



City of Muscatine

CITY COUNCIL

Thursday, July 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.

July 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. Police Officers Life Saving Award Presentations: Officer Sam Wheeler and Officer Darran Ritchie
- B. Police Officers Life Saving Award Presentation: Cedar County Detective Matt Jackson
- C. Proclamation of International Lifeguard and Pool Staff Appreciation Day

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. July 3, 2025 City Council Regular Meeting Minutes
- B. June 17, 2025 City Council, School Board, County Board Meeting Minutes

11. * PETITIONS AND COMMUNICATIONS

- A. Request for renewal of a Class "E" Retail Alcohol License for Casey's General Store #4025, 4701 Hwy 61 – Casey's Marketing Company (pending inspections)
- B. Request for renewal of a Class "B" Retail Alcohol License for Love's Travel Stop #882,
2417 Grandview Avenue – Love's Travel Stops & County Stores, Inc. (pending inspections)
- C. Request on first reading on a Class "C" Retail Alcohol License and Outdoor Service for Happy Joe's, 203 Lake Park Blvd. – MC2 Entertainment LLC (pending inspections and insurance)
- D. Request on first reading on a Class "C" Retail Alcohol License for Happy Joe's, 927
Grandview Avenue – MC2 Entertainment LLC (pending inspections and insurance)

12. * COMMUNICATION – RECEIVE AND FILE

- A. June 30, 2025, Muscatine County Board of Supervisors Meeting Minutes
- B. July 7, 2025 Muscatine County Board of Supervisors Meeting Minutes

13. * PURCHASE ORDERS AND AGREEMENTS

- A. Request to Approve Amendment #001 to the Original Agreement with Bolton & Menk, Inc. for Design of a Railroad Trail Crossing at Oregon Street for the Amount of \$9,000.00.
- B. Request to Approve the Issuance of A Purchase Order To Raynor Door Of The Quad Cities, in the Amount of \$6,450.00, for New Garage Doors at the Greenwood Cemetery Maintenance Building.
- C. Request to Approve the Issuance of a Purchase Order to Sinclair Tractor, in the Amount of \$14,968.65, for a Zero-Turn Mower at Greenwood Cemetery.
- D. Request to Approve the Issuance of a Purchase Order to Street Smart Rentals, LLC. in the Amount of \$8,192.80 for the Purchase of Two Traffic Speed and Traffic Count Data Recorders.

14. * APPROVAL OF BILLS

It is recommended bills totaling \$2,039,999.91, 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. July 17, 2025 Bills for Approval

15. PUBLIC HEARING

- A. Public Hearing on a Proposed Development Agreement with T & T Hackett Development Group, LLC

16. BOARDS AND COMMISSIONS

17. FROM THE CITY ADMINISTRATOR

- A. Third and Final Reading of an Ordinance Amending the Zoning Ordinance of the City of Muscatine, Iowa (An 9.25 Acres Area Located Between the Southern End of Clarabeck Lane and the Northern End of Green Acres Drive)
- B. Resolution Approving the Preliminary Plat of Hackett Development
- C. Resolution Approving the Final Plat of Hackett Development 1st Addition
- D. Resolution Approving Development Agreement with T & T Hackett Development Group, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement. (Public Hearing A)

- E. Request to Waive Third Reading and to Approve on Second Reading an Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Consolidated Muscatine Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa.
- F. Request to Waive Third Reading and to Approve on Second and Final Reading, an Ordinance to Vacate and Deed Undeveloped Right of Way Between Parcel 1303456055, Parcel 1303456016, and Parcel 1303456012 on Roby Ave to the Adjoining Property Owner.
- G. Resolution Approving the Execution of a Deed for the Vacated Undeveloped Roby Avenue Right of Way to the Adjoining Property Owners
- H. Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Carver Pump Company, Including Annual Appropriation Tax Increment Payments
- I. Resolution Authorizing Special Assessments for Unpaid Abatement Service Fees and Rental Housing Fees to Private Properties.
- J. Resolution Approving Contract and Bond with Needham Excavating, in the Amount of \$183,480.00 for the Dredge Spoils Relocation Trenchless Pipe Installation Project
- K. Resolution Accepting Bid and Authorizing Award of Contract for the Construction of the Taxilane Construction Improvements at the Muscatine Municipal Airport
- L. Request Approval to Install Stop Signs at the Intersections of W. 2nd and Linn Street, W. 2nd and Spruce Street, W. 2nd and Locust Street, and E. 4th and Fairview Avenue.
- M. Request to Issue Change Order Number 3 for the New Transit Washbay Facility in the Amount of \$77,770.50.
- N. Request to Enter into a Supplemental Agreement with the Iowa Department of Transportation for Maintenance of Primary Roads in Municipalities
- O. Request to Approve the Issuance of a Purchase Order to ZWB General Construction, in the Amount of \$28,550.00, for Roof Replacement at Pearl City Station.
- P. Request to Approve a Contract to Hy-Brand Industrial Contractors LTD for the Mississippi Mist Spray Pad Improvement Project in the amount of \$85,646.00.
- Q. Request to Authorize the Municipal 2025/26 Muscatine City Deer Hunt
- R. Request to Approve the Issuance of a Purchase Order to Martin & Whitacre Surveyors and Engineers, Inc., in the Amount of \$32,400.00, for Additional Land Surveying Services on the West Hill Sewer Separation 6 E Project.

18. MAYOR AND COUNCIL REPORTS

19. ADJOURNMENT

“International Lifeguard and Pool Staff Appreciation Day”

July 31st, 2025

WHEREAS, The Aquatic Centers and pools across the country provide safe places in communities for youth and adults to engage in aquatic activities; and

WHEREAS, The Muscatine Aquatic Center, in its current iteration, serves over 30,000 patrons from the local community and beyond; and

WHEREAS, This year, 2025, represents the 20th summer of the current Muscatine Aquatic Center serving Muscatine and its surrounding communities ; and **WHEREAS**, Lifeguards, Slide Attendants, Cashiers, and Management receive over 30 hours of training each year in aquatic safety, swimming lessons education, lifesaving, and other preparations; and

WHEREAS, Muscatine Aquatic Center staff serves the public rain or shine, early mornings and late evenings with amazing public relations skills and smiles on their faces.

NOW, THEREFORE, I, Brad Bark, Mayor of the City of Muscatine do hereby proclaim Friday, July 31st as “International Lifeguard and Pool Staff Appreciation Day” in the City of Muscatine, I call upon all citizens to show their appreciation and gratitude to the Muscatine Aquatic Center staff for their dedication to safety and fun in these hot summer months.

IN WITNESS THEREOF, I have hereunto subscribed my name to be affixed this 17th day of July, 2025.

Brad Bark, Mayor



City of Muscatine

CITY COUNCIL MINUTES

Thursday, July 3, 2025

1. **CALL TO ORDER**

Mayor Bark called the City Council meeting for July 3, 2025, to order at 06:00 PM.

2. **INVOCATION-Lt. Hesseling**

3. **ROLL CALL**

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

4. **PLEDGE OF ALLEGIANCE**

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

Councilmember Lewis requested Item 17A be moved to from the Mayor out of respect for the time of the Police and Fire Department members in attendance.

Councilmember Lewis requested items 11B, 17T be pulled from this agenda to be discussed at an in-depth on July 10, 2025.

Motion By Councilmember Lampe to approve the agenda as amended, seconded by Councilmember Gordon. Vote: All ayes, motion passed.

6. **FROM THE MAYOR**

Mayor Bark responded to an incident that occurred at the 2nd Avenue HyVee on June 30, 2025.

Mayor Bark responded to comments regarding a contract for animal control services.

Item 17 A: was presented at this time (See in regular sequence under from the City Administrator)

Mayor Bark swore in Michael Hartman as City of Muscatine Fire Chief.

7. **COMMUNICATIONS - CITIZENS**

Kirk Sears- 1914 Green Acres, Gina Oethmer - 1914 Green Acres, Kim Sears - 1914 Green Acres were present to share their concerns and disagreement with the connection of

Green Acres to Clarabeck Road. Their concerns consisted of safety, home value, traffic control, sidewalks etc.

8. COUNCILMEMBER FOLLOW UP TO CITIZEN COMMUNICATION

Councilmember Brockert stated she would like to put a halt on the development and meet with all parties involved to come up with a plan that all can agree on.

City Administrator Mardesen reviewed the process involved in coming to the decision to connect the streets as proposed. Mr. Mardesen stated that Green Acres as it stands now is not safe for snow plows, garbage trucks or emergency vehicles to travel on. He states the City has worked on plan that they feel will control through traffic and would also reduce the safety issues with emergency vehicles, trash and snow removal vehicles. Councilmember Lewis responded in regards to kids walking in the streets or in residents yards.

Councilmember Osborne stated he would like to see discussions in order to find a solution that would work for all parties involved.

9. CONSENT AGENDA * (ITEMS 10-14)

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

10. * REVIEW AND POTENTIAL VOTE TO APPROVE MINUTES

- A. June 5, 2025 Regular City Council Meeting Minutes
- B. June 19, 2025 Regular City Council Meeting Minutes

11. * PETITIONS AND COMMUNICATIONS

- A. Request to Approve a Road Closure on E. 11th Street for Water Main Repair
- B. Request Approval to Install Stop Signs at the Intersections of W. 2nd and Linn Street, W. 2nd and Spruce Street, W. 2nd and Locust Street, and E. 4th and Fairview Avenue.
- C. Request for renewal of a Class "C" Retail Alcohol License for Port City Underground, 208 West 2 nd Street – Lacey Hendersen-Mueller (pending inspections)
- D. Request for renewal of a Special Class "C" Retail Alcohol License for GeoJohnz, 203 East 2 nd Street – GeoJohnz, LLC (pending inspections and insurance)
- E. Request for Use of City Property from Muscatine Community School District to celebrate Muscatine's Hispanic Culture and Heritage to be held on September 27, 2025
- F. Glass and Metal Device Tobacco Permits for june 30, 2025
 - 1. The Crown Liquor & Smoke, 714 Grandview Avenue - Crown Retail 1 LLC

12. * COMMUNICATION – RECEIVE AND FILE

- A. June 16, 2025 Muscatine County Board of Supervisors Meeting Minutes
- B. June 23, 2025 Muscatine County Board of Supervisors Meeting Minutes

13. * PURCHASE ORDERS AND AGREEMENTS

- A. Request to Approve the Issuance of a Purchase Order to Van Wall Equipment, in the Amount of \$13,490.00, for the Purchase of a new 2025 Turfco 1550 Top Dressing Machine.
- B. Request to Approve the Issuance of a Purchase Order to Kay Park Recreation, in the amount of \$13,392.10, for the Purchase of 6 Sets of 3-row Bleachers for the Musco Sports Center.
- C. Request to Approve the Issuance of a Purchase Order to Anthem Sports, LLC, in the Amount of \$7,701.38, for the purchase of (3) sets of Jaypro PVB-1350 3.5" Multi Purpose Net Systems for the Musco Sports Center.
- D. Request to Approve the Issuance of a Purchase Order, in the amount of \$21,000.00, to Ed Morse Chevrolet for a 2025 Chevrolet Trailblazer LS.
- E. Request to Approve the Issuance of a Purchase Order, in the amount of \$7445.00, to Karl Emergency Vehicles for Upfit to 2025 Chevy Trailblazer.

14. * APPROVAL OF BILLS

- A. July 3, 2025 Bills for Approval

15. PUBLIC HEARING

- A. Public Hearing to Consider the Vacation, Surplus, and Deeding Over to the Adjoining Property Owner the Undeveloped Right of way of Roby Avenue Bisecting Parcels 1303456016, 1303456012, and 1303456005
There were no written or oral comments regarding this public hearing. Councilmember Don Lampe, seconded by Councilmember Peggy Gordon, moved for the public hearing to be closed. Vote: Ayes - 7, Nays - None, Motion Passed.
- B. Public Hearing on a Proposed Amendment to the Consolidated Muscatine Urban Renewal Area
There were no written or oral comments regarding this public hearing. Councilmember John Jindrich, seconded by Councilmember Matt Conard, moved for the public hearing to be closed. Vote: Ayes - 7, Nays - None, Motion Passed.

16. BOARDS AND COMMISSIONS

17. FROM THE CITY ADMINISTRATOR

- A. Request to Approve Appointment of Fire Chief for the City of Muscatine Fire Department, Effective July 3, 2025. The swearing in of the Fire Chief will take place following approval.
This item was approved under from the Mayor.
Councilmember Angie Lewis, seconded by Councilmember Nadine Brockert moved to approve the request .
Vote: Ayes - 7, Nays - 0, Motion Passed.
- B. First Reading of an Ordinance to Vacate and Deed Undeveloped Right of Way Between Parcel 1303456055, Parcel 1303456016, and Parcel 1303456012 on Roby Ave to the Adjoining Property Owner. (Public Hearing A)
Councilmember Angie Lewis, Seconded by Councilmember Don Lampe, moved to approve the first reading of Ordinance. Vote: Ayes - 7, Nays - 0, Motion Passed.
- C. Resolution to Approve Urban Renewal Plan Amendment for the Consolidated Muscatine Urban Renewal Area - (Public Hearing B)
Councilmember John Jindrich, seconded by Councilmember Peggy Gordon moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- D. First Reading of an Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Consolidated Muscatine Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa
Councilmember Peggy Gordon, Seconded by Councilmember Angie Lewis, moved to approve the first reading of Ordinance. Vote: Ayes - 7, Nays - 0, Motion Passed.
- E. Request to Waive Third Reading and Approve Ordinance on 2nd Reading Amending Ordinance No. 91191-0410 Granting Interstate Power and Light Company (Alliant Energy), its Successors and Assigns, the Right and Franchise to Acquire, Construct, Erect, and Maintain and Operate a Natural Gas Distributions System in the City of Muscatine, Muscatine County, Iowa for the Purpose of Distributing, Supplying, and Selling Natural Gas to the City and its Inhabitants by Increasing the Franchise Fee to Five Percent (5%).
Councilmember Nadine Brockert, Seconded by Councilmember Don Lampe, moved to adopt the Ordinance on second and final reading. Vote: Ayes - 7, Nays - 0, Motion Passed.
- F. Request to Waive Third Reading and Approve on Second and Final Reading an Ordinance to Vacate and Deed Undeveloped Right of Way Bisecting Parcel

1303456014 on Roby Ave to the Adjoining Property Owner

Councilmember Peggy Gordon, Seconded by Councilmember Matt Conard, moved to adopt the ordinance on the second and final reading. Vote: Ayes - 7, Nays - 0, Motion Passed.

- G. Resolution Approving Execution of a Deed for the Vacated Undeveloped Roby Avenue Right of Way to the Adjoining Property Owner
Councilmember Angie Lewis, seconded by Councilmember Matt Conard moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- H. Second Reading of an Ordinance Amending the Zoning Ordinance of the City of Muscatine, Iowa (An 9.25 Acres Area Located Between the Southern End of Clarabeck Lane and the Northern End of Green Acres Drive)
Councilmember Peggy Gordon, Seconded by Councilmember Don Lampe, moved to approve the second reading of Ordinance. Vote: Ayes - 7, Nays - 0, Motion Passed.
- I. Third and Final Reading of an Ordinance, Adding Section 16 - Community Cats - Trap Neuter Release to Title 6, Chapter 8 of City Code.
Councilmember Peggy Gordon, Seconded by Councilmember Angie Lewis, moved to adopt the ordinance on third and final reading. Vote: Ayes - 6, Nays - 1 (Jindrich), Motion Passed.
- J. Resolution Setting a Public Hearing for July 17, 2025, Regarding a Development Agreement with T&T Hackett Development Group, LLC, Including Annual Appropriation Tax Increment Payments.
Councilmember Peggy Gordon, seconded by Councilmember Don Lampe moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- K. Resolution Awarding a Contract to Needham Excavating in the amount of \$183,480.00 for the Dredge Spoils Relocation Trenchless Pipe Installation
Councilmember Peggy Gordon, seconded by Councilmember John Jindrich moved to Adopt the Resolution.
Councilmember Conard had questions regarding the need for the dredge site at this time that were addressed by City Administrator Mardesen and Public Works Director Stineman.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- L. Resolution to Approve Awarding A Contract To Behncke Construction, Inc, In The Amount of \$28,000.00, for The Slough Lift Station Upgrade Project.
Councilmember Nadine Brockert, seconded by Councilmember Angie Lewis moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- M. Request to Approve the Issuance of a Purchase Order, in the Amount of \$109,188.00, to Compass Minerals for Road Salt.
Councilmember Peggy Gordon, seconded by Councilmember John Jindrich

moved to Approve the Request.

