812 D Paint Rehab Per Quote	04/15/2025	0	900.00 00030139
		Vendor Subtotal:			900.00
9006-90-9060-45103	CITY OF MUSCATINE HOUSING RE	Unemployment 4/11/25	04/14/2025	0	6.28
		Vendor Subtotal:			6.28
9006-90-9060-45401	CITY OF MUSCATINE HOUSING RE	FICA 4/11/25	04/14/2025	0	477.52
		Vendor Subtotal:			477.52
9006-90-9060-45402	CITY OF MUSCATINE HOUSING RE	IPERS 4/11/25	04/14/2025	0	598.72

			Vendor Subtotal:		598.72
			Subtotal for FUND: 9006		12,028.07
9007-90-9070-41100	CITY OF MUSCATINE HOUSING RE Admin Full-Time Wages 4/11/25		04/14/2025	0	4,794.60
9007-90-9070-41100	CITY OF MUSCATINE HOUSING RE Admin Part-Time Wages 4/11/25		04/14/2025	0	1,283.19
9007-90-9070-41100	CITY OF MUSCATINE HOUSING RE Admin Longevity 4/11/25		04/14/2025	0	13.33
			Vendor Subtotal:		6,091.12
9007-90-9070-41500	CITY OF MUSCATINE HOUSING RE Auto Allowance		04/14/2025	0	12.50
			Vendor Subtotal:		12.50
9007-90-9070-41500	TCM BANK NA VISA	Marriott - Lodging - Chelsea Geldynhuys	04/15/2025	0	306.88
9007-90-9070-41500	TCM BANK NA VISA	Marriott - Lodging - Stephanie Deitrich	04/15/2025	0	306.88
9007-90-9070-41500	TCM BANK NA VISA	Hyatt - Conference/Meeting - Jodi	04/15/2025	0	1,011.68
9007-90-9070-41500	TCM BANK NA VISA	Marriott - Hotel & Meal for Conference -	04/15/2025	0	312.86
9007-90-9070-41500	TCM BANK NA VISA	Giordanos - Dinner - Chelsea Geldenhuy	04/15/2025	0	18.06
			Vendor Subtotal:		1,956.36
9007-90-9070-41902	ADVANCED BUSINESS SYSTEMS IT Copier		04/15/2025	0	13.72
			Vendor Subtotal:		13.72
9007-90-9070-41902	AMAZON.COM	Toner	04/15/2025	0	59.69
			Vendor Subtotal:		59.69
9007-90-9070-41904	CITY OF MUSCATINE HOUSING RE MPW March Base PRI		04/15/2025	0	50.79
			Vendor Subtotal:		50.79
9007-90-9070-41905	CITY OF MUSCATINE HOUSING RE March Postage		04/15/2025	0	324.00
			Vendor Subtotal:		324.00

9007-90-9070-41907	NATIONAL ASSOC OF HOUSING & Dues		04/15/2025	0	562.20
		Vendor Subtotal:			562.20
9007-90-9070-41910	IA DEPT OF INSPECTIONS APPEAL Investigation J Phillips		04/15/2025	0	75.39
		Vendor Subtotal:			75.39
9007-90-9070-41910	CROSSROADS INC.	Shredding	04/15/2025	0	22.00
		Vendor Subtotal:			22.00
9007-90-9070-41910	TENANT REPORTS.COM LLC	Background Checks	04/15/2025	0	56.00
		Vendor Subtotal:			56.00
9007-90-9070-41914	CITY OF MUSCATINE HOUSING RE MPW Feb/Mar Machlink		04/15/2025	0	89.27
		Vendor Subtotal:			89.27
9007-90-9070-44301	CITY OF MUSCATINE	Inspections Q2	04/15/2025	0	1,225.00
9007-90-9070-44301	CITY OF MUSCATINE	Re-Inspections Q2	04/15/2025	0	625.00
9007-90-9070-44301	CITY OF MUSCATINE	Inspections Q3	04/15/2025	0	1,960.00
9007-90-9070-44301	CITY OF MUSCATINE	Re-Inspections Q3	04/15/2025	0	550.00
		Vendor Subtotal:			4,360.00
9007-90-9070-45103	CITY OF MUSCATINE HOUSING RE Unemployment 4/11/25		04/14/2025	0	6.05
		Vendor Subtotal:			6.05
9007-90-9070-45401	CITY OF MUSCATINE HOUSING RE FICA 4/11/25		04/14/2025	0	449.74
		Vendor Subtotal:			449.74
9007-90-9070-45402	CITY OF MUSCATINE HOUSING RE IPERS 4/11/25		04/14/2025	0	574.99

			Vendor Subtotal:		574.99
9007-90-9071-41100	CITY OF MUSCATINE HOUSING RE Admin Longevity 4/11/25		04/14/2025	0	3.25
9007-90-9071-41100	CITY OF MUSCATINE HOUSING RE Admin Full-Time Wages 4/11/25		04/14/2025	0	1,045.20
			Vendor Subtotal:		1,048.45
9007-90-9071-41400	IOWA NAHRO	FSS Training	04/15/2025	0	1,000.00 00030272
			Vendor Subtotal:		1,000.00
9007-90-9071-41904	TCM BANK NA VISA	Google- Google Voice	04/15/2025	0	26.49
			Vendor Subtotal:		26.49
9007-90-9071-45103	CITY OF MUSCATINE HOUSING RE Unemployment 4/11/25		04/14/2025	0	1.05
			Vendor Subtotal:		1.05
9007-90-9071-45401	CITY OF MUSCATINE HOUSING RE FICA 4/11/25		04/14/2025	0	76.61
			Vendor Subtotal:		76.61
9007-90-9071-45402	CITY OF MUSCATINE HOUSING RE IPERS 4/11/25		04/14/2025	0	98.96
			Vendor Subtotal:		98.96
			Subtotal for FUND: 9007		16,955.38
			Report Total:		2,493,470.58

4/11/2025 ACH PAYROLL	MISSION SQUARE ICMA RETIRE	28,052.25
4/11/2025 ACH PAYROLL	MISSION SQUARE ICMA RC	2,201.29
4/11/2025 ACH PAYROLL	MUNICIPAL FIRE & POLICE	83,811.10
4/11/2025 ACH PAYROLL	NATIONWIDE	5,920.00
4/11/2025 PAYROLL CHECKS	AFA FLEX BILLING	4,738.17
4/11/2025 PAYROLL CHECKS	AFLAC	549.16
4/11/2025 PAYROLL CHECKS	ALLSTATE	14.94
4/11/2025 PAYROLL CHECKS	AMERICAN FIDELITY	3,347.27
4/11/2025 PAYROLL CHECKS	CITY OF MUSCATINE	8,585.83
4/11/2025 PAYROLL CHECKS	POLICE & FIRE INS	194.94
4/11/2025 PAYROLL CHECKS	POTTAWATTAMIE COURT	233.93
4/11/2025 PAYROLL CHECKS	STATE OF IL	198.40
4/11/2025 PAYROLL CHECKS	UNITED WAY	148.00



City of Muscatine

ITEM NUMBER

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Amy Fortenbacher, Transit Supervisor
Brian Stineman, Public Works Director

SUBJECT

Public Hearing for the City of Muscatine Transit (Muscabus) Annual Application for State and Federal Transit Funds Through the Consolidated Funding Application.

EXECUTIVE SUMMARY

STAFF RECOMMENDATION

BACKGROUND/DISCUSSION

MuscaBus applies annually to the Iowa Department of Transportation for Federal (FTA) and State (STA) funding to financially support our transit system. This funding is to assist with operating expenses and capital expenses for new bus purchases. As part of the application, the FTA requires that we conduct a Public Hearing and publish a public notice of the Public Hearing "approximately 30 days" in advance of the hearing. The hearing gives the public an opportunity to express any concerns they may have about the funding.

CITY FINANCIAL IMPACT

It is anticipated the City will receive \$539,290.00 in federal funding for the federal fiscal year 2026 (FFY26). The contract date will be July 1, 2025 to June 30, 2026. The anticipated state funding for FFY26 is \$330,367.00. The application also includes a request for one conversion van in the amount of \$111,100 (85% federally funded or \$94,435.00, 15% locally funded or \$16,665.00) and one light duty low floor mini-bus in the amount of \$209,000.00 (85% federally funded or \$177,650.00, 15% locally funded or \$31,350.00).

ATTACHMENTS

1. PUBLIC NOTICE 2026
2. 2025-0098 Public Resolution 2026 setting public hearing (1)

PUBLIC NOTICE

NOTICE OF TIME AND PLACE OF PUBLIC HEARING

ON FISCAL YEAR 2026 APPLICATION

FOR STATE TRANSIT FUNDS AND FEDERAL TRANSIT FUNDS

Public Notice is hereby given that the City Council of the City of Muscatine, Iowa, will hold a Public Hearing at Council Chambers, Muscatine City Hall, 215 Sycamore Street (ADA-accessible facility), Muscatine, Iowa on April 17, 2025 at 6:00 p.m. for the purpose of considering estimates of operating and capital financial assistance from the Federal Transit Administration (FTA section 5311) and the Iowa Department of Transportation for Iowa State Transit assistance (STA). These funds are for operating and capital assistance for the Fiscal Year 2026.

Muscatine City Transit (MuscaBus) will request funding as shown below:

Operating Funds:

State (STA State Assistance) 1.71%	\$330,367.00
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Federal (FTA Section 5311)	\$539,290.00
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Statewide Federal Capital Assistance:

One Conversion Van	\$111,100.00
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(Funded at 85% or \$94,435.00)

One, LD mini-bus	\$209,000.00
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(Funded at 85% or \$177,650.00)

All interested persons are invited to attend and will be given an opportunity to be heard relative to this matter. Written and telephone comments can be directed to Amy Fortenbacher, Transit Supervisor for Muscatine City Transit (MuscaBus), 1459 Washington Street, Muscatine, Iowa 52761; (563)263-8152. All comments should be received no later than 4:00 p.m. on April 17, 2025. Public Transportation (MuscaBus) is available on request, please make an appointment for transportation at least a day before the meeting time by calling (563)263-8152.

Cinda Hilger, City Clerk

RESOLUTION NO. 2025-0098

SET TIME AND PLACE FOR PUBLIC HEARING ON ANNUAL APPLICATION FOR STATE AND FEDERAL TRANSIT FUNDS

WHEREAS, the City Council of the City of Muscatine, Iowa has heretofore granted preliminary approval of the proposed Fiscal Year 2026 Application for State and Federal transit funds; and

WHEREAS, the proposed projects are to be paid for out of funds legally available for that purpose;

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

SECTION I: On April 17, 2025 at 6:00 p.m. in the City Council Chambers at City Hall, Muscatine, Iowa, this Council shall hold a public hearing of the plans, specifications, form of contract, and cost estimates for these proposed projects.

SECTION II: The City Clerk shall give notice of such public hearing by publication of a notice in the Muscatine Journal. The notice shall be in the following form:

(NOTICE OF PUBLIC HEARING ATTACHED)

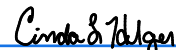
PASSED, APPROVED, AND ADOPTED THIS 20th DAY OF MARCH 2025.

CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA



Brad Bark, Mayor

ATTEST:



Cinda Hilger (Mar 24, 2025 15:23 CDT)

Cinda Hilger, City Clerk





City of Muscatine

ITEM NUMBER

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Melissa Rinnert, Housing Programs Supervisor
Jodi Royal-Goodwin, Community Development Director

SUBJECT

Public Hearing Regarding the Muscatine Municipal Housing Agency's 2025-2029 5-Year Plan, 2025 Annual Plan and Capital Fund Program.

EXECUTIVE SUMMARY

Every public housing authority is required to have a five year plan and annual plan approved by the U.S. Department of Housing and Urban Development to continue receiving funding for the Public Housing and Housing Choice Voucher programs. Plans must be available for a 45-day comment period, including a public hearing, prior to submission.

STAFF RECOMMENDATION

BACKGROUND/DISCUSSION

Public housing authorities are required to complete five year and annual plans to continue receipt of funding for the Public Housing and Housing Choice Voucher (Section 8) programs. PHAs are also required to prepare a capital fund statement outlining the use of the authorized Capital Fund Program. Under Federal regulations qualified public housing authorities (PHAs), including the Muscatine Municipal Housing Agency, are required to have a resident advisory board (RAB) to review PHA plans, policies and budgets as well as conduct public comment periods and a public hearing to receive comment on proposed goals, policy changes and the use of public funds. During the comment period the public is invited to submit remarks to the PHA, and the PHA will consult with the RAB. The PHA must publish a notice of the hearing and relevant information and make such information available for inspection at its principal office for a 45-day public comment period.

CITY FINANCIAL IMPACT

There is no impact to the general fund.

ATTACHMENTS

1. NOTICE OF PUBLIC COMMENT PERIOD AND
2. 2025-0063 Resolution Setting a Public Hearing Regarding the Muscatine Municipal Housing Agency's 2025-2029 5-Year Plan, 2025 Ann
3. 2025-0063 affidavit

**NOTICE OF PUBLIC COMMENT PERIOD AND
TIME AND PLACE OF PUBLIC HEARING TO
DISCUSS THE**

**MUSCATINE MUNICIPAL HOUSING AGENCY'S 2025 – 2029 5-YEAR PLAN, 2025 ANNUAL PLAN AND
CAPITAL FUND PROGRAM**

The public is invited to comment on the Muscatine Municipal Housing Agency's (MMHA) draft 2025 to 2029 5-Year Plan, 2025 Annual Plan, and Capital Fund Program. The Plans outline the goals, objectives and policies MMHA uses to administer the programs, including those encompassed in the Administrative Plan and ACOP. The documents will be available for review and comment on the City of Muscatine's website at <https://www.muscatineiowa.gov/74/Housing> beginning March 1 through April 17, 2025. A paper copy may be requested during that time by contacting MMHA at 563-262-4141 during normal business hours.

A Public Hearing will be held April 17, 2025, at 6:00 p.m. during the regular meeting of Muscatine City Council. If you are a person requiring a special accommodation for a disability or language barrier, please contact MMHA, at 563-262-4141 at least three (3) business days in advance of the meeting date.

Comments may be submitted in person or by mail to MMHA, 215 Sycamore St, Muscatine, IA 52761 or electronically to mrinnert@muscatineiowa.gov during the public comment period, March 1 through April 17, 2025 at 6:00 p.m.



RESOLUTION NO. 2025-0063

**A RESOLUTION TO SET ANNUAL PUBLIC HEARING AND PUBLIC COMMENT PERIOD ON THE
MUSCATINE MUNICIPAL HOUSING AGENCY'S (MMHA'S)
2025 to 2029 5-YEAR PLAN and 2025 ANNUAL PLAN AND CAPITAL FUND PROGRAM**

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

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

WHEREAS, MMHA must publish a notice of comment period and hearing; and

WHEREAS, MMHA has drafted the 2025 – 2029 5-Year Plan, 2025 Annual Plan and Capital Funds Statement.

NOW, THEREFORE, BE IT RESOLVED that the Muscatine City Council, acting as the Muscatine Public Housing Authority Board of Commissioners, hereby sets a public hearing for Thursday, April 17, 2025, at 6:00 p.m., and invites the public to comment regarding the MMHA plans, policies and Capital Fund Statement at the MMHA office in Muscatine City Hall or at the public hearing.

PASSED, APPROVED AND ADOPTED this 20th day of February, 2025.




BRAD BARK, MAYOR
CITY OF MUSCATINE, IOWA


CINDA HILGER, CITY CLERK



City of Muscatine

ITEM NUMBER 2025-0095

AGENDA ITEM SUMMARY

DATE: 3/6/2025

STAFF

Brian Stineman, Public Works Director

SUBJECT

Resolution Setting a Public Hearing on March 20, 2025, for Review Plans and Specifications for Snow Removal Equipment at the Muscatine Municipal Airport

EXECUTIVE SUMMARY

Presented for City Council's consideration is a resolution setting a Public Hearing to review the plans and specifications for snow removal equipment bids, for March 20, 2025, at 6:00 pm in the City Hall Council Chambers during the regularly scheduled City Council Meeting.

STAFF RECOMMENDATION

Adopt the resolution and hold the public hearing.

BACKGROUND/DISCUSSION

City staff are working with Bolton & Menk Engineering, our contracted airport consultant, to prepare plans and specifications for the procurement of snow removal equipment for the airport. This project will be funded at 90% by a grant from the Federal Aviation Administration (FAA). The remaining 10% will be funded by bond proceeds.

CITY FINANCIAL IMPACT

No financial impact to set public hearing.

ATTACHMENTS

1. Public Notice for Public Hearing Airport SRE
2. 2025-0095 Set Public Hearing Resolution Airport SRE (1)
3. 0095 affidavit_Airport Snow removal equipment

PUBLIC NOTICE

NOTICE OF TIME AND PLACE OF PUBLIC HEARING ON THE MUSCATINE AIRPORT SNOW REMOVAL EQUIPMENT PROJECT

Public Notice is hereby given that the City Council of the City of Muscatine, Iowa will hold a Public Hearing to hear objections to the plans, specifications, form of contract, and cost estimate for the proposed Muscatine Snow Removal Equipment Project. Said hearing will be held in the City Council Chambers, City Hall, Muscatine, Iowa on March 20, 2025, 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.

Cinda Hilger, City Clerk

RESOLUTION NO. 2025-0095

**SETTING TIME AND PLACE FOR PUBLIC HEARING ON THE PLANS,
SPECIFICATIONS, FORM OF CONTRACT, COST ESTIMATE, AND SETTING
A BID DATE FOR THE MUSCATINE AIRPORT SNOW REMOVAL
EQUIPMENT PROJECT**

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

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

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

SECTION I: On March 20, 2025 at 6:00 p.m. in the City Council Chambers at City Hall, Muscatine, Iowa, this Council shall hold a public hearing of the plans, specifications, form of contract, cost estimate, and setting a bid date for the Muscatine Airport Snow Removal Equipment Project.

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

PASSED, APPROVED, AND ADOPTED THIS 6th DAY OF March, 2025.

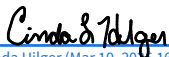
CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA



Brad Bark (Mar 10, 2025 13:32 CDT)

Brad Bark, Mayor

ATTEST:



Cinda Hilger (Mar 10, 2025 16:28 CDT)

Cinda Hilger, City Clerk



AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Tatiana Dorval, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of The Muscatine Journal, morning edition, a daily newspaper printed and published by Lee Enterprises, Incorporated, in the City of , County, Iowa, and that a notice, a printed copy of which is made part of this affidavit, was published in said The Muscatine Journal, on the dates listed below.
March. 14 2025

NOTICE ID: ATf5gTgweaaahzGtl1On

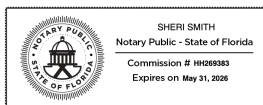
PUBLISHER ID: COL-IA-400645

NOTICE NAME: Pub Notice Airport SRE

Publication Fee: \$13.68

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

(Signed) Tatiana Dorval



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 03/18/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE NOTICE OF TIME AND PLACE OF PUBLIC HEARING ON THE MUSCATINE AIRPORT SNOW REMOVAL EQUIPMENT PROJECT

Public Notice is hereby given that the City Council of the City of Muscatine, Iowa will hold a Public Hearing to hear objections to the plans, specifications, form of contract, and cost estimate for the proposed Muscatine Snow Removal Equipment Project. Said hearing will be held in the City Council Chambers, City Hall, Muscatine, Iowa on March 20, 2025, 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.
COL-IA-400645



City of Muscatine

ITEM NUMBER

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Nancy Lueck, Finance Director

SUBJECT

Public Hearing on the Proposed Amendment #1 to the City Budget for Fiscal Year 2024/2025.

EXECUTIVE SUMMARY

The City Council recently completed the budget review process for the fiscal year 2025/2026 budget. As part of that review, revised estimate revenue and expenditure amounts for the current year (2024/2025) were also reviewed by City Council. Each year, these revised estimate amounts become Amendment #1 to the current year budget.

Prior to the adoption of a budget amendment, a public hearing is required. The attached resolution will set a public hearing for April 17, 2025 at 6:00 p.m. concerning Amendment #1 to the 2024/2025 City budget. At this meeting, the public can comment on the proposed budget amendment.

STAFF RECOMMENDATION

BACKGROUND/DISCUSSION

The City Council recently completed the budget review process for the fiscal year 2025/2026 budget. As part of that review, revised estimate revenue and expenditure amounts for the current year (2024/2025) were also reviewed by City Council. Each year, these revised estimate amounts become Amendment #1 to the current year budget.

There were numerous increases and decreases in both revenues and expenditures in the Revised Estimate for 2024/2025. Budgeted expenditures increased by \$10,136,507 and transfers out increased by \$779,205. Budgeted revenues increased by \$8,162,026 and transfers in increased by \$779,205. The beginning fund balances for the year were also amended to the actual ending balances at the end of fiscal year 2023/2024.

Of the overall net expenditure increase, there was a \$265,800 expenditure decrease in the General Fund, an \$846,774 expenditure increase in special revenue funds, a \$146,117 debt

service fund expenditure decrease, a \$4,913,300 increase in general capital projects fund expenditures, and a \$4,788,350 expenditure increase in Enterprise funds, including enterprise fund capital projects. These increases include the updated capital project construction schedules and expenditures for grants that were awarded after the original budget was adopted.

Prior to the adoption of budget amendments, a public hearing is required.

CITY FINANCIAL IMPACT

While there are increases and decreases in both revenues and expenditures in Amendment #1, there is no direct financial impact from this amendment.

ATTACHMENTS

1. 0126 FY 25 Budget Amendment #1 Res Setting Public Hearing.4-3-25 (1) (1)

RESOLUTION NO. 2025-0126

**RESOLUTION SETTING TIME AND PLACE FOR A PUBLIC HEARING
CONCERNING AMENDMENT #1 TO THE CITY BUDGET
FOR THE FISCAL YEAR ENDING JUNE 30, 2025
FOR THE CITY OF MUSCATINE, IOWA**

WHEREAS, a public hearing is required in order to amend the budget for the City of Muscatine for the fiscal year ending June 30, 2025;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MUSCATINE, IOWA that a public hearing be set for April 17, 2025 at 6:00 p.m. in the City Hall Council Chambers. At this meeting, the public can comment on the proposed Amendment #1 to the Fiscal Year 2024/2025 Budget.

BE IT FURTHER RESOLVED that the City Clerk be directed to publish Notice of Public Hearing in the Muscatine Journal, in the form required by the State of Iowa.

PASSED, APPROVED AND ADOPTED this 3rd day of April, 2025.



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

Brad Bark, Mayor

ATTEST:

Cinda Hilger (Apr 4, 2025 14:33 CDT)

Cinda Hilger, City Clerk



City of Muscatine

ITEM NUMBER

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Nancy Lueck, Finance Director

SUBJECT

Public Hearing on the Proposed City Budget for Fiscal Year 2025/2026 (Public Hearing #2)

EXECUTIVE SUMMARY

The City Council completed the budget review process for the fiscal year 2025/2026 budget in late February. Two public hearings are required in order for City Council to adopt the annual budget for the upcoming year. City Council at the February 25, 2025 meeting, set the first public hearing for April 3, 2025 at 5:30 p.m. on the Proposed Property Tax Levy for 2025/2026. Per State requirements, this hearing will be held at a special meeting on April 3 at 5:30 with the only agenda item being the public hearing on the proposed tax levy for 2025/2026.

After that action on April 3, the City Council will need to set the next public hearing (Hearing #2) on the adoption of the budget and the certification of taxes for the 2025/2026 budget. The proposed total property tax levy rate for the 2025/2026 budget is \$15.95328 per \$1,000 of valuation, which is 1.8% higher than the current year (2024/2025) tax levy rate of \$15.67219.

STAFF RECOMMENDATION

BACKGROUND/DISCUSSION

The proposed total property tax levy rate for the 2025/2026 budget is \$15.95328 per \$1,000 of valuation, which is 1.8% higher than the current year (2024/2025) tax rate of \$15.67219.

The proposed budget for 2025/2026 totals \$86,364,799. This includes \$48,399,749 in governmental funds expenditures and \$37,965,050 in business-type/enterprise funds expenditures. Of the total proposed budget, \$23,046,500 is for capital projects in both governmental and business-type funds.

Setting Public Hearing #2 on the proposed budget is one of two items that City Council will consider at the April 3, 2025 regular meeting as shown in the following schedule.

April 3, 2025	Set the Public Hearing for the Adoption of the Budget and Certification of Taxes for Fiscal Year 2025/2026
April 3, 2025	Set Public Hearing on Amendment #1 to the 2024/2025 City Budget
April 17, 2025	Hold Hearing #2 on the Proposed 2025/2026 Budget
April 17, 2025	Hold Public Hearing on Amendment #1 to the 2024/2025 City Budget
April 17, 2025	Approve Resolution for the Adoption of the 2025/2026 Budget and Certification of Taxes
April 17, 2025	Approve Resolution for Amendment #1 to the 2024/2025 City Budget

CITY FINANCIAL IMPACT

The proposed property tax rate and tax dollars generated will continue to fund the current services provided to the City's residents. The proposed budget for 2025/2026 totals \$86,364,799 which includes \$23,046,500 in capital project expenditures.

ATTACHMENTS

1. 0127 Budget 2025-2026 Setting Public Hearing #2.Res 4-3-25 (1)

RESOLUTION NO. 2025-0127

**RESOLUTION SETTING TIME AND PLACE FOR A PUBLIC HEARING
CONCERNING THE BUDGET ESTIMATE FOR FISCAL YEAR 2025/2026
FOR THE CITY OF MUSCATINE, IOWA**

WHEREAS, the City is required to hold a public hearing concerning the City's budget estimate for fiscal year July 1, 2025 through June 30, 2026;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MUSCATINE, IOWA that a public hearing will be held on April 17, 2025 beginning at 6:00 p.m, in the City Hall Council Chambers concerning the City's budget estimate for fiscal year 2025/2026, and the City Clerk is directed to publish notice of said meeting in the Muscatine Journal.

PASSED, APPROVED, AND ADOPTED this 3rd day of April, 2025.

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



Brad Bark, Mayor

ATTEST:

Cinda Hilger (Apr 4, 2025 14:33 CDT)

Cinda Hilger, City Clerk



City of Muscatine

ITEM NUMBER

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Jodi Royal-Goodwin, Community Development Director
Nancy Lueck, Finance Director

SUBJECT

Public Hearing on the Proposed Development Agreement with Lumber Lofts, LLC, (BTS)
including Annual Appropriation Tax Increment Payments.

EXECUTIVE SUMMARY

STAFF RECOMMENDATION

BACKGROUND/DISCUSSION

At the May 16, 2024, meeting, the City Council selected BTS as the preferred developer for 910 E 2nd Street ("The Hawkeye Site") and directed staff to negotiate a development agreement that would provide appropriate financial incentives, including an annual appropriation of incremental property tax payments. A development agreement has been negotiated and will be considered by Council following the required public hearing. Appropriate steps must also be taken to facilitate the transfer and sale of this property to Lumber Lofts, LLC, the entity created by BTS for the development of the site.

The City assumed control of the site in 2004. Located on the banks of the Mississippi River at the mouth of Mad Creek, the site was previously used as a lumberyard for over 100 years before it was acquired by the City and today is used to dewater the dredge spoils from harbor dredging operations. The Hawkeye Site is the entrance to Muscatine on Highway 92 from Illinois and into our downtown from the east. Unfortunately, the dewatering operations do not leave it in the most welcoming state.

The Hawkeye Site's unique combination of size, riverfront location, and proximity to downtown and major employment centers, creates the potential for significantly more beneficial use of this site. The site is also within the area identified for Workforce Housing Tax Credits preference points as a result of the City being Designated an Iowa Thriving Community.

Council has previously approved actions necessary to make the site development ready, including approving an engineering contract to evaluate the feasibility of relocating the dewatering operation (September 14, 2023) and hiring a survey firm to prepare documents required to pursue a conditional letter of map revision (CLOMR) from the Federal Emergency Management Agency (FEMA) to confirm the placement of fill on the site would allow for its removal from the floodplain (April 4, 2024).

Subsequently, staff prepared and released a request for proposals (RFP) for the redevelopment of the site. The was published on the City's website and sent directly to 53 individuals representing developers in the region. A non-mandatory pre-proposal meeting was held April 25, with 4 developers in attendance. However, only 1 response was received.

At the May 16 meeting, Council approved BTS as the preferred developer of the site. The proposed development is a \$11.55 million mixed-use building that will include 65 market-rate apartments and limited ground floor commercial space. BTS has been awarded Workforce and Redevelopment tax credits from the State of Iowa, and anticipates beginning construction in June 2025 and to be completed within 12 months. BTS has created Lumber Lofts, LLC to be the developer and owner of this project.

The proposed project will support Council's goal to create attractive entryways into the City and provide workforce housing to support a vibrant community.
this property.

CITY FINANCIAL IMPACT

The tax increment payments will be paid solely from the incremental property taxes generated by the development.

ATTACHMENTS

1. Development Agreement (Lumber Lofts) (Muscatine #77 2024)-v3
2. 2025-0110 Set Date Dev Agmt AA - (Muscatine #77 2025)-v2 (1) (1)

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Muscatine, Iowa (the “City”) and Lumber Lofts, LLC (the “Company”) as of the ____ day of _____, 2025 (the “Commencement Date”).

WHEREAS, the City has established the Consolidated Muscatine Urban Renewal Area (the “Urban Renewal Area”) and has adopted a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, the City owns and/or intends to acquire and make certain improvements to real property, which is situated in the City, lying within the Urban Renewal Area and more specifically described on Exhibit A hereto (the “Property”); and

WHEREAS, the Company has proposed to acquire the Property and undertake the construction of a mixed-use building (the “Project”) including commercial units (the “Commercial Units”) and residential units (the “Residential Units”); and

WHEREAS, the Company has requested that the City provide financial assistance in the form of (i) an economic development grant (the “Grant”) and (ii) incremental property tax payments to be used by the Company in paying the costs of constructing and maintaining the Project; and

WHEREAS, the taxable base valuation of the Property for purposes of calculations of Incremental Property Tax Revenues (as hereinafter defined) under this Agreement and Section 403.19 of the Code of Iowa shall be January 1, 2025 (the “Base Valuation”); and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons;

NOW THEREFORE, the parties hereto agree as follows:

A. City and Company Covenants

1. Sale of the Property.

The City will sell, and the Company will acquire (the “Real Estate Transaction”) the Property for a purchase price of \$50,000.00 (the “Purchase Price”). The closing (“Closing”) of the Real Estate Transaction will be within thirty (30) days following the satisfaction or the Company’s waiver of the Conditions Precedent (as defined below).

The Company acknowledges that in lieu of advancing the Purchase Price to the City upon Closing the City will withhold an amount (the “Purchase Price Withholding Amount”) equal to the Purchase Price from the Incremental Property Tax Revenues (as hereinafter defined) received by the City to make the Payments (as hereinafter defined) before making any Payments to the Company in order to collect the Purchase Price from the Company.

The Property will be sold and transferred on the following terms:

- a. City will provide the Company with an updated abstract for the Property at least sixty days before Closing.
- b. The City will transfer the Property free and clear of all liens or encumbrances, including but not limited to liens for unpaid taxes, and free of any covenants, easements or restrictions that unreasonably interfere with the Company's intended construction and use of the Property; provided, however, that the Company shall grant, at no cost to the City, construction and/or permanent easements, as necessary, to that portion (the "Easement Property") of the Property as more particularly described on Exhibit A-1 hereto, in order for the City to access such Easement Property to construct certain force main and recreational trail improvements thereon and to maintain such improvements.
- c. The City will transfer the Property via a quit claim deed to the Company.
- d. Prior to Closing the City will remove all property, equipment and debris related to the removal by the City of the dredge spoils from the Property and the existing concrete slab on the Property.
- e. The City will transfer sole and exclusive possession of the Property to the Company at Closing.

2. Project Construction; Operational Requirement

Project Construction

The Company agrees to construct the Project on the Property. The Company agrees to make good faith efforts to commence construction of the footings for the Project as soon as practicable following the Closing, but in any event shall commence such construction by no later than December 31, 2025.

Furthermore, the Company expects this construction to result in approximately \$11,000,000 in capital improvements for the Property, including construction work, equipment, furnishings, soft costs and other capital improvements. The Project shall minimally include a sixty-five (65) unit mixed-use building with Residential Units; indoor and outdoor gathering spaces, a fitness center Commercial Units on the ground floor; and onsite parking on the Property. Further, the Project shall be designed and constructed in accordance with the façade design standards (the "Façade Design Standards") set forth on Exhibit B hereto.

The Company agrees to submit a detailed site plan (the "Site Plan") for the development of the Project to the City in accordance with City Code Section 10-2-7(I). Upon approval by the City of the Site Plan it shall be attached hereto as Exhibit C. The Site Plan shall include a plan for stormwater management for the Property that demonstrates compliance with SUDAS Section 2G-1.B.3. as well as the Extreme Flood Protection Criteria from the Iowa Storm Water Management Manual. The Site Plan may be amended in accordance with the Muscatine City Code by mutual written consent of the parties.

The Company agrees to construct the Project in accordance with the Site Plan, the Façade Design Standards and all local zoning, land use, building and safety codes and regulations. The Company agrees to complete construction of the Project by no later than December 31, 2026.

Maintenance and Use of the Project and the Property

The Company agrees to maintain ownership of the Project and to occupy or lease out part of or all of the Project throughout the Term (as hereinafter defined) of this Agreement.

The Company further agrees to maintain, preserve, and keep the Property, including but not limited to the Project, useful and in good repair and working order, ordinary wear and tear excepted, and from time to time will make all necessary repairs, replacements, renewals, and additions. Further, the Company agrees to maintain compliance with local zoning, land use, building and safety codes and regulations.

Further, the Company agrees to obtain and continuously maintain reasonable insurance covering the Property, including the Project. The Company agrees to notify the City promptly in the case of damage exceeding \$250,000 in amount to, or destruction of, the Project resulting from fire or other casualty.

3. Company's Operational Certifications. The Company agrees to certify (the "Operational Certification") to the City by no later than October 15 of each year during the Term, commencing in 2027, that the Company is in compliance with the requirements of Section A.2 above. Each Operational Certification shall be accompanied by documentation demonstrating, to the reasonable satisfaction of the City, that the Company is in compliance with the Operational Requirement.

4. Property Taxes. The Company agrees to make timely payment of all property taxes as they come due with respect to the Property with the completed Project thereon and to submit a receipt or cancelled check in evidence of each such payment.

5. Minimum Assessment Agreement. The Company agrees to enter into an assessment agreement (the "Assessment Agreement"), pursuant to Section 403.6 of the Code of Iowa fixing the minimum assessed valuation of the Property, in contemplation of the value to be added by the Project, at not less than Seven Million Five Hundred Thousand Dollars (\$7,500,000) (the "Minimum Assessed Valuation") as of January 1, 2027 (the "First Valuation Date"). It is intended by the Company that the Minimum Assessed Valuation shall be established on the Muscatine County property tax rolls as of the First Valuation Date regardless of the then-current degree of completion or incompleteness of the Project. The Assessment Agreement shall be in substantially the form attached hereto as Exhibit D and shall remain in effect throughout the Term of this Agreement.

6. Property Tax Payment Certification. For purposes of this Agreement “Annual Percentage” shall mean the annual percentage in effect from time to time as set forth in the following table:

Payment Year	Annual Percentage
First through Tenth Payment Years	100%
Eleventh through Twentieth Payment Years	90%

The Company agrees to certify to the City by no later than October 15th of each year during the Term, commencing in 2027, an amount (the “Company’s Estimate”) equal to the Annual Percentage of the estimated Incremental Property Tax Revenues, as hereinafter defined, anticipated to be paid in the fiscal year immediately following such certification with respect to the taxable valuation of the Property. The Company will submit the Company’s Estimate by completing and submitting the worksheet attached hereto as Exhibit E. The City reserves the right to review and request revisions to each such Company’s Estimate to ensure the accuracy of the figures submitted.

For purposes of this Agreement, Incremental Property Tax Revenues are calculated by: (1) determining the consolidated property tax levy (city, county, school, etc.) then in effect with respect to taxation of the Property; (2) subtracting (a) the debt service levies of all taxing jurisdictions, (b) the school district instructional support and physical plant and equipment levies and (c) any other levies which are required to be exempted from such calculation by action of the Iowa General Assembly; (3) multiplying the resulting modified consolidated levy rate times any incremental growth in the taxable (post-roll back) valuation of the Property, as shown on the property tax rolls of Muscatine County, above and beyond the Base Valuation; and (4) deducting any State of Iowa property tax credits which may from time to time be claimed with respect to the Property.

Upon request, the City staff shall provide reasonable assistance to the Company in completing the worksheet required under this Section A.6.

7. Reversionary Interest. Notwithstanding any other provision of this Agreement, the conveyance of the Property shall be made subject to the express condition that the Company shall commence construction of the footings for the Project by December 31, 2025.

If said condition as to all or any part of the Project is not met, then, at the City’s option, exercisable by written notice to Company at any time following the transfer and failure to meet any of the requirements, which notice sets forth the nature of the breach or violation and further provided that if the breach or violation is not corrected to City’s reasonable satisfaction within thirty (30) days of the date of receipt of the notice, then all right, title and interest in and to the portion of the Property and to any improvements thereon, together with the right of immediate possession thereof, will revert to and revest in the City and City’s assigns, as fully and completely as if the deed conveying the Property to the Company had not been executed. Written notice shall be by first class U.S. Mail, postage prepaid, to the Company, at the address set forth below, and shall be deemed received after three (3) days after being deposited in the mail.

This reversion shall be more specifically documented under separate real estate purchase agreements, deeds and such other documentation as shall be deemed necessary by the City and shall survive the termination of this Agreement. The City may file a verified claim pursuant to Iowa Code 614.24 to preserve the reversion and associated use restrictions beyond the 21-year limitations period provided by Iowa Code.

8. Legal and Administrative Costs. The Company hereby agrees to pay for the legal fees and administrative costs incurred by the City in connection with the drafting, negotiation and authorization of this Agreement, including the prerequisite amendment to the urban renewal plan, up to an amount not in excess of \$10,000. The Company agrees to remit payment to the City within 30-days of the submission of reasonable documentation by the City to the Company evidencing such costs.

9. Default Provisions.

a. Events of Default. The following shall be “Events of Default” under this Agreement, and the term “Event of Default” shall mean, whenever it is used in this Agreement (unless otherwise provided), any one or more of the following events:

- (i) Failure by the Company to complete construction of the Project, pursuant to the terms and conditions of this Agreement.
- (ii) Failure by the Company to fully and timely remit payment of property taxes when due and owing.
- (iii) Failure by the Company to comply with Section A.2, A.3, A.4, A.5 and A.6 of this Agreement.
- (iv) Failure by the Company to observe or perform any other material covenant on its part, to be observed or performed hereunder.

b. Notice and Remedies. Whenever any Event of Default described in this Agreement occurs, the City shall provide written notice to the Company describing the cause of the default and the steps that must be taken by the Company in order to cure the default. The Company shall have thirty (30) days after receipt of the notice to cure the default or to provide assurances satisfactory to City that the default will be cured as soon as reasonably possible. If the Company fails to cure the default or provide assurances, the City shall then have the right to:

- (i) Pursue any action available to it, at law or in equity, in order to enforce the terms of this Agreement.
- (ii) Withhold the Payments provided for under Section B.1 below.
- (iii) Withhold the disbursement of the Grant proceeds provided for under Section B.5 below.
- (iv) Terminate this Agreement.

B. City's Obligations

1. Payments. In recognition of the Company's obligations set out above, the City agrees to make forty (40) semiannual economic development tax increment payments (the "Payments" and each, individually a "Payment") to the Company during the Term, pursuant to Chapters 15A and 403 of the Code of Iowa, provided however that the aggregate, total amount of the Payments (the "Maximum Payment Total") shall not exceed \$2,400,000. All Payments under this Agreement shall be subject to annual appropriation by the City Council, as provided hereunder.

The Payments shall not constitute general obligations of the City and shall be made solely and only from the Annual Percentage of Incremental Property Tax Revenues received by the City from the Muscatine County Treasurer attributable to the taxable valuation of the Property.

This Agreement assumes that the full taxable valuation resulting from the Project will go on the property tax rolls as of January 1, 2027. Accordingly, assuming all appropriation determinations are approved affirmatively by the City Council under Section B.2 below, Payments will be made on December 1 and June 1 of each fiscal year, beginning December 1, 2028, and continuing through and including June 1, 2048, or until such earlier date upon which total Payments equal to the Maximum Payment Total have been made.

2. Annual Appropriation. The Payments shall be subject to annual appropriation by the City Council. Prior to December 1 of each year during the Term of this Agreement, commencing in calendar year 2027, the City Council of the City shall consider the question of obligating for appropriation to the funding of the Payments due in the following fiscal year, an amount (the "Appropriated Amount") of Incremental Property Tax Revenues to be collected in the following fiscal year equal to or less than the most recently submitted Company's Estimate.

In any given fiscal year, if the City Council determines to not obligate the then-considered Appropriated Amount, then the City will be under no obligation to fund the Payments scheduled to become due in the following fiscal year, and the Company will have no rights whatsoever to compel the City to make such Payments, to seek damages relative thereto or to compel the funding of such Payments in future fiscal years. A determination by the City Council to not obligate funds for any particular fiscal year's Payments shall not render this Agreement null and void, and the Company shall make the next succeeding submission of the Company's Estimate as called for in Section A.6 above, provided however that no Payment shall be made after June 1, 2048.

3. Payment Amounts. The aggregate Payments to be made in a fiscal year shall not exceed an amount equal to the corresponding Appropriated Amount (for example, for the Payments due on December 1, 2028 and on June 1, 2029, the aggregate maximum amount of such Payments would be determined by the Appropriated Amount determined for certification by December 1, 2027). Furthermore, the amount of each such Payment shall not exceed the Annual Percentage of Incremental Property Tax Revenues (excluding allocations of "back-fill" or "make-up" payments from the State of Iowa for property tax credits or roll-back) actually

received by the City from the Muscatine County Treasurer attributable to the taxable incremental valuation of the Property in the six (6) months immediately preceding such Payment due date.

4. Certification of Payment Obligation. In any given fiscal year, if the City Council determines to obligate the then-considered Appropriated Amount, as set forth in Section B.2 above, then the City Clerk will certify by December 1 of each such year to the Muscatine County Auditor an amount equal to the most recently obligated Appropriated Amount.

5. Economic Development Grant. The City hereby agrees to advance the proceeds of the Grant, in an amount equal to \$250,000, to the Company within thirty (30) days of the date on which the Certificate of Occupancy is issued for the Project.

6. Small Business Forgivable Loan. If the Company submits an application under the City's Small Business Forgivable Loan Program, then the City agrees to consider, in good faith, providing a forgivable loan to the Company under the terms and conditions of the City's Small Business Forgivable Loan Program.

7. Relocation of Power Lines. The City agrees to undertake the relocation of power lines on the Property at no cost to the Company and at such times as mutually agreed upon by the City and the Company.

C. Administrative Provisions

1. Amendment and Assignment. The parties hereto may not cause this Agreement to be amended, assigned, assumed, sold or otherwise transferred without the prior written consent of the other party. However, the City hereby gives its permission that the Company's rights to receive the Payments hereunder may be assigned by the Company to a private lender, as security on a credit facility taken with respect to the Project, without further action on the part of the City.

2. Successors. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

3. Term. The term (the "Term") of this Agreement shall commence on the Commencement Date and end on June 1, 2048, or on such earlier date upon which the aggregate sum of Payments made to the Company equals the Maximum Payment Total.

4. Choice of Law. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

5. Force Majeure. No party to this Agreement shall be liable or responsible to the other party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement (except for any obligations to make previously owed payments to the other party hereunder) when and to the extent such failure or delay is caused by or results from acts beyond the impacted party's ("Impacted Party") reasonable control, including, without limitation, the following force

majeure events (“Force Majeure Event(s)”) that frustrates the purpose of this Agreement: (a) acts of God; (b) flood, fire, earthquake or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order or law; (e) actions, embargoes or blockades in effect on or after the date of this Agreement; (f) action by any governmental authority; (g) national or regional emergency; (h) strikes, labor stoppages or slowdowns or other industrial disturbances; (i) epidemic, pandemic or similar influenza or bacterial infection (which is defined by the United States Center for Disease Control as virulent human influenza or infection that may cause global outbreak, or pandemic, or serious illness); (j) emergency state; (k) shortage of adequate medical supplies and equipment; (l) shortage of power or transportation facilities; and (m) other similar events beyond the reasonable control of the Impacted Party.

6. Notices. Except as otherwise expressly provided in this Agreement, a notice or other communication under the Agreement, by either the City or the Company to the other, shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and:

a. In the case of the Company, is addressed to or delivered personally to _____.

b. In the case of City, is addressed to or delivered personally to City Administrator, City of Muscatine, City Hall, 215 Sycamore Street, Muscatine, IA 52761.

c. The City or the Company may, upon written notice to the other, change the address to which such notices and demands are made.

D. Conditions Precedent. The Company’s obligations under this Agreement are conditioned upon the Company’s receipt of the following, each to the reasonable satisfaction of the Company (collectively the “Conditions Precedent”):

i. The Company securing an allocation of Workforce Housing Tax Credits for the Project from the Iowa Economic Development Authority;

ii. The Company securing Redevelopment Tax Credits for the Project from the Iowa Department of Revenue;

iii. The Company securing bank financing for the Project; and

iv. The Company completing all other due diligence review of the Property and the Project.

If the Conditions Precedent have not been satisfied on or before June 1, 2025, the Company may terminate this Agreement, in which case neither party shall have any obligation hereunder.

The City and the Company have caused this Agreement to be signed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF MUSCATINE, IOWA

By: _____
Mayor

Attest:

City Clerk

LUMBER LOFTS, LLC

By: _____

EXHIBIT A
DESCRIPTION OF THE PROPERTY

BLOCK 20, IN THE CITY OF MUSCATINE, IN MUSCATINE COUNTY, IOWA, EXCEPT PARTS CONVEYED TO STATE OF IOWA BY WARRANTY DEEDS RECORDED IN BOOK 206 OF LOTS, PAGE 567 AND IN BOOK 252 OF LOTS, PAGE 160; AND EXCEPT PART CONVEYED TO CITY OF MUSCATINE, IOWA, BY SPECIAL WARRANTY DEED RECORDED IN BOOK 226 IF LOTS, PAGE 600; SUBJECT TO EASEMENT TO STATE OF IOWA RECORDED IN BOOK 252 OF LOTS, PAGE 163; AND SUBJECT OT EASEMENTS OF CITY OF MUSCATINE, IOWA RECORDED IN BOOK 151 OF LOTS, PAGE 210; IN BOOK 203 OF LOTS, PAGE 575, IN BOOK 209 OF LOTS, PAGE 584; AND IN BOOK 277 OF LOTS, PAGE 1068 AS SHOWN BY CONDEMNATION PROCEEDINGS; ALL REFERENCES BEING TO THE REAL ESTATE RECORDS OF MUSCATINE COUNTY, IOWA.

EXHIBIT A-1
DESCRIPTION OF THE EASEMENT PROPERTY

[Insert Description of the Easement Property]

EXHIBIT B
FAÇADE DESIGN STANDARDS

EXHIBIT C
SITE PLAN

[ATTACH SITE PLAN HERE]

EXHIBIT D
FORM OF MINIMUM ASSESSMENT AGREEMENT

MINIMUM ASSESSMENT AGREEMENT

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Amy M. Bjork, Esq., Dorsey & Whitney LLP, 801 Grand Avenue, Suite 4100, Des Moines, IA 50309; Phone: 515-699-3285

Return Document To:

Matthew Mardesen, City Administrator, City of Muscatine, Iowa, 215 Sycamore St., Muscatine, IA 52761; Phone: 563-264-1550

City: City of Muscatine, Iowa

Property Owner: Lumber Lofts, LLC

Legal Description: See Exhibit A

Book & Page Reference if applicable:

MINIMUM ASSESSMENT AGREEMENT

THIS AGREEMENT, dated as of the ____ day of _____, 2025, by and among the City of Muscatine, Iowa (the “City”), Lumber Lofts, LLC (the “Property Owner”), and the County Assessor of Muscatine County (the “Assessor”).

WITNESSETH

WHEREAS, the Property Owner owns the real property, the legal description of which is contained in Exhibit A attached hereto (the “Property”), which is located in the Muscatine Urban Renewal Area in the City; and

WHEREAS, the Property Owner has undertaken the construction of a mixed-use building on the Property; and

WHEREAS, a development agreement (the “Development Agreement”), dated _____, 2025, has been executed between the City and the Property Owner in connection with the Property Owner’s investment in and business operations on the Property; and

WHEREAS, pursuant to Section 403.6(19) of the Code of Iowa, the City and the Property Owner desire to establish a minimum taxable value for the Property and the improvements to be constructed thereon, which shall be effective as of January 1, 2027, and from then until this Agreement is terminated pursuant to the terms herein and which is intended to reflect the minimum market value of the land and improvements;

NOW, THEREFORE, the parties to this Agreement, in consideration of the promises, covenants and agreements made by each other, do hereby agree as follows:

1. Effective January 1, 2027, the minimum actual value which shall be assessed for the Property upon completion of the improvements to be constructed thereon, shall not be less than Seven Million Five Hundred Thousand Dollars (\$7,500,000) until termination of this Agreement.

2. The Property Owner hereby agrees that the assessed valuation (hereinafter referred to as the “Minimum Actual Value”) set forth in Section 1 above shall become and remain effective as of January 1, 2027, until such time as the City’s obligations to make Grant Disbursements (as defined in the Development Agreement) have been satisfied in-full, regardless of the actual degree of completion or incompleteness of the Project, even if construction of the Project is not commenced by such date. Furthermore, the Property Owner acknowledges that the City has changed its position in reliance on the timeliness of such increase in valuation as set forth in the Development Agreement.

3. The Property Owner agrees to pay when due, all taxes and assessments, general or special, and all other charges whatsoever levied upon or assessed or placed against the Property,

subject to any limitations set forth in the Development Agreement. The Property Owner further agrees that until this Agreement is terminated they will not seek administrative or judicial review of the applicability, enforceability, or constitutionality of this Agreement or the obligation to be taxed based upon the Minimum Actual Value or to raise any such argument by way of defense in any proceedings, including delinquent tax proceedings.

4. The Property Owner further agrees that until this Agreement is terminated it will not seek any tax exemption or abatement either presently or prospectively authorized under any State, federal or local law with respect to taxation of the Property including causing or allowing the property to be leased, sold, transferred to or otherwise used by an entity that is exempt from property taxes under the laws of the State of Iowa.

5. This Agreement, and the minimum assessed valuation established herein, shall be effective until such time as the City's obligations to make Grant Disbursements (as defined in the Development Agreement) have been satisfied in-full.

6. Nothing herein shall be deemed to waive the Property Owner's rights under Section 403.6(19) Code of Iowa (2025) or otherwise, to contest that portion of any actual value assignment made by the Assessor in excess of the Minimum Actual Value.

7. This Agreement shall be promptly recorded with the Muscatine County Recorder, along with a copy of Iowa Code Section 403.6.

8. Neither the preamble nor provisions of this Agreement are intended to, nor shall they be construed as, modifying the terms of any other contract between the City and the Property Owner, including the Development Agreement.

[Remainder of page intentionally left blank.]

This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

CITY OF MUSCATINE, IOWA

By: _____
Mayor

Attest:

City Clerk

LUMBER LOFTS, LLC

By: _____
[Name, Title]

STATE OF IOWA)
)
COUNTY OF MUSCATINE) SS:

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Brad Bark and Cinda Hilger, the Mayor and City Clerk, respectively, of Muscatine, Iowa, a municipal corporation of the State of Iowa, on behalf of the City.

Notary Public

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____ the _____ of Lumber Lofts, LLC, an Iowa limited liability company.

EXHIBIT A TO MINIMUM ASSESSMENT AGREEMENT

BLOCK 20, IN THE CITY OF MUSCATINE, IN MUSCATINE COUNTY, IOWA, EXCEPT PARTS CONVEYED TO STATE OF IOWA BY WARRANTY DEEDS RECORDED IN BOOK 206 OF LOTS, PAGE 567 AND IN BOOK 252 OF LOTS, PAGE 160; AND EXCEPT PART CONVEYED TO CITY OF MUSCATINE, IOWA, BY SPECIAL WARRANTY DEED RECORDED IN BOOK 226 IF LOTS, PAGE 600; SUBJECT TO EASEMENT TO STATE OF IOWA RECORDED IN BOOK 252 OF LOTS, PAGE 163; AND SUBJECT OT EASEMENTS OF CITY OF MUSCATINE, IOWA RECORDED IN BOOK 151 OF LOTS, PAGE 210; IN BOOK 203 OF LOTS, PAGE 575, IN BOOK 209 OF LOTS, PAGE 584; AND IN BOOK 277 OF LOTS, PAGE 1068 AS SHOWN BY CONDEMNATION PROCEEDINGS; ALL REFERENCES BEING TO THE REAL ESTATE RECORDS OF MUSCATINE COUNTY, IOWA.

CERTIFICATION BY ASSESSOR

The undersigned Assessor, being legally responsible for the assessment of the above described property upon completion of improvements to be made on it, hereby certifies that the actual value assigned to such land and improvements upon completion, shall be not less than Seven Million Five Hundred Thousand Dollars (\$7,500,000) from January 1, 2027, until termination of the Agreement.

County Assessor for Muscatine County,
State of Iowa

Subscribed and sworn to before me this ____ day of _____, 2025.

Notary Public

LIENHOLDER'S CONSENT, IF ANY

In consideration of one dollar and other valuable consideration, the receipt of which is hereby acknowledged, and notwithstanding anything in any loan or security agreement to the contrary, the undersigned ratifies, approves, consents to and confirms the Assessment Agreement entered into between the parties, and agrees to be bound by its terms. This provision shall be binding on the parties and their respective successors and assigns.

[NAME OF LIENHOLDER]

By: _____
Signature

Date: _____

STATE OF IOWA)
) SS:
COUNTY OF MUSCATINE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____ the _____ of _____.

Notary Public

[Add additional pages for each Lienholder]

[If no Lienholders exist, this consent will not be completed]

Consistent with Iowa Code §403.6(19)(b), filed with this assessor certification is a copy of subsection 19 as follows:

19. a. A municipality, upon entering into a development or redevelopment agreement pursuant to section 403.8, subsection 1, or as otherwise permitted in this chapter, may enter into a written assessment agreement with the Company of taxable property in the urban renewal area which establishes a minimum actual value of the land and completed improvements to be made on the land until a specified termination date which shall not be later than the date after which the tax increment will no longer be remitted to the municipality pursuant to section 403.19, subsection, subsection 2. The assessment agreement shall be presented to the appropriate assessor. The assessor shall review the plans and specifications for the improvements to be made and if the minimum actual value contained in the assessment agreement appears to be reasonable, the assessor shall execute the following certification upon the agreement:

The undersigned assessor, being legally responsible for the assessment of the above described property upon completion of the improvements to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall not be less than \$_____.

b. This assessment agreement with the certification of the assessor and a copy of this subsection shall be filed in the office of the county recorder of the county where the property is located. Upon completion of the improvements, the assessor shall value the property as required by law, except that the actual value shall not be less than the minimum actual value contained in the assessment agreement. This subsection does not prohibit the assessor from assigning a higher actual value to the property or prohibit the owner from seeking administrative or legal remedies to reduce the actual value assigned except that the actual value shall not be reduced below the minimum actual value contained in the assessment agreement. An assessor, county auditor, board of review, director of revenue, or court of this state shall not reduce or order the reduction of the actual value below the minimum actual value in the agreement during the term of the agreement regardless of the actual value which may result from the incomplete construction of improvements, destruction or diminution by any cause, insured or uninsured, except in the case of acquisition or reacquisition of the property by a public entity. Recording of an assessment agreement complying with this subsection constitutes notice of the assessment agreement to a subsequent purchaser or encumbrancer of the land or any part of it, whether voluntary or involuntary, and is binding upon a subsequent purchaser or encumbrancer.

EXHIBIT E
COMPANY'S ESTIMATE WORKSHEET

- (1) Date of Preparation: October ____, 20__.
- (2) Assessed Taxable Valuation of Property as of January 1, 20__:
\$_____.
- (3) Base Taxable Valuation of Property:
\$_____.
- (4) Incremental Taxable Valuation of Property (2 minus 3):
\$_____ (the "TIF Value").
- (5) Current City fiscal year consolidated property tax levy rate for purposes of calculating Incremental Property Tax Revenues (the "Adjusted Levy Rate"):
\$_____ per thousand of value.
- (6) The TIF Value (4) factored by the Adjusted Levy Rate (5).
\$_____ x \$_____/1000 = \$_____ (the "TIF Estimate")
- (7) Subtract anticipated property tax credits from the TIF Estimate (6 minus 7) =
\$_____ (the "Available TIF Estimate")
- (8) Factor the Available TIF Estimate (7) by the applicable Annual Percentage =
Company's Estimate = \$_____ x .__ = _____

Annual Percentage:

Payment Year	Annual Percentage
First through Tenth Payment Years	100%
Eleventh through Twentieth Payment Years	90%

SET DATE FOR HEARING ON
DEVELOPMENT AGREEMENT AND
TAX INCREMENT PAYMENTS

(LUMBER LOFTS, LLC)

421464-77

Muscatine, Iowa

March 20, 2025

A meeting of the City Council of the City of Muscatine, Iowa, was held at 6:00 p.m., on March 20, 2025, at the Council Chambers, in the City, pursuant to the rules of the Council.

The Mayor presided and the roll was called, showing members present and absent as follows:

Present: Gordon, Brockert, Lewis, Conard, Osborne, Lampe

Absent: Jindrich.

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

Ayes: Gordon, Brockert, Lewis, Conard, Osborne, Lampe

Nays: _____.

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

RESOLUTION NO. 2025-0110

Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Lumber Lofts, LLC, Including Annual Appropriation Tax Increment Payments

WHEREAS, the City of Muscatine, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Consolidated Muscatine Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, this City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa, which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal of and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City proposes to enter into a certain development agreement (the “Development Agreement”) with Lumber Lofts, LLC (the “Developer”) in connection with the construction by the Developer of a mixed-use building including commercial and residential units; and

WHEREAS, the Development Agreement would provide financial incentives to the Developer in the form of annual appropriation incremental property tax payments to the Developer in an amount not to exceed \$2,400,000 under the authority of Section 403.9(1) of the Code of Iowa; and

WHEREAS, it is necessary to set a date for a public hearing on the Development Agreement, pursuant to Section 403.9 of the Code of Iowa;

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

Section 1. This City Council shall meet on April 17, 2025, at 6:00 p.m., at the Council Chambers, in the City, at which time and place proceedings will be instituted and action taken to approve the Development Agreement.

Section 2. The City Clerk is hereby directed to give notice of the proposed action, the time when and place where said meeting will be held, by publication at least once not less than four days and not more than twenty days before the date of said meeting in a legal newspaper of general circulation in the City. Said notice shall be in substantially the following form:

**NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT AGREEMENT WITH
LUMBER LOFTS, LLC AND AUTHORIZATION OF ANNUAL APPROPRIATION TAX
INCREMENT PAYMENTS**

The City Council of the City of Muscatine, Iowa, will meet at the Council Chambers, on April 17, 2025, at 6:00 p.m., at which time and place proceedings will be instituted and action taken to approve a Development Agreement between the City and Lumber Lofts, LLC (the “Developer”), in connection with the construction by the Developer of a mixed-use building including commercial and residential units in the Consolidated Muscatine Urban Renewal Area (the “Urban Renewal Area”), which Agreement provides for certain financial incentives in the form of incremental property tax payments (the “Payments”) to the Developer in a total amount not exceeding \$2,400,000 as authorized by Section 403.9 of the Code of Iowa.

The commitment of the City to make the Payments to the Developer under the Development Agreement will not be a general obligation of the City, but such Payments will be payable solely and only from incremental property tax revenues generated within the Consolidated Muscatine Urban Renewal Area. Some or all of the Payments under the Development Agreement may be made subject to annual appropriation by the City Council.

At the meeting, the City Council will receive oral or written objections from any resident or property owner of the City. Thereafter, the Council may, at the meeting or at an adjournment thereof, take additional action to approve the Development Agreement or may abandon the proposal.

This notice is given by order of the City Council of Muscatine, Iowa, in accordance with Section 403.9 of the Code of Iowa.

Cinda Hilger
City Clerk

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

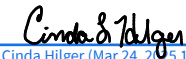
Section 4. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved March 20, 2025.



Mayor

Attest:



Cinda Hilger (Mar 24, 2025 15:20 CDT)

City Clerk



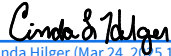
....

On motion and vote the meeting adjourned.



Mayor

Attest:



Cinda Hilger (Mar 24, 2025 15:20 CDT)

City Clerk

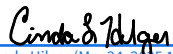
STATE OF IOWA
MUSCATINE COUNTY
CITY OF MUSCATINE

SS:

I, the undersigned, City Clerk of the City of Muscatine, Iowa hereby certify that the foregoing is a true and correct copy of the minutes of the Council of the City relating to the adoption of a resolution to fix a date of meeting at which it is proposed to take action to approve a Development Agreement.

I do further certify that the notice of hearing, to which the printed slip attached to the publisher's original 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 this 20 day of March, 2025.


Cinda Hilger (Mar 24, 2025 15:20 CDT)

City Clerk

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

(PLEASE NOTE: Do not sign and date this certificate until you have checked a copy of the published notice and have verified that it was published on the date indicated in the publisher's affidavit.)



City of Muscatine

ITEM NUMBER

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Jodi Royal-Goodwin, Community Development Director
Nancy Lueck, Finance Director

SUBJECT

Public Hearing on the Disposition of Certain Real Property Situated Within the Consolidated Muscatine Urban Renewal Area.

EXECUTIVE SUMMARY

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 April 17, 2025. After the public hearing, the City can proceed with the sale and disposal of this property.

STAFF RECOMMENDATION

BACKGROUND/DISCUSSION

Identification of BTS as the Preferred Developer of The Hawkeye Site

At the May 16, 2024, meeting, the City Council selected BTS as the preferred developer for 910 E 2nd Street ("The Hawkeye Site") and directed staff to negotiate a development agreement that would provide appropriate financial incentives, including an annual appropriation of incremental property tax payments. A development agreement has been negotiated and will be considered by Council following the required public hearing. Appropriate steps must also be taken to facilitate the transfer and sale of this property to Lumber Lofts, LLC, the entity created by BTS for the development of the site.

The City assumed control of the site in 2004. Located on the banks of the Mississippi River at the mouth of Mad Creek, the site was previously used as a lumberyard for over 100 years before it was acquired by the City and today is used to dewater the dredge spoils from harbor dredging operations. The Hawkeye Site is the entrance to Muscatine on Highway 92 from Illinois and into our downtown from the east. Unfortunately, the dewatering operations do not leave it in the most welcoming state.

The Hawkeye Site's unique combination of size, riverfront location, and proximity to downtown and major employment centers, creates the potential for significantly more beneficial use of this site. The site is also within the area identified for Workforce Housing Tax Credits preference points as a result of the City being Designated an Iowa Thriving Community.

The Council subsequently approved actions necessary to make the site development ready, including approving an engineering contract to evaluate the feasibility of relocating the dewatering operation (September 14, 2023) and hiring a survey firm to prepare documents required to pursue a conditional letter of map revision (CLOMR) from the Federal Emergency Management Agency (FEMA) to confirm the placement of fill on the site would allow for its removal from the floodplain (April 4, 2024).

Subsequently, staff prepared and released a request for proposals (RFP) for the redevelopment of the site. The request was published on the City's website and sent directly to 53 individuals representing developers in the region. A non-mandatory pre-proposal meeting was held on April 25, with four developers in attendance. However, only 1 response was received.

At the May 16 meeting, Council approved BTS as the preferred developer of the site. The proposed development is a \$11.55 million mixed-use building that will include 65 market-rate apartments and limited ground floor commercial space. BTS has been awarded Workforce and Redevelopment tax credits from the State of Iowa, and anticipates beginning construction in June 2025 and to be completed within 12 months. BTS has created Lumber Lofts, LLC to be the developer and owner of this project.

The proposed project will support the Council's goal to create attractive entryways into the City and provide workforce housing to support a vibrant community.

NEXT STEPS

The next step is to facilitate the transfer and sale of this property to Lumber Lofts, 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 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 April 17, 2025, 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 BTS and the sale of the property to BTS doing business as Lumber Lofts, LLC. This resolution will set the public hearing for April 17, 2025. After the public hearing, the City can proceed with the sale and transfer of this property.

CITY FINANCIAL IMPACT

ATTACHMENTS

1. Development Proposal Packet (Muscatine #77 2025)-v1
2. 2025-0104 Resolution Setting a Public Hearing for the Disposal and Development of Certain City Owned Property in the Consolidate

DEVELOPMENT PROPOSAL PACKET

The City of Muscatine City, Iowa is inviting proposals for the acquisition and development of certain real property (the “Property”) situated in the Consolidated Muscatine Urban Renewal Area in the City of Muscatine, Iowa and more particularly described as follows:

BLOCK 20, IN THE CITY OF MUSCATINE, IN MUSCATINE COUNTY, IOWA, EXCEPT PARTS CONVEYED TO STATE OF IOWA BY WARRANTY DEEDS RECORDED IN BOOK 206 OF LOTS, PAGE 567 AND IN BOOK 252 OF LOTS, PAGE 160; AND EXCEPT PART CONVEYED TO CITY OF MUSCATINE, IOWA, BY SPECIAL WARRANTY DEED RECORDED IN BOOK 226 IF LOTS, PAGE 600; SUBJECT TO EASEMENT TO STATE OF IOWA RECORDED IN BOOK 252 OF LOTS, PAGE 163; AND SUBJECT OT EASEMENTS OF CITY OF MUSCATINE, IOWA RECORDED IN BOOK 151 OF LOTS, PAGE 210; IN BOOK 203 OF LOTS, PAGE 575, IN BOOK 209 OF LOTS, PAGE 584; AND IN BOOK 277 OF LOTS, PAGE 1068 AS SHOWN BY CONDEMNATION PROCEEDINGS; ALL REFERENCES BEING TO THE REAL ESTATE RECORDS OF MUSCATINE COUNTY, IOWA.

In accordance with the City’s urban renewal plan, zoning regulations, economic development and blight alleviation objectives governing the Property, the City intends that the Property will be purchased from the City at fair value. The City intends that the purchaser of the Property will construct a sixty-five (65) unit mixed-use building including commercial and residential units. In addition, the City intends that the mixed-use building will include indoor and outdoor gathering spaces, a fitness center on the ground floor and onsite parking.

The City will be receiving written development proposals for the acquisition and development of the Property until 10 a.m. on April 16, 2024 at the office of the City Clerk at City Hall in Muscatine. The written development proposals shall set forth the proposed developer’s plan for developing the Property in accordance herewith.

The City will select the proposal that represents development options for the Property that are in the best interests of the City in light of the urban renewal and economic development objectives for the Property.

For additional information, please contact City Administrator, Matthew Mardesen, at (563) 264-1550.

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

421464-77 (N/I)

Muscatine, Iowa

March 20, 2025

The City Council of the City of Muscatine, Iowa, met on March 20, 2025, at 6:00 p.m., at the City Hall, Council Chambers, in the City. The Mayor presided and the roll was called showing the following members of the Council present and absent:

Present: Lewis, Brockert, Conard, Gordon, Osborne, Lampe

Absent: Jindrich

Council Member Lewis introduced a resolution hereinafter next set out and moved its adoption, seconded by Council Member Osborne; 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: Lewis, Brockert, Conard, Gordon, Osborne, Lampe

Nays: _____

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

RESOLUTION NO. 2025-0104

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:

BLOCK 20, IN THE CITY OF MUSCATINE, IN MUSCATINE COUNTY, IOWA, EXCEPT PARTS CONVEYED TO STATE OF IOWA BY WARRANTY DEEDS RECORDED IN BOOK 206 OF LOTS, PAGE 567 AND IN BOOK 252 OF LOTS, PAGE 160; AND EXCEPT PART CONVEYED TO CITY OF MUSCATINE, IOWA, BY SPECIAL WARRANTY DEED RECORDED IN BOOK 226 IF LOTS, PAGE 600; SUBJECT TO EASEMENT TO STATE OF IOWA RECORDED IN BOOK 252 OF LOTS, PAGE 163; AND SUBJECT OT EASEMENTS OF CITY OF MUSCATINE, IOWA RECORDED IN BOOK 151 OF LOTS, PAGE 210; IN BOOK 203 OF LOTS, PAGE 575, IN BOOK 209 OF LOTS, PAGE 584; AND IN BOOK 277 OF LOTS, PAGE 1068 AS SHOWN BY CONDEMNATION PROCEEDINGS; ALL REFERENCES BEING TO THE REAL ESTATE RECORDS OF MUSCATINE COUNTY, IOWA.

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 Lumber Lofts, 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 April 17, 2025, 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.

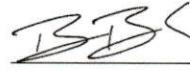
Section 2. The City Council will hold a public hearing on the proposal to sell the Property as set out in the preamble hereof at 6:00 p.m., on April 17, 2025, at the City Hall Council Chambers in the City. Following the public hearing the City Council may accept the proposal deemed to be in the best 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 April 17, 2025, 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.

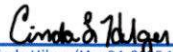
Section 5. All resolutions or parts thereof which are in conflict herewith are hereby repealed.

Passed and approved March 20, 2025.



Mayor

Attest:



Cinda Hilger (Mar 24, 2025 15:23 CDT)

City Clerk



....

On motion and vote, the meeting adjourned.



Mayor

Attest:



Cinda Hilger (Mar 24, 2025 15:23 CDT)

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 April 17, 2025, at the City Hall, in the City, at 6:00 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:

BLOCK 20, IN THE CITY OF MUSCATINE, IN MUSCATINE COUNTY, IOWA, EXCEPT PARTS CONVEYED TO STATE OF IOWA BY WARRANTY DEEDS RECORDED IN BOOK 206 OF LOTS, PAGE 567 AND IN BOOK 252 OF LOTS, PAGE 160; AND EXCEPT PART CONVEYED TO CITY OF MUSCATINE, IOWA, BY SPECIAL WARRANTY DEED RECORDED IN BOOK 226 IF LOTS, PAGE 600; SUBJECT TO EASEMENT TO STATE OF IOWA RECORDED IN BOOK 252 OF LOTS, PAGE 163; AND SUBJECT OT EASEMENTS OF CITY OF MUSCATINE, IOWA RECORDED IN BOOK 151 OF LOTS, PAGE 210; IN BOOK 203 OF LOTS, PAGE 575, IN BOOK 209 OF LOTS, PAGE 584; AND IN BOOK 277 OF LOTS, PAGE 1068 AS SHOWN BY CONDEMNATION PROCEEDINGS; ALL REFERENCES BEING TO THE REAL ESTATE RECORDS OF 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 April 17, 2025. 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 March 20, 2025, 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 Lumber Lofts, 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.

Cinda Hilger
City Clerk

ATTESTATION CERTIFICATE:

STATE OF IOWA
MUSCATINE COUNTY
CITY OF MUSCATINE

SS:

I, the undersigned, 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 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 20 day of March, 2025.


Cinda Hilger (Mar 24, 2025 15:23 CDT)

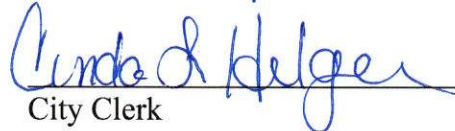
City Clerk

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 13 day of April, 2025.


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.)

AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

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

March. 28 2025

NOTICE ID: L6CYoKlsfhAoSRRQHDAq

PUBLISHER ID: COL-IA-400673

NOTICE NAME: PH Request for Proposal to Dispose of Proper

Publication Fee: \$56.77

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

(Signed) Yuade Moore

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 04/01/2025

Nicole Burkholder

Notary Public

Notarized remotely online using communication technology via Proof.

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 April 17, 2025, at the City Hall, in the City, at 6:00 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: BLOCK 20, IN THE CITY OF MUSCATINE, IN MUSCATINE COUNTY, IOWA, EXCEPT PARTS CONVEYED TO STATE OF IOWA BY WARRANTY DEEDS RECORDED IN BOOK 206 OF LOTS, PAGE 567 AND IN BOOK 252 OF LOTS, PAGE 160; AND EXCEPT PART CONVEYED TO CITY OF MUSCATINE, IOWA, BY SPECIAL WARRANTY DEED RECORDED IN BOOK 226 OF LOTS, PAGE 600; SUBJECT TO EASEMENT TO STATE OF IOWA RECORDED IN BOOK 252 OF LOTS, PAGE 163; AND SUBJECT TO EASEMENTS OF CITY OF MUSCATINE, IOWA RECORDED IN BOOK 151 OF LOTS, PAGE 210; IN BOOK 203 OF LOTS, PAGE 575; IN BOOK 209 OF LOTS, PAGE 584; AND IN BOOK 277 OF LOTS, PAGE 1068 AS SHOWN BY CONDEMNATION PROCEEDINGS; ALL REFERENCES BEING TO THE REAL ESTATE RECORDS OF 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 April 17, 2025. 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 March 20, 2025, 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 Lumber Lofts, 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, Cinda Hilger City Clerk COL-IA-400673



City of Muscatine

ITEM NUMBER 2025-0136

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Amy Fortenbacher, Transit Supervisor
Brian Stineman, Public Works Director

SUBJECT

Resolution to Approve Federal and State Transit 2026 Consolidated Funding Application. (Public Hearing A)

EXECUTIVE SUMMARY

Presented for the City Council's consideration is a resolution to approve the Consolidated Funding Application for Federal Fiscal Year 2026 (FFY26). The City of Muscatine (MuscaBus) applies annually for Federal and State Transit Funds through the Consolidated Funding Application. The funds are applied to transit's operating and capital expenses.

STAFF RECOMMENDATION

It is the recommendation of the Public Works/Transit staff to approve the Consolidated Funding Application.

BACKGROUND/DISCUSSION

The Iowa Department of Transportation requests that we conduct a Public Hearing and publish a public notice of the Public Hearing "approximately 30 days" in advance of the hearing for the Consolidated Funding Application. A Public Hearing was requested, approved, and set on March 20, 2025. Transit annually applies for the Consolidated Funding to request federal operating and capital grants to fund our public transit system and to purchase one low floor mini-bus and one conversion van for FFY26. Transit also applies for a state operating grant to fund our system in this same grant application.

CITY FINANCIAL IMPACT

The City will receive \$539,290.00 (estimate issued by IowaDOT) in Federal Funding for the Federal Fiscal Year 2026 (FFY26). The contract date will be July 1, 2025 to June 30, 2026. The State Funding for FFY26 is \$330,367.00. The application also includes a request for one low floor mini-bus in the amount of \$209,000.00 (85% federally funded or \$177,650.00, 15% locally

funded or \$31,350.00) and one conversion van in the amount of \$111,100.00 (85% federally funded or \$94,435.00, 15% locally funded or \$16,665.00).

ATTACHMENTS

1. Public Resolution 2026 at Public Hearing for Consolidated Funding Application Approval (1)
2. 2026 Authorizing Resolution
3. 2026 Labor Protection Agreement

RESOLUTION NO. 2025-0136

**APPROVING ANNUAL APPLICATION FOR
STATE AND FEDERAL TRANSIT FUNDS**

WHEREAS, the City Council of the City of Muscatine, Iowa has heretofore granted preliminary approval of the proposed Fiscal Year 2026 Application for State and Federal transit funds; and

WHEREAS, the proposed project is to be paid for out of funds legally available for that purpose;

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

SECTION I: On April 17, 2025 at 6:00 p.m. in the City Council Chambers at City Hall, Muscatine, Iowa, this Council held a public hearing of the plans, specifications, form of contract, and cost estimates for these proposed projects.

SECTION II: The City Council will vote on the approval of the Fiscal Year 2026 Application for State and Federal transit funding Grant.

PASSED, APPROVED, AND ADOPTED THIS 17th DAY OF APRIL 2025.

CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA

Brad Bark, Mayor

ATTEST:

Cinda Hilger, City Clerk



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

Public Works
Authorizing Resolution

City Transit 263-8152
Equipment Maintenance
Roadway Maintenance
Collection & Drainage
Building & Grounds
Engineering
Solid Waste

We, hereby, authorize Matthew Mardesen
(Name of Authorized Signatory)
on behalf of City of Muscatine - Transit (MuscaBus)
(Legal Name of Applicant)

to apply for financial assistance as noted below and to enter into related contract(s) with the Iowa Department of Transportation.

From the State Transit Assistance Program:

1.70 % of formula funds;
\$ 0 of Special Project funds

From federal funds for transit in non-urbanized areas and/or for transit serving primarily elderly persons and person with disabilities:

\$ 539,290.00

From statewide federal capital assistance for transit:

\$ 320100

We understand acceptance of federal transit assistance involves an agreement to comply with certain labor protection provisions.

We certify that City of Muscatine - Transit (MuscaBus)
(Legal Name of Applicant)

has sufficient non-federal funds to provide required local match for capital projects and at time of delivery will have the funds to operate and maintain vehicles and equipment purchased under this project.

We request that State Transit Assistance formula funding be advanced as allowed by law, to improve transit system cash flow.

Adopted the 17 day of April, 2025

Name: City of Muscatine
(Applicant's Governing Body)

By: Matthew Mardesen
(Signature of Chief Executive Officer) (Printed Name of Chief Executive Officer)

Title: City Administrator

Address: 215 Sycamore St., Muscatine, IA 52761

Telephone: 563-264-1550 mmardesen@muscatineia.gov
Email Address: "I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them" — Mark Twain
(Printed Address of Chief Executive Officer)



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

Public Works

Labor Protection Agreement

City Transit 263-8152
Equipment Maintenance
Roadway Maintenance
Collection & Drainage
Building & Grounds
Engineering
Solid Waste

The City of Muscatine - Transit (MuscaBus)

(Legal Name of Applicant)

as an applicant for federal non-urbanized area agrees that in the absence of a waiver by the Department of Labor, the terms and conditions of the Special Warranty Arrangement For Application to Other Than Urbanized and Over-the-Road Bus Accessibility Projects Pursuant to Section 5333(b) of Title 49, of the U.S. Code, Chapter 53 (hereinafter referred to as "Warranty"), shall apply for the protection of the employees of any employer providing transportation services assisted by the project and the employees of any other surface public transportation providers in the transportation service area of the Project. The Warranty shall be made part of the contract of assistance with the Iowa Department of Transportation and shall be binding and enforceable by and upon the parties thereto, by any covered employee or his/her representative.

Additionally, pursuant to the Department of Labor's procedures for application of the Warranty, included with this submission is a listing of all transportation providers which will be recipients of transportation assistance funded by the Project, a listing of other transportation providers in the geographic area of such Project, and any labor organization representing the employees of such providers.

I further certify that I have read and understand the terms and conditions of the Warranty, which can be found at http://www.dol.gov/olms/regs/compliance//transit/07_Special_Warranty.htm

Signature

Matthew Mardesen

Print Name

City Administrator

Title

City of Muscatine

Name of Organization

April 17, 2025

Date Signed

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



City of Muscatine

ITEM NUMBER 2025-0141

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Melissa Rinnert, Housing Programs Supervisor

SUBJECT

Resolution to Approve 2025 Annual Plan and Capital Fund Program and to Adopt the Muscatine Municipal Housing Agency's 2025-2029 5-Year Plan. (Public Hearing B)

EXECUTIVE SUMMARY

Presented for Council consideration is a resolution approving the Muscatine Municipal Housing Agency's 2025-2029 5-Year Plan, 2025 Annual Plan and Capital Fund Program.

STAFF RECOMMENDATION

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

BACKGROUND/DISCUSSION

Public housing authorities are required to complete five-year and annual plans to continue receipt of funding for the Public Housing and Housing Choice Voucher (Section 8) programs. Under Federal regulations, qualified public housing authorities (PHAs), including the Muscatine Municipal Housing Agency, are required to have a resident advisory board (RAB) to review PHA plans, policies and budgets as well as conduct public comment periods and a public hearing to receive comment on proposed goals, policy changes and the use of public funds. During the comment period, the public is invited to submit remarks to the PHA. The PHA must publish a notice of the hearing and relevant information and make such information available for inspection at its principal office.

The proposed plan, for federal fiscal years 2025 to 2029, provides an overview of progress as well as goals for the listed 5 years. A progress report from the 2020-2024 plan included maintaining 94% occupancy rate for public housing; achieving 100% utilization of the awarded for HAP in the Housing Choice Voucher program; and the average Public Housing work order turnaround time was 1.1 days, less than the target of not more than 48 hours. Goals for 2025-2029 include maintaining 97% occupancy of public housing; maintaining an average work order turnaround time of not more than 48 hours; modernizing common areas and implementing efficiency measures as the budget allows. A few of the Housing Choice Voucher goals include

monitoring HQS inspection results to identify any decline in Section 8 unit quality or safety and identifying and implementing methods to improve landlord participation.

CITY FINANCIAL IMPACT

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

ATTACHMENTS

1. HUD 52574 Board Resolution 2025
2. 50075-5Y 2025-2029 Draft
3. 50075-SM
4. 50077-CR MMHA IA049
5. 50077-CRT-SM
6. 50077-SL signed

PHA Board Resolution
Approving Operating Budget

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

OMB Approval No. 2577-0029 (exp. 04/30/2027)

Public reporting burden for this collection of information is estimated to average 136.2 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, completing the operating budget and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information including suggestions for reducing this burden, to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410. When providing comments, please refer to OMB Approval No. 2577-0029. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

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

PHA Name: **Muscatine Municipal Housing Agency** PHA Code: **IA049**

PHA Fiscal Year Beginning **July 1, 2025** Board Resolution Number: **2025-0141**

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

- | | <u>DATE</u> |
|---|-------------------|
| ☒ Operating Budget approved by Board resolution on: | 04/17/2025 |
| ☐ Operating Budget submitted to HUD, if applicable, on: | |
| ☐ Operating Budget revision approved by Board resolution on: | |
| ☐ Operating Budget revision submitted to HUD, if applicable, on: | |

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

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

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Print Board Chairperson's Name:	Signature:	Date:
Brad Bark		04/17/2025

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																						
A.1	PHA Name: <u>Muscatine Municipal Housing Agency</u> PHA Code: <u>IA049</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2025</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2025-2029</u> PHA Plan Submission Type: ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) <table border="1"> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>N/A</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:						N/A																							
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		PH	HCV																																				
Lead PHA:																																							
N/A																																							

B.	Plan Elements. Required for <u>all</u> PHAs completing this form.
B.1	Mission. State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years. The MMHA mission is to promote personal, economic and social upward mobility for extremely low and very low-income families through the provision of affordable, safe, decent, and sanitary housing and appropriate services.
B.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years. <u>2025-2029 Goals</u> <u>Public Housing</u> 1. Maintain 97% annual occupancy rate for public housing. 2. Consistently collect a minimum of 98% of all rents due in public housing. 3. Continue to support the Resident Advisory Board and tenant group, using their input and feedback to evaluate and improve processes and services. 4. Maintain an average Public Housing work order turnaround time of not more than 48 hours. 5. Modernize common areas and implement efficiency measures as the budget allows. 6. Evaluate opportunities to improve the quality of life for tenants and collaborate with external agencies to initiate programming. <u>Housing Choice Voucher</u> 1. Monitor inspection results to identify any resulting decline in Section 8-unit quality or safety. Identify opportunities to modify the processes to ensure unit quality and safety. 2. Identify and implement methods to improve landlord participation. 3. Evaluate opportunities to improve the quality of life for clients and continue to collaborate with external agencies to initiate programming. 4. Assist households that are motivated to become self-sufficient and/or homeowners. 5. Achieve High Performer status on SEMAP.

B.3	Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <u>2020-2024 Progress Report</u> Goal: Improve the quality of assisted housing while managing resources efficiently. ➤ Maintained 94% annual occupancy rate for Public Housing throughout the course of this plan. Units were taken off line for foundation repair and units needed modernization after extensive wear and tear from tenants who lives several years in their units. ➤ Achieved 100% utilization of awarded Section 8 program HAP annually in the last year of the 2020 Plan. ➤ The average Public Housing work order turnaround time was 1.1 days, less than the target of not more than 48 hours. ➤ Online application process was implemented for both Public Housing and Housing Choice Voucher programs. Goal: Use Assisted Housing as a platform for improving self-sufficiency and quality of life. ➤ The last 5 years we have expanded our outreach services to include collaborations that provide job training, food assistance and financial/payee services. Partners include Muscatine Community College, United Way, Align Impact Muscatine, Family Resources, Muscatine Center for Social Action, Muscatine County Community Services, Community Action, Muscatine Community School District, and the Community Foundation, to improve family outcomes. These programs and services have been offered to households at no charge. ➤ Under the 2020-2024 plan we were able to assist one voucher client become a first-time homebuyer and this continues to be a focus for MMHA. ➤ Since opening the FSS program to public housing residents, overall participation has not increased as we had hoped. We are now focusing on how to engage more public housing tenants and actively recruiting with emails and newsletters. New tenants are being given the opportunity to learn about the program prior to their move in. ➤ Discussions are ongoing as to how to get more public housing clients involved in the FSS program and increase overall enrollment. Goal: Adapt programs to Muscatine County’s changing housing environment, and to drive employment, education, and social service opportunities for tenants. ➤ Staff has participated in a wide range of discussions regarding housing needs in the community with a variety of stakeholders. Staff recently attended the first Muscatine Community Summit, which focused on housing in our community and the goals of building additional housing units, including affordable housing. ➤ Muscatine’s Landlord Association is no longer active. Before the HUD cancellation, MMHA was scheduled to host a viewing of the HUD NSPIRE webinar broadcast at our library with all landlords invited. ➤ Staff is brainstorming how to get pertinent information to landlords in an efficient manner. ➤ Two tax credit properties opened targeting near elderly households. A multi-family property opened during this time as well. In total, MMHA has 47 project-based vouchers in these projects. ➤ Voucher housing inspections are completed by the City’s inspector to insure consistency in standards between market and assisted housing, and partially eliminating a barrier to participation in the HCV Program. ➤ MMHA has also partnered with Muscatine Center for Social Action using project-based vouchers to create permanent supportive housing for families experiencing homelessness. Ten (10) vouchers, plus 5 stability vouchers that were authorized in 2023, are allocated to rehousing families and individuals experiencing homelessness referred by MCSA, who provides on-going supportive services until the household is stabilized.
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B.4	Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. MMHA's goal, in accordance with the requirements of VAWA, is to serve the needs of applicants, participants and tenants for VAWA protections as victims of domestic violence, dating violence, sexual assault or stalking. The objective is to provide the VAWA materials to all applicants, tenants and participants and be sure to explain the protections. MMHA can give additional resources to the victims, including referring to law enforcement and social service agencies who have more expertise in domestic violence, dating violence and stalking. MMHA has an emergency transfer plan. MMHA will also ensure that victims are not denied assistance, evicted or terminated from housing for being victims of VAWA.
C.	Other Document and/or Certification Requirements.
C.1	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. Programming is focused on improving family self-sufficiency and overall family outcomes. The effective HOTMA regulations that are being used to determine income and assets. NSPIRE standards will also be used in accordance with the federal regulation.
C.2	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y N ☐ ☒ (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.3	Certification by State or Local Officials. Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y N ☐ ☒ (b) If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal: Promote access to fair housing

Describe fair housing strategies and actions to achieve the goal

Ensure that the public knows where to apply for housing assistance. We will have links on social media, websites as well as giving information to community service agencies.

Fair Housing Goal: Create inclusive communities

Describe fair housing strategies and actions to achieve the goal

Housing staff will present at least monthly to any of the service agencies that we collaborate with. Housing staff will look for other opportunities to present the housing assistance opportunities. (job fairs, health fairs, etc)

Fair Housing Goal: Lower barriers to expand housing opportunities through inclusive strategies

Describe fair housing strategies and actions to achieve the goal

Provide rental registry landlords with information on how to become an HCV landlord to expand program participation in coordination with the Community Development Department.

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. **PHA Information.** All PHAs must complete this section. (24 CFR § 903.4)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

- B.1 Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR § 903.6(a)(1))
- B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. (24 CFR § 903.6(b)(2))
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

C. Other Document and/or Certification Requirements.

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR § 903.17(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Streamlined Annual PHA Plan (Small PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																																
A.1	PHA Name: _____ Muscatine Municipal Housing Agency _____ PHA Code: _____ IA049 _____ PHA Type: ☒ Small PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____ 07/2025 _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units _____ 150 _____ Number of Housing Choice Vouchers (HCVs) _____ 385 _____ Total Combined _____ 535 _____ PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th></tr><tr><td>Lead PHA:</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>N/A</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:						N/A																	
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																									
		PH	HCV																														
Lead PHA:																																	
N/A																																	

B.	Plan Elements Submitted with 5-Year PHA Plans. Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).
B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last Five-Year PHA Plan submission? Y N ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs. ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☐ ☒ Financial Resources. ☐ ☒ Rent Determination. ☐ ☒ Homeownership Programs. ☐ ☒ Substantial Deviation. ☐ ☒ Significant Amendment/Modification (b) If the PHA answered yes for any element, describe the revisions for each element(s): (c) The PHA must submit its Deconcentration Policy for Field Office Review.
B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N ☐ ☒ Hope VI or Choice Neighborhoods. ☐ ☒ Mixed Finance Modernization or Development. ☐ ☒ Demolition and/or Disposition. ☐ ☒ Conversion of Public Housing to Tenant Based Assistance. ☐ ☒ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. ☐ ☒ Project Based Vouchers. ☐ ☒ Units with Approved Vacancies for Modernization. ☒ ☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan. Muscatine Municipal Housing Agency applied for the Emergency Safety and Security Grant in March 2025. At this time the application has been submitted but grants have not been awarded.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. Goal: Improve the quality of assisted housing while managing resources efficiently. ➤ Maintained 94% annual occupancy rate for Public Housing throughout the course of this plan. ➤ Achieved 100% utilization of awarded Section 8 program HAP annually in the last year of the 2020 Plan. ➤ The average Public Housing work order turnaround time was 1.1 days, less than the target of not more than 48 hours. ➤ Online application process was implemented for both Public Housing and Housing Choice Voucher programs. Goal: Use Assisted Housing as a platform for improving self-sufficiency and quality of life.

	➤ The last 5 years we have expanded our outreach services to include collaborations that provide job training, food assistance and financial/payee services. Partners include Muscatine Community College, United Way, Align Impact Muscatine, Family Resources, Muscatine Center for Social Action, Muscatine County Community Services, Community Action, Muscatine Community School District, and the Community Foundation, to improve family outcomes. These programs and services have been offered to households at no charge. ➤ Under this plan we were able to assist one voucher client become a first-time homebuyer. ➤ Since opening the FSS program public housing residents, overall participation has increased by one participant in public housing. Goal: Adapt programs to Muscatine County's changing housing environment, and to drive employment, education, and social service opportunities for tenants. ➤ Staff has participated in a wide range of discussions regarding housing needs in the community with a variety of stakeholders. Staff recently attended the first Muscatine Community Summit, which focused on housing in our community and the goals of building additional housing units, including affordable housing. ➤ Muscatine's Landlord Association is no longer active. Staff is working on how to get pertinent information to landlords. ➤ Two tax credit properties opened targeting near elderly households. In total MMHA has 25 project-based vouchers in these projects. ➤ Voucher housing inspections are completed by the City's inspector to insure consistency in standards between market and assisted housing, and partially eliminating a barrier to participation in the HCV Program. ➤ MMHA has also partnered with Muscatine Center for Social Action using project-based vouchers to create permanent supportive housing for families experiencing homelessness. In addition, 10 Vouchers are allocated to rehousing families and individuals experiencing homelessness referred by MCSA, who provides on-going supportive services until the household is stabilized. We also have 5 stability vouchers.
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. October 15, 2020
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☒ (b) If yes, please describe:
	Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.
B.1	New Activities (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? N/A Y N ☐ ☐ Hope VI or Choice Neighborhoods. ☐ ☐ Mixed Finance Modernization or Development. ☐ ☐ Demolition and/or Disposition. ☐ ☐ Conversion of Public Housing to Tenant-Based Assistance. ☐ ☐ Conversion of Public Housing to Project-Based Assistance under RAD. ☐ ☐ Project Based Vouchers. ☐ ☐ Units with Approved Vacancies for Modernization. ☐ ☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

	(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. (c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan. (d) The PHA must submit its Deconcentration Policy for Field Office Review. N/A
B.2	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. N/A
C	Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☒ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.2	Certification by State or Local Officials. Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-CRT-SM, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N ☐ ☒ If yes, include Challenged Elements. N/A

D.	Affirmatively Furthering Fair Housing (AFFH).			
D.1	Affirmatively Furthering Fair Housing. Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item <table><tr><td>Fair Housing Goal:</td></tr><tr><td> <u>Describe fair housing strategies and actions to achieve the goal</u> Ensure that the public knows where to apply for housing assistance. We will have links on social media, websites as well as giving information to community service agencies. </td></tr><tr><td>Fair Housing Goal:</td></tr></table>	Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u> Ensure that the public knows where to apply for housing assistance. We will have links on social media, websites as well as giving information to community service agencies.	Fair Housing Goal:
Fair Housing Goal:				
<u>Describe fair housing strategies and actions to achieve the goal</u> Ensure that the public knows where to apply for housing assistance. We will have links on social media, websites as well as giving information to community service agencies.				
Fair Housing Goal:				

	<u>Describe fair housing strategies and actions to achieve the goal</u> Housing staff will present at least monthly to any of the service agencies that we collaborate with. Housing staff will look for other opportunities to present the housing assistance opportunities. (job fairs, health fairs, etc)
	Fair Housing Goal: <u>Describe fair housing strategies and actions to achieve the goal</u> Provide rental registry landlords with information on how to become an HCV landlord to expand program participation in coordination with the Community Development Department.

Instructions for Preparation of Form HUD-50075-SM Annual Plan for Small PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

- A.1** Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Plan Elements. PHAs must complete this section during years where the 5-Year Plan is also due. (24 CFR §903.12)

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(2\)\(i\)](#)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. [24 CFR §903.7\(b\)](#) Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. [24 CFR §903.7\(b\)](#) A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. [24 CFR §903.7\(b\)](#) Describe the unit assignment policies for public housing. [24 CFR §903.7\(b\)](#)

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources. [24 CFR §903.7\(c\)](#)

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. [24 CFR §903.7\(d\)](#)

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. [24 CFR §903.7\(k\)](#) and 24 CFR §903.12(b).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. [24 CFR §903.7\(r\)\(2\)\(i\)](#)

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). [24 CFR §903.23\(b\)](#)

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **HOPE VI or Choice Neighborhoods.** **1)** A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. [\(Notice PIH 2011-47\)](#)

☐ **Mixed Finance Modernization or Development.** **1)** A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **2)** A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. [24 CFR §903.7\(h\)](#)

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. [24 CFR §903.7\(j\)](#)

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. [24 CFR §983.57\(b\)\(1\)](#) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan [24 CFR §903.7\(b\)](#).

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. [24 CFR §903.7\(r\)\(1\)](#)

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR §903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

B. Annual Plan Elements Submitted All Other Years (Years 1-4). PHAs must complete this section during years where the 5-Year Plan is also due. (24 CFR §903.12)

B.1 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

☐ **Hope VI or Choice Neighborhoods.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD’s website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6 . (Notice PIH 2010-30)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at:

<http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.2 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR §903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.2 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077 CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the

requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 7.02 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Civil Rights Certification (Qualified PHAs)

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

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning July 1, 2025 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

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

Muscatine Municipal Housing Agency

PHA Name

IA049

PHA Number/HA Code

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

Name of Executive Director: Jodi Royal-Goodwin

Name of Board Chairperson: Brad Bark

Signature

Date

Signature

Date

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

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

Certifications of Compliance with PHA Plan and Related Regulations (Small PHAs)

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

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/01/2025 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice (AI) or Assessment of Fair Housing (AFH) as applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR § 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last

Annual PHA Plan (check all policies, programs, and components that have been changed):

X 903.7a Housing Needs

 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies

X 903.7c Financial Resources

X 903.7d Rent Determination Policies

 903.7h Demolition and Disposition

 903.7k Homeownership Programs

 903.7r Additional Information

 X A. Progress in meeting 5-year mission and goals

 B. Criteria for substantial deviation and significant amendments

 C. Other information requested by HUD

 1. Resident Advisory Board consultation process

 2. Membership of Resident Advisory Board

 3. Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

- (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
- (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
- (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.

5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of

the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.

7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For a PHA Plan that includes a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 24 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Muscatine Municipal Housing Agency
PHA Name

IA049
PHA Number/HA Code

X 5-Year PHA Plan for Fiscal Years 2025 - 2029

Annual PHA Plan for Fiscal Year 2025

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

Name of Executive Director: Jodi Royal-Goodwin

Name of Board Chairman: Brad Bark

Signature

Date

Signature

Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

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

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Brian Sullivan, the Chief Programs Officer
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for
fiscal year 2025 of the City of Muscatine d/b/a Muscatine Municipal Housing Agency is
consistent with the *PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

State of Iowa

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

The MMHA plan supports the State of Iowa's goal of preserving and expanding the availability of
decent and safe housing as well as services to support improved self-sufficiency. The Capital Fund
Program supports the maintenance of the 150 units of public housing owned by the City. Identified
goals pair supportive services with the provision of housing or subsidies to give families the tools
they need to maintain housing and improve long-term outcomes.

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

Name of Authorized Official:	Title:
Brian Sullivan	Chief Programs Officer
Signature: 	Date: 04/11/2025

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S.
Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information
are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to
ensure consistency with the consolidated plan or state consolidated plan.

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



City of Muscatine

ITEM NUMBER 2025-0143

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Nancy Lueck, Finance Director

SUBJECT

Resolution Approving Amendment #1 to the City Budget for Fiscal Year 2024/2025, and Authorizing the Mayor and City Clerk to Sign the Record of Hearing and Adoption of Budget Amendment #1 in the form required by the Iowa Department of Management. (Public Hearing C)

EXECUTIVE SUMMARY

The City Council recently completed the budget review process for the fiscal year 2025/2026 budget. As part of that review, revised estimate revenue and expenditure amounts for the current year (2024/2025) were also reviewed by City Council. Each year, these revised estimate amounts become Amendment #1 to the current year budget.

A public hearing is required for each amendment to the City's budget. The public hearing for Amendment #1 was set for and held on April 17. After that hearing, City Council will consider the Resolution Approving Amendment #1 to the fiscal year 2024/2025 budget. This Resolution also includes the provision that the Mayor and City Clerk be authorized to sign the Record of Hearing and Adoption of Budget Amendment #1 in the form required to be submitted to the Iowa Department of Management.

STAFF RECOMMENDATION

Staff recommends approval of the Resolution Approving Amendment #1 to the Fiscal Year 2024/2025 Budget and Authorizing the Mayor and City Clerk to sign the Record of Hearing and Adoption of Budget Amendment form required by the Iowa Department of Management

BACKGROUND/DISCUSSION

The City Council recently completed the budget review process for the fiscal year 2025/2026 budget. As part of that review, revised estimate revenue and expenditure amounts for the current year (2024/2025) were also reviewed by City Council. Each year, these revised estimate amounts become Amendment #1 to the current year budget.

There were numerous increases and decreases in both revenues and expenditures in the

Revised Estimate for 2024/2025. Budgeted expenditures increased by \$10,136,507 and transfers out increased by \$779,205. Budgeted revenues increased by \$8,162,026 and transfers in increased by \$779,205. The beginning fund balances for the year were also amended to the actual ending balances at the end of fiscal year 2023/2024.

Of the overall net expenditure increase, there was a \$265,800 expenditure decrease in the General Fund, an \$846,774 expenditure increase in special revenue funds, a \$146,117 debt service fund expenditure decrease, a \$4,913,300 increase in general capital projects fund expenditures, and a \$4,788,350 expenditure increase in Enterprise funds, including enterprise fund capital projects. These increases include the updated capital project construction schedules and expenditures for grants that were awarded after the original budget was adopted.

CITY FINANCIAL IMPACT

While there are increases and decreases in both revenues and expenditures in Amendment #1, there are no direct financial impacts from this amendment.

ATTACHMENTS

1. FY 25 Budget Amendment #1 Resolution.4-17-25
2. FY 25 Budget Amendment #1 Res.FY25 (1)

RESOLUTION NO. 2025-0143

**RESOLUTION APPROVING AMENDMENT #1 TO THE CITY BUDGET
FOR THE FISCAL YEAR ENDING JUNE 30, 2025
FOR THE CITY OF MUSCATINE, IOWA**

WHEREAS, a public hearing is required in order to amend the budget for the City of Muscatine for the fiscal year ending June 30, 2025;

WHEREAS, a public hearing was set for April 17, 2025 at 6:00 p.m. and the required public hearing notice was published in the *Muscatine Journal* on April 5, 2025;

WHEREAS, a public hearing was held on April 17, 2025 on the proposed Amendment #1 to the budget for the fiscal year ending June 30 2025;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MUSCATINE, IOWA that Amendment #1 to the fiscal year 2024/2025 budget is hereby approved and the Mayor and City Clerk are hereby authorized to sign the Record of Hearing and Adoption of Budget Amendment #1 in the form required by the Iowa Department of Management.

PASSED, APPROVED AND ADOPTED this 17th day of April, 2025.

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

Brad Bark, Mayor

ATTEST:

Cinda Hilger, City Clerk

CITY BUDGET AMENDMENT AND CERTIFICATION RESOLUTION - FY 2025 - AMENDMENT # 1

To the Auditor of MUSCATINE County, Iowa:

The City Council of MUSCATINE in said County/Counties met on 04/17/2025 06:00 PM, at the place and hour set in the notice, a copy of which accompanies this certificate and is certified as to publication. Upon taking up the proposed amendment, it was considered and taxpayers were heard for and against the amendment.

The Council, after hearing all taxpayers wishing to be heard and considering the statements made by them, gave final consideration to the proposed amendment(s) to the budget and modifications proposed at the hearing, if any. Thereupon, the following resolution was introduced.

RESOLUTION No. 2025-XXXX**A RESOLUTION AMENDING THE CURRENT BUDGET FOR FISCAL YEAR ENDING JUNE 2025****(AS LAST CERTIFIED OR AMENDED ON 04/18/2024)****Be it Resolved by the Council of City of MUSCATINE**

Section 1. Following notice published/posted 04/05/2025 and the public hearing held 04/17/2025 06:00 PM the current budget (as previously amended) is amended as set out herein and in the detail by fund type and activity that supports this resolution which was considered at the hearing:

REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	16,109,544	0	16,109,544
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	16,109,544	0	16,109,544
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	2,586,200	55,200	2,641,400
Other City Taxes	6	5,298,819	-110,800	5,188,019
Licenses & Permits	7	493,400	17,300	510,700
Use of Money & Property	8	3,082,295	787,530	3,869,825
Intergovernmental	9	14,076,963	2,117,396	16,194,359
Charges for Service	10	17,423,400	-350,200	17,073,200
Special Assessments	11	0	0	0
Miscellaneous	12	9,062,000	1,866,500	10,928,500
Other Financing Sources	13	9,800,000	3,779,100	13,579,100
Transfers In	14	20,464,635	779,205	21,243,840
Total Revenues & Other Sources	15	98,397,256	8,941,231	107,338,487
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	12,397,400	237,200	12,634,600
Public Works	17	3,622,000	-167,900	3,454,100
Health and Social Services	18	60,000	0	60,000
Culture and Recreation	19	4,861,400	6,108	4,867,508
Community and Economic Development	20	9,182,714	403,355	9,586,069
General Government	21	3,883,200	102,211	3,985,411
Debt Service	22	3,878,533	-146,117	3,732,416
Capital Projects	23	8,741,600	5,193,100	13,934,700
Total Government Activities Expenditures	24	46,626,847	5,627,957	52,254,804
Business Type/Enterprise	25	35,485,740	4,508,550	39,994,290
Total Gov Activities & Business Expenditures	26	82,112,587	10,136,507	92,249,094
Transfers Out	27	20,464,635	779,205	21,243,840
Total Expenditures/Transfers Out	28	102,577,222	10,915,712	113,492,934
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-4,179,966	-1,974,481	-6,154,447
Beginning Fund Balance July 1, 2024	30	42,001,335	9,287,475	51,288,810
Ending Fund Balance June 30, 2025	31	37,821,369	7,312,994	45,134,363

Explanation of Changes: To amend the 2024/2025 budget to the revised estimate amounts determined during the 2024/2025 budget review process. Amendments include updated revenue and expenditure estimates and updated capital projects construction schedules.

04/17/2025

City Clerk/Administrator Signature of Certification

Adopted On

Mayor Signature of Certification



City of Muscatine

ITEM NUMBER 2025-0144

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Nancy Lueck, Finance Director

SUBJECT

Resolution Adopting the City of Muscatine Budget for the Fiscal Year Ending June 30, 2026.
(Public Hearing D)

EXECUTIVE SUMMARY

The City Council completed the budget review process for the fiscal year 2025/2026 budget in March. Two public hearings are required in order for City Council to adopt the annual budget for the upcoming year. City Council at the February 25, 2025, meeting set the first public hearing for April 3, 2025 at 5:30 p.m. on the Proposed Maximum Property Tax Levy for 2025/2026. Per State requirements, this hearing was held at a special meeting on April 3 at 5:30 with the only agenda item being the public hearing on the proposed tax levy for 2025/2026.

After the public hearing on April 3, the City Council set the next public hearing (Hearing #2) on the adoption of the budget and the certification of taxes for the 2025/2026 budget for April 17, 2025. After that hearing on April 17, City Council will consider the Resolution for the Adoption of the 2025/2026 Budget. The proposed total property tax levy rate for the 2025/2026 budget is \$15.95328 per \$1,000 of valuation, which is 1.8% higher than the current year (2024/2025) tax levy rate of \$15.67219.

The proposed budget for 2025/2026 totals \$86,364,799. This includes \$48,399,749 in governmental fund expenditures and \$37,965,050 in business-type/enterprise funds expenditures. Of the total proposed budget, \$23,046,500 is for capital projects in both governmental and business-type funds.

STAFF RECOMMENDATION

Staff recommends approval of the Resolution Adopting the City of Muscatine Budget for the Fiscal Year Ending June 30, 2026

BACKGROUND/DISCUSSION

The proposed total property tax levy rate for the 2025/2026 budget is \$15.95328 per \$1,000 of valuation, which is 1.8% higher than the current year (2024/2025) tax rate of \$15.67219.

The proposed budget for 2025/2026 totals \$86,364,799. This includes \$48,399,749 in governmental funds expenditures and \$37,965,050 in business-type/enterprise funds expenditures. Of the total proposed budget, \$23,046,500 is for capital projects in both governmental and business-type funds.

Adoption of the budget for the fiscal year ending June 30, 2026, is one of two action items that City Council will consider at the April 17, 2025, regular meeting as shown in the following schedule.

April 17, 2025	Hold Hearing #2 on the Proposed 2025/2026 Budget
April 17, 2025	Hold Public Hearing on Amendment #1 to the 2024/2025 City Budget
April 17, 2025	Approve Resolution for the Adoption of the 2025/2026 Budget and Certification of Taxes
April 17, 2025	Approve Resolution for Amendment #1 to the 2024/2025 City Budget

CITY FINANCIAL IMPACT

The proposed property tax rate and tax dollars generated will continue to fund the basic services provided to the City's residents, although some of these services will be reduced due to limitations imposed by the State. The proposed budget for 2025/2026 totals \$86,364,799 which includes \$23,046,500 in capital project expenditures.

ATTACHMENTS

1. BUDGET ADOPTION RES FINAL 4-17-25.FY 2026
2. FY 2026 Budget Adoption Schedules.4-17-25

RESOLUTION NO. 2025-0144

**A RESOLUTION ADOPTING THE ANNUAL BUDGET
FOR THE FISCAL YEAR ENDING JUNE 30, 2026**

WHEREAS, the City Council of the City of Muscatine, Iowa has held budget meetings for the purpose of reviewing and discussing the proposed City budget for the fiscal year ending June 30, 2026;

WHEREAS, a public hearing was held on April 17, 2025 for the purpose of receiving comments from the taxpayers and citizens of the City regarding the budget estimate;

NOW, THEREFORE, be it resolved by the Council of the City of Muscatine, Iowa:

The annual budget for the fiscal year ending June 30, 2026, as set forth in the Budget Summary Certificate and in the detailed budget schedules in support thereof showing the revenue estimates and expenditure appropriations, and the allocation to programs and activities for said fiscal year is adopted, and the clerk is directed to make the filings required by law and to set up the records in accordance with the summary and detail schedules as adopted.

PASSED, APPROVED, AND ADOPTED this 17th day of April, 2025.

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

Brad Bark, Mayor

ATTEST:

Cinda Hilger, City Clerk

FISCAL YEAR JULY 1, 2025 - JUNE 30, 2026
ADOPTION OF BUDGET AND CERTIFICATION OF CITY TAXES
The City of : MUSCATINE County Name: MUSCATINE COUNTY

Adopted On: (entered upon adoption) Resolution: (entered upon adoption)

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages.

Attached is Long Term Debt Schedule Form 703 which lists any and all of the debt service obligations of the City.

		With Gas & Electric		Without Gas & Electric	
Regular	2a	1,053,574,238	2b	1,049,821,712	City Number: 70-653 Last Official Census: 23,797
DEBT SERVICE	3a	1,132,336,530	3b	1,128,584,004	
Ag Land	4a	1,677,264			

Consolidated General Fund Levy Calculation

	CGFL Rate	CGFL Dollars	Non-TIF Taxable w/ G&E	Taxable Growth %
FY 2025 Budget Data	8.37000	8,544,920	1,020,898,476	3.20
	Limitation Percentage			
	1			
	CGFL Max Rate	CGFL Max Dollars	Revenue Growth %	
Max Allowed CGFL for FY 2026	8.28713	8,731,107	2.18	

TAXES LEVIED

Code Sec.	Dollar Limit	Purpose	ENTER FIRE DISTRICT RATE BELOW		(A) Request with Utility Replacement	(B) Property Taxes Levied		(C) Rate
384.1	8.28713	Consolidated General Fund		5	8,731,107	8,700,009	43	8.28713
		Non-Voted Other Permissible Levies						
384.12(1)	0.95000	Opr & Maint publicly owned Transit		7	75,000	74,737	45	0.07119
384.12(2)	0.27000	Aviation Authority (under sec.330A.15)		11		0	49	0.00000
384.12(3)	Amt Nec	Liability, property & self insurance costs		14	513,500	511,673	52	0.48739
384.12(5)	Amt Nec	Support of a Local Emerg. Mgmt. Comm.		462		0	465	0.00000
		Voted Other Permissible Levies						
28E.22	1.50000	Unified Law Enforcement		24		0	62	0.00000
		Total General Fund Regular Levies (5 thru 24)		25	9,319,607	9,286,419		
384.1	3.00375	Ag Land		26	5,039	5,039	63	3.00375
		Total General Fund Tax Levies (25 + 26)		27	9,324,646	9,291,458		Do Not Add
		Special Revenue Levies						
384.6	Amt Nec	Police & Fire Retirement		29	1,628,516	1,622,720		1.54571
	Amt Nec	FICA & IPERS (if general fund at levy limit)		30	968,089	964,639		0.91886
Rules	Amt Nec	Other Employee Benefits		31	2,627,571	2,618,213		2.49396
		Subtotal Employee Benefit Levy (29,30,31)		32	5,224,176	5,205,572	65	4.95853
		Valuation						
386	As Req	With Gas & Elec		Without Gas & Elec				
	SSMID 1 (A)	0 (B)	0	34		0	66	0.00000
	SSMID 2 (A)	0 (B)	0	35		0	67	0.00000
	SSMID 3 (A)	0 (B)	0	36		0	68	0.00000
	SSMID 4 (A)	0 (B)	0	37		0	69	0.00000
	SSMID 5 (A)	0 (B)	0	555		0	565	0.00000
	SSMID 6 (A)	0 (B)	0	556		0	566	0.00000
	SSMID 7 (A)	0 (B)	0	1177		0	1179	0.00000
	SSMID 8 (A)	0 (B)	0	1185		0	1187	0.00000
		Total Special Revenue Levies		39	5,224,176	5,205,572		
384.4	Amt Nec	Debt Service Levy 76.10(6)		40	2,433,434	2,425,372	70	2.14904
384.7	0.67500	Capital Projects (Capital Improv. Reserve)		41		0	71	0.00000
		Total Property Taxes (27+39+40+41)		42	16,982,256	16,922,402	72	15.95328

COUNTY AUDITOR - I certify the budget is in compliance with ALL the following: Budgets that DO NOT meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.

(City Representative)

(Date)

(County Auditor)

(Date)

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 4/3/2025 Meeting Time: 05:30 PM Meeting Location: City Hall Council Chambers

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
www.muscataineiowa.gov

City Telephone Number
(563) 264-1550

Iowa Department of Management	Current Year Certified Property Tax 2024 - 2025	Budget Year Effective Property Tax 2025 - 2026	Budget Year Proposed Property Tax 2025 - 2026
Taxable Valuations for Non-Debt Service	1,017,120,041	1,049,821,712	1,049,821,712
Consolidated General Fund	8,513,295	8,513,295	8,700,009
Operation & Maintenance of Public Transit	74,718	74,718	74,737
Aviation Authority	0	0	0
Liability, Property & Self Insurance	478,026	478,026	511,673
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	1,606,053	1,606,053	1,622,720
FICA & IPERS (If at General Fund Limit)	924,684	924,684	964,639
Other Employee Benefits	2,324,618	2,324,618	2,618,213
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	1,099,360,654	1,128,584,004	1,128,584,004
Debt Service	2,182,363	2,182,363	2,425,372
CITY REGULAR TOTAL PROPERTY TAX	16,103,757	16,103,757	16,917,363
CITY REGULAR TAX RATE	15.67219	15.19444	15.95328
Taxable Value for City Ag Land	1,926,588	1,677,264	1,677,264
Ag Land	5,787	5,787	5,039
CITY AG LAND TAX RATE	3.00375	3.45026	3.00375
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year Certified 2024/2025	Budget Year Proposed 2025/2026	Percent Change
City Regular Residential	726	832	14.60
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year Certified 2024/2025	Budget Year Proposed 2025/2026	Percent Change
City Regular Commercial	3,205	3,719	16.04

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through \$150,000 of actual/assessed valuation.

Reasons for tax increase if proposed exceeds the current:

The levy increase is due to 1) continue basic General Fund services to residents; however, some of these services will be reduced due to limitations imposed by the State, 2) increased property and liability insurance costs, 3) increased employee benefits costs, and 4) increased debt service costs.

FUND BALANCE

City Name: MUSCATINE
Fiscal Year July 1, 2025 - June 30, 2026

	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	TOTAL GOVERNMENT	PROPRIETARY	GRAND TOTAL
Annual Report FY 2024									
Beginning Fund Balance July 1	1 5,626,248	8,940,071	523,335	92,192	1,422,537	1,077,907	17,682,290	24,180,713	41,863,003
Actual Revenues Except Beg Balance	2 21,173,472	17,733,591	2,609,851	2,897,059	16,501,246	58,908	60,974,127	36,605,055	97,579,182
Actual Expenditures Except End Balance	3 21,292,623	16,342,689	2,475,511	2,861,131	9,125,917	42,759	52,140,630	36,012,742	88,153,372
Ending Fund Balance June 30	4 5,507,097	10,330,973	657,675	128,120	8,797,866	1,094,056	26,515,787	24,773,026	51,288,813
Re-Estimated FY 2025									
Beginning Fund Balance	5 5,507,097	10,330,973	657,675	128,120	8,797,866	1,094,056	26,515,787	24,773,026	51,288,813
Re-Est Revenues	6 25,396,953	20,539,030	2,676,300	3,695,700	9,528,900	55,800	61,892,683	45,445,804	107,338,487
Re-Est Expenditures	7 25,676,620	22,134,698	2,579,200	3,732,416	14,170,100	49,100	68,342,134	45,150,800	113,492,934
Ending Fund Balance	8 5,227,430	8,735,305	754,775	91,404	4,156,666	1,100,756	20,066,336	25,068,030	45,134,366
Budget FY 2026									
Beginning Fund Balance	9 5,227,430	8,735,305	754,775	91,404	4,156,666	1,100,756	20,066,336	25,068,030	45,134,366
Revenues	10 26,883,185	20,129,455	2,561,100	4,873,605	8,320,600	48,000	62,815,945	42,658,318	105,474,263
Expenditures	11 26,877,743	20,736,915	2,561,400	4,931,629	9,144,600	45,000	64,297,287	42,693,875	106,991,162
Ending Fund Balance	12 5,232,872	8,127,845	754,475	33,380	3,332,666	1,103,756	18,584,994	25,032,473	43,617,467

LOCAL EMC SUPPORT

City Name: MUSCATINE
Fiscal Year July 1, 2025 - June 30, 2026

As provided in Iowa Code Section 384.12, subsection 22, a city may levy the amount necessary in support of a local Emergency Management Commission. In addition to this individual levy, Emergency Management Commission support may also be included as part of the General Fund Levy. Iowa Code Section 29C.17, subsection 6 states that any support from cities or counties must be separately reported on tax statements issued by the county treasurer. Input the amount of General Fund Levy request to be used for support of an Emergency Management Commission. The total below will reflect the total amount of Emergency Management Commission support provided by the City.

Portion of General Fund Levy Used for Emerg. Mgmt. Comm.	Request with Utility Replacement	Property Taxes Levied
Support of a Local Emerg.Mgmt.Comm.	0	0
TOTAL FOR FY 2026	0	0

City Name: MUSCATINE
Fiscal Year July 1, 2024 - June 30, 2025

GOVERNMENT ACTIVITIES CONT.	GENERAL	SPECIAL REVENUE	TIF/SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2025	ACTUAL 2024
PUBLIC SAFETY									
Police Department/Crime Prevention	1 6,316,900	82,000						6,398,900	6,150,991
Jail	2								0
Emergency Management	3								0
Flood Control	4								0
Fire Department	5 6,016,300	62,200						6,078,500	5,649,209
Ambulance	6								0
Building Inspections	7								0
Miscellaneous Protective Services	8								0
Animal Control	9 157,200							157,200	155,871
Other Public Safety	10								0
TOTAL (lines 1 - 10)	11 12,490,400	144,200				0		12,634,600	11,956,071
PUBLIC WORKS									
Roads, Bridges, & Sidewalks	12 1,743,600							1,743,600	1,550,742
Parking - Meter and Off-Street	13								0
Street Lighting	14								0
Traffic Control and Safety	15 213,600							213,600	195,056
Snow Removal	16 481,100							481,100	411,972
Highway Engineering	17 426,300							426,300	370,239
Street Cleaning	18 331,500							331,500	492,792
Airport (if not Enterprise)	19								0
Garbage (if not Enterprise)	20								0
Other Public Works	21 258,000							258,000	257,841
TOTAL (lines 12 - 21)	22 3,454,100	0				0		3,454,100	3,278,642
HEALTH & SOCIAL SERVICES									
Welfare Assistance	23								0
City Hospital	24								0
Payments to Private Hospitals	25								0
Health Regulation and Inspection	26								0
Water, Air, and Mosquito Control	27								0
Community Mental Health	28								0
Other Health and Social Services	29 60,000							60,000	60,000
TOTAL (lines 23 - 29)	30 60,000	0				0		60,000	60,000
CULTURE & RECREATION									
Library Services	31 1,325,800	49,400						1,375,200	1,333,052
Museum, Band and Theater	32 532,700	186,608				4,000		723,308	465,934
Parks	33 1,853,700	96,100						1,949,800	1,874,814
Recreation	34 434,200							434,200	320,757
Cemetery	35 230,100	132,900				1,000		364,000	368,666
Community Center, Zoo, & Marina	36								0
Other Culture and Recreation	37 21,000							21,000	17,659
TOTAL (lines 31 - 37)	38 4,397,500	465,008				5,000		4,867,508	4,380,882

City Name: MUSCATINE
Fiscal Year July 1, 2024 - June 30, 2025

GOVERNMENT ACTIVITIES CONT.	GENERAL	SPECIAL REVENUE	TIF/SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2025	ACTUAL 2024
COMMUNITY & ECONOMIC DEVELOPMENT									
Community Beautification	39								0
Economic Development	40	53,000	2,919,999					2,972,999	843,811
Housing and Urban Renewal	41		3,816,870					3,816,870	2,613,013
Planning & Zoning	42	1,155,000	25,400					1,180,400	1,098,088
Other Com & Econ Development	43		160,100					160,100	350,000
TIF Rebates	44							1,455,700	1,541,414
TOTAL (lines 39 - 44)	45	1,208,000	6,922,369			0		9,586,069	6,446,326
GENERAL GOVERNMENT									
Mayor, Council, & City Manager	46	574,500						574,500	596,303
Clerk, Treasurer, & Finance Adm.	47	891,700	11,500					903,200	776,647
Elections	48								5,124
Legal Services & City Attorney	49	152,500						152,500	156,454
City Hall & General Buildings	50	774,500	133,400					907,900	918,011
Tort Liability	51	529,100						529,100	404,591
Other General Government	52	757,600	160,611					918,211	809,362
TOTAL (lines 46 - 52)	53	3,679,900	305,511	0		0		3,985,411	3,666,492
DEBT SERVICE									
Gov Capital Projects	54			3,732,416				3,732,416	2,861,131
TIF Capital Projects	55				13,654,900			13,654,900	3,748,810
TOTAL CAPITAL PROJECTS	56								0
TOTAL CAPITAL PROJECTS	57	0	0		13,654,900	0		13,654,900	3,748,810
TOTAL Governmental Activities Expenditures (lines 11+22+30+38+44+52+53+54)	58	25,289,900	7,837,088	3,732,416	13,654,900	5,000		51,975,004	36,398,354
BUSINESS TYPE ACTIVITIES Proprietary: Enterprise & Budgeted ISF									
Water Utility	59							0	0
Sewer Utility	60						5,786,500	5,786,500	5,496,659
Electric Utility	61							0	0
Gas Utility	62							0	0
Airport	63						151,200	151,200	112,801
Landfill/Garbage	64						6,186,000	6,186,000	5,414,873
Transit	65						1,676,100	1,676,100	1,522,914
Cable TV, Internet & Telephone	66							0	0
Housing Authority	67						2,317,510	2,317,510	1,103,881
Storm Water Utility	68							0	0
Other Business Type (city hosp., ISF, parking, etc.)	69						7,470,500	7,470,500	6,398,670
Enterprise DEBT SERVICE	70						969,480	969,480	959,400
Enterprise CAPITAL PROJECTS	71						15,716,800	15,716,800	9,691,404
Enterprise TIF CAPITAL PROJECTS	72							0	0
TOTAL BUSINESS TYPE EXPENDITURES (lines 59+72)	73						40,274,090	40,274,090	30,700,602
TOTAL ALL EXPENDITURES (lines 58+73)	74	25,289,900	7,837,088	3,732,416	13,654,900	5,000	40,274,090	92,249,094	67,098,956
Regular Transfers Out	75	386,720	14,297,610		515,200	44,100	4,876,710	20,120,340	20,120,319
Internal TIF Loan Transfers Out	76							1,123,500	934,097
Total ALL Transfers Out	77	386,720	14,297,610	0	515,200	44,100	4,876,710	21,243,840	21,054,416
Total Expenditures and Other Fin Uses (lines 74+77)	78	25,676,620	22,134,698	3,732,416	14,170,100	49,100	45,150,800	113,492,934	88,153,372
Ending Fund Balance June 30	79	5,227,430	8,735,305	91,404	4,156,666	1,100,756	25,068,030	45,134,366	51,288,813

RE-ESTIMATED REVENUES DETAIL

City Name: MUSCATINE
Fiscal Year July 1, 2024 - June 30, 2025

REVENUES & OTHER FINANCING SOURCES	GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2025	ACTUAL 2024
Taxes Levied on Property	1 9,071,826	4,855,355		2,182,363				16,109,544	16,143,123
Less: Uncollected Property Taxes - Levy Year	2							0	1,009
Net Current Property Taxes (line 1 minus line 2)	3 9,071,826	4,855,355		2,182,363	0			16,109,544	16,142,114
Delinquent Property Taxes	4							0	187
TIF Revenues	5		2,641,400					2,641,400	2,560,231
Other City Taxes:									
Utility Tax Replacement Excise Taxes	6 33,681	18,038		7,900				59,619	60,228
Utility franchise tax (Iowa Code Chapter 364.2)	7 412,000							412,000	413,802
Parish mutual wager tax	8							0	0
Gaming wager tax	9							0	0
Mobile Home Taxes	10 21,400							21,400	37,261
Hotel/Motel Taxes	11 595,000							595,000	585,232
Other Local Option Taxes	12	4,100,000						4,100,000	4,114,250
Subtotal - Other City Taxes (lines 6 thru 12)	13 1,062,081	4,118,038		7,900	0			5,188,019	5,210,773
Licenses & Permits	14 489,100						21,600	510,700	649,003
Use of Money & Property	15 401,800	195,601	20,300	25,000		50,800	2,162,024	2,855,525	3,390,864
Intergovernmental:									
Federal Grants & Reimbursements	16 254,300	5,398,357			1,001,000		2,415,400	9,069,057	4,371,882
Road Use Taxes	17	3,319,700						3,319,700	3,350,025
Other State Grants & Reimbursements	18 454,563	826,779		104,660	987,700		1,861,800	4,235,502	2,734,201
Local Grants & Reimbursements	19 389,800	46,000					148,600	584,400	619,607
Subtotal - Intergovernmental (lines 16 thru 19)	20 1,098,663	9,590,836	0	104,660	1,988,700		4,425,800	17,208,659	11,075,715
Charges for Fees & Service:									
Water Utility	21								0
Sewer Utility	22						7,738,700	7,738,700	7,467,732
Electric Utility	23							0	0
Gas Utility	24							0	0
Parking	25							0	0
Airport	26							0	0
Landfill/Garbage	27						5,841,800	5,841,800	5,825,898
Hospital	28							0	0
Transit	29						144,000	144,000	136,876
Cable TV, Internet & Telephone	30							0	0
Housing Authority	31							0	0
Storm Water Utility	32							0	0
Other Fees & Charges for Service	33 917,600						2,431,100	3,348,700	3,574,689
Subtotal - Charges for Service (lines 21 thru 33)	34 917,600	0		0	0	0	16,155,600	17,073,200	17,005,195
Special Assessments	35							0	0
Miscellaneous	36 1,392,100	141,200			3,869,700	5,000	5,520,500	10,928,500	11,072,894
Other Financing Sources:									
Regular Operating Transfers In	37 10,724,183	1,388,000		1,021,077	3,405,900		3,581,180	20,120,340	20,120,319
Internal TIF Loan Transfers In	38 239,600	250,000	14,600	354,700	264,600			1,123,500	934,097
Subtotal ALL Operating Transfers In	39 10,963,783	1,638,000	14,600	1,375,777	3,670,500	0	3,581,180	21,243,840	21,054,416
Proceeds of Debt (Excluding TIF Internal Borrowing)	40						13,579,100	13,579,100	9,417,790
Proceeds of Capital Asset Sales	41							0	0
Subtotal-Other Financing Sources (lines 36 thru 39)	42 10,963,783	1,638,000	14,600	1,375,777	3,670,500	0	17,160,280	34,822,940	30,472,206
Total Revenues except for beginning fund balance (lines 3, 4, 5, 12, 13, 14, 19, 33, 34, 35, & 39)	43 25,396,953	20,539,030	2,676,300	3,695,700	9,528,900	55,800	45,445,804	107,338,487	97,579,182
Beginning Fund Balance July 1	44 5,507,097	10,330,973	657,675	128,120	8,797,866	1,094,056	24,773,026	51,288,813	41,863,003
TOTAL REVENUES & BEGIN BALANCE (lines 41-42)	45 30,904,050	30,870,003	3,333,975	3,823,820	18,326,766	1,149,856	70,218,830	158,627,300	139,442,185

City Name: MUSCATINE
Fiscal Year July 1, 2025 - June 30, 2026

GOVERNMENT ACTIVITIES	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2026	RE-ESTIMATED 2025	ACTUAL 2024
PUBLIC SAFETY										
Police Department/Crime Prevention	1 6,233,700	5,000						6,238,700	6,398,900	6,150,991
Jail	2							0	0	0
Emergency Management	3							0	0	0
Flood Control	4							0	0	0
Fire Department	5 6,174,700							6,174,700	6,078,500	5,649,209
Ambulance	6							0	0	0
Building Inspections	7							0	0	0
Miscellaneous Protective Services	8							0	0	0
Animal Control	9 158,200							158,200	157,200	155,871
Other Public Safety	10							0	0	0
TOTAL (lines 1 - 10)	11 12,566,600	5,000				0		12,571,600	12,634,600	11,956,071
PUBLIC WORKS										
Roads, Bridges, & Sidewalks	12 2,053,000							2,053,000	1,743,600	1,550,742
Parking - Meter and Off-Street	13							0	0	0
Street Lighting	14							0	0	0
Traffic Control and Safety	15 215,300							215,300	213,600	195,056
Snow Removal	16 653,900							653,900	481,100	411,972
Highway Engineering	17 459,100							459,100	426,300	370,239
Street Cleaning	18 380,300							380,300	331,500	492,792
Airport	19							0	0	0
Garbage (if not Enterprise)	20							0	0	0
Other Public Works	21 274,400							274,400	258,000	257,841
TOTAL (lines 12 - 21)	22 4,036,000	0				0		4,036,000	3,454,100	3,278,642
HEALTH & SOCIAL SERVICES										
Welfare Assistance	23							0	0	0
City Hospital	24							0	0	0
Payments to Private Hospitals	25							0	0	0
Health Regulation and Inspection	26							0	0	0
Water, Air, and Mosquito Control	27							0	0	0
Community Mental Health	28							0	0	0
Other Health and Social Services	29 60,000							60,000	60,000	60,000
TOTAL (lines 23 - 29)	30 60,000	0				0		60,000	60,000	60,000
CULTURE & RECREATION										
Library Services	31 1,351,900	42,000						1,393,900	1,375,200	1,333,052
Museum, Band and Theater	32 554,900	25,000				4,000		583,900	723,308	465,934
Parks	33 2,275,000	35,000						2,310,000	1,949,800	1,874,814
Recreation	34 353,600							353,600	434,200	320,757
Cemetery	35 232,600					1,000		233,600	364,000	368,666
Community Center, Zoo, & Marina	36							0	0	0
Other Culture and Recreation	37							0	21,000	17,659
TOTAL (lines 31 - 37)	38 4,768,000	102,000				5,000		4,875,000	4,867,508	4,380,882

City Name: MUSCATINE
Fiscal Year July 1, 2025 - June 30, 2026

GOVERNMENT ACTIVITIES	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2026	RE-ESTIMATED 2025	ACTUAL 2024
COMMUNITY & ECONOMIC DEVELOPMENT										
Community Beautification	39							0	0	0
Economic Development	40	195,000	2,010,640					2,205,640	2,972,999	843,811
Housing and Urban Renewal	41		4,336,080					4,336,080	3,816,870	2,613,013
Planning and Zoning	42	1,182,800						1,182,800	1,180,400	1,098,088
Other Com & Econ Development	43							0	160,100	350,000
TIF Rebates	44			1,127,200				1,127,200	1,455,700	1,541,414
TOTAL (lines 39 - 44)	45	1,377,800	6,346,720	1,127,200		0		8,851,720	9,586,069	6,446,326
GENERAL GOVERNMENT										
Mayor, Council, & City Manager	46	656,000						656,000	574,500	596,303
Clerk, Treasurer, & Finance Adm.	47	910,900						910,900	903,200	776,647
Elections	48	5,500						5,500	0	5,124
Legal Services & City Attorney	49	152,500						152,500	152,500	156,454
City Hall & General Buildings	50	810,500						810,500	907,900	918,011
Tort Liability	51	584,000						584,000	529,100	404,591
Other General Government	52	769,800	40,000					809,800	918,211	809,362
TOTAL (lines 46 - 52)	53	3,889,200	40,000	0		0		3,929,200	3,985,411	3,666,492
DEBT SERVICE										
Gov Capital Projects	54			4,931,629				4,931,629	3,732,416	2,861,131
TIF Capital Projects	56				9,144,600			9,144,600	13,654,900	3,748,810
TOTAL CAPITAL PROJECTS	57	0	0	0	9,144,600	0		9,144,600	13,654,900	3,748,810
TOTAL Government Activities Expenditures (lines 11+22+30+38+45+53+54+57)	58	26,697,600	6,493,720	1,127,200	4,931,629	5,000		48,399,749	51,975,004	36,398,354
BUSINESS TYPE ACTIVITIES										
Proprietary: Enterprise & Budgeted ISF										
Water Utility	59							0	0	0
Sewer Utility	60						6,800,800	6,800,800	5,786,500	5,496,659
Electric Utility	61							0	0	0
Gas Utility	62							0	0	0
Airport	63							159,900	151,200	112,801
Landfill/Garbage	64							5,860,000	6,186,000	5,414,873
Transit	65							1,616,300	1,676,100	1,522,914
Cable TV, Internet & Telephone	66							0	0	0
Housing Authority	67						1,273,610	1,273,610	2,317,510	1,103,881
Storm Water Utility	68							0	0	0
Other Business Type (city hosp., ISF, parking, etc.)	69						7,372,500	7,372,500	7,470,500	6,398,670
Enterprise DEBT SERVICE	70						980,040	980,040	969,480	959,400
Enterprise CAPITAL PROJECTS	71						13,901,900	13,901,900	15,716,800	9,691,404
Enterprise TIF CAPITAL PROJECTS	72							0	0	0
TOTAL Business Type Expenditures (lines 59 - 72)	73						37,965,050	37,965,050	40,274,090	30,700,602
TOTAL ALL EXPENDITURES (lines 58 + 73)	74	26,697,600	6,493,720	1,127,200	4,931,629	5,000	37,965,050	86,364,799	92,249,094	67,098,956
Regular Transfers Out	75	180,143	14,243,195					19,192,163	20,120,340	20,120,319
Internal TIF Loan / Repayment Transfers Out	76			1,434,200		40,000		1,434,200	1,123,500	934,097
Total ALL Transfers Out	77	180,143	14,243,195	1,434,200	0	40,000	4,728,825	20,626,363	21,243,840	21,054,416
Total Expenditures & Fund Transfers Out (lines 74+77)	78	26,877,743	20,736,915	2,561,400	4,931,629	45,000	42,693,875	106,991,162	113,492,934	88,153,372
Ending Fund Balance June 30	79	5,232,872	8,127,845	754,475	33,380	1,103,756	25,032,473	43,617,467	45,134,366	51,288,813

REVENUES DETAIL

City Name: MUSCATINE
Fiscal Year July 1, 2025 - June 30, 2026

REVENUES & OTHER FINANCING SOURCES	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2026	RE-ESTIMATED 2025	ACTUAL 2024
Taxes Levied on Property	1 9,291,458	5,205,572		2,425,372		0		16,922,402	16,109,544	16,143,123
Less: Uncollected Property Taxes - Levy Year	2							0	0	1,009
Net Current Property Taxes (line 1 minus line 2)	3 9,291,458	5,205,572		2,425,372		0		16,922,402	16,109,544	16,142,114
Delinquent Property Taxes	4							0	0	187
TIF Revenues	5		2,522,000					2,522,000	2,641,400	2,560,231
Other City Taxes:										
Utility Tax Replacement Excise Taxes	6 33,188	18,604		8,062	0			59,854	59,619	60,228
Utility franchise tax (Iowa Code Chapter 364.2)	7 600,000							600,000	412,000	413,802
Parishual wage tax	8							0	0	0
Gaming wage tax	9							0	0	0
Mobile Home Taxes	10 21,400							21,400	21,400	37,261
Hotel/Motel Taxes	11 595,000							595,000	595,000	585,232
Other Local Option Taxes	12	4,100,000						4,100,000	4,100,000	4,114,250
Subtotal - Other City Taxes (lines 6 thru 12)	13 1,249,588	4,118,604		8,062	0			5,376,254	5,188,019	5,210,773
Licenses & Permits	14 489,100						21,600	510,700	510,700	649,003
Use of Money & Property	15 431,200	48,300	20,300	25,000		43,000	1,781,200	2,349,000	2,855,525	3,390,864
Intergovernmental:										
Federal Grants & Reimbursements	16 121,800	5,329,510			2,251,000		2,139,100	9,841,410	9,069,057	4,371,882
Road Use Taxes	17	3,343,500						3,343,500	3,319,700	3,350,025
Other State Grants & Reimbursements	18 410,698	823,269		94,468			317,300	1,645,735	4,235,502	2,734,201
Local Grants & Reimbursements	19 407,300	30,000					148,600	585,900	584,400	619,607
Subtotal - Intergovernmental (lines 16 thru 19)	20 939,798	9,526,279	0	94,468	2,251,000		2,605,000	15,416,545	17,208,659	11,075,715
Charges for Fees & Service:										
Water Utility	21							0	0	0
Sewer Utility	22						7,818,100	7,818,100	7,738,700	7,467,732
Electric Utility	23							0	0	0
Gas Utility	24							0	0	0
Parking	25							0	0	0
Airport	26							0	0	0
Landfill/Garbage	27						5,841,800	5,841,800	5,841,800	5,825,898
Hospital	28							0	0	0
Transit	29						146,000	146,000	144,000	136,876
Cable TV, Internet & Telephone	30							0	0	0
Housing Authority	31							0	0	0
Storm Water Utility	32							0	0	0
Other Fees & Charges for Service	33 1,201,900	70,700					2,833,500	4,106,100	3,348,700	3,574,689
Subtotal - Charges for Service (lines 21 thru 33)	34 1,201,900	70,700		0	0	0	16,639,400	17,912,000	17,073,200	17,005,195
Special Assessments	35							0	0	0
Miscellaneous	36 1,292,199				950,000	5,000	5,786,800	8,033,999	10,928,500	11,072,894
Other Financing Sources:										
Regular Operating Transfers In	37 11,734,542	910,000		1,967,303	1,235,000		3,345,318	19,192,163	20,120,340	20,120,319
Internal TIF Loan Transfers In	38 253,400	250,000	18,800	353,400	558,600			1,434,200	1,123,500	934,097
Subtotal ALL Operating Transfers In	39 11,987,942	1,160,000	18,800	2,320,703	1,793,600	0	3,345,318	20,626,363	21,243,840	21,054,416
Proceeds of Debt (Excluding TIF Internal Borrowing)	40				3,326,000		12,479,000	15,805,000	13,579,100	9,417,790
Proceeds of Capital Asset Sales	41							0	0	0
Subtotal-Other Financing Sources (lines 38 thru 40)	42 11,987,942	1,160,000	18,800	2,320,703	5,119,600	0	15,824,318	36,431,363	34,822,940	30,472,206
Total Revenues except for beginning fund balance (lines 3, 4, 5, 13, 14, 15, 20, 34, 35, 36, & 41)	43 26,883,185	20,129,455	2,561,100	4,873,605	8,320,600	48,000	42,658,318	105,474,263	107,338,487	97,579,182
Beginning Fund Balance July 1	44 5,227,430	8,735,305	754,775	91,404	4,156,666	1,100,756	25,068,030	45,134,366	51,288,813	41,863,003
TOTAL REVENUES & BEGIN BALANCE (lines 42+43)	45 32,110,615	28,864,760	3,315,875	4,965,009	12,477,266	1,148,756	67,726,348	150,608,629	158,627,300	139,442,185

ADOPTED BUDGET SUMMARY

City Name: MUSCATINE
Fiscal Year July 1, 2025 - June 30, 2026

	GENERAL	SPECIAL REVENUES	TIF/SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2026	RE-ESTIMATED 2025	ACTUAL 2024
Revenues & Other Financing Sources										
Taxes Levied on Property	1 9,291,458	5,205,572		2,425,372	0	0		16,922,402	16,109,544	16,143,123
Less: Uncollected Property Taxes-Levy Year	2 0	0		0	0	0		0	0	1,009
Net Current Property Taxes	3 9,291,458	5,205,572		2,425,372	0	0		16,922,402	16,109,544	16,142,114
Delinquent Property Taxes	4 0	0		0	0	0		0	0	187
TIF Revenues	5		2,522,000					2,522,000	2,641,400	2,560,231
Other City Taxes	6 1,249,588	4,118,604		8,062	0	0		5,376,254	5,188,019	5,210,773
Licenses & Permits	7 489,100	0					21,600	510,700	510,700	649,003
Use of Money and Property	8 431,200	48,300	20,300	25,000	0	43,000	1,781,200	2,349,000	2,855,525	3,390,864
Intergovernmental	9 939,798	9,526,279	0	94,468	2,251,000		2,605,000	15,416,545	17,208,659	11,075,715
Charges for Fees & Service	10 1,201,900	70,700		0	0	0	16,639,400	17,912,000	17,073,200	17,005,195
Special Assessments	11 0	0		0	0	0	0	0	0	0
Miscellaneous	12 1,292,199	0		0	950,000	5,000	5,786,800	8,033,999	10,928,500	11,072,894
Sub-Total Revenues	13 14,895,243	18,969,455	2,542,300	2,552,902	3,201,000	48,000	26,834,000	69,042,900	72,515,547	67,106,976
Other Financing Sources:										
Total Transfers In	14 11,987,942	1,160,000	18,800	2,320,703	1,793,600	0	3,345,318	20,626,363	21,243,840	21,054,416
Proceeds of Debt	15 0	0	0	0	3,326,000	0	12,479,000	15,805,000	13,579,100	9,417,790
Proceeds of Capital Asset Sales	16 0	0	0	0	0	0	0	0	0	0
Total Revenues and Other Sources	17 26,883,185	20,129,455	2,561,100	4,873,605	8,320,600	48,000	42,658,318	105,474,263	107,338,487	97,579,182
Expenditures & Other Financing Uses										
Public Safety	18 12,566,600	5,000	0			0		12,571,600	12,634,600	11,956,071
Public Works	19 4,036,000	0	0			0		4,036,000	3,454,100	3,278,642
Health and Social Services	20 60,000	0	0			0		60,000	60,000	60,000
Culture and Recreation	21 4,768,000	102,000	0			5,000		4,875,000	4,867,508	4,380,882
Community and Economic Development	22 1,377,800	6,346,720	1,127,200			0		8,851,720	9,586,069	6,446,326
General Government	23 3,889,200	40,000	0			0		3,929,200	3,985,411	3,666,492
Debt Service	24 0	0	0	4,931,629		0		4,931,629	3,732,416	2,861,131
Capital Projects	25 0	0	0		9,144,600	0		9,144,600	13,654,900	3,748,810
Total Government Activities Expenditures	26 26,697,600	6,493,720	1,127,200	4,931,629	9,144,600	5,000		48,399,749	51,975,004	36,398,354
Business Type Proprietary: Enterprise & ISF	27							37,965,050	40,274,090	30,700,602
Total Gov & Bus Type Expenditures	28 26,697,600	6,493,720	1,127,200	4,931,629	9,144,600	5,000		37,965,050	40,274,090	30,700,602
Total Transfers Out	29 180,143	14,243,195	1,434,200	0	0	40,000	4,728,825	20,626,363	21,243,840	21,054,416
Total ALL Expenditures/Fund Transfers Out	30 26,877,743	20,736,915	2,561,400	4,931,629	9,144,600	45,000	42,693,875	106,991,162	113,492,934	88,153,372
Excess Revenues & Other Sources Over	31									
(Under) Expenditures/Transfers Out	32 5,442	-607,460	-300	-58,024	-824,000	3,000	-35,557	-1,516,899	-6,154,447	9,425,810
Beginning Fund Balance July 1	33 5,227,430	8,735,305	754,775	91,404	4,156,666	1,100,756	25,068,030	45,134,366	51,288,813	41,863,003
Ending Fund Balance June 30	34 5,232,872	8,127,845	754,475	33,380	3,332,666	1,103,756	25,032,473	43,617,467	45,134,366	51,288,813

LONG TERM DEBT SCHEDULE - LT DEBT1

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name		Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
Corporate Purpose 5-26-16	1	4,550,000	GO	93461-0516	470,000	11,163	481,163	700			481,863
Corporate Purpose 5-23-18	2	4,090,000	GO	94269-0518	525,000	54,150	579,150	700		93,650	486,200
Corporate Purpose 5-7-20	3	4,310,000	GO	2020-0138	605,000	62,900	667,900	700		353,400	315,200
Corporate Purpose 6-2-22	4	6,190,000	GO	2022-0205	560,000	178,913	738,913	700			739,613
Corporate Purpose 6-5-24	5	4,880,000	GO	2024-0199	355,000	232,350	587,350	700			588,050
State Revolving Fund Loan 11-4-2008	6	16,500,000	NON-GO	n/a	849,000	131,040	980,040			980,040	0
State Revolving Fund Loan 8-11-2023	7	8,000,000	GO	2023-0365	745,000	145,380	890,380			890,380	0
State Revolving Fund Loan 11-1-24	8	7,960,000	GO	2024-0444	794,000	189,273	983,273			983,273	0
Est'd Commercial and Industrial State Reimbursement	9		NON-GO				0			46,088	-46,088
Estimated Interest	10		NON-GO				0			25,000	-25,000
Business Property Tax Credit Reimbursement	11		NON-GO				0			55,000	-55,000
Use of Debt Service Fund Balance	12		NON-GO				0			51,404	-51,404
	13		-				0				0
	14		-				0				0
	15		-				0				0
	16		-				0				0
	17		-				0				0
	18		-				0				0
	19		-				0				0
	20		-				0				0
	21		-				0				0
	22		-				0				0
	23		-				0				0
	24		-				0				0
	25		-				0				0
	26		-				0				0
	27		-				0				0
	28		-				0				0
	29		-				0				0
	30		-				0				0
TOTALS					4,903,000	1,005,169	5,908,169	3,500	0	3,478,235	2,433,434

LONG TERM DEBT SCHEDULE - GRAND TOTALS

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

	Principal Due FY 2026	Interest Due FY 2026	Total Obligation Due FY 2026	Bond Reg./ Paying Agent Fees Due FY 2026	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Sources OTHER THAN Budget Year Debt Service Levy	Amount Paid Budget Year Debt Service Levy
GO - TOTAL	4,054,000	874,129	4,928,129	3,500	0	2,320,703	2,610,926
NON GO - TOTAL	849,000	131,040	980,040	0	0	1,157,532	-177,492
GRAND - TOTAL	4,903,000	1,005,169	5,908,169	3,500	0	3,478,235	2,433,434

NOTICE OF PUBLIC HEARING – PROPOSED BUDGET

Fiscal Year July 1, 2025 - June 30, 2026

City of: MUSCATINE

The City Council will conduct a public hearing on the proposed Budget at: City Hall Council Chambers Meeting Date: 4/17/2025 Meeting Time: 06:00 PM

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-budget-appeals>.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.