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

- N. Request to Approve the Issuance of a Purchase Order to Van Wall Equipment, in the amount of \$37,700.00, for the purchase of a 2025 John Deere Triplex Mower for the Golf Course.

Councilmember Angie Lewis, seconded by Councilmember Don Lampe moved to Approve the Request.

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

- O. Request to Approve the Greenwood Cemetery Retail Sales Agreement to Heritage Monuments of Iowa in the Amount of \$350.00 Per Memorial Marker Stone Sold With a Five-Year Agreement Period Being Proposed.

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

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

- P. Request to Approve the Issuance of A Purchase Order To Ed Morse Automotive Group of Muscatine, in the amount of \$42,657.30, for A 1/2 Ton Pick-Up for Park Maintenance.

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

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

- Q. Request to Approve the Issuance of a Purchase Order to Jabs Construction, in the amount of \$64,337.00, for the Purpose of Completing Lead Hazard Mitigation and Healthy Homes Repairs Under the U.S. Department of Housing and Urban Development Grants

- R. Request to Approve the Issuance of a Purchase Order to Interiors & More in the amount of \$42,510.00, for the Purpose of Completing Lead Hazard Mitigation and Healthy Homes Repairs Under the U.S. Department of Housing and Urban Development Grant

Councilmember Angie Lewis, seconded by Councilmember Don Lampe moved to Approve the Request.

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

- S. Request to Approve the Issuance of a Purchase Order to Jabs Construction, in the amount of \$25,025.00, for the Purpose of Completing Lead Hazard Mitigation and Healthy Homes Repairs Under the U.S. Department of Housing and Urban Development Grant

Councilmember Peggy Gordon, seconded by Councilmember Matt Conard moved to Approve the Request.

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

- T. Request to Issue Change Order Number 3 for the New Transit Washbay Facility in the Amount of \$77,770.50.

Pulled from agenda -

- U. Request for Approval of a Five-Year Concession Operations Agreement for the Musco Sports Center with Fresh Idea Foods Inc/ Vander Vending Councilmember Angie Lewis, seconded by Councilmember Matt Conard moved to Approve the Request.

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

- V. Request to Approve the Issuance of a Purchase Order to Stivers Ford, in the amount of \$130,000.00, for the purchase of two (2) 2025 Ford Interceptor Police Vehicles.

Councilmember Angie Lewis, seconded by Councilmember Don Lampe moved to Approve the Request.

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

- W. Request to Approve Memorandum of Agreement with Thomas Agran and Drew Etienne to Create Street Murals as Part of the Ignite Vitality: Mulberry Project Councilmember Peggy Gordon, seconded by Councilmember Don Lampe moved to Approve the Request.

Councilmember Conard had questions regarding what would be painted and who would approve it that was addressed by Community Development Director Jodi Royal-Goodwin. Vote: Ayes - 7, Nays - 0, Motion Passed.

- X. Request To Approve The Issuance Of A Purchase Order To Riddell Roofing, Inc, In The Amount Of \$125,720.00, For The WRRF Maintenance Shop Roof Replacement.

Councilmember Nadine Brockert, seconded by Councilmember Angie Lewis moved to Approve the Request.

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

- Y. Request to Enter into an Agreement with TransUnion to provide TLOxp Online Search Services to the Muscatine Police Department

Councilmember Angie Lewis, seconded by Councilmember Peggy Gordon moved to Approve the Request. Vote: Ayes - 7, Nays - 0, Motion Passed.

- Z. Request to Approve an Agreement between the City of Muscatine and It Takes A Village Animal Rescue and Resources (ITAV) to support the City's provision of Animal Control Services for Fiscal Year 2025/2026.

Councilmember Angie Lewis, seconded by Councilmember Nadine Brockert moved to Approve the Request. Vote: Ayes - 7, Nays - 0, Motion Passed.

- AA. Request to Approve the Issuance of a Purchase Order, for an amount not to exceed \$28,000.00, to Stiver's Ford two (2) K9 Squad Vehicle Upfits

Councilmember Don Lampe, seconded by Councilmember Angie Lewis moved to Approve the Request. Vote: Ayes - 7, Nays - 0, Motion Passed.

- BB. Discussion Regarding the Continued Use of See Click Fix

Council discussed if using See Click fix is beneficial to City Staff and Council or if there are other more efficient options available.

18. MAYOR AND COUNCIL REPORTS

19. ADJOURNMENT

Councilmember Gordon moved the meeting be adjourned at 07:37 PM.

Minutes
Joint Council Meeting
Muscatine School Board of Education
Muscatine City Council
Muscatine County Board of Supervisors
June 17, 2025
6:00 p.m. – Muscatine School District Administrative Center

The Muscatine School District Board of Education, the Muscatine City Council, and the Muscatine County Board of Supervisors in the County of Muscatine, State of Iowa, met in a work session on Tuesday, June 17, 2025. Mayor Brad Bark called the meeting to order at 6:00 p.m. City Council members Don Lampe, Angie Lewis, Peggy Gordon and Nadine Brockert were present. School Board Directors Matt Conard, Karen Cooney, Lindsey Phillips and Denny Schuur were present. Board of Supervisors members Jeff Sorensen, Scott Sauer, Danny Chick and Kurt Kirchner were present. Also present were Superintendent Clint Christopher and Muscatine City Administrator Matt Mardesen.

Mayor Bark welcomed everyone to the meeting and started by introducing Megan Francis with Live Muscatine.

Live Muscatine: Megan Francis gave a presentation on a program created to help new community members connect in Muscatine. Ms. Francis shared how the program was developed and has evolved over the past few years. She stated the program was piloted in 2022 and shared with community leaders and HR directors in the community. In 2024 two presentations were held and two are scheduled for 2025 as well. The community presentation gives new community members information on What there is to do within Muscatine, where to find resources within the Community and how-to live-in Muscatine. Ms. Francis stated she would like to see the program grow and offer more presentations at local businesses. The next presentation or community members is schedule for Oct 7, 2025 at the YMCA.

Trail System: City Administrator Mardesen shared information on the Muscatine Trail System. He stated he has had conversations with Bi State regarding a regional trail system that would connect Davenport along with Muscatine, West Liberty, Wilton and Durant. Mr. Mardesen shared that the city is also working to include more local trails within the new neighborhoods that are being developed and will be working with the school districts to help ensure walkability for access to schools in the area. Mr. Mardesen stated that if the County, City and School can work together on building the trail system it would open up better grant opportunities.

Traffic: Councilmember Lampe shared information regarding traffic concerns in the community and how the traffic is affected by school start and ending. He stated he would like to see discussion on ways of dealing with the school traffic in the community. The city is purchasing equipment to be able to study traffic patterns in areas that are troublesome. Lindsey Phillips and Clint Christopher shared information regarding the schools discussion on traffic around the schools and how they communicate with residents regarding the proper flow of traffic for school drop off and pick up.

Law Enforcement Training Facility: Police Chief Anthony Kies shared that the proposed training facility at the Municipal Airport has been denied by the FAA. He states that all areas in Muscatine County have been exhausted and if anyone has any ideas of a location to build he would appreciate the feedback.

Collaborate Muscatine: Clint Christopher, School Superintendent, shared information regarding Collaborate Muscatine Priorities. He stated there is a goal for 2000 new homes by 2033 and an increase of 5% in school enrollment by 2033.

School Year Summary: Clint Christopher, School Superintendent gave an update on the 2024/2025 school year. Mr. Christopher shared the following statistics: Graduation rate is up to 85.3%, test scores have increased by a minimum of 5% across the board, chronic absenteeism is steadily decreasing yearly. Mr. Christopher explained Project Search allowing students to take an extra year of High School and work for Unity Point in order to gain work experience. The transitioning of the Food Pantry from the School Board Office to the Church was discussed and there was much gratitude for all those that have helped make the food pantry such a success.

County Board Updates: Danny Chick introduced the new Budget & Administrative Services Director, Kala Naber and stated she has taken over for Nancy Schreiber. Mr. Chick updated the group regarding the Deep Lakes Campground progress, new Community Center at the Muscatine County Fairgrounds, the Triathlon in August and a new business proposal for the County that would use wood waste to create a bio-char soil additive. This proposed business would create 50+ jobs in the community if Muscatine County is chosen as the location.

Closing Discussion: There was discussion regarding the need for the joint meeting and the frequency at which they should be scheduled. Suggestions included once/year, twice/year, having a social hour or meal prior for informal discussion, an end of year wrap up for the community at which each entity would share accomplishments from the current year. No formal decision was made.

Councilmember Lampe made a motion to adjourn the meeting at 7:16 pm.

City Clerk, Cinda Hilger

Mayor Brad Bark

City Administrator Matthew Mardesen

Muscatine School Board

Muscatine County Board of Supervisors

Muscatine County Board of Supervisors
Monday, June 30, 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.

A Public Hearing was called to order by Chairperson Mather at 9:00 A.M. on proposed plans, specifications, form of contract and cost estimate for the Muscatine County Community Services Building Maintenance Project.

Mike Nolan, Horizon Architecture, reviewed the bidding option of the probable costs for the exterior and interior building repairs and maintenance for the Muscatine County Community Services Building Maintenance Project with a total probable cost of \$361,487.77. The Board held discussion with Nolan on the proposed repairs and stated the proposed project has been budgeted under the Capital Projects fund. Nolan stated the full public bid process will require bids to be due three weeks from today. No one from the public spoke for or against the bidding option.

On a motion by Sorensen, second by Sauer, the public hearing was closed at 9:08 A.M. Roll call vote. Ayes: All.

On a motion by Sorensen, second by Sauer, the Board approved Resolution #06-30-25-01 Approving Plans, Specifications, Form of Contract and Cost Estimate for the Muscatine County Community Services Building Maintenance Project. Roll call vote. Ayes: All.

**RESOLUTION #06-30-25-01
APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND COST
ESTIMATE FOR THE MUSCATINE COUNTY COMMUNITY SERVICES BUILDING
MAINTENANCE PROJECT**

WHEREAS, the Muscatine County Board of Supervisors has retained Horizon Architecture to provide consulting architectural/engineering services for the Muscatine County Community Services Building Maintenance Project; and

WHEREAS, Horizon Architecture has prepared plans, specifications, form of contract and estimated cost for the project, which documents have been on file and available for public inspection in the Muscatine County Administration Office since Tuesday, June 24, 2025; and

WHEREAS, following notice of public hearing published in accordance with the law, a public hearing was held on Monday, June 30, 2025 at 9:00 a.m. in the Muscatine County Administration Building at which members of the public were allowed to be heard on the issue of the Muscatine County Community Services Building Maintenance Project, and on the documents prepared in connection therewith.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Muscatine County Board of Supervisors:

1. That the plans, specifications, form of contract and estimated cost of the Muscatine County Community Services Building Maintenance Project are hereby approved.
2. That Muscatine County shall solicit sealed bids for the proposed improvement in accordance with the law.
3. That bids must be received as described in the Notice to Bidders on or before the 17th day of July, 2025.
4. That bids shall be publicly announced at 9:00 a.m. on Monday, July 21, 2025 at the Muscatine County Board of Supervisors meeting.
5. That the sealed bids must be accompanied by a bid security equal to ten (10) percent of the bid.

PASSED AND APPROVED this 30th day of June, 2025.

ATTEST:

/s/Tibe Vander Linden
Muscatine County Auditor

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

Nolan updated the Board on the completed Courthouse Roof Project stating a final drone flyback has been completed. Nolan stated the Jail Insulated Panel Project is in progress and expected to be finished in mid to late July. Nolan stated additional louvers were installed at the jail for water infiltration at the mechanical penthouse and has been completed. Nolan stated the Administration Building is progressing with repointing, tuckpointing and brick replacement. Nolan stated the jail has access panels in need of replacement with a contract open to finish the work. The Engineering and Zoning building project design development is scheduled for late summer or fall. Nolan stated the County Conservation building feasibility studies will be discussed to select options.

County Jail Administrator Matt McCleary reviewed a Commissary Agreement with Keefe Commissary Network for exclusive rights to provide commissary food products and other items to the county for resale to inmates at the county jail. McCleary stated Keefe is also proposed for the Inmate Telephone Services Agreement and will offer a banking software and money management system. McCleary stated the current commissary supplier is with Turnkey Corrections, with the contract that expired three years ago and has continued without a contract. McCleary stated six to seven commissary companies were reviewed/considered over the past year before making a decision to recommend Keefe Commissary Network.

On a motion by Sorensen, second by Chick, the Board authorized Sheriff Quinn Reiss to execute a Commissary Agreement with Keefe Commissary Network. Ayes: All.

On a motion by Sorensen, second by Chick, the Board authorized Sheriff Quinn Reiss to execute an Inmate Telephone Services Agreement with Inmate Calling Solutions. Ayes: All.

On a motion by Sorensen, second by Sauer, the Board authorized the chair to sign a Building Automation System Maintenance Agreement with Winona Controls in the amount of \$40,000.00. Ayes: All.

County Engineer Bryan Horesowsky presented the bid letting results for project LFM-(FR-6) --7X-70, a PCC Pavement Grade and Replace Project on Stewart Rd (X61) from Fruitland Rd (G38) north to Muscatine City Limits as follows: Centennial Contractors of the Quad Cities Inc., Moline, Illinois - \$8,091,623.70, Metro Pavers, Iowa City, Iowa - \$5,354,117.35, Jones Contracting Corp., West Point, Iowa - \$5,469,777.00, Brandt Construction, Milan, Illinois - \$7,093,759.06; Heuer Construction Inc., Muscatine, Iowa - \$5,501,772.42, Peterson Contractors Inc., Reinbeck, Iowa - \$5,678,448.72 and Boomerang Corp., Anamosa, Iowa - \$5,775,784.70. Horesowsky recommended to award the bid to the low bid with Metro Pavers, Iowa City, Iowa, in the amount of \$5,354,117.35.

On a motion by Sorensen, second by Sauer, the Board awarded a bid for project LFM-(FR-6) --7X-70, a PCC Pavement Grade and Replace Project on Stewart Rd (X61) from Fruitland Rd (G38) north to Muscatine City Limits to Metro Pavers, Inc., Iowa City, Iowa for \$5,354,117.35. Ayes: All.

County Development Director Eric Furnas introduced student, Janine Knuesel from Switzerland, who is an exchange student staying with the Furnas family. Knuesel is observing American agriculture and works in an architecture and construction management firm in Switzerland. Knuesel will job shadow for the next month.

Furnas reviewed the proposal for HVAC and geothermal consulting services with A&J Associates stating he recommends to authorize the chair to sign. Furnas stated he will confirm with A&J Associates that the hourly rate is the same as a previous contract as the agreement does not state an hourly rate.

On a motion by Sorensen, second by Chick, the Board authorized the chair to sign a proposal for HVAC and geothermal consulting services with A&J Associates in an amount not to exceed \$8,900.00. Ayes: All.