The estimated Total tax levy rate per \$1000 valuation on regular property	15.95328
The estimated tax levy rate per \$1000 valuation on Agricultural property is	3.00375

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

Phone Number
(563) 264-1550

City Clerk/Finance Officer's NAME
Nancy Lueck

		Budget FY 2026	Re-estimated FY 2025	Actual FY 2024
Revenues & Other Financing Sources				
Taxes Levied on Property	1	16,922,402	16,109,544	16,143,123
Less: Uncollected Property Taxes-Levy Year	2	0	0	1,009
Net Current Property Taxes	3	16,922,402	16,109,544	16,142,114
Delinquent Property Taxes	4	0	0	187
TIF Revenues	5	2,522,000	2,641,400	2,560,231
Other City Taxes	6	5,376,254	5,188,019	5,210,773
Licenses & Permits	7	510,700	510,700	649,003
Use of Money and Property	8	2,349,000	2,855,525	3,390,864
Intergovernmental	9	15,416,545	17,208,659	11,075,715
Charges for Fees & Service	10	17,912,000	17,073,200	17,005,195
Special Assessments	11	0	0	0
Miscellaneous	12	8,033,999	10,928,500	11,072,894
Other Financing Sources	13	15,805,000	13,579,100	9,417,790
Transfers In	14	20,626,363	21,243,840	21,054,416
Total Revenues and Other Sources	15	105,474,263	107,338,487	97,579,182
Expenditures & Other Financing Uses				
Public Safety	16	12,571,600	12,634,600	11,956,071
Public Works	17	4,036,000	3,454,100	3,278,642
Health and Social Services	18	60,000	60,000	60,000
Culture and Recreation	19	4,875,000	4,867,508	4,380,882
Community and Economic Development	20	8,851,720	9,586,069	6,446,326
General Government	21	3,929,200	3,985,411	3,666,492
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Capital Projects	23	9,144,600	13,654,900	3,748,810
Total Government Activities Expenditures	24	48,399,749	51,975,004	36,398,354
Business Type / Enterprises	25	37,965,050	40,274,090	30,700,602
Total ALL Expenditures	26	86,364,799	92,249,094	67,098,956
Transfers Out	27	20,626,363	21,243,840	21,054,416
Total ALL Expenditures/Transfers Out	28	106,991,162	113,492,934	88,153,372
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-1,516,899	-6,154,447	9,425,810
Beginning Fund Balance July 1	30	45,134,366	51,288,813	41,863,003
Ending Fund Balance June 30	31	43,617,467	45,134,366	51,288,813



City of Muscatine

ITEM NUMBER 2025-0155

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Nancy Lueck, Finance Director
Jodi Royal-Goodwin, Community Development Director

SUBJECT

Resolution Approving Development Agreement with Lumber Lofts, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement.(Public Hearing E)

EXECUTIVE SUMMARY

The City Council previously gave approval for the staff to proceed with negotiating a Development Agreement with Lumber Lofts, LLC, to develop a mixed-use residential and commercial project at 910 East 2nd Street (the Hawkeye site). The development will include the construction of a 65-unit mixed-use building. The proposed development agreement will provide financial incentives to Lumber Lofts in the form of annual appropriation incremental property tax payments. At the March 20, 2025, meeting, the City Council set a public hearing for April 17 at 6 pm to receive public comments on the proposed Development Agreement.

After the public hearing on April 17, the City Council can consider the resolution approving the Development Agreement.

STAFF RECOMMENDATION

Staff recommends approval of the resolution approving this Development Agreement.

BACKGROUND/DISCUSSION

In April 2024 a request for proposals for the city-owned property at 910 East 2nd Street (the Hawkeye site) was released. Build To Suit (BTS) was the sole respondent, and proposed to construct a 65-unit mixed-use building. At the May 16, 2024, meeting, the City Council selected BTS as the preferred developer for 910 E 2nd Street ("The Hawkeye Site") and directed staff to negotiate a development agreement that would provide appropriate financial incentives, including an annual appropriation of incremental property tax payments.

Over the past year BTS and staff have been negotiating the development and completing other pre-development work, and BTS established Lumber Lofts, LLC as the development entity for

the project. Both parties are now prepared to proceed with the attached development agreement. To facilitate approval of the development agreement, City Council adopted a resolution setting a public hearing on the proposed agreement for April 17 at 6:00 pm. Following the public hearing Council will consider approving the agreement.

The proposed development agreement would provide for tax increment financing (TIF) rebates over 20 years with a maximum total rebate amount not to exceed \$2,400,000, and a \$250,000 economic development grant. The agreement also requires a minimum assessment valuation of \$7,500,000 effective January 1, 2027, through a minimum assessment agreement.

The proposed project will support Council's goal to create attractive entryways into the City and provide workforce housing to support a vibrant community.

Reated History

The City assumed control of the site in 2004. Located on the banks of the Mississippi River at the mouth of Mad Creek, the site was previously used as a lumberyard for over 100 years before it was acquired by the City and today is used to dewater the dredge spoils from harbor dredging operations. The Hawkeye Site is the entrance to Muscatine on Highway 92 from Illinois and into our downtown from the east. Unfortunately, the dewatering operations do not leave this property in the most welcoming state.

The Hawkeye Site's unique combination of size, riverfront location, and proximity to downtown and major employment centers, creates the potential for significantly more beneficial use of this site. The site is also within the area identified for Workforce Housing Tax Credits preference points as a result of the City being Designated an Iowa Thriving Community.

Council has also previously approved actions necessary to make the site development ready, including approving an engineering contract to evaluate the feasibility of relocating the dewatering operation (September 14, 2023) and hiring a survey firm to prepare documents required to pursue a conditional letter of map revision (CLOMR) from the Federal Emergency Management Agency (FEMA) to confirm the placement of fill on the site would allow for its removal from the floodplain (April 4, 2024).

At the May 16 meeting, Council approved BTS as the preferred developer of the site. The proposed development is a \$11.55 million mixed-use building that will include 65 market-rate apartments and limited ground floor commercial space. BTS has been awarded Workforce and Redevelopment tax credits from the State of Iowa, and anticipates beginning construction in June 2025 and being completed by September 2026. BTS has created Lumber Lofts, LLC to be the developer and owner of this project.

CITY FINANCIAL IMPACT

This project will be funded from future incremental property tax (TIF) funds, and as such, will have no impact on the current City budget.

ATTACHMENTS

1. Development Agreement (Lumber Lofts) (Muscatine #77 2024) 4-9-25 Clean
2. Hold Hrg Dev Agmt AA - Lumber Lofts (Muscatine #77)-v2

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Muscatine, Iowa (the “City”) and Lumber Lofts, LLC (the “Company”) as of the ____ day of _____, 2025 (the “Commencement Date”).

WHEREAS, the City has established the Consolidated Muscatine Urban Renewal Area (the “Urban Renewal Area”) and has adopted a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, the City owns and/or intends to acquire and make certain improvements to real property, which is situated in the City, lying within the Urban Renewal Area and more specifically described on Exhibit A hereto (the “Property”); and

WHEREAS, the Company has proposed to acquire the Property and undertake the construction of a mixed-use building (the “Project”) including commercial units (the “Commercial Units”) and residential units (the “Residential Units”); and

WHEREAS, the Company has requested that the City provide financial assistance in the form of (i) an economic development grant (the “Grant”) and (ii) incremental property tax payments to be used by the Company in paying the costs of constructing and maintaining the Project; and

WHEREAS, the taxable base valuation of the Property for purposes of calculations of Incremental Property Tax Revenues (as hereinafter defined) under this Agreement and Section 403.19 of the Code of Iowa shall be January 1, 2025 (the “Base Valuation”); and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons;

NOW THEREFORE, the parties hereto agree as follows:

A. City and Company Covenants

1. Sale of the Property.

The City will sell, and the Company will acquire (the “Real Estate Transaction”) the Property for a purchase price of \$50,000.00 (the “Purchase Price”). The closing (“Closing”) of the Real Estate Transaction will be within thirty (30) days following the satisfaction or the Company’s waiver of the Conditions Precedent (as defined below).

The Company acknowledges that in lieu of advancing the Purchase Price to the City upon Closing the City will withhold an amount (the “Purchase Price Withholding Amount”) equal to the Purchase Price from the Incremental Property Tax Revenues (as hereinafter defined) received by the City to make the Payments (as hereinafter defined) before making any Payments to the Company in order to collect the Purchase Price from the Company.

The Property will be sold and transferred on the following terms:

- a. City will provide the Company with an updated abstract for the Property at least thirty days before Closing.
- b. The City will transfer the Property free and clear of all liens or encumbrances, including but not limited to liens for unpaid taxes, and free of any covenants, easements or restrictions that unreasonably interfere with the Company's intended construction and use of the Property; provided, however, that the Company shall grant, at no cost to the City, construction and/or permanent easements, as necessary, to that portion (the "Easement Property") of the Property as more particularly described on Exhibit A-1 hereto, in order for the City to access such Easement Property to construct certain force main and recreational trail improvements thereon and to maintain such improvements.
- c. The City will transfer the Property via a quit claim deed to the Company.
- d. Prior to Closing the City will remove all property, stressed vegetation located on the northeast corner of the Property, equipment and debris related to the removal by the City of the dredge spoils from the Property and the existing concrete slab on the Property.
- e. The City will transfer sole and exclusive possession of the Property to the Company at Closing.

2. Project Construction; Operational Requirement

Project Construction

The Company agrees to construct the Project on the Property. The Company agrees to make good faith efforts to commence construction of the footings for the Project as soon as practicable following the Closing, but in any event shall commence such construction by no later than December 31, 2025.

Furthermore, the Company expects this construction to result in approximately \$11,000,000 in capital improvements for the Property, including construction work, equipment, furnishings, soft costs and other capital improvements. The Project shall minimally include a sixty-five (65) unit mixed-use building with Residential Units; tenant amenity spaces, Commercial Units on the ground floor; and onsite parking on the Property. Further, the Project shall be designed and constructed in a manner that reflects the character of the City and neighborhood.

The Company agrees to submit a detailed site plan (the "Site Plan") for the development of the Project to the City in accordance with City Code Section 10-2-7(I). Upon approval by the City of the Site Plan it shall be attached hereto as Exhibit B. The Site Plan shall include a plan for stormwater management for the Property that demonstrates compliance with SUDAS Section 2G-1.B.3. as well as the Extreme Flood Protection Criteria from the Iowa Storm Water Management Manual. The Site Plan may be amended in accordance with the Muscatine City Code by mutual written consent of the parties.

The Company agrees to construct the Project in accordance with the Site Plan, the Façade Design Standards and all local zoning, land use, building and safety codes and regulations. The Company agrees to complete construction of the Project by no later than December 31, 2026 subject to a Force Majeure Event.

Maintenance and Use of the Project and the Property

The Company agrees to maintain ownership of the Project and to occupy or lease out part of or all of the Project throughout the Term (as hereinafter defined) of this Agreement.

The Company further agrees to maintain, preserve, and keep the Property, including but not limited to the Project, useful and in good repair and working order, ordinary wear and tear excepted, and from time to time will make all necessary repairs, replacements, renewals, and additions. Further, the Company agrees to maintain compliance with local zoning, land use, building and safety codes and regulations.

Further, the Company agrees to obtain and continuously maintain reasonable insurance covering the Property, including the Project. The Company agrees to notify the City promptly in the case of damage exceeding \$250,000 in amount to, or destruction of, the Project resulting from fire or other casualty.

3. Company's Operational Certifications. The Company agrees to certify (the "Operational Certification") to the City by no later than October 15 of each year during the Term, commencing in 2027, that the Company is in compliance with the with the requirements of Section A.2 above. Each Operational Certification shall be accompanied by documentation demonstrating, to the reasonable satisfaction of the City, that the Company is in compliance with the Operational Requirement.

4. Property Taxes. The Company agrees to make timely payment of all property taxes as they come due with respect to the Property with the completed Project thereon and to submit a receipt or cancelled check in evidence of each such payment.

5. Minimum Assessment Agreement. The Company agrees to enter into an assessment agreement (the "Assessment Agreement"), pursuant to Section 403.6 of the Code of Iowa fixing the minimum assessed valuation of the Property, in contemplation of the value to be added by the Project, at not less than Seven Million Five Hundred Thousand Dollars (\$7,500,000) (the "Minimum Assessed Valuation") as of January 1, 2027 (the "First Valuation Date"). It is intended by the Company that the Minimum Assessed Valuation shall be established on the Muscatine County property tax rolls as of the First Valuation Date regardless of the then-current degree of completion or incompleteness of the Project. The Assessment Agreement shall be in substantially the form attached hereto as Exhibit C and shall remain in effect throughout the Term of this Agreement.

6. Property Tax Payment Certification. For purposes of this Agreement “Annual Percentage” shall mean the annual percentage in effect from time to time as set forth in the following table:

Payment Year	Annual Percentage
First through Tenth Payment Years	100%
Eleventh through Twentieth Payment Years	90%

The Company agrees to certify to the City by no later than October 15th of each year during the Term, commencing in 2027, an amount (the “Company’s Estimate”) equal to the Annual Percentage of the estimated Incremental Property Tax Revenues, as hereinafter defined, anticipated to be paid in the fiscal year immediately following such certification with respect to the taxable valuation of the Property. The Company will submit the Company’s Estimate by completing and submitting the worksheet attached hereto as Exhibit D. The City reserves the right to review and request revisions to each such Company’s Estimate to ensure the accuracy of the figures submitted.

For purposes of this Agreement, Incremental Property Tax Revenues are calculated by: (1) determining the consolidated property tax levy (city, county, school, etc.) then in effect with respect to taxation of the Property; (2) subtracting (a) the debt service levies of all taxing jurisdictions, (b) the school district instructional support and physical plant and equipment levies and (c) any other levies which are required to be exempted from such calculation by action of the Iowa General Assembly; (3) multiplying the resulting modified consolidated levy rate times any incremental growth in the taxable (post-roll back) valuation of the Property, as shown on the property tax rolls of Muscatine County, above and beyond the Base Valuation; and (4) deducting any State of Iowa property tax credits which may from time to time be claimed with respect to the Property.

Upon request, the City staff shall provide reasonable assistance to the Company in completing the worksheet required under this Section A.6.

7. Reversionary Interest. Notwithstanding any other provision of this Agreement, the conveyance of the Property shall be made subject to the express condition that the Company shall commence construction of the footings for the Project by December 31, 2025.

If said condition as to all or any part of the Project is not met, then, at the City’s option, exercisable by written notice to Company at any time following the transfer and failure to meet any of the requirements, which notice sets forth the nature of the breach or violation and further provided that if the breach or violation is not corrected to City’s reasonable satisfaction within thirty (30) days of the date of receipt of the notice, then all right, title and interest in and to the portion of the Property and to any improvements thereon, together with the right of immediate possession thereof, will revert to and revest in the City and City’s assigns, as fully and completely as if the deed conveying the Property to the Company had not been executed. Written notice shall be by first class U.S. Mail, postage prepaid, to the Company, at the address set forth below, and shall be deemed received after three (3) days after being deposited in the mail.

This reversion shall be more specifically documented under separate real estate purchase agreements, deeds and such other documentation as shall be deemed necessary by the City and shall survive the termination of this Agreement.

8. Legal and Administrative Costs. The Company hereby agrees to pay for the legal fees and administrative costs incurred by the City in connection with the drafting, negotiation and authorization of this Agreement, including the prerequisite amendment to the urban renewal plan, up to an amount not in excess of \$10,000. The Company agrees to remit payment to the City within 30-days of the submission of reasonable documentation by the City to the Company evidencing such costs.

9. Default Provisions.

a. Events of Default. The following shall be “Events of Default” under this Agreement, and the term “Event of Default” shall mean, whenever it is used in this Agreement (unless otherwise provided), any one or more of the following events:

- (i) Failure by the Company to complete construction of the Project, pursuant to the terms and conditions of this Agreement.
- (ii) Failure by the Company to fully and timely remit payment of property taxes when due and owing.
- (iii) Failure by the Company to comply with Section A.2, A.3, A.4, A.5 and A.6 of this Agreement.
- (iv) Failure by the Company to observe or perform any other material covenant on its part, to be observed or performed hereunder.

b. Notice and Remedies. Whenever any Event of Default described in this Agreement occurs, the City shall provide written notice to the Company describing the cause of the default and the steps that must be taken by the Company in order to cure the default. The Company shall have thirty (30) days after receipt of the notice to cure any such default or to provide assurances satisfactory to City that the default will be cured as soon as reasonably possible. If the Company fails to cure the default or provide assurances, the City shall then have the right to:

- (i) Pursue any action available to it, at law or in equity, in order to enforce the terms of this Agreement.
- (ii) Withhold the Payments provided for under Section B.1 below.
- (iii) Withhold the disbursement of the Grant proceeds provided for under Section B.5 below.
- (iv) Terminate this Agreement.

B. City's Obligations

1. Payments. In recognition of the Company's obligations set out above, the City agrees to make forty (40) semiannual economic development tax increment payments (the "Payments" and each, individually a "Payment") to the Company, or its assignee pursuant to Section C.1, during the Term, pursuant to Chapters 15A and 403 of the Code of Iowa, provided however that the aggregate, total amount of the Payments (the "Maximum Payment Total") shall not exceed \$2,400,000. All Payments under this Agreement shall be subject to annual appropriation by the City Council, as provided hereunder.

The Payments shall not constitute general obligations of the City and shall be made solely and only from the Annual Percentage of Incremental Property Tax Revenues received by the City from the Muscatine County Treasurer attributable to the taxable valuation of the Property.

This Agreement assumes that the full taxable valuation resulting from the Project will go on the property tax rolls as of January 1, 2027. Accordingly, assuming all appropriation determinations are approved affirmatively by the City Council under Section B.2 below, Payments will be made on December 1 and June 1 of each fiscal year, beginning December 1, 2028, and continuing through and including June 1, 2048, or until such earlier date upon which total Payments equal to the Maximum Payment Total have been made.

2. Annual Appropriation. The Payments shall be subject to annual appropriation by the City Council. Prior to December 1 of each year during the Term of this Agreement, commencing in calendar year 2027, the City Council of the City shall consider the question of obligating for appropriation to the funding of the Payments due in the following fiscal year, an amount (the "Appropriated Amount") of Incremental Property Tax Revenues to be collected in the following fiscal year equal to or less than the most recently submitted Company's Estimate.

In any given fiscal year, if the City Council determines to not obligate the then-considered Appropriated Amount, then the City will be under no obligation to fund the Payments scheduled to become due in the following fiscal year, and the Company will have no rights whatsoever to compel the City to make such Payments, to seek damages relative thereto or to compel the funding of such Payments in future fiscal years. A determination by the City Council to not obligate funds for any particular fiscal year's Payments shall not render this Agreement null and void, and the Company shall make the next succeeding submission of the Company's Estimate as called for in Section A.6 above, provided however that no Payment shall be made after June 1, 2048.

3. Payment Amounts. The aggregate Payments to be made in a fiscal year shall not exceed an amount equal to the corresponding Appropriated Amount (for example, for the Payments due on December 1, 2028 and on June 1, 2029, the aggregate maximum amount of such Payments would be determined by the Appropriated Amount determined for certification by December 1, 2027). Furthermore, the amount of each such Payment shall not exceed the Annual Percentage of Incremental Property Tax Revenues (excluding allocations of "back-fill" or "make-up" payments from the State of Iowa for property tax credits or roll-back) actually received by the City from the Muscatine County Treasurer attributable to the taxable incremental valuation of the Property in the six (6) months immediately preceding such Payment due date.

4. **Certification of Payment Obligation.** In any given fiscal year, if the City Council determines to obligate the then-considered Appropriated Amount, as set forth in Section B.2 above, then the City Clerk will certify by December 1 of each such year to the Muscatine County Auditor an amount equal to the most recently obligated Appropriated Amount.

5. **Economic Development Grant.** The City hereby agrees to advance the proceeds of the Grant, in an amount equal to \$250,000, to the Company within thirty (30) days of the date on which the Company receives its building permit for the commencement of construction.

6. **Small Business Forgivable Loan.** If the Company submits an application under the City's Small Business Forgivable Loan Program, then the City agrees to consider, in good faith, providing a forgivable loan to the Company under the terms and conditions of the City's Small Business Forgivable Loan Program.

7. **Relocation of Power Lines.** The City agrees to undertake the relocation of power lines on the Property at no cost to the Company and at such times as mutually agreed upon by the City and the Company.

C. Administrative Provisions

1. **Amendment and Assignment.** The parties hereto may not cause this Agreement to be amended, assigned, assumed, sold or otherwise transferred without the prior written consent of the other party. However, the City hereby gives its permission that the Company's rights to receive the Payments hereunder may be assigned by the Company to a lender, as security on a credit facility taken with respect to the Project, without further action on the part of the City or to another third-party for the purposes of facilitating the development of the Project.

2. **Successors.** This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

3. **Term.** The term (the "Term") of this Agreement shall commence on the Commencement Date and end on June 1, 2048, or on such earlier date upon which the aggregate sum of Payments made to the Company equals the Maximum Payment Total.

4. **Choice of Law.** This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

5. **Force Majeure.** No party to this Agreement shall be liable or responsible to the other party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement (except for any obligations to make previously owed payments to the other party hereunder) when and to the extent such failure or delay is caused by or results from acts beyond the impacted party's ("Impacted Party") reasonable control, including, without limitation, the following force majeure events ("Force Majeure Event(s)") that frustrates the purpose of this Agreement: (a) acts of God; (b) flood, fire, earthquake or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order or law; (e) actions, embargoes or blockades in effect on or after the date of this Agreement; (f) action by any governmental authority;

(g) national or regional emergency; (h) strikes, labor stoppages or slowdowns or other industrial disturbances; (i) epidemic, pandemic or similar influenza or bacterial infection (which is defined by the United States Center for Disease Control as virulent human influenza or infection that may cause global outbreak, or pandemic, or serious illness); (j) emergency state; (k) shortage of adequate medical supplies and equipment; (l) shortage of power or transportation facilities; and (m) other similar events beyond the reasonable control of the Impacted Party upon the occurrence of a Force Majeure Event, then the time for performance by the Impacted Party shall be extended until a reasonable time after the conclusion of the Force Majeure Event.

6. Notices. Except as otherwise expressly provided in this Agreement, a notice or other communication under the Agreement, by either the City or the Company to the other, shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and:

a. In the case of the Company, is addressed to or delivered personally to _____.

b. In the case of City, is addressed to or delivered personally to City Administrator, City of Muscatine, City Hall, 215 Sycamore Street, Muscatine, IA 52761.

c. The City or the Company may, upon written notice to the other, change the address to which such notices and demands are made.

D. Conditions Precedent. The Company's obligations under this Agreement are conditioned upon the Company's receipt of the following, each to the reasonable satisfaction of the Company (collectively the "Conditions Precedent"):

i. The Company securing an allocation of Workforce Housing Tax Credits for the Project from the Iowa Economic Development Authority;

ii. The Company securing Redevelopment Tax Credits for the Project from the Iowa Department of Revenue;

iii. The Company securing bank financing for the Project; and

iv. The Company completing all other due diligence review of the Property and the Project.

If the Conditions Precedent have not been satisfied on or before June 1, 2025, the Company may terminate this Agreement, in which case neither party shall have any obligation hereunder.

The City and the Company have caused this Agreement to be signed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF MUSCATINE, IOWA

By: _____
Brad Dr. Bark, Mayor

Attest:

Cinda Hilger, City Clerk

LUMBER LOFTS, LLC

By: _____

EXHIBIT A
DESCRIPTION OF THE PROPERTY

BLOCK 20, IN THE CITY OF MUSCATINE, IN MUSCATINE COUNTY, IOWA, EXCEPT PARTS CONVEYED TO STATE OF IOWA BY WARRANTY DEEDS RECORDED IN BOOK 206 OF LOTS, PAGE 567 AND IN BOOK 252 OF LOTS, PAGE 160; AND EXCEPT PART CONVEYED TO CITY OF MUSCATINE, IOWA, BY SPECIAL WARRANTY DEED RECORDED IN BOOK 226 IF LOTS, PAGE 600; SUBJECT TO EASEMENT TO STATE OF IOWA RECORDED IN BOOK 252 OF LOTS, PAGE 163; AND SUBJECT OT EASEMENTS OF CITY OF MUSCATINE, IOWA RECORDED IN BOOK 151 OF LOTS, PAGE 210; IN BOOK 203 OF LOTS, PAGE 575, IN BOOK 209 OF LOTS, PAGE 584; AND IN BOOK 277 OF LOTS, PAGE 1068 AS SHOWN BY CONDEMNATION PROCEEDINGS; ALL REFERENCES BEING TO THE REAL ESTATE RECORDS OF MUSCATINE COUNTY, IOWA.

EXHIBIT A-1
DESCRIPTION OF THE EASEMENT PROPERTY

[Insert Description of the Easement Property]

EXHIBIT B
SITE PLAN

[ATTACH SITE PLAN HERE]

EXHIBIT C
FORM OF MINIMUM ASSESSMENT AGREEMENT

MINIMUM ASSESSMENT AGREEMENT

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Amy M. Bjork, Esq., Dorsey & Whitney LLP, 801 Grand Avenue, Suite 4100, Des Moines, IA 50309; Phone: 515-699-3285

Return Document To:

Matthew Mardesen, City Administrator, City of Muscatine, Iowa, 215 Sycamore St., Muscatine, IA 52761; Phone: 563-264-1550

City: City of Muscatine, Iowa

Property Owner: Lumber Lofts, LLC

Legal Description: See Exhibit A

Book & Page Reference if applicable:

MINIMUM ASSESSMENT AGREEMENT

THIS AGREEMENT, dated as of the ____ day of _____, 2025, by and among the City of Muscatine, Iowa (the “City”), Lumber Lofts, LLC (the “Property Owner”), and the County Assessor of Muscatine County (the “Assessor”).

WITNESSETH

WHEREAS, the Property Owner owns the real property, the legal description of which is contained in Exhibit A attached hereto (the “Property”), which is located in the Muscatine Urban Renewal Area in the City; and

WHEREAS, the Property Owner has undertaken the construction of a mixed-use building on the Property; and

WHEREAS, a development agreement (the “Development Agreement”), dated _____, 2025, has been executed between the City and the Property Owner in connection with the Property Owner’s investment in and business operations on the Property; and

WHEREAS, pursuant to Section 403.6(19) of the Code of Iowa, the City and the Property Owner desire to establish a minimum taxable value for the Property and the improvements to be constructed thereon, which shall be effective as of January 1, 2027, and from then until this Agreement is terminated pursuant to the terms herein and which is intended to reflect the minimum market value of the land and improvements;

NOW, THEREFORE, the parties to this Agreement, in consideration of the promises, covenants and agreements made by each other, do hereby agree as follows:

1. Effective January 1, 2027, the minimum actual value which shall be assessed for the Property upon completion of the improvements to be constructed thereon, shall not be less than Seven Million Five Hundred Thousand Dollars (\$7,500,000) until termination of this Agreement.

2. The Property Owner hereby agrees that the assessed valuation (hereinafter referred to as the “Minimum Actual Value”) set forth in Section 1 above shall become and remain effective as of January 1, 2027, until such time as the City’s obligations to make Grant Disbursements (as defined in the Development Agreement) have been satisfied in-full, regardless of the actual degree of completion or incompleteness of the Project, even if construction of the Project is not commenced by such date. Furthermore, the Property Owner acknowledges that the City has changed its position in reliance on the timeliness of such increase in valuation as set forth in the Development Agreement.

3. The Property Owner agrees to pay when due, all taxes and assessments, general or special, and all other charges whatsoever levied upon or assessed or placed against the Property, subject to any limitations set forth in the Development Agreement. The Property Owner further agrees that until this Agreement is terminated they will not seek administrative or judicial review

of the applicability, enforceability, or constitutionality of this Agreement or the obligation to be taxed based upon the Minimum Actual Value or to raise any such argument by way of defense in any proceedings, including delinquent tax proceedings.

4. The Property Owner further agrees that until this Agreement is terminated it will not seek any tax exemption or abatement either presently or prospectively authorized under any State, federal or local law with respect to taxation of the Property including causing or allowing the property to be leased, sold, transferred to or otherwise used by an entity that is exempt from property taxes under the laws of the State of Iowa.

5. This Agreement, and the minimum assessed valuation established herein, shall be effective until such time as the City's obligations to make Grant Disbursements (as defined in the Development Agreement) have been satisfied in-full.

6. Nothing herein shall be deemed to waive the Property Owner's rights under Section 403.6(19) Code of Iowa (2025) or otherwise, to contest that portion of any actual value assignment made by the Assessor in excess of the Minimum Actual Value.

7. This Agreement shall be promptly recorded with the Muscatine County Recorder, along with a copy of Iowa Code Section 403.6.

8. Neither the preamble nor provisions of this Agreement are intended to, nor shall they be construed as, modifying the terms of any other contract between the City and the Property Owner, including the Development Agreement.

[Remainder of page intentionally left blank.]

This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

CITY OF MUSCATINE, IOWA

By: _____
Mayor

Attest:

City Clerk

LUMBER LOFTS, LLC

By: _____
[Name, Title]

STATE OF IOWA)
)
COUNTY OF MUSCATINE) SS:

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Brad Bark and Cinda Hilger, the Mayor and City Clerk, respectively, of Muscatine, Iowa, a municipal corporation of the State of Iowa, on behalf of the City.

Notary Public

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____ the _____ of Lumber Lofts, LLC, an Iowa limited liability company.

EXHIBIT A TO MINIMUM ASSESSMENT AGREEMENT

BLOCK 20, IN THE CITY OF MUSCATINE, IN MUSCATINE COUNTY, IOWA, EXCEPT PARTS CONVEYED TO STATE OF IOWA BY WARRANTY DEEDS RECORDED IN BOOK 206 OF LOTS, PAGE 567 AND IN BOOK 252 OF LOTS, PAGE 160; AND EXCEPT PART CONVEYED TO CITY OF MUSCATINE, IOWA, BY SPECIAL WARRANTY DEED RECORDED IN BOOK 226 IF LOTS, PAGE 600; SUBJECT TO EASEMENT TO STATE OF IOWA RECORDED IN BOOK 252 OF LOTS, PAGE 163; AND SUBJECT OT EASEMENTS OF CITY OF MUSCATINE, IOWA RECORDED IN BOOK 151 OF LOTS, PAGE 210; IN BOOK 203 OF LOTS, PAGE 575, IN BOOK 209 OF LOTS, PAGE 584; AND IN BOOK 277 OF LOTS, PAGE 1068 AS SHOWN BY CONDEMNATION PROCEEDINGS; ALL REFERENCES BEING TO THE REAL ESTATE RECORDS OF MUSCATINE COUNTY, IOWA.

CERTIFICATION BY ASSESSOR

The undersigned Assessor, being legally responsible for the assessment of the above described property upon completion of improvements to be made on it, hereby certifies that the actual value assigned to such land and improvements upon completion, shall be not less than Seven Million Five Hundred Thousand Dollars (\$7,500,000) from January 1, 2027, until termination of the Agreement.

County Assessor for Muscatine County,
State of Iowa

Subscribed and sworn to before me this ____ day of _____, 2025.

Notary Public

LIENHOLDER'S CONSENT, IF ANY

In consideration of one dollar and other valuable consideration, the receipt of which is hereby acknowledged, and notwithstanding anything in any loan or security agreement to the contrary, the undersigned ratifies, approves, consents to and confirms the Assessment Agreement entered into between the parties, and agrees to be bound by its terms. This provision shall be binding on the parties and their respective successors and assigns.

[NAME OF LIENHOLDER]

By: _____
Signature

Date: _____

STATE OF IOWA)
) SS:
COUNTY OF MUSCATINE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____ the _____ of _____.

Notary Public

[Add additional pages for each Lienholder]

[If no Lienholders exist, this consent will not be completed]

Consistent with Iowa Code §403.6(19)(b), filed with this assessor certification is a copy of subsection 19 as follows:

19. a. A municipality, upon entering into a development or redevelopment agreement pursuant to section 403.8, subsection 1, or as otherwise permitted in this chapter, may enter into a written assessment agreement with the Company of taxable property in the urban renewal area which establishes a minimum actual value of the land and completed improvements to be made on the land until a specified termination date which shall not be later than the date after which the tax increment will no longer be remitted to the municipality pursuant to section 403.19, subsection, subsection 2. The assessment agreement shall be presented to the appropriate assessor. The assessor shall review the plans and specifications for the improvements to be made and if the minimum actual value contained in the assessment agreement appears to be reasonable, the assessor shall execute the following certification upon the agreement:

The undersigned assessor, being legally responsible for the assessment of the above described property upon completion of the improvements to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall not be less than \$_____.

b. This assessment agreement with the certification of the assessor and a copy of this subsection shall be filed in the office of the county recorder of the county where the property is located. Upon completion of the improvements, the assessor shall value the property as required by law, except that the actual value shall not be less than the minimum actual value contained in the assessment agreement. This subsection does not prohibit the assessor from assigning a higher actual value to the property or prohibit the owner from seeking administrative or legal remedies to reduce the actual value assigned except that the actual value shall not be reduced below the minimum actual value contained in the assessment agreement. An assessor, county auditor, board of review, director of revenue, or court of this state shall not reduce or order the reduction of the actual value below the minimum actual value in the agreement during the term of the agreement regardless of the actual value which may result from the incomplete construction of improvements, destruction or diminution by any cause, insured or uninsured, except in the case of acquisition or reacquisition of the property by a public entity. Recording of an assessment agreement complying with this subsection constitutes notice of the assessment agreement to a subsequent purchaser or encumbrancer of the land or any part of it, whether voluntary or involuntary, and is binding upon a subsequent purchaser or encumbrancer.

EXHIBIT E
COMPANY'S ESTIMATE WORKSHEET

- (1) Date of Preparation: October ____, 20__.
- (2) Assessed Taxable Valuation of Property as of January 1, 20__:
\$_____.
- (3) Base Taxable Valuation of Property:
\$_____.
- (4) Incremental Taxable Valuation of Property (2 minus 3):
\$_____ (the "TIF Value").
- (5) Current City fiscal year consolidated property tax levy rate for purposes of calculating Incremental Property Tax Revenues (the "Adjusted Levy Rate"):
\$_____ per thousand of value.
- (6) The TIF Value (4) factored by the Adjusted Levy Rate (5).
\$_____ x \$_____/1000 = \$_____ (the "TIF Estimate")
- (7) Subtract anticipated property tax credits from the TIF Estimate (6 minus 7) =
\$_____ (the "Available TIF Estimate")
- (8) Factor the Available TIF Estimate (7) by the applicable Annual Percentage =
Company's Estimate = \$_____ x .__ = _____

Annual Percentage:

Payment Year	Annual Percentage
First through Tenth Payment Years	100%
Eleventh through Twentieth Payment Years	90%

April 10, 2025

VIA EMAIL

Matthew Marsden
City Administrator/City Hall
Muscatine, IA

Re: Development Agreement (Lumber Lofts, LLC)
File No. 421464-77

Dear Nancy:

Attached please find the proceedings covering the City Council's public hearing on the proposed Development Agreement with Lumber Lofts, LLC, followed by a resolution approving the Agreement and pledging certain incremental property tax revenues to the payment of the Agreement.

A copy of the Resolution must be filed with the Muscatine County Auditor. Please print an extra copy for that purpose.

We would appreciate receiving one fully executed copy of these proceedings and of the executed Development Agreement as soon as they are available.

Please call John Danos or me with questions.

Kind regards,

Amy Bjork

Attachments

cc: Nancy Lueck
Jodi Royal-Goodwin
Cinda Hilger

HOLD HEARING ON AND APPROVE
DEVELOPMENT AGREEMENT AND
TAX INCREMENT PAYMENTS

(LUMBER LOFTS, LLC)

421464-77

Muscatine, Iowa

April 17, 2025

A meeting of the City Council of the City of Muscatine, Iowa, was held at 6:00 p.m., on April 17, 2025, at the City Hall, in the City, pursuant to the rules of the Council.

The Mayor presided and the roll was called, showing members present and absent as follows:

Present: _____

Absent: _____.

The City Council investigated and found that notice of the intention of the Council to conduct a public hearing on a Development Agreement between the City and Lumber Lofts, LLC had been published according to law and as directed by the City Council and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections or comments, the Mayor announced that the hearing was closed.

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

Ayes: _____

Nays: _____.

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

RESOLUTION 2025-0155

Resolution Approving Development Agreement with Lumber Lofts, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

WHEREAS, the City of Muscatine, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Consolidated Muscatine Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, this City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the “Urban Renewal Tax Revenue Fund”), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal of and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has proposed to enter into a certain development agreement, with Lumber Lofts, LLC (the “Developer”) in connection with the construction by the Developer of a mixed-use building including commercial and residential units in the Urban Renewal Area (the “Project”); and

WHEREAS, under the Agreement, the City will agree to provide annual appropriation tax increment payments (the “Payments”) to the Developer in a total amount not exceeding \$2,400,000; and

WHEREAS, this City Council, pursuant to Section 403.9 of the Code of Iowa, has published notice, has held a public hearing on the Agreement on April 17, 2025, and has otherwise complied with statutory requirements for the approval of the Agreement, and it is now necessary to make provision for the approval of the Agreement; and

WHEREAS, Chapter 15A of the Code of Iowa (“Chapter 15A”) declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors;

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

Section 1. Pursuant to the factors listed in Chapter 15A, the City Council hereby reaffirms that:

(a) The Project will add diversity and generate new opportunities for the Muscatine and Iowa economies; and

(b) The Project will generate public gains and benefits, particularly in the creation and retention of jobs and income and the creation of new housing opportunities, which are warranted in comparison to the amount of the proposed Payments; and

Section 2. The City Council further finds and reaffirms that a public purpose will reasonably be accomplished by entering into the Agreement and providing the Payments to the Developer as provided for therein.

Section 3. The Agreement is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Agreement on behalf of the City, in substantially the form and content in which the Agreement has been presented to this City Council. The Mayor, the City Administrator, the Community Development Director or the Finance Director also authorized to make such changes, modifications, additions or deletions as they, with the advice of bond counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Agreement.

Section 4. All payments by the City under the Agreement shall be subject to annual appropriation by the City Council, in the manner set out in the Agreement. As provided and required by Chapter 403 of the Code of Iowa, the City's obligations under the Agreement shall be payable solely from a subfund (the "Lumber Lofts, LLC Subfund"), into which shall be paid that portion of the income and proceeds of the Urban Renewal Tax Revenue Fund attributable to property taxes derived from the property as described as follows:

BLOCK 20, IN THE CITY OF MUSCATINE, IN MUSCATINE COUNTY, IOWA, EXCEPT PARTS CONVEYED TO STATE OF IOWA BY WARRANTY DEEDS RECORDED IN BOOK 206 OF LOTS, PAGE 567 AND IN BOOK 252 OF LOTS, PAGE 160; AND EXCEPT PART CONVEYED TO CITY OF MUSCATINE, IOWA, BY SPECIAL WARRANTY DEED RECORDED IN BOOK 226 IF LOTS, PAGE 600; SUBJECT TO EASEMENT TO STATE OF IOWA RECORDED IN BOOK 252 OF LOTS, PAGE 163; AND SUBJECT OT EASEMENTS OF CITY OF MUSCATINE, IOWA RECORDED IN BOOK 151 OF LOTS, PAGE 210; IN BOOK 203 OF LOTS, PAGE 575, IN BOOK 209 OF LOTS, PAGE 584; AND IN BOOK 277 OF LOTS, PAGE 1068 AS SHOWN BY CONDEMNATION PROCEEDINGS; ALL REFERENCES BEING TO THE REAL ESTATE RECORDS OF MUSCATINE COUNTY, IOWA.

Section 5. The City hereby pledges to the payment of the Agreement the Lumber Lofts, LLC Subfund and the taxes referred to in Subsection 2 of Section 403.19 of the Code of Iowa to be paid into such Subfund, provided, however, that no payment will be made under the Agreement unless and until monies from the Lumber Lofts, LLC Subfund are appropriated for such purpose by the City Council.

Section 6. After its adoption, a copy of this resolution shall be filed in the office of the County Auditor of Muscatine County to evidence the continuing pledging of the Lumber Lofts, LLC Subfund and the portion of taxes to be paid into such Subfund and, pursuant to the direction of Section 403.19 of the Code of Iowa, the County Auditor shall allocate the taxes in accordance therewith and in accordance with the tax allocation ordinance referred to in the preamble hereof.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed and approved April 17, 2025.

Mayor

Attest:

City Clerk

• • • • •

On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA
MUSCATINE COUNTY SS:
CITY OF MUSCATINE

I, the undersigned, City Clerk of the City of Muscatine, hereby certify that the foregoing is a true and correct copy of the minutes of the City Council of the City relating to holding a public hearing and adopting a resolution to approve a Development Agreement.

WITNESS MY HAND this _____ day of _____, 2025.

City Clerk

STATE OF IOWA

SS:

MUSCATINE COUNTY

I, the undersigned, County Auditor of Muscatine County, in the State of Iowa, do hereby certify that on the _____ day of _____, 2025, the City Clerk of the City of Muscatine, Iowa filed in my office a certified copy of a resolution of the City shown to have been adopted by the City Council and approved by the Mayor thereof on April 17, 2025, entitled: "Resolution Approving Development Agreement with Lumber Lofts, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement," and that I have duly placed the copy of the resolution on file in my records.

WITNESS MY HAND this _____ day of _____, 2025.

County Auditor



City of Muscatine

ITEM NUMBER 2025-0137

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Jodi Royal-Goodwin, Community Development Director

SUBJECT

Resolution Approving Disposition of City-Owned Property in the Consolidated Muscatine Urban Renewal Area (910 E 2nd Street, Hawkeye Lumber Yard) (Public Hearing F)

EXECUTIVE SUMMARY

Presented for Council's consideration is a resolution approving the sale of city-owned property within the Urban Renewal Area to Lumber Lofts LLC for a 65-unit, mixed-use development. Section 403.8.1 of the Code of Iowa requires cities to follow a specific process for disposing of such city-owned properties. The necessary steps have been completed, and once this resolution is approved, the City can proceed with the sale and disposal of this property to Lumber Lofts LLC.

STAFF RECOMMENDATION

Staff recommends approval of this resolution.

BACKGROUND/DISCUSSION

Earlier in the meeting, following a required public hearing, the City Council approved a development agreement with Lumber Lofts LLC that will provide financial incentives to Lumber Lofts in the form of annual appropriation incremental property tax payments. The next step is to facilitate the transfer and sale of this property to Lumber Lofts 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 provides 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. No other proposals were received for the development of this property.

The City Council set the public hearing for April 17, 2025. After the public hearing, the City Council can consider the Resolution Approving Disposition of City-Owned Property in the Consolidated Muscatine Urban Renewal Area. Once this resolution is approved, the City can proceed with the sale and disposal of this property to Lumber Lofts LLC.

IDENTIFICATION OF LUMBER LOFTS (BTS) AS THE PREFERRED DEVELOPER FOR THE HAWKEYE SITE - With recognition of its redevelopment potential, City staff initiated a Request for Proposals (RFP) process in April 2024 for the redevelopment of the Hawkeye Lumberyard at 910 East 2nd Street. One responsive submittal was received from Build-to-Suit (BTS), who subsequently established Lumber Lofts LLC as the development entity.

DEVELOPMENT PLAN - Lumber Lofts proposes to acquire and develop a mixed-use project at the site. This project involves constructing a three-story, 65-unit mixed-use building. At the April 17, 2025, meeting, following a required public hearing, the City Council approved a development agreement with Lumber Lofts LLC that will provide financial incentives in the form of annual appropriation incremental property tax payments.

REQUIREMENTS – City staff has completed a number of steps to comply with the specific legal requirements for disposal of property in the Urban Renewal Area. These included advertising the opportunity to submit proposals to acquire and redevelop the site in accordance with the approved redevelopment plan and holding a public hearing on the proposed transfer of property.

Now that the legal requirements have been met, City Council may proceed with adopting the attached resolution authorizing the disposition of the site at 910 E 2nd Street to Lumber Lofts, LLC, as the sole respondent, for construction of the approved project. Council will approve the transfer of the property at a subsequent meeting.

CITY FINANCIAL IMPACT

Adopting the resolution will not have a financial impact to the City.

ATTACHMENTS

1. Resolution Auth Disposition of Property (Muscatine-77 2025)

AUTHORIZING DISPOSITION OF
URBAN RENEWAL PROPERTY

Muscatine, Iowa

421464-77

April 17, 2025

The City Council of the City of Muscatine, Iowa, met on April 17, 2025, at 6:00 p.m., at the City Hall, in the City.

The Mayor presided and the roll was called showing the following members of the Council present and absent:

Present: _____

Absent: _____.

* * * Other Business * * *

The Mayor announced that this was the time and place for a public hearing on a proposal to dispose of certain real property in an urban renewal area and that notice of the hearing had been published as required by state law.

The City Clerk reported that no written objections had been filed, and the Mayor called for any written or oral comments; there being none, the Mayor declared the public hearing closed.

Whereupon, Council Member _____ introduced a proposed resolution entitled "Resolution Approving Disposition of City-Owned Property in the Consolidated Muscatine Urban Renewal Area," and moved that the said resolution be adopted, seconded by Council Member _____ and after due consideration thereof by the Council, the Mayor put the question on the motion for adoption of the said resolution and, the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the said resolution duly adopted and signed approval thereto.

* * * Other Business * * *

On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

RESOLUTION NO. 2025-0137

Resolution Approving Disposition of City-Owned 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 Urban Renewal Area and more particularly described as:

BLOCK 20, IN THE CITY OF MUSCATINE, IN MUSCATINE COUNTY, IOWA, EXCEPT PARTS CONVEYED TO STATE OF IOWA BY WARRANTY DEEDS RECORDED IN BOOK 206 OF LOTS, PAGE 567 AND IN BOOK 252 OF LOTS, PAGE 160; AND EXCEPT PART CONVEYED TO CITY OF MUSCATINE, IOWA, BY SPECIAL WARRANTY DEED RECORDED IN BOOK 226 IF LOTS, PAGE 600; SUBJECT TO EASEMENT TO STATE OF IOWA RECORDED IN BOOK 252 OF LOTS, PAGE 163; AND SUBJECT OT EASEMENTS OF CITY OF MUSCATINE, IOWA RECORDED IN BOOK 151 OF LOTS, PAGE 210; IN BOOK 203 OF LOTS, PAGE 575, IN BOOK 209 OF LOTS, PAGE 584; AND IN BOOK 277 OF LOTS, PAGE 1068 AS SHOWN BY CONDEMNATION PROCEEDINGS; ALL REFERENCES BEING TO THE REAL ESTATE RECORDS OF MUSCATINE COUNTY, IOWA.; and

WHEREAS, the City has received a proposal from Lumber Lofts, LLC, as developer (the “Developer”), which includes the acquisition of the Property and undertaking the development of the Project thereon; and

WHEREAS, the City has prescribed and followed reasonable competitive procedures for the selection of a developer to undertake the development of the Property and the corresponding disposition of the Property in accordance with the provisions of Section 403.8 of the Code of Iowa and has held a public hearing on the proposal to sell the Property on April 17, 2025; and

WHEREAS, no other proposals for the undertaking of the development of the property or the Project have been received; and

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

Section 1. The City Council hereby determines that the proposal of the Developer represents the best interests of the City with respect to the development of the Property and the undertaking of the Project, and the proposal of the Developer is hereby accepted and approved. The disposition of the Property to the Developer as set forth in the proposal is hereby approved. The Mayor and City Administrator are hereby directed to work with legal counsel to prepare the

documents necessary to complete the real estate transaction. The Mayor and the City Administrator are hereby authorized and directed, with advice from legal counsel, to execute such documents as may be necessary to carry out the disposition of the Property.

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved April 17, 2025.

Mayor

Attest:

City Clerk

ATTESTATION CERTIFICATE

STATE OF IOWA
MUSCATINE COUNTY SS:
CITY OF MUSCATINE

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

WITNESS MY HAND this _____ day of _____, 2025.

City Clerk



City of Muscatine

ITEM NUMBER 2025-0113

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Andrew Fangman, Assistant Community Development Director

SUBJECT

Third and Final Reading of an Ordinance Amending Title 8, Chapter 1, Section 4 of City Code to Mirror the State Historic Building Code.

EXECUTIVE SUMMARY

The State Historic Building Code aims to provide greater flexibility in redeveloping historic buildings, especially concerning accessibility. It seeks to balance this flexibility with maintaining safety standards and complying with federal accessibility requirements under the Americans with Disabilities Act (ADA). The Construction Appeal and Advisory Board recommends adopting a City Building Code amendment that replicates the State Historic Building Code.

STAFF RECOMMENDATION

The Construction Appeal and Advisory Board and Staff recommend adoption of the ordinance.

BACKGROUND/DISCUSSION

Both the City of Muscatine and the State of Iowa have adopted the 2015 International Building Code (IBC) as their respective building codes. This includes the 2015 International Existing Building Code (IEBC), which governs work on existing structures.

The State of Iowa has also incorporated the State Historic Building Code within its building code framework. This code prioritizes the restoration and modification of historic buildings while preserving their original architectural integrity. It maintains safety while promoting cost-effective solutions. The State Historic Building Code replaces certain accessibility requirements in the IEBC with standards from Chapter 302 of the Iowa Administrative Code, offering greater flexibility in meeting federal accessibility regulations.

The City of Muscatine has adopted the 2015 IEBC without any modifications.

The State Historic Building Code applies to buildings covered by the State Building Code that meet one of the following criteria:

- Designated as a historic property under local or state legislation or survey.
- Certified as a contributing resource within a National Register-listed or locally designated historic district.
- Possess an opinion or certification confirming their eligibility for inclusion on the state or National Register of Historic Places, either individually or as a contributing building to a historic district.

Since Muscatine has its own building code, the State Building Code does not apply to non-state-owned buildings within the city. Consequently, the increased flexibility offered by the State Historic Building Code is unavailable to qualifying historic buildings in Muscatine.

Prior to action on such an amendment, a public hearing must be held. This resolution sets that public hearing for the March 20th City Council meeting.

The city could achieve similar flexibility by adopting the same 2015 IEBC amendment as the state. This amendment would replace specific accessibility requirements in the IEBC with standards from Chapter 302 of the Iowa Administrative Code.

Following extensive discussions across multiple meetings on creating such flexibility, the Construction Appeals and Advisory Board voted to recommend the adoption of a City Building Code amendment that mirrors the State Historic Building Code.

The board discussed eligibility criteria for applying the proposed amendment to the code. Two approaches were discussed:

- 1) Mirroring, the State Historic Building Code: Require structures to be individually listed on the National Register, listed as contributing structures in a National Register-listed historic district, or have a certification of eligibility; or
- 2) Establishing Age or Built-By Date: Locally set a specific age or built-by date for eligible structures.

The board came to consensus that the State Historic Building Code's eligibility criteria should be maintained. Using this approach, the 13 structures individually listed on the National Register of Historic Places and the 459 buildings listed as contributing structures in one of the three National Register-listed historic districts would be eligible for the modified accessibility standards. For structures not listed, the City Historic Preservation Commission could issue an opinion on eligibility for listing on the state or National Register, either individually or as a contributing building to a historic district.

For additional information and understanding of the proposal, the following documents are attached:

- Draft Code Language: This proposed addition to Section 8-1-4(D) would implement the recommendation of the Construction Appeals and Advisory Board.

- Full Text of the State Historic Building Code: This includes Chapter 302 of the State Building Code and the relevant sections of the 2015 International Existing Building Code (IEBC) that would be replaced.
- List of Structures: This document includes properties in Muscatine that are individually listed on the National Register of Historic Places or are designated as contributing structures within one of the three National Register-listed historic districts.
- Construction Appeals and Advisory Board Minutes: These minutes document the discussions regarding this issue by the Board.

CITY FINANCIAL IMPACT

None.

ATTACHMENTS

1. Ordinance
2. Sections of 2015 IEBC That Would be Superseded by Adoption of the Historic Building Code
3. State Historic Building Code
4. Chapter 302 State Building Code—Accessibility of Buildings and Facilities Available to the Public
5. Eligible Structure List
6. 08.28.2024 Construction Appeal and Advisory Board Minutes
7. 09.25.2024 Construction Appeal and Advisory Board Minutes

**CITY OF MUSCATINE
ORDINANCE 2025-0113**

**ORDINANCE AMENDING TITLE 8, CHAPTER 1, SECTION 4 OF CITY CODE
TO MIRROR THE STATE HISTORIC BUILDING CODE.**

WHEREAS, The State Historic Building Code aims to provide greater flexibility in redeveloping historic buildings, especially concerning accessibility. It seeks to balance this flexibility with maintaining safety standards and complying with federal accessibility; and requirements;

WHEREAS, The State of Iowa has adopted the 2015 International Building Code as its building code. This includes the 2015 International Existing Building Code (IEBC), which governs work on existing structures. The State has also incorporated the State Historic Building Code within this framework. The State Historic Building Code replaces certain accessibility requirements in the IEBC with standards from Chapter 302 of the Iowa Administrative Code, offering greater flexibility in meeting federal accessibility regulations; and

WHEREAS, Because the City of Muscatine has adopted its own building code, the State Building Code, including the State Historic Building Code, does not apply to non-state-owned buildings within the City of Muscatine: and

WHEREAS, Like the State, the City has also adopted the 2015 International Building Code as its building code, including the 2015 IEBC. However, City Code does not currently include an amendment to the IEBC modifying certain accessibility standards in qualifying historic buildings; and

WHEREAS, The code flexibility created by the State Historic Building Code has been shown to make it easier for property owners to maintain and continue to invest in historic structures. Making such flexibility available to those owning historic structures in Muscatine would help achieve the community goal of maintaining and revitalizing historic buildings; and

WHEREAS, Similar flexibility could be achieved in the City Building Code by adopting the same 2015 IEBC amendments as the State Historic Building Code, which replaces specific accessibility requirements in the IEBC with standards from Chapter 302 of the Iowa Administrative Code; and

WHEREAS, Following extensive discussions across multiple meetings on creating such flexibility, the Construction Appeals and Advisory Board voted to recommend the adoption of a City Building Code amendment that mirrors the State Historic Building Code.

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

SECTION 1: AMENDMENT “8-1-4 Amendments” of the Muscatine Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

8-1-4 Amendments

That the International Building Code, adopted by the City of Muscatine, Iowa, be amended to read as follows:

- A. **Building Permit Fees.** A fee for each required permit shall be paid to the Community Development as set forth in the Schedule of Building-Related Permits and Other Requirements in Appendix D to this Code of Ordinances.
- B. **Existing Building.** Section 101.4.7 is amended to read as follows: “The provisions of Chapter 34 of the document entitled “International Building Code”, 2015 Edition, shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing building.”
- C. **Storm Shelters.** Section 423.4 is amended to read as follows: “Group E occupancies. In areas where the shelter design wind speed for tornados is 250 MPW in accordance with Figure 304.2(1) of ICC 500, all Group E occupancies with an aggregate occupant load of 50 or more, as established in accordance with ICC 500. The shelter of the Group E occupancy shall have an occupant load of either of the applicable: (1) the total occupant load of the entire structure when the structure is a new structure, or (2) the calculated occupant load of the square footage added to an existing structure.”
 - 1. **Exceptions.** 1. Group E day care facilities; 2. Group E occupancies accessory to places of religious worship; 3. Building meeting the requirements for shelter design in ICC 500.
 - 2. “ICC 500” as referenced and incorporated by Section 423 be amended as follows
 - a. Deletion of Section 702.2, Sanitation Facilities
 - b. Section 702.3 is amended to read as follows: "702.3 Emergency lighting. Community tornado shelters shall be provided with an emergency lighting system. The emergency lighting system shall provide an average of 1 foot-candle (11 Lux) of illumination in occupied shelter areas, occupant support areas, required corridors, passageways and means of egress. Personal use flashlights shall be permitted for the emergency lighting system requirement for tornado shelters when provided at a quantity not less than one (1) flashlight per 10 occupants. Personal use flashlights shall be a minimum of two “D” cell size or equivalent light output, and readily accessible from within the occupied shelter areas or immediately adjacent occupant support areas.”ⁱ

AFTER AMENDMENT

8-1-4 Amendments

That the International Building Code, adopted by the City of Muscatine, Iowa, be amended to read as follows:

- A. **Building Permit Fees.** A fee for each required permit shall be paid to the Community Development as set forth in the Schedule of Building-Related Permits and Other Requirements in Appendix D to this Code of Ordinances.
- B. **Existing Building.** Section 101.4.7 is amended to read as follows: “The provisions of Chapter 34 of the document entitled “International Building Code”, 2015 Edition, shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing building.”
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 - 1. **Exceptions.** 1. Group E day care facilities; 2. Group E occupancies accessory to places of religious worship; 3. Building meeting the requirements for shelter design in ICC 500.
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- D. Historic Building Code
 - 1. Purpose

The purpose of the historic building code is to facilitate the restoration or change of occupancy of qualified historic buildings or structures so as to

preserve their original or restored architectural elements and features and, concurrently, to provide reasonable safety to occupants and users, through a cost-effective approach to preservation.

2. Scope

This Section applies to any structures that meets any of the following criteria:

- a. Is listed in the State or National Register of Historic Places
- b. Is certified as a contributing resource within a National Register-listed designated historic district
- c. That has an opinion that the property is eligible to be listed on the State or National Register of Historic Places either individually or as a contributing building to a historic district by the City of Muscatine Historic Preservation Commission.

3. This Section provides alternative standards to following certain specifically identified provisions of the International Existing Building Code, 2015 edition

- a. The following sections are deleted
 - (1) Section 705
 - (2) Section 906
 - (3) Section 1012.8
 - (4) Section 1105.1
 - (5) Section 1205.1
 - (6) Appendix B
- b. In lieu of the section of the IEBC referenced in Section 8-1-4(D)(3) (a), the provision of the Iowa Administrative Code 661 - Chapter 302 State Building Code - Accessibility of Buildings and Facilities Available to the Public, may be applied to qualifying structures.
- c. Definition - the definition of "Historic Building" is amended to read as follows: "Historic Building" means any structure meeting the eligibility criteria set forth in Section 8-1-4(D)(2) of "Historic Building"

PASSED AND ADOPTED BY THE CITY OF MUSCATINE CITY COUNCIL

Presiding Officer

Attest

Dr. Brad Bark, Mayor, City of
Muscatine

Cinda Hilger, City Clerk, City of
Muscatine

CHAPTER 2

DEFINITIONS

SECTION 201 GENERAL

[A] HISTORIC BUILDING. Any building or structure that is one or more of the following:

1. Listed, or certified as eligible for listing, by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, in the National Register of Historic Places.
2. Designated as historic under an applicable state or local law.
3. Certified as a contributing resource within a National Register, state designated or locally designated historic district.

SECTION 705 ACCESSIBILITY

705.1 General.

A *facility* that is altered shall comply with the applicable provisions in Sections 705.1.1 through 705.1.14, and Chapter 11 of the *International Building Code* unless it is *technically infeasible*. Where compliance with this section is *technically infeasible*, the alteration shall provide access to the maximum extent that is technically feasible.

A *facility* that is constructed or altered to be accessible shall be maintained accessible during occupancy.

Exceptions:

1. The altered element or space is not required to be on an accessible route unless required by Section 705.2.

SECTION 906 ACCESSIBILITY

906.1 General.

A building, *facility* or element that is altered shall comply with this section and Sections 705 and 806.

906.2 Type B dwelling or sleeping units.

Where four or more Group I-1, 1-2, R-1, R-2, R-3 dwelling or sleeping units are being altered, the requirements of Section 1107 of the *International Building Code* for Type B units and Chapter 9 of the *International Building Code* for visible alarms apply only to the quantity of the spaces being altered.

1012.8 Accessibility

Existing buildings that undergo a change of group or occupancy classification shall comply with this section.

Exception: Type B dwelling or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in existing buildings and facilities undergoing a *change of occupancy* in conjunction with less than a Level 3 alteration.

1012.8.1 Partial change in occupancy.

Where a portion of the building is changed to a new occupancy classification, any alteration shall comply with Sections 705, 806 and 906, as applicable.

1012.8.2 Complete change of occupancy.

Where an entire building undergoes a *change of occupancy*, it shall comply with Section 1012.8.1 and shall have all of the following accessible features:

1. At least one accessible building entrance.
2. At least one accessible route from an accessible building entrance to *primary function* areas.
3. Signage complying with Section 1111 of the *International Building Code*.
4. Accessible parking, where parking is provided.
5. At least one accessible passenger loading zone, where loading zones are provided.
6. At least one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.

Where it is *technically infeasible* to comply with the new construction standards for any of these requirements for a change of group or occupancy, the above items shall conform to the requirements to the maximum extent technically feasible.

Exception: The accessible features listed in Items 1 through 6 are not required for an accessible route to Type B units.²⁰¹⁵

SECTION 1105 ACCESSIBILITY

1105.1 Minimum requirements.

Accessibility provisions for new construction shall apply to additions. An addition that affects the accessibility to, or contains an area of, *primary function* shall comply with the requirements of Sections 705, 806 and 906, as applicable.

SECTION 1205 CHANGE OF OCCUPANCY

1205.15 Accessibility requirements.

The provisions of Section 1012.8 shall apply to facilities designated as historic structures that undergo a *change of occupancy*, unless *technically infeasible*. Where compliance with the requirements for accessible routes, ramps, entrances, or toilet rooms would threaten or destroy the historic significance of the building or *facility*, as determined by the authority having jurisdiction, the alternative requirements of Sections 1204.1.1 through 1204.1.4 for those elements shall be permitted

Exception: Type B dwelling or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in historical buildings.

APPENDIX B

SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS FOR EXISTING BUILDINGS AND FACILITIES

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION B101 QUALIFIED HISTORICAL BUILDINGS AND FACILITIES

B101.1 **General.**

Qualified historic buildings and facilities shall comply with Sections B101.2 through B101.5.

B101.2 Qualified historic buildings and facilities.

These procedures shall apply to buildings and facilities designated as historic structures that undergo alterations or a *change of occupancy*.

B101.3 Qualified historic buildings and facilities subject to Section 106 of the National Historic Preservation Act.

Where an *alteration* or *change of occupancy* is undertaken to a qualified *historic building* or facility that is subject to Section 106 of the National Historic Preservation Act, the federal agency with jurisdiction over the undertaking shall follow the Section 106 process. Where the state historic preservation officer or Advisory Council on Historic Preservation determines that compliance with the requirements for accessible routes, ramps, entrances, or toilet facilities would threaten or destroy the historic significance of the building or facility, the alternative requirements of Section 410.9 for that element are permitted.

B101.4 Qualified historic buildings and facilities not subject to Section 106 of the National Historic Preservation Act.

Where an *alteration* or *change of occupancy* is undertaken to a qualified *historic building* or facility that is not subject to Section 106 of the National Historic Preservation Act, and the entity undertaking the alterations believes that compliance with the requirements for accessible routes, ramps, entrances, or toilet facilities would threaten or destroy the historic significance of the building or facility, the entity shall consult with the state historic preservation officer. Where the state historic preservation officer determines that compliance with the accessibility requirements for accessible routes, ramps, entrances, or toilet facilities would threaten or destroy the historical significance of the building or facility, the alternative requirements of Section 410.9 for that element are permitted.

B101.4.1 Consultation with interested persons.

Interested persons shall be invited to participate in the consultation process, including state or local accessibility officials, individuals with disabilities, and organizations representing individuals with disabilities.

B101.4.2 Certified local government historic preservation programs.

Where the state historic preservation officer has delegated the consultation responsibility for

purposes of this section to a local government historic preservation program that has been certified in accordance with Section 101 of the National Historic Preservation Act of 1966 [(16 U.S.C. 470a(c))] and implementing regulations (36 CFR 61.5), the responsibility shall be permitted to be carried out by the appropriate local government body or official.

B101.5 Displays.

In qualified historic buildings and facilities where alternative requirements of Section 1105 are permitted, displays and written information shall be located where they can be seen by a seated person. Exhibits and signs displayed horizontally shall be 44 inches (1120 mm) maximum above the floor.

SECTION B102 FIXED TRANSPORTATION FACILITIES AND STATIONS

B102.1 General.

Existing fixed transportation facilities and stations shall comply with Section B102.2.

B102.2 Existing facilities—key stations.

Rapid rail, light rail, commuter rail, intercity rail, high-speed rail and other fixed guideway systems, altered stations, and intercity rail and key stations, as defined under criteria established by the Department of Transportation in Subpart C of 49 CFR Part 37, shall comply with Sections B102.2.1 through B102.2.3.

B102.2.1 Accessible route.

At least one accessible route from an accessible entrance to those areas necessary for use of the transportation system shall be provided. The accessible route shall include the features specified in Appendix E109.2 of the *International Building Code*, except that escalators shall comply with *International Building Code* Section 3004.2.2. Where technical unfeasibility in existing stations requires the accessible route to lead from the public way to a paid area of the transit system, an accessible fare collection machine complying with *International Building Code* Appendix E109.2.3 shall be provided along such accessible route.

B102.2.2 Platform and vehicle floor coordination.

Station platforms shall be positioned to coordinate with vehicles in accordance with applicable provisions of 36 CFR Part 1192. Low-level platforms shall be 8 inches (250 mm) minimum above top of rail.

Exception: Where vehicles are boarded from sidewalks or street-level, low-level platforms shall be permitted to be less than 8 inches (250 mm).

B102.2.3 Direct connections.

New direct connections to commercial, retail, or residential facilities shall, to the maximum extent feasible, have an accessible route complying with Section 705.2 from the point of connection to boarding platforms and transportation system elements used by the public. Any elements provided to facilitate future direct connections shall be on an accessible route connecting boarding platforms and transportation system elements used by the public.

**SECTION B103
DWELLING UNITS AND SLEEPING UNITS**

B103.1 Communication features.

Where dwelling units and sleeping units are altered or added, the requirements of Section E104.3 of the *International Building Code* shall apply only to the units being altered or added until the number of units with accessible communication features complies with the minimum number required for new construction.

**SECTION B104
REFERENCED STANDARDS**

Y3.H626 2P National Historic Preservation J101.2, 43/933 Act of 1966, as amended J101.3, 3rd Edition, Washington, DC: J101.3.2 US Government Printing Office, 1993.

2012 *International Building Code*. Washington, DC: International Code Council, 2011.

49 CFR Part 37.43 (c), Alteration of Transportation Facilities by Public Entities, Department of Transportation, 400 7th Street SW, Room

CHAPTER 350
STATE HISTORIC BUILDING CODE

661—350.1(103A) Scope and definition.

350.1(1) Scope. This chapter applies to buildings which meet the requirements for placement on the National Register of Historic Places. This chapter is an alternative to the state building code or local building codes for the buildings to which it applies.

“Historic building” means any building or structure that is listed in the state or National Register of Historic Places; that is designated as a historic property under local or state designation law or survey; that is certified as a contributing resource within a National Register-listed or locally designated historic district; or that has an opinion or certification that the property is eligible to be listed on the state or National Register of Historic Places either individually or as a contributing building to a historic district by the state historic preservation officer pursuant to Iowa Code section 103A.42 or the Keeper of the National Register of Historic Places.

350.1(2) Administration. The provisions of 661—Chapter 300 are adopted by reference.

350.1(3) Adoption. The provisions of the International Existing Building Code, 2015 edition, published by the International Code Council, 500 New Jersey Avenue NW, 6th Floor, Washington, D.C. 20001, are hereby adopted as the alternative requirements for rehabilitation, preservation, restoration, repair, alteration, change of occupancy and relocation of and addition to historic buildings, with the following amendments:

Delete section 101.1.

Delete section 101.4.2 and insert in lieu thereof the following new section:

101.4.2 Buildings previously occupied. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as specifically covered in this code or the state fire code, or as deemed necessary by the building code commissioner for the general safety and welfare of the occupants and the public.

Delete section 101.5.

Delete section 101.6.

Delete section 101.7.

Delete sections 103, 104, and 105 and sections therein.

Delete sections 106.1, 106.3, 106.4, 106.5, and 106.6.

Delete sections 108, 109, 110, 112, 113, 114, 115, 116 and 117 and sections therein.

Delete the definition of “historic building.”

Delete section 705.

Delete section 906.

Delete section 1012.8.

Delete section 1105.1.

Delete section 1205.15.

Delete appendix B and insert in lieu thereof “Any building or facility subject to this Chapter shall comply with the provisions of 661—Chapter 302.”

Delete all references to the “International Fuel Gas Code” and insert in lieu thereof “rule 661—301.9(103A).”

Delete all references to the “International Plumbing Code” and insert in lieu thereof “state plumbing code.”

Delete all references to the “International Mechanical Code” and insert in lieu thereof “state mechanical code.”

Delete all references to the “International Building Code” and insert in lieu thereof “rule 661—301.3(103A).”

Delete all references to the “International Residential Code” and insert in lieu thereof “rule 661—301.8(103A).”

Delete all references to the “International Fire Code” and insert in lieu thereof “state fire code.”

EXCEPTION: A construction project subject to the provisions of this rule may comply with either the requirements adopted herein or the provisions of this rule as it was previously published if the project is commenced on or before June 30, 2016.

NOTE 1: International Existing Building Code, 2015 edition, Resource A, provides guidelines for evaluating fire ratings of archaic materials and assemblies which may be used by designers and code officials when evaluating compliance with provisions of this chapter.

NOTE 2: Except for elevators excluded from the jurisdiction of the Iowa division of labor services by the provisions of Iowa Code section 89A.2, each elevator is required to comply with any applicable requirements established by the Iowa division of labor services and is subject to enforcement of any applicable regulations by the Iowa division of labor services.

NOTE 3: Except for boilers and pressure vessels excluded from the jurisdiction of the Iowa division of labor services by the provisions of Iowa Code section 89.4, each boiler or pressure vessel is required to comply with any applicable requirements established by the Iowa division of labor services and is subject to enforcement of any applicable regulations by the Iowa division of labor services.

Any boiler which is subject to requirements established by the Iowa department of natural resources is required to comply with any such requirements and is subject to enforcement of any applicable regulations by the Iowa department of natural resources.

This rule is intended to implement Iowa Code sections 103A.41 through 103A.45.

[ARC 8304B, IAB 11/18/09, effective 1/1/10; ARC 2493C, IAB 4/13/16, effective 5/18/16]

[Filed 12/2/05, Notice 9/14/05—published 12/21/05, effective 4/1/06]

[Filed 11/1/06, Notice 9/27/06—published 11/22/06, effective 1/1/07]

[Filed ARC 8304B (Notice ARC 8180B, IAB 9/23/09), IAB 11/18/09, effective 1/1/10]

[Filed ARC 2493C (Notice ARC 2265C, IAB 11/25/15), IAB 4/13/16, effective 5/18/16]

CHAPTER 302
STATE BUILDING CODE—ACCESSIBILITY OF BUILDINGS AND
FACILITIES AVAILABLE TO THE PUBLIC

[Prior to 12/21/05, see rules 661—16.700(103A,104A) to 661—16.720(103A,104A)]

661—302.1(103A,104A) Purpose and scope. Rules 661—302.1(103A,104A) through 661—302.20(103A,104A) are intended to ensure that buildings and facilities used by the public, other than places of worship, are accessible to, and functional for, persons with disabilities. Rule 661—302.3(103A,104A) applies statewide to new construction of buildings and facilities available to the public and to renovation and rehabilitation projects on existing buildings and facilities when local or state building codes require compliance with standards for new construction. Rule 661—302.20(103A,104A) applies statewide to construction of multiunit residential buildings.

NOTE A: Although rule 661—302.2(103A,104A) is based upon the federal 2010 ADA Standards for Accessible Design and adopts the language of the 2010 ADA Standards for Accessible Design by reference, and rule 661—302.20(103A,104A) is based upon the requirements of the federal Fair Housing Act, state and local building officials charged with enforcement of these rules are unable to warrant the acceptance of any approval of design or construction by federal agencies or any other state. A state or local official's decision to approve a building plan under these rules does not prevent the federal government or another state from making a different decision under applicable law, notwithstanding any similarities among such laws.

NOTE B: Other federal and state laws address requirements for accessibility for persons with disabilities and may be applicable to buildings and facilities subject to rules 661—302.1(103A,104A) through 661—302.20(103A,104A). Nothing in these rules should be interpreted as limiting the applicability of other provisions of state or federal law. These provisions include, but are not limited to, the following:

1. Iowa Code chapter 216, the Iowa civil rights Act of 1965.
2. Iowa Code chapter 216C, which enumerates the rights of persons who are blind or partially blind and persons with physical disabilities.
3. Iowa Code chapter 321L and 661—Chapter 18, which relate to requirements for parking for persons with disabilities.
4. The federal Architectural Barriers Act of 1968 (Public Law 90-480).
5. The federal Rehabilitation Act of 1973 (Public Law 93-112).
6. The federal Fair Housing Act of 1968 (Public Law 90-284), the federal Fair Housing Amendments Act of 1988 (Public Law 100-430), and related regulations, including 24 CFR 100, Subpart D.

[ARC 9993B, IAB 2/8/12, effective 3/15/12]

661—302.2(103A,104A) Definitions. The following definitions are adopted for purposes of rules 661—302.1(103A,104A) through 661—302.20(103A,104A).

“ADA” means the federal Americans with Disabilities Act, Public Law 101-336.

“ADAAG” means Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities, 28 CFR Part 36, Appendix A, as revised through July 1, 1994.

“ADASAD 2010” means 2010 ADA Standards for Accessible Design, published by the U.S. Department of Justice, September 15, 2010. Included in the publication are accessibility standards for state and local government facilities and accessibility standards for public accommodations and commercial facilities.

NOTE: Copies of ADASAD 2010 and additional explanatory material may be downloaded from <http://www.ada.gov/regs2010/ADAregs2010.htm>.

“IBC 2015” means the International Building Code, 2015 edition, published by the International Code Council, 500 New Jersey Avenue NW, 6th Floor, Washington, D.C. 20001.

[ARC 9993B, IAB 2/8/12, effective 3/15/12; ARC 2492C, IAB 4/13/16, effective 5/18/16]

661—302.3(103A,104A) Accessibility of buildings and facilities available to the public. Buildings and facilities which are available to the public, other than places of worship, shall comply with one of the following:

302.3(1) Applicable provisions of ADASAD 2010, or

302.3(2) IBC 2015, Chapter 11 and applicable accessibility provisions contained in IBC 2015.

NOTE: Approval of construction plans based upon compliance with the applicable provisions of the International Building Code, 2015 edition, as provided, does not relieve the designer, builder, building owner, or building operator from responsibility under federal law to comply with all applicable provisions of the 2010 ADA Standards for Accessible Design.

[ARC 9993B, IAB 2/8/12, effective 3/15/12; ARC 2492C, IAB 4/13/16, effective 5/18/16]

Rules 661—302.1(103A,104A) to 661—302.3(103A,104A) are intended to implement Iowa Code sections 103A.7, 103A.9, and 104A.1.

661—302.4(103A,104A) Site development. Rescinded IAB 2/8/12, effective 3/15/12.

661—302.5(103A,104A) Building elements and spaces accessible to the physically handicapped. Rescinded IAB 2/8/12, effective 3/15/12.

661—302.6(103A,104A) Restaurants and cafeterias. Rescinded IAB 2/8/12, effective 3/15/12.

661—302.7(103A,104A) Medical care facilities. Rescinded IAB 2/8/12, effective 3/15/12.

661—302.8(103A,104A) Business and mercantile facilities. Rescinded IAB 2/8/12, effective 3/15/12.

661—302.9(103A,104A) Libraries. Rescinded IAB 2/8/12, effective 3/15/12.

661—302.10(103A,104A) Transient lodging facilities. Rescinded IAB 2/8/12, effective 3/15/12.

661—302.11(103A,104A) Transportation facilities. Rescinded IAB 2/8/12, effective 3/15/12.

661—302.12 to 302.19 Reserved.

661—302.20(103A,104A) Making apartments accessible and functional for persons with disabilities.

302.20(1) Multiple dwelling unit buildings. This rule shall apply to all multiple dwelling unit buildings that consist of four or more dwelling units, if such buildings have one or more elevators. In such buildings without an elevator, all ground floor units must be accessible. The requirements of this rule shall apply to the individual dwelling units and the common use spaces which are accessible to persons with disabilities in multiple dwelling unit buildings.

EXCEPTION 1: A multiple dwelling unit building shall be deemed to be in compliance with this rule if it is located in a local jurisdiction which has enacted accessibility rules which have been recognized by the U.S. Department of Housing and Urban Development as providing a safe harbor for compliance with the accessibility requirements established in the federal Fair Housing Act and if the building has been found to be in compliance with those requirements, unless the building is required to comply with the requirements of the Uniform Federal Accessibility Standards, or other applicable standards which may be more restrictive than the provisions of this rule.

EXCEPTION 2: Certain multiple dwelling unit buildings are required to comply with the Uniform Federal Accessibility Standards, published by the U.S. Access Board, 1988. Compliance with the provisions of this rule does not substitute for compliance with any applicable provision of the Uniform Federal Accessibility Standards, or any other applicable standards which may be more restrictive than the provisions of this rule.

NOTE: Compliance with the Uniform Federal Accessibility Standards is generally required for buildings and facilities constructed with federal financial assistance.

“Dwelling unit” means a single unit of residence for a household of one or more persons. Examples of a dwelling unit covered by these rules include a condominium, an apartment unit within an apartment building, and another type of dwelling in which sleeping accommodations are provided but toilet or cooking facilities are shared by occupants of more than one room or portion of the dwelling. Examples of the latter include dormitory rooms and sleeping accommodations in shelters intended for occupancy as a residence for homeless persons.

“Ground floor” means a floor of a building with a building entrance on an accessible route. A building may have one or more ground floors. Where the first floor containing dwelling units in a building is above grade, all units on that floor must be served by a building entrance on an accessible route. This floor will be considered to be a ground floor.

a. The individual dwelling units shall contain an accessible route into and through the unit.

(1) All doors intended for use as passage through the dwelling unit shall have a clear opening of at least 32" nominal width with the door open 90 degrees, measured between the face of the door and the stop. Openings more than 24" in depth are not considered doorways.

NOTE: A 34" door, hung in the standard manner, provides an acceptable 32" opening.

(2) Except at doorways, the minimum clear width of the accessible route shall be at least 36" wide.

(3) In single-story units, special features such as lofts or sunken or raised areas are not required to be on an accessible route provided the areas do not interrupt the accessible route through the remainder of the dwelling unit.

(4) In multistory dwelling units in buildings with elevators, the story of the unit that is served by the building elevator shall be the primary entry to the unit and such entry/accessible floor shall comply with the requirements of subparagraphs (1), (2) and (3) above. The entry/accessible floor shall contain a bathroom or powder room which complies with paragraph "c" below.

(5) Exterior deck, patio, or balcony surfaces shall be no more than ½" below the floor level of the interior of the dwelling unit, unless they are constructed of impervious material such as concrete, brick or flagstone. In such case, the surface shall be no more than 4" below the floor level of the interior or lower if required by local building code.

(6) Thresholds at exterior doors, including sliding tracks, shall be no higher than ¾". Thresholds and changes in elevations as in subparagraph (5) above shall be beveled with a slope no greater than 1:2.

b. Kitchens shall meet or be adaptable to meet the following:

(1) A clear floor space at least 30" × 48" that allows a parallel approach by a person in a wheelchair must be provided at the range or cooktop and the sink. Either a parallel or forward approach must be provided at the oven, dishwasher, refrigerator/freezer or trash compactor.

(2) Clearance between counters and all opposing base cabinets, countertops, appliances or walls must be at least 40". In U-shaped kitchens with a sink or cooktop at the base of the "U," the base cabinets must be removable at that location or a 60" turning radius must be provided.

c. All bathrooms of covered multifamily dwelling units shall comply with provisions of subparagraph (1) of this paragraph or at least one bathroom in the dwelling unit shall comply with provisions of subparagraph (2) of this paragraph and all other bathrooms and powder rooms within the dwelling unit must be on an accessible route with usable entry doors in accordance with paragraph "a" above.

However, in multistory dwelling units, only those bathrooms on the accessible level are subject to these requirements. Where the powder room is the only facility provided on the accessible level of a multistory dwelling unit, the powder room must comply with the provisions of subparagraph (1) or (2) of this paragraph.

(1) Sufficient maneuvering space shall be provided within the bathroom for a person using a wheelchair or other mobility aid to enter and close the door, use the fixtures, reopen the door and exit. Doors may swing into the clear floor space provided at any fixture if the maneuvering space is provided. Maneuvering space may include any knee space or toe space available below the bathroom fixtures.

Clear floor space at fixtures may overlap.

If the shower stall is the only bathing facility provided in the covered dwelling unit, the shower stall shall measure at least 36" × 36".

NOTE: Cabinets under lavatories are acceptable provided the bathroom has space to allow a parallel approach by a person in a wheelchair; if parallel approach is not possible within the space, any cabinets provided would have to be removable to afford the necessary knee clearance for forward approach.

(2) Where the door swings into the bathroom, there shall be a clear space (2'6" × 4'0") within the room to position a wheelchair or other mobility aid clear of the path of the door as it is closed and to permit the use of the fixtures. This clear space can include any knee space and toe space available below the bathroom fixtures.

Where the door swings out, a clear space shall be provided within the bathroom for a person using a wheelchair or other mobility aid to position the wheelchair such that the person is allowed use of the fixtures. There also shall be a clear space to allow persons using wheelchairs to reopen the door to exit.

When both tub and shower fixtures are provided in the bathroom, at least one fixture shall be made accessible. When two or more lavatories are provided in a bathroom, at least one shall be made accessible.

Toilets shall be located within bathrooms in a manner that permits a grab bar to be installed on one side of the fixture. In locations where toilets are adjacent to walls or bathtubs, the centerline of the fixture shall be a minimum of 1'6" from the obstacle. The other (nongrab bar) side of the toilet fixture shall be a minimum of 1'3" from the finished surface of the adjoining walls, vanities, or the edge of a lavatory.

Vanities and lavatories shall be installed with the center line of the fixture a minimum of 1'3" horizontally from an adjoining wall or fixture. The top of the fixture rim is a maximum height of 2'10" above the finished floor. If knee space is provided below the vanity, the bottom of the apron is at least 2'3" above the floor. If provided, full knee space (for front approach) is at least 1'5" deep.

Bathtubs and tub/showers located in the bathroom shall provide a clear access aisle adjacent to the lavatory that is at least 2'6" wide and extends for a length of 4'0" (measured from the head of the bathtub).

Stall showers in the bathroom may be of any size or configuration. A minimum clear floor space 2'6" wide × 4'0" deep should be available outside the stall. If the shower stall is the only bathing facility provided in the covered dwelling unit, or on the accessible level of a covered multistory unit, and measures a nominal 36" × 36", the shower stall must have reinforcing to allow for installation of an optional wall-hung bench seat.

d. Walls in bathrooms which are to be adaptable shall be reinforced to allow later installation of grab bars around toilet, tub, shower stall and shower seat where provided.

Where the toilet is not placed adjacent to a side wall, provision shall be made for floor-mounted foldaway or similar alternative grab bars. Where the powder room is the only toilet facility located on an accessible level of a multistory dwelling unit, it must comply with this requirement for reinforced walls for grab bars. "Powder room" means a room with a toilet and sink.

NOTE: A tub may have shelves or benches at either end; or a tub may be installed without surrounding walls, if there is provision for alternative mounting of grab bars. For example, a sunken tub placed away from walls could have reinforced areas for installation of floor-mounted grab bars. The same principle applies to shower stalls, e.g., glass-walled stalls could be planned to allow floor-mounted grab bars to be installed later.

Reinforcement for grab bars may be provided in a variety of ways (for example, by plywood or wood blocking) so long as the necessary reinforcement is placed so as to permit later installation of appropriate grab bars.

e. Public and common use areas shall be readily accessible to and usable by persons with disabilities.

f. Light switches, electrical outlets, thermostats and other environmental controls shall be located no higher than 48", and no lower than 15", above the floor. If the reach is over an obstruction (for example, an overhanging shelf) between 20" and 25" in depth, the maximum height is reduced to 44" for forward approach; or 46" for side approach, provided the obstruction (for example, a kitchen base cabinet) is no more than 24" in depth. Obstructions should not extend more than 25" from the wall beneath a control. (See ADAAG Figure 5.)

NOTE: Controls or outlets that do not satisfy these specifications are acceptable provided that comparable controls or outlets (i.e., that perform the same functions) are provided within the same area and are accessible.

302.20(2) Elevators. An elevator shall be required in any apartment building of four or more stories. An elevator required by this subrule shall meet the requirements established for accessible elevators in rule 661—302.5(103A,104A), which adopts by reference section 4.10 of the Americans with Disabilities Act Accessibility Guidelines (28 CFR Part 36, Appendix A).

NOTE: Elevators are not required in apartment buildings of three or fewer stories; however, the Uniform Federal Accessibility Standards, or any other applicable standard, may require the installation of an elevator. If an elevator is not required to be installed by this rule, then the elevator is not subject to the requirements of rule 661—302.5(103A,104A).

302.20(3) Any covered units within a multiple unit dwelling which comply with a code or standard which has been certified as a safe harbor for compliance with the accessibility requirements of the federal Fair Housing Act by the U.S. Department of Housing and Urban Development shall be deemed to be in compliance with rule 661—302.20(103A,104A), unless the covered units are required to comply with the Uniform Federal Accessibility Standards or any other applicable requirements which may be more restrictive than the provisions of this rule.

Rule 661—302.20(103A,104A) is intended to implement Iowa Code sections 103A.7(5) and 104A.2.

[Filed 12/2/05, Notice 9/14/05—published 12/21/05, effective 4/1/06]

[Filed ARC 9993B (Notice ARC 9922B, IAB 12/14/11), IAB 2/8/12, effective 3/15/12]

[Filed ARC 2492C (Notice ARC 2250C, IAB 11/25/15), IAB 4/13/16, effective 5/18/16]

Structures Individually Listed on the National Register of Historic Places of Historic Places

- S. M. McKibben House – Walnut St.
- Old Jail – 411 E. 4th St. – 1974
- Sinnett Octagon House – Park Ave near Hwy 61 bypass
- Trinity Episcopal Church – 411 E. 2nd St.
- Alexander Clark House – 203 W. 3rd St.
- First Presbyterian Church – 401 Iowa Ave.
- J. C. B. Warde House – 205 Cherry St.
- Welch Apartments – 224 Iowa Ave.
- Muscatine County Courthouse – 3rd St.
- W. Joseph Fuller House – 1001 Mulberry Ave.
- Clark-Blackwell House – 206 Cherry St.
- Pliny and Adelia Fay House – 112 Locust St.
- Greenwood Cemetery Chapel – 1814 Lucas

Structures Listed as Contributing to the Downtown Commercial Historic District

- 228 W. 2nd Street
- 224 W. 2nd Street
- 218 W. 2nd Street
- 217-219 W. 2nd Street
- 212 W. 2nd Street
- 209-211 W. 2nd Street
- 208-210 W. 2nd Street
- 207 W. 2nd Street
- 206 W. 2nd Street
- 205 W. 2nd Street
- 201-203 W. 2nd Street
- 200-202-204 W. 2nd Street
- 131-133 W. 2nd Street
- 128 W. 2nd Street
- 124-126 W. 2nd Street
- 123-129 W. 2nd Street
- 117-121 W. 2nd Street
- 100-102 W. 2nd Street
- 100 E. 2nd Street
- 101 E. 2nd Street
- 102-104 E. 2nd Street
- 106-108 E. 2nd Street
- 110-112-114-116 E. 2nd Street
- 115 E. 2nd Street
- 121-123 E. 2nd Street
- 124 E. 2nd Street
- 127 E. 2nd Street
- 129 E. 2nd Street
- 130 E. 2nd Street
- 200 E. 2nd Street
- 201 E. 2nd Street
- 203 E. 2nd Street
- 204 E. 2nd Street
- 205 E. 2nd Street
- 206 E. 2nd Street
- 207-209 E. 2nd Street
- 208-210-212 E. 2nd Street
- 211 E. 2nd Street
- 213 E. 2nd Street
- 214-216-218-220 E. 2nd Street
- 215 E. 2nd Street
- 217 E. 2nd Street
- 219-221-223 E. 2nd Street
- 225 E. 2nd Street
- 227 E. 2nd Street
- 229 E. 2nd Street
- 301 E. 2nd Street
- 303 E. 2nd Street
- 305 E. 2nd Street
- 307-309-311 E. 2nd Street
- 313 E. 2nd Street
- 315-317 E. 2nd Street
- 319-321 E. 2nd Street
- 323-325 E. 2nd Street
- 327-329-331 E. 2nd Street
- 411 E. 2nd Street
- 413-415 E. 2nd Street
- 417 E. 2nd Street
- 419 E. 2nd Street
- 224 E. 3rd Street
- 301 E. 3rd Street
- 317 E. 3rd Street
- 400 E. 3rd Street
- 206-208 Cedar Street
- 210 Cedar Street
- 115 Chestnut Street
- 116 Chestnut Street
- 117 Chestnut Street
- 118 Chestnut Street
- 119 Chestnut Street
- 213 Chestnut Street
- 214 Chestnut Street
- 107 Iowa Avenue
- 109-111-113 Iowa Av
- 214 Iowa Avenue
- 214 ½ Iowa Avenue
- 216-218 Iowa Ave
- 220-224-226 Iowa
- 315-317 W. Mississippi Dr
- 305 W. Mississippi Dr
- 301 W. Mississippi Dr
- 221-225 W. Mississippi Drive
- 101 W. Mississippi Dr
- 101 E. Mississippi Dr
- 117 E. Mississippi Dr
- 126 Pine Street
- 214-216-218 Sycamore St
- 215 Sycamore Street
- 206-208 Walnut St
- 210 Walnut Street
- 212 Walnut Street
- 214 Walnut Street
- 216 Walnut Street
- 218 Walnut Street
- 220 Walnut Street
- 222 Walnut Street
- 224 Walnut Street
- 228 Walnut Street

Structures Listed as Contributing to the West Hill Historic District

- 301 W. 2nd Street
- 309 W. 2nd Street
- 313 W. 2nd Street
- 315 W. 2nd Street
- 317-319 W. 2nd St
- 321 W. 2nd Street
- 323 W. 2nd Street
- 326 W. 2nd Street
- 403 W. 2nd Street
- 411 W. 2nd Street
- 415 W. 2nd Street
- 419 W. 2nd Street
- 326 W. 2nd Street
- 400 W. 2nd Street
- 406 W. 2nd Street
- 414 W. 2nd Street
- 107 Spruce Street
- 502 W. 2nd Street
- 506 W. 2nd Street
- 510 W. 2nd Street
- 516 W. 2nd Street
- 503 W. 2nd Street
- 507 W. 2nd Street
- 511 W. 2nd Street
- 107 Locust Street
- 112 Locust Street
- 515 W. 2nd Street
- 608 W. 2nd Street
- 609 W. 2nd Street
- 207 Broadway Street
- 706 W. 2nd Street
- 718 W. 2nd Street
- 814 W. 2nd Street
- 201 W. 3rd Street
- 203-205 W. 3rd St
- 209 W. 3rd Street
- 213 W. 3rd Street
- 219 W. 3rd Street
- 216 W. 3rd Street
- 300 W. 3rd Street
- 212 Pine Street
- 306 W. 3rd Street
- 310 W. 3rd Street
- 314 W. 3rd Street
- 316 W. 3rd Street
- 305 W. 3rd Street
- 303 W. 3rd Street
- 307 W. 3rd Street
- 211 Linn Street
- 309 W. 3rd Street
- 311 W. 3rd Street
- 313 W. 3rd Street
- 315 W. 3rd Street
- 210 Linn Street
- 212 Linn Street
- 404 W. 3rd Street
- 406 W. 3rd Street
- 408 W. 3rd Street
- 414 W. 3rd Street
- 416 W. 3rd Street
- 401 -403 W. 3rd St
- 405 W. 3rd Street
- 407 W. 3rd Street
- 411 W. 3rd Street
- 413 W. 3rd Street
- 415 W. 3rd Street
- 417 W. 3rd Street
- 505 W. 3rd Street
- 509 W. 3rd Street
- 513 W. 3rd Street
- 519 W. 3rd Street
- 514 W. 3rd Street
- 518 W. 3rd Street
- 606 W. 3rd Street
- 614 W. 3rd Street
- 601 W. 3rd Street
- 605 W. 3rd Street
- 615 W. 3rd Street
- 617-619 W. 3rd St
- 700 W. 3rd Street
- 706 W. 3rd Street
- 710 W. 3rd Street
- 716 W. 3rd Street
- 701 W. 3rd Street
- 705 W. 3rd Street
- 715 W. 3rd Street
- 205 Cherry Street
- 206 Cherry Street
- 208 Cherry Street
- 800 W. 3rd Street
- 809 W. 2nd Street
- 201 Ash Street
- 802 W. 3rd Street
- 806 W. 3rd Street
- 812 W. 3rd Street
- 816 W. 3rd Street
- 801 W. 3rd Street
- 807 W. 3rd Street
- 308 Cherry Street
- 809 W. 3rd Street
- 200 Ash Street
- 206-208 Ash Street
- 900 W. 3rd Street
- 901 W. 3rd Street
- 905 W. 3rd Street
- 310 Chestnut Street
- 316 Chestnut Street
- 318 Chestnut Street
- 408 Chestnut Street
- 406 Chestnut Street
- 402 Chestnut Street
- 209 W. 4th Street
- 211 W. 4th Street
- 217 W. 4th Street
- 204 W. 4th Street
- 409 Pine Street
- 317 Pine Street
- 208 W. 4th Street
- 212 W. 4th Street
- 310 Pine Street
- 312 -314 Pine St
- 316-318 Pine Street
- 308 W. 4th Street
- 310 W. 4th Street
- 312 W. 4th Street
- 314 W. 4th Street
- 316 W. 4th Street
- 309 W. 4th Street
- 309 Linn Street
- 301 W. 4th Street
- 315 W. 4th Street
- 319 W. 4th Street
- 400 W. 4th Street
- 402 W. 4th Street
- 410 W. 4th Street
- 310 Linn Street
- 412 W. 4th Street
- 414 W. 4th Street
- 420 W. 4th Street
- 403 W. 4th Street
- 405 W. 4th Street
- 407 W. 4th Street
- 411 W. 4th Street
- 417 W. 4th Street
- 312 Spruce Street
- 502 W. 4th Street
- 504 W. 4th Street
- 506 W. 4th Street
- 508 W. 4th Street
- 510 W. 4th Street
- 514 W. 4th Street
- 516 W. 4th Street
- 518 W. 4th Street
- 501 W. 4th Street
- 505 W. 4th Street
- 507 W. 4th Street
- 509 W. 4th Street
- 511 W. 4th Street
- 513 W. 4th Street
- 517 W. 4th Street
- 312 Locust Street
- 314 Locust Street
- 316 Locust Street
- 408 Locust Street
- 313 Broadway St
- 311 Broadway St
- 601 W. 4th Street
- 603 W. 4th Street
- 605 W. 4th Street
- 611 W. 4th Street
- 613 W. 4th Street
- 617 W. 4th Street
- 701 W. 4th Street
- 705 W. 4th Street
- 707 W. 4th Street
- 709 W. 4th Street
- 3 Cherry Lane
- 408 Broadway St
- 404 Broadway St
- 715 W. 4th Street
- 312 Broadway St
- 314 Broadway St
- 710 W. 4th Street
- 804 W. 4th Street
- 317 Cherry Street
- 313 Cherry Street
- 400 Cherry Street
- 810 W. 4th Street
- 805 W. 4th Street
- 809 W. 4th Street
- 402 Cherry Street
- 410 Cherry Street

Structures Listed as Contributing to the Fair Oaks Historic District



Figure 43. Map of properties surveyed in the Fair Oaks neighborhood, with preliminary evaluations.

also see table on following pages for preliminary evaluations of individual resources

MINUTES
August 28, 2024 – 5:30 p.m.
Construction Appeal & Advisory Board
Muscatine City Hall
Lower-Level Conference Room

Present: Devin Abel, Ken Gilkerson, and Tim Kelly

Absent: Jim Noble and James Miller

Staff: Andrew Fangman, Assistant Community Development Director
Andrew Oien, Building Division Manager

Minutes:

Meeting called to order at 5:30 pm.

Action on approving the minutes from the June 12th meeting was tabled until the next meeting, as they were not included in the agenda packet.

Devin Abel moved, seconded by Ken Gilkerson, to amend the bylaws to change the permanent standing meeting time and date to 5:30 PM on the fourth Wednesday of the month. The motion passed by a 3-0 vote.

Andrew Oien discussed potential state action to adopt a mandatory statewide building permit, similar to the state's implementation of electrical and plumbing codes.

A general discussion took place regarding the State Historic Building Code. This code aims to restore or modify historic buildings while preserving their original architecture, ensuring safety and cost-effectiveness. It replaces certain accessibility sections of the International Existing Building Code (IEBC) with standards from Chapter 302 of the Iowa Administrative Code, offering more flexibility in meeting federal accessibility requirements. While Muscatine City has adopted the 2015 IEBC without changes, its own building code means the State Building Code doesn't apply to non-state-owned buildings within the city. Therefore, the additional flexibility offered by the State Historic Building Code is not available to qualifying historic buildings in Muscatine.

The board discussed the benefits of creating similar flexibility in Muscatine by adopting a local code amendment. A specific example of a downtown business relocation that could have been facilitated by such flexibility was cited. The board reached a consensus that they would like to see an action item on making a formal recommendation to the City Council to include a local amendment to the State Historic Building Code on the next agenda.

Andrew Oien informed the board that staff intends to present a proposed amendment at the next meeting that would eliminate the requirement for engineered plans for post-framed buildings under 1,440 square feet. The board indicated their desire to discuss this proposed amendment at their next meeting.

A discussion took place regarding the format and content of applications for appeals to the board. Forms used by Linn County for this purpose were reviewed, and the general consensus was that they served as a good template. Specific requests were made for the appellant to have a space to explain the rationale for the appeal, and for the inclusion of relevant pictures or illustrations when possible.

Meeting adjourned at 6:23 p.m.

ATTEST:

Respectfully Submitted,

Devin Abel Chairperson
Construction Appeal & Advisory Board

Andrew Oien, Secretary
Building Division Manager

MINUTES
September 25, 2024 – 5:30 p.m.
Construction Appeal & Advisory Board
Muscatine City Hall
Lower-Level Conference Room

Present: Devin Abel, Jim Nobel, and Tim Kelly

Absent: Ken Gilkerson and James Miller

Staff: Andrew Fangman, Assistant Community Development Director

Also Present: Jeff Osborne

Minutes:

Meeting called to order at 5:24 pm.

Jim Nobel moved, seconded by Devin Able to approve the minutes from the June 12, 2024. The motion passed by a 3-0 vote.

Tim Kelly moved, seconded by Jim Nobel to approve the minutes from the August 25, 2024. The motion passed by a 3-0 vote.

A discussion took place regarding the State Historic Building Code. This code aims to restore or modify historic buildings while preserving their original architecture, ensuring safety and cost-effectiveness. It replaces certain accessibility sections of the International Existing Building Code (IEBC) with standards from Chapter 302 of the Iowa Administrative Code, offering more flexibility in meeting federal accessibility requirements. Jeff Osborne spoke in favor such an amendment.

Having previously agreed to recommend a local amendment mirroring the State Historic Building Code, the board discussed eligibility criteria for applying the proposed amendment to the code.

Two approaches were discussed:

- Mirroring State Historic Building Code: Require structures to be individually listed on the National Register, listed as contributing structures in a National Register-listed historic district, or have a certification of eligibility.
- Establishing Age or Built-By Date: Set a specific age or built-by date for eligible structures

After weighing the pros and cons of each approach, the board reached a consensus that a local amendment to the City Building Code mirroring the State Historic Building Code should also use the same eligibility criteria.

Tim Kelly moved, seconded by Devin Able to make a recommendation that City Council adopted an amendment to the City Building Code mirroring the State Historic Building Code, including the eligibility criteria. The motion passed by a 3-0 vote.

The board discussed a potential amendment to eliminate the engineering plan requirement for post-framed buildings under 1,440 square feet. They expressed conceptual support for this change.

Questions arose about how post-frame buildings currently bypass the engineering requirement. The board agreed to address this issue at the next meeting as a potential action item. They requested answers to their specific questions about the current handling of such buildings be included in the agenda packet for the next meeting.

Meeting adjourned at 6:01 p.m.

ATTEST:

Respectfully Submitted,

Devin Abel Chairperson
Construction Appeal & Advisory Board

Andrew Oien, Secretary
Building Division Manager



City of Muscatine

ITEM NUMBER 2025-0121

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Andrew Fangman, Assistant Community Development Director

SUBJECT

Second Reading of an Ordinance Amending Title 10, Chapter 26, Section 2 of City Code to Promote Residential Infill by Relaxing Side-Yard Setback Requirements for Certain Preexisting Very Narrow Residential Parcels.

EXECUTIVE SUMMARY

This proposed amendment addresses one challenge of redeveloping Muscatine's numerous narrow, pre-zoning residential lots, particularly those 30-feet wide, which hinder infill development due to restrictive side-yard setback requirements. To facilitate the construction of functional, economical homes on these lots, the proposed amendment would allow for reduced side-yard setbacks, ensuring a minimum buildable width of 20 feet while maintaining a minimum 5-foot setback for fire safety. This change aims to streamline infill development, support initiatives like the Muscatine Center for Social Action's housing project, the City's pattern book initiative, and revitalizing older neighborhoods by enabling the construction of new, appropriately sized homes on existing narrow parcels without requiring individual variances.

STAFF RECOMMENDATION

The Planning and Zoning Commission and Staff recommend adoption of the ordinance.

BACKGROUND/DISCUSSION

For qualifying parcels, this amendment would reduce the side-yard setback as needed to maintain a minimum buildable width of 20 feet, provided that the side-yard setback is not reduced to less than 5 feet.

For a new home to be constructed, the parcel upon which it is constructed must meet the minimum parcel size and lot frontage requirements established for the zoning district which it is located in. Any newly created residential parcel must also comply with these standards.

Muscatine adopted its first zoning ordinance in 1957. Prior to this, there were no minimum lot size, or frontage requirements for new home construction or land subdivision. Approximately 59% of housing units in Muscatine were built before 1960. This means the majority of homes and the parcels that they are located on predate the implementation of any minimum lot size, frontage, or setback regulations.

Consequently, a significant number of residential zoned parcels do not meet one or more of the parcel size or frontage requirements of their respective zoning districts. Over 32% of residential zoned parcels do not meet the minimum parcel size requirements of their zoning districts, likely due to their creation before the establishment of zoning in Muscatine.

Existing zoning regulations allow for the continued residential use and potential redevelopment of parcels with existing lot size and frontage deficiencies. Section 10-26-4(A) of the City Code permits uses allowed in a zoning district, even if the parcel does not meet minimum lot size or frontage requirements. However, the manner in which setback requirements are applied makes it difficult to redevelop existing, but extremely narrow, residential parcels.

When Muscatine was originally platted, lots were typically 60 feet by 140 feet. This practice continued in numerous subdivisions and additions during Muscatine's early years. During this period of rapid growth, it was common for these 60-foot lots to be split in half, creating 30-foot-wide lots with residences built on each. As there were no regulations prohibiting this practice, hundreds of these very narrow residential parcels can be found throughout older parts of Muscatine.

Over time, many of these very narrow residential parcels have become vacant due to the destruction or demolition of the existing dwellings. These parcels are ideally located for infill development. Constructing new homes on these parcels would revitalize surrounding neighborhoods, create much-needed new housing stock cost-effectively, and require no additional investment in public infrastructure.

The smallest and most typical setback requirement among residential zoning districts is six feet. On a 30-foot-wide parcel, this results in a building envelope of only 18 feet in width. This dramatically decreases the viability and likelihood of desired residential infill development occurring on such narrow parcels.

Muscatine Center for Social Action (MCSA), has received a neighborhood revitalization grant from the Iowa Finance Authority to build six single-family owner-occupied homes on infill sites in an area centered along Mulberry Avenue between Jefferson School and 5th Street. Three of these six homes are being developed on parcels that are 30' by 140'. The first of these new homes is currently under construction at 409 E. 6th Street. The homes being constructed here and on the other two 30-foot-wide lots share the same design, with a width of just under 20 feet. To accommodate this design, a variance was required to reduce the side yard setbacks from 6 feet to 5 feet.



Home under construction on 30' wide lot at 409 E. 6th St

Creating a functional, attractive, and economical home design on a parcel only 30 feet wide presented a significant design challenge. The extra two feet of building width, enabled by the minor reduction in side yard setbacks through these variances, was crucial for creating a functional, attractive, and economical home design.

The opportunities and challenges of infill development on 30-foot-wide parcels extend beyond the three parcels involved in the ongoing MCSA project. Currently, at least two dozen vacant residential parcels with a width of approximately 30 feet exist. Four of these are vacant City-owned surplus parcels. Additionally, such parcels are likely to become vacant over time. Therefore, any successful strategy for infill development must include the redevelopment of a significant number of these narrow lots.

To promote additional infill development, the City of Muscatine is currently collaborating with an architectural firm to create a pattern book of building plans. This book will include three sets of shovel-ready, complete building plans that any community member can freely use. Recognizing the opportunities and design challenges presented by the large number of very narrow infill parcels, one of the three plan sets will be for a three-bedroom, two-bathroom house that can be built on a 30-foot-wide lot.

Similar to the MCSA projects, the pattern book design for a home on a 30-foot-wide lot will likely have a

width of nearly 20 feet. Under current zoning regulations, constructing such a structure on a 30-foot-wide parcel would require a variance to reduce side yard setbacks to 5 feet. It is counterproductive to require someone seeking to construct a structure according to plans produced by the City, in furtherance of a broader community objective, to first obtain a variance.

A better approach would be to make a change to the City Code that allows for the desired type of infill development by right. To that end, the City Staff proposes that the following be added as Section 10-26-2(K).

“K. Where a parcel which existed as of January 1, 2025 and has less area or frontage than herein required in the district in which it is located, a new single-family residence may nevertheless be constructed on such a parcel provided that:

- 1. A single-family residence is a permitted use in zoning district in which the parcel is located.***
- 2. Side-yard setbacks are maintained, except the buildable width cannot be reduced to less than 20 feet, except that a side yard setback five feet shall be maintained.”***

Adding this section would maximize flexibility in redeveloping existing very narrow residential parcels without substantially altering the overall zoning regulations.

The proposed amendment does not allow for the reduction of side yard setbacks to less than five feet. This is because the adopted building code requires that any exterior wall constructed within five feet of a property line must be constructed as a one-hour fire-rated wall. To achieve this rating, specific fire-resistant materials must be used, and the number of openings (windows and doors) is limited. These restrictions make it both uneconomical and a design challenge to construct closer than five feet to a property line, particularly for the type of single-family home infill development this proposed amendment aims to promote.

On February 11, 2025, the Planning and Zoning Commission voted unanimously to recommend the adoption of this code change.

CITY FINANCIAL IMPACT

None

ATTACHMENTS

1. Ord_2025-0121 (5)

**CITY OF MUSCATINE
ORDINANCE 2025-0121**

**ORDINANCE AMENDING CITY CODE TO PROMOTE RESIDENTIAL INFILL
BY RELAXING SIDE-YARD SETBACK REQUIREMENTS FOR CERTAIN
PREEXISTING VERY NARROW RESIDENTIAL PARCELS, BY AMENDING
SECTION 2, CHAPTER 26, TITLE 10, OF CITY CODE**

WHEREAS, for a new home to be constructed, the parcel upon which it is constructed must meet the minimum parcel size and lot frontage requirements established for the zoning district which it is located in. Any newly created residential parcel must also comply with these standards; and

WHEREAS, Muscatine adopted its first zoning ordinance in 1957. Prior to this there were no minimum lot size, or frontage requirements for new home construction or land subdivision. Approximately 59% of housing units in Muscatine were built before 1960. Consequently, a significant number of residentially zoned parcels do not meet one or more of the, parcel size, or frontage requirements of their respective zoning districts. Over 32% of residentially zoned parcels do not meet the minimum parcel size requirements of their zoning districts, likely due to their creation before the establishment of zoning in Muscatine; and

WHEREAS, The manner in which setback requirements are applied makes it difficult to redevelop existing, but extremely narrow, residential parcels; and

WHEREAS, When Muscatine was originally platted, lots were typically 60 feet by 140 feet and it was common for these 60-foot lots to be split in half, creating 30-foot-wide lots with residences built on each. Over time, many of these very narrow residential parcels have become vacant due to the destruction or demolition of the existing dwellings; and

WHEREAS, Such parcels are ideally located for infill development. Constructing new homes on these parcels would revitalize surrounding neighborhoods, create much-needed new housing stock cost-effectively, and require no additional investment in public infrastructure; and

WHEREAS, The smallest and most typical setback requirement among residential zoning districts is six feet. On a 30-foot-wide parcel, this results in a building envelope of only 18 feet in width. Creating a functional, attractive, and economical home design on a parcel only 30 feet wide presented a significant design challenge. An extra two feet of building width, enabled by the minor reduction in side yard setbacks is very crucial for creating a functional, attractive, and economical home design on such lots; and

WHEREAS, To facilitate the construction of functional, economical homes on these lots, the proposed amendment would reduce the side-yard setback as needed to maintain a minimum buildable width of 20 feet, provided that the side-yard setback is not reduced to less than 5 feet; and

WHEREAS, the Planning and Zoning Commission on February 11th did vote to recommend approval of an amendment; and

WHEREAS, a public hearing was held on April 3, 2025, for public comment.

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

SECTION 1: **AMENDMENT** “10-26-2 Additional Yard Requirements” of the Muscatine Municipal Code is hereby *amended* as follows:

AMENDMENT

10-26-2 Additional Yard Requirements

The following additional yard requirements must also be observed:

- A. Whenever a lot abuts upon a public alley, one-half of the alley width may be considered as a portion of the required yard. For the purpose of side yard regulations, a two-family dwelling or multi-family dwelling shall be considered as one building occupying one lot.

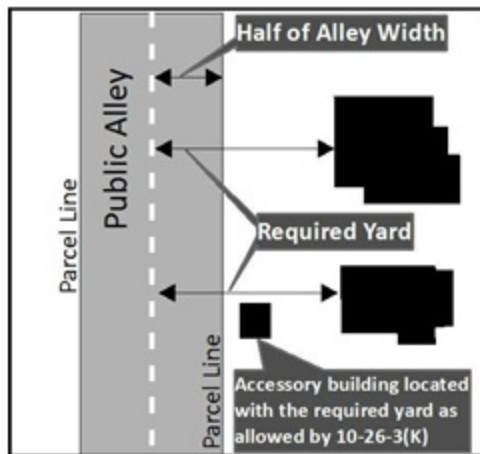


Illustration 26-2A

- B. Where the R-3, R-4, R-5, and R-6 Districts abut the R-1 or R-2 District, a minimum side yard shall be ten feet.
- C. On a lot fronting on two nonintersecting streets, a front yard must be provided on both streets.

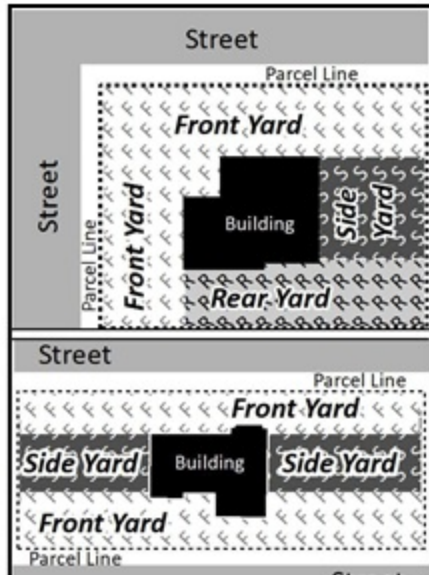


Illustration 26-2D

- D. On corner lots, there must be a front yard on both streets. On corner lots that are lots of record, the buildable width cannot be reduced to less than 28 feet, except that there shall be a yard along the side street of such a lot of at least five feet.
- E. Where a frontage is divided among districts with different front yard requirements, the deepest front yard required shall apply to the entire frontage.
- F. In the C-1, M-1, and S-1 Districts, there may be more than one building on a lot, provided that:
 - 1. The lot is under, and will be retained under, single ownership, whether a private individual or corporation.
 - 2. A site plan is provided to the Planning and Zoning Commission for approval prior to obtaining a building permit.
 - 3. All separate buildings and uses are interrelated and part of a cohesive development plan.
 - 4. The applicable street and utility standards apply.
- G. There may be two or more related multi-family, hotel, motel, or institutional buildings on a lot; provided that:
 - 1. The required yards be maintained around the group of buildings, and
 - 2. Buildings that are parallel or that are within 45° of being parallel be separated by a horizontal distance that is at least equal to the height of the highest building.

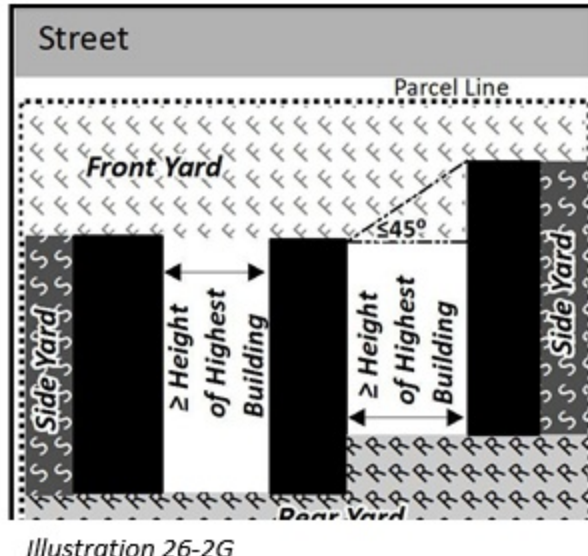


Illustration 26-2G

Illustration 26-2G

- H. No part of an existing building that violates yard regulations when damaged by any cause whatsoever to the extent of more than 65% of the fair market value of the building immediately prior to damage shall be restored, except in conformity with the yard regulations of this Ordinance.
- I. Where an official line has been established for the future widening or opening of a street or major thoroughfare upon which a lot abuts, then the depth of front or side yard shall be measured from such official line to the nearest line of the building.
- J. The minimum width of side yards for schools, libraries, places of worship, community buildings, and other public and semipublic buildings in residential districts shall be 25 feet, except where a side yard is adjacent to a commercial or industrial district, in which case the width of that yard shall be as required in the district in which the building is located.
- K. Where a parcel which existed as of January 1, 2025, and has less area or frontage than herein required in the district in which it is located, a new single-family residence may nevertheless be constructed on such a parcel provided that:
 - 1. A single-family residence is a permitted use in zoning district in which the parcel is located.
 - 2. Side-yard setbacks are maintained, except the buildable width cannot be reduced to less than 20 feet, except that a side yard setback of five feet shall be maintained.

PASSED AND ADOPTED BY THE CITY OF MUSCATINE CITY COUNCIL

_____.

Presiding Officer

Attest

Dr. Brad Bark, Mayor, City of
Muscatine

Cinda Hilger, City Clerk, City of
Muscatine



City of Muscatine

ITEM NUMBER 2025-0122

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Andrew Fangman, Assistant Community Development Director

SUBJECT

Second Reading of an Ordinance Amending Title 8, Chapter 1, Section 4 and Title 8, Chapter 10, Section 2 of the City Building Code that Would Remove the Need for the Submission of Engineered Plans for Post-Framed Buildings that are Less 1,440 Square Feet in Size.

EXECUTIVE SUMMARY

Existing building codes lack specific provisions for directly approving post-frame buildings. Therefore, post-frame construction typically requires approval as an alternate method to ensure safety and durability. For post-frame buildings exceeding 1,000 square feet, plans must be signed off by an engineer.

STAFF RECOMMENDATION

The Construction Appeals and Advisory Board and Staff recommend approving an amendment that would exempt post-frame buildings under 1,440 square feet from the requirement of submitting engineered plans.

BACKGROUND/DISCUSSION

Post-frame buildings are a type of structure that uses large, vertical posts, that are embedded in the ground or anchored to concrete piers, as the primary support structure for the roof and walls. This construction method differs significantly from traditional stick-framed structures which are constructed on continuous foundations. This approach to construction is known for being economical and easy to assemble quickly, making it popular for detached garages and other storage type uses.

While adopted building codes allow for post-frame buildings, they lack specific, prescriptive provisions, unlike those for more traditional construction methods. Prescriptive provisions outline exact requirements for materials, dimensions, and construction methods to ensure compliance with performance requirements (e.g., strength, stability, fire resistance). When a building code lacks prescriptive provisions for a construction type, it's classified as an "alternate method of construction." In such cases, the building design must demonstrate compliance with performance requirements through engineering calculations and analysis, when the size and

scope of a post-frame building fails to meet any one the following criteria:

- no larger than 1,000 square feet in floor area, and
- has posts spaced no more than 8 feet on center, and
- has a sidewall height of 12 feet or less.

Currently, obtaining a building permit for any post-frame building exceeding these criteria requires plans signed off by an engineer to ensure compliance with all applicable performance provisions. The requirement for engineered plans can add significant cost to constructing such a post-frame building.

The Construction Appeal Advisory Board and City Staff are recommending that the City Code be amended to increase the allowed floor area to 1,440 square feet, before requiring engineered plans, provided the post spacing does not exceed 8 feet on center and the sidewall height remains below 12 feet.

Zoning regulations establish a maximum size limit of 1,440 square feet for garages and accessory buildings on residential parcels less than 20,000 square feet (approximately ½ acre). Raising the maximum size of post-frame buildings that can be built without engineering to match this limit would mean that nearly all allowable detached residential garages and accessory buildings could be constructed as post-frame structures without the submission of engineered plans. Maintaining requirements for such non-engineered post-frame structures, such as a maximum post spacing of 8 feet on center and a sidewall height of 12 feet, ensures that these structures remain relatively low-risk and low-hazard.

CITY FINANCIAL IMPACT

There is no financial impact to the City.

ATTACHMENTS

1. Ordinance Post Frame Buildings

ORDINANCE NO. 2025-0122

AN ORDINANCE AMENDING THE CITY BUILDING CODE THAT WOULD REMOVE THE NEED FOR THE SUBMISSION OF ENGINEERED PLANS FOR POST FRAMED BUILDINGS THAT ARE LESS 1,440 SQUARE FEET IN SIZE, BY AMENDING SECTION 4, CHAPTER 1, TITLE 8, AND SECTION 2, CHAPTER 10, TITLE 8 OF CITY CODE

WHEREAS, Post-frame buildings are a type of structure that uses large, vertical posts, that are embedded in the ground or anchored to concrete piers, as the primary support structure for the roof and walls;

WHEREAS, When a building code lacks prescriptive provisions for a construction type, it's classified as an "alternate method of construction." In such cases, the building design must demonstrate compliance with performance requirements through engineering calculations and analysis, when the size and scope of a post frame building exceeds any one the following criteria: it is no larger than 1000 sq. feet in floor area, has posts spaced no more than 8 feet on center, and has a sidewall height of 12 feet or less;

WHEREAS, Currently, obtaining a building permit for any post-frame building exceeding these criteria requires plans signed off by an engineer to ensure compliance with all applicable performance provisions. The requirement for engineered plans can add significant cost to constructing such a post-frame building;

WHEREAS, The Construction Appeal Advisory Board is recommending that City Code be amended to increase the allowed floor area to 1,440 square feet, before requiring engineered plans, provided the post spacing does not exceed 8 feet on center and the sidewall height remains below 12 feet;

WHEREAS, Zoning regulations establish a maximum size limit of 1,440 square feet for garages and accessory buildings on residential parcels less than 20,000 square feet (approximately ½ acre). Raising the maximum size for post-frame buildings that can be built without engineering to match this limit would mean that nearly all allowable detached residential garages and accessory buildings could be constructed as post-frame structures without the submission of engineered plans. Maintaining requirements for such non-engineered post-frame structures, such as a maximum post spacing of 8 feet on center and a sidewall height of 12 feet, ensures that these structures remain relatively low-risk and low-hazard and;

WHEREAS, a public hearing was held April 3, 2025 prior to any City Council action on such an amendment to City Code.

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

SECTION 1. The following text is here by added as Subsection E, Section 4, Chapter 1, of Title 8 of City Code:

E. Post Frame Buildings

Post frame buildings satisfying all of the following requirements are exempt from the engineering certification of plans:

1. Floor area of 1,440 square feet or less.
2. Eave height of 12 feet or less.
3. Post spacing of 8 feet or less

SECTION 2. The following text is here by added as Subsection F, Section 2, Chapter 10, of Title 8 of City Code:

F. Post Frame Buildings

Post frame buildings satisfying all of the following requirements are exempt from the engineering certification of plans:

1. Floor area of 1,440 square feet or less.
2. Eave height of 12 feet or less.
3. Post spacing of 8 feet or less

SECTION 3. 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 4. 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 3rd day of April, 2025.

Dr. Brad Bark, Mayor

ATTEST:

Cinda Hilger, City Clerk



City of Muscatine

ITEM NUMBER 2025-0128

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Blake Allington, Program Supervisor
Richard Klimes, Parks and Recreation Director

SUBJECT

Request to Approve Waiving the Third Reading and Approving an Ordinance on Second and Final Reading Amending Title 3, Chapter 5, Section 10 of the City Code to Allow for the Sale and Consumption of Alcoholic Beverages at the MUSCO Sports Center.

EXECUTIVE SUMMARY

Presented for City Council's consideration is a request to amend the ordinance to allow for the sale and consumption of alcoholic beverages at the new MUSCO Sports Center.

STAFF RECOMMENDATION

City staff recommend amending the ordinance to allow for the sale and consumption of alcoholic beverages at the MUSCO Sports Center.

BACKGROUND/DISCUSSION

The City Code Section 3-5-10(N) identifies the specific municipal parks and recreational facilities where the possession and consumption of alcoholic beverages, including beer, is lawful to be sold and consumed on public property. The new Musco Sports Center, a 122,056-square-foot multi-sports indoor recreational facility, is being constructed by the City of Muscatine at 500 South Houser Street. Allowing the sale and consumption of alcoholic beverages at the Musco Sports Center concession stand aligns with the expected service level and is consistent with practices at comparable regional facilities. The Parks and Recreation Advisory Commission is supportive of the sale of alcohol at the Musco Sports Center. Currently, alcohol is allowed to be sold and consumed at the municipal golf course and on certain areas of the Muscatine Riverfront by permit only.

CITY FINANCIAL IMPACT

The concession stand at the MUSCO Sports Center will be operated by a privately contracted vendor. The vendor will be responsible for the sales, inventory and all applicable permits and insurance requirements. The City will receive a percentage of the gross sales which will be determined once a vendor is procured.

ATTACHMENTS

1. Ord_2024-0128 (1)

**CITY OF MUSCATINE
ORDINANCE 2024-0128**

**AN ORDINANCE ALLOWING FOR POSSESSION, CONSUMPTION, AND SALE
OF ALCOHOL AT THE MUSCO SPORTS CENTER, SUBSECTION N, SECTION
10 – OTHER REGULATIONS, CHAPTER 5 – PUBLIC PARKS, OF TITLE 3 –
PUBLIC WAYS AND PROPERTY OF CITY CODE**

WHEREAS, City Code Section 3-5-10(N) identifies the specific municipal parks and recreational facilities where the possession and consumption of alcoholic beverages, including beer, is lawful;"and

WHEREAS, the Musco Sports Center, a 122,056 square-foot multi-sports indoor recreational facility, is being constructed by the City of Muscatine at 500 South Houser Street; and

WHEREAS, allowing the sale and consumption of alcoholic beverages at the Musco Sports Center's concession stands aligns with the expected service level and is consistent with practices at comparable regional facilities; and

WHEREAS, the Parks and Recreation Commission is supportive of the sale of alcohol at the Musco Sports Center; and

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

SECTION 1: **AMENDMENT** “3-5-10 Other Regulations” of the Muscatine Municipal Code is hereby *amended* as follows:

A M E N D M E N T

3-5-10 Other Regulations

It shall be unlawful to:

- A. Operate radio controlled equipment in the Parks, except as authorized by the Parks and Recreation Department.
- B. Move benches, seats, and tables from their places, except on picnic grounds within designated areas.
- C. Loiter in any Park workshop or interfere with any Park employee performing his or her duties.
- D. Willfully mark, deface, disfigure, injure, tamper with, displace, or remove any building, bridge, table, bench, fireplace, railing, paving or paving material, waterline or other public utility or part thereof, sign, notice or placard, whether temporary or

- permanent, monument, stake, post, or other boundary marker, or other structure or equipment, facility, park property, or appurtenance whatsoever, either real or personal.
- E. Throw discharge, or otherwise place or cause to be placed in the waters of any fountain, pond, lake, stream, or other body of water in or adjacent to any park, any substance, matter of thing, liquid, or solid which will or may result in the pollution of said waters.
 - F. Bring in or dump, deposit or leave any bottles, broken glass, ashes, paper, boxes, cans, dirt, rubbish, waste, garbage, refuse, or other trash. No such refuse or trash shall be left anywhere on the grounds, but shall be placed in the proper receptacles where these are provided; where receptacles are not provided, such rubbish or waste shall be carried away from the park by the person responsible for its presence, and properly disposed of elsewhere.
 - G. Pick or cut, break, or in any way injure or deface any tree, shrub, or plant; remove any wildflower, flower, tree, shrub, plant, or any soil or material of any kind; dig in or otherwise disturb grass areas; or in any other way injure or impair the natural beauty or usefulness of any park area.
 - H. Light or make use of any fire in the parks, except such portions thereof as may be designated by the Parks and Recreation Department for such purpose.
 - I. Post, paste, fasten, paint, or affix any placard, bill, notice, or sign upon any structure, tree, stone, fence, or enclosure, unless approved by the Parks and Recreation Department and provided such is not in violation of the City's sign ordinance.
 - J. Distribute, cast, throw, or place any handbill, pamphlet, circular, advertisement, or notice of any kind for commercial purposes without approval.
 - K. Sell or offer for sale any article or service without a permit as required by the City of Muscatine.
 - L. Beg or solicit alms.
 - M. Carry any firearms, air or pellet guns, bows and arrows, rockets, weapons, firecrackers, fireworks, or other explosives, except as permitted by the City of Muscatine.
 - N. Carry, possess, drink alcoholic beverages, including beer, except at the Municipal Golf Course, the MUSCO Sports Center, and special events at the riverfront from Mad Creek to Broadway Street extended between Mississippi Drive and the Mississippi River, when a permit has been issued by the City Council pursuant to Title 5, Chapter 1 of the City Code. ⁱⁱ
 - O. Possess, use, or transfer any controlled substance.
 - P. Disturb the peace.
 - Q. Endanger the safety of any person by any conduct or act.
 - R. Swim, bathe, or wade in any waters or waterways in or adjacent to any park, except in such waters and at such places as are provided therefore and in compliance with such regulations as are permitted by the City of Muscatine. under.

PASSED AND ADOPTED BY THE CITY OF MUSCATINE CITY COUNCIL

_____.

Presiding Officer

Attest

Dr. Brad Bark, Mayor, City of
Muscatine

Cinda Hilger, City Clerk, City of
Muscatine

Prepared by April Limburg, 215 Sycamore St, Muscatine, IA, 52761 (563) 262-4141

RESOLUTION NO. 2025-0138

**A RESOLUTION AWARDING CONTRACT FOR THE DEMOLITION AND OR
SALVAGE OF A STRUCTURES AT 911 E 2nd St**

WHEREAS, the City purchased 911 E 2nd Street for relocation of the dredge spoils dewatering operation; and

WHEREAS, two buildings on the property must be removed to prepare the site for the de-watering operations; and

WHEREAS, bids have been received for the demolition of both structures on said parcel.

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Muscatine, Iowa that the bid from D.W. Zinser in the amount of \$14,950 be approved and a contract for demolition be awarded.

PASSED, APPROVED AND ADOPTED this 17th day of April, 2025.

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

Dr. Brad Bark, Mayor

Attest:

Cinda Hilger, City Clerk

COMMUNITY DEVELOPMENTPlanning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement**Bid Tabulation Sheet**

	911 E 2nd St Demolition and Clean Fill
D.W. Zinser	\$14,950
Heuer	\$20,000
Sulzco, LLC	\$20,500
Opening Lowest Bid	D.W. Zinser

ALimburg

Signature of Person Opening Bids



City of Muscatine

ITEM NUMBER 2025-0139

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

April Limburg, City Planner

SUBJECT

A Resolution Deeding Vacated Right of Way to an Adjacent Property Owner- 1719 Pearlview and 1715 Pearlview

EXECUTIVE SUMMARY

The City of Muscatine has submitted a request to vacate and deed to the adjoining property owners located at 1719 Pearlview Ct and 1715 Pearlview Ct the undeveloped Pearlview right of way.

STAFF RECOMMENDATION

Staff presents for recommendation to the Council to approve the attached resolution deeding to the adjoining property owner located at the undeveloped right of way.

BACKGROUND/DISCUSSION

Heather Duwa and Mark Buttersworth are requesting that an undeveloped and unused 10' wide strip of right of way adjoining the south property line of his property, be vacated and conveyed to them. This right of way was platted to allow for the construction of a walking path to the area immediately to the east of Pearlview Court. Subsequent development has removed the need for direct pedestrian access between Pearlview Court as this area. Heather would like to put a fence up to deter the school-aged kids walking home from not walking through her property, as there have been several issues over the years. The Planning and Zoning Commission recommended approval of vacating the undeveloped alley right of way at their meeting on February 11, 2025. A public hearing was held on March 6, 2025 approving the vacation and surplus of the right of way as well as conveying it to adjoining property owners

CITY FINANCIAL IMPACT

This portion of public right of way serves no current or anticipated future public use. This auction will eliminate any future financial impacts of ownership

ATTACHMENTS

1. Resolution - Deeding 1719
2. Deed ROW -Duwa
3. Resolution - Deeding 1715
4. Deed ROW -Butterworth
5. Pearlview Ct RoW

RESOLUTION NO. 2025-0139A

**A RESOLUTION VACATION AND DEEDING OVER TO THE ADJOINING
PROPERTY OWNER THE UNDEVELOPED RIGHT OF WAY LOCATED BETWEEN
1719 PEARLVIEW CT AND 1715 PEARLVIEW CT**

WHEREAS, the Planning and Zoning Commission of the City of Muscatine, on January 13, 2025 recommended approval of the vacation and deeding of undeveloped Van Buren Street right of way

WHEREAS, due notice of said proposal to vacate and convey said right of way and to further convey said vacated right of way to the adjoining property owner was give as provided for by law, setting forth the time and place for hearing on said proposal; and

WHEREAS, in accordance with said notice, those interested in said proposal vacation on deeding, both for and against, have been given an opportunity to be heard with respect thereto and have presented their views to the City Council of the City of Muscatine, Iowa at public hearing held on March 6, 2025 and

WHEREAS, the said right of way was vacated by Ordinance on

WHEREAS, Heather Duwa is the adjoining property for the portion said vacated right of way described as follows:

A STRIP OF LAND 5 FEET BY 164.83 FEET ADJOINING LOTS 14 & 15 PLATTED AS PUBLIC RIGHT OF WAY AND DEPICTED ON THE FINAL PLAT OF PEARLMAN'S SUBDIVISION IN THE CITY OF MUSCATINE, AS RECORDED IN BOOK 6 PAGE 102 IN THE OFFICE OF THE RECORDER, MUSCATINE COUNTY, IOWA

WHEREAS, it is the intent of the City to convey said vacated right of way to Heather Duwa

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, as follows:

1. The City of Muscatine, Iowa will vacate and deed its rights, title, and interest in and to the real property described in the copy of the deed attached to this Resolution marked Exhibit A to Heather Duwa
2. The deed will be in the name of the City of Muscatine, Iowa; will be signed by the Mayor and attested by the City Clerk; and will be in substantially the same from as the copy of the deed attached as Exhibit A to this Resolution.
3. Any Resolution or part thereof in conflict or inconsistent with this Resolution is repealed.

PASSED, APPROVED AND ADOPTED this 17 day of April, 2025.

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

Brad Bark , Mayor

Attest:

Cinda Hilger, City Clerk

Prepared by: April Limburg, 215 Sycamore Street, Muscatine, IA 52761; 563.262.4141
Return and Tax Statement to: Heather Duwa, 1719 Pearlview Ct, Muscatine, IA 52761

WARRANTY DEED

The City of Muscatine, Iowa, a municipal corporation situated in Muscatine County, Iowa, for valuable consideration, transfers and deeds to Heather Duwa all its right, title, and interest in the following real property in Muscatine County, Iowa:

A STRIP OF LAND 5 FEET BY 164.83 FEET ADJOINING LOTS 14 & 15 PLATTED AS PUBLIC RIGHT OF WAY AND DEPICTED ON THE FINAL PLAT OF PEARLMAN'S SUBDIVISION IN THE CITY OF MUSCATINE, AS RECORDED IN BOOK 6 PAGE 102 IN THE OFFICE OF THE RECORDER, MUSCATINE COUNTY, IOWA

Exempt from transfer tax per Iowa Code Section 428A.2(21).

The City covenants with the grantee, its successors and assigns, to warrant and defend the real property against the lawful claims of all persons claiming by, though, or under the City.

IN WITNESS WHEREOF, the City of Muscatine, Iowa, has caused this instrument to be executed in its corporate name by its Mayor and City Administrator and its seal to be affixed on April 17, 2025.

CITY OF MUSCATINE, IOWA

(CITY SEAL)

By _____
Brad Bark, Mayor

ATTEST:

Cinda Hilger, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss.

This instrument was acknowledged before me on _____, 2025, by Brad Bark and Cinda Hilger as Mayor and City Clerk, respectively, of the City of Muscatine, Iowa.

Notary Public in and for the State of Iowa

RESOLUTION NO. 2025-0139B

**A RESOLUTION VACATION AND DEEDING OVER TO THE ADJOINING
PROPERTY OWNER THE UNDEVELOPED RIGHT OF WAY LOCATED BETWEEN
1719 PEARLVIEW CT AND 1715 PEARLVIEW CT**

WHEREAS, the Planning and Zoning Commission of the City of Muscatine, on January 13, 2025 recommended approval of the vacation and deeding of undeveloped Van Buren Street right of way

WHEREAS, due notice of said proposal to vacate and convey said right of way and to further convey said vacated right of way to the adjoining property owner was give as provided for by law, setting forth the time and place for hearing on said proposal; and

WHEREAS, in accordance with said notice, those interested in said proposal vacation on deeding, both for and against, have been given an opportunity to be heard with respect thereto and have presented their views to the City Council of the City of Muscatine, Iowa at public hearing held on March 6, 2025 and

WHEREAS, the said right of way was vacated by Ordinance on

WHEREAS, Mark A Butterworth Living Trust is the adjoining property for the portion said vacated right of way described as follows:

A STRIP OF LAND 5 FEET BY 164.83 FEET ADJOINING LOTS 14 & 15 PLATTED AS PUBLIC RIGHT OF WAY AND DEPICTED ON THE FINAL PLAT OF PEARLMAN'S SUBDIVISION IN THE CITY OF MUSCATINE, AS RECORDED IN BOOK 6 PAGE 102 IN THE OFFICE OF THE RECORDER, MUSCATINE COUNTY, IOWA

WHEREAS, it is the intent of the City to convey said vacated right of way to Mark A Butterworth Living Trust

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, as follows:

1. The City of Muscatine, Iowa will vacate and deed its rights, title, and interest in and to the real property described in the copy of the deed attached to this Resolution marked Exhibit A to Mark A Butterworth Living Trust
2. The deed will be in the name of the City of Muscatine, Iowa; will be signed by the Mayor and attested by the City Clerk; and will be in substantially the same form as the copy of the deed attached as Exhibit A to this Resolution.
3. Any Resolution or part thereof in conflict or inconsistent with this Resolution is repealed.

PASSED, APPROVED AND ADOPTED this 17 day of April, 2025.

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

Brad Bark , Mayor

Attest:

Cinda Hilger, City Clerk

Prepared by: April Limburg, 215 Sycamore Street, Muscatine, IA 52761; 563.262.4141

Return and Tax Statement to: Mark A Butterworth Living Trust, 1715 Pearlview Ct, Musatine, IA 52761

WARRANTY DEED

The City of Muscatine, Iowa, a municipal corporation situated in Muscatine County, Iowa, for valuable consideration, transfers and deeds to Mark A Butterworth Living Trust all its right, title, and interest in the following real property in Muscatine County, Iowa:

A STRIP OF LAND 5 FEET BY 164.83 FEET ADJOINING LOTS 14 & 15 PLATTED AS PUBLIC RIGHT OF WAY AND DEPICTED ON THE FINAL PLAT OF PEARLMAN'S SUBDIVISION IN THE CITY OF MUSCATINE, AS RECORDED IN BOOK 6 PAGE 102 IN THE OFFICE OF THE RECORDER, MUSCATINE COUNTY, IOWA

Exempt from transfer tax per Iowa Code Section 428A.2(21).

The City covenants with the grantee, its successors and assigns, to warrant and defend the real property against the lawful claims of all persons claiming by, though, or under the City.

IN WITNESS WHEREOF, the City of Muscatine, Iowa, has caused this instrument to be executed in its corporate name by its Mayor and City Administrator and its seal to be affixed on April 17, 2025.

CITY OF MUSCATINE, IOWA

(CITY SEAL)

By _____
Brad Bark, Mayor

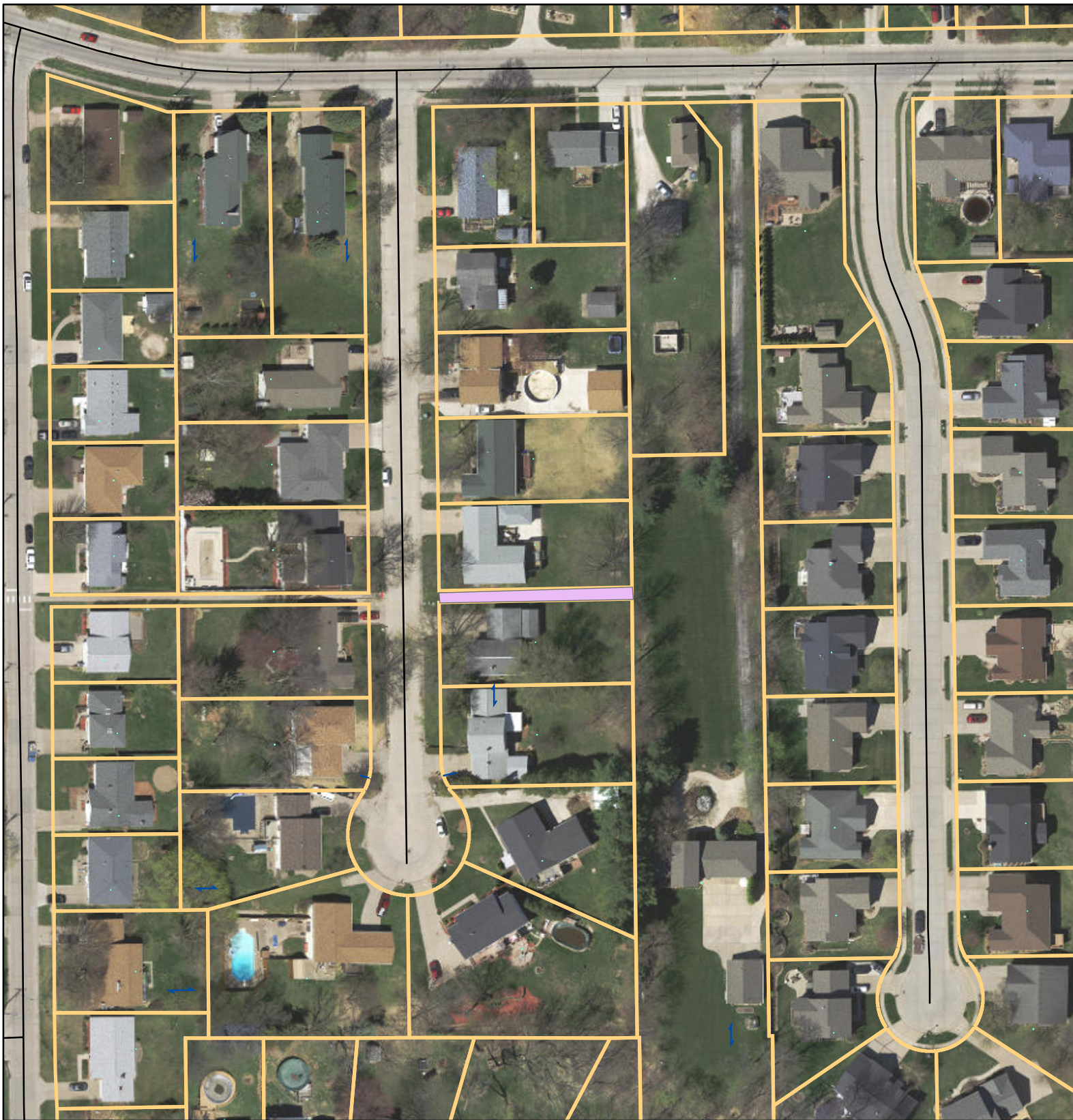
ATTEST:

Cinda Hilger, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss.

This instrument was acknowledged before me on _____, 2025, by Brad Bark and Cinda Hilger as Mayor and City Clerk, respectively, of the City of Muscatine, Iowa.

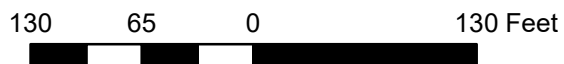
Notary Public in and for the State of Iowa



Legend

-  ROW
-  Parcels

PZROWV-2-2024 Right of Way
A STRIP OF LAND 10 FEET BY 164.83 FEET
ADJOINING LOTS 14 & 15





City of Muscatine

ITEM NUMBER 2025-0140

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

April Limburg, City Planner

SUBJECT

A Resolution Deeding Vacated Right of Way to Adjacent Property Owners-607 VanBuren Street

EXECUTIVE SUMMARY

The City of Muscatine has submitted a request to vacate and deed to the adjoining property owner located at 607 Van Buren the undeveloped right of way.

STAFF RECOMMENDATION

Staff recommends Council approval of the attached resolution deeding the adjoining property owner located at 607 Van Buren st the undeveloped right of way.

BACKGROUND/DISCUSSION

Matthew Hanssen is requesting that the portion of the alley right of way that bisects his property at 607 Van Buren Street, be vacated and ultimately conveyed to him as the adjoining property owner. He currently maintains the right of way and would like to build a garage on a portion of the to be vacated alley right of way. The Planning and Zoning Commission recommended approval of vacating the undeveloped alley right of way at their meeting on February 11, 2025. A public hearing was held on March 6, 2025 approving the vacation and surplus of the right of way as well as conveying it to Mr. Hanssen.

CITY FINANCIAL IMPACT

The vacation of this right of way as a portion of the public right of way serves no current or anticipated future public use.

ATTACHMENTS

1. Resolution - Deeding
2. Deed ROW
3. Van Buren ROW

RESOLUTION NO. 2025-0140

**A RESOLUTION VACATION AND DEEDING OVER TO THE ADJOINING
PROPERTY OWNER THE UNDEVELOPED RIGHT OF WAY LOCATED AT 607 VAN
BUREN STREET**

WHEREAS, the Planning and Zoning Commission of the City of Muscatine, on February 11, 2025 recommended approval of the vacation and deeding of undeveloped Van Buren Street right of way

WHEREAS, due notice of said proposal to vacate and convey said right of way and to further convey said vacated right of way to the adjoining property owner was give as provided for by law, setting forth the time and place for hearing on said proposal; and

WHEREAS, in accordance with said notice, those interested in said proposal vacation on deeding, both for and against, have been given an opportunity to be heard with respect thereto and have presented their views to the City Council of the City of Muscatine, Iowa at public hearing held on March 6, 2025 and

WHEREAS, the said right of way was vacated by Ordinance on

WHEREAS, Matthew Hanssen is the adjoining property for the portion said vacated right of way described as follows:

ALL OF THE 18' WIDE EAST-WEST UNDEVELOPED ALLEY ADJOINING LOTS 37
THRU 46 BLK 33 PARK PLACE ADD AND LOTS 22 TO 31 BLK 33 PARK PLACE

WHEREAS, it is the intent of the City to convey said vacated right of way to Matthew Hanssen

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
MUSCATINE, IOWA, as follows:**

1. The City of Muscatine, Iowa will vacate and deed its rights, title, and interest in and to the real property described in the copy of the deed attached to this Resolution marked Exhibit A to Matthew Hanssen
2. The deed will be in the name of the City of Muscatine, Iowa; will be signed by the Mayor and attested by the City Clerk; and will be in substantially the same form as the copy of the deed attached as Exhibit A to this Resolution.
3. Any Resolution or part thereof in conflict or inconsistent with this Resolution is repealed.

PASSED, APPROVED AND ADOPTED this 17 day of April, 2025.

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

Brad Bark , Mayor

Attest:

Cinda Hilger, City Clerk

Prepared by: April Limburg, 215 Sycamore Street, Muscatine, IA 52761; 563.262.4141
Return and Tax Statement to: Matthew Hanssen, 607 Van Buren St, Muscatine, IA 52761

WARRANTY DEED

The City of Muscatine, Iowa, a municipal corporation situated in Muscatine County, Iowa, for valuable consideration, transfers and deeds to Matthew Hanssen all its right, title, and interest in the following real property in Muscatine County, Iowa:

ALL OF THE 18' WIDE EAST-WEST UNDEVELOPED ALLEY ADJOINING LOTS 37
THRU 46 BLK 33 PARK PLACE ADD AND LOTS 22 TO 31 BLK 33 PARK PLACE

Exempt from transfer tax per Iowa Code Section 428A.2(21).

The City covenants with the grantee, its successors and assigns, to warrant and defend the real property against the lawful claims of all persons claiming by, through, or under the City.

IN WITNESS WHEREOF, the City of Muscatine, Iowa, has caused this instrument to be executed in its corporate name by its Mayor and City Administrator and its seal to be affixed on April 17, 2025.