Furnas stated he received the Courthouse Roof Project drone photographs and will print them for the Board. Mather inquired if the photos could be added to the county website. County Attorney Jim Barry requested to review the Renaissance Historic Exteriors contract before publishing drone photography, to confirm permission to publish photography.

Chick reviewed the updates regarding a potential merger involving our Local Workforce Development Board due to funding reductions and expected additional funding cuts due to proposed federal legislation. These challenges are forcing local areas across the state to evaluate how to continue delivering essential workforce services while meeting federal requirements. The potential merger is proposed to allow retention of local control, strengthen administrative capacity and ensure compliance. Each County Board of Supervisors is currently being asked to

consider approval to move forward with the formal merger process. If approved, the next steps will include developing a Share Liability Agreement, updating governance documents and ensuring operational continuity. Chick stated our region, Mississippi Valley LWDA, is made up of eight counties with the ultimate goal to merge with regions of South-Central Iowa, Northeast Iowa and East Central Iowa to make one region to then have over 50% of state funding. The Board consensus was to take no action at this time. The agenda item for discussion and possible action to approve the merger of South Central and Mississippi Valley Local Workforce Development Areas died for lack of a motion.

County Attorney Jim Barry held discussion with the Board about an email he received regarding an additional named manufacturer for the opioid litigation settlement. Barry stated he has not received the actual documents. Barry stated his recommendation is to sign and participate once the document is received. Barry stated he has agreed for Muscatine County to be a test county as the county was asked due to the fact that a lot of distribution of opioids over the years have occurred here. Barry stated this does not mean anything was done wrong but stated he wanted the Board to be aware that is why Muscatine has been asked to be a test county.

On a motion by Sauer, second by Kirchner, the Board approved the minutes of the June 23, 2025 regular meeting. Ayes: All

Correspondence.

Sorensen received an email from Community Foundation regarding MCSA requesting to abate liens on a property. Budget & Administrative Services Director Kala Naber stated Community Foundation will be at the next Board meeting to present this.

Mather received information from Veterans Affairs Director Eric Sanders stating the department will receive \$2,000.00 from a fundraiser conducted by Gerdau, located in Wilton, Iowa.

Chick received a call from Sarah Healey regarding new pea gravel on a road.

Kirchner received a phone call from a resident on New Era Road with concerns about trees along the road. Kirchner forwarded the information to County Engineer Bryan Horesowsky.

Committee Reports and Meetings.

Kirchner attended a West Liberty Economic Area Development (WELEAD) meeting on June 26, 2025.

Sorensen and Chick attended a ground breaking of the Orange and Fifth Street complex held by Community Foundation of Greater Muscatine in conjunction with Roy J. Carver Charitable Trust on June 24, 2025.

Sorensen and Chick attended a Housing Accelerator meeting on June 24, 2025.

Sorensen and Chick attended a Bi-State Regional Planning Commission meeting on June 25, 2025.

Chick attended a meeting held by CSL International to promote a proposed indoor tennis dome on June 25, 2025.

Chick attended a Mississippi Valley Workforce Area Board CEO Special meeting on June 25, 2025.

On a motion by Sorensen, second by Sauer, the Board approved Resolution #06-30-25-02
FY 2025/26 Budget Appropriations. Roll call vote: Ayes: All.

RESOLUTION #06-30-25-02
FY 2025/26 BUDGET APPROPRIATIONS

It is hereby resolved that the following amounts itemized by Department will be appropriated for
the Fiscal Year beginning July 1, 2025:

01	Board/Administration	897,898
02	Auditor	658,286
03	Treasurer	730,473
04	Attorney	1,485,024
05	Sheriff	3,802,499
06	Jail	8,974,510
07	Recorder	339,715
20	Engineer	17,612,190
22	Conservation Board	1,448,475
24	DHS	42,000
25	Community Services	1,070,958
28	Medical Examiner	257,830
30	Court Services	218,000
31	Board of Health	435,037
51	General Services	1,058,543
52	Information Services	1,113,289
53	Zoning	566,563
60	Mental Health Administration	40,000
99	Nondepartmental	14,393,620
	Subtotal Expenditures	55,144,910
	Transfers	3,370,000
	Total Including Transfers	\$58,514,910

It is further resolved that all appropriations made pursuant to this RESOLUTION lapse at the
close of business on June 30, 2026.

Passed and approved this 30th day of June, 2025.

ATTEST:

/s/Tibe Vander Linden
Muscatine County Auditor

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

On a motion by Chick, second by Sorensen, the Board re-appointed Jodi Royal Goodwin and Keith Ormsby to the Veterans Affairs Commission for a three-year term ending June 30, 2028. Ayes: All.

Budget & Administrative Services Director Kala Naber gave an update to the Board regarding Muscatine County Historic Preservation Commission 2025 CLG Grant funding. Naber stated the county received notification the grant funding has been paused due to not receiving federal funding. Therefore, the survey of North Calhoun Street, West Liberty, Iowa is on hold.

On a motion by Sorensen, second by Kirchner, the Board accepted the June 2025 payroll claims. Ayes: All.

Conservation Director Katie Hammond updated the Board on the Deep Lake Campground Project stating the project work will resume this week as the concrete work was on hold last week due to over 90-degree temperatures.

The meeting was adjourned at 9:51 A.M.

ATTEST:

Shannon Steele
Administrative/Elections Clerk

Nathan Mather, Chairperson
Board of Supervisors

Muscatine County Board of Supervisors
Monday, July 7, 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 Sauer, second by Sorensen, the Board approved claims dated July 7, 2025, in the amount of \$1,818,495.22. Ayes: All.

Race Director, Adam Raisbeck, provided a brief summary of plans proposed for the Muscatine Triathlon to the Board. Chick inquired on how long the roads will be closed for. Raisbeck stated he has shadowed other race directors recently and concluded that with the number of confirmed participants thus far, he does not expect the roads to be closed for longer than three hours. Raisbeck anticipates starting the closure of roads around 7:30 a.m. and reopening them around 10:30 a.m. Mather asked if the insurance portions have been reviewed by the necessary County staff. County Development Director, Eric Furnas, stated that all the applicable County departments have signed off on the required event permits. Furnas stated the Certificate of Insurance has been issued to Raisbeck as the director and USA Triathlon of Colorado as well as naming Muscatine County as an additional insurer. Raisbeck mentioned that some participants are coming from Carolina, California and Canada. Raisbeck stated that sign ups can be done online at www.muscatinetriathlon.com and clicking on "Get Me Registered" at the bottom of the page. Raisbeck also stated participants are required to obtain an individual insurance policy through registration.

On a motion by Chick, second by Sorensen, the Board approved to sign a Special Events Liability Release/Waiver & Indemnification Agreement for the Muscatine Triathlon with Race Director Adam Raisbeck. Ayes: All.

On a motion by Sorensen, second by Kirchner, the Board approved Resolution #07-07-25-01 Approval of Temporary Road Closures for the 2025 Muscatine Triathlon on August 2, 2025. Roll Call vote: Ayes: All.

RESOLUTION #07-07-25-01
APPROVAL OF TEMPORARY ROAD CLOSURES FOR THE 2025 MUSCATINE
TRIATHLON ON AUGUST 2, 2025

WHEREAS, a request received for road closures for the 2025 Muscatine Triathlon on August 2, 2025 is as follows: close Pettibone Ave from 41st St to Wiggins Rd, Wiggins Rd from Pettibone Ave to Stewart Rd (X61), Stewart Rd (X61) from Wiggins Rd to Muscatine Louisa County Line, 41st St from Pettibone Ave to City of Muscatine Limits, Stewart Rd (X61) at 41st St.; and

WHEREAS, the Muscatine Triathlon Race Director has received an approved Muscatine County Special Events Liability Release/Waiver & Indemnification Agreement on July 7, 2025.

NOW, THEREFORE BE IT RESOLVED that the Muscatine County Board of Supervisors hereby approves the temporary road closures, as stated above, for the 2025 Muscatine Triathlon on August 2, 2025.

PASSED AND APPROVED this 7th day of July 2025.

ATTEST:

/s/Shannon Steele
Administrative/Elections Clerk

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

On a motion by Sorensen, second by Sauer, the Board approved two utility permits: Lumen Custom Networks, Denver, Colorado – to bore along the back slope at the back of the right-of-way on F58/200th Street from address 3820 Highway 927 into Scott County – Section 1 & 2, T78N, R01E. The second permit is from Alliant Energy, Cedar Rapids, Iowa – to bore new electric along Underwood Avenue and part of 102nd Street to remove all the overhead lines from 1031 Underwood Avenue to 1223 Underwood Avenue – Section 1, 2, 11, 12, 13 and 14, T78N, 01W. Ayes: All.

County Engineer Bryan Horesowsky updated the Board on secondary road projects.

On a motion by Sorensen, second by Kirchner, the Board approved the following report of fees collected for the quarter ending June 30, 2025: County Recorder's fees of \$66,045.61, County Auditor's fees of \$1,379.35, Treasurer's fees of \$780,297.48 and the Sheriff's Office fees of \$24,128.58. Ayes: All.

On a motion by Sauer, second by Sorensen, the Board approved the minutes of June 17, 2025, joint meeting of the Muscatine School Board of Education, the Muscatine City Council and the Muscatine County Board of Supervisors. Ayes: All.

On a motion by Chick, second by Kirchner, the Board approved the minutes of the June 30, 2025 regular meeting. Ayes: All.

Correspondence:

Mather stated he received more information on good publicity for the county veterans sent to him from Veteran Affairs Director, Eric Sanders.

Committee & Meeting Reports:

Kirchner attended a committee meeting with Life Raft on July 2, 2025.

Kirchner stated the Muscatine County Fair will begin July 16, 2025. The fair parade will be held on Sunday, July 13, 2025 at West Liberty, Iowa at 2:00 P.M.

On a motion by Sauer, second by Chick, the Board approved one appointment of Jeff Snyder to the Muscatine County Conservation Board to fill a five-year term ending December 31, 2029.

Ayes: All. Mather stated it has been a privilege to have this many great folks apply and all applications will be kept on file for one year.

The meeting was adjourned at 9:12 A.M.

ATTEST:

Jane Claussen
1st Deputy Auditor

Nathan Mather, Chairperson
Board of Supervisors



City of Muscatine

ITEM NUMBER 2025-0310

AGENDA ITEM SUMMARY

DATE: 7/17/2025

STAFF

Brian Stineman, Public Works Director

SUBJECT

Request to Approve Amendment #001 to the Original Agreement with Bolton & Menk, Inc. for Design of a Railroad Trail Crossing at Oregon Street for the Amount of \$9,000.00.

EXECUTIVE SUMMARY

Request to Approve Amendment #001 to the Original Agreement with Bolton & Menk, Inc for Design of a Railroad Trail Crossing at Oregon Street.

STAFF RECOMMENDATION

Approve the request

BACKGROUND/DISCUSSION

In March of 2025, the City entered into a professional services agreement with Bolton & Menk, Inc. to design a railroad trail crossing at Oregon Street. The CPKC railroad and Iowa Department of Transportation are planning major changes to the rails at this crossing. In order to match timing with their construction, the city hired Bolton & Menk to assist with plan design. At the time of the initial agreement, it was unknown that part of the requirements of the DOT and railroad would be traffic signal preemption timing to ensure that the signals at Oregon Street and the crossing arms at the rails do not interact incorrectly, thereby trapping cars on the tracks or allowing cars to enter the crossing through a traffic signal onto active tracks. This is similar to what was required on Mississippi Drive at the Cedar and Iowa intersections with the railroad.

The cost of this timing study is not covered by the DOT or railroad. However, installation of signals and setting up the proper timing will be covered at their expense once it has been determined by our consultant.

CITY FINANCIAL IMPACT

Funds for this work are available from the railroad settlement fund budget.

ATTACHMENTS

1. Oregon Trail - Amendment 1

**AMENDMENT #001 TO AGREEMENT FOR PROFESSIONAL SERVICES
BETWEEN THE CITY OF MUSCATINE AND BOLTON & MENK, INC.**

This AMENDMENT #001 (“Amendment”) to the original Agreement for Professional Services between The City of Muscatine (“OWNER”) and Bolton & Menk, Inc. (“ENGINEER”) dated March 20th, 2025 (the “Agreement”) is made and entered into on this 17th day of July, 2025.

WHEREAS, OWNER has engaged ENGINEER, pursuant to the Agreement, to provide traffic signal preemption timing in connection with the Oregon Trail Crossing (the “Project”);

WHEREAS, OWNER and ENGINEER have agreed to amend the Agreement as set forth in this Amendment and subject to the terms and conditions of this Amendment; and,

NOW THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

1. SCOPE ATTACHMENT. The Scope Attachment is attached and incorporated herein by reference as Exhibit A. If the OWNER requests or ENGINEER performs additional services for the Project, ENGINEER shall make such request to OWNER in writing, setting forth any changes or additions to the Scope of the Agreement, including any additional deliverables requested for the Project in Exhibit A.

2. FEE ATTACHMENT. The Fee Attachment is attached and incorporated herein by reference as Exhibit B. If the ENGINEER requests additional fees for the services for the Project or for services performed pursuant to Exhibit A, ENGINEER shall make such request to OWNER in writing, setting forth any changes in fees and all fees associated with such additional services, in the same or substantially similar format as Exhibit B. If OWNER agrees to the change in scope or fees proposed by ENGINEER in writing, the parties will adjust the Maximum Fee to account for such changes. No claim for extra services performed by ENGINEER will be allowed by OWNER except as provided in this Amendment nor will ENGINEER perform any services or work not previously approved by OWNER except upon receipt of a written amendment.

3. Additional Forms. Exhibits A and B are attached and incorporated into the Agreement.

4. All Other Terms and Conditions of the Agreement. Any conflict or inconsistency as to terms set forth in this Amendment and the Agreement or other writing will be governed by this Amendment.

IN WITNESS WHEREOF, the parties have caused this AMENDMENT #001 to be executed by their duly authorized representatives on the dates written below.

City of Muscatine

BOLTON & MENK, INC.

SIGNED: _____

SIGNED: _____

NAME: _____

NAME: _____

TITLE: _____

TITLE: _____

DATE: _____

DATE: _____

EXHIBIT A – SCOPE ATTACHMENT TO AMENDMENT #001

This **SCOPE ATTACHMENT** is part of **AMENDMENT #001** to the Agreement. Unless otherwise agreed to in writing by the parties, any conflict or inconsistency as to the terms set forth in the Amendment and the Agreement shall be governed by the Amendment

TASK 5: SIGNAL PREEMPTION TIMING

Bolton & Menk will complete the design calculations to establish the traffic signal pre-emption timing for the railroad crossing. With the signal replacement by the CPKC the new signals will be connected to the existing signal at Oregon and Grandview. As part of this connection the timing for notifications between the traffic sign and railroad signal is required. This task will help establish this timing and coordination with the railroad.

EXHIBIT B – FEE ATTACHMENT

This **FEE ATTACHMENT** is part of **AMENDMENT #001** to the Agreement. Unless otherwise agreed to in writing by the parties, any conflict or inconsistency as to the terms set forth in the Amendment and the Agreement shall be governed by the Amendment.

1. The parties agree to the following additional services to complete the Project, as set forth below:

AMENDMENT (SERVICES AND DELIVERABLES)		Amount
Task 5	Signal Preemption Timing	\$9,000
THIS AMENDMENT TOTAL		\$9,000.00

AMENDMENT (IMPACT TO BUDGET)		
ORIGINAL AGREEMENT		\$24,600
PREVIOUS AMENDMENTS #000 -000		\$0.00
AMENDMENT #001 CHANGE		\$9,000
NEW PROJECT TOTAL, MAXIMUM FEE, NOT TO EXCEED		\$33,600



City of Muscatine

ITEM NUMBER 2025-0311

AGENDA ITEM SUMMARY

DATE: 7/17/2025

STAFF

Richard Klimes, Parks and Recreation Director
Melissa Baker, Parks Supervisor

SUBJECT

Request to Approve the Issuance of A Purchase Order To Raynor Door Of The Quad Cities, in the Amount of \$6,450.00, for New Garage Doors at the Greenwood Cemetery Maintenance Building.

EXECUTIVE SUMMARY

The Parks and Recreation Department Greenwood Cemetery Division requests the replacement of two garage doors. We are asking \$6,450.00 to be approved for Raynor Door Of The Quad Cities. Three quotes were received for this project and Raynor was the lowest bid. In the FY25/26 budget \$7,000 was approved as a capital item.

STAFF RECOMMENDATION

City Staff Recommend Approval

BACKGROUND/DISCUSSION

The Greenwood Cemetery Maintenance building has two garage doors which were approved for replacement in the FY25/26 budget. The current doors no longer seal correctly or close in a position to seal the interior space, allowing for massive amounts of heat to escape in the winter. We will be replacing the doors, rails, seals and metal around the door frame.

CITY FINANCIAL IMPACT

In the FY 25/26 Cemetery Budget, \$7,000 was approved for the replacement of two garage doors. Raynor Door of the Quad Cities' bid of \$6,450.00 was the low bid. The bid results are attached for review.

ATTACHMENTS

1. Cemetery Garage Doors

MEMORANDUM

July 9, 2025

TO: Richard Klimes, Director of Parks and Recreation
FROM: Melissa Baker, Park Maintenance Supervisor
SUBJECT: Cemetery Garage door Bid results

Raynor Door of the Quad Cities	\$6,450.00
Dan's Overhead Doors & More	\$7,466.00
Dan's Advanced Awnings Windows & Garage Doors	\$6,520.00



City of Muscatine

ITEM NUMBER 2025-0317

AGENDA ITEM SUMMARY

DATE: 7/17/2025

STAFF

Richard Klimes, Parks and Recreation Director
Melissa Baker, Parks Supervisor

SUBJECT

Request to Approve the Issuance of a Purchase Order to Sinclair Tractor, in the Amount of \$14,968.65, for a Zero-Turn Mower at Greenwood Cemetery.

EXECUTIVE SUMMARY

The Parks and Recreation Department Greenwood Cemetery Division requests the purchase of a new zero-turn mower. We are asking the \$14,968.65 to be approved for Sinclair Tractor. We received two additional quotes for this mower from Muscatine Lawn & Power and Smith's Sales and Service, John Deere was the lowest bid. The bid tab is attached. The Greenwood Cemetery zero turn was approved in the FY25/26 budget as a \$20,000 approved purchase.

STAFF RECOMMENDATION

City Staff recommends approval

BACKGROUND/DISCUSSION

This zero turn will replace a mower which is 9 years old. It is used on a daily basis to maintain the cemetery grounds.

CITY FINANCIAL IMPACT

In the FY 25/26 Cemetery budget, \$20,000 was approved for the purchase of a zero-turn mower. The bid tab is attached.

ATTACHMENTS

1. Zturn cemetery

MEMORANDUM

July 10, 2025

TO: Richard Klimes, Director of Parks and Recreation
FROM: Melissa Baker, Park Maintenance Supervisor
SUBJECT: Z-Turn Cemetery Mower

John Deere- John Deere Z975M 60" Rear Discharge	\$14,968.65
Smith Sales and Service Boss XL 60"	\$15,060.00
Muscatine Lawn and Power Hustler Super Z 60" Rear Discharge	\$17,903.04



City of Muscatine

ITEM NUMBER 2025-0324

AGENDA ITEM SUMMARY

DATE: 7/17/2025

STAFF

Kevin Coon, City Engineer
Brian Stineman, Public Works Director

SUBJECT

Request to Approve the Issuance of a Purchase Order to Street Smart Rentals, LLC. in the Amount of \$8,192.80 for the Purchase of Two Traffic Speed and Traffic Count Data Recorders.

EXECUTIVE SUMMARY

This request is to approve the issuance of a purchase order to Street Smart Rentals, LLC. in the amount of \$8,192.80 for the purchase of two traffic speed and traffic count data recorders. These recorders are for use in analyzing streets for the traffic calming program. They will also be used in conjunction with the police department to analyze various roadways and to validate complaints.

STAFF RECOMMENDATION

To approve the request

BACKGROUND/DISCUSSION

At the June 5th, 2025 City Council Meeting the Traffic Calming Program was approved. In order to enact this program, equipment was needed. This purchase order is the needed equipment. These data recorders will allow staff to accurately and discretely, record vehicle counts for a given time period along with the speeds of those vehicles.

As engineering staff were going through the process for the data recorders, more uses of the recorders were identified by the police department, making the recorders multi-use.

Four options were looked at for collectors. With size, duration of deployment without charging, and technical ability being weighed.

Price (For two units)

TrafficStat - \$5,414.50

StealthStat II - \$5,804.48

TrafficLogix- \$7,000 (rough price, would not give completed quote)

Armadillo- \$8,192.80 (includes gps add on for \$832.80)

The Armadillo was what was chosen. The weight is 3lb compared to the 20 lb of the TrafficStat and StealthStat, and 10 lb of the TrafficLogix. The size of the armadillo is half the size of the others as well. Both the TrafficLogix and Armadillo have a 2 week deployment time on battery while the TrafficStat and StealthStat were 8 days. The armadillo also classifies what approximate size vehicles are to help with the type of traffic that is being generated.

An image of an installed unit is included in the attachments.

CITY FINANCIAL IMPACT

Funds are available through the general Engineering Budget.

ATTACHMENTS

1. Armadillo Quote
2. Armadillo-Installation Photo
3. Stealth Stat II
4. Traffic Stat
5. TrafficLogix

Street Smart Rentals, LLC
6811 137th Ave NE
Columbus, MN 55025

PREPARED FOR

Matt Fowler
Muscatine Police Department
(563) 263-9922
mfowler@muscatineiowa.gov

Quote #	Q-58165-1
Date	6/25/2025
Expires On	7/25/2025
Rep Name	Adam Berg
Rep Phone	(651) 653-4648
Rep Email	aberg@streetsmartrental.com

Billing Address

Muscatine Police Department
312 East 5th Street
Muscatine, IA 52761

Shipping/Pick Up Address

Muscatine Police Department
312 East 5th Street
Muscatine, IA 52761

Pricing provided on this quote is valid for up to 30 days after the printed date. Thank you for your business!

PRODUCT CODE	DESCRIPTION	QTY	UNIT PRICE	TOTAL
Armadillo Carrying Case	Armadillo Carrying Case	2	\$355.00	\$710.00
Armadillo Tracker	Armadillo Tracker (Sale)	2	\$3,250.00	\$6,500.00
OPT-ADC-0060	Armadillo GPS Data Location Tagging	2	\$431.40	\$862.80

Subtotal*	\$8,072.80
Est. Freight*	\$120.00
Total*	\$8,192.80

*Totals do not include Tax. Taxes are applied on invoices if your account is not exempt.

Notes

Quoting:
(Qty 2)Houston Radar Armadillo Tracker
-Optional w/ GPS Data Location Tagging & Carrying Case
Delivery to customer
Terms: Paid in full at PO

Terms and Conditions

To accept this quote and terms outlined above, sign and date, and return.

Muscatine Police
Department
Signature

signature1 ("size": "medium");

css:visible=15

Print Name

n1 ("size": "small");

Date

d1 ("size": "small");

PO Number





Prepared By Daniel Greenwood
Phone (913) 428-3297
Email dgreenwood@kustomsignals.com

Created Date 6/18/2025
Expiration Date 9/18/2025

Quote To:

Name	Corporal Matt Fowler	Ship To Name	MUSCATINE POLICE DEPT
Bill To Name	MUSCATINE POLICE DEPT	Ship To	312 E 5TH ST
Bill To	312 E 5TH ST		MUSCATINE, IA 52761-4294
	MUSCATINE, IA 52761-4294		USA
	USA		

Product Code	Quantity	Product Description	Sales Price	Total Price
5200	1.00	StealthStat™ II Covert Traffic Data Collector. Includes IP-68 locking enclosure, wireless configuration & data download, USB configuration & download, secure mounting hardware common to PMD 10/12, KSI K-band directional RADAR for approaching, receding, and both directions target data collection. Includes SMARTstat™ configuration and analysis software.	\$2,902.24	\$2,902.24

Totals

Subtotal	\$2,902.24
Shipping and Handling	\$65.00
Total Amount	\$2,967.24

* Applicable Sales Tax Not Included. Seller may charge Buyer a 25% restocking fee.

Iowa State NASPO #24823

Valid through 8/31/2027

Includes shipping and handling

** No subscription service needed for survey software**

Options to consider; not included in total:

StealthStat II solar option \$460.00

Android tablet with Bluetooth and SMARTstat Lite application for wireless configuration and data retrieval \$316.00

Additional mounting kit \$208.00

Quote Acceptance

Signature _____
Name _____
Title _____
Date _____



Created Date 6/18/2025

Expiration Date 9/18/2025

Prepared By Daniel Greenwood
Phone (913) 428-3297
Email dgreenwood@kustomsignals.com

Quote To:

Name	Corporal Matt Fowler	Ship To Name	MUSCATINE POLICE DEPT
Bill To Name	MUSCATINE POLICE DEPT	Ship To	312 E 5TH ST
Bill To	312 E 5TH ST		MUSCATINE, IA 52761-4294
	MUSCATINE, IA 52761-4294		USA
	USA		

Product Code	Quantity	Product Description	Sales Price	Total Price
TSTAT-BAS	1.00	Trafficstat, basic package, with internal battery, battery charger, and SpeedView analysis software	\$2,707.25	\$2,707.25

Totals

Subtotal	\$2,707.25
Shipping and Handling	\$0.00
Total Amount	\$2,707.25

For detail Terms of Sale, please go to <http://mpdinc.com/cos.htm>

* Applicable Sales Tax Not Included. Seller may charge Buyer a 25% restocking fee.

IOWA ST. NASPO Pricing

Includes shipping and handling

Additional Options :

Solar panel w/ charge controller and mounting kit - \$435.00

Bluetooth option for TrafficStat - \$150.00

Quote Acceptance

Signature _____

Name _____

Title _____

Date _____

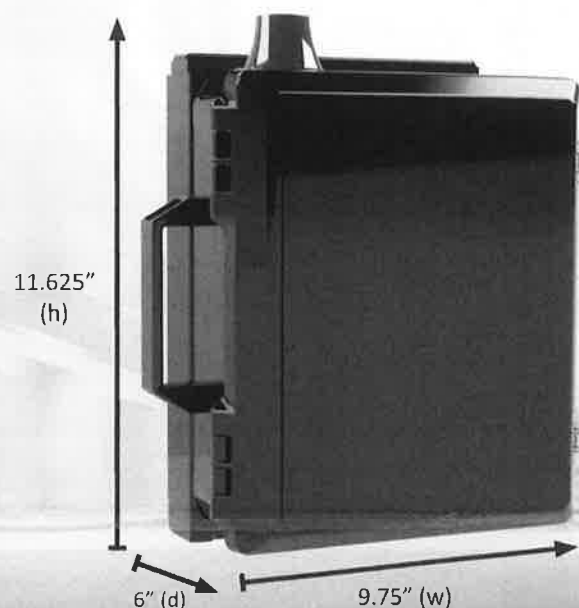


Speed Tracker

Collect, monitor, and analyze up-to-the-minute speed and traffic statistics with the fully integrated, wireless Traffic Logix Speed Tracker.

The Traffic Logix Speed Tracker is a simple, compact, wireless solution for managing speed complaints on local roads. It gathers detailed data on speeding violations and other traffic statistics and transmits it wirelessly and securely to Logix on Cloud.

The lightweight, discreet data collector offers a window into driver behavior, verifying or refuting speed complaints and confirming the need for further enforcement or intervention. Logix on Cloud provides easy remote access to your data, with robust reporting and visual charts and graphs which can be exported, saved, and printed.



Features

Discreet Design: Measure natural traffic patterns discreetly and unobtrusively.

Autonomous Operation: Ultra low power consumption offers up to 2 weeks of data collection with internal lithium-ion battery.

Optional Solar Power: Works with our solar panel kit to harness natural energy for continuous operation.

Long Lasting: Weatherproof case and vandal resistant enclosure offers enduring functionality.

Robust Traffic Analysis: Create detailed reports, charts and graphs to harness your data to make intuitive and efficient decisions.

Remote Data Access: Data sent wirelessly to Logix on Cloud, which can be accessed locally right from your desk.

Amazing Portability: Convenient carrying handle and universal mounting bracket make transporting and reinstalling your tracker quick and simple.



Mounting bracket

Accounts Payable

Transactions by Account

User: SMeyer
 Printed: 07/15/2025 - 4:20PM
 Batch: 00004.07.2025



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 00002.06.2025 Life Insurance	06/20/2025	0	1.20	
1000-00-0000-23550	RELIANCE STANDARD LIFE INS	CCPR Batch 00002.06.2025 Life Insurance	06/20/2025	0	1.50	
		Vendor Subtotal:			2.70	
1000-00-0000-23630	RELIANCE STANDARD LIFE INS	CCPR Batch 00001.06.2025 Optional Life	06/06/2025	0	308.13	
1000-00-0000-23630	RELIANCE STANDARD LIFE INS	CCPR Batch 00002.06.2025 Optional Life	06/20/2025	0	308.13	
		Vendor Subtotal:			616.26	
1000-01-1111-69900	TCM BANK NA VISA	WalMart - ERC Breakfast Food	06/30/2025	0	130.39	
1000-01-1111-69900	TCM BANK NA VISA	WalMart - Employee Service Award	06/30/2025	0	164.20	
1000-01-1111-69900	TCM BANK NA VISA	HyVee - ERC Breakfast Food	06/30/2025	0	725.97	
		Vendor Subtotal:			1,020.56	
1000-01-1112-68100	MUSCATINE CENTER SOCIAL ACT	July - Dec 2025	07/09/2025	0	15,000.00	
		Vendor Subtotal:			15,000.00	
1000-01-1112-68100	SENIOR RESOURCES INC	Subsidy	07/09/2025	0	7,500.00	
		Vendor Subtotal:			7,500.00	
1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUB	May Legal	06/30/2025	0	2,888.50	
1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUB	May Legal - Litigation	06/30/2025	0	315.00	
1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUB	May Legal - Ordinances	06/30/2025	0	210.00	
1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUB	June Legal	06/30/2025	0	2,640.50	
1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUB	June Legal - Nuisance	06/30/2025	0	157.50	
1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUB	June Legal - Albright	06/30/2025	0	337.50	

			Vendor Subtotal:		6,549.00
1000-01-1131-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	58.88
			Vendor Subtotal:		58.88
1000-01-1131-46600	RELIANCE STANDARD LIFE INS CC	LTD July 25	07/15/2025	0	72.78
			Vendor Subtotal:		72.78
1000-01-1131-61340	CIVICPLUS	Citizen Request Mngmt Software Renew	07/09/2025	0	16,390.90
			Vendor Subtotal:		16,390.90
1000-01-1131-61340	OPENGOV INC	OpenGov Renewal 7/1/25 - 6/30/25	07/09/2025	0	12,647.05
			Vendor Subtotal:		12,647.05
1000-01-1131-61340	TCM BANK NA VISA	Adobe ID	06/30/2025	0	59.99
			Vendor Subtotal:		59.99
1000-01-1132-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	20.22
			Vendor Subtotal:		20.22
1000-01-1132-46600	RELIANCE STANDARD LIFE INS CC	LTD July 25	07/15/2025	0	25.01
			Vendor Subtotal:		25.01
1000-01-1132-61220	LAW OFFICES OF HOPKINS & HUBB	June Legal - HR	06/30/2025	0	90.00
			Vendor Subtotal:		90.00
1000-01-1144-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	5.72
			Vendor Subtotal:		5.72