CITY OF MUSCATINE, IOWA

(CITY SEAL)

By _____
Brad Bark, Mayor

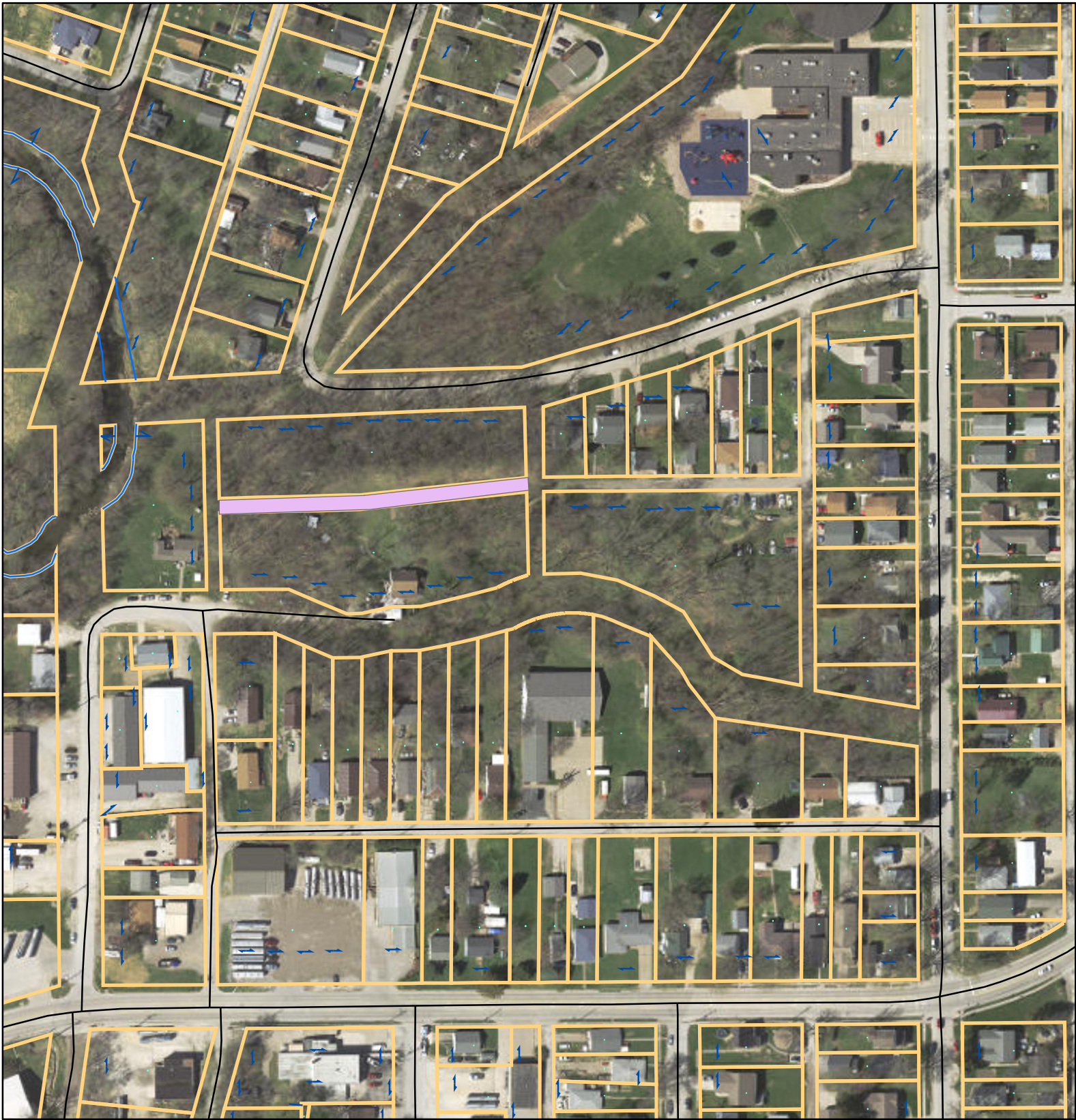
ATTEST:

Cinda Hilger, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss.

This instrument was acknowledged before me on _____, 2025, by Brad Bark and Cinda Hilger as Mayor and City Clerk, respectively, of the City of Muscatine, Iowa.

Notary Public in and for the State of Iowa



Legend

-  ROW
-  Parcels

PZROWV-1-2025 Right of Way adjoining
lots 37 thru 46 BLK 33 Park Place Add
and Lots 22 to 31 BLK 33 Park Place Add

210 105 0 210 Feet





City of Muscatine

ITEM NUMBER 2025-0156

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Kevin Coon, City Engineer
Brian Stineman, Public Works Director

SUBJECT

Resolution Awarding a Contract for the West Hill Sewer Separation Phase 6D to KE Flatwork of Eldridge, Iowa in the Amount of \$4,263,028.47.

EXECUTIVE SUMMARY

Resolution Awarding a Contract for the West Hill Sewer Separation Phase 6D to KE Flatwork of Eldridge, Iowa in the Amount of \$4,263,028.47.

STAFF RECOMMENDATION

Adopt the resolution

BACKGROUND/DISCUSSION

Bids for this project were opened on April 8, 2025. Five bids were received and after examination by the design engineer, the low responsible bid was determined to be from KE Flatwork. Further documentation of the bid results can be found in the attached bid review summary prepared by Stanley Consultants.

CITY FINANCIAL IMPACT

Funding for this project is being procured through the Iowa State Revolving Loan Fund (SRF).

ATTACHMENTS

1. 20250409-Ltr-Rec-To-Award-6D-with-att
2. Award Contract 6 D



April 9, 2025

Mr. Brian Stineman.
Public Works Director
1459 Washington Street
Muscatine, IA 52761

Dear Brian:

Subject: Letter of Recommendation
West Hill Area Sanitary and Storm Sewer Separation – Phase 6D
Muscatine, Iowa

This letter provides you with our report on the results of the bid opening, which occurred at 2:00 p.m., on April 8, 2025, and offers our recommendation for award of contract.

Attached is a copy of Bid Tabulation Sheet. Five (5) bids were received on the City's IonWave secure bidding website. The bid totals ranged from a low total extended price of \$4,263,028.47 to a high of \$5,508,869.00. The low bid was submitted by KE Flatwork, Inc. from Eldridge, Iowa. All bids were responsive to the bid documents. An arithmetic check of all unit and extended prices were made and no errors were found.

All bidders submitted the proper bid security, Iowa Bidder Status Form, SRF Attachments and acknowledged receipt and understanding of Addenda No. 1 and No.2. All bidders are considered qualified sanitary and storm sewer and paving contractors. The Engineer's total estimated cost for the project as bid was \$7,404,662.85.

In agreement with the City, we recommend award of this contract to KE Flatwork, Inc. in the total amount of \$4,263,028.47. The award is contingent upon City Council's approval on April 17th. A Notice to Proceed will be issued after approving the contract and receiving the Iowa DNR wastewater construction permit and finalization of the DNR's Finding of No Significant Impact (FNSI).

If you have any questions, please feel free to call.

Sincerely,
Stanley Consultants, Inc.



Karmen K. Heim, P.E.
Project Engineer

Enclosures: Simple Bid Tabulation Sheet
IonWave Bid Summary
Detailed Bid Tabulation

cc: Project Files 17660.60; Kevin Coon, City Engineer



BID TABULATION SHEET

West Hill Area Sanitary and Storm Sewer Separation – Phase 6D, Muscatine, Iowa

Bid Opening: 04-08-2025

BID NUMBER	Bidder #1	Bidder #2	Bidder #3	Bidder #4	Bidder #5
NAME OF BIDDER	KE Flatwork	Heuer	Triple B	Langman	Boomerang Corp
BID SECURITY (5% Separate pdf)	Yes	Yes	Yes	Yes	Yes
ADDENDA #1 – March 28, 2025 #2 – April 3, 2025	Yes	Yes	Yes	Yes	Yes
Exceptions & Clarifications (If any, Separate PDF)	None	None	None	None	None
Iowa Bidder Status Form (Required)	Yes	Yes	Yes	Yes	Incomplete Form
Contractor License No. (On Bid Form)	C089724	C095445	C138930	C103100	C132185
SRF Attachments 1, 2, 3, 4, 5, 10 required	Yes	Yes	Yes	Yes	Yes
Bid Total	\$4,263,028.47	\$4,923,317.27	\$5,060,716.00	\$5,389,318.72	\$5,508,869.00

Remarks:

Engineering Estimate = \$7,404,662.85

TABULATED K Heim

DATE 4-9-2025

NO. 17660.60.00 - 6D

CHECKED K Heim

DATE 4-9-2025

I hereby certify that this is a true and correct tabulation of the bids received at IonWave
Muscatine, IA On 4-8-2025 by City of Muscatine

Event Number	2025-0084 Addendum 3	Organization	City of Muscatine
Event Title	West Hill Area Sanitary and Storm Sewer Se	Workgroup	Purchasing
Event Description	General summary: Phase 6D work includes g	Event Owner	City of Muscatine
Event Type	Public Improvement Project	Email	ebirch@muscatineiowa.gov
Issue Date	3/21/2025 11:00:00 AM (CT)	Phone	(563) 263-8933
Close Date	4/8/2025 02:00:00 PM (CT)	Fax	

Responding Supplier	City	State	Response Submitted	Lines Responded	Response Total
KE Flatwork Inc.	Eldridge	IA	4/8/2025 01:52:14 PM (CT)	138	\$4,263,028.47
Heuer Construction, Inc.	Muscatine	IA	4/8/2025 12:48:28 PM (CT)	138	\$4,923,317.27
Triple B Construction Corp.	Wilton	IA	4/8/2025 12:49:47 PM (CT)	138	\$5,060,716.00
Langman Construction, Inc.	Rock Island	IL	4/8/2025 12:45:35 PM (CT)	138	\$5,389,318.72
Boomerang Corp	Anamosa	IA	4/8/2025 01:15:05 PM (CT)	138	\$5,508,869.00

Please note: Lines Responded and Response Total only includes responses to specification. No alternate response data is included.

West Hill Area Sanitary and Storm Sewer Separation, Muscatine, IA - Phase 6D - Detailed Bid Tabulation

Bid Opening:4/8/2025

					Bidder #1		Bidder #2		Bidder #3		Bidder #4		Bidder #5	
					KE Flatwork Inc.		Heuer Construction, Inc.		Triple B Construction Corp.		Langman Construction, Inc.		Boomerang Corp	
ITEM NO	SUDAS ITEM CODE	DESCRIPTION	UNIT	TOTAL QUANTITY	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price
1	2010-A	CLEARING AND GRUBBING BY UNITS	UNIT	195	\$ 30.00	\$ 5,853.00	\$ 25.00	\$ 4,877.50	\$ 70.00	\$ 13,657.00	\$ 60.00	\$ 11,706.00	\$ 70.00	\$ 13,657.00
2	2010-C	GRUBBING BY LUMP SUM	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 15,000.00	\$ 15,000.00	\$ 20,000.00	\$ 20,000.00	\$ 46,000.00	\$ 46,000.00	\$ 30,000.00	\$ 30,000.00
3	2010-D-1	TOPSOIL, ON-SITE TOPSOIL	CY	1648	\$ 5.00	\$ 8,240.00	\$ 7.00	\$ 11,536.00	\$ 10.00	\$ 16,480.00	\$ 20.00	\$ 32,960.00	\$ 18.00	\$ 29,664.00
4	2010-D-3	TOPSOIL, OFF-SITE TOPSOIL, CONTRACTOR PROVIDED	CY	1344	\$ 30.00	\$ 40,320.00	\$ 23.00	\$ 30,912.00	\$ 31.00	\$ 41,664.00	\$ 42.00	\$ 56,448.00	\$ 70.00	\$ 94,080.00
5	2010-D-3	TOP SOIL, OFF-SITE TOPSOIL, OWNER PROVIDED	CY	149	\$ 5.00	\$ 745.00	\$ 50.00	\$ 7,450.00	\$ 30.00	\$ 4,470.00	\$ 20.00	\$ 2,980.00	\$ 42.00	\$ 6,258.00
6	2010-E	CLASS 10 EXCAVATION	CY	2181	\$ 18.00	\$ 39,258.00	\$ 18.00	\$ 39,258.00	\$ 10.00	\$ 21,810.00	\$ 70.00	\$ 152,670.00	\$ 58.00	\$ 126,498.00
7	2010-E	CLASS 10 EXCAVATION, GRADING EARTHWORK	CY	204	\$ 18.00	\$ 3,672.00	\$ 20.00	\$ 4,080.00	\$ 40.00	\$ 8,160.00	\$ 70.00	\$ 14,280.00	\$ 25.00	\$ 5,100.00
8	2010-E	CLASS 13 EXCAVATION - DEBRIS REMOVAL AND DISPOSAL	TONS	120	\$ 5.00	\$ 600.00	\$ 20.00	\$ 2,400.00	\$ 190.00	\$ 22,800.00	\$ 80.00	\$ 9,600.00	\$ 97.00	\$ 11,640.00
9	2010-H	GRANULAR STABILIZATION, 12" GRANULAR SUBBASE	SY	2764	\$ 10.00	\$ 27,640.00	\$ 13.75	\$ 38,005.00	\$ 21.00	\$ 58,044.00	\$ 16.00	\$ 44,224.00	\$ 21.00	\$ 58,044.00
10	2010-I	SUBGRADE TREATMENT, GEOTEXTILE	SY	2764	\$ 2.00	\$ 5,528.00	\$ 2.00	\$ 5,528.00	\$ 2.00	\$ 5,528.00	\$ 2.00	\$ 5,528.00	\$ 2.00	\$ 5,528.00
11	2010-J	GRANULAR SUBBASE - 6" (UNDER ROADWAY PAVEMENT) (CONTRACTOR PROVIDED)	SY	6634	\$ 7.00	\$ 46,438.00	\$ 6.50	\$ 43,121.00	\$ 9.00	\$ 59,706.00	\$ 9.00	\$ 59,706.00	\$ 11.00	\$ 72,974.00
12	2010-J	GRANULAR SUBBASE - 6" (UNDER ROADWAY PAVEMENT) (CITY FURNISHED CRUSHED CONCRETE)	SY	4423	\$ 4.00	\$ 17,692.00	\$ 5.25	\$ 23,220.75	\$ 6.00	\$ 26,538.00	\$ 4.00	\$ 17,692.00	\$ 7.50	\$ 33,172.50
13	2010-J	SPECIAL BACKFILL - CONTACTOR PROVIDED MATERIAL - 6" (UNDER DRIVEWAY/ALLEY)	SY	1380	\$ 7.00	\$ 9,660.00	\$ 6.50	\$ 8,970.00	\$ 7.50	\$ 10,350.00	\$ 9.00	\$ 12,420.00	\$ 12.00	\$ 16,560.00
14	2010-J	SPECIAL BACKFILL - CONTRACTOR PROVIDED MATERIAL - 4" (UNDER SIDEWALKS)	SY	97	\$ 4.00	\$ 388.00	\$ 9.00	\$ 873.00	\$ 7.00	\$ 679.00	\$ 7.00	\$ 679.00	\$ 15.00	\$ 1,455.00
15	2010-J	TEMPORARY GRANULAR SURFACE	TONS	491	\$ 5.00	\$ 2,455.00	\$ 17.00	\$ 8,347.00	\$ 30.00	\$ 14,730.00	\$ 23.00	\$ 11,293.00	\$ 46.00	\$ 22,586.00
16	2010-K-3	REMOVALS, PIPES	LF	250	\$ 10.00	\$ 2,500.00	\$ 20.00	\$ 5,000.00	\$ 20.00	\$ 5,000.00	\$ 10.00	\$ 2,500.00	\$ 27.00	\$ 6,750.00
17	2010-K-3-X	REMOVALS, PIPES, EXISTING UWBS	LF	1234	\$ 20.00	\$ 24,680.00	\$ 13.00	\$ 16,042.00	\$ 36.50	\$ 45,041.00	\$ 80.00	\$ 98,720.00	\$ 52.00	\$ 64,168.00
18	2010-L-1	FILLING AND PLUGGING OF PIPE	LF	190	\$ 15.00	\$ 2,850.00	\$ 23.00	\$ 4,370.00	\$ 20.00	\$ 3,800.00	\$ 10.00	\$ 1,900.00	\$ 51.00	\$ 9,690.00
19	2505-XX	STEEL BEAM GUARDRAIL	LF	54	\$ 185.00	\$ 9,990.00	\$ 250.00	\$ 13,500.00	\$ 195.00	\$ 10,530.00	\$ 100.00	\$ 5,400.00	\$ 165.00	\$ 8,910.00
20	3010-C	TRENCH FOUNDATION (1-INCH CLEAN)	CY	300	\$ 20.00	\$ 6,000.00	\$ 30.00	\$ 9,000.00	\$ 61.00	\$ 18,300.00	\$ 36.00	\$ 10,800.00	\$ 92.00	\$ 27,600.00
21	3010-C	STABLIZED (FOUNDATION) MATERIALS	CY	50	\$ 50.00	\$ 2,500.00	\$ 30.00	\$ 1,500.00	\$ 65.00	\$ 3,250.00	\$ 40.00	\$ 2,000.00	\$ 120.00	\$ 6,000.00
22	3010-XX	SHEETING LEFT IN PLACE	SF	400	\$ 5.00	\$ 2,000.00	\$ 25.00	\$ 10,000.00	\$ 60.00	\$ 24,000.00	\$ 20.00	\$ 8,000.00	\$ 50.00	\$ 20,000.00
23	3010-XX	EXPLORATORY TRENCH AND TEST DIGS	LF	100	\$ 20.00	\$ 2,000.00	\$ 25.00	\$ 2,500.00	\$ 105.00	\$ 10,500.00	\$ 22.00	\$ 2,200.00	\$ 38.00	\$ 3,800.00
24	3010-XX	VIBRATION MONITORING	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
25	3010-xx	EXCAVATION PLAN	LS	1	\$ 40,000.00	\$ 40,000.00	\$ 25,000.00	\$ 25,000.00	\$ 20,000.00	\$ 20,000.00	\$ 2,000.00	\$ 2,000.00	\$ 17,000.00	\$ 17,000.00
26	4010-A-1	SANITARY SEWER SERVICE, 4" OR 6" PVC (ASTM D3034)	LF	524	\$ 135.00	\$ 70,740.00	\$ 47.00	\$ 24,628.00	\$ 95.00	\$ 49,780.00	\$ 70.00	\$ 36,680.00	\$ 115.00	\$ 60,260.00
27	4010-A-1	SANITARY SEWER SERVICE, 4" OR 6" PVC (ASTM D3034) OUTSIDE OF ROW	LF	246	\$ 93.00	\$ 22,878.00	\$ 57.00	\$ 14,022.00	\$ 52.00	\$ 12,792.00	\$ 60.00	\$ 14,760.00	\$ 80.00	\$ 19,680.00
28	4010-A-1	SANITARY SEWER SERVICE, TRENCHLESS	LF	140	\$ 135.00	\$ 18,900.00	\$ 425.00	\$ 59,500.00	\$ 200.00	\$ 28,000.00	\$ 100.00	\$ 14,000.00	\$ 100.00	\$ 14,000.00
29	4010-A-1	SANITARY SEWER, POLYVINYL CHLORIDE COMPOSITE PIPE (TRUSS TYPE PVC), 8"	LF	362	\$ 90.00	\$ 32,580.00	\$ 135.50	\$ 49,051.00	\$ 88.00	\$ 31,856.00	\$ 120.00	\$ 43,440.00	\$ 90.00	\$ 32,580.00
30	4010-A-1	SANITARY SEWER, POLYVINYL CHLORIDE COMPOSITE PIPE (TRUSS TYPE PVC), 12"	LF	411	\$ 145.00	\$ 59,595.00	\$ 156.50	\$ 64,321.50	\$ 302.00	\$ 124,122.00	\$ 317.00	\$ 130,287.00	\$ 300.00	\$ 123,300.00
31	4010-A-1	SANITARY SEWER, POLYVINYL CHLORIDE COMPOSITE PIPE (TRUSS TYPE PVC),15"	LF	3124	\$ 129.00	\$ 402,996.00	\$ 163.00	\$ 509,212.00	\$ 200.00	\$ 624,800.00	\$ 200.00	\$ 624,800.00	\$ 200.00	\$ 624,800.00
32	4010-A-1	SANITARY SEWER, 18" PVC	LF	23	\$ 165.00	\$ 3,795.00	\$ 176.00	\$ 4,048.00	\$ 400.00	\$ 9,200.00	\$ 394.00	\$ 9,062.00	\$ 425.00	\$ 9,775.00
33	4010-A-1	SANITARY SEWER, 15" DIP	LF	87	\$ 260.00	\$ 22,620.00	\$ 312.00	\$ 27,144.00	\$ 385.00	\$ 33,495.00	\$ 256.00	\$ 22,272.00	\$ 345.00	\$ 30,015.00
34	4010-A-2	SANITARY SEWER, TRENCHLESS CONSTRUCTION, 12" SEWER	LF	15	\$ 540.00	\$ 8,100.00	\$ 700.00	\$ 10,500.00	\$ 3,400.00	\$ 51,000.00	\$ 388.00	\$ 5,820.00	\$ 1,500.00	\$ 22,500.00
35	4010-A-2	SANITARY SEWER, TRENCHLESS CONSTRUCTION, 15" SEWER	LF	30	\$ 550.00	\$ 16,500.00	\$ 500.00	\$ 15,000.00	\$ 1,000.00	\$ 30,000.00	\$ 428.00	\$ 12,840.00	\$ 1,100.00	\$ 33,000.00

West Hill Area Sanitary and Storm Sewer Separation, Muscatine, IA - Phase 6D - Detailed Bid Tabulation													Bid Opening: 4/8/2025	
					Bidder #1		Bidder #2		Bidder #3		Bidder #4		Bidder #5	
					KE Flatwork Inc.		Heuer Construction, Inc.		Triple B Construction Corp.		Langman Construction, Inc.		Boomerang Corp	
ITEM NO	SUDAS ITEM CODE	DESCRIPTION	UNIT	TOTAL QUANTITY	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price
36	4010-xx	SANITARY SEWER SERVICE CONNECTIONS TO MAIN, (4" AND 6")	EA	46	\$ 410.00	\$ 18,860.00	\$ 2,000.00	\$ 92,000.00	\$ 1,950.00	\$ 89,700.00	\$ 2,250.00	\$ 103,500.00	\$ 1,100.00	\$ 50,600.00
37	4010-I	SANITARY SEWER CLEANOUT	EA	1	\$ 1,400.00	\$ 1,400.00	\$ 1,500.00	\$ 1,500.00	\$ 800.00	\$ 800.00	\$ 2,500.00	\$ 2,500.00	\$ 1,100.00	\$ 1,100.00
38	4010-XX	SANITARY SEWER INTERNAL HOME REPLUMBING	LS	1	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00
39	4010-A	SEWER, DIP, WATER MAIN MATERIAL, FOR CONFLICTS, 8"	LF	30	\$ 100.00	\$ 3,000.00	\$ 100.00	\$ 3,000.00	\$ 150.00	\$ 4,500.00	\$ 140.00	\$ 4,200.00	\$ 335.00	\$ 10,050.00
40	4010-A	SEWER, DIP, WATER MAIN MATERIAL, FOR CONFLICTS,12"	LF	30	\$ 200.00	\$ 6,000.00	\$ 140.00	\$ 4,200.00	\$ 400.00	\$ 12,000.00	\$ 347.00	\$ 10,410.00	\$ 485.00	\$ 14,550.00
41	4010-A	SEWER, DIP, WATER MAIN MATERIAL, FOR CONFLICTS,16"	LF	30	\$ 250.00	\$ 7,500.00	\$ 150.00	\$ 4,500.00	\$ 450.00	\$ 13,500.00	\$ 220.00	\$ 6,600.00	\$ 575.00	\$ 17,250.00
42	4010-A	SEWER, PVC, WATER MAIN MATERIAL, FOR CONFLICTS, 8"	LF	30	\$ 80.00	\$ 2,400.00	\$ 70.00	\$ 2,100.00	\$ 120.00	\$ 3,600.00	\$ 125.00	\$ 3,750.00	\$ 390.00	\$ 11,700.00
43	4010-A	SEWER, PVC, WATER MAIN MATERIAL, FOR CONFLICTS,12"	LF	30	\$ 120.00	\$ 3,600.00	\$ 100.00	\$ 3,000.00	\$ 350.00	\$ 10,500.00	\$ 337.00	\$ 10,110.00	\$ 540.00	\$ 16,200.00
44	4010-A	SEWER, PVC, WATER MAIN MATERIAL, FOR CONFLICTS,16"	LF	30	\$ 160.00	\$ 4,800.00	\$ 120.00	\$ 3,600.00	\$ 400.00	\$ 12,000.00	\$ 220.00	\$ 6,600.00	\$ 490.00	\$ 14,700.00
45	4020-A-1	STORM SEWER, 12", CLASS IV RCP	LF	8	\$ 100.00	\$ 800.00	\$ 120.00	\$ 960.00	\$ 120.00	\$ 960.00	\$ 103.00	\$ 824.00	\$ 400.00	\$ 3,200.00
46	4020-A-1	STORM SEWER, 15", CLASS IV RCP	LF	380	\$ 93.00	\$ 35,340.00	\$ 85.00	\$ 32,300.00	\$ 125.00	\$ 47,500.00	\$ 104.00	\$ 39,520.00	\$ 135.00	\$ 51,300.00
47	4020-A-1	STORM SEWER, 18", CLASS IV RCP	LF	1152	\$ 120.00	\$ 138,240.00	\$ 96.00	\$ 110,592.00	\$ 135.00	\$ 155,520.00	\$ 200.00	\$ 230,400.00	\$ 140.00	\$ 161,280.00
48	4020-A-1	STORM SEWER, 21", CLASS IV RCP	LF	9	\$ 165.00	\$ 1,485.00	\$ 130.00	\$ 1,170.00	\$ 145.00	\$ 1,305.00	\$ 200.00	\$ 1,800.00	\$ 195.00	\$ 1,755.00
49	4020-A-1	STORM SEWER, 24", CLASS IV RCP	LF	267	\$ 92.00	\$ 24,564.00	\$ 120.00	\$ 32,040.00	\$ 135.00	\$ 36,045.00	\$ 210.00	\$ 56,070.00	\$ 195.00	\$ 52,065.00
50	4020-A-1	STORM SEWER, 30", CLASS IV RCP	LF	383	\$ 148.00	\$ 56,684.00	\$ 146.00	\$ 55,918.00	\$ 173.00	\$ 66,259.00	\$ 250.00	\$ 95,750.00	\$ 240.00	\$ 91,920.00
51	4020-A-1	STORM SEWER, 48" ELLIPTICAL (38"HX60"W), CLASS III RCP	LF	1221	\$ 414.00	\$ 505,494.00	\$ 283.00	\$ 345,543.00	\$ 555.00	\$ 677,655.00	\$ 600.00	\$ 732,600.00	\$ 405.00	\$ 494,505.00
52	4020-A-1	STORM SEWER INLET PIPING, 12" PVC (ASTM F949)	LF	20	\$ 20.00	\$ 400.00	\$ 90.00	\$ 1,800.00	\$ 90.00	\$ 1,800.00	\$ 80.00	\$ 1,600.00	\$ 355.00	\$ 7,100.00
53	4020-A-1	STORM SEWER INLET PIPING, 15" PVC (ASTM F949)	LF	20	\$ 35.00	\$ 700.00	\$ 95.00	\$ 1,900.00	\$ 95.00	\$ 1,900.00	\$ 87.00	\$ 1,740.00	\$ 360.00	\$ 7,200.00
54	4030-B	PIPE APRON, FOOTING, GUARD	EA	5	\$ 3,608.00	\$ 18,040.00	\$ 3,000.00	\$ 15,000.00	\$ 3,750.00	\$ 18,750.00	\$ 3,200.00	\$ 16,000.00	\$ 3,800.00	\$ 19,000.00
55	4040-A	TYPE 1 SUBDRAINS (LONGITUDINAL) CORRUGATED PE, 4"	LF	5857	\$ 12.00	\$ 70,284.00	\$ 12.00	\$ 70,284.00	\$ 12.00	\$ 70,284.00	\$ 13.00	\$ 76,141.00	\$ 17.00	\$ 99,569.00
56	4040-D-1	SUBDRAIN OUTLETS AND CONNECTIONS	EA	15	\$ 50.00	\$ 750.00	\$ 250.00	\$ 3,750.00	\$ 350.00	\$ 5,250.00	\$ 100.00	\$ 1,500.00	\$ 415.00	\$ 6,225.00
57	4050-A-2	PRE-REHABILITATION CLEANING AND INSPECTION, ALL DIAMETERS	LF	994	\$ 4.00	\$ 3,976.00	\$ 3.26	\$ 3,240.44	\$ 3.50	\$ 3,479.00	\$ 3.00	\$ 2,982.00	\$ 4.00	\$ 3,976.00
58	4050-C-1	CIPP MAIN LINING, 12"	LF	594	\$ 55.00	\$ 32,670.00	\$ 52.90	\$ 31,422.60	\$ 56.00	\$ 33,264.00	\$ 61.00	\$ 36,234.00	\$ 64.00	\$ 38,016.00
59	4050-C-1	CIPP MAIN LINING, 15"	LF	400	\$ 79.00	\$ 31,600.00	\$ 74.95	\$ 29,980.00	\$ 79.00	\$ 31,600.00	\$ 76.00	\$ 30,400.00	\$ 91.00	\$ 36,400.00
60	4050-C-2	BUILDING SANITARY SEWER SERVICE REINSTATEMENT	EA	30	\$ 100.00	\$ 3,000.00	\$ 75.00	\$ 2,250.00	\$ 80.00	\$ 2,400.00	\$ 100.00	\$ 3,000.00	\$ 91.00	\$ 2,730.00
61	4050-G	BYPASS PUMPING, HAGERMAN DR STORM	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 25,000.00	\$ 25,000.00	\$ 20,000.00	\$ 20,000.00	\$ 1,000.00	\$ 1,000.00	\$ 5,000.00	\$ 5,000.00
62	4060-XX	INTERNAL VIDEO INSPECTION (ALL SEWER)	LF	7427	\$ 2.00	\$ 14,854.00	\$ 2.00	\$ 14,854.00	\$ 2.00	\$ 14,854.00	\$ 2.00	\$ 14,854.00	\$ 2.50	\$ 18,567.50
63	5010-E-1	WATER SERVICE PIPE, COPPER, 1"	LF	600	\$ 30.00	\$ 18,000.00	\$ 30.00	\$ 18,000.00	\$ 60.00	\$ 36,000.00	\$ 35.00	\$ 21,000.00	\$ 45.00	\$ 27,000.00
64	5010-E-2	WATER SERVICE CORPORATION	EA	15	\$ 500.00	\$ 7,500.00	\$ 150.00	\$ 2,250.00	\$ 800.00	\$ 12,000.00	\$ 400.00	\$ 6,000.00	\$ 100.00	\$ 1,500.00
65	5010-E-3	WATER SERVICE CURB STOP AND BOX	EA	15	\$ 500.00	\$ 7,500.00	\$ 350.00	\$ 5,250.00	\$ 600.00	\$ 9,000.00	\$ 600.00	\$ 9,000.00	\$ 200.00	\$ 3,000.00
66	5020-C	FIRE HYDRANT ASSEMBLY	EA	1	\$ 7,000.00	\$ 7,000.00	\$ 11,000.00	\$ 11,000.00	\$ 9,700.00	\$ 9,700.00	\$ 8,000.00	\$ 8,000.00	\$ 10,000.00	\$ 10,000.00
67	6010-A	SANITARY MANHOLE, ECCENTRIC, SW-301, 5' DIAMETER (8' DEEP)	EA	21	\$ 6,670.00	\$ 140,070.00	\$ 7,600.00	\$ 159,600.00	\$ 7,100.00	\$ 149,100.00	\$ 7,000.00	\$ 147,000.00	\$ 8,000.00	\$ 168,000.00
68	6010-A	SANITARY MANHOLE, EXTRA DEPTH, 5' DIAMETER	LF	60	\$ 490.00	\$ 29,351.00	\$ 500.00	\$ 29,950.00	\$ 300.00	\$ 17,970.00	\$ 360.00	\$ 21,564.00	\$ 575.00	\$ 34,442.50
69	6010-A	SANITARY MANHOLE, SW-301 FLAT TOP, 5' DIAMETER	EA	1	\$ 7,574.00	\$ 7,574.00	\$ 6,500.00	\$ 6,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,000.00	\$ 7,000.00	\$ 8,500.00	\$ 8,500.00
70	6010-A	STORM MANHOLE, FLAT TOP, SW-401, 5' DIAMETER (UP TO 8' DEEP)	EA	7	\$ 5,700.00	\$ 39,900.00	\$ 6,500.00	\$ 45,500.00	\$ 8,000.00	\$ 56,000.00	\$ 6,000.00	\$ 42,000.00	\$ 8,300.00	\$ 58,100.00

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					KE Flatwork Inc.		Heuer Construction, Inc.		Triple B Construction Corp.		Langman Construction, Inc.		Boomerang Corp	
ITEM NO	SUDAS ITEM CODE	DESCRIPTION	UNIT	TOTAL QUANTITY	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price
71	6010-A	STORM MANHOLE, EXTRA DEPTH, 5' DIAMETER	LF	11	\$ 373.00	\$ 3,991.10	\$ 500.00	\$ 5,350.00	\$ 400.00	\$ 4,280.00	\$ 360.00	\$ 3,852.00	\$ 835.00	\$ 8,934.50
72	6010-A	STORM MANHOLE, SW-401,8' DIAMETER	EA	3	\$ 12,000.00	\$ 36,000.00	\$ 15,000.00	\$ 45,000.00	\$ 12,500.00	\$ 37,500.00	\$ 22,000.00	\$ 66,000.00	\$ 18,000.00	\$ 54,000.00
73	6010-A	STORM MANHOLE, SW-401, 8' DIAMETER WITH 4' DIAMETER RISER	EA	1	\$ 12,354.00	\$ 12,354.00	\$ 15,000.00	\$ 15,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 20,000.00	\$ 20,000.00
74	6010-A	MANHOLE REPLACEMENT RISER SECTIONS, 3' RISER	LF	10	\$ 551.00	\$ 5,289.60	\$ 1,650.00	\$ 15,840.00	\$ 1,000.00	\$ 9,600.00	\$ 850.00	\$ 8,160.00	\$ 1,000.00	\$ 9,600.00
75	6010-A	STORM MANHOLE, SW-406, SHALLOW RECTANGULAR (8'X8')	EA	1	\$ 12,216.00	\$ 12,216.00	\$ 15,000.00	\$ 15,000.00	\$ 20,000.00	\$ 20,000.00	\$ 24,000.00	\$ 24,000.00	\$ 17,500.00	\$ 17,500.00
76	6010-B	STORM INLET, SW-501	EA	1	\$ 3,500.00	\$ 3,500.00	\$ 4,450.00	\$ 4,450.00	\$ 4,000.00	\$ 4,000.00	\$ 4,500.00	\$ 4,500.00	\$ 5,000.00	\$ 5,000.00
77	6010-B	STORM INLET, SW-502, 5'	EA	4	\$ 7,160.00	\$ 28,640.00	\$ 6,900.00	\$ 27,600.00	\$ 6,200.00	\$ 24,800.00	\$ 7,300.00	\$ 29,200.00	\$ 8,000.00	\$ 32,000.00
78	6010-B	STORM INLET, SW-507	EA	5	\$ 5,743.00	\$ 28,715.00	\$ 6,000.00	\$ 30,000.00	\$ 5,800.00	\$ 29,000.00	\$ 6,700.00	\$ 33,500.00	\$ 6,000.00	\$ 30,000.00
79	6010-B	STORM INLET, SW-509	EA	7	\$ 7,800.00	\$ 54,600.00	\$ 7,900.00	\$ 55,300.00	\$ 7,400.00	\$ 51,800.00	\$ 8,100.00	\$ 56,700.00	\$ 8,000.00	\$ 56,000.00
80	6010-B	STORM INLET, SW-512, 24" DIAMETER, 604 TYPE 5	EA	1	\$ 1,830.00	\$ 1,830.00	\$ 3,600.00	\$ 3,600.00	\$ 1,800.00	\$ 1,800.00	\$ 2,300.00	\$ 2,300.00	\$ 2,500.00	\$ 2,500.00
81	6010-C-1	SANITARY INTERNAL DROP CONNECTION	EA	3	\$ 1,400.00	\$ 4,200.00	\$ 2,000.00	\$ 6,000.00	\$ 1,500.00	\$ 4,500.00	\$ 2,200.00	\$ 6,600.00	\$ 3,000.00	\$ 9,000.00
82	6010-H	REMOVE MANHOLE OR INTAKE	EA	24	\$ 250.00	\$ 6,000.00	\$ 500.00	\$ 12,000.00	\$ 750.00	\$ 18,000.00	\$ 800.00	\$ 19,200.00	\$ 1,200.00	\$ 28,800.00
83	6010-X	CURB OPENING CASTING	EA	10	\$ 250.00	\$ 2,500.00	\$ 150.00	\$ 1,500.00	\$ 350.00	\$ 3,500.00	\$ 240.00	\$ 2,400.00	\$ 800.00	\$ 8,000.00
84	6010-X	MANHOLE CASTING	EA	1	\$ 1,200.00	\$ 1,200.00	\$ 600.00	\$ 600.00	\$ 1,500.00	\$ 1,500.00	\$ 800.00	\$ 800.00	\$ 500.00	\$ 500.00
85	7010-A	PCC PAVEMENT, 7 INCH	SY	9756	\$ 68.00	\$ 663,408.00	\$ 71.50	\$ 697,554.00	\$ 75.00	\$ 731,700.00	\$ 74.00	\$ 721,944.00	\$ 73.00	\$ 712,188.00
86	7010-I	PCC PAVEMENT SAMPLES AND TESTING	LS	1	\$ 500.00	\$ 500.00	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00	\$ 1,000.00	\$ 1,000.00	\$ 20,000.00	\$ 20,000.00
87	7020-A	ASPHALT PAVEMENT BY TON	TON	75	\$ 200.00	\$ 15,000.00	\$ 200.00	\$ 15,000.00	\$ 220.00	\$ 16,500.00	\$ 200.00	\$ 15,000.00	\$ 220.00	\$ 16,500.00
88	7030-A-3	REMOVAL OF DRIVEWAY/ALLEY	SY	1312	\$ 10.00	\$ 13,120.00	\$ 7.00	\$ 9,184.00	\$ 7.50	\$ 9,840.00	\$ 10.00	\$ 13,120.00	\$ 20.00	\$ 26,240.00
89	7030-A-1	REMOVAL OF SIDEWALK	SY	92	\$ 20.00	\$ 1,840.00	\$ 7.00	\$ 644.00	\$ 45.00	\$ 4,140.00	\$ 13.00	\$ 1,196.00	\$ 25.00	\$ 2,300.00
90	7030-B	REMOVAL OF CURB, LIMESTONE CURB	LF	20	\$ 20.00	\$ 400.00	\$ 20.00	\$ 400.00	\$ 30.00	\$ 600.00	\$ 1.00	\$ 20.00	\$ 33.00	\$ 660.00
91	7030-E	PCC SIDEWALK, 4-INCH	SY	97	\$ 85.00	\$ 8,245.00	\$ 80.00	\$ 7,760.00	\$ 84.00	\$ 8,148.00	\$ 100.00	\$ 9,700.00	\$ 91.00	\$ 8,827.00
92	7030-E	PCC SIDEWALK, 6-INCH	SY	3	\$ 200.00	\$ 600.00	\$ 125.00	\$ 375.00	\$ 132.00	\$ 396.00	\$ 200.00	\$ 600.00	\$ 500.00	\$ 1,500.00
93	7030-G	DETECTABLE WARNINGS	SF	25	\$ 50.00	\$ 1,250.00	\$ 50.00	\$ 1,250.00	\$ 55.00	\$ 1,375.00	\$ 80.00	\$ 2,000.00	\$ 50.00	\$ 1,250.00
94	7030-H-1	PAVED DRIVEWAYS, AND ALLEYS, PCC, 6-INCH	SY	1380	\$ 75.00	\$ 103,500.00	\$ 89.00	\$ 122,820.00	\$ 94.00	\$ 129,720.00	\$ 87.00	\$ 120,060.00	\$ 100.00	\$ 138,000.00
95	7040-G	MILLING	SY	7587	\$ 6.50	\$ 49,315.50	\$ 5.25	\$ 39,831.75	\$ 3.00	\$ 22,761.00	\$ 2.00	\$ 15,174.00	\$ 1.00	\$ 7,587.00
96	7040-H	PAVEMENT REMOVAL, CONCRETE	SY	1770	\$ 6.00	\$ 10,620.00	\$ 10.00	\$ 17,700.00	\$ 7.50	\$ 13,275.00	\$ 10.00	\$ 17,700.00	\$ 16.00	\$ 28,320.00
97	7040-XX	SUBBASE MATERIAL REMOVAL AFTER MILLING	SY	7587	\$ 5.00	\$ 37,935.00	\$ 8.00	\$ 60,696.00	\$ 7.50	\$ 56,902.50	\$ 1.50	\$ 11,380.50	\$ 4.00	\$ 30,348.00
98	8020-C	PAINTED PAVEMENT MARKINGS, DURABLE	STA	1	\$ 800.00	\$ 960.00	\$ 500.00	\$ 600.00	\$ 500.00	\$ 600.00	\$ 500.00	\$ 600.00	\$ 1,500.00	\$ 1,800.00
99	8030-A	TEMPORARY TRAFFIC CONTROL	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 33,400.00	\$ 33,400.00	\$ 20,000.00	\$ 20,000.00	\$ 17,000.00	\$ 17,000.00	\$ 20,000.00	\$ 20,000.00
100	8030-XX	SPECIAL SIGNAGE	SF	64	\$ 30.00	\$ 1,920.00	\$ 40.00	\$ 2,560.00	\$ 500.00	\$ 32,000.00	\$ 55.00	\$ 3,520.00	\$ 135.00	\$ 8,640.00
101	9010-B	SEEDING, FERTILIZING & MULCHING FOR CONVENTIONAL SEEDING, RESIDENTIAL (TYPE 1)	SF	1000	\$ 0.20	\$ 200.00	\$ 0.05	\$ 50.00	\$ 0.10	\$ 100.00	\$ 0.15	\$ 150.00	\$ 0.10	\$ 100.00
102	9010-B	SEEDING, FERTILIZING, & MULCHING FOR HYDRAULIC SEEDING, RESIDENTIAL (TYPE 1)	SF	80649	\$ 0.13	\$ 10,484.37	\$ 0.10	\$ 8,064.90	\$ 0.10	\$ 8,064.90	\$ 0.11	\$ 8,871.39	\$ 0.10	\$ 8,064.90
103	9010-B	SEEDING, FERTILIZING, & MULCHING FOR HYDRAULIC SEEDING, NOT MOWED MIX (TYPE 2)	SF	88966	\$ 0.15	\$ 13,344.90	\$ 0.13	\$ 11,565.58	\$ 0.10	\$ 8,896.60	\$ 0.12	\$ 10,675.92	\$ 0.10	\$ 8,896.60
104	9030-A	PLANTS, LANDSCAPING BY AREA	SF	406	\$ 30.00	\$ 12,180.00	\$ 22.50	\$ 9,135.00	\$ 49.00	\$ 19,894.00	\$ 30.00	\$ 12,180.00	\$ 11.00	\$ 4,466.00
105	9040-A-2	SWPPP MANAGEMENT	LS	1	\$ 6,000.00	\$ 6,000.00	\$ 1,500.00	\$ 1,500.00	\$ 65.00	\$ 65.00	\$ 1,000.00	\$ 1,000.00	\$ 6,000.00	\$ 6,000.00

West Hill Area Sanitary and Storm Sewer Separation, Muscatine, IA - Phase 6D - Detailed Bid Tabulation

Bid Opening:4/8/2025

					Bidder #1		Bidder #2		Bidder #3		Bidder #4		Bidder #5	
					KE Flatwork Inc.		Heuer Construction, Inc.		Triple B Construction Corp.		Langman Construction, Inc.		Boomerang Corp	
ITEM NO	SUDAS ITEM CODE	DESCRIPTION	UNIT	TOTAL QUANTITY	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price
106	9040-D	FILTER SOCKS	LF	5857	\$ 3.00	\$ 17,571.00	\$ 2.50	\$ 14,642.50	\$ 2.00	\$ 11,714.00	\$ 2.75	\$ 16,106.75	\$ 2.00	\$ 11,714.00
107	9040-E	TEMPORARY ROLLED EROSION CONTROL PRODUCTS (RECP) TYPE 4.B (LONG TERM)	SY	7125	\$ 2.20	\$ 15,675.00	\$ 1.95	\$ 13,893.75	\$ 1.40	\$ 9,975.00	\$ 2.05	\$ 14,606.25	\$ 1.50	\$ 10,687.50
108	9040-J	RIPRAP, CLASS D AND E REVETMENT	TONS	10	\$ 75.00	\$ 750.00	\$ 60.00	\$ 600.00	\$ 100.00	\$ 1,000.00	\$ 85.00	\$ 850.00	\$ 120.00	\$ 1,200.00
109	9040-J	EROSION STONE	TONS	40	\$ 75.00	\$ 3,000.00	\$ 60.00	\$ 2,400.00	\$ 75.00	\$ 3,000.00	\$ 85.00	\$ 3,400.00	\$ 110.00	\$ 4,400.00
110	9040-N	SILT FENCE OR SILT FENCE DITCH CHECK	LF	1670	\$ 1.50	\$ 2,505.00	\$ 2.00	\$ 3,340.00	\$ 2.10	\$ 3,507.00	\$ 2.00	\$ 3,340.00	\$ 2.00	\$ 3,340.00
111	9040-O	STABLIZED CONSTRUCTION EXIT	EA	9	\$ 250.00	\$ 2,250.00	\$ 1,500.00	\$ 13,500.00	\$ 2,500.00	\$ 22,500.00	\$ 500.00	\$ 4,500.00	\$ 2,000.00	\$ 18,000.00
112	9040-Q-2	EROSION CONTROL MULCHING, HYDROMULCHING	ACRE	3.90	\$ 3,500.00	\$ 13,650.00	\$ 3,000.00	\$ 11,700.00	\$ 2,800.00	\$ 10,920.00	\$ 3,500.00	\$ 13,650.00	\$ 2,800.00	\$ 10,920.00
113	9040-T	INLET PROTECTION DEVICE, DROP IN PROTECTION	EA	10	\$ 100.00	\$ 1,000.00	\$ 100.00	\$ 1,000.00	\$ 150.00	\$ 1,500.00	\$ 125.00	\$ 1,250.00	\$ 145.00	\$ 1,450.00
114	9040-T	INLET PROTECTION DEVICE, OPEN-THROAT CURB INTAKE SEDIMENT FILTER, EC-602	LF	40	\$ 17.00	\$ 680.00	\$ 12.00	\$ 480.00	\$ 15.00	\$ 600.00	\$ 16.00	\$ 640.00	\$ 14.00	\$ 560.00
115	9040-XX	TURF REINFORCEMENT MESH (TEMPORARY)	SF	4000	\$ 1.10	\$ 4,400.00	\$ 2.00	\$ 8,000.00	\$ 0.50	\$ 2,000.00	\$ 1.04	\$ 4,160.00	\$ 0.50	\$ 2,000.00
116	9060-D	REMOVAL AND REINSTALLATION OF EXISTING FENCE	LF	165	\$ 25.00	\$ 4,125.00	\$ 15.00	\$ 2,475.00	\$ 100.00	\$ 16,500.00	\$ 45.00	\$ 7,425.00	\$ 60.00	\$ 9,900.00
117	9070-A	RETAINING WALL, ALL TYPES	SF	95	\$ 25.00	\$ 2,375.00	\$ 65.00	\$ 6,175.00	\$ 55.00	\$ 5,225.00	\$ 100.00	\$ 9,500.00	\$ 110.00	\$ 10,450.00
118	9080-A	CONCRETE STEPS	SF	70	\$ 50.00	\$ 3,500.00	\$ 75.00	\$ 5,250.00	\$ 80.00	\$ 5,600.00	\$ 81.37	\$ 5,695.90	\$ 83.00	\$ 5,810.00
119	9080-B	HANDRAIL	LF	30	\$ 25.00	\$ 750.00	\$ 150.00	\$ 4,500.00	\$ 157.50	\$ 4,725.00	\$ 200.00	\$ 6,000.00	\$ 310.00	\$ 9,300.00
120	11,010-A	CONSTRUCTION SURVEY	LS	1	\$ 35,000.00	\$ 35,000.00	\$ 77,000.00	\$ 77,000.00	\$ 50,000.00	\$ 50,000.00	\$ 20,000.00	\$ 20,000.00	\$ 80,000.00	\$ 80,000.00
121	11,010-XX	RECORD DRAWINGS	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 25,000.00	\$ 25,000.00	\$ 500.00	\$ 500.00	\$ 10,000.00	\$ 10,000.00
122	11,020-A	MOBILIZATION	LS	1	\$ 600,000.00	\$ 600,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 300,000.00	\$ 300,000.00	\$ 572,000.00	\$ 572,000.00	\$ 622,000.00	\$ 622,000.00
123	11,020-A	MOBILIZATION, EROSION CONTROL	EA	9	\$ 300.00	\$ 2,700.00	\$ 600.00	\$ 5,400.00	\$ 550.00	\$ 4,950.00	\$ 500.00	\$ 4,500.00	\$ 500.00	\$ 4,500.00
124	11,020-XX	EXISTING CONDITIONS VIDEO RECORD	LS	1	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 1,000.00	\$ 1,000.00	\$ 4,000.00	\$ 4,000.00
125	11,030-A	MAINTENANCE OF POSTAL SERVICE	LS	1	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 4,000.00	\$ 4,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00
126	11,030-B	MAINTENANCE OF SOLID WASTE COLLECTION	LS	1	\$ 500.00	\$ 500.00	\$ 2,000.00	\$ 2,000.00	\$ 3,500.00	\$ 3,500.00	\$ 0.01	\$ 0.01	\$ 1,500.00	\$ 1,500.00
127	11,050-A	CONCRETE WASHOUT	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 500.00	\$ 500.00	\$ 1,500.00	\$ 1,500.00	\$ 500.00	\$ 500.00	\$ 1,500.00	\$ 1,500.00
127.1	11,030-XX	UTILITY VEHICLE	MONTH	5	\$ 900.00	\$ 4,500.00	\$ 1,000.00	\$ 5,000.00	\$ 1,200.00	\$ 6,000.00	\$ 2,000.00	\$ 10,000.00	\$ 1,500.00	\$ 7,500.00
TOTAL					\$ 4,215,338.47		\$ 4,841,557.27		\$ 5,006,251.00		\$ 5,339,043.72		\$ 5,473,299.00	

201	5010-A1	WATER MAIN, TRENCHED, C-900 PVC, RESTRAINED JOINT 6"	LF	97	\$ 170.00	\$ 16,490.00	\$ 105.00	\$ 10,185.00	\$ 235.00	\$ 22,795.00	\$ 195.00	\$ 18,915.00	\$ 110.00	\$ 10,670.00
202	5010-C1	FITTINGS, 90 DEGREE ELBOW, 6"	EA	1	\$ 750.00	\$ 750.00	\$ 1,600.00	\$ 1,600.00	\$ 950.00	\$ 950.00	\$ 400.00	\$ 400.00	\$ 500.00	\$ 500.00
203	5010-C1	FITTINGS, 45 DEGREE ELBOW, 6"	EA	7	\$ 700.00	\$ 4,900.00	\$ 1,400.00	\$ 9,800.00	\$ 900.00	\$ 6,300.00	\$ 370.00	\$ 2,590.00	\$ 500.00	\$ 3,500.00
204	5010-C1	FITTINGS, 90 DEGREE STREET ELBOW, 6"	EA	1	\$ 700.00	\$ 700.00	\$ 1,250.00	\$ 1,250.00	\$ 1,000.00	\$ 1,000.00	\$ 400.00	\$ 400.00	\$ 500.00	\$ 500.00
205	5010-E	WATER SERVICE ADJUSTMENT, COPPER, 3/4" (REF. NOTE 1)	EA	2	\$ 1,200.00	\$ 2,400.00	\$ 1,500.00	\$ 3,000.00	\$ 2,500.00	\$ 5,000.00	\$ 1,000.00	\$ 2,000.00	\$ 1,000.00	\$ 2,000.00
206	5010-E	WATER SERVICE ADJUSTMENT, COPPER, 1" (REF. NOTE 2)	EA	1	\$ 1,700.00	\$ 1,700.00	\$ 2,800.00	\$ 2,800.00	\$ 2,600.00	\$ 2,600.00	\$ 1,100.00	\$ 1,100.00	\$ 1,000.00	\$ 1,000.00
207	5010-F	WATER MAIN ABANDONMENT	LF	85	\$ 30.00	\$ 2,550.00	\$ 25.00	\$ 2,125.00	\$ 12.00	\$ 1,020.00	\$ 22.00	\$ 1,870.00	\$ 40.00	\$ 3,400.00
208	5010-F	WATER MAIN ABANDONMENT, CAP	EA	2	\$ 1,000.00	\$ 2,000.00	\$ 500.00	\$ 1,000.00	\$ 400.00	\$ 800.00	\$ 1,000.00	\$ 2,000.00	\$ 500.00	\$ 1,000.00
209	5010-XX	CUT-IN-CONNECTION, 6"	EA	2	\$ 3,500.00	\$ 7,000.00	\$ 12,500.00	\$ 25,000.00	\$ 1,500.00	\$ 3,000.00	\$ 3,500.00	\$ 7,000.00	\$ 1,500.00	\$ 3,000.00
210	5020-B	TAPPING SLEEVE AND VALVE, 6"	EA	2	\$ 4,600.00	\$ 9,200.00	\$ 12,500.00	\$ 25,000.00	\$ 5,500.00	\$ 11,000.00	\$ 7,000.00	\$ 14,000.00	\$ 5,000.00	\$ 10,000.00
TOTAL					\$ 47,690.00		\$ 81,760.00		\$ 54,465.00		\$ 50,275.00		\$ 35,570.00	

TOTAL ALL PHASE 6D ITEMS, 1-210					\$ 4,263,028.47		\$ 4,923,317.27		\$ 5,060,716.00		\$ 5,389,318.72		\$ 5,508,869.00	
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Engineering Estimate = \$7,404,687.55

Calculated % Below the Engineering Estimate

-42%

-34%

-32%

-27%

-26%

RESOLUTION NO. 2025-0156

AWARD CONTRACT FOR

WEST HILL SANITARY AND STORM SEWER SEPARATION PROJECT – PHASE 6 D

It is resolved that the following bid is determined to be the lowest responsible bid for the West Hill Sanitary and Storm Sewer Separation Project – Phase 6 D.

<u>NAME & ADDRESS CONTRACTOR</u>	<u>AMOUNT OF BID</u>
KE Flatwork Eldridge, IA	\$4,263,028.47

It is further resolved that the West Hill Sanitary and Storm Sewer Separation Project – Phase 6 D is awarded to the above named contractor for \$4,263,028.47, and the Mayor and City Clerk are authorized and directed to enter into a written contract with said contractor covering the furnishing of material for, and construction of the West Hill Sanitary and Storm Sewer Separation Project – Phase 6 D, such contract not to be binding until approved by resolution of this Council.

It is further resolved that the amount of the contractor's bond is fixed at \$4,263,028.47, which is one hundred percent of the contract price.

PASSED, APPROVED, AND ADOPTED THIS 17th DAY OF APRIL 2025.

Brad Bark, Mayor

ATTEST:

Cinda Hilger, City Clerk



City of Muscatine

ITEM NUMBER 2025-0157

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Kevin Coon, City Engineer
Zack Etzel, Sewer Department Supervisor
Brian Stineman, Public Works Director

SUBJECT

Resolution Awarding a Contract for Rehabilitation of Underground Pipes with Cured-in-Place Pipe-Liner to Visu-Sewer, LLC for an Amount Not to Exceed \$125,482.00.

EXECUTIVE SUMMARY

Resolution Awarding a Contract for Rehabilitation of Underground Pipes with Cured-in-Place Pipe-Liner to Visu-Sewer, LLC for an Amount Not to Exceed \$125,482.00.

STAFF RECOMMENDATION

Adopt the resolution

BACKGROUND/DISCUSSION

Public Works Collection and Drainage Staff have identified multiple sections of sewer lines that are leaking groundwater into the sanitary sewer system or are infested with tree roots that are causing damage to the pipe system. Cured-in-place concrete lining is a less invasive method of repairing sewer pipes which does not require excavating roadways to reach the pipe. The city has done work like this in the past with great success.

On April 8, 2025 Public Works opened bids for this project. Visu-Sewer, LLC from Pewaukee, WI was the low responsible bidder. Once awarded, they will begin work on the following sections of the city collection system:

280' in the 900 block of Wier St.
289' in the 2000 block of Fair Acres Dr.
281' in the 2900 block of Mulberry Ave.
425' in the 900 block of Scott St.
261' in the 400 block of W Fulliam Ave.
352' in the 400 block of W Fulliam Ave.
334' in the 3300 block of Spinning Wheel Ct.

CITY FINANCIAL IMPACT

Funding for this project is available in the Collection & Drainage Operating Budget.

ATTACHMENTS

1. Bid Tabulation by Supplier Spreadsheet (23) (1)
2. REHABILITATION OF UNDERGROUND PIPES
3. Award Contract Cured in Place Pipe Liner 2025

Event Number	2025-0085	Organization	City of Muscatine
Event Title	Rehabilitation of Underground Pipes with C	Workgroup	Purchasing
Event Description	PROJECT DESCRIPTION: The Rehabilitation c	Event Owner	Eva Birch
Event Type	Public Improvement Project	Email	ebirch@muscatineiowa.gov
Issue Date	3/21/2025 12:30:03 PM (CT)	Phone	(563) 263-8933
Close Date	4/8/2025 02:00:00 PM (CT)	Fax	

Responding Supplier	City	State	Response Submitted	Lines Responded	Response Total
Visu-Sewer, LLC (Alexander)	PEWAUKEE	WI	4/8/2025 08:05:56 AM (CT)	9	\$125,482.00
Insituform Technologies USA, LL	Chesterfield	MO	4/8/2025 10:33:14 AM (CT)	9	\$142,778.86
MUNICIPAL PIPE TOOL CO., LLC	Hudson	IA	4/8/2025 08:09:31 AM (CT)	9	\$160,437.75

Please note: Lines Responded and Response Total only includes responses to specification. No alternate response data is included.

						Visu-Sewer, LLC (Alexander)		nsituform Tech	
						Total Price	\$125,482.00	Total Price	
Line #	Description	Mfgr	Mfgno	QTY	UOM	Estimated	Unit	Extended	Unit
1	MOBILIZATION			1	LS	\$0.00	\$7,500.00	\$7,500.00	\$18,500.00
2	TRAFFIC CONTROL			1	LS	\$0.00	\$500.00	\$500.00	\$14,350.00
3	BYPASS PUMPING			1	LS	\$0.00	\$500.00	\$500.00	\$1,000.00
4	8" CIPP INSTALLED			1888	LF	\$0.00	\$34.00	\$64,192.00	\$31.18
5	24" CIPP INSTALLED			334	LF	\$0.00	\$135.00	\$45,090.00	\$136.53
6	REMOVAL OF ROOTS			200	LF	\$0.00	\$5.00	\$1,000.00	\$6.60
7	REMOVAL OF MINERALS OR ATTACHED DEPC			100	LF	\$0.00	\$25.00	\$2,500.00	\$9.50
8	REMOVAL OF PROTRUDING TAPS			6	LF	\$0.00	\$200.00	\$1,200.00	\$115.00
9	REINSTATEMENT OF SERVICE LATERALS			30	EA	\$0.00	\$100.00	\$3,000.00	\$50.00

Technologies USA, LLC		MUNICIPAL PIPE TOOL CO., LLC	
	\$142,778.86	Total Price	\$160,437.75
Line #	Extended	Unit	Extended
1	\$18,500.00	\$17,750.00	\$17,750.00
2	\$14,350.00	\$3,594.75	\$3,594.75
3	\$1,000.00	\$5,600.00	\$5,600.00
4	\$58,867.84	\$36.15	\$68,251.20
5	\$45,601.02	\$153.20	\$51,168.80
6	\$1,320.00	\$15.75	\$3,150.00
7	\$950.00	\$42.00	\$4,200.00
8	\$690.00	\$745.50	\$4,473.00
9	\$1,500.00	\$75.00	\$2,250.00

Line	Responding Supplier	Supplier Notes
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Line #	Att #	Attribute Name	Attribute Note	Visu-Sewer, LLC (All	Insituform Technol	MUNICIPAL PIPE TOOL CO., LLC
Header	1	Project Manual	Please download and thori	I have read, unders	I have read, unders	I have read, unders
Header	2	Form of Proposal	Please download the Forn	I have read, unders	I have read, unders	I have read, unders
Header	3	Non-Collusion Affidavit	Please download the Non-	I have read, unders	I have read, unders	I have read, unders
Header	4	Statement of Bidder's Quæ	Please download the Stat	I have read, unders	I have read, unders	I have read, unders
Header	5	Special Provisions	Please download and thori	I have read, unders	I have read, unders	I have read, unders
Header	6	Street Map Views	Please download and revil	I have read, unders	I have read, unders	I have read, unders

Responding Supplier	Signature Full Name	Signature Email	Supplier Notes
Visu-Sewer, LLC (Alexander)	Keith M. Alexander	visu-info@visu-sewer.com	
Insituform Technologies USA, LL	Patrizia Sordillo	insituformsales@aegion.com	
MUNICIPAL PIPE TOOL CO., LLC	Sharon Waschkat, COO	bids@munipipe.com	



REHABILITATION OF UNDERGROUND PIPES WITH CURED-IN-PLACE-PIPE-LINER PROJECT

**CITY OF MUSCATINE
MUSCATINE, IOWA**

PREPARED BY:

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


Kevin J. Coon, PE

3/14/2025
DATE

REGISTRATION NO. 26366

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL: ALL

Notice of Public Hearing and Notice to Bidders	NB-1 to NB-3
Instructions to Bidders	IB-1 to IB-6
Form of Proposal.....	FP-1 to FP-7
Form of Contract	FC-1 to FC-2
Performance, Payment & Maintenance Bond.....	PPB-1 to PPB-4
Special Provisions.....	SP-1 to SP-15
Detailed Specifications	DS-1
Estimated Reference Notes.....	BID ITEM-1 to BID ITEM-8

PUBLIC NOTICE

NOTICE OF TIME AND PLACE OF PUBLIC HEARING ON THE REHABILITATION OF UNDERGROUND PIPES WITH CURED-IN-PLACE- PIPE-LINER PROJECT

Public Notice is hereby given that the City Council of the City of Muscatine, Iowa will hold a Public Hearing to hear objections to the plans, specifications, form of contract, and cost estimate for the proposed REHABILITATION OF UNDERGROUND PIPES WITH CURED-IN-PLACE-PIPE-LINER PROJECT on February 6, 2025 at 6:00 p.m. in the City Council Chambers at Muscatine City Hall. All interested persons are invited to attend and will be given an opportunity to be heard relative to this matter.

Matthew Mardesen, City Administrator

NOTICE TO BIDDERS
Rehabilitation of Underground Pipes
with Cured-in-Place-Pipe-Liner Project

Notice is hereby given that the City of Muscatine, Iowa, will receive sealed proposals via IonWave in the office of the City Engineer, Public Works Building, until 2:00 p.m., April 8th, 2025 for the Rehabilitation of Underground Pipes with Cured-in-Place-Pipe-Liner Project for the City of Muscatine. At 2:05 p.m. on the same day the City's Purchasing Agent shall open the bids received and announce the apparent results.

Bids will be reported to the City Council at their meeting to be held at 6:00 p.m., April 17th, 2025. Said proposals shall be acted on at that time or at such later time and place as may then be fixed.

Description of the Type and Location of the Project

The Rehabilitation of Underground Pipes with Cured-in-Place-Pipe-Liner Project consists of lining sewer pipes with cured-in-place liner for the sewer pipes listed below. All pipes are within the corporate limits of Muscatine, Iowa. ***Work must be completed by September 1, 2025.***

Proposed Fiscal Year 2024/2025 Rehabilitation of Underground Pipes with CIPP Liner:

GM3435	8"	280'	900 block Wier St.
GM3281	8"	289'	2000 block Fair Acres Dr.
GM4368	8"	281'	2900 block Mulberry Ave.
GM3220	8"	425'	900 block Scott St.
GM2161	8"	261'	400 block W Fulliam Ave.
GM2165	8"	352'	400 block W Fulliam Ave.
GM3892	24"	334'	3300 block Spinning Wheel Ct.

Proposals shall be submitted on the form furnished by the City and accompanied by a bid security in an amount equal to five (5) percent of the bid and shall stand as security that the successful bidder will enter into a contract for the work bid upon within ten (10) days after acceptance of his proposal by the City.

The City reserves the right to defer acceptance of any proposal for a period not to exceed sixty (60) calendar days and to reject any and all bids, to waive technicalities and to enter into such contract as it shall deem for the best interest of said City.

The Contractor must ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin.

Payment to the Contractor will be made from funds legally available for that purpose. Payment will be made on the basis of monthly estimates equal to ninety-five (95) percent of the contract price. The balance of the five (5) percent due to the contractor will not be made earlier than thirty (30) days from the final acceptance of said work by the City, subject to the conditions and in accordance with the provisions of Chapter 573 of the Code of Iowa. Before final payment will be made, the Contractor shall certify that all materials, labor and services have been paid for.

All work is to be performed and completed in compliance with OSHA and in strict compliance

with these contract documents prepared by the City of Muscatine Public Works Department, which have heretofore been approved by the City Council and are now on file for public examination.

Proposed plans, specifications, and contract documents may be obtained from the Department of Public Works, 1459 Washington Street, Public Works Department, Muscatine, Iowa 52761, between the hours of 8:00 a.m. and 5:00 p.m., Monday thru Friday.

This Notice is published by order of the City Council of the City of Muscatine, Iowa.

Matthew Mardesen, City Administrator

INSTRUCTIONS TO BIDDERS

TABLE OF CONTENTS

01 - BIDDER'S KNOWLEDGE	09 - DISQUALIFICATION OF BIDDERS
02 - BIDDER'S QUALIFICATIONS	10 - QUANTITIES
03 - METHOD OF BIDDING	11 - COMPLETION DATE
04 - SUBMISSION OF BIDS	12 - GUARANTEE
05 – WITHDRAWAL OF BIDS	13 - QUESTIONS AND ADDENDA
06 - EVALUATION OF BIDS	14 - PRECONSTRUCTION CONFERENCE
07 – SALES TAX EXEMPTION	15 - SUB-CONTRACTORS
08 – EXECUTION OF CONTRACT	16 – BIDDER STATUS FORM

IB-01 BIDDER'S KNOWLEDGE

The proposed sewer lining improvements are located throughout the City of Muscatine, Iowa. Bidders shall familiarize themselves with the specifications and existing conditions, which will affect the construction. Specific items relating to the preparation of bids and the submission thereof are listed elsewhere in these Contract Documents. It will be the responsibility of the Bidder to examine all Contract Documents and to make a personal examination of the job site and the physical conditions, which may affect bidding and performance under the contract.

IB-02 BIDDER'S QUALIFICATIONS

The Bidder may be required to satisfy the Owner as to his integrity, experience, equipment, personnel and financial ability to perform the work.

If the successful Bidder is a non-Iowa corporation, he shall submit proof to the Owner, prior to the execution of the contract, of authorization by the Secretary of State to do business in Iowa.

IB-03 METHOD OF BIDDING

Bidder shall submit unit prices as required for the work covered by the specifications. Prices shall cover complete work and include all costs incidental thereto, unless otherwise indicated.

The Engineer may change location, quantities, and combination of units as required during the progress of construction.

Bids will be computed using quantities shown in the proposal. The project quantities are approximate and only for comparison of bids.

In the event of discrepancies between unit prices and unit price extensions listed in Bidder's proposal, unit prices shall govern.

IB-04 SUBMISSION OF BIDS

The bids shall be submitted only to the City's electronic bid submission website, IonWave (<https://muscatineiowa.ionwave.net>). All attachments, including the bid security, shall be uploaded in PDF format to the "Response Attachments" section of the project's page found on the City of Muscatine's IonWave website.

The bid shall be signed by a legally authorized representative of the Bidder.

Do not submit plans and/or specifications with the bid.

IB-05 WITHDRAWAL OF BIDS

Bids may be withdrawn any time prior to the scheduled closing time for receipt of bids; but no bids may be withdrawn for a period of thirty (30) calendar days thereafter.

IB-06 EVALUATION OF BIDS

The Owner may consider such factors as bid price, experience and responsibility of Bidder, and similar factors in determining which bid deems to be the best interest of the Owner for the project.

The Owner may make such investigations as he deems necessary to determine the ability of the Bidder to perform the work, and the Bidder shall furnish to the Owner all such information and data for this purpose as the Owner may request. The Owner reserves the right to reject any bid if the evidence submitted by, or investigation of, such Bidder fails to satisfy the Owner that such Bidder is properly qualified to carry out the obligations of the agreement and to complete the work contemplated therein.

The Owner may reject any or all bids, waive informalities or technicalities in any bid, and accept that bid which it deems to be in its best interest.

IB-07 SALES TAX EXEMPTION

The City of Muscatine will provide prime contractor and all subcontractors for this project with a certificate of exemption and an authorization letter which can be presented to material suppliers which will allow the contractor/subcontractor to purchase building materials used in this contract exempt from Iowa sales tax and any applicable local option sales tax and school infrastructure local option tax. Complete information on qualifying materials and supplies can be found at www.state.ia.us/tax, the Iowa Department of Revenue and Finance (IDRF) web site. Links can be found in the Business Taxes and Local Government categories. Bids submitted for this project should be submitted on this basis.

IB-08 EXECUTION OF CONTRACT

The party to whom the contract is awarded will be required to execute the Agreement and obtain the performance bond and payment bond within ten (10) calendar days from the date when Notice of Award is delivered to the Bidder. The Notice to Award shall be accompanied by the necessary Agreement and bond forms. In case of failure of the Bidder to execute the Agreement, the Owner may at his option consider the Bidder in default, in which case the bid bond accompanying the proposal shall become the property of the Owner.

The Owner, within thirty-one (31) days of receipt of acceptable performance bond, payment bond and Agreement signed by the party to whom the Agreement was awarded shall sign the Agreement and return to such party an executed copy of the Agreement. Should the Owner not execute the Agreement within such period, the Bidder may, by written notice, withdraw his signed Agreement. Such notice of withdrawal shall be effective upon receipt of the notice by the Owner.

The Notice to Proceed shall be issued, in writing, following approval and execution of the contract by the City Council. The Contractor will acknowledge receipt of Notice to Proceed and work shall proceed within ten (10) days, or as mutually agreed between Owner and Contractor.

The contract, when executed, shall be deemed to include the entire agreement between the parties; the Contractor shall not claim any modification resulting from representation or

promise made by representatives of the Owner or other persons.

IB-09 DISQUALIFICATION OF BIDDERS

Attention of bidders is directed to Section 553.23 of the current Code of Iowa, regarding unlawful activity in making public contracts.

IB-10 QUANTITIES

Estimated quantities shown on the proposal form are provided solely for the Contractor's information and shall not be construed as being necessarily accurate or complete.

Bidders must satisfy themselves of the accuracy of the estimated quantities in the bid tabulation included in the Form of Proposal by examination of the site and a review of the contract documents including addenda. After bids have been submitted, the Bidder shall not assert that there was a misunderstanding concerning the quantities of work or of the nature of the work to be done. This contract is an indefinite quantity, indefinite delivery contract. See special provisions (B) Description of Contract.

IB-11 COMPLETION DATE

All work must be completed as described in special provision.

Should the Contractor fail to complete the construction work within the time specified, he shall reimburse the Owner for any extra engineering and inspection costs deemed necessary by the Owner necessitated by the continuance of the work beyond the time herein specified for completion. Such extra engineering costs, not included in the liquidated damages, charged to the Contractor as hereby agreed to in no way constitute a penalty, but said costs represent additional expense to the Owner caused by delayed prosecution of the work by the Contractor. Such additional expense will be deducted from the monies due the Contractor at the time of final payment, recognizing any extensions of time granted by the Owner.

IB-12 GUARANTEE

The Contractor shall furnish a maintenance bond, subject to the Owner's approval, guaranteeing to keep all work constructed under this contract in good repair for a period of two (2) years from date of final acceptance. Good repair shall be construed to mean free from any functional or structural deterioration, except that caused from ordinarily reasonable use and acts of God, which appreciably reduces the effectiveness of the improvement for the purpose intended or any serious departure from the standards or original construction.

If, in the opinion of the Owner, such deterioration takes place, they shall so notify the Contractor in writing to the address or email address given in the Contractor's proposal and send a copy of such notice to the bonding company, which notice is mutually agreed to be sufficient and adequate. If the Contractor shall not proceed to remedy such defects as are called to his attention in the notice within twenty (20) days, the City shall cause the repairs to be made as it deems best, and the entire cost thereof shall be paid by the Contractor or his sureties unless the City and Contractor mutually agree to extend the 20 days due to extenuating circumstances.