1000-01-1144-46600	RELiance STANDARD LIFE INS CCLTD July 25	07/15/2025	0	6.59
	Vendor Subtotal:			6.59
1000-01-1144-52840	DRJ GROUP, LLC First Aid Supplies	07/09/2025	0	16.87
	Vendor Subtotal:			16.87
1000-01-1144-61550	UNITY HEALTHCARE - TRINITY MMedical D Wheeler DOS 12/13/24	06/30/2025	0	80.00
1000-01-1144-61550	UNITY HEALTHCARE - TRINITY MMedical J Jirak DOS 3/11/25	06/30/2025	0	80.00
1000-01-1144-61550	UNITY HEALTHCARE - TRINITY MMedical W Pena DOS 3/7/25	06/30/2025	0	80.00
1000-01-1144-61550	UNITY HEALTHCARE - TRINITY MMedical M Schump DOS 5/20/25	06/30/2025	0	80.00
	Vendor Subtotal:			320.00
1000-01-1144-61550	DSI MEDICAL SERVICES INC Randoms	06/30/2025	0	784.00
	Vendor Subtotal:			784.00
1000-01-1144-66300	ARTHUR J GALLAGHER RISK MNG Environmental Liability - Fuel Tanks	07/09/2025	0	4,755.00
	Vendor Subtotal:			4,755.00
1000-01-1218-65100	QUAD CITY TIMES & MUSC JOURNPublic Hearing T & T Hackett	07/15/2025	0	39.67
	Vendor Subtotal:			39.67
1000-01-1218-68100	GREATER MUSCATINE CHAMBER Subsidy	07/09/2025	0	12,500.00
	Vendor Subtotal:			12,500.00
1000-01-1531-61660	JEREMY FERGUSON Monthly Cablecast Services	07/09/2025	0	500.00
	Vendor Subtotal:			500.00
1000-05-1141-46200	RELiance STANDARD LIFE INS CCLife Ins July	07/15/2025	0	34.15

		Vendor Subtotal:		34.15	
1000-05-1141-46600	RELIANCE STANDARD LIFE INS CCLTD July 25	07/15/2025	0	43.33	
		Vendor Subtotal:		43.33	
1000-05-1141-65100	QUAD CITY TIMES & MUSC JOURNOrdinance Vacation on Roby ROW	07/15/2025	0	28.04	
1000-05-1141-65100	QUAD CITY TIMES & MUSC JOURNOrdinance TNR Animal Control	07/15/2025	0	64.98	
1000-05-1141-65100	QUAD CITY TIMES & MUSC JOURNBudget Amend Publication	06/30/2025	0	132.84	
1000-05-1141-65100	QUAD CITY TIMES & MUSC JOURNMinutes 6/19/25	06/30/2025	0	415.87	
1000-05-1141-65100	QUAD CITY TIMES & MUSC JOURNPublic Notice Surplus Property	06/30/2025	0	29.41	
1000-05-1141-65100	QUAD CITY TIMES & MUSC JOURNOrdinance Franchise Fee	07/15/2025	0	97.81	
		Vendor Subtotal:		768.95	
1000-05-1143-46200	RELIANCE STANDARD LIFE INS CCLife Ins July	07/15/2025	0	46.12	
		Vendor Subtotal:		46.12	
1000-05-1143-46600	RELIANCE STANDARD LIFE INS CCLTD July 25	07/15/2025	0	68.49	
		Vendor Subtotal:		68.49	
1000-05-1146-46200	RELIANCE STANDARD LIFE INS CCLife Ins July	07/15/2025	0	30.38	
		Vendor Subtotal:		30.38	
1000-05-1146-46600	RELIANCE STANDARD LIFE INS CCLTD July 25	07/15/2025	0	39.81	
		Vendor Subtotal:		39.81	
1000-05-1146-51100	AMAZON.COM	Couplers/Printer Cable	07/09/2025	0	30.94
		Vendor Subtotal:		30.94	
1000-05-1146-51400	AMAZON.COM	HDMI Cable/Aux Jack	07/15/2025	0	33.97

			Vendor Subtotal:		33.97
1000-05-1146-61340	WINSOR CONSULTING GROUP LLC	Connectwise	06/30/2025	0	729.54
1000-05-1146-61340	WINSOR CONSULTING GROUP LLC	Connectwise	07/09/2025	0	727.20
			Vendor Subtotal:		1,456.74
1000-05-1146-61340	TCM BANK NA VISA	Jamf Subscription	06/30/2025	0	20.00
			Vendor Subtotal:		20.00
1000-05-1146-65240	MUSCATINE POWER & WATER	June Internet - Weed Park	06/30/2025	0	83.18
1000-05-1146-65240	MUSCATINE POWER & WATER	Internet June	06/30/2025	0	83.18
1000-05-1146-65240	MUSCATINE POWER & WATER	Internet June	06/30/2025	0	59.99
			Vendor Subtotal:		226.35
1000-05-1146-65260	VERIZON WIRELESS	June Cell Phones	06/30/2025	0	80.02
			Vendor Subtotal:		80.02
1000-10-1221-32520	RIVO INC	Reimb Permit PP0021-2025 & PP0020-2	06/30/2025	0	35.00
			Vendor Subtotal:		35.00
1000-10-1221-32530	MARY WETZEL	Refund Permit EP0106-2025	07/09/2025	0	25.00
			Vendor Subtotal:		25.00
1000-10-1221-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	80.35
			Vendor Subtotal:		80.35
1000-10-1221-46600	RELIANCE STANDARD LIFE INS CCLTD	July 25	07/15/2025	0	119.47
			Vendor Subtotal:		119.47

1000-10-1221-51200	TCM BANK NA VISA	Plan Review Records Book	06/30/2025	0	35.95 00030871
1000-10-1221-51200	TCM BANK NA VISA	2015 Residential Code Book	06/30/2025	0	162.00 00030871
1000-10-1221-51200	TCM BANK NA VISA	NFPA 70: National Electrical Code (NEC	06/30/2025	0	155.00 00030917
1000-10-1221-51200	TCM BANK NA VISA	2015 Building Code Book	06/30/2025	0	162.00 00030871
1000-10-1221-51200	TCM BANK NA VISA	2015 Building Code Handbook	06/30/2025	0	110.00 00030871
1000-10-1221-51200	TCM BANK NA VISA	2023 Guideline on Panelization for Build	06/30/2025	0	19.00 00030871
1000-10-1221-51200	TCM BANK NA VISA	Plan Review Study Guide	06/30/2025	0	24.00 00030871
Vendor Subtotal:					667.95
1000-10-1221-61230	TCM BANK NA VISA	Washoe County Recorder - ROW Audito	06/30/2025	0	15.45
1000-10-1221-61230	TCM BANK NA VISA	Washoe County Recorder - ROW Deed F	06/30/2025	0	114.84
Vendor Subtotal:					130.29
1000-10-1221-61660	MUSCATINE COUNTY ABSTRACT	Update Hawkeye Abstract	07/15/2025	0	275.00
Vendor Subtotal:					275.00
1000-10-1221-62120	A NOTCH ABOVE TREE SERVICE	518 W 3rd St - Remove ROW trees	06/30/2025	0	2,360.00 00030932
Vendor Subtotal:					2,360.00
1000-10-1221-62310	ADVANCED BUSINESS SYSTEMS IT	Copier	07/15/2025	0	29.00
1000-10-1221-62310	ADVANCED BUSINESS SYSTEMS IT	Copies	07/15/2025	0	9.68
Vendor Subtotal:					38.68
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT	Nuisance - 1905 Hershey	06/30/2025	0	84.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT	Nuisance - 509 W 4th St	06/30/2025	0	77.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT	Nuisance - 606 Chestnut	06/30/2025	0	168.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT	Nuisance - 412 W 3rd ST	06/30/2025	0	77.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT	Nuisance - 915 Oregon	06/30/2025	0	379.75
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT	Nuisance - 910 Sycamore	06/30/2025	0	360.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT	Nuisance - 201 W 3rd St	06/30/2025	0	168.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT	Nuisance - 605 E 6th St	06/30/2025	0	71.75
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT	Nuisance - 606 Chestnut	06/30/2025	0	129.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT	Nuisance - 412 W 3rd St	06/30/2025	0	91.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT	Nuisance - 615 E 6th St	06/30/2025	0	245.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT	Nuisance - 715 E 6th St	06/30/2025	0	374.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT	Nuisance - 610 Oak St	06/30/2025	0	129.50

1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - 606 E 7th St	06/30/2025	0	129.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - 2003 Breese	06/30/2025	0	113.13
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - 1815 Schley	06/30/2025	0	81.32
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - 5111 W 59th Ave	06/30/2025	0	115.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - 1114 Nebraska	06/30/2025	0	81.32
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - 2203 Lucas St	06/30/2025	0	41.38
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - 706 Pine	06/30/2025	0	81.32
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - Parcel 0825276025	06/30/2025	0	82.60
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - 208 Green St	06/30/2025	0	129.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - 1303 Kansas	06/30/2025	0	360.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - 132 Sheridan	06/30/2025	0	360.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - 515 Main St	06/30/2025	0	91.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - 899 Woodlawn	06/30/2025	0	283.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - 404 Busch St	06/30/2025	0	322.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - 1607 Lincoln Blvd	06/30/2025	0	283.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - 2003 Breese	06/30/2025	0	79.88
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - 1815 Schley	06/30/2025	0	39.94
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - 1114 Nebraska	06/30/2025	0	78.44
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - 1632 Beach Cir	06/30/2025	0	169.44
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - Parcel 0835357012	06/30/2025	0	79.88
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - 2203 Lucas St	06/30/2025	0	39.94
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - 112 Roscoe	06/30/2025	0	39.94
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - 706 Pine	06/30/2025	0	41.38
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - Parcel 025276025	06/30/2025	0	52.44
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - 1200 E 2nd St	06/30/2025	0	129.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance - 1925 Grandview	06/30/2025	0	308.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance Abatement - 955 Newell	07/09/2025	0	168.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance Abatement - 210 E 8th St	07/09/2025	0	360.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance Abatement - 708 Newell Ave	07/09/2025	0	206.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance Abatement - 1020 Sycamore St	07/09/2025	0	245.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance Abatement - 930 Colver St	07/09/2025	0	360.50

Vendor Subtotal: 7,311.35

1000-10-1221-64500	TAMARA WAGNER	Reimb Mileage 6/16/25 - 6/27/25	06/30/2025	0	103.95
--------------------	---------------	---------------------------------	------------	---	--------

Vendor Subtotal: 103.95

1000-10-1221-65275	VERIZON WIRELESS	June Cell Phones	06/30/2025	0	233.02
--------------------	------------------	------------------	------------	---	--------

Vendor Subtotal: 233.02

1000-10-1221-65275	TCM BANK NA VISA	Google Voice	06/30/2025	0	53.54
		Vendor Subtotal:			53.54
1000-10-1221-65275	VERIZON	June GPS	06/30/2025	0	69.60
		Vendor Subtotal:			69.60
1000-10-1221-68200	BI-STATE REGIONAL COMMISSION	Dues 7/1/25 - 9/30/25	07/09/2025	0	2,880.25
		Vendor Subtotal:			2,880.25
1000-10-1221-69200	AMAZON.COM	Shipping - File Cabinet with Open Shelf	06/30/2025	0	19.99 00030902
		Vendor Subtotal:			19.99
1000-10-1221-69200	TCM BANK NA VISA	Shipping	06/30/2025	0	27.67 00030871
		Vendor Subtotal:			27.67
1000-10-1221-69400	TCM BANK NA VISA	ICMA - Membership	06/30/2025	0	200.00
		Vendor Subtotal:			200.00
1000-10-1221-74400	AMAZON.COM	Office Drafting Chair	06/30/2025	0	229.99 00030902
1000-10-1221-74400	AMAZON.COM	Bookcase with File Cabinet Drawers	06/30/2025	0	279.98 00030902
1000-10-1221-74400	AMAZON.COM	File Cabinet with Open Shelf	06/30/2025	0	137.44 00030902
1000-10-1221-74400	AMAZON.COM	Height Adjustable Desk	06/30/2025	0	369.99 00030902
1000-10-1221-74400	AMAZON.COM	Discount promo	06/30/2025	0	-50.00
		Vendor Subtotal:			967.40
1000-15-1311-33430	GATSO USA INC.	ATE Fees - June	06/30/2025	0	13,824.00
		Vendor Subtotal:			13,824.00
1000-15-1311-33435	TCM BANK NA VISA	Iowa Judicial Branch - ATE Filing	06/30/2025	0	95.00
1000-15-1311-33435	TCM BANK NA VISA	Iowa Judicial Branch - ATE Filing	06/30/2025	0	95.00
1000-15-1311-33435	TCM BANK NA VISA	Iowa Judicial Branch - ATE Filing	06/30/2025	0	95.00

[illegible]

Vendor Subtotal: 2,996.76

1000-15-1311-33440	MUNICIPAL COLLECTIONS OF AMI	Collection Agency Fee - June	06/30/2025	0	149.04
--------------------	------------------------------	------------------------------	------------	---	--------

Vendor Subtotal: 149.04

1000-15-1311-46200	RELIANCE STANDARD LIFE INS CCLife Ins July	07/15/2025	0	308.53
--------------------	--	------------	---	--------

Vendor Subtotal: 308.53

1000-15-1311-46600	RELIANCE STANDARD LIFE INS CCLTD July 25	07/15/2025	0	269.44
--------------------	--	------------	---	--------

1000-15-1311-46600	RELiance STANDARD LIFE INS CCBW LTD July		07/15/2025	0	12.49
	Vendor Subtotal:				281.93
1000-15-1311-52240	AMAZON.COM	USB Flash Drives	07/15/2025	0	322.36
	Vendor Subtotal:				322.36
1000-15-1311-52830	TCM BANK NA VISA	Enforcer II Tint Meter TM1000	06/30/2025	0	356.00 00031010
	Vendor Subtotal:				356.00
1000-15-1311-52890	MENARDS (MUSC)	Can Opener/Can Spout	06/30/2025	0	60.91
1000-15-1311-52890	MENARDS (MUSC)	Ext Cord/Gorilla Glue	06/30/2025	0	22.97
	Vendor Subtotal:				83.88
1000-15-1311-52890	AMAZON.COM	Makita 18V cordless vacuum	06/30/2025	0	229.00 00031028
1000-15-1311-52890	AMAZON.COM	Computer Charging Cords	06/30/2025	0	47.51
	Vendor Subtotal:				276.51
1000-15-1311-61340	WEST PUBLISHING CORPORATION	Clear Web Plus	07/09/2025	0	526.37
	Vendor Subtotal:				526.37
1000-15-1311-61520	UNITY HEALTHCARE - TRINITY M	Medical N Sink DOS 3/18/25	06/30/2025	0	152.00
1000-15-1311-61520	UNITY HEALTHCARE - TRINITY M	Medical N Sink DOS 3/18/25	06/30/2025	0	288.00
1000-15-1311-61520	UNITY HEALTHCARE - TRINITY M	Medical K Middagh DOS 3/24/25	06/30/2025	0	319.00
1000-15-1311-61520	UNITY HEALTHCARE - TRINITY M	Medical K Middagh DOS 3/24/25	06/30/2025	0	115.00
1000-15-1311-61520	UNITY HEALTHCARE - TRINITY M	Medical S Wheeler DOS 3/25/25	06/30/2025	0	187.00
1000-15-1311-61520	UNITY HEALTHCARE - TRINITY M	Medical A Shoultz DOS 3/25/25	06/30/2025	0	55.00
1000-15-1311-61520	UNITY HEALTHCARE - TRINITY M	Medical S Wheeler DOS 3/25/25	06/30/2025	0	272.18
1000-15-1311-61520	UNITY HEALTHCARE - TRINITY M	Medical A Shoultz DOS 3/25/25	06/30/2025	0	404.18
1000-15-1311-61520	UNITY HEALTHCARE - TRINITY M	Medical T Staley DOS 3/31/25	06/30/2025	0	187.00
1000-15-1311-61520	UNITY HEALTHCARE - TRINITY M	Medical B Jameson DOS 3/31/25	06/30/2025	0	152.00
1000-15-1311-61520	UNITY HEALTHCARE - TRINITY M	Medical B Jameson DOS 3/31/25	06/30/2025	0	288.00
1000-15-1311-61520	UNITY HEALTHCARE - TRINITY M	Medical C Jensen DOS 3/31/25	06/30/2025	0	97.00
1000-15-1311-61520	UNITY HEALTHCARE - TRINITY M	Medical T Staley DOS 3/31/25	06/30/2025	0	253.00
1000-15-1311-61520	UNITY HEALTHCARE - TRINITY M	Medical C Jensen DOS 3/31/25	06/30/2025	0	325.00