IB-13 QUESTIONS AND ADDENDA

If any person contemplating submitting a bid for the proposed work, material or equipment is in doubt as to the true meaning of any part of the plans, specifications or other Contract Documents, he may request an interpretation thereof. The person submitting the request will be responsible for its prompt delivery.

Questions concerning interpretation or intent of the Contract Documents should be directed to:

Kevin Coon, P.E. or Zack Etzel
Public Works Building
1459 Washington Street
Muscatine, IA 52761
Phone 563-263-8933
Fax 563-263-2127

Any oral interpretation given will be valid only if confirmed by written addendum. Information obtained from an officer, agent, or employee of the Owner shall not affect the risks or obligations assumed by the Contractor or relieve him from fulfilling any of the conditions of the contract.

The Owner reserves the right to revise or amend the Contract Documents, prior to the date set for receipt of bids. Such revisions and amendments, if any, will be announced by an addendum or addenda to the Contract Documents.

Copies of such addenda as may be issued will be furnished to all holders of specifications.

Bidders are required to acknowledge receipt of all addenda by listing such addenda in the Form of Proposal.

IB-14 PRECONSTRUCTION CONFERENCE

Following the award of contract, the Contractor and his subcontractors will be required to attend a preconstruction meeting at a time and place designated by the Owner.

IB-15 SUB-CONTRACTORS

The prime contractor shall submit to the Owner, in writing, the names of all sub-contractors along with the items and amounts to be sublet. The prime contractor shall not sublet more than 49% of the estimated dollar amount of the contract. All sub-contractors shall be approved by the Owner before work is begun.

IB-16 BIDDER STATUS FORM

The prime contractor shall submit to the Owner a completed Bidder Status Form per 875 Iowa Administrative Code Chapter 156.

**REHABILITATION OF UNDERGROUND PIPES
WITH CURED-IN-PLACE-PIPE-LINER PROJECT
CITY OF MUSCATINE - MUSCATINE, IOWA**

FORM OF PROPOSAL

NOTE TO BIDDERS: Please use the Form of Proposal included in the contract documents of the specifications. Separate copies of this proposal will be furnished to bidders upon application to the Owner.

Name of Bidder _____

Address of Bidder _____

TO: The Honorable Mayor
and City Council
City Hall
Muscatine, Iowa 52761

GENTLEMEN:

- A. The undersigned Bidder submits herewith bid security in the amount of \$ _____ or _____% in accordance with the terms set forth in the Instructions to Bidders.
- B. The undersigned Bidder, having examined the contract documents, specifications, Notice to Bidders, the location and sites of the proposed work, the nature of the work to be done, extent and condition of existing pavements affecting, or affected by the proposed work, and being fully advised as to the extent and character of the work and all existing local conditions, relative to construction difficulties, hazards, labor transportation, hauling, trucking, plant sites, and other factors affected by or affecting the work covered by this proposal as outlined in the specifications and plans, including Addenda _____ and _____.

HEREBY PROPOSES to furnish all materials, tools, appliances, plant and equipment; and to perform all necessary labor required for the complete construction of the Rehabilitation of Underground Pipes with Cured-in-Place-Pipe-Liner Project for the City of Muscatine, Iowa and all items incidental thereto and to perform all work in accordance with the plans and specifications for said project, including all items to expense and profit, as follows:

1. To do all extra work which may be required to complete the work contemplated at unit price or lump sum, to be agreed upon prior to starting such work.
2. To execute the form of contract with ten (10) days after Notice of Award is received and to complete all work as stated in the special provisions.

- C. Attached, hereto, is an affidavit in proof that the undersigned Bidder has not colluded with any person in respect to this Bid or any other Bids or the submitting of Bids for the contract for which this Bid is submitted.
- D. The undersigned Bidder states that this proposal is made in conformity with the Contract Documents and agrees that, in the event of any discrepancies or differences between any conditions of his proposal and the Contract Documents prepared by the Owner, the provisions of the latter shall prevail.
- E. The total bid is based on estimated quantities, and the actual amount will be adjusted in accordance with the final determination of quantities involved. In case of error in the item totals as quoted, the proper figure based on the estimated quantities and the unit prices as quoted shall govern, and contractor's bid will be modified as needed to reflect this revised cost.
- F. The undersigned Bidder is prepared to submit the Bidders' Qualifications statement upon request.

Firm: _____

By: _____

(Title)

(Business Address)

(Seal - if bid is by a corporation)

BID FORM

Item Number	Description	Est. Qty.	Unit	Unit Price \$	Total Price \$
	GENERAL ITEMS				
1.	Mobilization	1	Lump Sum		
2.	Traffic Control	1	Lump Sum		
3.	Bypass Pumping	1	Lump Sum		
	CURED-IN-PLACE-PIPE				
4.	8" CIPP Installed	1,888	Linear Foot		
5.	24" CIPP Installed	334	Linear Foot		
6.	OTHER PAY ITEMS				
	Removal of Roots	200	Linear Foot		
7.	Removal of Minerals or Attached Deposits	100	Linear Foot		
8.	Removal of Protruding Taps	6	Linear Foot		
9.	Reinstatement of Service Laterals	30	Per each		
10.	TOTAL BID				

Contractor _____

Date _____

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

EXHIBIT A

State of _____)
) ss.
County of _____)

_____, being first duly sworn, deposes and says that:

(1) He is the _____ of _____,
the Bidder that has submitted the attached Bid:

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all
pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham bid;

(4) Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees
or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed,
directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in
connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in
connection with such Contract, or has in any manner, directly or indirectly, sought by agreement, or
collusion or communication or conference with any other Bidder, firm, or person to fix the price or prices
in the attached Bid or of any Bidder, or, to fix any, overhead, profit, or cost element of the bid price or the
bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance, or unlawful
agreement any advantage against the City of Muscatine or any person interested in the proposed Contract;
and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any
collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any of its agents,
representatives, owners, employees, or parties in interest, including this affiant (Signed)

(Signed) _____

Title

Subscribed and sworn to before me
this _____ day of _____, 2025.

Title

My commission expires _____

NONCOLLUSION AFFIDAVIT OF SUBCONTRACTOR
EXHIBIT B

State of _____)
) ss.
County of _____)

_____, being first duly sworn, deposes and says that:

(1) He is the _____ of _____,
hereinafter referred to as the "Subcontractor";

(2) He is fully informed respecting the preparation and contents of the Subcontractor's Proposal submitted by the Subcontractor to _____, the Contractor for certain work in connection with the _____ Contract pertaining to the _____ Project in Muscatine, Iowa;

(3) Such Subcontractor's Proposal is genuine and is not a collusive or sham bid;

(4) Neither the Subcontractor nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement, or collusion or communication or conference with any other Bidder, firm, or person to fix the price or prices in the attached Bid or of any Bidder, or, to fix any overhead, profit, or cost element of the bid price or the bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the City of Muscatine or any person interested in the proposed Contract; and

(5) The price or prices quoted in the Subcontractor's Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

(Signed) _____

Title

Subscribed and sworn to before me
this _____ day of _____, 2025

Title

My commission expires _____

STATEMENT OF BIDDER'S QUALIFICATIONS

EXHIBIT C

All questions must be answered and the data given must be clear and comprehensive. The statement must be notarized. If necessary, questions may be answered on separate attached sheets. The Bidder may submit any additional information he desires.

1. Name of Bidder.
2. Permanent main office address, including City, State & Zip Code.
3. When organized.
4. If a corporation, where incorporated.
5. How many years have you engaged in construction work under your present firm or trade name?
6. Contracts on Hand: Show each contract and the anticipated dates of completion.
7. General character of work performed by your company.
8. Have you ever failed to complete any work awarded to you? If so, where and why?
9. Have you ever defaulted on a contract? If so, where and why?
10. List the more important contracts recently completed by you, stating the final dollar value for each, and the month and year completed.
11. Will you upon request, fill out a detailed financial statement and furnish any other information that may be required by the City of Muscatine?
12. (a) Have you ever been a party to or otherwise involved in any action or legal proceeding involving matters related to race, color, nationality or religion? If so, give full details.

(b) Have you ever been accused of discrimination based upon race, color, nationality, or religion in any action or legal proceeding, including any proceeding related to any Federal Agency? If so, give full details.
13. The undersigned hereby authorizes and requests any person, firm or corporation to furnish any information requested by the City of Muscatine in verification of the recitals comprising this Statement of Bidder's Qualifications.

Dated at _____ this _____ of _____
_____, 2025.

(Name of Bidder)

By _____

Title _____

State of _____)
County of _____) ss

_____ being duly sworn, deposes and says that he is the
_____ of _____
_____ and that the answers to the foregoing questions and all statements
therein contained are true and correct.

Subscribed and sworn to before me this _____ day of _____, 2025.

Notary Public

My Commission expires _____.

FORM OF CONTRACT

THIS AGREEMENT, made and entered into this ____ day of _____, 2025, by and between the City of Muscatine, Iowa, party of the first part, hereinafter referred to as the "City" and _____, party of the second part, hereinafter referred to as the "Contractor".

WITNESSETH

That the Contractor and the City for the consideration stated herein mutually agree as follows:

ARTICLE 1: Statement of work. The Contractor shall furnish all supervision, technical, personnel, labor, materials, machinery, tools, equipment, and services, including utility and transportation services and perform all work required for the construction of the Rehabilitation of Underground Pipes with Cured-in-Place-Pipe-Liner Project, Muscatine, Iowa, all in strict accordance with the Contract Documents prepared by the City of Muscatine, Department of Public Works.

ARTICLE 2. The City will pay the Contractor for the performance of the contract, from funds legally available for that purpose. Payment will be made on the basis of an estimate equal to ninety-five (95) percent of the contract price, including materials, subject to approval of the City. The balance of the five (5) percent due to the Contractor will be made no earlier than thirty (30) days from the final acceptance of said work by the City.

The Contractor shall provide surety bond in the amount of 100% of the contract and shall guarantee the maintenance of the improvement for a period of two (2) years after its completion and acceptance by the City.

Completion Dates: All work shall be completed in accordance with the special provisions contained herein.

The contract amount is \$_____.

ARTICLE 3. Contract: The executed contract documents shall consist of the following:

- | | |
|---------------------------|---------------------------------------|
| a. This Agreement | f. Signed Copy of Proposal |
| b. Addenda Numbers _____ | g. Special Provision |
| c. Contract Documents | h. Detailed Specifications Referenced |
| d. Notice to Bidders | i. Standard Specifications Referenced |
| e. Instruction to Bidders | j. General Conditions |

THIS AGREEMENT, together with other documents enumerated in this ARTICLE 3, with said other documents are as fully a part of the contract as if hereto attached or herein repeated, forms the contract between the parties hereto. In the event that any provision in any component part of this contract conflicts with any provision of any other component part, the provision of the

component part first enumerated in this ARTICLE 3 shall govern, except as otherwise specifically stated.

IN WITNESS WHEREOF, the parties thereto have caused this AGREEMENT to be executed in triplicate original copies on the date and year first above written.

CITY OF MUSCATINE, IOWA

CONTRACTOR

By: Mayor Brad Bark

BY

TITLE

ATTEST: _____
By: Matthew Mardesen, City Administrator

ATTEST: _____

TITLE

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS:

That we, _____, as Principal (hereinafter the "Contractor" or "Principal" and _____, as Surety are held and firmly bound unto _____, as Oblige (hereinafter referred to as "the Jurisdiction"), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum of _____ dollars (\$ _____), lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a contract with the Jurisdiction, bearing date the _____ day of _____, _____, hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvements:

REHABILITATION OF UNDERGROUND PIPE WITH CURED-IN-PLACE-PIPE-LINER PROJECT

and to faithfully perform all the terms and requirements of said Contract within the time therein specified, in a good and workmanlike manner, and in accordance with the Contract Documents. Provided, however, that one year after the date of acceptance as complete of the work under the above referenced Contract, the maintenance portion of this Bond shall continue in force but the penal sum for maintenance shall be reduced to the sum of _____ DOLLARS (\$ _____), which is the cost associated with those items shown on the proposal and in the Contract that require a maintenance bond period in excess of one year.

It is expressly understood and agreed by the Contractor and Surety in this bond that the following provisions are a part of this Bond and are binding upon said Contractor and Surety, to-wit:

1. **PERFORMANCE:** The Contractor shall well and faithfully observe, perform, fulfill, and abide by each and every covenant, condition, and part of said Contract and Contract Documents, by reference made a part hereof, for the above referenced improvements, and shall indemnify and save harmless the Jurisdiction from all outlay and expense incurred by the Jurisdiction by reason of the Contractor's default of failure to perform as required. The Contractor shall also be responsible for the default or failure to perform as required under the Contract and Contract Documents by all its subcontractors, suppliers, agents, or employees furnishing materials or providing labor in the performance of the Contract.
2. **PAYMENT:** The Contractor and the Surety on this Bond hereby agreed to pay all just claims submitted by persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the performance of the Contract on account of which this Bond is given, including but not limited to claims for all amounts due for labor, materials, lubricants, oil, gasoline, repairs on machinery, equipment, and tools, consumed or used by the Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price the Jurisdiction is required to retain until completion of the improvement, but the Contractor and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573 of the Iowa Code, which by this reference is made a part hereof as though fully set out herein.
3. **MAINTENANCE:** The Contractor and the Surety on this Bond hereby agree, at their own expense:

- A. To remedy any and all defects that may develop in or result from work to be performed under the Contract within the period of _____ year (s) 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;
 - B. To keep all work in continuous good repair; and
 - C. To pay the Jurisdiction's reasonable costs of monitoring and inspection to assure that any defects are remedied, and to repay the Jurisdiction all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.
4. GENERAL: Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:
- A. To consent without notice to any extension of time to the Contractor in which to perform the Contract;
 - B. To consent without notice to any change in the Contract or Contract Documents, which thereby increases the total contract price and the penal sum of this bond, provided that all such changes do not, in the aggregate, involve an increase of more than 20% of the total contract price, and that this bond shall then be released as to such excess increase; and
 - C. To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.
 - D. That no provision of this Bond or of any other contract shall be valid that limits to less than five years after the acceptance of the work under the Contract the right to sue on this Bond.
 - E. That as used herein, the phrase "all outlay and expense" is not to be limited in any way, but shall include the actual and reasonable costs and expenses incurred by the Jurisdiction including interest, benefits, and overhead where applicable. Accordingly, "all outlay and expense" would include but not be limited to all contract or employee expense, all equipment usage or rental, materials, testing, outside experts, attorneys fees (including overhead expenses of the Jurisdiction's staff attorneys), and all costs and expenses of litigation as they are incurred by the Jurisdiction. It is intended the Contractor and Surety will defend and indemnify the Jurisdiction on all claims made against the Jurisdiction on account of Contractor's failure to perform as required in the Contract and Contract Documents, that all agreements and promises set forth in the Contract and Contract Documents, in approved change orders, and in this Bond will be fulfilled, and that the Jurisdiction will be fully indemnified so that it will be put into the position it would have been in had the Contract been performed in the first instance as required.

In the event the Jurisdiction incurs any "outlay and expense" in defending itself against any claim as to which the Contractor or Surety should have provided the defense, or in the enforcement of the promises given by the Contractor in the Contract, Contract Documents, or approved change orders, or in the enforcement of the promises given by the Contractor and Surety in this Bond, the Contractor and Surety agree that they will make the Jurisdiction whole for all such outlay and expense, provided that the Surety's obligation under this bond shall not exceed 125% of the penal sum of this bond.

In the event that any actions or proceedings are initiated regarding this Bond, the parties agree that the venue thereof shall be _____ County, State of Iowa. If legal action is required by the Jurisdiction to

enforce the provisions of this Bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Contractor and the Surety agree, jointly, and severally, to pay the Jurisdiction all outlay and expense incurred therefor by the Jurisdiction. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers, and remedies given to the Jurisdiction, by law. The Jurisdiction may proceed against surety for any amount guaranteed hereunder whether action is brought against the Contractor or whether Contractor is joined in any such action(s) or not.

NOW THEREFORE, the condition of this obligation is such that if said Principal shall faithfully perform all the promises of the Principal, as set forth and provided in the Contract, in the Contract Documents, and in this Bond, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

When a work, term, or phrase is used in this Bond, it shall be interpreted or construed first as defined in this Bond, the Contract, or the Contract Documents; second, if not defined in the Bond, Contract, or Contract Documents, it shall be interpreted or construed as defined in applicable provisions of the Iowa Code; third, if not defined in the Iowa Code, it shall be interpreted or construed according to its generally accepted meaning in the construction industry; and fourth, if it has no generally accepted meaning in the construction industry, it shall be interpreted or construed according to its common or customary usage.

Failure to specify or particularize shall not exclude terms or provisions not mentioned and shall not limit liability hereunder. The Contract and Contract Documents are hereby made a part of this Bond.

(CON'T – PERFORMANCE, PAYMENT, AND MAINTENANCE BOND) Project No. _____

PRINCIPAL:

Contractor

By _____
Signature

Title

SURETY:

Surety Company

By _____
Signature Attorney-in-Fact Officer

Printed Name of Attorney-in-Fact Officer

FORM APPROVED BY:

Attorney for Jurisdiction

Company Name

Company Address

City, State, Zip Code

Company Telephone Number

NOTE:

1. All signatures on this performance, payment, and maintenance bond must be original signatures in ink; copies, facsimile, or electronic signatures will not be accepted.
2. This bond must be sealed with the Surety's raised, embossing seal.
3. The Certificate or Power of Attorney accompanying this bond must be valid on its face and sealed with the Surety's raised, embossing seal.
4. The name and signature of the Surety's Attorney-in-Fact/Officer entered on this bond must be exactly as listed on the Certificate or Power of Attorney accompanying this bond.

SPECIAL PROVISIONS

Table of Contents

01 - Form of Detailed Specifications	SP-01
02 - Definitions	SP-02
03 - Notice to Proceed.....	SP-03
04 – Maintenance and Control of Traffic.....	SP-04
05 - Copies of Plans and Specifications.....	SP-05
06 - Right-of-Way.....	SP-06
07 - Construction Facilities	SP-07
08 - Insurance.....	SP-08
09 - Contract Termination.....	SP-09
10 - Codes and Standards.....	SP-10
11 – Material Test and Certification	SP-11
12 - Payment	SP-12
13 - Coordination of Construction by the Contractor	SP-13
14 - Sanitary Facilities	SP-14
15 - Minor Work	SP-15
16 - Site Clean-up	SP-16
17 - Final Inspection and Acceptance	SP-17
18 - Legal Relations and Responsibility to Public	SP-18
19 – Description of Contract.....	SP-19
20 – Description and Completion of Work.....	SP-20
21 – Limitations of Operations and Access	SP-21
22 – City Signs.....	SP-22
23 – General Parking Requirements	SP-23
34 – Final Cleanup	SP-24

SP-01 FORM OF DETAILED SPECIFICATIONS

The Detailed Specifications are of the abbreviated or outline type and the Contractor must supply omitted words or phrases by inference. Omissions of words or phrases such as "the contractor shall", "in conformance with", "shall be", "as noted on the plans", "according to the plans", "a", "an", "the", and "all" are intentional.

SP-02 DEFINITIONS

OWNER:	City of Muscatine, Iowa which is the Party of the First Part in the accompanying contract, acting through its authorized representatives, and referred to in these proceedings as "City" or "Owner".
ENGINEER:	A City Engineer of Muscatine, Iowa, or his authorized representative.
INSPECTOR:	The authorized representative of the Owner, assigned to the detailed inspection of the work or materials therefore, and to such other duties as may be delegated to him in these specifications.
CONTRACTOR:	The Party of the Second Part in the accompanying contract for the improvement covered by these specifications or his authorized representative.
SUBCONTRACTOR:	Any person, firm, or corporation who has, with the approval of the Owner, contracted with the Prime Contractor to execute and perform in his stead all, or any part, of the contract.
SPECIFICATIONS:	The documents that set forth manner in which the proposed work is to be accomplished, which have been prepared by the Department of Public Works and approved by the Owner, official copies of which are now on file with the City Clerk.
WORK OR PROJECT:	The improvement that is to be made, the approximate quantities for which, and the location of, as set out in the NOTICE TO BIDDERS.

PLANS:

Drawings that may indicate manner, materials, or requirements of this contract and are made a part of the Contract as if bound into the specifications.

SP-03 NOTICE TO PROCEED

The Contractor shall not commence work before receiving written notice to proceed and must begin within twenty (20) days after such notice.

SP-04 MAINTENANCE AND CONTROL OF TRAFFIC

The Contractor shall conduct his work as to assure the least possible obstruction to access by the residents along the project. Suitable access shall mean a roadway of sufficient width, free from ruts, potholes and mud holes, and capable of carrying emergency traffic without damage to the vehicles. When access must be denied due to construction, the Contractor shall provide suitable access within 24 hours after responsible construction is completed. Whenever construction is stopped due to inclement weather, weekends, holidays or other reasons, suitable access shall be provided for all property owners.

Emergency vehicles shall be provided access at all times.

The Contractor shall maintain all equipment within the gross weight limits as licensed by the State of Iowa. Damage to existing sealcoat or concrete streets as a result of excessive loads shall be the Contractor's responsibility to repair.

All open excavations, machinery, material or other items on the project that could constitute a hazard to the travelling public shall be marked by lighted barricades to ensure the safety of the public.

The Contractor shall furnish the name and telephone number of at least one individual who shall be responsible and available 24/7 for maintaining project signs and barricades at night, weekends and any time workers are not present.

SP-05 COPIES OF PLANS & SPECIFICATIONS

After award of contract, the Owner will furnish the Contractor three (3) sets of contract documents. Additional sets will be available upon request. There are no plans for this project.

SP-06 RIGHT-OF-WAY

All construction activity will be on rights-of-way provided by Owner.

SP-07 CONSTRUCTION FACILITIES

Limited storage space for materials and equipment will be available within portions of the right-of-way provided for construction.

All additional storage areas used or proposed by the contractor will be subject to approval.

The Contractor will arrange for any utilities required for construction facilities, and all expense will be borne by the Contractor. No utilities or facilities are required by the City for this contract.

SP-08 INSURANCE

The Contractor shall purchase and maintain throughout the construction period, insurance in the following minimum requirements, and the coverage must be written in a company that has a Best's rating of B+ or better:

- (1) Worker's compensation insurance including Employer's Liability and Occupation disease covering all Iowa employees for statutory Iowa benefits who perform any of the obligations assumed by the Contractor under the contract. The policy will contain broad form all states endorsement.
- (2) Comprehensive General Liability, including independent contractors, completed operations and products, contractual liability, broad form property damage, personal injury, and X, C, and U coverage; coverages must meet the following limits. Deductibles on bodily injury are not acceptable:

COVERAGE	MINIMUM LIMITS
Bodily Injury or Death	\$1,000,000 each occurrence \$2,000,000 aggregate
Property Damage	\$1,000,000 each occurrence
Combined Single Limit	\$1,000,000 each occurrence
Umbrella Liability Coverage	\$2,000,000 Total

- (3) Comprehensive General Automobile liability insurance on all self-propelled vehicles not covered under general liability and used in connection with the Contract, whether owner, non-owner, or hired:

COVERAGE	MINIMUM LIMITS
Bodily Injury or Death	\$1,000,000 each occurrence
Property Damage	\$1,000,000 each occurrence
Option: Combined Single Limit	\$1,000,000 each occurrence

The Owner shall have the right at any time to require public liability insurance and property damage liability insurance greater than those required in the above paragraphs. In any such event, the additional premium or premiums payable solely as the result of such additional insurance shall be the City's responsibility to pay.

Any reductions in limits or coverages or exceptions to the insurance requirements can be made if requested in writing and mutually agreed to.

The Contractor shall furnish to the Owner, Certificates of Insurance evidencing compliance with the foregoing requirements before commencing any operations under this contract. (These Certificates shall contain a provision that the coverage afforded under the policies will not be canceled or materially changed until at least thirty (30) days prior written notice has been given to the Owner and Engineer).

SP-09 CONTRACT TERMINATION

Provisions contained in Chapter 573A Code of Iowa providing for the termination of contracts in construction of public improvements when construction is stopped because of national emergency shall apply to and be a part of this contract and binding on all parties including subcontractors and sureties upon any bond given or filed in connection therewith.

SP-10 CODES AND STANDARDS

- a. Comply with all applicable laws, building and construction codes, and requirements of governmental agencies under those jurisdiction work is being performed; fees for permits and licenses shall be paid by Contractor.
- b. Unless specifically noted to the contrary, conform with and test in accordance with applicable sections of latest revisions of codes and standards listed in Detailed Specifications.
- c. Conflicts:
 1. Between referenced codes and standards: code or standard establishing more stringent

requirements shall be followed.

2. Between referenced codes and standards and specifications and/or plans: one establishing more stringent requirements shall be followed.

3. Between specifications and plans: plans shall govern.

d. All work included under this Contract shall be done in accordance with the Occupational Safety and Health Act of 1970 (Williams-Steiger Act) as amended and enforced by the governmental authority responsible for the local enforcement of the Act. Enforcement and responsibility for fulfilling this provision of the specifications shall rest solely with the contractor, his superintendents, and his foreman, and in no way shall rest with the Owner or the Engineer.

e. All work included under this contract shall be done in accordance with the Secretary of Labor's Safety and Health Standards established under PL 31-54.

SP-11 MATERIAL TEST AND CERTIFICATION

Material tests or certification will be required on all materials incorporated in the project. Such testing and certification costs shall be paid for by the Contractor. Two (2) copies of the test results or certification should be filed with the Engineer prior to the material usage.

SP-12 PAYMENT

Separate payment will be made for only those items specifically listed in the proposal. Payment will be made for the quantities of work completed in accordance with Item DS-05 included in the Detailed Specifications.

Payment will also be made in accordance with the Notice to Bidders.

SP-13 COORDINATION OF CONSTRUCTION BY THE CONTRACTOR

Coordinate work with other contractors, Owner, MP&W, and Engineer to assure orderly and expeditious progress of work.

Select order of work and establish schedule of working hours for construction, subject to approval of Owner and Engineer.

Maintain existing water systems, sewer systems, gas systems, electrical utilities, highways and railroads in substantially continuous operation during construction, unless specifically permitted otherwise by Engineer or other authority.

Perform work hazardous to operation of existing water systems, sewer systems, gas systems, electrical utilities, railroads and highways, or which will require interruption of service, at times specifically approved by Owner and Engineer, or authority in charge of specific utility

or service involved.

The Contractor shall be responsible for giving advance notice to all public and private utility companies of his work and use all necessary precautions to prevent damage to all utilities. The Contractor shall be held responsible for all damages and will bear the cost of any repairs or damages caused by his neglect.

Make any temporary connections necessary for maintaining service during course of work and continued operation of sewer system at Contractor's expense.

Make temporary connections in workmanlike manner; avoid hazards to personnel or service.

Remove temporary connections after permanent connections are made.

Schedule construction to minimize interruptions to utility service or use of street barricades and detours.

SP-14 SANITARY FACILITIES

Sanitary facilities shall be provided by Contractor for use of all construction personnel, including those of other contractors, for the duration of the project, as follows:

Facilities shall consist of chemical units, complete with weather-tight enclosure adequately ventilated, and equipped with latching door.

Chemical units shall be maintained weekly or at lesser periods if determined necessary. Chemical units shall be in accordance with the rules and regulations of the locality of the project (state, county or city).

Contractor shall furnish toilet paper for the chemical units and shall replenish supply whenever required.

Sanitary facilities remain property of the Contractor and, upon completion of the work, shall be removed from the site.

SP-15 MINOR WORK

Any minor work not specifically mentioned in the specifications or shown on the plans but obviously necessary for the proper completion of the work shall be considered as being a part of and included in the contract and shall be executed in the proper manner and the contractor shall **not** be entitled to extra or additional compensation for same.

SP-16 SITE CLEANUP

The Contractor shall be responsible for removal of all debris, dirt, and dust remaining at the project site, which is the result of the various construction operations. The final cleanup of

the project site must be completed to the satisfaction of the Owner and Engineer before final payment will be made.

SP-17 FINAL INSPECTION AND ACCEPTANCE

The Contractor shall notify the Engineer when work is considered to be complete and ready for final inspection.

The Engineer, after determining that the work is ready for final inspection and giving ten (10) days notice to the Contractor, will make final inspection and tests he deems necessary to determine that provisions of the specifications are satisfied.

The Owner will not accept work or make final payment to the Contractor until the Engineer has certified that the work of the Contractor is complete and in conformance with the specifications.

SP-18 LEGAL RELATIONS AND RESPONSIBILITY TO PUBLIC

The Contractor assumes full responsibility for the safekeeping of all materials and equipment and for all unfinished work until final acceptance by the Owner, and if any of it be damaged or be destroyed from any cause, he shall replace it at his own expense.

The Contractor shall indemnify and save harmless the Owner against any liens for nonpayment of his bills in connection with the contract work. The Contractor shall furnish the Owner satisfactory evidence that all persons who have done work or furnished materials, equipment, or service of any type under this contract have been fully paid prior to the acceptance of the work by the Owner.

Contractor will indemnify, defend, keep and save harmless, Owner, its agents, officials and employees against all suits or claims that may be based on bodily injury to persons or damage to property of others, or personal injury including libel and slander that is the result of an error, omission or negligent act of Contractor or any person employed by the Contractor, sub-contractor or any person employed by the Contractor, sub-contractor or agent of either.

SP-19 DESCRIPTION OF CONTRACT

This contract is for the lining of sewer pipes at multiple locations within the City of Muscatine. This project will operate based on an indefinite quantity, indefinite delivery task order contract. There is a minimum of \$80,000 worth of work and a maximum of \$100,000 worth of work to be completed by August 1, 2025. While it is unknown as to the exact number of locations and quantities, locations and estimated quantities have been provided to aid in the bidding process.

SP-20 DESCRIPTION AND COMPLETION OF WORK

The proposed improvements consist of lining sewer pipe with cured-in-place-pipe-liner of various sewer pipes within the City of Muscatine, Iowa. It is to be understood that the quantities given are estimated quantities and that payment is based upon units of work satisfactorily completed, multiplied by the contract unit prices.

All work on this project, (\$100,000 maximum) shall be completed on or before August 1, 2025. Liquidated damages shall be \$200.00 per day for days used after August 1, 2025. If any additional work is added to the contract, additional days will be added accordingly.

SP-21 LIMITATIONS OF OPERATIONS AND ACCESS

The Contractor shall conduct the work so as to create a minimum amount of inconvenience to traffic. Every effort shall be made to maintain access to all businesses and residences.

SP-22 CITY SIGNS

The Contractor shall be responsible for providing notice to the Street Maintenance Supervisor or his representative of any street signs or traffic control signs that will conflict with construction operations. The Street Department shall remove and collect said signs. The City will replace them when construction is complete.

Without proper notification the Contractor shall be responsible for the cost associated with the replacement of City signs which will be deducted from the monthly pay application.

Payment for this work shall be considered incidental to this contract.

SP-23 GENERAL PARKING REQUIREMENTS

The Contractor shall place temporary "No Parking" signs for the project as necessary. These signs may be obtained from the Public Works Department at 1459 Washington Street. The Contractor shall be responsible for providing standards and placing the signs on each day's work, not less than twenty four (24) hours before work commences, and removing them after work has been completed on that segment of the program or for that day. The cost of erecting and maintaining said signs shall be considered incidental to this contract.

If, after proper no parking notice has been given, parked cars are still interrupting construction operations, the Engineer or his representative may authorize additional measures to be taken. All temporary "No Parking" signs must be placed twenty four (24) hours prior to their effective time in order for police enforcement to occur.

The Contractor shall photograph the placement of the temporary "No Parking" as well as a means of documenting the date and time in the photo.

SP-24 FINAL CLEANUP

Before final acceptance of the work, the Contractor shall remove all unused material and rubbish from the site of the work, clean out intakes, catch basins and manholes of all debris

within the project limits, remedy any objectionable conditions the Contractor may have created on private property, and leave the right-of-way in a clean condition. The Contractor shall not make any agreement, which allows salvaged or unused material to remain on private property without prior approval of Engineer.

All ground occupied by the Contractor in connection with the work shall be restored. Restoration shall include appropriate smoothing to its original condition and may include making the area suitable for cultivation and, where vegetation has been disturbed, sodding of the area. All material removed from the work site due to final cleaning shall become the property of the Contractor, except for clean concrete which can go to the Washington Street storage lot.

Final cleanup shall be subject to approval of the Engineer and in accordance with applicable regulations.

REHABILITATION OF UNDERGROUND PIPES WITH CURED-IN-PLACE-PIPE LINER

PART 1

GENERAL

1.01 SUMMARY

- A. The intent of this work is to provide for the reconstruction of pipelines and conduits by the installation of a resin-impregnated flexible tube via a process commonly referred to as Cured-In-Place-Pipe (CIPP). This tube shall be inverted into the original pipeline/conduit and expanded to fit tightly against said pipeline by the use of water or air pressure. The resin system shall then be cured by elevating the temperature of the water or air used for the inflation to a level sufficient for the initiators in the resin to effect a thermosetting reaction.

1.02 SCOPE OF WORK

- A. Pre-Cleaning and Inspection – The Contractor shall clean the pipes or conduits to be lined thoroughly before commencement of the CIPP process. Root masses, debris, protruding laterals, mineral or other attached deposits, or any other matter not herein defined, shall be removed from the conduit at this time. A complete closed-circuit television (CCTV) inspection of each line segment shall be included in this process to document the condition of the pipe or conduit post cleaning but prior to CIPP lining. A copy of the video inspection shall be provided to the Engineer or Owner upon request.
- B. Cured-In-Place- Pipe Lining – The intent of the CIPP process is to rehabilitate the pipes and other conduits identified by the Engineer or Owner to the extent required by the applicable ASTM standards referenced below. This process shall conform to all requirements for liner thickness, cure time, inversion method(s), testing, quality control, and other methods and process as may be specified herein.
- C. Bypass Pumping – Contractor shall provide such piping, pumping, connections, fittings, and other appurtenances as necessary to bypass flows. There shall be no disruption of flow to the existing lines caused by the installation of this bypass, nor shall any sewer spills or overages be caused as a result of this action. Contractor shall notify residents of project twice prior to commencing with work for each respective section. The first contact shall happen at least one (1) week prior to work commencing and the second must happen 24 – 48 hours prior to beginning work for each respective section. These two notification shall include a request to refrain from using water while the pipe lining process is occurring .
- D. Reinstatement of Laterals and Connections – This work includes the reinstatement of all laterals and other connections that may be temporarily blocked as a result of the CIPP process. The Contractor shall use a mechanical cutter or other means as approved by the Engineer to place these connections back in service as soon as practicable after the curing process is complete.

- E. Post Installation Inspection and Documentation – After the installation and curing of the CIPP liner, and after the reinstatement of laterals or other connections, the Contractor shall perform a CCTV inspection to document the condition of the rehabilitated pipes and laterals (if any). Provide a copy of the video inspection to the Engineer or Owner upon completion.
- F. Traffic Control – The Contractor shall be solely responsible for all signage, flagging, cones, personnel and any other item or personnel required for traffic control. If a road closure is necessary, Contractor shall provide a detour plan specific to the road closure being requested at least 2 weeks prior to commencing work for that particular section.

1.03 REFERENCES

A. American Society for Testing and Materials (ASTM):

1. ASTM D543 Test Method for Resistance of Plastics to Chemical Reagents
2. ASTM D638 Test Method for Tensile Properties of Plastics
3. ASTM D790 Test Method for Tensile Properties of Unreinforced and Reinforced Plastics and Electrical Insulating Materials
4. ASTM F1216 Rehabilitation of Existing Pipelines and Conduits by Inversion and Curing of a Resin-Impregnated Tube

1.04 PRE-QUALIFICATION AND APPROVAL

- A. Pre-Approval of Products - The system proposed (materials, methods, and workmanship) must be proven through previous successful installations to an extent and nature satisfactory to the Owner and the Engineer. Only previous installations that are commensurate with the size of the current project being proposed will be considered for approval purposes. Since CIPP is intended to have a fifty (50) year design life, only products deemed to have this performance will be accepted. All products and installers must be pre-approved prior to the formal opening of bids/proposals.

Criteria for Acceptance - Products and Installers seeking approval must meet all of the following criteria to be deemed commercially acceptable:

1. Minimum Footage Installed - For a Product to be considered Commercially Proven, a minimum of one million (1,000,000) linear feet must have been successfully installed. The Manufacturer (Licensor) shall have completed sufficient testing to document that the materials and the method(s) of installation proposed will produce the desired long-term performance.
2. Financial Means and Related Experience - For an Installer (a/k/a the Contractor) to be considered Commercially Proven, the Installer must satisfy all insurance, financial, and bonding requirements of the Owner, and must have at least three year's active experience in the commercial installation of the product bid. The Installer's key personnel shall have at least two hundred fifty thousand (250,000) linear feet of successful experience, including sufficient quantities of installations in diameter and linear footage similar to in diameters and linear footage proposed for this project. The Installer shall be trained in appropriate CIPP installation and shall have installed a minimum of five hundred thousand (500,000) linear feet of CIPP.

Pre-Approval Deadline – To allow for adequate consideration by the Engineer and Owner, documentation for Products and Installers seeking pre-approved status must be submitted no less than seven (7) working days prior to the bid/proposal due date. The Engineer or Owner will advise of acceptance (or rejection) a minimum of three (3) days prior to the due date. All required submittals must be satisfactory to the Engineer and/or Owner.

Required Pre-Approval Information - The Contractor shall submit the following pre-approval information:

3. Manufacturer's certification that the materials to be used meet the referenced standards and these specifications.
4. License or certificate verifying Manufacturer's/Licenser's approval of the Installer.
5. Reference lists demonstrating compliance with the minimum requirements listed as per above.

1.06 SUBMITTALS

- A. CCTV Technician NASSCO PACP Certification – The Contractor shall provide certification documentation for all technicians on the project who are performing pre-installation and post-installation CCTV inspections. These technicians shall hold National Association of Sewer Service Companies (NASSCO) certification for NASSCO's Pipeline Assessment and Certification Program (PACP).
 - B. Bypass Plan – The Contractor shall provide and otherwise develop a plan for bypass pumping. The pump and bypass lines shall be of adequate capacity and size to handle the anticipated flow. This plan shall be approved by the Engineer or Owner before work begins on the section(s) requiring bypass.
6. A sample of public notices, door hangers, and other materials to be used by the Contractor for public communications purposes shall be provided to the Engineer or Owner prior to distribution.
 7. No liners will be approved for installation until all items have been submitted, reviewed for conformance with the specifications and approved by the Engineer.

1.07 QUALITY ASSURANCE

- A. Corrosion – The Contractor or Installer shall fabricate finished liner from materials which, when cured, will be chemically resistant to internal exposure to domestic sewage.
- B. Appearance – Liner(s) shall be continuous over the entire length of the insertion run and be as free as commercially practicable from visual defects such as foreign inclusions, dry spots, pinholes, wrinkles and delamination.

PART 2

PRODUCTS

2.01 CURED- IN-PLACE-PIPE LINER

- A. Resin – Resin used in the curing process shall have specific characteristics, including:
 - 1. The resin system shall be corrosion-resistant polyester, vinyl ester, or epoxy that when properly cured meets the minimum requirements given herein.
 - 2. Resins may contain pigments, dyes or colorants which will not interfere with visual inspection of the cured liner.
- B. Tube – The tube that is inverted into the host pipe and ultimately cured-in-place shall have specific characteristics, including:
 - 1. The tube shall consist of one or more layers of a flexible needled felt or otherwise be capable of carrying resin and withstanding the installation pressures and curing temperatures. The tube shall be compatible with the resin system to be used on this project. The material shall be able to stretch to fit irregular pipe sections and negotiate bends.
 - 2. The tube shall be fabricated to a size that, when installed, will tightly fit the internal circumference and the length of the original conduit. Allowances shall be made for the longitudinal and circumferential stretching that occurs during placement of the tube.
 - 3. The tube shall be uniform in thickness and, when subjected to the installation pressures, shall meet or exceed the designed finish wall thickness.
 - 4. Any plastic film applied to the tube on what will become the interior wall of the cured liner shall be compatible with the resin system used. The film shall also be of such translucence that the resin is clearly visible and shall be firmly bonded to the felt material.
 - 5. The tube shall be marked for distance at regular intervals along its entire length, not to exceed ten feet (10'). Such markings shall include the lining manufacturer's name.
- C. Fit and Thickness - The finished CIPP liner shall fit tightly to the host pipeline at all observable points and shall meet or exceed the minimum thickness submitted per the design process. The material's properties shall meet or exceed the physical requirements as listed in the most current edition of ASTM F-1216.

PART 3

EXECUTION

3.01 PREPARATION

- A. Locating Manholes and Access Points - It shall be the responsibility of the Owner to locate, designate, and otherwise provide all manhole or access points for the work, and to provide to the Contractor rights of access to these points.
- B. Access to Water - The Owner shall provide free access to and usage of water hydrants for cleaning, installation of the tube, and other work items requiring water.
- C. Debris Removal Prior to CIPP Installation - The Contractor shall remove all internal debris from the pipeline that will interfere with the installation of the CIPP. The Owner shall provide at its expense a dumpsite for debris removed during the cleaning operations. Unless stated otherwise, it is assumed that this site will be at or near the local sewage treatment facility. Any hazardous waste encountered during this project will be considered as a change of conditions.
- D. Bypass Pumping - The Contractor shall provide for the flow of sewage around the section, or sections, of pipe designated for rehabilitation (if applicable). The pump and bypass lines shall be of adequate capacity and size to handle the anticipated flow.
- E. Inspection of Lines Prior to CIPP Installation - Experienced personnel trained in locating breaks, obstacles, and service connections by CCTV shall perform inspection of the pipelines. The interior of the pipeline shall be carefully inspected to determine the location of any conditions that may prevent proper installation of the CIPP.
- F. Video and Logs - A video recording and suitable log shall be kept for later reference by the Owner.
- G. Removal of Obstructions - It shall be the responsibility of the Contractor to clear the line of obstructions such as solids, roots, mineral or attached deposits, protruding taps, etc. that will prevent the insertion of CIPP. These items shall be removed to within one half inch ($\frac{1}{2}$ ") of the pipe wall. Unless otherwise provided as a separate pay item, the removal of these materials shall be considered incidental to the CIPP installation.
- H. Necessary Point Repairs - If pre-installation inspection reveals an obstruction that will prevent the CIPP installation process, and this obstruction cannot be removed by conventional sewer cleaning or cutting equipment, the Contractor shall make a point repair excavation to uncover and remove or repair the obstruction. Such excavation shall be approved in writing by the Owner's representative prior to the commencement of the work and shall be considered as a separate pay item.

3.02 INSTALLATION

- A. Resin Impregnation and Wet Out – Each liner to be installed in the project shall be infused or impregnated with a thermosetting resin. This process shall include the following procedures:
 - 1. The Contractor shall designate the location where the liner will be impregnated with resin prior to installation; this is the so called “wet-out” process. A vacuum

- impregnation process shall be used in conjunction with a roller system to achieve a uniform distribution of the resin throughout the tube. The Installer or Contractor shall allow the Engineer to inspect materials and the "wet out" procedure at its (the Engineer's) discretion.
2. Only resin and catalyst systems which are approved by the liner manufacturer(s) shall be utilized.
 3. The Contractor shall transport resin-impregnated liners to the job site(s) in suitable light-proof containers. Temperatures in said containers shall be maintained below forty degrees Fahrenheit (40°F).
 4. The quantity of resin used for the tube's impregnation shall be sufficient to fill the volume of air voids in the tube. Additional allowances shall be made for polymerization shrinkage and the anticipated loss of any resin through cracks and irregularities in the original pipe wall.
- B. Public Notification – Those persons living or working at businesses in the area contiguous to the pipes being lined shall be notified in writing prior to the installation of CIPP. This process shall include:
1. A public notification program shall be implemented by the Contractor. The Contractor shall be responsible for contacting each home or business connected to the sanitary sewer and informing them of the work to be conducted, and when the sewer will be off-line.
 2. Written notice shall be delivered to each home or business describing the scope of work, work schedule, how the liner installation and necessary work affects them (the homeowner or business owner). This notice shall include the telephone number of the Contractor so that affected persons can call to discuss the project or any problems that could arise.
 3. Personal contact shall be implemented with any home or business that cannot be reconnected within the time stated in the written notice.
- C. Insertion of Liner – The insertion of liner in the various pipe line segments shall conform to the following procedures:
1. The Contractor shall insert the liner through an existing manhole or other access point by means of an inversion process as per ASTM F1216 (latest version). Lubricant may be used to facilitate the liner inversion.
 2. Temperature gauges shall be placed at the upstream and downstream ends of the section to be lined by the Contractor to monitor the pressurized fluid's (air or water) temperature. In addition to monitoring the temperature inside the tube, temperature gauges shall be placed between the host pipe and the liner at as many points as is practical to record the heating that takes place on the outside of the liner.
- D. Curing Liner – The curing of liner shall conform to the following procedures:
1. After inversion is complete, the Contractor shall apply heat source(s) and recirculation equipment to the installed liner per ASTM F1216 (latest version). Equipment shall be used that is capable of uniformly raising the temperature of the liner above the temperature required to effect cure of the resin.
 2. Initial cure shall be complete when inspection of exposed portions of the liner by the Contractor indicates that the liner is hard and sound. Initial cure shall also be deemed complete when remote temperature sensors indicate that the temperature of

the liner is of sufficient grade to realize an exotherm. The Contractor shall cool the hardened liner to a temperature below one hundred degrees (100°F) before relieving pressure in the liner.

3.03 CONNECTIONS

- A. Service Reinstatements – The following procedures shall be adhered to by the Contractor for the reinstatement of service laterals and other connections, including:
 - 1. Determine which service connections shall be reinstated from the pre-television inspection video survey. The Owner shall assist with the designation of which services are “active” and also indicate which services should not be reinstated.
 - 2. Reconnect services (without excavation) by in-tandem usage of the CCTV camera and cutting device. The Contractor shall re-establish services to a minimum of ninety-five percent (95%) of the flow capacity prior to the mainline liner installation.
 - 3. Sanitary services shall not be out of service for more than twenty-four (24) hours during the lining process.
 - 4. The edges of the liner at each service reinstatement shall be buffed smooth by the Contractor with a wire brush. No rough or jagged connections will be allowed. This process shall be deemed incidental to the project and no pay item for said buffing will be included.
- B. Manhole Connections – Where each CIPP liner connects to a manhole, the following procedure shall be required:
 - 1. At the connection to the manhole, the Contractor shall provide a watertight seal between the host pipe and liner pipe. This seal shall be made using materials or procedures acceptable to the Engineer.

3.04 FIELD QUALITY CONTROL

- A. Testing – As part of the continuous quality assurance program, the Contractor shall initiate and follow the following procedures for the entire installation phase of the project:
 - 1. The Contractor shall prepare one sample per liner diameter installed. The samples shall be restrained samples. The restrained samples shall be tested by a third party in accordance with ASTM F-1216 for thickness and initial physical properties. Flat plate samples shall be tested for initial physical properties only.
- B. CCTV Inspection – The Contractor shall comply with the following CCTV inspection procedures, including:
 - 1. The Contractor shall post-CCTV the completed work per the NASSCO PACP. The television inspection should be used to confirm tightness of the fit of the CIPP to the host pipe and to identify any imperfections. The finished liner shall be continuous over its entire length and be free from visual defects such as foreign inclusions, dry spots, pinholes, and delamination.
 - 2. Each connection shall be “panned” with a color camera to confirm the smoothness of the reinstated services.

- C. Post Lining Submittals – The Contractor shall provide the Engineer and/or Owner with the following information sets after completion of CIPP installation, including:
1. Testing results per ASTM 1216 (flexural modulus only).
 2. CCTV video of pre-lining and post-lining condition of the sewer line. This video shall be captured in Motion Pictures Expert Group (MPEG) 1 format. Color computer-generated written reports shall also be provided for each line segment that has a CIPP installed.

3.05 CLEANING AND RESTORATION

- A. General Clean Up - At completion of the CIPP work, the Contractor shall remove rubbish, debris, dirt, equipment and excess material from site. The Contractor shall also clean and restore adjacent surfaces soiled by and during course of the CIPP work.

PART FOUR DELIVERABLES AND PAYMENTS

4.01 MEASUREMENT

- A. Distance Measurement - Measurement of the actual number of feet of CIPP installed shall be made from the center of the manhole wall of the structure where inversion occurs to the center of the manhole where the CIPP terminates.
- B. Other Payment Units - Any ancillary items (if not deemed incidental to the project by the Engineer or Owner) shall be paid at a unit price basis as specified by the contract's payment schedule as per below:
1. Removal of Roots – will be paid on a per foot basis for the footage of the entire line segment (upstream manhole to downstream manhole);
 2. Removal of Mineral or Attached Deposits – will be paid per foot basis for the footage of the entire line segment (upstream manhole to downstream manhole);
 3. Removal of Protruding Taps – will be paid per each;
 4. Reinstatement of Laterals – will be paid on per each.

4.02 ACCEPTANCE

- A. Defective Work – Within sixty (60) days of the final delivery of written and video reports, the Engineer will notify the Contractor of any defective work. Defective work (if any) will be corrected by the Contractor within sixty (60) days of receipt of this written notification.

4.03 DELIVERABLES

- A. Video Files - As part of the final submittal on this project, the Contractor shall submit all video recordings and database information (in approved PACP format), on DVDs or external hard drives (as dictated by the size and quantity of the files submitted). If a hard drive is submitted, the submittal shall include the power cord and USB connection cable. The external hard drive shall become the property of the Owner unless otherwise indicated or specified.
- B. Written Reports – As part of the final submittal on this project, the Contractor shall provide two copies of a bound written report in the approved PACP format. This report

shall include a cover page with the name of the project, scope of the project, and date of submission; an index page with listing of line segment reports; a complete set of line segment reports and a page or pages of holders containing the DVDs of this project's data (if applicable).

4.04 PAYMENTS

- A. Pay Estimates - Pay estimates will be submitted on a regularly scheduled basis to the Engineer by the Contractor.
- B. Approval of Quantities - The Engineer shall review the quantities submitted by the Contractor, and shall immediately inform the Contractor of its certification or disallowing of any quantities submitted for payment. If the quantities of work in question by the Engineer can't be immediately resolved to the satisfaction of both parties, the pay estimate shall move forward without those quantities included. Said denied quantities may be resolved and submitted on the next pay estimate.

END OF SECTION

RESOLUTION NO. 2025-0157

**AWARD CONTRACT FOR
REHABILITATION OF UNDERGROUND PIPES WITH CURED-IN-PLACE
PIPE-LINER**

It is resolved that the following bid is determined to be the lowest responsible bid for the Rehabilitation of Underground Pipes with Cured-in-Place Pipe-Liner Project.

<u>NAME & ADDRESS CONTRACTOR</u>	<u>AMOUNT OF BID</u>
Visu-Sewer, LLC Pewaukee, WI	\$125,482.00

It is further resolved that the Rehabilitation of Underground Pipes with Cured-in-Place Pipe-Liner Project is awarded to the above named contractor for \$125,482.00, and the Mayor and City Clerk are authorized and directed to enter into a written contract with said contractor covering the furnishing of material for, and construction of the Rehabilitation of Underground Pipes with Cured-in-Place Pipe-Liner Project., such contract not to be binding until approved by resolution of this Council.

It is further resolved that the amount of the contractor's bond is fixed at \$6,274.1, which is five percent of the contract price.

PASSED, APPROVED, AND ADOPTED THIS 17th DAY OF APRIL 2025.

Brad Bark, Mayor

ATTEST:

Cinda Hilger, City Clerk



City of Muscatine

ITEM NUMBER 2025-0161

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Brian Stineman, Public Works Director

SUBJECT

Resolution Accepting Bid And Authorizing The Award Of Contract, Contingent Upon The Receipt And Execution Of Grant Agreement With The Federal Aviation Administration And Approving An Application For Federal Aviation Funding Assistance For The Snow Removal Acquisition Improvements Project At The Muscatine Municipal Airport.

EXECUTIVE SUMMARY

Resolution Accepting Bid And Authorizing The Award Of Contract, Contingent Upon The Receipt And Execution Of Grant Agreement With The Federal Aviation Administration And Approving An Application For Federal Aviation Funding Assistance For The Snow Removal Acquisition Improvements Project At The Muscatine Municipal Airport.

STAFF RECOMMENDATION

Adopt the resolution

BACKGROUND/DISCUSSION

On April 11, 2025 the City received bids for snow removal equipment (SRE) for the Muscatine Municipal Airport. One bid was received from Sinclair Tractor of Sigourney Iowa. This equipment will replace the current used equipment at the airport that is over twenty years old. Funding for this equipment is 95% funded by the FAA and 5% funded by the City of Muscatine.

CITY FINANCIAL IMPACT

The total cost for this project is \$417,000. The Federal share is 95% for \$396,150 and the local share is 5% for \$20,850.

ATTACHMENTS

1. Muscatine-SRE-IIJA-Grant Application-4-12-25
2. Muscatine-SRE-AIP-Grant Application-4-12-25
3. Muscatine-SRE Resolution
4. Muscatine-SRE-Engineers Letter of Recommendation

5. Bid Tabulation File OT5.128792 Muscatine SRE 2025

Application for Federal Assistance SF-424***1. Type of Submission:**☐ Preapplication☒ Application☐ Changed/Corrected Application***2. Type of Application**☒ New☐ Continuation☐ Revision*** If Revision, select appropriate letter(s):***** Other (Specify)*****3. Date Received:****4. Applicant Identifier:****5a. Federal Entity Identifier:*****5b. Federal Award Identifier:**

3-19-0063-029-2025-IIJA

State Use Only:**6. Date Received by State:****7. State Application Identifier:****8. APPLICANT INFORMATION:*****a. Legal Name:** City of Muscatine, Iowa***b. Employer/Taxpayer Identification Number (EIN/TIN):**
42-6005008***c. UEI:**
R3J6GP2HDMG4**d. Address:*****Street 1:** 215 Sycamore Street

Street 2:

***City:** Muscatine

County/Parish: Muscatine

State:** IAProvince:*****Country:** USA: United States***Zip / Postal Code** 52761-3839**e. Organizational Unit:**

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr. *First Name: Brian

Middle Name:

***Last Name:** Stineman

Suffix:

Title: Public Works Director

Organizational Affiliation:

City of Muscatine

Telephone Number:** 563-263-8933**Fax Number:** (563) 263-2127Email:** bstineman@muscatineiowa.gov

Application for Federal Assistance SF-424***9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Pick an applicant type

Type of Applicant 3: Select Applicant Type:

Pick an applicant type

*Other (Specify)

***10. Name of Federal Agency:**

Federal Aviation Administration

11. Catalog of Federal Domestic Assistance Number:

20.106

CFDA Title:

Airport Improvement Program

***12. Funding Opportunity Number:**

Not Applicable

*Title:

13. Competition Identification Number:

Not Applicable

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Muscatine, County of Muscatine, State of Iowa

***15. Descriptive Title of Applicant's Project:**

Snow Removal Equipment Acquisition

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

*a. Applicant: IA-001

*b. Program/Project: IA-001

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

*a. Start Date: 07/01/2025

*b. End Date: 08/31/2026

18. Estimated Funding (\$):

*a. Federal	\$ 396,150
*b. Applicant	\$ 0
*c. State	\$ 0
*d. Local	\$ 20,850
*e. Other	\$ 0
*f. Program Income	\$ 0
*g. TOTAL	\$ 417,000

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on _____.
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

***20. Is the Applicant Delinquent On Any Federal Debt?**☐ Yes ☒ No

If "Yes", explain:

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. *First Name: Brian

Middle Name: _____

*Last Name: Stineman

Suffix: _____

*Title: Public Works Director

*Telephone Number: 563-263-8933

Fax Number: 563-263-2127

* Email: bstineman@muscatineiowa.gov

*Signature of Authorized Representative:

*Date Signed: 4/17/2025

Application for Federal Assistance (Development and Equipment Projects)

PART II – PROJECT APPROVAL INFORMATION

Part II - SECTION A	
The term "Sponsor" refers to the applicant name provided in box 8 of the associated SF-424 form.	
Item 1. Does Sponsor maintain an active registration in the System for Award Management (www.SAM.gov)?	☒ Yes ☐ No
Item 2. Can Sponsor commence the work identified in the application in the fiscal year the grant is made or within six months after the grant is made, whichever is later?	☒ Yes ☐ No ☐ N/A
Item 3. Are there any foreseeable events that would delay completion of the project? If yes, provide attachment to this form that lists the events.	☐ Yes ☒ No ☐ N/A
Item 4. Will the project(s) covered by this request have impacts or effects on the environment that require mitigating measures? If yes, attach a summary listing of mitigating measures to this application and identify the name and date of the environmental document(s).	☐ Yes ☒ No ☐ N/A
Item 5. Is the project covered by this request included in an approved Passenger Facility Charge (PFC) application or other Federal assistance program? If yes, please identify other funding sources by checking all applicable boxes.	
☐ The project is included in an <i>approved</i> PFC application. If included in an approved PFC application, does the application <i>only</i> address AIP matching share? ☐ Yes ☐ No	
☐ The project is included in another Federal Assistance program. Its CFDA number is below.	
Item 6. Will the requested Federal assistance include Sponsor indirect costs as described in 2 CFR Appendix VII to Part 200, States and Local Government and Indian Tribe Indirect Cost Proposals?	
☐ Yes ☒ No ☐ N/A	
If the request for Federal assistance includes a claim for allowable indirect costs, select the applicable indirect cost rate the Sponsor proposes to apply:	
☐ De Minimis rate of 10% as permitted by 2 CFR § 200.414.	
☐ Negotiated Rate equal to	% as approved by _____ (the Cognizant Agency) on _____ (Date) (2 CFR part 200, appendix VII).
<i>Note: Refer to the instructions for limitations of application associated with claiming Sponsor indirect costs.</i>	

PART II - SECTION B

Certification Regarding Lobbying

The declarations made on this page are under the signature of the authorized representative as identified in box 21 of form SF-424, to which this form is attached. The term "Sponsor" refers to the applicant name provided in box 8 of the associated SF-424 form.

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

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

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

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

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

PART II – SECTION C

The Sponsor hereby represents and certifies as follows:

1. Compatible Land Use – The Sponsor has taken the following actions to assure compatible usage of land adjacent to or in the vicinity of the airport:

The Sponsor has in place zoning ordinances.

2. Defaults – The Sponsor is not in default on any obligation to the United States or any agency of the United States Government relative to the development, operation, or maintenance of any airport, except as stated herewith:

The City of Muscatine is not in default.

3. Possible Disabilities – There are no facts or circumstances (including the existence of effective or proposed leases, use agreements or other legal instruments affecting use of the Airport or the existence of pending litigation or other legal proceedings) which in reasonable probability might make it impossible for the Sponsor to carry out and complete the Project or carry out the provisions of the Grant Assurances, either by limiting its legal or financial ability or otherwise, except as follows:

The City of Muscatine has no disabilities.

4. Consistency with Local Plans – The project is reasonably consistent with plans existing at the time of submission of this application) of public agencies that are authorized by the State in which the project is located to plan for the development of the area surrounding the airport.

The project is consistent with the current Airport Layout Plan (ALP).

5. Consideration of Local Interest – It has given fair consideration to the interest of communities in or near where the project may be located.

Local interests have been given consideration.

6. Consultation with Users – In making a decision to undertake an airport development project under Title 49, United States Code, it has consulted with airport users that will potentially be affected by the project (§ 47105(a)(2)).

There has been contact and consultation with the affected parties and users of the airport.

7. Public Hearings – In projects involving the location of an airport, an airport runway or a major runway extension, it has afforded the opportunity for public hearings for the purpose of considering the economic, social, and environmental effects of the airport or runway location and its consistency with goals and objectives of such planning as has been carried out by the community and it shall, when requested by the Secretary, submit a copy of the transcript of such hearings to the Secretary. Further, for such projects, it has on its management board either voting representation from the communities where the project is located or has advised the communities that they have the right to petition the Secretary concerning a proposed project.

Public Hearings are not required for this project.

8. Air and Water Quality Standards – In projects involving airport location, a major runway extension, or runway location it will provide for the Governor of the state in which the project is located to certify in writing to the Secretary that the project will be located, designed, constructed, and operated so as to comply with applicable and air and water quality standards. In any case where such standards have not been approved and where applicable air and water quality standards have been promulgated by the Administrator of the Environmental Protection Agency, certification shall be obtained from such Administrator. Notice of certification or refusal to certify shall be provided within sixty days after the project application has been received by the Secretary.

Permitting is not required for this project.

PART II – SECTION C (Continued)

9. Exclusive Rights – There is no grant of an exclusive right for the conduct of any aeronautical activity at any airport owned or controlled by the Sponsor except as follows:

No exclusive rights have been granted.

10. Land – (a) The sponsor holds the following property interest in the following areas of land, which are to be developed or used as part of or in connection with the Airport subject to the following exceptions, encumbrances, and adverse interests, all of which areas are identified on the aforementioned property map designated as Exhibit “A”. [1]

The City of Muscatine maintains property interest as depicted on the Exhibit A property map dated 07/19/2006 that was prepared under AIP 3-19-0063-012, and is incorporated herein by reference.

The Sponsor further certifies that the above is based on a title examination by a qualified attorney or title company and that such attorney or title company has determined that the Sponsor holds the above property interests.

(b) The Sponsor will acquire within a reasonable time, but in any event prior to the start of any construction work under the Project, the following property interest in the following areas of land on which such construction work is to be performed, all of which areas are identified on the aforementioned property map designated as Exhibit “A”. [1]

No additional land is required to be acquired for Muscatine Municipal Airport as part of this project.

(c) The Sponsor will acquire within a reasonable time, and if feasible prior to the completion of all construction work under the Project, the following property interest in the following areas of land which are to be developed or used as part of or in connection with the Airport as it will be upon completion of the Project, all of which areas are identified on the aforementioned property map designated as Exhibit “A”. [1]

No additional land is required to be acquired for Muscatine Municipal Airport as part of this project.

¹ State the character of property interest in each area and list and identify for each all exceptions, encumbrances, and adverse interests of every kind and nature, including liens, easements, leases, etc. The separate areas of land need only be identified here by the area numbers shown on the property map.

PART III – BUDGET INFORMATION – CONSTRUCTION

SECTION A – GENERAL	
1. Assistance Listing Number:	20-106
2. Functional or Other Breakout:	Airport Improvement Program

SECTION B – CALCULATION OF FEDERAL GRANT			
Cost Classification	Latest Approved Amount (Use only for revisions)	Adjustment + or (-) Amount (Use only for revisions)	Total Amount Required
1. Administration expense			
2. Preliminary expense			
3. Land, structures, right-of-way			
4. Architectural engineering basic fees			
5. Other Architectural engineering fees			
6. Project inspection fees			
7. Land development			
8. Relocation Expenses			
9. Relocation payments to Individuals and Businesses			
10. Demolition and removal			
11. Construction and project improvement			417,000
12. Equipment			
13. Miscellaneous			
14. Subtotal (Lines 1 through 13)			\$ 417,000
15. Estimated Income (if applicable)			
16. Net Project Amount (Line 14 minus 15)			417,000
17. Less: Ineligible Exclusions (Section C, line 23 g.)			
18. Subtotal (Lines 16 through 17)			\$ 417,000
19. Federal Share requested of Line 18			396,150
20. Grantee share			20,850
21. Other shares			
22. TOTAL PROJECT (Lines 19, 20 & 21)			\$ 417,000

SECTION C – EXCLUSIONS	
23. Classification (Description of non-participating work)	Amount Ineligible for Participation
a.	
b.	
c.	
d.	
e.	
f.	
g. Total	\$ 0

SECTION D – PROPOSED METHOD OF FINANCING NON-FEDERAL SHARE	
24. Grantee Share – Fund Categories	Amount
a. Securities	
b. Mortgages	
c. Appropriations (by Applicant)	20,850
d. Bonds	
e. Tax Levies	
f. Non-Cash	
g. Other (Explain):	
h. TOTAL - Grantee share	\$ 20,850
25. Other Shares	Amount
a. State	
b. Other	
c. TOTAL - Other Shares	\$ 0
26. TOTAL NON-FEDERAL FINANCING	\$ 20,850

SECTION E – REMARKS (Attach sheets if additional space is required)
The following items are incorporated by reference: Plans and Specs dated: March 2025 Exhibit A dated: 07/19/2006

PART IV – PROGRAM NARRATIVE
(Suggested Format)

PROJECT: Snow Removal Equipment Acquisition

AIRPORT: Muscatine Municipal Airport

1. Objective:

This project will involve the acquisition of a carrier vehicle, rotary plow (snow blower) attachment and snow broom attachment.

2. Benefits Anticipated:

This project provides a means of meeting the airport's snow removal needs in an appropriate time frame.

3. Approach: (See approved Scope of Work in Final Application)

Detailed drawings and project manual were developed for the project by Bolton & Menk, Inc. Competitive bids were solicited through a public bid process. Award of construction will be to the lowest responsive and responsible bidder subject to FAA concurrence.

Owner: City of Muscatine, Iowa
Prime Consultant: Bolton & Menk, Inc.
Prime Contractor: Sinclair Tractor

4. Geographic Location:

The Muscatine Municipal Airport is located approximately 5 miles Southwest of the City of Muscatine, IA.

5. If Applicable, Provide Additional Information:

None

6. Sponsor's Representative: (include address & telephone number)

Brian Stineman, Public Works Director
215 Sycamore Street, Muscatine, IA 52761-3839
563-263-8933 bstineman@muscatineiowa.gov

U.S. Department of Transportation
Federal Aviation Administration
FAA Central Region

GRANT PROJECT COST SUMMARY
SNOW REMOVAL EQUIPMENT ACQUISITION
MUSCATINE MUNICIPAL AIRPORT
AIP NO. 3-19-0063-028-2025 & -029-2025

PROJECT ITEMS	Total Costs	Ineligible	AIP Eligible	-28-AIP	-29-IIJA
1 ADMINISTRATIVE EXPENSE:					
1. Advertisement	\$ -	\$ -	\$ -		
2. Shipping and Mailing	\$ -	\$ -	\$ -		
3. Independent Estimates	\$ -	\$ -	\$ -		
4. Legal Expenses	\$ -	\$ -	\$ -		
5. Permitting Fees	\$ -	\$ -	\$ -		
6. Approved Miscellaneous Expenses	\$ 400.33	\$ -	\$ 400.33	\$ 400.33	\$ -
ADMINISTRATIVE EXPENSE SUBTOTAL	\$ 400.33	\$ -	\$ 400.33	\$ 400.33	\$ -
4 ARCHITECTURAL/ENGINEERING BASIC FEES					
1. Design and Bidding Services - WO #6	\$ 27,900.00	\$ -	\$ 27,900.00	\$ 27,900.00	\$ -
2. SAE ARP Specifications - WO #6	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 4,000.00	\$ -
3. Additional Design and Bidding Services, WO #6, Addendum 1	\$ 19,600.00	\$ -	\$ 19,600.00	\$ 19,600.00	\$ -
4. SAE ARP Specifications - WO #6, Addendum 1	\$ 3,400.00	\$ -	\$ 3,400.00	\$ 3,400.00	\$ -
ARCHITECTURAL/ENGINEERING BASIC FEES SUBTOTAL	\$ 54,900.00	\$ -	\$ 54,900.00	\$ 54,900.00	\$ -
5 OTHER ARCHITECTURAL/ENGINEERING BASIC FEES					
1. None	\$ -	\$ -	\$ -	\$ -	\$ -
2. None	\$ -	\$ -	\$ -	\$ -	\$ -
ARCHITECTURAL/ENGINEERING BASIC FEES SUBTOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
6 PROJECT INSPECTION FEES					
1. Contract Administration - WO #6	\$ 9,900.00	\$ -	\$ 9,900.00	\$ 9,900.00	\$ -
2. None	\$ -	\$ -	\$ -	\$ -	\$ -
PROJECT INSPECTION FEES SUBTOTAL	\$ 9,900.00	\$ -	\$ 9,900.00	\$ 9,900.00	\$ -
11 CONSTRUCTION AND PROJECT IMPROVEMENT COSTS					
1. Sinclair Tractor - Base Bid	\$ 377,084.67	\$ -	\$ 377,084.67	\$ -	\$ 377,084.67
2. Contractor Name - Alternate Bid No. A	\$ 21,965.00	\$ -	\$ 21,965.00	\$ -	\$ 21,965.00
3. Contractor Name - Alternate Bid No. B	\$ 29,750.00	\$ -	\$ 29,750.00	\$ 11,799.67	\$ 17,950.33
4. None	\$ -	\$ -	\$ -	\$ -	\$ -
CONSTRUCTION AND PROJECT IMPROVEMENT COSTS SUBTOTAL	\$ 428,799.67	\$ -	\$ 428,799.67	\$ 11,799.67	\$ 417,000.00
13 MISCELLANEOUS COST					
1. None	\$ -	\$ -	\$ -	\$ -	\$ -
2. None	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS COST SUBTOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
14 CUMULATIVE TOTAL	\$ 494,000.00	\$ -	\$ 494,000.00	\$ 77,000.00	\$ 417,000.00
18 PROJECT NET SUBTOTAL	\$ 494,000.00	\$ -	\$ 494,000.00	\$ 77,000.00	\$ 417,000.00
AIP FEDERAL SHARE 95 %					
FEDERAL SHARE OF NET SUBTOTAL (Maximum)			\$ 469,300.00	\$ 73,150.00	\$ 396,150.00
19 FINAL FEDERAL SHARE (Round down to Nearest Whole Dollar)			\$ 469,300.00	\$ 73,150.00	\$ 396,150.00
20 GRANTEE SHARE			\$ 24,700.00	\$ 3,850.00	\$ 20,850.00

Certification and Disclosure Regarding Potential Conflicts of Interest Airport Improvement Program Sponsor Certification

Sponsor: City of Muscatine

Airport: Muscatine Municipal Airport

Project Number: 3-19-0063-029-2025-IIJA

Description of Work: Snow Removal Equipment Acquisition

Application

Title 2 CFR § 200.112 and § 1201.112 address Federal Aviation Administration (FAA) requirements for conflict of interest. As a condition of eligibility under the Airport Improvement Program (AIP), sponsors must comply with FAA policy on conflict of interest. Such a conflict would arise when any of the following have a financial or other interest in the firm selected for award:

- a) The employee, officer or agent,
- b) Any member of his immediate family,
- c) His or her partner, or
- d) An organization which employs, or is about to employ, any of the above.

Selecting "Yes" represents sponsor or sub-recipient acknowledgement and confirmation of the certification statement. Selecting "No" represents sponsor or sub-recipient disclosure that it cannot fully comply with the certification statement. If "No" is selected, provide support information explaining the negative response as an attachment to this form. This includes whether the sponsor has established standards for financial interest that are not substantial or unsolicited gifts are of nominal value (2 CFR § 200.318(c)). The term "will" means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance.

Certification Statements

1. The sponsor or sub-recipient maintains a written standards of conduct governing conflict of interest and the performance of their employees engaged in the award and administration of contracts (2 CFR § 200.318(c)). To the extent permitted by state or local law or regulations, such standards of conduct provide for penalties, sanctions, or other disciplinary actions for violations of such standards by the sponsor's and sub-recipient's officers, employees, or agents, or by contractors or their agents.

☒ Yes ☐ No

2. The sponsor's or sub-recipient's officers, employees or agents have not and will not solicit or accept gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to sub-agreements (2 CFR § 200.318(c)).

☒ Yes ☐ No

3. The sponsor or sub-recipient certifies that it has disclosed and will disclose to the FAA any known potential conflict of interest (2 CFR § 1200.112).

☒ Yes ☐ No

Attach documentation clarifying any above item marked with "no" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and have the explanation for any item marked "no" is correct and complete.

Executed on this 17th day of April, 2025.

Name of Sponsor: City of Muscatine

Name of Sponsor's Authorized Official: Brian Stineman

Title of Sponsor's Authorized Official: Public Works Director

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Drug-Free Workplace Airport Improvement Program Sponsor Certification

Sponsor: City of Muscatine

Airport: Muscatine Municipal Airport

Project Number: 3-19-0063-029-2025-IIJA

Description of Work: Snow Removal Equipment Acquisition

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General requirements on the drug-free workplace within federal grant programs are described in 2 CFR part 182. Sponsors are required to certify they will be, or will continue to provide, a drug-free workplace in accordance with the regulation. The AIP project grant agreement contains specific assurances on the Drug-Free Workplace Act of 1988.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting "Yes" represents sponsor acknowledgement and confirmation of the certification statement. The term "will" means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. A statement has been or will be published prior to commencement of project notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the sponsor's workplace, and specifying the actions to be taken against employees for violation of such prohibition (2 CFR § 182.205).

☒ Yes ☐ No ☐ N/A

2. An ongoing drug-free awareness program (2 CFR § 182.215) has been or will be established prior to commencement of project to inform employees about:

- a. The dangers of drug abuse in the workplace;
- b. The sponsor's policy of maintaining a drug-free workplace;
- c. Any available drug counseling, rehabilitation, and employee assistance programs; and
- d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

☒ Yes ☐ No ☐ N/A

3. Each employee to be engaged in the performance of the work has been or will be given a copy of the statement required within item 1 above prior to commencement of project (2 CFR § 182.210).