1000-15-1311-61520	UNITY HEALTHCARE - TRINITY M	Medical C Cabrera DOS 5/9/25	06/30/2025	0	97.00
1000-15-1311-61520	UNITY HEALTHCARE - TRINITY M	Medical C Cabrera DOS 5/9/25	06/30/2025	0	343.00
1000-15-1311-61520	UNITY HEALTHCARE - TRINITY M	Medical C Cabrera DOS 5/16/25	06/30/2025	0	80.00
		Vendor Subtotal:			3,614.36
1000-15-1311-61660	CREDIT BUREAU MORTGAGE SVC	Background Check Bell	06/30/2025	0	10.00
		Vendor Subtotal:			10.00
1000-15-1311-62530	STERICYCLE INC	Shredding	07/09/2025	0	39.68
		Vendor Subtotal:			39.68
1000-15-1311-64120	BRITT JAMESON	Reimb Meal 6/27/25	06/30/2025	0	15.00
		Vendor Subtotal:			15.00
1000-15-1311-64200	TCM BANK NA VISA	Womens Leadership - Registration Sink	06/30/2025	0	175.22
		Vendor Subtotal:			175.22
1000-15-1311-65210	MUSCATINE POWER & WATER	June Phones - PSB	06/30/2025	0	45.79
		Vendor Subtotal:			45.79
1000-15-1311-69200	TCM BANK NA VISA	USPS - Postage	06/30/2025	0	24.45
		Vendor Subtotal:			24.45
1000-15-1311-74200	PURE FITNESS INNOVATIONS	PowerLift Multi Adjustable Bench 0-90-	06/30/2025	0	1,198.00 00031026
1000-15-1311-74200	PURE FITNESS INNOVATIONS	Hammer Strength Smith Machine- CPO	06/30/2025	0	2,499.00 00031026
		Vendor Subtotal:			3,697.00
1000-15-1312-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	3.13
		Vendor Subtotal:			3.13

1000-15-1312-46600	RELIANCE STANDARD LIFE INS CCBW LTD July	07/15/2025	0	15.42
	Vendor Subtotal:			15.42
1000-15-1312-61530	MUSCATINE VETERINARY HOSPIT Vet Services - Fergus	06/30/2025	0	28.00
1000-15-1312-61530	MUSCATINE VETERINARY HOSPIT Vet Services - Duece	06/30/2025	0	78.67
1000-15-1312-61530	MUSCATINE VETERINARY HOSPIT Vet Services - Sadie	06/30/2025	0	78.67
	Vendor Subtotal:			185.34
1000-15-1312-61650	PETDATA, INC Pet Licensing	06/30/2025	0	500.00
	Vendor Subtotal:			500.00
1000-15-1317-65260	MUSCATINE CO ADMINISTRATIONHIDTA Cell Phones - June	06/30/2025	0	131.53
	Vendor Subtotal:			131.53
1000-15-1317-65260	VERIZON WIRELESS Cell Phone HIDTA	06/30/2025	0	49.22
	Vendor Subtotal:			49.22
1000-20-1321-46200	RELIANCE STANDARD LIFE INS CCLife Ins July	07/15/2025	0	430.02
	Vendor Subtotal:			430.02
1000-20-1321-46600	RELIANCE STANDARD LIFE INS CCLTD July 25	07/15/2025	0	166.38
	Vendor Subtotal:			166.38
1000-20-1321-51100	AMAZON.COM Staple Cartridge	07/15/2025	0	11.20
	Vendor Subtotal:			11.20
1000-20-1321-51200	TCM BANK NA VISA ANSI - Standard for Cleaning Comm Kit	06/30/2025	0	30.00
	Vendor Subtotal:			30.00

1000-20-1321-52300	DINGES PARTNERS GROUP LLC	LIFELINERS-KL23 FF HOOD	06/30/2025	0	460.00 00031040
1000-20-1321-52300	DINGES PARTNERS GROUP LLC	STRUCTURAL FF BLOVE WITH DIG	06/30/2025	0	1,529.00 00031040
1000-20-1321-52300	DINGES PARTNERS GROUP LLC	STRUCTURAL FF BLOVE WITH DIG	06/30/2025	0	40.11
1000-20-1321-52300	DINGES PARTNERS GROUP LLC	credit	06/30/2025	0	-804.95
Vendor Subtotal:					1,224.16
1000-20-1321-52600	MENARDS (MUSC)	Water	06/30/2025	0	17.40
Vendor Subtotal:					17.40
1000-20-1321-52840	TCM BANK NA VISA	Poplar Plastics Construction Film: Heavy	06/30/2025	0	85.02 00031002
1000-20-1321-52840	TCM BANK NA VISA	Drain Cover Seal 36x36 Yellow #48FZ1	06/30/2025	0	386.08 00031002
Vendor Subtotal:					471.10
1000-20-1321-52890	MENARDS (MUSC)	Battery/Charger	06/30/2025	0	71.98
1000-20-1321-52890	MENARDS (MUSC)	Battery Deposit	06/30/2025	0	10.00
1000-20-1321-52890	MENARDS (MUSC)	Battery Deposit	06/30/2025	0	-10.00
Vendor Subtotal:					71.98
1000-20-1321-53220	ARNOLD MOTOR SUPPLY	Tailpip Bandage Eng #311	07/15/2025	0	6.59
Vendor Subtotal:					6.59
1000-20-1321-53220	AMAZON.COM	Truck-Lite LED Lamp	06/30/2025	0	56.34
Vendor Subtotal:					56.34
1000-20-1321-53220	TCM BANK NA VISA	Inmar Marine Group - Boat Parts	06/30/2025	0	64.90
Vendor Subtotal:					64.90
1000-20-1321-61340	ESO SOLUTIONS	ESO Support/Maintenance 6/29/25 - 6/30	07/09/2025	0	5,918.34
Vendor Subtotal:					5,918.34

1000-20-1321-61520	UNITY HEALTHCARE - TRINITY M	Medical D Bartels DOS 5/20/25	06/30/2025	0	229.00
1000-20-1321-61520	UNITY HEALTHCARE - TRINITY M	Medical G Wilder DOS 5/21/25	06/30/2025	0	229.00
		Vendor Subtotal:			458.00
1000-20-1321-62210	PHELPS THE UNIFORM SPECIALIST	Laundry Service	07/15/2025	0	31.89
		Vendor Subtotal:			31.89
1000-20-1321-64120	TCM BANK NA VISA	NFA meal ticket - G. Ronzheimer 6/14-6	06/30/2025	0	314.23 00030795
1000-20-1321-64120	TCM BANK NA VISA	Eastern Iowa Airport - Parking Fees Ron	06/30/2025	0	22.00
		Vendor Subtotal:			336.23
1000-20-1321-65240	MUSCATINE POWER & WATER	June Phones - PSB	06/30/2025	0	43.10
		Vendor Subtotal:			43.10
1000-20-1321-67320	MIDWEST BREATHING AIR LLC	Quarterly Testing & Service - Breathing .	07/15/2025	0	426.26
		Vendor Subtotal:			426.26
1000-25-1115-38420	PATTI FULLER-BLOECHL	Wellness Reimb - P Fuller - Bloechl	07/15/2025	0	50.00
		Vendor Subtotal:			50.00
1000-25-1115-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	3.44
		Vendor Subtotal:			3.44
1000-25-1115-46600	RELIANCE STANDARD LIFE INS CC	LTD July 25	07/15/2025	0	5.91
		Vendor Subtotal:			5.91
1000-25-1411-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	3.13
		Vendor Subtotal:			3.13

1000-25-1411-46600	RELiance STANDARD LIFE INS CCBW LTD July		07/15/2025	0	18.33
	Vendor Subtotal:				18.33
1000-25-1411-52740	MUSCATINE LAWN & POWER	Oil	06/30/2025	0	46.21
	Vendor Subtotal:				46.21
1000-25-1411-52740	SIGUORNEY TRACTOR & IMPL	Oil	06/30/2025	0	28.80
1000-25-1411-52740	SIGUORNEY TRACTOR & IMPL	Oil	07/15/2025	0	14.40
	Vendor Subtotal:				43.20
1000-25-1411-52860	MENARDS (MUSC)	4X4 POST SLEEVES	06/30/2025	0	199.95 00030916
	Vendor Subtotal:				199.95
1000-25-1411-53110	MENARDS (MUSC)	Trim Nails	06/30/2025	0	33.36
	Vendor Subtotal:				33.36
1000-25-1411-53220	ARNOLD MOTOR SUPPLY	Oil Filter	06/30/2025	0	23.88
1000-25-1411-53220	ARNOLD MOTOR SUPPLY	Coupler	07/15/2025	0	10.20
	Vendor Subtotal:				34.08
1000-25-1411-53220	MUSCATINE LAWN & POWER	Filter Case	07/15/2025	0	41.32
1000-25-1411-53220	MUSCATINE LAWN & POWER	124314 MULCH KIT SUPER Z	06/30/2025	0	524.58 00030920
1000-25-1411-53220	MUSCATINE LAWN & POWER	117-0390 Hydro Filter	06/30/2025	0	105.98 00031004
1000-25-1411-53220	MUSCATINE LAWN & POWER	604126 Hustler X-One Hydro Filters	06/30/2025	0	112.76 00031004
1000-25-1411-53220	MUSCATINE LAWN & POWER	607768X Hustler Super Z Hydro Filter	06/30/2025	0	132.15 00031004
	Vendor Subtotal:				916.79
1000-25-1411-53220	SIGUORNEY TRACTOR & IMPL	Cover	07/15/2025	0	11.04
	Vendor Subtotal:				11.04
1000-25-1411-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Greenwood	06/30/2025	0	13.53

			Vendor Subtotal:		13.53
1000-25-1411-62530	SYCAMORE PRINTING INC	Map Prints	06/30/2025	0	15.00
			Vendor Subtotal:		15.00
1000-25-1411-65210	MUSCATINE POWER & WATER	Telephone June	06/30/2025	0	35.98
1000-25-1411-65210	MUSCATINE POWER & WATER	Phone June	06/30/2025	0	30.69
			Vendor Subtotal:		66.67
1000-25-1411-67140	A-1 QUALITY TIRE & CAR CARE	Tire	07/15/2025	0	29.95
1000-25-1411-67140	A-1 QUALITY TIRE & CAR CARE	Tire	07/15/2025	0	29.95
			Vendor Subtotal:		59.90
1000-25-1421-46200	RELIANCE STANDARD LIFE INS CCL	Life Ins July	07/15/2025	0	29.44
			Vendor Subtotal:		29.44
1000-25-1421-46600	RELIANCE STANDARD LIFE INS CCL	LTD July 25	07/15/2025	0	35.82
			Vendor Subtotal:		35.82
1000-25-1421-51400	AMAZON.COM	Clock	06/30/2025	0	15.98
			Vendor Subtotal:		15.98
1000-25-1421-69400	IOWA PARKS & RECREATION ASSC	Membership - R Klimes	07/09/2025	0	180.00
			Vendor Subtotal:		180.00
1000-25-1423-46200	RELIANCE STANDARD LIFE INS CCL	Life Ins July	07/15/2025	0	33.13
			Vendor Subtotal:		33.13
1000-25-1423-46600	RELIANCE STANDARD LIFE INS CCL	LTD July 25	07/15/2025	0	17.41

1000-25-1423-46600	RELiance STANDARD LIFE INS CCBW LTD July		07/15/2025	0	103.45
		Vendor Subtotal:			120.86
1000-25-1423-52100	MENARDS (MUSC)	Water Hose	07/09/2025	0	35.99
		Vendor Subtotal:			35.99
1000-25-1423-52400	MENARDS (MUSC)	Bleach/ZEP/Gloves	07/09/2025	0	47.93
		Vendor Subtotal:			47.93
1000-25-1423-52810	COMMERCIAL RECREATION SPECIFIBERGLASS ENCLOSED ASSEMBL		07/15/2025	0	1,070.00 00031118
1000-25-1423-52810	COMMERCIAL RECREATION SPECIMPRO TOUCH SCREEN		07/15/2025	0	280.00 00031118
1000-25-1423-52810	COMMERCIAL RECREATION SPECIFRONT USB ASSEMBLY		07/15/2025	0	94.30 00031118
1000-25-1423-52810	COMMERCIAL RECREATION SPECISHIPPING		07/15/2025	0	160.00 00031118
1000-25-1423-52810	COMMERCIAL RECREATION SPECIDIGITAL IO 12/24 MAESTROPC		07/15/2025	0	1,940.00 00031118
1000-25-1423-52810	COMMERCIAL RECREATION SPECISHIPPING		06/30/2025	0	80.00 00030826
1000-25-1423-52810	COMMERCIAL RECREATION SPECIMPRO TOUCH SCREEN		06/30/2025	0	280.00 00030826
1000-25-1423-52810	COMMERCIAL RECREATION SPECICredit		06/30/2025	0	-290.00
		Vendor Subtotal:			3,614.30
1000-25-1423-52810	OUTDOOR RECREATION PRODUCTInstall Services		06/30/2025	0	2,300.00 00030450
		Vendor Subtotal:			2,300.00
1000-25-1423-52830	MENARDS (MUSC)	Pruner	07/09/2025	0	12.99
		Vendor Subtotal:			12.99
1000-25-1423-53130	PLUMB SUPPLY COMPANY	Flange	06/30/2025	0	73.57
		Vendor Subtotal:			73.57
1000-25-1423-53220	GRAINGER DEPT 802675066	Keyed Padlock	07/15/2025	0	81.84
		Vendor Subtotal:			81.84

1000-25-1423-53220	MENARDS (MUSC)	Gauge/AC Foam	06/30/2025	0	57.92
1000-25-1423-53220	MENARDS (MUSC)	Safety Glasses/Cut Off Wheel	07/09/2025	0	12.77
		Vendor Subtotal:			70.69
1000-25-1423-53220	MUSCATINE LAWN & POWER	Speed Sensor	06/30/2025	0	36.38
1000-25-1423-53220	MUSCATINE LAWN & POWER	Filter	07/09/2025	0	25.94
		Vendor Subtotal:			62.32
1000-25-1423-53220	REEVES BATTERY SALES	Battery	07/15/2025	0	80.00
		Vendor Subtotal:			80.00
1000-25-1423-62210	PHELPS THE UNIFORM SPECIALIST	Laundry Service - Mat & Towel	07/15/2025	0	14.40
1000-25-1423-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Weed Park	06/30/2025	0	14.40
		Vendor Subtotal:			28.80
1000-25-1423-62530	MUSCATINE LUMBER	Keys	07/09/2025	0	21.35
		Vendor Subtotal:			21.35
1000-25-1423-64200	TCM BANK NA VISA	IowaAgriculture.gov - Pesticide License	06/30/2025	0	25.00
		Vendor Subtotal:			25.00
1000-25-1423-65210	MUSCATINE POWER & WATER	June Phone - River Center	06/30/2025	0	21.39
1000-25-1423-65210	MUSCATINE POWER & WATER	Phone June	06/30/2025	0	30.87
1000-25-1423-65210	MUSCATINE POWER & WATER	May Phone - River Center	06/30/2025	0	29.03
		Vendor Subtotal:			81.29
1000-25-1423-65310	ALLIANT ENERGY	Natural Gas June	06/30/2025	0	57.66
1000-25-1423-65310	ALLIANT ENERGY	Natural Gas June	06/30/2025	0	37.83
		Vendor Subtotal:			95.49
1000-25-1423-65320	MUSCATINE POWER & WATER	May Electric - River Center	06/30/2025	0	102.34

1000-25-1423-65320	MUSCATINE POWER & WATER	May Electric - Maint Shed	06/30/2025	0	43.10
1000-25-1423-65320	MUSCATINE POWER & WATER	May Electric - Park Commission	06/30/2025	0	18.51
Vendor Subtotal:					163.95
1000-25-1423-65410	MUSCATINE POWER & WATER	May Water - Maint Shed	06/30/2025	0	7.06
1000-25-1423-65410	MUSCATINE POWER & WATER	May Water - River Center	06/30/2025	0	30.48
Vendor Subtotal:					37.54
1000-25-1423-67140	A-1 QUALITY TIRE & CAR CARE	Tire Repair	07/15/2025	0	38.45
Vendor Subtotal:					38.45
1000-25-1423-67140	MUSCATINE LAWN & POWER	Tire	07/09/2025	0	40.64
Vendor Subtotal:					40.64
1000-25-1424-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	9.26
Vendor Subtotal:					9.26
1000-25-1424-46600	RELIANCE STANDARD LIFE INS CC	LTD July 25	07/15/2025	0	8.87
1000-25-1424-46600	RELIANCE STANDARD LIFE INS CC	BW LTD July	07/15/2025	0	9.17
Vendor Subtotal:					18.04
1000-25-1424-52400	AMAZON.COM	Toilet Paper	06/30/2025	0	78.40
1000-25-1424-52400	AMAZON.COM	Toilet Paper Dispensers	06/30/2025	0	78.40
Vendor Subtotal:					156.80
1000-25-1424-53150	TCM BANK NA VISA	IowaAgriculture.gov - Pesticide License	06/30/2025	0	25.00
Vendor Subtotal:					25.00
1000-25-1424-53210	CARQUEST OF MUSCATINE	Filters & Lube	06/30/2025	0	95.35

		Vendor Subtotal:			95.35
1000-25-1424-53220	MTI DISTRIBUTING INC	Parts for 7500 Quote # 1480598-00	07/15/2025	0	257.40 00031063
1000-25-1424-53220	MTI DISTRIBUTING INC	Shipping	07/15/2025	0	20.61 00031063
		Vendor Subtotal:			278.01
1000-25-1424-53220	R & R PRODUCTS INC	TIE ROD ENDS INNER & OUTER R11	07/15/2025	0	341.80 00031099
1000-25-1424-53220	R & R PRODUCTS INC	SHIPPING	07/15/2025	0	9.83 00031099
		Vendor Subtotal:			351.63
1000-25-1424-65210	CENTURYLINK	Phone - June	06/30/2025	0	101.42
1000-25-1424-65210	CENTURYLINK	July Phones - Kent Stein	07/15/2025	0	84.94
		Vendor Subtotal:			186.36
1000-25-1427-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	9.25
		Vendor Subtotal:			9.25
1000-25-1427-46600	RELIANCE STANDARD LIFE INS CCLTD	July 25	07/15/2025	0	8.87
1000-25-1427-46600	RELIANCE STANDARD LIFE INS CCBW	LTD July	07/15/2025	0	9.17
		Vendor Subtotal:			18.04
1000-25-1427-52100	STOUT COMPANIES	MEDIALIST SEED	06/30/2025	0	900.00 00030908
1000-25-1427-52100	STOUT COMPANIES	NEXIUS SEED	06/30/2025	0	225.00 00030908
		Vendor Subtotal:			1,125.00
1000-25-1427-52100	D & K PRODUCTS	ACELEPRYN	06/30/2025	0	1,933.00 00030813
		Vendor Subtotal:			1,933.00
1000-25-1427-52720	SPRATT OIL SALES	RED-DYE DIESEL	06/30/2025	0	431.60 00031014
1000-25-1427-52720	SPRATT OIL SALES	REGULAR GASOLINE	06/30/2025	0	230.75 00031014

Vendor Subtotal:					662.35
1000-25-1427-52890	UTILITY EQUIPMENT CO	3 INCH DUCTILE SPOOL - 32 INCHES	06/30/2025	0	525.00 00030815
1000-25-1427-52890	UTILITY EQUIPMENT CO	3 INCH DUCTILE SPOOL - 32 INCHES	06/30/2025	0	50.00
Vendor Subtotal:					575.00
1000-25-1427-53130	MTI DISTRIBUTING INC	Solenoid Assy	07/15/2025	0	72.44
1000-25-1427-53130	MTI DISTRIBUTING INC	Latching Solenoid	06/30/2025	0	96.05
Vendor Subtotal:					168.49
1000-25-1427-53130	PLUMB SUPPLY COMPANY	Urnia Auger	06/30/2025	0	63.77
Vendor Subtotal:					63.77
1000-25-1427-53130	TCM BANK NA VISA	Blains - High Flow 2.4 GPM 12v Pump	06/30/2025	0	94.99
Vendor Subtotal:					94.99
1000-25-1427-53210	MUSCATINE LAWN & POWER	BELT RIGHT	06/30/2025	0	119.99 00030987
1000-25-1427-53210	MUSCATINE LAWN & POWER	BELT CENTER	06/30/2025	0	110.99 00030987
Vendor Subtotal:					230.98
1000-25-1427-53220	MTI DISTRIBUTING INC	Shaft	06/30/2025	0	95.97
Vendor Subtotal:					95.97
1000-25-1427-62210	PHELPS THE UNIFORM SPECIALIST	Laundry Service - Mat & Towel	07/15/2025	0	24.00
1000-25-1427-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Soccer	06/30/2025	0	25.11
Vendor Subtotal:					49.11
1000-25-1427-65210	VERIZON WIRELESS	June Cell Phones	06/30/2025	0	40.01
Vendor Subtotal:					40.01

1000-25-1431-36120	CAITLYN WALLIN	Refund	07/09/2025	0	30.00
		Vendor Subtotal:			30.00
1000-25-1431-36120	BROOKE AMIROV	Refund	07/09/2025	0	35.00
		Vendor Subtotal:			35.00
1000-25-1431-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	13.13
		Vendor Subtotal:			13.13
1000-25-1431-46600	RELIANCE STANDARD LIFE INS CC	LTD July 25	07/15/2025	0	15.07
		Vendor Subtotal:			15.07
1000-25-1431-52810	TCM BANK NA VISA	Berlins Pro Shop - T-Ball Shirts	06/30/2025	0	74.67
		Vendor Subtotal:			74.67
1000-25-1431-69400	IOWA PARKS & RECREATION ASSC	Membership - B Allington	07/09/2025	0	180.00
		Vendor Subtotal:			180.00
1000-25-1432-36130	SARAH WEIGANDT	Refund	07/09/2025	0	175.00
		Vendor Subtotal:			175.00
1000-25-1432-36130	MCKINLEY ELEMENTARY PTO	6TH GRADE FIELD TRIP REFUND	06/30/2025	0	400.00
		Vendor Subtotal:			400.00
1000-25-1432-52840	TCM BANK NA VISA	WalMart - First Aid Supplies - Aquatic C	06/30/2025	0	22.42
		Vendor Subtotal:			22.42
1000-25-1432-53130	MENARDS (MUSC)	Pipe/PVC/Elbow/Adapter	07/09/2025	0	50.14

1000-25-1432-53130	MENARDS (MUSC)	Elbow/Bushing/Riser/Ball Valve	07/09/2025	0	75.73
1000-25-1432-53130	MENARDS (MUSC)	Coupling/Bushing/Elbow	07/09/2025	0	91.08
Vendor Subtotal:					216.95
1000-25-1432-65210	MUSCATINE POWER & WATER	May Phone - River Center	06/30/2025	0	87.10
1000-25-1432-65210	MUSCATINE POWER & WATER	June Phones - Weed Park	06/30/2025	0	71.27
Vendor Subtotal:					158.37
1000-25-1435-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	17.75
Vendor Subtotal:					17.75
1000-25-1435-46600	RELIANCE STANDARD LIFE INS CC	LTD July 25	07/15/2025	0	20.51
Vendor Subtotal:					20.51
1000-30-1511-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	82.63
Vendor Subtotal:					82.63
1000-30-1511-46600	RELIANCE STANDARD LIFE INS CC	LTD July 25	07/15/2025	0	119.30
Vendor Subtotal:					119.30
1000-30-1511-51400	AMAZON.COM	Pop-Up Canopy	07/09/2025	0	84.99
Vendor Subtotal:					84.99
1000-30-1511-52890	AMAZON.COM	Clear Bages - Plastic (10)	07/15/2025	0	97.90
Vendor Subtotal:					97.90
1000-30-1511-61340	DAVENPORT MAIN LIBRARY	June 2025 - May 2026 Digital Images	07/09/2025	0	1,216.29
Vendor Subtotal:					1,216.29

1000-30-1511-61340	ENVISIONWARE INC.	Software 7/1/25 - 6/30/26	07/09/2025	0	3,520.95
1000-30-1511-61340	ENVISIONWARE INC.	EnvisionWare Main Agree - RFID Gate,	06/30/2025	0	10,385.15
		Vendor Subtotal:			13,906.10
1000-30-1511-61340	OCLC INC	Worldshare 7/1/25 - 6/30/26	07/09/2025	0	598.29
		Vendor Subtotal:			598.29
1000-30-1511-61340	TCM BANK NA VISA	Mailchimp - Commerce Core Plan & Tro	06/30/2025	0	5.67
1000-30-1511-61340	TCM BANK NA VISA	Zoom - Monthly Fee	06/30/2025	0	63.99
1000-30-1511-61340	TCM BANK NA VISA	Mailchimp - E-newsletter fee	06/30/2025	0	120.00
1000-30-1511-61340	TCM BANK NA VISA	Big Imprint - Website Monthly	06/30/2025	0	116.00
		Vendor Subtotal:			305.66
1000-30-1511-61340	CTI	Agreement 7/1/25 - 6/30/26	07/09/2025	0	2,627.00
		Vendor Subtotal:			2,627.00
1000-30-1511-61340	ZOOBEAN INC	Beanstock Software 7/1/25 - 6/30/25	07/09/2025	0	1,155.00
		Vendor Subtotal:			1,155.00
1000-30-1511-61660	UNIQUE MANAGEMENT SERVICES	Agency Collection Fee	06/30/2025	0	104.85
		Vendor Subtotal:			104.85
1000-30-1511-62460	AMAZON.COM	Books (12)	07/09/2025	0	138.24
		Vendor Subtotal:			138.24
1000-30-1511-62460	TCM BANK NA VISA	You Belong Here - Oscar Grossheim Stic	06/30/2025	0	152.55
1000-30-1511-62460	TCM BANK NA VISA	Walmart - Trivia/J Copeland	06/30/2025	0	73.55
1000-30-1511-62460	TCM BANK NA VISA	Walmart - Trivia/J Copeland	06/30/2025	0	13.96
1000-30-1511-62460	TCM BANK NA VISA	Walmart - Pages for All Ages Book Club	06/30/2025	0	49.20
		Vendor Subtotal:			289.26

1000-30-1511-62520	MOBIUS	Mobius Delivery Rivershare 7/1/25 - 6/30	07/09/2025	0	10,584.92
		Vendor Subtotal:			10,584.92
1000-30-1511-63300	XEROX CORPORATION	Copier June	06/30/2025	0	211.23
		Vendor Subtotal:			211.23
1000-30-1511-65100	TCM BANK NA VISA	Facebook Ad Post	06/30/2025	0	2.00
1000-30-1511-65100	TCM BANK NA VISA	Facebook Ad Post	06/30/2025	0	2.00
1000-30-1511-65100	TCM BANK NA VISA	Facebook Ad Post	06/30/2025	0	2.00
1000-30-1511-65100	TCM BANK NA VISA	Facebook - Marketing Ad - Board Memb	06/30/2025	0	5.00
1000-30-1511-65100	TCM BANK NA VISA	Facebook - Marketing Ad - Board Memb	06/30/2025	0	8.00
1000-30-1511-65100	TCM BANK NA VISA	Facebook - Marketing Ad - Board Memb	06/30/2025	0	2.00
1000-30-1511-65100	TCM BANK NA VISA	Facebook - Marketing Ad - Board Memb	06/30/2025	0	2.00
1000-30-1511-65100	TCM BANK NA VISA	Facebook - Marketing Ad - Board Memb	06/30/2025	0	2.00
1000-30-1511-65100	TCM BANK NA VISA	Facebook - Marketing Ad - Board Memb	06/30/2025	0	3.00
1000-30-1511-65100	TCM BANK NA VISA	Facebook - Marketing Ad - Board Memb	06/30/2025	0	12.00
		Vendor Subtotal:			40.00
1000-30-1511-69500	UNIVERSITY OF CHICAGO LIBRAR ILL	Book- The Ethiopic Text, Ecclsiaste:	06/30/2025	0	20.00
		Vendor Subtotal:			20.00
1000-30-1511-74500	TCM BANK NA VISA	Wall Street Journal - Print Edition month	06/30/2025	0	60.49
1000-30-1511-74500	TCM BANK NA VISA	Our Iowa Direct Subscription	06/30/2025	0	24.98
1000-30-1511-74500	TCM BANK NA VISA	Des Moines Register - Yearly	06/30/2025	0	564.04
		Vendor Subtotal:			649.51
1000-35-1521-46200	RELIANCE STANDARD LIFE INS CCL	Life Ins July	07/15/2025	0	52.14
		Vendor Subtotal:			52.14
1000-35-1521-46600	RELIANCE STANDARD LIFE INS CCL	LTD July 25	07/15/2025	0	75.83
		Vendor Subtotal:			75.83
1000-35-1521-51100	AMAZON.COM	Post it Notes & Pens	07/15/2025	0	94.81