☒ Yes ☐ No ☐ N/A

4. Employees have been or will be notified in the statement required by item 1 above that, as a condition employment under the grant (2 CFR § 182.205(c)), the employee will:

- a. Abide by the terms of the statement; and
- b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.

☒ Yes ☐ No ☐ N/A

5. The Federal Aviation Administration (FAA) will be notified in writing within 10 calendar days after receiving notice under item 4b above from an employee or otherwise receiving actual notice of such conviction (2 CFR § 182.225). Employers of convicted employees must provide notice, including position title of the employee, to the FAA (2 CFR § 182.300).

☒ Yes ☐ No ☐ N/A

6. One of the following actions (2 CFR § 182.225(b)) will be taken within 30 calendar days of receiving a notice under item 4b above with respect to any employee who is so convicted:

- a. Take appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; and
- b. Require such employee to participate satisfactorily in drug abuse assistance or rehabilitation programs approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.

☒ Yes ☐ No ☐ N/A

7. A good faith effort will be made, on a continuous basis, to maintain a drug-free workplace through implementation of items 1 through 6 above (2 CFR § 182.200).

☒ Yes ☐ No ☐ N/A

Site(s) of performance of work (2 CFR § 182.230):

Location 1

Name of Location: Muscatine Municipal Airport

Address: 5701 S Highway 61, Muscatine, IA 52761-1050

Location 2 (if applicable)

Name of Location:

Address:

Location 3 (if applicable)

Name of Location:

Address:

Attach documentation clarifying any above item marked with a "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this 17th day of April, 2025.

Name of Sponsor: City of Muscatine

Name of Sponsor's Authorized Official: Brian Stineman

Title of Sponsor's Authorized Official: Public Works Director

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Selection of Consultants

Airport Improvement Program Sponsor Certification

Sponsor: City of Muscatine

Airport: Muscatine Municipal Airport

Project Number: 3-19-0063-029-2025-IIJA

Description of Work: Snow Removal Equipment Acquisition

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General requirements for selection of consultant services within federal grant programs are described in 2 CFR §§ 200.317-200.326. Sponsors may use other qualifications-based procedures provided they are equivalent to standards of Title 40 chapter 11 and FAA Advisory Circular 150/5100-14, Architectural, Engineering, and Planning Consultant Services for Airport Grant Projects.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting "Yes" represents sponsor acknowledgement and confirmation of the certification statement. The term "will" means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. Sponsor acknowledges their responsibility for the settlement of all contractual and administrative issues arising out of their procurement actions (2 CFR § 200.318(k)).
☒ Yes ☐ No ☐ N/A
2. Sponsor procurement actions ensure or will ensure full and open competition that does not unduly limit competition (2 CFR § 200.319).
☒ Yes ☐ No ☐ N/A
3. Sponsor has excluded or will exclude any entity that develops or drafts specifications, requirements, or statements of work associated with the development of a request-for-qualifications (RFQ) from competing for the advertised services (2 CFR § 200.319).
☒ Yes ☐ No ☐ N/A

4. The advertisement describes or will describe specific project statements-of-work that provide clear detail of required services without unduly restricting competition (2 CFR § 200.319).
- ☒ Yes ☐ No ☐ N/A
5. Sponsor has publicized or will publicize a RFQ that:
- a. Solicits an adequate number of qualified sources (2 CFR § 200.320(d)); and
- b. Identifies all evaluation criteria and relative importance (2 CFR § 200.320(d)).
- ☒ Yes ☐ No ☐ N/A
6. Sponsor has based or will base selection on qualifications, experience, and disadvantaged business enterprise participation with price not being a selection factor (2 CFR § 200.320(d)).
- ☒ Yes ☐ No ☐ N/A
7. Sponsor has verified or will verify that agreements exceeding \$25,000 are not awarded to individuals or firms suspended, debarred or otherwise excluded from participating in federally assisted projects (2 CFR § 180.300).
- ☒ Yes ☐ No ☐ N/A
8. A/E services covering multiple projects: Sponsor has agreed to or will agree to:
- a. Refrain from initiating work covered by this procurement beyond five years from the date of selection (AC 150/5100-14); and
- b. Retain the right to conduct new procurement actions for projects identified or not identified in the RFQ (AC 150/5100-14).
- ☒ Yes ☐ No ☐ N/A
9. Sponsor has negotiated or will negotiate a fair and reasonable fee with the firm they select as most qualified for the services identified in the RFQ (2 CFR § 200.323).
- ☒ Yes ☐ No ☐ N/A
10. The Sponsor's contract identifies or will identify costs associated with ineligible work separately from costs associated with eligible work (2 CFR § 200.302).
- ☒ Yes ☐ No ☐ N/A
11. Sponsor has prepared or will prepare a record of negotiations detailing the history of the procurement action, rationale for contract type and basis for contract fees (2 CFR § 200.318(i)).
- ☒ Yes ☐ No ☐ N/A
12. Sponsor has incorporated or will incorporate mandatory contract provisions in the consultant contract for AIP-assisted work (49 U.S.C. Chapter 471 and 2 CFR part 200 Appendix II)
- ☒ Yes ☐ No ☐ N/A

13. For contracts that apply a time-and-material payment provision (also known as hourly rates, specific rates of compensation, and labor rates), the Sponsor has established or will establish:

- a. Justification that there is no other suitable contract method for the services (2 CFR §200.318(j));
- b. A ceiling price that the consultant exceeds at their risk (2 CFR §200.318(j)); and
- c. A high degree of oversight that assures consultant is performing work in an efficient manner with effective cost controls in place 2 CFR §200.318(j)).

☒ Yes ☐ No ☐ N/A

14. Sponsor is not using or will not use the prohibited cost-plus-percentage-of-cost (CPPC) contract method. (2 CFR § 200.323(d)).

☒ Yes ☐ No ☐ N/A

Attach documentation clarifying any above item marked with "no" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Executed on this 17th day of April, 2025.

Name of Sponsor: City of Muscatine

Name of Sponsor's Authorized Official: Brian Stineman

Title of Sponsor's Authorized Official: Public Works Director

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Project Plans and Specifications

Airport Improvement Program Sponsor Certification

Sponsor: City of Muscatine

Airport: Muscatine Municipal Airport

Project Number: 3-19-0063-029-2025-IIJA

Description of Work: Snow Removal Equipment Acquisition

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). Labor and civil rights standards applicable to AIP are established by the Department of Labor (www.dol.gov/). AIP Grant Assurance C.1—General Federal Requirements identifies applicable federal laws, regulations, executive orders, policies, guidelines and requirements for assistance under AIP. A list of current advisory circulars with specific standards for procurement, design or construction of airports, and installation of equipment and facilities is referenced in standard airport sponsor Grant Assurance 34 contained in the grant agreement.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgement and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. The plans and specifications were or will be prepared in accordance with applicable federal standards and requirements, so that no deviation or modification to standards set forth in the advisory circulars, or FAA-accepted state standard, is necessary other than those explicitly approved by the Federal Aviation Administration (FAA) (14 USC § 47105).
☒ Yes ☐ No ☐ N/A
2. Specifications incorporate or will incorporate a clear and accurate description of the technical requirement for the material or product that does not contain limiting or proprietary features that unduly restrict competition (2 CFR §200.319).
☒ Yes ☐ No ☐ N/A

3. The development that is included or will be included in the plans is depicted on the current airport layout plan as approved by the FAA (14 USC § 47107).
☒ Yes ☐ No ☐ N/A
4. Development and features that are ineligible or unallowable for AIP funding have been or will be omitted from the plans and specifications (FAA Order 5100.38, par. 3-43).
☒ Yes ☐ No ☐ N/A
5. The specification does not use or will not use "brand name" or equal to convey requirements unless sponsor requests and receives approval from the FAA to use brand name (FAA Order 5100.38, Table U-5).
☒ Yes ☐ No ☐ N/A
6. The specification does not impose or will not impose geographical preference in their procurement requirements (2 CFR §200.319(b) and FAA Order 5100.38, Table U-5).
☒ Yes ☐ No ☐ N/A
7. The use of prequalified lists of individuals, firms or products include or will include sufficient qualified sources that ensure open and free competition and that does not preclude potential entities from qualifying during the solicitation period (2 CFR §319(d)).
☒ Yes ☐ No ☐ N/A
8. Solicitations with bid alternates include or will include explicit information that establish a basis for award of contract that is free of arbitrary decisions by the sponsor (2 CFR § 200.319(a)(7)).
☒ Yes ☐ No ☐ N/A
9. Concurrence was or will be obtained from the FAA if Sponsor incorporates a value engineering clause into the contract (FAA Order 5100.38, par. 3-57).
☒ Yes ☐ No ☐ N/A
10. The plans and specifications incorporate or will incorporate applicable requirements and recommendations set forth in the federally approved environmental finding (49 USC §47106(c)).
☒ Yes ☐ No ☐ N/A
11. The design of all buildings comply or will comply with the seismic design requirements of 49 CFR § 41.120. (FAA Order 5100.38d, par. 3-92)
☐ Yes ☐ No ☒ N/A
12. The project specification include or will include process control and acceptance tests required for the project by as per the applicable standard:
- a. Construction and installation as contained in Advisory Circular (AC) 150/5370-10.
☒ Yes ☐ No ☐ N/A

b. Snow Removal Equipment as contained in AC 150/5220-20.

☒ Yes ☐ No ☐ N/A

c. Aircraft Rescue and Fire Fighting (ARFF) vehicles as contained in AC 150/5220-10.

☐ Yes ☐ No ☒ N/A

13. For construction activities within or near aircraft operational areas(AOA):

a. The Sponsor has or will prepare a construction safety and phasing plan (CSPP) conforming to Advisory Circular 150/5370-2.

b. Compliance with CSPP safety provisions has been or will be incorporated into the plans and specifications as a contractor requirement.

c. Sponsor will not initiate work until receiving FAA's concurrence with the CSPP (FAA Order 5100.38, Par. 5-29).

☒ Yes ☐ No ☐ N/A

14. The project was or will be physically completed without federal participation in costs due to errors and omissions in the plans and specifications that were foreseeable at the time of project design (49 USC §47110(b)(1) and FAA Order 5100.38d, par. 3-100).

☒ Yes ☐ No ☐ N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this 17th day of April, 2025.

Name of Sponsor: City of Muscatine

Name of Sponsor's Authorized Official: Brian Stineman

Title of Sponsor's Authorized Official: Public Works Director

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Equipment and Construction Contracts Airport Improvement Sponsor Certification

Sponsor: City of Muscatine

Airport: Muscatine Municipal Airport

Project Number: 3-19-0063-029-2025-IIJA

Description of Work: Snow Removal Equipment Acquisition

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General procurement standards for equipment and construction contracts within Federal grant programs are described in 2 CFR §§ 200.317-200.326. Labor and Civil Rights Standards applicable to the AIP are established by the Department of Labor (www.dol.gov) AIP Grant Assurance C.1—General Federal Requirements identifies all applicable Federal Laws, regulations, executive orders, policies, guidelines and requirements for assistance under the AIP. Sponsors may use state and local procedures provided the procurement conforms to these federal standards.

This certification applies to all equipment and construction projects. Equipment projects may or may not employ laborers and mechanics that qualify the project as a “covered contract” under requirements established by the Department of Labor requirements. Sponsor shall provide appropriate responses to the certification statements that reflect the character of the project regardless of whether the contract is for a construction project or an equipment project.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgement and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. A written code or standard of conduct is or will be in effect prior to commencement of the project that governs the performance of the sponsor’s officers, employees, or agents in soliciting, awarding and administering procurement contracts (2 CFR § 200.318).

☒ Yes ☐ No ☐ N/A

2. For all contracts, qualified and competent personnel are or will be engaged to perform contract administration, engineering supervision, construction inspection, and testing (Grant Assurance C.17).
- ☒ Yes ☐ No ☐ N/A
3. Sponsors that are required to have a Disadvantage Business Enterprise (DBE) program on file with the FAA have included or will include clauses required by Title VI of the Civil Rights Act and 49 CFR Part 26 for Disadvantaged Business Enterprises in all contracts and subcontracts.
- ☒ Yes ☐ No ☐ N/A
4. Sponsors required to have a DBE program on file with the FAA have implemented or will implement monitoring and enforcement measures that:
- a. Ensure work committed to Disadvantaged Business Enterprises at contract award is actually performed by the named DBEs (49 CFR § 26.37(b));
 - b. Include written certification that the sponsor has reviewed contract records and has monitored work sites for performance by DBE firms (49 CFR § 26.37(b)); and
 - c. Provides for a running tally of payments made to DBE firms and a means for comparing actual attainments (i.e. payments) to original commitments (49 CFR § 26.37(c)).
- ☒ Yes ☐ No ☐ N/A
5. Sponsor procurement actions using the competitive sealed bid method (2 CFR § 200.320(c)). was or will be:
- a. Publicly advertised, allowing a sufficient response time to solicit an adequate number of interested contractors or vendors;
 - b. Prepared to include a complete, adequate and realistic specification that defines the items or services in sufficient detail to allow prospective bidders to respond;
 - c. Publicly opened at a time and place prescribed in the invitation for bids; and
 - d. Prepared in a manner that result in a firm fixed price contract award to the lowest responsive and responsible bidder.
- ☒ Yes ☐ No ☐ N/A
6. For projects the Sponsor proposes to use the competitive proposal procurement method (2 CFR § 200.320(d)), Sponsor has requested or will request FAA approval prior to proceeding with a competitive proposal procurement by submitting to the FAA the following:
- a. Written justification that supports use of competitive proposal method in lieu of the preferred sealed bid procurement method;
 - b. Plan for publicizing and soliciting an adequate number of qualified sources; and
 - c. Listing of evaluation factors along with relative importance of the factors.
- ☒ Yes ☐ No ☐ N/A
7. For construction and equipment installation projects, the bid solicitation includes or will include the current federal wage rate schedule(s) for the appropriate type of work classifications (2 CFR Part 200, Appendix II).
- ☒ Yes ☐ No ☐ N/A

8. Concurrence was or will be obtained from the Federal Aviation Administration (FAA) prior to contract award under any of the following circumstances (Order 5100.38D):
- a. Only one qualified person/firm submits a responsive bid;
 - b. Award is to be made to other than the lowest responsible bidder; and
 - c. Life cycle costing is a factor in selecting the lowest responsive bidder.
- ☒ Yes ☐ No ☐ N/A
9. All construction and equipment installation contracts contain or will contain provisions for:
- a. Access to Records (§ 200.336)
 - b. Buy American Preferences (Title 49 U.S.C. § 50101)
 - c. Civil Rights - General Provisions and Title VI Assurances(41 CFR part 60)
 - d. Federal Fair Labor Standards (29 U.S.C. § 201, et seq)
 - e. Occupational Safety and Health Act requirements (20 CFR part 1920)
 - f. Seismic Safety – building construction (49 CFR part 41)
 - g. State Energy Conservation Requirements - as applicable(2 CFR part 200, Appendix II)
 - h. U.S. Trade Restriction (49 CFR part 30)
 - i. Veterans Preference (49 USC § 47112(c))
- ☒ Yes ☐ No ☐ N/A
10. All construction and equipment installation contracts exceeding \$2,000 contain or will contain the provisions established by:
- a. Davis-Bacon and Related Acts (29 CFR part 5)
 - b. Copeland “Anti-Kickback” Act (29 CFR parts 3 and 5)
- ☒ Yes ☐ No ☐ N/A
11. All construction and equipment installation contracts exceeding \$3,000 contain or will contain a contract provision that discourages distracted driving (E.O. 13513).
- ☒ Yes ☐ No ☐ N/A
12. All contracts exceeding \$10,000 contain or will contain the following provisions as applicable:
- a. Construction and equipment installation projects - Applicable clauses from 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375 on Equal Employment Opportunity;
 - b. Construction and equipment installation - Contract Clause prohibiting segregated facilities in accordance with 41 CFR part 60-1.8;
 - c. Requirement to maximize use of products containing recovered materials in accordance with 2 CFR § 200.322 and 40 CFR part 247; and
 - d. Provisions that address termination for cause and termination for convenience (2 CFR Part 200, Appendix II).
- ☒ Yes ☐ No ☐ N/A

13. All contracts and subcontracts exceeding \$25,000: Measures are in place or will be in place (e.g. checking the System for Award Management) that ensure contracts and subcontracts are not awarded to individuals or firms suspended, debarred, or excluded from participating in federally assisted projects (2 CFR parts 180 and 1200).

☒ Yes ☐ No ☐ N/A

14. Contracts exceeding the simplified acquisition threshold (currently \$250,000) include or will include provisions, as applicable, that address the following:

- a. Construction and equipment installation contracts - a bid guarantee of 5%, a performance bond of 100%, and a payment bond of 100% (2 CFR § 200.325);
- b. Construction and equipment installation contracts - requirements of the Contract Work Hours and Safety Standards Act (40 USC 3701-3708, Sections 103 and 107);
- c. Restrictions on Lobbying and Influencing (2 CFR part 200, Appendix II);
- d. Conditions specifying administrative, contractual and legal remedies for instances where contractor or vendor violate or breach the terms and conditions of the contract (2 CFR §200, Appendix II); and
- e. All Contracts - Applicable standards and requirements issued under Section 306 of the Clean Air Act (42 USC 7401-7671q), Section 508 of the Clean Water Act (33 USC 1251-1387, and Executive Order 11738.

☒ Yes ☐ No ☐ N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this 17th day of April, 2025.

Name of Sponsor: City of Muscatine

Name of Sponsor's Authorized Official: Brian Stineman

Title of Sponsor's Authorized Official: Public Works Director

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Construction Project Final Acceptance Airport Improvement Program Sponsor Certification

Sponsor: City of Muscatine

Airport: Muscatine Municipal Airport

Project Number: 3-19-0063-029-2025-IIJA

Description of Work: Snow Removal Equipment Acquisition

Application

49 USC § 47105(d), authorizes the Secretary to require me certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program. General standards for final acceptance and close out of federally funded construction projects are in 2 CFR § 200.343 – Closeout and supplemented by FAA Order 5100.38. The sponsor must determine that project costs are accurate and proper in accordance with specific requirements of the grant agreement and contract documents.

Certification Statements

Except for certification statements below marked not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgment and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. The personnel engaged in project administration, engineering supervision, project inspection, and acceptance testing were or will be determined to be qualified and competent to perform the work (Grant Assurance).
☒ Yes ☐ No ☐ N/A
2. Construction records, including daily logs, were or will be kept by the resident engineer/construction inspector that fully document contractor’s performance in complying with:
 - a. Technical standards (Advisory Circular (AC) 150/5370-12);
 - b. Contract requirements (2 CFR part 200 and FAA Order 5100.38); and
 - c. Construction safety and phasing plan measures (AC 150/5370-2).☒ Yes ☐ No ☐ N/A
3. All acceptance tests specified in the project specifications were or will be performed and documented. (AC 150/5370-12).
☒ Yes ☐ No ☐ N/A

4. Sponsor has taken or will take appropriate corrective action for any test result outside of allowable tolerances (AC 150/5370-12).
☒ Yes ☐ No ☐ N/A
5. Pay reduction factors required by the specifications were applied or will be applied in computing final payments with a summary made available to the FAA (AC 150/5370-10).
☒ Yes ☐ No ☐ N/A
6. Sponsor has notified, or will promptly notify the Federal Aviation Administration (FAA) of the following occurrences:
- a. Violations of any federal requirements set forth or included by reference in the contract documents (2 CFR part 200);
 - b. Disputes or complaints concerning federal labor standards (29 CFR part 5); and
 - c. Violations of or complaints addressing conformance with Equal Employment Opportunity or Disadvantaged Business Enterprise requirements (41 CFR Chapter 60 and 49 CFR part 26).
- ☒ Yes ☐ No ☐ N/A
7. Weekly payroll records and statements of compliance were or will be submitted by the prime contractor and reviewed by the sponsor for conformance with federal labor and civil rights requirements as required by FAA and U.S. Department of Labor (29 CFR Part 5).
☒ Yes ☐ No ☐ N/A
8. Payments to the contractor were or will be made in conformance with federal requirements and contract provisions using sponsor internal controls that include:
- a. Retaining source documentation of payments and verifying contractor billing statements against actual performance (2 CFR § 200.302 and FAA Order 5100.38);
 - b. Prompt payment of subcontractors for satisfactory performance of work (49 CFR § 26.29);
 - c. Release of applicable retainage upon satisfactory performance of work (49 CFR § 26.29); and
 - d. Verification that payments to DBEs represent work the DBE performed by carrying out a commercially useful function (49 CFR §26.55).
- ☒ Yes ☐ No ☐ N/A
9. A final project inspection was or will be conducted with representatives of the sponsor and the contractor present that ensure:
- a. Physical completion of project work in conformance with approved plans and specifications (Order 5100.38);
 - b. Necessary actions to correct punch list items identified during final inspection are complete (Order 5100.38); and
 - c. Preparation of a record of final inspection and distribution to parties to the contract (Order 5100.38);
- ☒ Yes ☐ No ☐ N/A
10. The project was or will be accomplished without material deviations, changes, or modifications from approved plans and specifications, except as approved by the FAA (Order 5100.38).
☒ Yes ☐ No ☐ N/A

11. The construction of all buildings have complied or will comply with the seismic construction requirements of 49 CFR § 41.120.

☐ Yes ☐ No ☒ N/A

12. For development projects, sponsor has taken or will take the following close-out actions:

- a. Submit to the FAA a final test and quality assurance report summarizing acceptance test results, as applicable (Grant Condition);
- b. Complete all environmental requirements as established within the project environmental determination (Order 5100.38); and
- c. Prepare and retain as-built plans (Order 5100.38).

☒ Yes ☐ No ☐ N/A

13. Sponsor has revised or will revise their airport layout plan (ALP) that reflects improvements made and has submitted or will submit an updated ALP to the FAA no later than 90 days from the period of performance end date. (49 USC § 47107 and Order 5100.38).

☒ Yes ☐ No ☐ N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this 17th day of April, 2025.

Name of Sponsor: City of Muscatine

Name of Sponsor's Authorized Official: Brian Stineman

Title of Sponsor's Authorized Official: Public Works Director

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Application for Federal Assistance SF-424

*1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*2. Type of Application

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify)

*3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

*5b. Federal Award Identifier:

3-19-0063-028-2025-AIP

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*a. Legal Name: City of Muscatine, Iowa

*b. Employer/Taxpayer Identification Number (EIN/TIN):
42-6005008

*c. UEI:
R3J6GP2HDMG4

d. Address:

*Street 1: 215 Sycamore Street
Street 2:
*City: Muscatine
County/Parish: Muscatine
*State: IA
*Province:
*Country: USA: United States
*Zip / Postal Code 52761-3839

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr. *First Name: Brian
Middle Name:
*Last Name: Stineman
Suffix:

Title: Public Works Director

Organizational Affiliation:
City of Muscatine

*Telephone Number: 563-263-8933

Fax Number: (563) 263-2127

*Email: bstineman@muscatineiowa.gov

Application for Federal Assistance SF-424***9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Pick an applicant type

Type of Applicant 3: Select Applicant Type:

Pick an applicant type

*Other (Specify)

***10. Name of Federal Agency:**

Federal Aviation Administration

11. Catalog of Federal Domestic Assistance Number:

20.106

CFDA Title:

Airport Improvement Program

***12. Funding Opportunity Number:**

Not Applicable

*Title:

13. Competition Identification Number:

Not Applicable

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Muscatine, County of Muscatine, State of Iowa

***15. Descriptive Title of Applicant's Project:**

Snow Removal Equipment Acquisition

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

*a. Applicant: IA-001

*b. Program/Project: IA-001

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

*a. Start Date: 07/01/2025

*b. End Date: 08/31/2026

18. Estimated Funding (\$):

*a. Federal	\$ 73,150
*b. Applicant	\$ 0
*c. State	\$ 0
*d. Local	\$ 3,850
*e. Other	\$ 0
*f. Program Income	\$ 0
*g. TOTAL	\$ 77,000

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on _____.
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

***20. Is the Applicant Delinquent On Any Federal Debt?**☐ Yes ☒ No

If "Yes", explain:

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. *First Name: Brian

Middle Name: _____

*Last Name: Stineman

Suffix: _____

*Title: Public Works Director

*Telephone Number: 563-263-8933

Fax Number: 563-263-2127

* Email: bstineman@muscatineiowa.gov

*Signature of Authorized Representative:

*Date Signed: 04/17/2025

Application for Federal Assistance (Development and Equipment Projects)

PART II – PROJECT APPROVAL INFORMATION

Part II - SECTION A	
The term "Sponsor" refers to the applicant name provided in box 8 of the associated SF-424 form.	
Item 1. Does Sponsor maintain an active registration in the System for Award Management (www.SAM.gov)?	☒ Yes ☐ No
Item 2. Can Sponsor commence the work identified in the application in the fiscal year the grant is made or within six months after the grant is made, whichever is later?	☒ Yes ☐ No ☐ N/A
Item 3. Are there any foreseeable events that would delay completion of the project? If yes, provide attachment to this form that lists the events.	☐ Yes ☒ No ☐ N/A
Item 4. Will the project(s) covered by this request have impacts or effects on the environment that require mitigating measures? If yes, attach a summary listing of mitigating measures to this application and identify the name and date of the environmental document(s).	☐ Yes ☒ No ☐ N/A
Item 5. Is the project covered by this request included in an approved Passenger Facility Charge (PFC) application or other Federal assistance program? If yes, please identify other funding sources by checking all applicable boxes. ☐ The project is included in an <i>approved</i> PFC application. If included in an approved PFC application, does the application <i>only</i> address AIP matching share? ☐ Yes ☐ No ☐ The project is included in another Federal Assistance program. Its CFDA number is below.	
Item 6. Will the requested Federal assistance include Sponsor indirect costs as described in 2 CFR Appendix VII to Part 200, States and Local Government and Indian Tribe Indirect Cost Proposals? ☐ Yes ☒ No ☐ N/A If the request for Federal assistance includes a claim for allowable indirect costs, select the applicable indirect cost rate the Sponsor proposes to apply: ☐ De Minimis rate of 10% as permitted by 2 CFR § 200.414. ☐ Negotiated Rate equal to % as approved by (the Cognizant Agency) on (Date) (2 CFR part 200, appendix VII). <i>Note: Refer to the instructions for limitations of application associated with claiming Sponsor indirect costs.</i>	

PART II - SECTION B

Certification Regarding Lobbying

The declarations made on this page are under the signature of the authorized representative as identified in box 21 of form SF-424, to which this form is attached. The term "Sponsor" refers to the applicant name provided in box 8 of the associated SF-424 form.

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

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

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

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

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

PART II – SECTION C

The Sponsor hereby represents and certifies as follows:

1. Compatible Land Use – The Sponsor has taken the following actions to assure compatible usage of land adjacent to or in the vicinity of the airport:

The Sponsor has in place zoning ordinances.

2. Defaults – The Sponsor is not in default on any obligation to the United States or any agency of the United States Government relative to the development, operation, or maintenance of any airport, except as stated herewith:

The City of Muscatine is not in default.

3. Possible Disabilities – There are no facts or circumstances (including the existence of effective or proposed leases, use agreements or other legal instruments affecting use of the Airport or the existence of pending litigation or other legal proceedings) which in reasonable probability might make it impossible for the Sponsor to carry out and complete the Project or carry out the provisions of the Grant Assurances, either by limiting its legal or financial ability or otherwise, except as follows:

The City of Muscatine has no disabilities.

4. Consistency with Local Plans – The project is reasonably consistent with plans existing at the time of submission of this application) of public agencies that are authorized by the State in which the project is located to plan for the development of the area surrounding the airport.

The project is consistent with the current Airport Layout Plan (ALP).

5. Consideration of Local Interest – It has given fair consideration to the interest of communities in or near where the project may be located.

Local interests have been given consideration.

6. Consultation with Users – In making a decision to undertake an airport development project under Title 49, United States Code, it has consulted with airport users that will potentially be affected by the project (§ 47105(a)(2)).

There has been contact and consultation with the affected parties and users of the airport.

7. Public Hearings – In projects involving the location of an airport, an airport runway or a major runway extension, it has afforded the opportunity for public hearings for the purpose of considering the economic, social, and environmental effects of the airport or runway location and its consistency with goals and objectives of such planning as has been carried out by the community and it shall, when requested by the Secretary, submit a copy of the transcript of such hearings to the Secretary. Further, for such projects, it has on its management board either voting representation from the communities where the project is located or has advised the communities that they have the right to petition the Secretary concerning a proposed project.

Public Hearings are not required for this project.

8. Air and Water Quality Standards – In projects involving airport location, a major runway extension, or runway location it will provide for the Governor of the state in which the project is located to certify in writing to the Secretary that the project will be located, designed, constructed, and operated so as to comply with applicable and air and water quality standards. In any case where such standards have not been approved and where applicable air and water quality standards have been promulgated by the Administrator of the Environmental Protection Agency, certification shall be obtained from such Administrator. Notice of certification or refusal to certify shall be provided within sixty days after the project application has been received by the Secretary.

Permitting is not required for this project.

PART II – SECTION C (Continued)

9. Exclusive Rights – There is no grant of an exclusive right for the conduct of any aeronautical activity at any airport owned or controlled by the Sponsor except as follows:

No exclusive rights have been granted.

10. Land – (a) The sponsor holds the following property interest in the following areas of land, which are to be developed or used as part of or in connection with the Airport subject to the following exceptions, encumbrances, and adverse interests, all of which areas are identified on the aforementioned property map designated as Exhibit “A”. [1]

The City of Muscatine maintains property interest as depicted on the Exhibit A property map dated 07/19/2006 that was prepared under AIP 3-19-0063-012, and is incorporated herein by reference.

The Sponsor further certifies that the above is based on a title examination by a qualified attorney or title company and that such attorney or title company has determined that the Sponsor holds the above property interests.

(b) The Sponsor will acquire within a reasonable time, but in any event prior to the start of any construction work under the Project, the following property interest in the following areas of land on which such construction work is to be performed, all of which areas are identified on the aforementioned property map designated as Exhibit “A”. [1]

No additional land is required to be acquired for Muscatine Municipal Airport as part of this project.

(c) The Sponsor will acquire within a reasonable time, and if feasible prior to the completion of all construction work under the Project, the following property interest in the following areas of land which are to be developed or used as part of or in connection with the Airport as it will be upon completion of the Project, all of which areas are identified on the aforementioned property map designated as Exhibit “A”. [1]

No additional land is required to be acquired for Muscatine Municipal Airport as part of this project.

¹ State the character of property interest in each area and list and identify for each all exceptions, encumbrances, and adverse interests of every kind and nature, including liens, easements, leases, etc. The separate areas of land need only be identified here by the area numbers shown on the property map.

PART III – BUDGET INFORMATION – CONSTRUCTION

SECTION A – GENERAL	
1. Assistance Listing Number:	20-106
2. Functional or Other Breakout:	Airport Improvement Program

SECTION B – CALCULATION OF FEDERAL GRANT			
Cost Classification	Latest Approved Amount (Use only for revisions)	Adjustment + or (-) Amount (Use only for revisions)	Total Amount Required
1. Administration expense			\$ 400
2. Preliminary expense			
3. Land, structures, right-of-way			
4. Architectural engineering basic fees			54,900
5. Other Architectural engineering fees			
6. Project inspection fees			9,900
7. Land development			
8. Relocation Expenses			
9. Relocation payments to Individuals and Businesses			
10. Demolition and removal			
11. Construction and project improvement			11,800
12. Equipment			
13. Miscellaneous			
14. Subtotal (Lines 1 through 13)			\$ 77,000
15. Estimated Income (if applicable)			
16. Net Project Amount (Line 14 minus 15)			77,000
17. Less: Ineligible Exclusions (Section C, line 23 g.)			
18. Subtotal (Lines 16 through 17)			\$ 77,000
19. Federal Share requested of Line 18			73,150
20. Grantee share			3,850
21. Other shares			
22. TOTAL PROJECT (Lines 19, 20 & 21)			\$ 77,000

SECTION C – EXCLUSIONS	
23. Classification (Description of non-participating work)	Amount Ineligible for Participation
a.	
b.	
c.	
d.	
e.	
f.	
g. Total	\$ 0

SECTION D – PROPOSED METHOD OF FINANCING NON-FEDERAL SHARE	
24. Grantee Share – Fund Categories	Amount
a. Securities	
b. Mortgages	
c. Appropriations (by Applicant)	3,850
d. Bonds	
e. Tax Levies	
f. Non-Cash	
g. Other (Explain):	
h. TOTAL - Grantee share	\$ 3,850
25. Other Shares	Amount
a. State	
b. Other	
c. TOTAL - Other Shares	\$ 0
26. TOTAL NON-FEDERAL FINANCING	\$ 3,850

SECTION E – REMARKS (Attach sheets if additional space is required)
The following items are incorporated by reference: Plans and Specs dated: March 2025 Exhibit A dated: 07/19/2006

PART IV – PROGRAM NARRATIVE
(Suggested Format)

PROJECT: Snow Removal Equipment Acquisition

AIRPORT: Muscatine Municipal Airport

1. Objective:

This project will involve the acquisition of a carrier vehicle, rotary plow (snow blower) attachment and snow broom attachment.

2. Benefits Anticipated:

This project provides a means of meeting the airport's snow removal needs in an appropriate time frame.

3. Approach: (See approved Scope of Work in Final Application)

Detailed drawings and project manual were developed for the project by Bolton & Menk, Inc. Competitive bids were solicited through a public bid process. Award of construction will be to the lowest responsive and responsible bidder subject to FAA concurrence.

Owner: City of Muscatine, Iowa
Prime Consultant: Bolton & Menk, Inc.
Prime Contractor: Sinclair Tractor

4. Geographic Location:

The Muscatine Municipal Airport is located approximately 5 miles Southwest of the City of Muscatine, IA.

5. If Applicable, Provide Additional Information:

None

6. Sponsor's Representative: (include address & telephone number)

Brian Stineman, Public Works Director
215 Sycamore Street, Muscatine, IA 52761-3839
563-263-8933 bstineman@muscatineiowa.gov

U.S. Department of Transportation
Federal Aviation Administration
FAA Central Region

GRANT PROJECT COST SUMMARY
SNOW REMOVAL EQUIPMENT ACQUISITION
MUSCATINE MUNICIPAL AIRPORT
AIP NO. 3-19-0063-028-2025 & -029-2025

PROJECT ITEMS	Total Costs	Ineligible	AIP Eligible	-28-AIP	-29-IIJA
1 ADMINISTRATIVE EXPENSE:					
1. Advertisement	\$ -	\$ -	\$ -		
2. Shipping and Mailing	\$ -	\$ -	\$ -		
3. Independent Estimates	\$ -	\$ -	\$ -		
4. Legal Expenses	\$ -	\$ -	\$ -		
5. Permitting Fees	\$ -	\$ -	\$ -		
6. Approved Miscellaneous Expenses	\$ 400.33	\$ -	\$ 400.33	\$ 400.33	\$ -
ADMINISTRATIVE EXPENSE SUBTOTAL	\$ 400.33	\$ -	\$ 400.33	\$ 400.33	\$ -
4 ARCHITECTURAL/ENGINEERING BASIC FEES					
1. Design and Bidding Services - WO #6	\$ 27,900.00	\$ -	\$ 27,900.00	\$ 27,900.00	\$ -
2. SAE ARP Specifications - WO #6	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 4,000.00	\$ -
3. Additional Design and Bidding Services, WO #6, Addendum 1	\$ 19,600.00	\$ -	\$ 19,600.00	\$ 19,600.00	\$ -
4. SAE ARP Specifications - WO #6, Addendum 1	\$ 3,400.00	\$ -	\$ 3,400.00	\$ 3,400.00	\$ -
ARCHITECTURAL/ENGINEERING BASIC FEES SUBTOTAL	\$ 54,900.00	\$ -	\$ 54,900.00	\$ 54,900.00	\$ -
5 OTHER ARCHITECTURAL/ENGINEERING BASIC FEES					
1. None	\$ -	\$ -	\$ -	\$ -	\$ -
2. None	\$ -	\$ -	\$ -	\$ -	\$ -
ARCHITECTURAL/ENGINEERING BASIC FEES SUBTOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
6 PROJECT INSPECTION FEES					
1. Contract Administration - WO #6	\$ 9,900.00	\$ -	\$ 9,900.00	\$ 9,900.00	\$ -
2. None	\$ -	\$ -	\$ -	\$ -	\$ -
PROJECT INSPECTION FEES SUBTOTAL	\$ 9,900.00	\$ -	\$ 9,900.00	\$ 9,900.00	\$ -
11 CONSTRUCTION AND PROJECT IMPROVEMENT COSTS					
1. Sinclair Tractor - Base Bid	\$ 377,084.67	\$ -	\$ 377,084.67	\$ -	\$ 377,084.67
2. Contractor Name - Alternate Bid No. A	\$ 21,965.00	\$ -	\$ 21,965.00	\$ -	\$ 21,965.00
3. Contractor Name - Alternate Bid No. B	\$ 29,750.00	\$ -	\$ 29,750.00	\$ 11,799.67	\$ 17,950.33
4. None	\$ -	\$ -	\$ -	\$ -	\$ -
CONSTRUCTION AND PROJECT IMPROVEMENT COSTS SUBTOTAL	\$ 428,799.67	\$ -	\$ 428,799.67	\$ 11,799.67	\$ 417,000.00
13 MISCELLANEOUS COST					
1. None	\$ -	\$ -	\$ -	\$ -	\$ -
2. None	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS COST SUBTOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
14 CUMULATIVE TOTAL	\$ 494,000.00	\$ -	\$ 494,000.00	\$ 77,000.00	\$ 417,000.00
18 PROJECT NET SUBTOTAL	\$ 494,000.00	\$ -	\$ 494,000.00	\$ 77,000.00	\$ 417,000.00
AIP FEDERAL SHARE 95 %					
FEDERAL SHARE OF NET SUBTOTAL (Maximum)			\$ 469,300.00	\$ 73,150.00	\$ 396,150.00
19 FINAL FEDERAL SHARE (Round down to Nearest Whole Dollar)			\$ 469,300.00	\$ 73,150.00	\$ 396,150.00
20 GRANTEE SHARE			\$ 24,700.00	\$ 3,850.00	\$ 20,850.00

Certification and Disclosure Regarding Potential Conflicts of Interest Airport Improvement Program Sponsor Certification

Sponsor: City of Muscatine

Airport: Muscatine Municipal Airport

Project Number: 3-19-0063-028-2025-AIP

Description of Work: Snow Removal Equipment Acquisition

Application

Title 2 CFR § 200.112 and § 1201.112 address Federal Aviation Administration (FAA) requirements for conflict of interest. As a condition of eligibility under the Airport Improvement Program (AIP), sponsors must comply with FAA policy on conflict of interest. Such a conflict would arise when any of the following have a financial or other interest in the firm selected for award:

- a) The employee, officer or agent,
- b) Any member of his immediate family,
- c) His or her partner, or
- d) An organization which employs, or is about to employ, any of the above.

Selecting "Yes" represents sponsor or sub-recipient acknowledgement and confirmation of the certification statement. Selecting "No" represents sponsor or sub-recipient disclosure that it cannot fully comply with the certification statement. If "No" is selected, provide support information explaining the negative response as an attachment to this form. This includes whether the sponsor has established standards for financial interest that are not substantial or unsolicited gifts are of nominal value (2 CFR § 200.318(c)). The term "will" means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance.

Certification Statements

1. The sponsor or sub-recipient maintains a written standards of conduct governing conflict of interest and the performance of their employees engaged in the award and administration of contracts (2 CFR § 200.318(c)). To the extent permitted by state or local law or regulations, such standards of conduct provide for penalties, sanctions, or other disciplinary actions for violations of such standards by the sponsor's and sub-recipient's officers, employees, or agents, or by contractors or their agents.

☒ Yes ☐ No

2. The sponsor's or sub-recipient's officers, employees or agents have not and will not solicit or accept gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to sub-agreements (2 CFR § 200.318(c)).

☒ Yes ☐ No

3. The sponsor or sub-recipient certifies that it has disclosed and will disclose to the FAA any known potential conflict of interest (2 CFR § 1200.112).

☒ Yes ☐ No

Attach documentation clarifying any above item marked with "no" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and have the explanation for any item marked "no" is correct and complete.

Executed on this 17th day of April, 2025.

Name of Sponsor: City of Muscatine

Name of Sponsor's Authorized Official: Brian Stineman

Title of Sponsor's Authorized Official: Public Works Director

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Drug-Free Workplace Airport Improvement Program Sponsor Certification

Sponsor: City of Muscatine

Airport: Muscatine Municipal Airport

Project Number: 3-19-0063-028-2025-AIP

Description of Work: Snow Removal Equipment Acquisition

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General requirements on the drug-free workplace within federal grant programs are described in 2 CFR part 182. Sponsors are required to certify they will be, or will continue to provide, a drug-free workplace in accordance with the regulation. The AIP project grant agreement contains specific assurances on the Drug-Free Workplace Act of 1988.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting "Yes" represents sponsor acknowledgement and confirmation of the certification statement. The term "will" means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. A statement has been or will be published prior to commencement of project notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the sponsor's workplace, and specifying the actions to be taken against employees for violation of such prohibition (2 CFR § 182.205).

☒ Yes ☐ No ☐ N/A

2. An ongoing drug-free awareness program (2 CFR § 182.215) has been or will be established prior to commencement of project to inform employees about:

- a. The dangers of drug abuse in the workplace;
- b. The sponsor's policy of maintaining a drug-free workplace;
- c. Any available drug counseling, rehabilitation, and employee assistance programs; and
- d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

☒ Yes ☐ No ☐ N/A

3. Each employee to be engaged in the performance of the work has been or will be given a copy of the statement required within item 1 above prior to commencement of project (2 CFR § 182.210).

☒ Yes ☐ No ☐ N/A

4. Employees have been or will be notified in the statement required by item 1 above that, as a condition employment under the grant (2 CFR § 182.205(c)), the employee will:

- a. Abide by the terms of the statement; and
- b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.

☒ Yes ☐ No ☐ N/A

5. The Federal Aviation Administration (FAA) will be notified in writing within 10 calendar days after receiving notice under item 4b above from an employee or otherwise receiving actual notice of such conviction (2 CFR § 182.225). Employers of convicted employees must provide notice, including position title of the employee, to the FAA (2 CFR § 182.300).

☒ Yes ☐ No ☐ N/A

6. One of the following actions (2 CFR § 182.225(b)) will be taken within 30 calendar days of receiving a notice under item 4b above with respect to any employee who is so convicted:

- a. Take appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; and
- b. Require such employee to participate satisfactorily in drug abuse assistance or rehabilitation programs approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.

☒ Yes ☐ No ☐ N/A

7. A good faith effort will be made, on a continuous basis, to maintain a drug-free workplace through implementation of items 1 through 6 above (2 CFR § 182.200).

☒ Yes ☐ No ☐ N/A

Site(s) of performance of work (2 CFR § 182.230):

Location 1

Name of Location: Muscatine Municipal Airport

Address: 5701 S Highway 61, Muscatine, IA 52761-1050

Location 2 (if applicable)

Name of Location:

Address:

Location 3 (if applicable)

Name of Location:

Address:

Attach documentation clarifying any above item marked with a "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this 17th day of April, 2025.

Name of Sponsor: City of Muscatine

Name of Sponsor's Authorized Official: Brian Stineman

Title of Sponsor's Authorized Official: Public Works Director

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Selection of Consultants

Airport Improvement Program Sponsor Certification

Sponsor: City of Muscatine

Airport: Muscatine Municipal Airport

Project Number: 3-19-0063-028-2025-AIP

Description of Work: Snow Removal Equipment Acquisition

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General requirements for selection of consultant services within federal grant programs are described in 2 CFR §§ 200.317-200.326. Sponsors may use other qualifications-based procedures provided they are equivalent to standards of Title 40 chapter 11 and FAA Advisory Circular 150/5100-14, Architectural, Engineering, and Planning Consultant Services for Airport Grant Projects.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting "Yes" represents sponsor acknowledgement and confirmation of the certification statement. The term "will" means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. Sponsor acknowledges their responsibility for the settlement of all contractual and administrative issues arising out of their procurement actions (2 CFR § 200.318(k)).
☒ Yes ☐ No ☐ N/A
2. Sponsor procurement actions ensure or will ensure full and open competition that does not unduly limit competition (2 CFR § 200.319).
☒ Yes ☐ No ☐ N/A
3. Sponsor has excluded or will exclude any entity that develops or drafts specifications, requirements, or statements of work associated with the development of a request-for-qualifications (RFQ) from competing for the advertised services (2 CFR § 200.319).
☒ Yes ☐ No ☐ N/A

4. The advertisement describes or will describe specific project statements-of-work that provide clear detail of required services without unduly restricting competition (2 CFR § 200.319).
- ☒ Yes ☐ No ☐ N/A
5. Sponsor has publicized or will publicize a RFQ that:
- a. Solicits an adequate number of qualified sources (2 CFR § 200.320(d)); and
- b. Identifies all evaluation criteria and relative importance (2 CFR § 200.320(d)).
- ☒ Yes ☐ No ☐ N/A
6. Sponsor has based or will base selection on qualifications, experience, and disadvantaged business enterprise participation with price not being a selection factor (2 CFR § 200.320(d)).
- ☒ Yes ☐ No ☐ N/A
7. Sponsor has verified or will verify that agreements exceeding \$25,000 are not awarded to individuals or firms suspended, debarred or otherwise excluded from participating in federally assisted projects (2 CFR § 180.300).
- ☒ Yes ☐ No ☐ N/A
8. A/E services covering multiple projects: Sponsor has agreed to or will agree to:
- a. Refrain from initiating work covered by this procurement beyond five years from the date of selection (AC 150/5100-14); and
- b. Retain the right to conduct new procurement actions for projects identified or not identified in the RFQ (AC 150/5100-14).
- ☒ Yes ☐ No ☐ N/A
9. Sponsor has negotiated or will negotiate a fair and reasonable fee with the firm they select as most qualified for the services identified in the RFQ (2 CFR § 200.323).
- ☒ Yes ☐ No ☐ N/A
10. The Sponsor's contract identifies or will identify costs associated with ineligible work separately from costs associated with eligible work (2 CFR § 200.302).
- ☒ Yes ☐ No ☐ N/A
11. Sponsor has prepared or will prepare a record of negotiations detailing the history of the procurement action, rationale for contract type and basis for contract fees (2 CFR § 200.318(i)).
- ☒ Yes ☐ No ☐ N/A
12. Sponsor has incorporated or will incorporate mandatory contract provisions in the consultant contract for AIP-assisted work (49 U.S.C. Chapter 471 and 2 CFR part 200 Appendix II)
- ☒ Yes ☐ No ☐ N/A

13. For contracts that apply a time-and-material payment provision (also known as hourly rates, specific rates of compensation, and labor rates), the Sponsor has established or will establish:

- a. Justification that there is no other suitable contract method for the services (2 CFR §200.318(j));
- b. A ceiling price that the consultant exceeds at their risk (2 CFR §200.318(j)); and
- c. A high degree of oversight that assures consultant is performing work in an efficient manner with effective cost controls in place 2 CFR §200.318(j)).

☒ Yes ☐ No ☐ N/A

14. Sponsor is not using or will not use the prohibited cost-plus-percentage-of-cost (CPPC) contract method. (2 CFR § 200.323(d)).

☒ Yes ☐ No ☐ N/A

Attach documentation clarifying any above item marked with "no" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Executed on this 17th day of April, 2025.

Name of Sponsor: City of Muscatine

Name of Sponsor's Authorized Official: Brian Stineman

Title of Sponsor's Authorized Official: Public Works Director

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Project Plans and Specifications

Airport Improvement Program Sponsor Certification

Sponsor: City of Muscatine

Airport: Muscatine Municipal Airport

Project Number: 3-19-0063-028-2025-AIP

Description of Work: Snow Removal Equipment Acquisition

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). Labor and civil rights standards applicable to AIP are established by the Department of Labor (www.dol.gov/). AIP Grant Assurance C.1—General Federal Requirements identifies applicable federal laws, regulations, executive orders, policies, guidelines and requirements for assistance under AIP. A list of current advisory circulars with specific standards for procurement, design or construction of airports, and installation of equipment and facilities is referenced in standard airport sponsor Grant Assurance 34 contained in the grant agreement.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgement and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. The plans and specifications were or will be prepared in accordance with applicable federal standards and requirements, so that no deviation or modification to standards set forth in the advisory circulars, or FAA-accepted state standard, is necessary other than those explicitly approved by the Federal Aviation Administration (FAA) (14 USC § 47105).
☒ Yes ☐ No ☐ N/A

2. Specifications incorporate or will incorporate a clear and accurate description of the technical requirement for the material or product that does not contain limiting or proprietary features that unduly restrict competition (2 CFR §200.319).
☒ Yes ☐ No ☐ N/A

3. The development that is included or will be included in the plans is depicted on the current airport layout plan as approved by the FAA (14 USC § 47107).
☒ Yes ☐ No ☐ N/A
4. Development and features that are ineligible or unallowable for AIP funding have been or will be omitted from the plans and specifications (FAA Order 5100.38, par. 3-43).
☒ Yes ☐ No ☐ N/A
5. The specification does not use or will not use "brand name" or equal to convey requirements unless sponsor requests and receives approval from the FAA to use brand name (FAA Order 5100.38, Table U-5).
☒ Yes ☐ No ☐ N/A
6. The specification does not impose or will not impose geographical preference in their procurement requirements (2 CFR §200.319(b) and FAA Order 5100.38, Table U-5).
☒ Yes ☐ No ☐ N/A
7. The use of prequalified lists of individuals, firms or products include or will include sufficient qualified sources that ensure open and free competition and that does not preclude potential entities from qualifying during the solicitation period (2 CFR §319(d)).
☒ Yes ☐ No ☐ N/A
8. Solicitations with bid alternates include or will include explicit information that establish a basis for award of contract that is free of arbitrary decisions by the sponsor (2 CFR § 200.319(a)(7)).
☒ Yes ☐ No ☐ N/A
9. Concurrence was or will be obtained from the FAA if Sponsor incorporates a value engineering clause into the contract (FAA Order 5100.38, par. 3-57).
☒ Yes ☐ No ☐ N/A
10. The plans and specifications incorporate or will incorporate applicable requirements and recommendations set forth in the federally approved environmental finding (49 USC §47106(c)).
☒ Yes ☐ No ☐ N/A
11. The design of all buildings comply or will comply with the seismic design requirements of 49 CFR § 41.120. (FAA Order 5100.38d, par. 3-92)
☐ Yes ☐ No ☒ N/A
12. The project specification include or will include process control and acceptance tests required for the project by as per the applicable standard:
- a. Construction and installation as contained in Advisory Circular (AC) 150/5370-10.
☒ Yes ☐ No ☐ N/A

b. Snow Removal Equipment as contained in AC 150/5220-20.

☒ Yes ☐ No ☐ N/A

c. Aircraft Rescue and Fire Fighting (ARFF) vehicles as contained in AC 150/5220-10.

☐ Yes ☐ No ☒ N/A

13. For construction activities within or near aircraft operational areas(AOA):

a. The Sponsor has or will prepare a construction safety and phasing plan (CSPP) conforming to Advisory Circular 150/5370-2.

b. Compliance with CSPP safety provisions has been or will be incorporated into the plans and specifications as a contractor requirement.

c. Sponsor will not initiate work until receiving FAA's concurrence with the CSPP (FAA Order 5100.38, Par. 5-29).

☒ Yes ☐ No ☐ N/A

14. The project was or will be physically completed without federal participation in costs due to errors and omissions in the plans and specifications that were foreseeable at the time of project design (49 USC §47110(b)(1) and FAA Order 5100.38d, par. 3-100).

☒ Yes ☐ No ☐ N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this 17th day of April, 2025.

Name of Sponsor: City of Muscatine

Name of Sponsor's Authorized Official: Brian Stineman

Title of Sponsor's Authorized Official: Public Works Director

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Equipment and Construction Contracts Airport Improvement Sponsor Certification

Sponsor: City of Muscatine

Airport: Muscatine Municipal Airport

Project Number: 3-19-0063-028-2025 -AIP

Description of Work: Snow Removal Equipment Acquisition

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General procurement standards for equipment and construction contracts within Federal grant programs are described in 2 CFR §§ 200.317-200.326. Labor and Civil Rights Standards applicable to the AIP are established by the Department of Labor (www.dol.gov) AIP Grant Assurance C.1—General Federal Requirements identifies all applicable Federal Laws, regulations, executive orders, policies, guidelines and requirements for assistance under the AIP. Sponsors may use state and local procedures provided the procurement conforms to these federal standards.

This certification applies to all equipment and construction projects. Equipment projects may or may not employ laborers and mechanics that qualify the project as a “covered contract” under requirements established by the Department of Labor requirements. Sponsor shall provide appropriate responses to the certification statements that reflect the character of the project regardless of whether the contract is for a construction project or an equipment project.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgement and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. A written code or standard of conduct is or will be in effect prior to commencement of the project that governs the performance of the sponsor’s officers, employees, or agents in soliciting, awarding and administering procurement contracts (2 CFR § 200.318).

☒ Yes ☐ No ☐ N/A

2. For all contracts, qualified and competent personnel are or will be engaged to perform contract administration, engineering supervision, construction inspection, and testing (Grant Assurance C.17).
- ☒ Yes ☐ No ☐ N/A
3. Sponsors that are required to have a Disadvantage Business Enterprise (DBE) program on file with the FAA have included or will include clauses required by Title VI of the Civil Rights Act and 49 CFR Part 26 for Disadvantaged Business Enterprises in all contracts and subcontracts.
- ☒ Yes ☐ No ☐ N/A
4. Sponsors required to have a DBE program on file with the FAA have implemented or will implement monitoring and enforcement measures that:
- a. Ensure work committed to Disadvantaged Business Enterprises at contract award is actually performed by the named DBEs (49 CFR § 26.37(b));
 - b. Include written certification that the sponsor has reviewed contract records and has monitored work sites for performance by DBE firms (49 CFR § 26.37(b)); and
 - c. Provides for a running tally of payments made to DBE firms and a means for comparing actual attainments (i.e. payments) to original commitments (49 CFR § 26.37(c)).
- ☒ Yes ☐ No ☐ N/A
5. Sponsor procurement actions using the competitive sealed bid method (2 CFR § 200.320(c)). was or will be:
- a. Publicly advertised, allowing a sufficient response time to solicit an adequate number of interested contractors or vendors;
 - b. Prepared to include a complete, adequate and realistic specification that defines the items or services in sufficient detail to allow prospective bidders to respond;
 - c. Publicly opened at a time and place prescribed in the invitation for bids; and
 - d. Prepared in a manner that result in a firm fixed price contract award to the lowest responsive and responsible bidder.
- ☒ Yes ☐ No ☐ N/A
6. For projects the Sponsor proposes to use the competitive proposal procurement method (2 CFR § 200.320(d)), Sponsor has requested or will request FAA approval prior to proceeding with a competitive proposal procurement by submitting to the FAA the following:
- a. Written justification that supports use of competitive proposal method in lieu of the preferred sealed bid procurement method;
 - b. Plan for publicizing and soliciting an adequate number of qualified sources; and
 - c. Listing of evaluation factors along with relative importance of the factors.
- ☒ Yes ☐ No ☐ N/A
7. For construction and equipment installation projects, the bid solicitation includes or will include the current federal wage rate schedule(s) for the appropriate type of work classifications (2 CFR Part 200, Appendix II).
- ☒ Yes ☐ No ☐ N/A

8. Concurrence was or will be obtained from the Federal Aviation Administration (FAA) prior to contract award under any of the following circumstances (Order 5100.38D):

- a. Only one qualified person/firm submits a responsive bid;
- b. Award is to be made to other than the lowest responsible bidder; and
- c. Life cycle costing is a factor in selecting the lowest responsive bidder.

☒ Yes ☐ No ☐ N/A

9. All construction and equipment installation contracts contain or will contain provisions for:

- a. Access to Records (§ 200.336)
- b. Buy American Preferences (Title 49 U.S.C. § 50101)
- c. Civil Rights - General Provisions and Title VI Assurances(41 CFR part 60)
- d. Federal Fair Labor Standards (29 U.S.C. § 201, et seq)
- e. Occupational Safety and Health Act requirements (20 CFR part 1920)
- f. Seismic Safety – building construction (49 CFR part 41)
- g. State Energy Conservation Requirements - as applicable(2 CFR part 200, Appendix II)
- h. U.S. Trade Restriction (49 CFR part 30)
- i. Veterans Preference (49 USC § 47112(c))

☒ Yes ☐ No ☐ N/A

10. All construction and equipment installation contracts exceeding \$2,000 contain or will contain the provisions established by:

- a. Davis-Bacon and Related Acts (29 CFR part 5)
- b. Copeland “Anti-Kickback” Act (29 CFR parts 3 and 5)

☒ Yes ☐ No ☐ N/A

11. All construction and equipment installation contracts exceeding \$3,000 contain or will contain a contract provision that discourages distracted driving (E.O. 13513).

☒ Yes ☐ No ☐ N/A

12. All contracts exceeding \$10,000 contain or will contain the following provisions as applicable:

- a. Construction and equipment installation projects - Applicable clauses from 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375 on Equal Employment Opportunity;
- b. Construction and equipment installation - Contract Clause prohibiting segregated facilities in accordance with 41 CFR part 60-1.8;
- c. Requirement to maximize use of products containing recovered materials in accordance with 2 CFR § 200.322 and 40 CFR part 247; and
- d. Provisions that address termination for cause and termination for convenience (2 CFR Part 200, Appendix II).

☒ Yes ☐ No ☐ N/A

13. All contracts and subcontracts exceeding \$25,000: Measures are in place or will be in place (e.g. checking the System for Award Management) that ensure contracts and subcontracts are not awarded to individuals or firms suspended, debarred, or excluded from participating in federally assisted projects (2 CFR parts 180 and 1200).

☒ Yes ☐ No ☐ N/A

14. Contracts exceeding the simplified acquisition threshold (currently \$250,000) include or will include provisions, as applicable, that address the following:

- a. Construction and equipment installation contracts - a bid guarantee of 5%, a performance bond of 100%, and a payment bond of 100% (2 CFR § 200.325);
- b. Construction and equipment installation contracts - requirements of the Contract Work Hours and Safety Standards Act (40 USC 3701-3708, Sections 103 and 107);
- c. Restrictions on Lobbying and Influencing (2 CFR part 200, Appendix II);
- d. Conditions specifying administrative, contractual and legal remedies for instances where contractor or vendor violate or breach the terms and conditions of the contract (2 CFR §200, Appendix II); and
- e. All Contracts - Applicable standards and requirements issued under Section 306 of the Clean Air Act (42 USC 7401-7671q), Section 508 of the Clean Water Act (33 USC 1251-1387, and Executive Order 11738.

☒ Yes ☐ No ☐ N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this 17th day of April, 2025.

Name of Sponsor: City of Muscatine

Name of Sponsor's Authorized Official: Brian Stineman

Title of Sponsor's Authorized Official: Public Works Director

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Construction Project Final Acceptance Airport Improvement Program Sponsor Certification

Sponsor: City of Muscatine

Airport: Muscatine Municipal Airport

Project Number: 3-19-0063-028-2025-AIP

Description of Work: Snow Removal Equipment Acquisition

Application

49 USC § 47105(d), authorizes the Secretary to require me certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program. General standards for final acceptance and close out of federally funded construction projects are in 2 CFR § 200.343 – Closeout and supplemented by FAA Order 5100.38. The sponsor must determine that project costs are accurate and proper in accordance with specific requirements of the grant agreement and contract documents.

Certification Statements

Except for certification statements below marked not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgment and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. The personnel engaged in project administration, engineering supervision, project inspection, and acceptance testing were or will be determined to be qualified and competent to perform the work (Grant Assurance).
☒ Yes ☐ No ☐ N/A
2. Construction records, including daily logs, were or will be kept by the resident engineer/construction inspector that fully document contractor’s performance in complying with:
 - a. Technical standards (Advisory Circular (AC) 150/5370-12);
 - b. Contract requirements (2 CFR part 200 and FAA Order 5100.38); and
 - c. Construction safety and phasing plan measures (AC 150/5370-2).☒ Yes ☐ No ☐ N/A
3. All acceptance tests specified in the project specifications were or will be performed and documented. (AC 150/5370-12).
☒ Yes ☐ No ☐ N/A

4. Sponsor has taken or will take appropriate corrective action for any test result outside of allowable tolerances (AC 150/5370-12).
☒ Yes ☐ No ☐ N/A
5. Pay reduction factors required by the specifications were applied or will be applied in computing final payments with a summary made available to the FAA (AC 150/5370-10).
☒ Yes ☐ No ☐ N/A
6. Sponsor has notified, or will promptly notify the Federal Aviation Administration (FAA) of the following occurrences:
- a. Violations of any federal requirements set forth or included by reference in the contract documents (2 CFR part 200);
 - b. Disputes or complaints concerning federal labor standards (29 CFR part 5); and
 - c. Violations of or complaints addressing conformance with Equal Employment Opportunity or Disadvantaged Business Enterprise requirements (41 CFR Chapter 60 and 49 CFR part 26).
- ☒ Yes ☐ No ☐ N/A
7. Weekly payroll records and statements of compliance were or will be submitted by the prime contractor and reviewed by the sponsor for conformance with federal labor and civil rights requirements as required by FAA and U.S. Department of Labor (29 CFR Part 5).
☒ Yes ☐ No ☐ N/A
8. Payments to the contractor were or will be made in conformance with federal requirements and contract provisions using sponsor internal controls that include:
- a. Retaining source documentation of payments and verifying contractor billing statements against actual performance (2 CFR § 200.302 and FAA Order 5100.38);
 - b. Prompt payment of subcontractors for satisfactory performance of work (49 CFR § 26.29);
 - c. Release of applicable retainage upon satisfactory performance of work (49 CFR § 26.29); and
 - d. Verification that payments to DBEs represent work the DBE performed by carrying out a commercially useful function (49 CFR §26.55).
- ☒ Yes ☐ No ☐ N/A
9. A final project inspection was or will be conducted with representatives of the sponsor and the contractor present that ensure:
- a. Physical completion of project work in conformance with approved plans and specifications (Order 5100.38);
 - b. Necessary actions to correct punch list items identified during final inspection are complete (Order 5100.38); and
 - c. Preparation of a record of final inspection and distribution to parties to the contract (Order 5100.38);
- ☒ Yes ☐ No ☐ N/A
10. The project was or will be accomplished without material deviations, changes, or modifications from approved plans and specifications, except as approved by the FAA (Order 5100.38).
☒ Yes ☐ No ☐ N/A

11. The construction of all buildings have complied or will comply with the seismic construction requirements of 49 CFR § 41.120.

☐ Yes ☐ No ☒ N/A

12. For development projects, sponsor has taken or will take the following close-out actions:

- a. Submit to the FAA a final test and quality assurance report summarizing acceptance test results, as applicable (Grant Condition);
- b. Complete all environmental requirements as established within the project environmental determination (Order 5100.38); and
- c. Prepare and retain as-built plans (Order 5100.38).

☒ Yes ☐ No ☐ N/A

13. Sponsor has revised or will revise their airport layout plan (ALP) that reflects improvements made and has submitted or will submit an updated ALP to the FAA no later than 90 days from the period of performance end date. (49 USC § 47107 and Order 5100.38).

☒ Yes ☐ No ☐ N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this 17th day of April, 2025.

Name of Sponsor: City of Muscatine

Name of Sponsor's Authorized Official: Brian Stineman

Title of Sponsor's Authorized Official: Public Works Director

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

RESOLUTION 2025-0461

ACCEPTING BID AND AUTHORIZING THE AWARD OF CONTRACT, CONTINGENT UPON THE RECEIPT AND EXECUTION OF GRANT AGREEMENT WITH THE FEDERAL AVIATION ADMINISTRATION AND APPROVING AN APPLICATION FOR FEDERAL AVIATION FUNDING ASSISTANCE FOR THE SNOW REMOVAL ACQUISITION IMPROVEMENTS PROJECT AT THE MUSCATINE MUNICIPAL AIRPORT IN MUSCATINE, IOWA

WHEREAS notice to bidders was duly published in the timeframe required by law for the Snow Removal Acquisition Improvements at the Muscatine Municipal Airport in Muscatine, Iowa; and

WHEREAS, the bids were received on April 11, 2025 and opened at 2:00 P.M. that day; and

WHEREAS, the bid received from Sinclair Tractor of Sigourney, Iowa, is determined to be the lowest responsive and responsible bidder for the project: and

WHEREAS, the bid received from Sinclair Tractor of Sigourney, Iowa was 18% below the engineer's estimate for the Base Bid, Bid Alternate 'A' and Bid Alternate 'B' at \$428,799.67; and

WHEREAS, Bolton & Menk, Inc. reviewed the bid documents submitted, checked references on the bidder, and were satisfied with the responses given; and

WHEREAS, it is now necessary to submit an application for Federal Assistance from the Federal Aviation Administration for the design and construction of said improvements.

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

Section 1. That the bid from Sinclair Tractor of Sigourney, Iowa is hereby accepted for the Base Bid, Bid Alternate 'A' and Bid Alternate 'B' for the completion of the Snow Removal Acquisition Improvements Project, previously described in specifications, previously order by the City Council; and

Section 2. That the bid from Sinclair Tractor of Sigourney, Iowa in the amount of Four Hundred Twenty-Eight Thousand, Seven Hundred Ninety-Nine and 67/100 Dollars (\$428,799.67) for the Base Bid, Bid Alternate 'A' and Bid Alternate 'B' is hereby awarded subject to receipt and execution of a grant agreement with the Federal Aviation Administration.

Section 3. The Mayor and City Clerk of the City of Muscatine, Iowa, are hereby authorized and directed to execute the contract with Sinclair Tractor of Sigourney, Iowa subject to receipt and execution of a grant agreement with the Federal Aviation Administration.

Section 4. The Mayor, City Clerk or the Public Works Director of the City of Muscatine, Iowa is authorized and directed to sign and submit to the Federal Aviation Administration the application for Federal Assistance for the design and construction of the Snow Removal Acquisition Improvements Project at the Muscatine Municipal Airport.

Passed this 17th day of April 2025.

City of Muscatine, Iowa

Brad Bark, Mayor

ATTEST:

Cinda Hilger, City Clerk



Real People. Real Solutions.

401 1st St SE, Ste 201
Cedar Rapids, IA 52401
Ph: (319) 362-3219
Bolton-Menk.com

April 11, 2025

Mr. Brian Stineman, Public Works Director
City of Muscatine
1459 Washington Street
Muscatine, IA 52761

RE: Recommendation of Award
Snow Removal Equipment
FAA AIP Project No.: 3-19-0063-028-2025-AIP; 3-19-0063-029-2025-IIJA
BMI Project No.: OT5.128792

Dear Mr. Stineman,

At 2:00 p.m. local time on April 11, 2025, bids were received for the Snow Removal Equipment project. The Engineer's Opinion of Probable Cost for the Base Bid of the project was \$375,000.00, Bid Alternate 'A' was \$110,000.00, and Bid Alternate 'B' was \$40,000.00 for a total of estimated cost of \$525,000. One (1) bid was received, the bid was responsive, and the bid is summarized as follows:

Bidder	City	Base Bid	Bid Alternate 'A'	Bid Alternate 'B'	Total (Base Plus All Alternates)
Sinclair Tractor	Sigourney, IA	\$377,084.67	\$21,965.00	\$29,750.00	\$428,799.67

The bid received from Sinclair Tractor for the base bid plus all alternates was 18% below the Engineer's Opinion of Probable Cost for the project and was determined to be the lowest responsive, responsible bidder. Bolton & Menk, Inc. has reviewed the bid documents submitted and checked references for this bidder and was satisfied with the responses given.

Therefore, Bolton & Menk, Inc. recommends the award of the Snow Removal Equipment Project to Sinclair Tractor of Sigourney, IA, for the total amount of \$428,799.67 (Four Hundred Twenty-Eight Thousand, Seven Hundred Ninety-Nine and 67/100 Dollars), which includes for the Base Bid, Bid Alternate 'A' and Bid Alternate 'B', based on FAA concurrence and available funding.

The bid tabulation is attached for your use.

Feel free to contact me should there be any questions related to this project.

Sincerely,

Joseph R. Roenfeldt, P.E.
Aviation Project Manager

Attachment: Bid Tabulation

Muscatine, Iowa
Muscatine Municipal Airport
Snow Removal Equipment Acquisition



**BOLTON
& MENK**

401 1st Street SE
Suite 201
Cedar Rapids, IA 52401
Ph: (319) 362-3219
Bolton-Menk.com

TABULATION OF BIDS

Bid Letting Date: Friday, April 11, 2025 at 2:00 p.m.

BASE BID

Apparent Low Bidder

Line No.	Description	Unit	Quantity	Engineer's Opinion of Probable Cost		Sinclair Tractor Sigourney, Iowa	
				Unit Price	Amount	Unit Price	Amount
1	Carrier Vehicle	LS	1	\$375,000.00	\$ 375,000.00	\$ 377,084.67	\$ 377,084.67
TOTAL - BASE BID				\$ 375,000.00			\$ 377,084.67

ALTERNATE A

Apparent Low Bidder

Line No.	Description	Unit	Quantity	Engineer's Opinion of Probable Cost		Sinclair Tractor Sigourney, Iowa	
				Unit Price	Amount	Unit Price	Amount
A1	Snow Broom	LS	1	\$ 110,000.00	\$ 110,000.00	\$ 21,965.00	\$ 21,965.00
TOTAL - ALTERNATE A				\$ 110,000.00			\$ 21,965.00

ALTERNATE B

Apparent Low Bidder

Line No.	Description	Unit	Quantity	Engineer's Opinion of Probable Cost		Sinclair Tractor Sigourney, Iowa	
				Unit Price	Amount	Unit Price	Amount
B1	Snow Blower	LS	1	\$ 40,000.00	\$ 40,000.00	\$ 29,750.00	\$ 29,750.00
TOTAL - ALTERNATE B				\$ 40,000.00			\$ 29,750.00

GRAND TOTAL - BASE BID, ALTERNATE A and BID ALTERNATE B				\$ 525,000.00			\$ 428,799.67
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I hereby certify that this is a true and correct tabulation of bids received and opened on April 11, 2025 for the "Snow Removal Equipment Acquisition" project at the Muscatine Municipal Airport, Muscatine, Iowa


Joseph P. Roenfeldt, P.E. Iowa Reg. No. 21134



City of Muscatine

ITEM NUMBER 2025-0145

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

David Popp, Solid Waste Manager

SUBJECT

Request to Approve the Submission of a Grant Application to the Iowa DNR for the Purchase of a Disc Screener for the Compost Site.

EXECUTIVE SUMMARY

Presented for City Council's consideration is a request to approve the submittal of an application for a grant from the Iowa DNR Environmental Management System Program for the purchase of a disc screener to use at the City Compost Facility.

STAFF RECOMMENDATION

Staff recommends Council approve the grant application with the Iowa DNR Environmental Management System program for the purchase of a disc screener.

BACKGROUND/DISCUSSION

As a participant of the Iowa DNR Environmental Management System (EMS) program, the opportunity to request grant funding for projects that provide environmental stewardship exists. The six component areas that are focused on as part of the EMS program are organics management, household hazardous materials collection, greenhouse gas reduction, recycling services, water quality improvement and environmental education. The component area of focus for the compost screener will be organics management. The City currently owns a disc screener that is twenty-five years old and is not supported for parts or service any longer. The screener is worn out and is no longer efficient or productive. The City produces enough compost to make screened compost available to all incorporated and unincorporated areas within the Muscatine County service area. Establishing partnerships with other communities within Muscatine County for compost distribution to residents is part of the EMS organics management objective. Muscatine currently produces more screened compost than the residents of Muscatine utilize.

CITY FINANCIAL IMPACT

The total cost of the screener is \$110,000.00. If awarded, the City cash match would be \$27,500.00 or 25 percent. This is proposed to be funded by a budget amendment to the Refuse Collections Capital Budget.

ATTACHMENTS

1. ORBIT SCREENS QUOTE - 5024 - CITY OF MUSCATINE 68D (1)
2. Disc Screener Grant Application



Orbit Screens

A DIVISION OF MULTITEK NORTH AMERICA, LLC

Multitek North America, LLC
406 Air Park Dr
P.O. Box 170
Prentice, WI 54556
Phone 715-360-1461
www.orbitscreens.com
andrew.wild@multitekinc.com

Orbit Screens - Product Quote/Order Form

Quote/Order To:				Shipping Address (if different)	
Name:	City of Muscatine	Quote #	5024	Name:	
Address1:	1000 South Houser	Address1:		Address1:	
Address2:		Quote Date	11/6/24	Address2:	
City:	Muscatine	City:		City:	
State:	IA	P.O. #		State:	
Zip:	52761	Zip:		Zip:	

Item #	Qty.	Description	Price Ea.	Extended Price	Weight	Total Weight
90068D	1	Series 60; Model 68D, Towable - DOT Compliant Screening Plant, including: * 24 HP, Final Tier 4, Water Cooled Diesel Engine * 148" long -1.8 Cubic Yard (Struck) Hopper/Feeder - With Liner * 13 Ft. X 20 Inch Belt Type Overs Conveyor * 20 Ft. X 30 Inch Belt Type Fines Conveyor - With Rock Seal * Three Point Hydraulic Leveling; * Auxiliary Hydraulic Circuit - 7 GPM * Remote Functions On/Off * DEF diesel fuel additive is not required	\$110,000	\$110,000	7550	7550
97012	1	S60-3/4" Openings, Standard Wire, 0.135-71.8%	\$0	\$0	375	375
97008	1	S60-1/2" Openings, Standard Wire, 0.105-68.3%	\$0	\$0	380	380
-	0	-	\$0	\$0	0	0
-	0	-	\$0	\$0	0	0
-	0	-	\$0	\$0	0	0
-	0	-	\$0	\$0	0	0
-	0	-	\$0	\$0	0	0
-	0	Items Below are NOT Included in the Price	\$0	\$0	0	0
-	0	-	\$0	\$0	0	0
-	0	-	\$0	\$0	0	0
-	0	-	\$0	\$0	0	0
-	0	-	\$0	\$0	0	0
-	0	-	\$0	\$0	0	0

Name:	David Popp
Phone #	563-263-9689
Cell #	
e-mail	dpopp@muscatineiowa.gov
Terms & Conditions Apply	
Check orbitscreens.com for details	

Total, Machine and Chosen Options.		\$110,000	8305	Note: Serial and Vin Numbers Added after Order is Accepted.	
Wisconsin & Local Sales Tax (If applicable)				Serial #	
Total Net Price, Machine and Options as Ordered Above		\$110,000		Vin #	
0%	Deposit	\$0		If Sales Tax Exempted, Certificate Required	
Sub Total:		\$110,000		Delivery Schedule can be and is determined by the availability of components from Orbit Screens' Suppliers	
Miles:	Shipping - Delivered to Transfer Station	\$0		Quote Valid 30 Days	
Balance Due Prior to Shipping:		\$110,000	8305		

Approved by Purchaser:	
Title & Date	
Order Accepted by Factory:	
Title & Date	

By signing you agree to Orbit Screens' Terms & Conditions

Limited Warranty - 1 Year or 1000 Hours - Except Engine
Engine Warranty provided by the Engine Manufacturer only

NOTES:	Shipping is FOB Factory. Delivery fees TBD at time of shipping.		
	All Prices are U.S. Dollars		
	Specifications and design of all models are subject to change without notice and without liability thereof		



ENVIRONMENTAL MANAGEMENT SYSTEM Project Financial Assistance Form

Project Title: Compost Screener

EMS: Muscatine Contact Person: David Popp

Email: dpopp@muscatineiowa.gov Phone: 563-263-9689

Assistance Request: \$ 82,500.00 Matching Cash: \$ 27,500.00 Total Project: \$ 110,000.00

A. EMS Objective Association

Check the box that best describes your grant proposal.

- ☒ One or more tasks/milestones with the action plan of a **new** objective/target.
- ☐ One or more tasks/milestones with the action plan of an **existing** objective/target.
- ☐ Other, please explain: _____

Please either complete the table below or provide the same information in the format of your choice in an attachment.

Objective Description			
Action	Subject	Adoption Date	
Improve	Organics Management Throughout Service Area	2/14/2025	
Target 1 Description (Add sections or attachments for additional targets as needed.)			
Action	Subject	Qty to	Metric
Increase	Utilization of compost throughout service area by increasing quality of product with screening process	200	Cubic yards delivered
Target Time Period	Time Period Type	Component Area	
3/1/2026-2/28/2027	Active on-going	Organics Management	
Baseline data, if applicable	Baseline Time Period	Qty for Period	Narrative Description (Optional)
	N/A	N/A	Delivery of screened compost will be a new program

B. Project Proposal (30 points)

1. Concisely summarize the proposed project and its expected outcome.

This project will increase the availability of screened compost to residents of the Muscatine county service area by providing availability in the incorporated and unincorporated areas of Muscatine county. Screening composted yardwaste windrows at the City of Muscatine Transfer Station to provide quantities , 1000 CY yearly, will provide the opportunity to offer and deliver to sites throughout the county for residents to pick up screened compost for utilization at their homes.

2. List project related items that have been completed such as estimates, audits, feasibility studies, plan adoptions, board approvals, etc. Also, outline tentative tasks or activities for the project proposal.

Task/Activity	Start Date	End Date	Associates (partners, contractors, vendors)
Orbit Screens, Disc Screener, \$110,000.00			Multitek North America
Vykin Trommel Screen, \$162,000.00			Vykin Machinery
Komplet Trommel Screen, \$158,769.23			Komplet Machinery

ENVIRONMENTAL MANAGEMENT SYSTEM

Project Financial Assistance Form

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3. Provide a more detailed narrative of the project proposal and the reasoning for its associated target. In the narrative, identify the need or problem the proposal will address, elaborate on the milestones in the table above and describe strategies for project implementation.

The project proposed is to purchase a disc screener to produce screened compost from yard waste that has been brought to the City of Muscatine compost site. This yard waste is windrowed and turned until it is composted into an organic form that can be utilized for soil enhancement and plant media. The ability to produce a screened compost in a quantity that will yield enough product to not only supply the City of Muscatine residents but also all residents of the Muscatine County service area. The initial milestone for the target will be to achieve funding for a disc screener.

Milestones to achieve following will be to establish an agreement with the incorporated and unincorporated areas of the service area where screened compost can be delivered, and how delivery will take place, for residents to pick up the compost for their use.

C. Project Impact & Monitoring (40 points)

4. Explain the expected environmental impact of completing the grant project and achieving its associated EMS objective/target. Identify the geographic region in which the environmental impact is expected to be realized, such as a facility fenceline, municipality, service area, etc. Also, describe the methodology to be used for measuring environmental impact.

The expected environmental impact will be the increased use of an organic compost that will be made available at no charge to all incorporated and unincorporated areas of the Muscatine county service area. The use of the City and County websites, social media, local radio and local papers will be utilized to educate residents of the availability of the compost in their areas. The ability to provide the production of a screened organic compost closer to home for residents of Muscatine county will be measured in cubic yards delivered to areas throughout the county that do not currently offer this service to their residents.

5. Identify who is expected to benefit from the completion of the grant project proposal and/or EMS objective and describe what benefits are projected. Benefits may be environmental, economic, service-related, etc.
- The residents of the Muscatine County service area will benefit from this objective by having the availability of screened compost for use in their lawn and landscape, and garden projects. Economic benefits to the residents of the Muscatine service area will include an organic compost that is available at no charge and available close to home.

6. As applicable, explain how the associated EMS objective fits into a long-range plan or has environmental impacts beyond the target end date.

The environmental impacts that extend beyond the target date are the decreased use of fertilizers in the service area by the use of an organic fertilizer and soil enhancer.

ENVIRONMENTAL MANAGEMENT SYSTEM
Project Financial Assistance Form

D. Project Budget & Economic Sustainability (30 Points)

7. Enter budget information in the table below. A minimum cash match of 25% is required for items in which financial assistance is requested.

Budget Item	Assistance Request \$	Local Share – Cash	Total
Orbit Screens Disc Screener	88,000.00	22,000.00	110,000.00
TOTALS:		\$	\$

8. Are three quotes or estimates for each budget item attached? ☒ Yes ☐ No
If not, provide the reason(s). Note: Project proposals may be rejected for not including three quotes or estimates for budget items.

9. Provide a detailed budget narrative related to this project and specify how grant funds will be used.
The City of Muscatine currently operates a brush and compost facility for it's residents and non residents in the Muscatine county service area. The budget for this project will be to purchase a power disc screener that can screen a quantity of compost that can supply a minimum of 200 yards of screened compost to be delivered to communities outside of the City of Muscatine that are within the Muscatine county service area. Screened compost is a uniform product that contains minimal contamination and is easy to handle, shovel, rake and incorporate into soils as an enricher.

10. Identify how the project will be financially sustained once project funds are expended. Include an explanation for the continuance of such items as labor, equipment maintenance, service contracts, etc.
The City of Muscatine has and will continue to fund the Compost facility with funds in it's annual operating budget. These funds come from the cities refuse collections and fees charged for commercial users of the facility. Equipment maintenance, fuel and repairs for equipment used at the compost facility are included in the compost budget.

ENVIRONMENTAL MANAGEMENT SYSTEM
Project Financial Assistance Form

11. Describe any expected economic benefits, resulting from the completion of the associated EMS objective, such as cost avoidance or revenue generation. As applicable, estimate the payback period for the project cost and explain how it was calculated.

One anticipated economic benefit may be the ability to produce compost that can be utilized at the Muscatine County landfill as a soil enhancer for the establishment of vegetation on intermediate or final cover. This would be viewed as a cost avoidance in not having to purchase organic soil if needed. Additional compost that is screened and not utilized by residents may be hauled to the landfill for use.

12. As applicable, describe how economic benefits, either immediate or after a payback period, will in turn, benefit members of your service area.

When the landfill has reached capacity and the final cap is needed, organics that have been screened and stockpiled will be utilized rather than purchasing all of the organic material that is needed. Members that would not have the means to haul or found the distance to the current compost location unreasonable would have the screened compost available closer to them.

Please Note: Unallowable costs for financial assistance or local cost-share include, but are not limited to:

1. Taxes, legal costs, or contingency funds.
2. Passenger vehicles, vehicle registrations, or vehicle/equipment leases.
3. Proposal preparation or contractual project administration.
4. Land acquisition or real estate leases.
5. Office furniture, office equipment, or software.
6. Costs for which payment has been or will be received under another federal, state, or private financial assistance program.
7. Costs incurred before a written agreement between the applicant and the department has been executed.

E. Signature

I affirm the information provided on this Application is true, and that I will provide all other information requested for further substantiation. I agree that if awarded financial assistance for a project(s), I will execute the contract the DNR provides for conveying those funds, which contract will include but not be limited to conditions for expending those funds, and for making reasonable accounting of those expenditures and matching funds or in-kind expenses.

In order to determine funding eligibility, the Department reserves the right to verify any information presented in the application and to determine the applicant's compliance status with applicable Local, State and Federal statutes and regulations. If an applicant is selected to receive financial assistance, an offer of financial assistance may be rescinded if the applicant is determined to be out of compliance with applicable Local, State and Federal regulations.

Signature, Title

Date

F. Forms

Include signed copies of required forms with your application. Forms may be found on the EMS website:

<http://www.iowadnr.gov/Environmental-Protection/Land-Quality/Waste-Planning-Recycling/Solid-Waste-EMS/EMS-Participants>

- Minority Impact Statement



City of Muscatine

ITEM NUMBER 2025-0146

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

David Popp, Solid Waste Manager

SUBJECT

Request to Approve Setting the Dates for the 2025 Free Tire and Electronics Drop Off Weeks at the Transfer Station.

EXECUTIVE SUMMARY

Staff requests Council approval to set the dates of July 14th to the 19th, 2025, for the annual free tire drop off week and the dates of July 21st to the 26th, 2025, for the annual free electronics week.

STAFF RECOMMENDATION

Staff recommends setting the dates of July 14th to the 19th, 2025, for the annual free tire drop-off week and the dates of July 21st to the 26th, 2025, for the annual free electronics drop-off week.

BACKGROUND/DISCUSSION

The Public Works Solid Waste Division has annually offered one week for free disposal of tires and electronics to Muscatine and Fruitland residents. This program allows residential disposal of up to four tires and up to three electronics at no charge if brought to the Transfer Station on the dates that have been approved by Council. Both tires and electronics are otherwise charged for disposal at the Transfer Station based on the size of the item. Residents wishing to dispose of tires or electronics during the free weeks will need to provide proof of residency in the form of a driver's license or government-issued ID with the current Muscatine or Fruitland address. Landlords that wish to bring tires or electronics from their tenants must also have proof of the tenant's occupancy, in the form of a signed lease agreement, and have the items marked with the tenants' names. An appointment will be required for any landlord wishing to drop off items from multiple addresses at one time.

CITY FINANCIAL IMPACT

FY 2024 saw 254 households dropping off 758 tires with a disposal cost of \$3811.75 and an additional labor cost of \$870.00 for the week.

228 households dropped off 632 electronics with a disposal cost of \$5678.00 and an additional labor cost of \$870.00 for the week.
These costs were absorbed in the refuse collections operating budget.

ATTACHMENTS



City of Muscatine

ITEM NUMBER 2025-0102

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Gerald Ewers, Fire Chief
Gary Ronzheimer, Battalion Chief

SUBJECT

Request to Approve a Request From 76 Township Trustees To Expand The Muscatine Fire Department Ambulance Coverage For The Entire 76 Township.

EXECUTIVE SUMMARY

Requesting to approve the 76 Township Trustees request for Muscatine Fire Department to provide ambulance coverage for the entire 76 Township. This coverage area will provide an additional \$4,290 in county subsidy for these services.

STAFF RECOMMENDATION

Staff has no objections to the request to expand the ambulance service area for 76 Township.

BACKGROUND/DISCUSSION

The Muscatine Fire Department began ambulance operations on July 1, 2000. The coverage area for our ambulance territory assumed the same coverage area for the city and several townships in the county as Muscatine Ambulance (Riley's Ambulance) covered. These boundaries have not changed since July 1, 2000. Muscatine receives approximately \$31,400 for county subsidy to provide ambulance service in several Townships. Muscatine Fire Department received a request from the 76 Township Trustees requesting Muscatine Fire to cover their entire township. According to MUSCOM's records, there were 21 calls in 2022, 26 calls in 2023, 14 calls in 2024 and 6 calls so far in 2025. If we provided coverage as requested for the entire Township we would receive \$4,290 for the entire 76 Township. Muscatine Fire Department is able to handle these additional calls without impacting services and this will generate not only additional revenue in ambulance billing for services to insurance companies, but also in county ambulance subsidy. We are not recommending any additional staff or equipment in order to cover the 76 Township. The 76 Township trustees will be present in case there are any questions. The 76 Township trustees have already budgeted for this and have notified Louisa County Ambulance.

CITY FINANCIAL IMPACT

Currently, we receive no funding for the current ambulance coverage of half of the 76 Township. If the request is approved and we provide 100% of the ambulance coverage for 76 Township we will receive \$4,290 annually from the Township for being the ambulance provider, plus we will receive additional insurance payments of around \$533.56 for each additional ambulance transport. If we transport 14 like they did in 2024 it would be an additional \$7,489.84 and if we transported 26 patients from 76 Township like they did in 2023 then we would receive an additional \$13,872.56 in revenue. The total additional funding for ambulance coverage for this Township will vary in regards to the number of ambulance transports, but the range of the revenue would be between \$11,759.84 and \$18,162.56 according the data from 2023 and 2024.

ATTACHMENTS



City of Muscatine

ITEM NUMBER 2025-0147

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Brian Stineman, Public Works Director
David Popp, Solid Waste Manager

SUBJECT

Request to Enter Into a Five-Year Contract with Braun's Excavating, LLC., in the amount of \$41,760.00 a month, for the Operations at the Muscatine County Landfill.

EXECUTIVE SUMMARY

Staff request Council approval of a five-year contract agreement with Brauns Excavating in the amount of \$41,760.00 a month. This contract will be to provide the staff and equipment necessary to perform the daily landfill operations.

STAFF RECOMMENDATION

Staff recommends the approval of a five-year contract with Brauns Excavating of Muscatine to provide the staff and equipment to perform the daily operations at the Muscatine County Landfill.

BACKGROUND/DISCUSSION

The operations at the Muscatine County Landfill are contracted out by the City of Muscatine. These operations include receiving, burial and covering of trash sent from the City of Muscatine Transfer Station, maintenance of internal haul roads, erosion repair and control, mowing, and maintenance of sediment ponds. The City published an RFP and received four bids from contractors for a five-year agreement. The low bidder, Brauns Excavating, is being recommended for the five-year contract after staff reviewed the proposals and interviews were conducted with the contractors that submitted bids. The current contract with Rittmer Inc. of DeWitt will end June 30th, 2025 with Brauns Excavating assuming the new five-year contract on July 1st, 2025.

CITY FINANCIAL IMPACT

The current monthly rate is \$40,150.00 a month, or \$481,132.00 yearly with Rittmer Inc. The contract with Brauns Excavating that starts July 1st, 2025 will be for \$41,760.00 a month or \$501,132.00 yearly.

The increased costs have been calculated in the proposed FY 2026 budget in the landfill operating costs.

ATTACHMENTS

1. Bid Tabulation by Supplier Feb 2025 (1)
2. Final 2025 Landfill Operations Contract

Event Number	2024-0079 Addendum 4	Organization	City of Muscatine
Event Title	Muscatine County Sanitary Landfill Operatio	Workgroup	Purchasing
Event Description	Landfill Operations for Muscatine County Sa	Event Owner	Connie Mann
Event Type	Request for Proposal	Email	cmann@muscatineiowa.gov
Issue Date	2/3/2025 10:00:05 AM (CT)	Phone	
Close Date	2/21/2025 02:00:00 PM (CT)	Fax	

Responding Supplier	City	State	Response Submitted	Lines Responded	Response Total
Brauns Excavating LLC	Muscatine	IA	2/21/2025 01:06:18 PM (CT)	2	\$41,760.00
Legacy Corporation of Illinois	East Moline	IL	2/21/2025 01:58:12 PM (CT)	2	\$45,260.00
Rittmer Inc	Dewitt	IA	2/21/2025 08:55:07 AM (CT)	2	\$54,010.00
Langman Construction, Inc.	Rock Island	IL	2/21/2025 09:47:02 AM (CT)	2	\$59,995.00

Please note: Lines Responded and Response Total only includes responses to specification. No alternate response data is included.

						Brauns Excavating LLC		Legacy Corpora	
						Total Price	\$41,760.00	Total Price	
Line #	Description	Mfgr	Mfgno	QTY	UOM	Estimated	Unit	Extended	Unit
1	Monthly Payment for Landfill Operations			1	Monthly Pay		\$41,750.00	\$41,750.00	\$45,250.00
2	Additional payment per ton			1	TON		\$10.00	\$10.00	\$10.00

	ration of Illinois	Rittmer Inc		Langman Construction, Inc.	
	\$45,260.00	Total Price	\$54,010.00	Total Price	\$59,995.00
Line #	Extended	Unit	Extended	Unit	Extended
1	\$45,250.00	\$54,000.00	\$54,000.00	\$59,990.00	\$59,990.00
2	\$10.00	\$10.00	\$10.00	<u>\$5.00</u>	\$5.00

Line	Responding Supplier	Supplier Notes
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Line #	Att #	Attribute Name	Attribute Note	Brauns Excavating	Legacy Corporation	Rittmer Inc	Langman Construction, Inc.
Header	1	Addendum #4	Please download and thor	YES	YES	YES	YES
Header	2	Addendum #3	Please download and thor	YES	YES	YES	YES
Header	3	Addendum #2	Please download and thor	YES	YES	YES	YES
Header	4	Addendum	Please download and thor	YES	YES	YES	YES
Header	5	2024 Landfill RFP	Please download and thor	YES	YES	YES	YES
Header	6	Engineering Requirement:	Please download and thor	YES	YES	YES	YES
Header	7	Equipment Requirements	Please download and thor	YES	YES	YES	YES
Header	8	Insurance Requirements	Please download and thor	YES	YES	YES	YES
Header	9	Landfill Operations (Rules	Please download and thor	YES	YES	YES	YES
Header	10	Road Maintenance	Please download and thor	YES	YES	YES	YES
Header	11	Erosion and Maintenance	Please download and thor	YES	YES	YES	YES
Header	12	Current Insurance Compa	You must upload a copy o	YES	YES	YES	YES
Header	13	Experience	Please download the Expe	YES	YES	YES	YES
Header	14	References	Please download the Refe	YES	YES	YES	YES
Header	15	Staffing Experience	Please download and thor	YES	YES	YES	YES
Header	16	Equipment List	Please download the Equi	YES	YES	YES	YES
Header	17	Bid Bond Form	Please download and revi	YES	YES	YES	YES
Header	18	Right to Defer	Please download and revi	YES	YES	YES	YES
Header	19	Sales Tax Exemption Infor	Please download and thor	YES	YES	YES	YES

Responding Supplier	Signature Full Name	Signature Email	Supplier Notes
Brauns Excavating LLC	Jon Brauns	jabrauns@machlink.com	
Legacy Corporation of Illinois	Blake Enloe	blake@legacycorp.net	
Rittmer Inc	Jeff Rittmer	baumanivbj@rittmerinc.com	
Langman Construction, Inc.	Charles H. Langman	lci@langmanco.com	

City of Muscatine
Muscatine County Landfill Operations Contract

THIS AGREEMENT made and entered into this 18th day of April 2025, by and between Brauns Excavating LLC. (Contractor) and the City of Muscatine, Iowa, 215 Sycamore Street, Muscatine, Iowa 52761 (City).

WHEREAS, pursuant to the January 2025 Request for Proposal, the City requested proposals from qualified contractors to operate the Muscatine County Landfill (the “Landfill”), maintain roads, and maintenance of areas at the Landfill. Pursuant to this goal, the City issued a Request for Proposal to qualified parties to perform these services, a copy of which is attached and incorporated by reference, and

WHEREAS, Contractor, in response to the Request for Proposal (RFP), presented a proposal for Muscatine County Landfill Operations to provide such contractual operation services for the City, and

Now, THEREFORE, in consideration of the mutual promises of the parties, it is agreed as follows:

A. Payment. The City and Contractor have reached agreement as to the terms and conditions of the services provided herein. The payment for services shall be based on a monthly fee per month. If the waste tonnages exceed 50,000 tons per fiscal year (July 1 – June 30), additional payment per ton will be paid to the Contractor.

The Contractor has been awarded this Agreement based upon agreeing to provide services at the following rates:

Landfill Operations: \$41,760.00 per month

Additional fee for tons of waste received in excess of 50,000 tons per year: \$10.00 per ton

The City shall make payments to the Contractor within thirty (30) days after the end of the month. The City will provide Contractor with a report of tonnages supporting the monthly payment.

Term. The term of this Agreement shall be for a period of five years, from July 1, 2025, through June 30, 2030, unless otherwise terminated as provided herein. This contract maybe extended by mutual agreement in writing signed by both parties regarding the terms and conditions and rate for a set period of time after November 1, 2029.

C. City Responsibilities. The City of Muscatine will:

1. Keep records of all waste that is accepted by Contractor at the Landfill facility.
2. Provide engineering services and maps, plans, etc. as needed for operations of the Muscatine County Landfill. Any correspondence between the Contractor and the Engineer that are not approved by the City and result in billable hours from the Engineer will be the responsibility of the Contractor.
3. Obtain and maintain all necessary permits from the State of Iowa and federal government to operate the Landfill.
4. Provide a copy of all documents from Iowa DNR that pertain to the Muscatine County Landfill.
5. Provide engineer fill staking once a year for the Contractor. Any additional staking needed beyond the original set is a cost of the Contractor.
6. Provide a storage building for the Contractor to use as listed in the proposal for operations. The City is not responsible for the Contractor's equipment, utilities, repairs or cleaning of the building.

D. Contractor Services. In consideration for the payments received pursuant to paragraph A above, the Contractor shall provide the following services:

1. Landfill Operations

The Contractor will be responsible for following all Landfill rules that are in the Iowa Administrative Code 567 – Chapter 113, and any other applicable rules and regulations.

- a. Contractor shall manage and operate the Landfill and all drop off locations at the Landfill. In connection with such operation and management, Contractor shall:
 - i. Operate, repair and maintain equipment as necessary to perform the work required by this Agreement, including the following:
 - Compactor that has the ability to meet the requirement of 1,200 lbs. per cubic yard of compaction of waste or better.
 - Track loader and/ or dozer
 - Scrapers or excavator for moving dirt for maintenance and cover requirements
 - Off road truck for hauling dirt, if scraper is not used.
 - Truck with snowplow or use of dozer to remove snow from roadways.
 - Any other equipment that is in the best interest of the operation for landfill purposes or construction use.
 - Contractor shall also have access to backup equipment in a timely manner, as specified in the RFP, in the event of an equipment malfunction.

- ii. Provide and train competent and adequate staff and personnel as necessary to perform the work required by this Agreement, including at least two (2) operators that are certified by the State of Iowa as Landfill Operators. At least two (2) such certified operators shall be present at the Landfill at all times.
 - iii. Furnish all supplies, materials and equipment necessary to perform the work required by this Agreement.
 - iv. Pay the reasonable utilities necessary to perform the work required by this Agreement.
 - v. Provide safety programs for all staff and personnel of the Landfill, including information as provided by the City's Solid Waste Manager with regard to regulations of the Iowa Department of Natural Resources, Solid Waste Association of North America, National Solid Waste Management Association and OSHA.
- b. Contractor shall be available to take waste from 7:00 am – 4:00 pm, Monday – Friday. Hours may vary due to weather and wind. If the Solid Waste Manager sees a need to have waste hauled to the Landfill on a Saturday or holiday, at least a 24-hour notice will be given to the Contractor.
 - c. Contractor shall restrict access to the Landfill for unauthorized vehicles.
 - d. Contractor shall contain and manage litter control at the Landfill. This includes maintaining a log of when litter was collected and not collected due to weather conditions or other reasons, if litter is a problem.
 - e. Contractor shall deposit all waste in the designated Landfill cell that is the current location for landfilling.
 - f. Contractor shall create and maintain a good level working face area for transfer trailers to dump loads of waste at the Landfill. This includes having adequate space for dumping and turning around transfer trailers and semi tractors.
 - g. Contractor shall keep all waste within the location of the working face of the Landfill, to ensure that the alternative daily cover is used appropriately. All tarps are 30 x 100 ft. There are three tarps that can be used with the tarp machine, which is supplied by the City.
 - h. Contractor shall ensure that all waste received is placed in a filling sequence that is planned that will not cause slope failure, could lead to settlement, damage the liner or leachate collection system, and not have a steep slope. Safety of the equipment and compaction of waste is the main concern of operations.
 - i. The active waste area should be managed using “best management practices” for minimizing leachate generation and storm water runoff. This will be monitored on a regular basis.
 - j. Contractor shall take all reasonable steps for vector control, including the use of professional exterminators to control vermin, rodents and insects at the Landfill such that they do not constitute a public health threat or a nuisance either on the Landfill or on surrounding properties.
 - k. Contractor shall eliminate to the maximum extent possible all noxious, offensive and foul odors from the Landfill.

- l. The Contractor shall maintain a minimum “effective density” of 1,200 lbs. cubic yard of solid waste. The Engineer will perform a minimum of one (1) topographic GPS survey per year to determine the “effective density.” If it is determined by the Engineer that the “effective density” is less than 1,200 lbs. cubic yard for any given period, Engineer or Owner will promptly notify Contractor and discuss possible solutions to achieve the minimum required “effective density.” In addition, Engineer will perform a second topographic GPS survey ninety (90) days from the initial survey to verify that the Contractor is meeting the minimum “effective density” requirements. The cost of the second survey or subsequent surveys, while underperforming conditions remain, will be billed to the contractor. If the density is not met, surveys will be repeated every ninety (90) days and billed to the Contractor per event. If the Contractor does not maintain a minimum “effective density” of 1,200 lbs. cubic yard, the Agreement may be terminated.
- m. Contractor shall handle special waste material in accordance to the required disposal methods and at the direction of the Solid Waste Manager.
- n. Contractor shall provide weekly cover of waste at the end of the workweek with six inches of soil cover.
- o. Contractor shall ensure that areas that will not receive waste again for at least 180 days, must have 1 foot of cover.
- p. It is the responsibility of the Contractor to haul cover for waste on their schedule, which can be done weekly or stockpile dirt for use.
- q. Contractor shall take necessary steps to ensure that all equipment operating at the Landfill is fitted with and use effective mufflers and other noise reduction equipment.
- r. Contractor shall at all times comply with all federal, state and local laws and regulations.
- s. Contractor shall at all times employ industry best standards or practices in the operation of the Landfill.

2. Road Maintenance

The Contractor will maintain and build roads that are needed for haul and internal roads. This includes the following items for road maintenance:

- a. Haul roads must allow transfer trailers and semi tractors to drive on them with no problems.
- b. Internal roads must allow for a four-wheel drive truck to easily drive on them. No exposed drainage pipes or large ruts in the roadway.
- c. The Contractor will place rock or slag on roadways as needed. All rock or slag is provided by the City and is approved by the Solid Waste Manager.
- d. Snow removal of roads is the responsibility of the Contractor. Sand is used on icy roads and will be provided by the City.
- e. Any mud that is tracked from the Landfill facility onto Highway 61 is the responsibility of the Contractor to remove from the highway. This is a DOT requirement.
- f. Contractor shall eliminate to the maximum extent possible the generation of dust from all roads, parking areas, and unpaved areas of the Landfill.

3. Erosion and Maintenance Control

The Contractor will be responsible to correct items that are found in areas that are concerns for erosion and maintenance of closed and current Landfill cells as follows:

- a. The Contractor will correct minor erosion issues. This includes ruts, rock placement, and other ways to control erosion after an area has had repairs, completed to the satisfaction of the Solid Waste Manager. Materials are purchased by the City.
- b. The Contractor will handle all leachate seeps in closed and open areas of the Landfill facility.
- c. The Contractor will clean sediment pond areas out when needed and will also maintain the access to the areas.
- d. The Contractor will remove trees and mow areas, twice yearly as specified in the RFP, that need mowed, to prevent disturbing the closed cap on closed sections of the Landfill facility.
- e. If seeding is needed in areas on intermediate cover for erosion control or on areas that have had work done, this is the responsibility of the Contractor. Materials will be purchased by the City.
- f. The Contractor will do a placement of manhole sections and other minor work that needs to be done under the supervision of the Solid Waste Manager or their designee. Materials will be supplied by the City.
- g. Place and maintain perimeter and active area fences on the entire site. Materials will be supplied by the City.

F. Contractor Performance Expectations

1. In the event that an employee of Contractor does not perform his/ her work duties in conformance with this Agreement, the City will notify Contractor in writing and provide Contractor with a reasonable opportunity to correct such non-conformance as to be determined by the City. In the event such corrective action is not successful, the City may direct that Contractor's employee involved in such situation no longer be permitted to provide services at the Landfill.
2. In the event that Contractor does not comply with requirements set forth in the Agreement and a penalty from a regulatory agency is issued to either Contractor or the City, due to fault of Contractor, all such fines incurred by either party will be paid for by Contractor. In the event that the Landfill is issued a Notice of Violation or Letter of Noncompliance, at the fault of the contractor, a penalty will be withheld from the Contractors monthly payment in the amount of five thousand dollars (\$5,000.00), as detailed in the RFP.

3. In the event that Contractor does not perform any duty or obligation set forth in this Agreement, and fails to cure such default within twenty four (24) hours of notice of the default, the City may either perform the work or engage a third party to perform the requisite work, and the City shall be entitled to deduct and offset any amount the City incurred, including City staffing time, from the monthly payment of \$41,760.00. In addition, a fine will be withheld from the Contractors monthly payment in the amount of one thousand dollars (\$1,000.00) for each day that the default has not been corrected, as outlined in the RFP.
4. In the event that either party is unable to perform its obligations hereunder due to causes beyond its reasonable control, including but not limited to weather, strikes, riots, fires, pandemics, and acts of God then that party shall not be liable for such failure.
5. Contractor and the City agree to respond to requests for communication within forty-eight (48) hours of notice. Contractor and the City agree to hold a face-to-face meetings between Contractor and the Solid Waste Manager or Solid Waste Supervisor at least once per quarter and no less than four (4) times per calendar year from the start of this agreement.

G. Warranties, Representations and Covenants of Contractor. Contractor hereby warrants, represents and covenants that, as of the date of execution of this Agreement:

1. All of Contractor's representations and warranties contained in this Agreement and the Request For Proposal prepared in connection with this Agreement, are true and correct as of the date of execution hereof.
2. The Contractor is a duly authorized entity organized under the laws of the State of Iowa.
3. Contractor has the requisite expertise and financial ability to fully, completely, and satisfactorily perform its obligations hereunder in full compliances with applicable law.
4. To the best of its knowledge, the Contractor has disclosed to the City its knowledge of facts, information and data pertinent to its capacity to perform its duties and obligations under this Agreement.

H. Federal and State Laws. Contractor will comply with all federal and state transportation rules and regulations, including but not limited to, random drug testing for its employees and Contractor will secure and maintain current versions of all necessary licenses and permits.

I. Termination. The City has the right to terminate this Agreement if performance standards are not met, or if any other term of this Agreement is violated. In such a case, the City will give

Contractor a thirty (30) days' written notice identifying the unmet performance standards and/or violations of the Agreement. If the standards remain unmet and/or the violations have not been resolved at the end of the thirty (30) day period, the Agreement shall be terminated and Contractor agrees to be liable to the City for any costs incurred by the termination, including but not limited to: securing alternate landfill operating services, IDNR or other fines, and reasonable attorneys' fees and costs.

The City shall further be entitled to terminate this Agreement upon thirty (30) days written notice for any reason if the City feels the Contractor is not acting or performing in the best interest of the City.

J. Indemnification. Contractor agrees to indemnify and hold harmless the City, its employees, agents, volunteers and elected officials from all liability arising from the services performed by Contractor and its employees or agents under the terms of this Agreement, including but not limited to, court costs, attorney's fees, and costs of defense, settlement and/or any judgment rendered.

K. Insurance. The Contractor shall at all times during this Agreement maintain in full force and effect employer's liability, workers' compensation, public liability and property damage insurance, including contractual liability coverage. All insurance shall be by insurers and for policy limits acceptable to the City before commencement of work hereunder and the Contractor agrees to furnish City with certificate of insurance or other evidence satisfactory to the City to the effect that such insurance has been procured and is in force. For purposes of this Agreement, the Contractor shall carry the following types of insurance in at least the limits specified below:

Insurance Requirements:

The City requires that the Contractor have adequate insurance coverage and the Contractor's insurance carrier must provide the City with a 60-days' notice of any changes or cancellation of the insurance coverage for their operation. The requirements are as stated below for the Contractor and any subcontractors that the Contractor may have on site for work at our facility. A copy of insurance must be submitted each year to the City.

- **Commercial General Liability:** Includes coverage for premises and operations, independent contractors, products and completed operations, contractual liability, and general aggregate per project endorsement. The City should be named as additional insured on a primary basis for ongoing and completed operations with non-waiver of governmental immunity endorsement and include waiver of subrogation in favor the City.

Bodily Injury and Property Damage – Each Occurrence	\$1,000,000
Personal Injury and Advertising Injury – Per Person	\$1,000,000

- **Business Automobile:** Including coverage for all owned, non-owned, and hired automobiles. The City should be named as an additional insured and include waiver of subrogation in favor of the City.

Bodily Injury and Property Damage Benefits	\$1,000,000
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- **Workers Compensation and Employers Liability:** Including coverage for Occupational Diseases:

Part 1- Workers Compensation Benefits	Statutory
--	------------------

- **Employers Liability:**

Bodily Injury Each Accident	\$500,000
Bodily Injury by Disease Policy Limit	\$500,000
Bodily Injury by Disease Each Employee	\$500,000

- **Umbrella or Excess Liability:** Additional coverage limits over the general liability, automobile and employers liability including additional insured status and waiver of subrogation in favor of same parties as required by the underlying. All insurance required pursuant to this Agreement, specifically the Umbrella or Excess Liability, shall be obtained by the Contractor and written to provide coverage on a “Per Occurrence” basis and such insurance shall respond on a primary and non-contributory basis. To the extent a “Per Occurrence” based policy is not reasonably available to the Contractor in the marketplace, the insurance requirements of this Agreement, specifically the Umbrella or Excess Liability, may be satisfied by the Contractor obtaining a “Claims-Made” policy if, and only if, the Contractor provides written notice to the City of Muscatine and the Contractor receives written approval from the same. The Contractor must hereby agree to the above-outlined notice provision as a condition precedent to the Contractor’s compliance with the Umbrella or Excess Liability of the Agreement.

Furthermore, and subject to the terms of this provision as outlined above, if a “Claims-Made” policy is obtained by the Contractor, the policy shall have a retroactive date to reflect the commencement of services under the project or before. Additionally, a two (2) year extended reporting period (“Tail”) endorsement must be purchased by the Contractor and applied to the “Claims-Made” policy to provide continuing coverage in the event of cancellation of the policy by the Contractor or its insurance carrier.

Per Occurrence Limit:	\$3,000,000
Aggregate Limit	\$6,000,000

- **Contractors Pollution Liability:** The Contractor, Subcontractor or any Sub-subcontractor shall maintain “Per Occurrence” insurance policy for Contractors Pollution Liability insurance covering liability for bodily injury, property damage and environmental damage resulting from pollution releases arising out of the work or services to be performed under this contract.

Coverage shall include affirmative coverage for Natural Resource damages, microbial matter/fungus, odor, silt, and sedimentation. Coverage shall be provided for both work performed on site, as well as during the transport and disposal of materials. Limits of not less than:

\$3,000,000 Per Occurrence Limit
\$6,000,000 Aggregate Limit

The policy must include the City, its officers, agents, employees and servants, and others, as additional insured on a primary and non-contributory basis for ongoing and completed operations. The policy must also waive subrogation rights against the City, its officers, agents, employees and servants.

L. Miscellaneous.

1. Delegation and Subcontracting. Contractor may not, without prior written consent of City, delegate or subcontract the performance of the work outlined in this Agreement.
2. Entire Agreement. This Agreement constitutes the entire Agreement between the parties with respect to the services and supersedes all prior negotiations, representations or agreements relating thereto, except to the extent they are expressly incorporated herein. Unless otherwise provided herein, no amendments, changes, alterations or modifications of this Agreement shall be effective unless in writing signed by each of the parties.
3. Independent Contractor Status. Contractor, in performing the service, shall be deemed to be an independent contractor and not an agent, employee, partner, or joint venture of the City.
4. Assignment and Subcontractors. Contractor may not assign this Agreement without the prior written consent of the City. No portion of the services to be provided pursuant to this Agreement may be subcontracted without prior written consent of the City.
5. Governing Law. The validity, interpretation, and performance of this Agreement, and the legal relations of the parties, shall be governed by and construed in accordance with the laws of the State of Iowa and the parties hereby stipulate that the County of Muscatine, Iowa shall be the venue of any legal action.
6. Counterparts. This Agreement may be signed in several counterparts, each of which will be an original and all of which will constitute one agreement.

7. Notice. Unless specifically provided otherwise, any notice, request, or other communication that a party desires or is required to give to another party (or any other person) in connection with this Agreement (the “Notice”) shall be in writing and may be delivered by hand, by overnight courier, or by facsimile, or served in the manner provided for an original notice, or mailed by United States registered or certified mail, return receipt requested, postage prepaid, and addressed to the party or person at the address provided in this Agreement or otherwise designated by written notice, with copies forwarded to such persons as such party or person may have directed in writing. The Notice shall be deemed given or delivered, as the case may be, on the date of receipt if delivered by hand or by overnight courier or served as an original notice; on the date of sending if sent by facsimile; or on the second calendar day after the Notice is deposited in the United States mail.

8. Severability. The unenforceability, invalidity, or illegality of any provision does not affect or impair any other provision or render it unenforceable, invalid, or illegal.

In WITNESS WHEREOF the parties have executed this Agreement in duplicate on the date first written.

Contractor

City of Muscatine, Iowa

Brauns Excavating LLC

Dr. Brad Bark, Mayor

Attest:

Matt Mardesen, City Administrator



City of Muscatine

ITEM NUMBER 2025-0149

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Brian Stineman, Public Works Director
Randy Moeller, Vehicle and Equipment Maintenance Supervisor

SUBJECT

Request to Approve Declaration of Items as Surplus, and Authorize Sale of Items at Public Surplus Auction.

EXECUTIVE SUMMARY

Staff is recommending the attached list of items be declared as surplus so they can be disposed of through the City's Public Surplus Auction.

STAFF RECOMMENDATION

Staff recommends approving the items as surplus.

BACKGROUND/DISCUSSION

All City departments were asked to identify items in their respective departments that are no longer needed or being used. The attached list includes items submitted that will be posted on the City Surplus Auction Website. The City has held several of these auctions in the past and has been very successful.

CITY FINANCIAL IMPACT

The items will be sold to the general public and the funds will be transferred back to the City.

ATTACHMENTS

1. Public Surplus List - April 2025

2011 Ford Crown Victoria from Equipment Services (old squad car)

2 wooden chairs from Library

Display shelving from the Library (3)

Magazine rack from the Library

AV cart from the Library

Metal round tables from the Library (4)

Seating in the form of steps from the Library

Old shop press, cylinder no longer available from Equipment Services

Office chairs from B&G

Paper cutter from B&G

Vending machine from B&G

Display cases from B&G

Gumball machine from B&G

Folding 8' table from B&G

Metal cabinet from B&G

Stand up desk from B&G

Office table from B&G

Poster holder from B&G

Picture from B&G

Cork boards from B&G

Paper holder / file from B&G

2 cordless handsets from B&G

Space heater from B&G

Plastic combs from B&G

Monitor for a MAC from B&G

Display board from B&G

2 book shelves from B&G

Metal cabinet from B&G

Dining table from B&G

CAD table from B&G

Rolling cart from B&G

Scan snap from B&G

IBM wheel writer from B&G

Paper shredder from B&G

Metal rack from B&G

Conference table from B&G

Item that has already been declared surplus is a 1986 GMC one ton dump truck from WPCP

Misc. old car parts for vehicles we no longer have from VM



City of Muscatine

ITEM NUMBER 2025-0158

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Jon Koch, Water Pollution Control Plant Director

SUBJECT

Request to Approve the Issuance of a Purchase Order in the Amount of \$120,000.00, to Nutri-Ject Systems, Inc. for the Cleaning of the Anaerobic Digesters at the Water and Resource Recovery Facility.

EXECUTIVE SUMMARY

Request to Approve the Issuance of a Purchase Order in the Amount of \$120,000.00, to Nutri-Ject Systems, Inc for the digester cleaning project.

STAFF RECOMMENDATION

Staff recommends approval of this project.

BACKGROUND/DISCUSSION

The anaerobic digesters have been in operation for 15 years and are in need of cleaning. It is recommended to be cleaned more frequently, but with good management we have put off this expense for almost 10 years. The drain lines are no longer able to drain and pumping of settled sand and other debris is necessary. The removed material will be land applied the same as biosolids are applied annually. This project is budgeted for the next fiscal budget so no PO will be issued until after July 1, 2026, but it was necessary to get this approval now to get on Nutri-Ject's schedule or the work would not be completed before spring of 2026. The drain lines are plugged and they need to be cleaned as soon as possible. This is an estimated cost due to the unknown amount of material in the digesters. Three bids were requested but Nutri-Ject was the only responsible bid received.

CITY FINANCIAL IMPACT

This is a budgeted item, no PO's will be issued until after July 1, 2026.

ATTACHMENTS

1. Nutri-Ject Digester Cleaning Quote.241022

NUTRI-JECT SYSTEMS, INC.

515 FIFTH STREET - PO BOX 398 - HUDSON, IOWA 50643

Phone: 319-988-4205 Fax: 319-988-3506

Turnkey Biosolids Management

Dredging, Digester Cleaning, Biosolids Hauling,

Land Application of Dry and Liquid Biosolids

High Pressure Water Blasting

QUOTATION FOR:	City of Muscatine Water Pollution Control Plant 1202 Musser St. Muscatine, IA 52761-1645 Attn: Jon Koch Phone: 563-263-2752 Fax 3720	DATE OF QUOTE:	10/22/2024
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WE ARE PLEASED TO SUBMIT A QUOTATION FOR THE FOLLOWING:

Digester Cleaning, Removal and Land Application of Biosolids

We propose to provide all material and labor to clean (2) two digesters 55.0' in diameter located at the City of Muscatine, IA WWTP. Our services include pumping and liquefying the contents of the digesters and pumping into our semi -tankers for transportation and final application on suitable farmland located by the City at a distance that does not exceed (5) miles from the WWTP. All cleaning and land application will be completed in strict accordance with all the rules and regulations of IDNR/USEPA pertaining to the land application of stabilized biosolids. A recent analysis to be provided by the city will be required.

Our cost is as follows for the digester cone.....\$ 47,500.00 Lump sum per digester.

Our cost is as follows for the sidewall.....\$ 5,400.00 per foot of sidewall depth.

This proposal is based upon our being provided free access to the tank, electrical power 480v/240v 3 phase power and your electrician wiring our disconnect panel to your source of power, the placement and removal of our pump through the tank lid, the pump weighs approximately 600lbs, and a source of water for mixing of heavy solids for fire hosing clean up work. All access hatches to be open upon our arrival on site to allow for ventilation. This quote is also inclusive of all confined space procedures.

Within (10) days of completion of the project reports will be forwarded detailing actual gallons applied, total dry ton, dry ton per acre, agronomic, trace metals, and certification detailing that pathogen/vector attraction methods have been met.

This quote is good for 30 days. Please let us know of your intentions so that we may schedule accordingly.

Quantities shown are estimated and not guaranteed; they are solely for establishing the initial unit price for the services listed above. Final charges will be based upon actual quantities.

TERMS: 15 DAYS

DELIVERY: AS SCHEDULED

CUSTOMER'S NAME:

NUTRI-JECT SYSTEMS, INC.

By:

Date:



Scott Wienands, President

This quotation becomes a contract for delivery and payment of the merchandise.



City of Muscatine

ITEM NUMBER 2025-0159

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Jodi Royal-Goodwin, Community Development Director

SUBJECT

Request to Approve the FY26 Contract with the Community Foundation of Greater Muscatine for \$27,500.00 to support the Community Grant Writer Position

EXECUTIVE SUMMARY

Presented for Council consideration is a request to approve the FY26 Community Grant Writer Agreement. This Agreement provides \$27,500 to support the community grant writer position through June 30, 2026.

STAFF RECOMMENDATION

Staff recommends Council approve the Agreement.

BACKGROUND/DISCUSSION

There are a number of grant opportunities that support local goals and needs that the City is unable to pursue due to ongoing workloads. The Community Grant Writer position is funded in partnership with Muscatine County and the Community Foundation of Greater Muscatine, with each partner contributing 1/3 of the salary and benefits for the position.

Council approved the first Community Grant Writer Agreement at the September 16, 2021, meeting. Since that time the grant writer has secured more than \$8.8 million in grant funding, and as a result of the Thriving Communities application a developer was able to secure an additional \$2 million to support development of the Hawkeye site.

Calendar year 2024, was slower to focus on implementation of previously awarded grants and transitioning to a new grant writer. In 2024 the Community Grant Writer has:

- Evaluated 284 grant opportunities
- Submitted 14 grant applications
- Received 3 grant awards s
- 4 applications pending totaling \$5.025 million

The Grant Writer also facilitates quarterly Grant Writer Network meetings to build the capacity of local nonprofits to secure external funding.

This contract continues the grant writer services through FY25/26.

CITY FINANCIAL IMPACT

Funding for the Community Grant Writer is included in the FY26 budget.

ATTACHMENTS

1. 2025-2026 Community Grant Writer City Agreement

**AGREEMENT FOR COLLABORATIVE PARTNERSHIP
to Establish a Community Grant Writer Position**

by and between

The City of Muscatine, Iowa, Muscatine County, Iowa,
and the Community Foundation of Greater Muscatine

This Agreement is entered into between the City of Muscatine, Iowa, an Iowa municipal corporation (hereinafter "City"), Muscatine County (hereinafter "County"), an Iowa County, and the Community Foundation of Greater Muscatine (hereinafter "CFGM"), an Iowa not-for-profit, for the purpose of establishing a collaborative partnership in support of a Community Grant Writer position (hereinafter "Agreement").

WHEREAS, strategic priorities of the parties hereto are often overlapping and mutually beneficial; and

WHEREAS, an increase of resources available to address identified strategic priorities would benefit the parties hereto and residents throughout the County; and

WHEREAS, the parties hereto desire to enter into this Agreement in an effort to coordinate and thereby access funds on an immediate basis and to thereafter determine their respective benefits from this Agreement and adjust the Agreement terms at that time.

IN EXCHANGE FOR VALUABLE AND ADEQUATE CONSIDERATION, which ALL parties acknowledge and agree, exists at this time and for their respective benefits, it is hereby agreed as follows:

1. **Receipt of Funds.** The City, County, and CFGM each agree to allocate \$27,500 for a twelve (12) month period beginning July 1, 2025, to CFGM and for use as directed within this Agreement. Any additional or future funding obligations, if any, will be determined at the sole discretion of the individual parties at a future date.

2. **Use of Funds.** As a condition of the receipt of the funds set forth in paragraph 1, CFGM agrees to expend such funds pursuant to the following:
 - A. Funds shall be used for salary, benefit, equipment, space and other operational expenses, travel, and training expenses related to the Community Grant Writer position (hereinafter "Grant Writer").
 - B. All such funds shall be used in conformance with all applicable federal, state, and local laws and shall not be used so as to violate any laws, regulations, or codes applicable to governmental entities for employment.
 - C. CFGM will provide a semi-annual report of activity, as well as a billing invoice in the amount of \$13,750.
 - D. Any funds necessary or needed beyond \$27,500 will be paid solely by CFGM, unless either the City or the County elects to further contribute and then only after they have investigated and determined the benefit to their respective citizens.
3. **Position Establishment.**
 - A. **Employment.** The Grant Writer position will be established as an employee of the CFGM, and in no way shall be construed as an employee of the City or County. CFGM agrees to indemnify and hold the City and County harmless, including defense costs, attorney's fees, expenses, and related costs, and then from all claims that may arise because of the Grant Writer's employment by CFGM.
 - B. **Supervisory and Managerial Control.** One (1) representative from the City, County, and CFGM, hereinafter to be known as the "Grant Collaborative," will review performance.
4. **Grant Identification.** As a condition of the receipt of the City, County, and CFGM funds as set forth in paragraph 1, the parties hereby agree to abide by the following terms and conditions:
 - A. The parties will utilize a prioritization matrix that aligns with community priorities that are mutually established and agreed upon, at least semi-annually, and which will serve as a mechanism to filter grant application opportunities in alignment with timing deadlines and priorities. Grant opportunities may be brought forward for consideration by any of the parties and/or the Grant Writer.

- B. Grant priorities shall include, collaborative, upstream opportunities including, but not limited to the following:
 - a. Creation of or improvement in housing
 - b. Economic development via attraction, retention, and/or expansion of businesses and workforce
 - c. Expansion or enhancement of educational workforce training and upskilling
 - d. Expansion or enhancement of health care services and/or facilities
 - e. Other public purposes that promote the general welfare and prosperity of the community including meeting the challenges of increasingly complex social, economic, equity, and technological opportunities.

- C. Grants requiring matching funds, prior to or subsequent to award will be evaluated and identified on a case-by-case basis, with communication and agreement by all the parties. When required or appropriate such applications will be brought before the appropriate governing body(ies) for approval prior to submission.

- D. Grants may be written under the fiscal sponsorship of any of the parties or qualifying collaborative party, but only with prior consent received through the appropriate member of the Grant Collaborative.

- 5. **Grant Writer Responsibilities.** The Grant Writer is responsible for marshaling resources to our community by researching, drafting, and submitting grant proposals and CFGM acknowledges and agrees that they will hire a duly qualified and capable Grant Writer. The following is a general summary of the Grant Writer's responsibilities:
 - A. Developing relationships and collaborating with the Grant Collaborative and key stakeholders.
 - B. Maintaining proficient knowledge of community priorities, data, and programs.
 - C. Identifying grant funding opportunities.
 - D. Writing, submitting, and managing grant proposals.
 - E. Furnishing prospective funders with supporting documents.
 - F. Facilitating collaborative meetings.
 - G. Compiling a semi-annual activity report.
 - H. Maintaining appropriate records.
 - I. Other duties and responsibilities as may be discussed and assigned by the Grant Collaborative and which serve the interests of the citizens of Muscatine County.

6. **Retention and Access to Records.** CFGM will give any authorized representative of the City or County access to, with reasonable notice, the right to examine all records related to the expenditure of the City or County payments. CFGM shall keep financial records and all other records pertaining to these funds for a minimum of five (5) years. The City, County, and CFGM agree to maintain files, correspondence, and other information confidential and in accordance with the Health Insurance Portability and Accountability Act (HIPAA) requirement(s).
7. **Payments.** The City and County shall each send funds to CFGM within ninety (90) days of the contract start date identified above. City and County retain the authority to demand a refund or withhold future payments if it is determined the proposed or continued use of the funds violates the terms of this Agreement, any applicable law, or is contrary to the appropriate use of public funds.
8. **Assignment.** CFGM shall not voluntarily or by operation of law assign, hypothecate, give, transfer, mortgage, sublet, license, or otherwise transfer or encumber all or part of its rights, duties, or other interests in this Agreement or the proceeds thereof without the prior written consent of the City, County, and CFGM. Any attempt to make an assignment in violation of this provision shall be a material default under this Agreement and any assignment in violation of this provision shall be null and void.
9. **Miscellaneous.** This Agreement, and any dispute arising from the relationship between the parties to this Agreement, shall be governed by the laws of the State of Iowa. This Agreement and all other agreements, exhibits, and schedules referred to in this agreement constitutes the final, complete, and exclusive statement of the terms of the agreement between the parties pertaining to the subject matter of this Agreement and supersedes all prior and contemporaneous understandings or agreements of the parties. Any dispute herein by one (1) or more of the parties shall be submitted to binding arbitration and then within thirty days (30) of the submission of written request by one or more of the parties to the Grant Collaborative.
10. **Severability.** If any term or provision of this Agreement is determined to be illegal, unenforceable, or invalid in whole or in part for any reason, such illegal, unenforceable, or invalid provisions or part thereof shall be stricken from this Agreement, and such provision shall not affect the legality, enforceability, or validity of the remainder of this Agreement.

Muscatine County

Date

City of Muscatine

Date

Community Foundation of Greater Muscatine

Date



City of Muscatine

ITEM NUMBER 2025-0160

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

SUBJECT

Request to Approve Change Order Number 4 for the Downtown Revitalization Project in the amount of \$10,667.90.

EXECUTIVE SUMMARY

Presented for City Council's consideration is change order number 4 totaling \$10,677.90 for changes in the project scope of work as a result of building conditions and additional materials necessary as part of the Downtown Revitalization Project.

STAFF RECOMMENDATION

Staff recommends Council approve the change order.

BACKGROUND/DISCUSSION

Council approved a \$1,320,023.00 contract with Cornerstone Commercial Contractors, Inc. at the December 7, 2023, meeting for the Downtown Revitalization Project (DTR) on the north side of the 200 block of east 2nd Street.

At the January 16, 2025, meeting Council approved change orders 1-3, which removed two properties from the project at the owners' request, revised materials, and allowed for necessary structural support to maintain the integrity of 221 and 223 while a permanent solution was designed and implemented. These changes resulted in a new total contract price of \$1,093,098.

Change order 4 addresses costs with additional materials required for window operators at 6 properties, added costs to make appropriate repairs at 209 after bowed floor joists were exposed, and labor and materials related to changes to the front sign band at 209.

The new contract amount upon approval of change order 4 is \$1,103,775.90. There will be additional change orders for the structural repairs and adjusted scope of work at 221 and 223 as well as structural repairs on the demising wall between 201 and 203. The final contract amount is still anticipated to be less than the original approved contract.

CITY FINANCIAL IMPACT

There will be no impact to the general fund. Contract expenses will be paid with grant funds, tax increment allocated to the downtown façade program, and private investment.

ATTACHMENTS

1. COR 4



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*

Muscatine Downtown Facade
Revitalization
Downtown Business District
Muscatine, IA 52761

CONTRACT INFORMATION:

Contract For: General Construction

Date: October 19, 2023

CHANGE ORDER INFORMATION:

Change Order Number: 004

Date: April 10, 2025

OWNER: *(Name and address)*

City of Muscatine, Iowa
215 Sycamore Street
Muscatine, IA 52761

ARCHITECT: *(Name and address)*

Martin Gardner Architecture, P.C.
700 11th Street, Suite 200
Marion, IA 52302

CONTRACTOR: *(Name and address)*

Cornerstone Commercial Contractors, Inc.
401 7th Street
Corning, IA 50841

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

See attached Change Order Request #1 rev., dated January 13, 2025,
Change Order Request #13, dated February 11, 2025,
and Change Order Request #15, dated February 26, 2025.

The original Contract Sum was

\$ 1,320,023.00

The net change by previously authorized Change Orders

\$ -226,925.00

The Contract Sum prior to this Change Order was

\$ 1,093,098.00

The Contract Sum will be increased by this Change Order in the amount of

\$ 10,677.90

The new Contract Sum including this Change Order will be

\$ 1,103,775.90

The Contract Time will be unchanged by Zero (0) days.

The new date of Substantial Completion will be unchanged.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Martin Gardner Architecture, P.C.

DocuSigned by:
ARCHITECT *(Firm name)*

Bethany Jordan

477F3CEFB0E4417...

SIGNATURE

Bethany Jordan, AIA, Project Architect

PRINTED NAME AND TITLE

4/10/2025 | 09:28:43 CDT

DATE

Cornerstone Commercial Contractors, Inc.

DocuSigned by:
CONTRACTOR *(Firm name)*

Jason Kentner

BD878E7AD380438...

SIGNATURE

Jason Kentner, Owner

PRINTED NAME AND TITLE

4/10/2025 | 07:45:50 PDT

DATE

City of Muscatine, Iowa

OWNER *(Firm name)*

Brad Bark

SIGNATURE

Brad Bark, Mayor

PRINTED NAME AND TITLE

DATE

Cornerstone

Commercial Contractors

**401 7th Street
Corning, Iowa 50841
641-322-3862 office
641-322-3405 fax**

COR # 1 rev.

Jan 13, 2025

Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for Buildings # 203, 207, 209, 211, 221, and 225 E 2nd Adding WOCD to each window.

Total Change Order is \$ 6,647.00 increase in cost.

	<u>\$ 800.00 - 211 repairs not needed / new brickmold</u>
Revised Total	5,847.00

Thank You,

Jason Kentner
Project Manager / Owner

Owner Signature: _____

Cornerstone

Commercial Contractors

401 7th Street
Corning, Iowa 50841
641-322-3862 office
641-322-3405 fax

COR #13

February 11, 2025

Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for Building # 209, added costs for framing down exposed floor joists and resealing, not shown on drawings. This includes removing all electrical conduits, removing ball and knob electrical wiring, removing steam pipes, removing cross braces of 2nd floor, floor joists and replacing with new cross braces in same location, fur ceiling down approximately 4 ½ inches to make it even with existing ceiling and leveling it, add joists hangars to existing truss header

Carpentry labor	\$1,650.00
Material list (below)	\$ 989.90
General conditions	<u>\$ 263.00</u>
	\$2,902.90

Thank You,

Jason Kentner
 Project Manager / Owner

Owner Signature: _____

Material list:

14) 2x10x16 struct d/f

4) 2x10x8 struct d/f

10) 2x10 double joist hanger

4) 9x2 ½ ext tan saber screws #5

4) 5/4 x6x12 james hardi board

1) jobsite delivery

Cornerstone

Commercial Contractors

401 7th Street
Corning, Iowa 50841
641-322-3862 office
641-322-3405 fax

COR #15

February 26, 2025

Cornerstone Commercial Contractors, Inc., would like to request a change order to be issued for Building # 209, change to front sign band

Labor (below)	\$ 1,100.00
Material list (below)	\$ 653.00
General conditions	<u>\$ 175.00</u>
Total	\$ 1,928.00

Total change order is \$1,928.00 increase in cost

Carpentry labor 2 guys, 8 hours each at \$62.50 per hour=\$1,000
Grind caulking out of flashing joint \$100
(8) 2x4x10 at \$8 each=\$64
(12) tap cons at \$15 each=\$180
100 screws \$15
(3) 5/8 CDX at \$33 each=\$99
(3) 4x8x5/16 cement board at \$40 each=\$120
(5) 5/4x4x12 trim boards at \$35 each=\$175

Thank You,

Jason Kentner
Project Manager / Owner

Owner Signature: _____

Certificate Of Completion

Envelope Id: 463389FC-44E5-427B-B131-1B287173848A

Status: Sent

Subject: Complete with Docusign: G701-2017 - Muscatine DTR CO4

Source Envelope:

Document Pages: 4

Signatures: 2

Envelope Originator:

Certificate Pages: 2

Initials: 0

Kristin Neppel

AutoNav: Enabled

700 11th St., Ste. 200

Envelopeld Stamping: Enabled

Marion, IA 52302

Time Zone: (UTC-06:00) Central Time (US & Canada)

kristinn@martingardnerarch.com

IP Address: 98.159.120.237

Record Tracking

Status: Original

Holder: Kristin Neppel

Location: DocuSign

4/10/2025 8:48:09 AM

kristinn@martingardnerarch.com

Signer Events

Bethany Jordan

bethanyj@martingardnerarch.com

Architect

Martin Gardner Architecture, P.C.

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:


477F3EF5B6E4417...

Timestamp

Sent: 4/10/2025 8:53:04 AM

Viewed: 4/10/2025 9:25:32 AM

Signed: 4/10/2025 9:28:43 AM

Signature Adoption: Uploaded Signature Image
Using IP Address: 98.159.120.237

Electronic Record and Signature Disclosure:

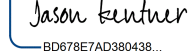
Not Offered via Docusign

Jason Kentner

jason.kentner@cornercc.com

Security Level: Email, Account Authentication
(None)

DocuSigned by:


BD678E7AD380438...

Sent: 4/10/2025 9:28:46 AM

Viewed: 4/10/2025 9:44:09 AM

Signed: 4/10/2025 9:45:50 AM

Signature Adoption: Pre-selected Style
Using IP Address: 50.82.166.205

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Brad Bark

bbark@muscatineiowa.gov

Security Level: Email, Account Authentication
(None)

Sent: 4/10/2025 9:45:52 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Carbon Copy Events	Status	Timestamp
Kyle Martin kylem@martingardnerarch.com President Martin Gardner Architecture Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 4/10/2025 8:53:04 AM
Jamie Johnston jamie@cornercc.com Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 4/10/2025 9:28:45 AM
Jodi Royal-Goodwin jroyal-goodwin@muscatineiowa.gov Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 4/10/2025 9:45:51 AM Viewed: 4/10/2025 10:00:15 AM

Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/10/2025 8:53:04 AM
Payment Events	Status	Timestamps



City of Muscatine

ITEM NUMBER 2025-0166

AGENDA ITEM SUMMARY

DATE: 4/17/2025

STAFF

Blake Allington, Program Supervisor
Jeff Limburg, Athletic Facilities Supervisor
Richard Klimes, Parks and Recreation Director

SUBJECT

Request to Approve the Issuance of a Purchase Order in the Amount of \$98,874.93, to Donald Consulting from Muscatine, Iowa, for the MUSCO Sports Center Security Camera, PA and Network System.

EXECUTIVE SUMMARY

Presented for City Council's Consideration is a request to approve a purchase order in the amount of \$98,874.93 to Donald Consulting from Muscatine, Iowa for the delivery, design and engineering of the MUSCO Sports Center security camera, PA and network system.

STAFF RECOMMENDATION

City staff recommends the approval of the purchase order for the MUSCO Sports Center Security camera, PA, and network system.

BACKGROUND/DISCUSSION

The MUSCO Sports Center is due to open during the summer of 2025. The proposed security camera system will be used to help protect the citizens using the facility and the City's investment in the new sports dome. Security cameras will be installed around the exterior perimeter and interior points of the facility. The requested purchase order will provide the labor for project management, engineering, network setup, and software configuration for the PA, security, and network systems. The proposed system is the same VERKADA camera system that is currently being used in the Muscatine Park System.

CITY FINANCIAL IMPACT

The MUSCO Sports Center security camera system will be funded through private funding sources for the Muscatine Indoor Sports Complex Project. Security camera pricing was received through the PEPPM Cooperative National Purchasing Program.
Total project public funds and private donations committed to date equal \$8,009,000.00. The

total project expenditures to include the general contract, change order #1 and #2, engineering services, project incidental costs (Soil geo report, builders risk insurance, soil compaction testing, concrete testing) and internal operations items already procured equal \$7,706,976.40. To date, the project City/County/State funding amount equals \$4,322,000.00 and the project private donation funding amount equals \$3,687,000.00.

ATTACHMENTS

1. City of Muscatine Dome Project, Security System, Network, and PA System Quote
04152025
2. Verkada Device Placement



City of Muscatine Dome Project, Security System, Network, and PA System Quote 04152025

Richard Klimes

rklimes@muscatineiowa.gov
(563) 263-0241

John Kreuzenstein

jkreuzenstein@muscatineiowa.gov
5632641550

Reference: 20250415-174225274

Quote created: April 15, 2025

Quote expires: April 22, 2025

Quote created by: Barth Donald

Owner & Trusted Technology Advisor

barth@donalddcg.com

+15632990732

Comments from Barth Donald

During the course of this project, we will look to identify opportunities that could lower the final costs of this project.

Verkada is a member of PEPPM Cooperative Purchasing (PEPPM). All Verkada products in this quote are priced following PEPPM guidelines.

Products & Services

Item & Description	Quantity	Unit Price	Total
Verkada CB62-E Outdoor Bullet Camera, 512GB, 30 Days Max	10	\$1,799.00	\$13,492.50 after 25% discount
Verkada BR11 Wired Motion Sensor BR11 Wired Motion Sensor	2	\$99.00	\$148.50 after 25% discount

Item & Description	Quantity	Unit Price	Total
Verkada BZ11 Horn Speaker BZ11 Horn Speaker	1	\$799.00	\$599.25 after 25% discount
Verkada L-Bracket Mount	2	\$129.00	\$193.50 after 25% discount
Verkada Pole Mount, 2nd Generation	11	\$209.00	\$1,724.25 after 25% discount
Verkada CD63 Indoor Dome Camera, 512GB, 30 Days Max CD63 Indoor Dome Camera, 512GB, 30 Days Max	3	\$1,499.00	\$3,372.75 after 25% discount
Verkada CD63-E Outdoor Dome Camera, 512GB, 30 Days Max CD63-E Outdoor Dome Camera, 512GB, 30 Days Max	4	\$1,699.00	\$5,097.00 after 25% discount
Verkada FP AC/DC 7-Pin Power Tap, 100W PoE Output, FP AC/DC 7-Pin Power Tap, 100W PoE Output,	5	\$399.00	\$1,755.60 after 12% discount
Verkada BK22 Touchscreen Alarm Keypad (New Alarms) BK22 Touchscreen Alarm Keypad (New Alarms)	2	\$399.00	\$598.50 after 25% discount
Verkada BP52 32-Zone Alarm Panel, North America Type B Plug(New Alarms) BP52 32-Zone Alarm Panel, North America Type B Plug (New Alarms)	1	\$899.00	\$674.25 after 25% discount
Verkada GW31 Wi-Fi Gateway, Outdoor, 802.11ax GW31 Wi-Fi Gateway, Outdoor, 802.11ax	5	\$999.00	\$3,746.25 after 25% discount
Verkada Outdoor Directional Wi-Fi Antenna for GW Series, N-Type Outdoor Directional Wi-Fi Antenna for GW Series, N-Type	5	\$369.00	\$1,383.75 after 25% discount

Item & Description	Quantity	Unit Price	Total
Verkada 10-Year Wi-Fi Gateway License, Capacity Increase 10-Year Wi-Fi Gateway License, Capacity Increase	5	\$899.00	\$3,371.25 after 25% discount
Verkada 10-Year Advanced Video Alarms License for 1 Site (NewAlarms, US only), Capacity Increase 10-Year Advanced Video Alarms License for 1 Site (NewAlarms, US only), Capacity Increase	1	\$15,000.00	\$11,250.00 after 25% discount
Verkada 10-Year Horn Speaker License, Capacity Increase 10-Year Horn Speaker License, Capacity Increase	1	\$1,799.00	\$1,349.25 after 25% discount
Verkada 10-Year Camera License	17	\$1,799.00	\$22,937.25 after 25% discount
Startech Network Rack 2-Post 15U Heavy-Duty Wall Mount Network Rack, 19" Open Frame Server Rack with Adjustable Depth, Data Rack for IT Equipment~ - 2-Post 15U open frame network rack with adjustable depth (12-20in), NON-PEPPM	1	\$250.00	\$250.00
Eaton UPS Battery Backup 5P 550VA 420W 120V Line-Interactive UPS, 5-15P, 5x 5-15R Outlets, True Sine Wave, Cybersecure Network Card Option, 1U - 1U Rack-mountable - 3 Minute Stand-by - 110 V AC Input - 132 V AC Output - 5 x NEMA 5-15R, NON-PEPPM	1	\$516.00	\$516.00
Eaton Gigabit Network Card Eaton Cybersecure Gigabit NETWORK-M3 Card for UPS and PDU - 1 Port(s) - 1 - Twisted Pair - 1000Base-T, NON-PEPPM	1	\$455.00	\$455.00
SonicWall TZ270 Firewall SonicWall TZ270 Network Security/Firewall Appliance - 8 Port - 10/100/1000Base-T - Gigabit Ethernet - DES, 3DES, MD5, SHA-1, AES (128-bit), AES (192-bit), AES (256-bit) - 8 x RJ-45 - Desktop, Rack-mountable - TAA Compliant, NON-PEPPM	1	\$499.00	\$499.00

Item & Description	Quantity	Unit Price	Total
FS Network Switch, 24-Port Gigabit Ethernet L2+ PoE+ Switch, 24 x PoE+ Ports @370W, with 4 x 1/2.5Gb SFP Uplinks Network Switch, 24-Port Gigabit Ethernet L2+ PoE+ Switch, 24 x PoE+ Ports @370W, with 4 x 1/2.5Gb SFP Uplinks, NON-PEPPM	1	\$809.00	\$809.00
FS Industrialized (-40* to 75* C) PoE+ Network Switch, 8-port Ethernet, 4 SFP Industrialized (-40* to 75* C) PoE+ Network Switch, 8-port Ethernet, 4 SFP, NON-PEPPM	2	\$699.00	\$1,398.00
FS 240W 48VDC Slim DIN Rail High-Performance Industrial (-25* to 70* C) Power Supply with PFC Function 240W 48VDC Slim DIN Rail High-Performance Industrial (-25* to 70* C) Power Supply with PFC Function, NON-PEPPM	7	\$379.00	\$2,653.00
Industrial Gigabit Enhanced PoE++ Injector - 1*10/100/1000Base-T(X) with Enhanced PoE-PSE (100W/Port) and 1*10/100/1000Base-T(X); EOT: -40°C to 75°C Industrial Gigabit Enhanced PoE++ Injector - 1*10/100/1000Base-T(X) with Enhanced PoE-PSE (100W/Port) and 1*10/100/1000Base-T(X); EOT: -40°C to 75°C, NON-PEPPM	5	\$529.00	\$2,645.00
Fiber Transceiver Fiber Transceiver, NON-PEPPM	4	\$99.00	\$396.00
Ubiquiti Wireless U7 Indoor Access Point Ubiquiti Wireless U7 Indoor Access Point, NON-PEPPM	2	\$239.00	\$478.00
Ubiquiti Wireless U7 Outdoor Access Point Ubiquiti Wireless U7 Outdoor Access Point, NON-PEPPM	5	\$259.00	\$1,295.00
Pure Resonance Audio PA System Amplifier Pure Resonance Audio RMA500BT 500W Rack Mount Mixer Amplifier with Bluetooth, NON-PEPPM	1	\$939.99	\$939.99
Pure Resonance Audio PA Speaker S12 Pure Resonance Audio S12 12" High Output 2-Way Full-Range All-Weather Loudspeaker, NON-PEPPM	2	\$699.99	\$1,399.98

Item & Description	Quantity	Unit Price	Total
Pure Resonance Audio PA System Microphone Pure Resonance Audio PTT1 Desktop Push-To-Talk Gooseneck Microphone, NON-PEPPM	2	\$99.99	\$199.98
Pure Resonance Audio XLR Microphone Cable Pure Resonance Audio XLR-15 Microphone Cable - 15ft, NON-PEPPM	2	\$22.99	\$45.98
Pure Resonance Audio Female XLR to Prep Patch Cable Pure Resonance Audio XLR-3-PREP Female XLR to Prep Patch Cable - 3ft, NON-PEPPM	1	\$17.99	\$17.99
Rolls DB228 Wall Plate Direct Interface Rolls DB228 Wall Direct Interface, NON-PEPPM	1	\$89.00	\$89.00
West Penn 291 22/2 Non-Plenum Audio Speaker Wire, Black (500ft) West Penn 291 22/2 Non-Plenum Audio Speaker Wire, Black (500ft), NON-PEPPM	1	\$87.80	\$87.80
Vertical Cable 209-2315/BK 65 Strand 16AWG, 2 Conductor Audio Wire Vertical Cable 209-2315/BK 65 Strand 16AWG, 2 Conductor Audio Wire, NON-PEPPM	1	\$192.50	\$192.50
Project Management & System Design Engineering Labor Labor for project management, engineering, network setup, and soft- ware configuration for the PA, security, and network systems. NON- PEPPM This DOES NOT include: - Physical installation of hardware (mounting on poles or attaching to structures) - Electrical or network communication wiring	80	\$150.00	\$12,000.00

One-time subtotal	\$98,061.07
	after \$23,552.15 discount
Shipping & Handling (NON-PEPPM)	\$813.86
Total	\$98,874.93

Purchase terms

Signature

Choose a profile to start the e-signature process.

Richard Klimes

rklimes@muscatineiowa.gov

Barth Donald

barth@donalddcg.com

Questions? Contact me

Barth Donald

Owner & Trusted Technology Advisor

barth@donalddcg.com

+15632990732

Donald Consulting Group

PO Box 81

Muscatine, IA 52761

United States