			Vendor Subtotal:		94.81
1000-35-1521-52400	AMAZON.COM	Sanitizers	07/15/2025	0	27.85
			Vendor Subtotal:		27.85
1000-35-1521-52890	MENARDS (MUSC)	Chlorine/Stabilizer/Aglaecide	06/30/2025	0	71.61
			Vendor Subtotal:		71.61
1000-35-1521-52890	AMAZON.COM	Weights for Tents	06/30/2025	0	94.94
			Vendor Subtotal:		94.94
1000-35-1521-61640	ANNETTE HOVLAND	Teaching Fee #7385	06/30/2025	0	50.00
1000-35-1521-61640	ANNETTE HOVLAND	Teaching Fee #7386	06/30/2025	0	50.00
			Vendor Subtotal:		100.00
1000-35-1521-61640	JIM ELIAS	Teaching Fee 7398	06/30/2025	0	50.00
			Vendor Subtotal:		50.00
1000-35-1521-61640	VADA BAKER	Teaching Fee 7394	06/30/2025	0	100.00
			Vendor Subtotal:		100.00
1000-35-1521-62370	GORDON FLESCH COMPANY	June Toner/Main Copier	06/30/2025	0	108.67
			Vendor Subtotal:		108.67
1000-35-1521-64500	LYNN BARTENHAGEN	Reimb Mileage 6/27/25 - 6/30/25	06/30/2025	0	70.25
1000-35-1521-64500	LYNN BARTENHAGEN	Reimb Mileage 7/1/25	07/15/2025	0	63.95
			Vendor Subtotal:		134.20
1000-35-1521-65210	MUSCATINE POWER & WATER	June Phone	06/30/2025	0	166.94

			Vendor Subtotal:		166.94
1000-35-1521-65240	MUSCATINE POWER & WATER	June Internet	06/30/2025	0	82.97
			Vendor Subtotal:		82.97
1000-35-1521-66300	ARTHUR J GALLAGHER RISK MNG	Fine Arts Insurance	07/09/2025	0	18,720.00
			Vendor Subtotal:		18,720.00
1000-35-1522-52600	TCM BANK NA VISA	Walmart - Drinks for Event	06/30/2025	0	11.80
			Vendor Subtotal:		11.80
1000-35-1526-61310	KAYLA SHINN	Internship Second Payment	07/09/2025	0	1,000.00
			Vendor Subtotal:		1,000.00
1000-40-1151-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	23.96
			Vendor Subtotal:		23.96
1000-40-1151-46600	RELIANCE STANDARD LIFE INS CCBW	LTD July	07/15/2025	0	41.12
1000-40-1151-46600	RELIANCE STANDARD LIFE INS CCLTD	July 25	07/15/2025	0	18.51
			Vendor Subtotal:		59.63
1000-40-1151-52400	MENARDS (MUSC)	Waste Bags	06/30/2025	0	33.50
			Vendor Subtotal:		33.50
1000-40-1151-52830	MENARDS (MUSC)	Stud Sensor	07/09/2025	0	21.99
1000-40-1151-52830	MENARDS (MUSC)	Utility Knife	06/30/2025	0	16.99
			Vendor Subtotal:		38.98
1000-40-1151-52830	TCM BANK NA VISA	Tax Refund - Dyson.com	06/30/2025	0	-269.64

Vendor Subtotal:					-269.64
1000-40-1151-52890	ARNOLD MOTOR SUPPLY	Credit for EdgeGuard	06/30/2025	0	-64.99
Vendor Subtotal:					-64.99
1000-40-1151-52890	MENARDS (MUSC)	Trimmer Line	07/09/2025	0	21.98
1000-40-1151-52890	MENARDS (MUSC)	Batteries	07/09/2025	0	12.99
1000-40-1151-52890	MENARDS (MUSC)	Wall Clocks	06/30/2025	0	24.98
Vendor Subtotal:					59.95
1000-40-1151-52890	TCM BANK NA VISA	Oreilly Auto Parts - Edge Trim	06/30/2025	0	10.99
Vendor Subtotal:					10.99
1000-40-1151-53120	MENARDS (MUSC)	Hole Strap/Steel Conduit	07/09/2025	0	81.72
1000-40-1151-53120	MENARDS (MUSC)	Wire	07/09/2025	0	89.85
Vendor Subtotal:					171.57
1000-40-1151-53120	VAN METER INDUSTRIAL INC	Bulbs	06/30/2025	0	98.58
1000-40-1151-53120	VAN METER INDUSTRIAL INC	Ballast	06/30/2025	0	69.83
1000-40-1151-53120	VAN METER INDUSTRIAL INC	Bulbs	06/30/2025	0	88.46
1000-40-1151-53120	VAN METER INDUSTRIAL INC	Bulbs	06/30/2025	0	98.58
Vendor Subtotal:					355.45
1000-40-1151-53130	MENARDS (MUSC)	Plunger	06/30/2025	0	10.47
Vendor Subtotal:					10.47
1000-40-1151-53130	AMAZON.COM	Plumbing Compression Fitting	06/30/2025	0	19.77
Vendor Subtotal:					19.77
1000-40-1151-65310	ALLIANT ENERGY	June Gas - Library	06/30/2025	0	36.27
1000-40-1151-65310	ALLIANT ENERGY	South Fire - June Gas	06/30/2025	0	77.24

			Vendor Subtotal:		113.51
1000-40-1151-67330	PEARL CITY MAINTENANCE LLC	Repair Wires on Crane Controller	06/30/2025	0	195.00
			Vendor Subtotal:		195.00
1000-40-1151-67330	TCM BANK NA VISA	Lennox Ind - Fan Motor, Vac Coil, Capac	06/30/2025	0	193.21
			Vendor Subtotal:		193.21
1000-40-1611-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	37.42
			Vendor Subtotal:		37.42
1000-40-1611-46600	RELIANCE STANDARD LIFE INS CCLTD	July 25	07/15/2025	0	52.37
			Vendor Subtotal:		52.37
1000-40-1611-65260	US CELLULAR	July Cell Phones	07/15/2025	0	85.89
			Vendor Subtotal:		85.89
1000-40-1611-65275	VERIZON WIRELESS	IPads - Engineering June	06/30/2025	0	120.03
			Vendor Subtotal:		120.03
1000-40-1611-74250	AMAZON.COM	BX1000M APC 1000VA UPS	07/09/2025	0	169.99 00031053
			Vendor Subtotal:		169.99
1000-40-1621-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	52.95
			Vendor Subtotal:		52.95
1000-40-1621-46600	RELIANCE STANDARD LIFE INS CCBW LTD	July	07/15/2025	0	173.40
1000-40-1621-46600	RELIANCE STANDARD LIFE INS CCLTD	July 25	07/15/2025	0	22.28

		Vendor Subtotal:			195.68
1000-40-1621-51100	JACKSON-HIRSH INC	Laminating Sheets	07/15/2025	0	81.24
		Vendor Subtotal:			81.24
1000-40-1621-52830	S.J. SMITH CO.	Steel Spool/Gloves	06/30/2025	0	87.75
		Vendor Subtotal:			87.75
1000-40-1621-52830	AMAZON.COM	Dewalt Compact Reciprocating Saw	06/30/2025	0	289.00 00031024
		Vendor Subtotal:			289.00
1000-40-1621-52890	ARNOLD MOTOR SUPPLY	Adapter	07/15/2025	0	6.52
		Vendor Subtotal:			6.52
1000-40-1621-52890	MENARDS (MUSC)	Boards	06/30/2025	0	16.56
		Vendor Subtotal:			16.56
1000-40-1621-53110	MENARDS (MUSC)	3/4 - 4x8 Plywood	06/30/2025	0	101.10 00031000
		Vendor Subtotal:			101.10
1000-40-1621-53330	HAHN READY MIX INC	5 Cyds C4WRC15 concrete	06/30/2025	0	859.95 00031008
1000-40-1621-53330	HAHN READY MIX INC	7 Cyd Concrete	06/30/2025	0	1,031.94 00031038
1000-40-1621-53330	HAHN READY MIX INC	7 Cyd Concrete	06/30/2025	0	171.99
		Vendor Subtotal:			2,063.88
1000-40-1621-53400	LOGAN CONTRACTORS SUPPLY	IN4' x 2' ADA panels	06/30/2025	0	2,022.00 00031022
1000-40-1621-53400	LOGAN CONTRACTORS SUPPLY	IN5' x 2' ADA panels	06/30/2025	0	2,520.00 00031022
		Vendor Subtotal:			4,542.00

1000-40-1621-53400	TCM BANK NA VISA	Blains - Paint Markers, Lens Covers	06/30/2025	0	28.14	
		Vendor Subtotal:			28.14	
1000-40-1621-65260	US CELLULAR	July Cell Phones	07/15/2025	0	133.20	
		Vendor Subtotal:			133.20	
1000-40-1621-65275	VERIZON WIRELESS	IPads - Roadway Mn June	06/30/2025	0	120.03	
		Vendor Subtotal:			120.03	
1000-40-1621-65275	VERIZON	June GPS	06/30/2025	0	191.40	
1000-40-1621-65275	VERIZON	June GPS	06/30/2025	0	34.80	
		Vendor Subtotal:			226.20	
1000-40-1621-65310	ALLIANT ENERGY	Public Works - June Gas	06/30/2025	0	47.38	
1000-40-1621-65310	ALLIANT ENERGY	Public Works - June Gas	06/30/2025	0	31.87	
1000-40-1621-65310	ALLIANT ENERGY	Public Works - June Gas	06/30/2025	0	22.69	
1000-40-1621-65310	ALLIANT ENERGY	Lower Lot - June Gas	06/30/2025	0	32.41	
1000-40-1621-65310	ALLIANT ENERGY	Morgan Bldg - June Gas	06/30/2025	0	32.41	
		Vendor Subtotal:			166.76	
1000-40-1621-67400	TOP NOTCH MUDJACKING	Raise & Match the North Side of Hershey	06/30/2025	0	1,700.00	00030808
1000-40-1621-67400	TOP NOTCH MUDJACKING	Stabalize South Side of Hershey Ave	06/30/2025	0	600.00	00030808
1000-40-1621-67400	TOP NOTCH MUDJACKING	Raise and Stabalize Concrete on 2500 Da	06/30/2025	0	900.00	00030809
1000-40-1621-67400	TOP NOTCH MUDJACKING	Raise and Stabalize Concrete on 2509 Da	06/30/2025	0	650.00	00030809
1000-40-1621-67400	TOP NOTCH MUDJACKING	Raise and Stabalize Concrete on 2508 Da	06/30/2025	0	550.00	00030809
		Vendor Subtotal:			4,400.00	
1000-40-1621-74250	AMAZON.COM	MCG04LL/A iPad Air, 11", 256GB, WiF	07/15/2025	0	2,916.00	00031131
		Vendor Subtotal:			2,916.00	
1000-40-1622-52230	COMPASS MINERALS	Rock Salt	06/30/2025	0	4,445.18	

Vendor Subtotal:					4,445.18
1000-40-1622-67150	TCM BANK NA VISA	Harbor Freight - Trailer Jack	06/30/2025	0	39.99
Vendor Subtotal:					39.99
1000-40-1623-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	5.95
Vendor Subtotal:					5.95
1000-40-1623-46600	RELIANCE STANDARD LIFE INS CC	BW LTD July	07/15/2025	0	31.42
Vendor Subtotal:					31.42
1000-40-1624-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	3.13
Vendor Subtotal:					3.13
1000-40-1624-46600	RELIANCE STANDARD LIFE INS CC	BW LTD July	07/15/2025	0	18.33
Vendor Subtotal:					18.33
1000-40-1624-52830	AMAZON.COM	Dewalt Bare Tool Reciprocating Saw	06/30/2025	0	179.00 00031025
Vendor Subtotal:					179.00
1000-40-1624-65320	EASTERN IOWA LIGHT & POWER C	June Hwy 61 & University	06/30/2025	0	125.85
1000-40-1624-65320	EASTERN IOWA LIGHT & POWER C	June Hwy 38 & Bidwell	06/30/2025	0	51.56
1000-40-1624-65320	EASTERN IOWA LIGHT & POWER C	June Bypass	06/30/2025	0	81.69
Vendor Subtotal:					259.10
1000-40-1624-69900	PACK-N-SHIP	Return Shipping Cost	06/30/2025	0	33.63
Vendor Subtotal:					33.63
1000-40-1641-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	29.33

			Vendor Subtotal:		29.33
1000-40-1641-46600	RELIANCE STANDARD LIFE INS CCLTD July 25		07/15/2025	0	35.14
			Vendor Subtotal:		35.14
1000-40-1641-51100	AMAZON.COM	Bluetooth Mouse	07/09/2025	0	21.98
			Vendor Subtotal:		21.98
1000-40-1641-62370	GORDON FLESCH COMPANY	Copier	07/09/2025	0	64.00
			Vendor Subtotal:		64.00
			Subtotal for FUND: 1000		226,380.74
3981-30-3981-62460	NEVER BOARD GAMES LLC	SRP 2025 - Tim Ferry - Board Game Bui	07/15/2025	0	510.00
			Vendor Subtotal:		510.00
3981-30-3981-62460	VADA BAKER	Button Fish Workshop	06/30/2025	0	375.00
			Vendor Subtotal:		375.00
3981-30-3981-62460	EULENSPIEGEL PUPPET THEATRE	Program Fees - Nacho & Yoyo	07/09/2025	0	500.00
			Vendor Subtotal:		500.00
3981-30-3981-62460	AMAZON.COM	Sensory Toys	07/09/2025	0	89.79
3981-30-3981-62460	AMAZON.COM	Arts Festival Supplies	07/15/2025	0	96.66
			Vendor Subtotal:		186.45
3981-30-3981-62460	TCM BANK NA VISA	Walmart - SRP 2025 Prizes	06/30/2025	0	98.95
3981-30-3981-62460	TCM BANK NA VISA	Ritchie Sound & Lig - Ukulele (2)	06/30/2025	0	97.20
3981-30-3981-62460	TCM BANK NA VISA	Bubble Fluid Chauvet DJ, 1 gal.	06/30/2025	0	51.56 00030814
3981-30-3981-62460	TCM BANK NA VISA	Bubble Machine Chauvet DJ B-250	06/30/2025	0	259.98 00030814

3981-30-3981-62460	TCM BANK NA VISA	Bubble Machine Chauvet DJ B-250	06/30/2025	0	10.00
3981-30-3981-62460	TCM BANK NA VISA	Walmart - SRP 2025 Prizes	06/30/2025	0	98.86
3981-30-3981-62460	TCM BANK NA VISA	Walmart - SRP 2025 - Supplies	06/30/2025	0	95.76
3981-30-3981-62460	TCM BANK NA VISA	Walmart - Cow Studio Craft Supplies	06/30/2025	0	99.61
3981-30-3981-62460	TCM BANK NA VISA	Harbor Freight - Adventure Art Hike - M	06/30/2025	0	15.96
3981-30-3981-62460	TCM BANK NA VISA	Walmart - Adventure Art Hike	06/30/2025	0	97.14
		Vendor Subtotal:			925.02
		Subtotal for FUND: 3981			2,496.47
3991-35-3991-52820	TCM BANK NA VISA	Fun Express - Crafts for ICS	06/30/2025	0	41.91
		Vendor Subtotal:			41.91
3991-35-3991-61660	MADELYN BARBER	Internship Second Payment	07/09/2025	0	1,000.00
		Vendor Subtotal:			1,000.00
		Subtotal for FUND: 3991			1,041.91
4159-40-4159-61420	HDR ENGINEERING, INC	6/1-6/30 Isett Ave Project Eng	06/30/2025	0	40,941.16
		Vendor Subtotal:			40,941.16
		Subtotal for FUND: 4159			40,941.16
4206-50-4206-61420	STANLEY CONSULTANTS INC	Electrical Asset Project	06/30/2025	0	42,693.25
		Vendor Subtotal:			42,693.25
		Subtotal for FUND: 4206			42,693.25
4275-40-4275-61420	STANLEY CONSULTANTS INC	4/27-5/31 Prof Services	06/30/2025	0	55,994.79
		Vendor Subtotal:			55,994.79

Subtotal for FUND: 4275					55,994.79
4276-40-4276-61220	LAW OFFICES OF HOPKINS & HUBBARD	May Legal	06/30/2025	0	1,089.80
Vendor Subtotal:					1,089.80
4276-40-4276-62530	MUSCATINE POWER & WATER	Pole Relocation @ 1106 Iowa Ave	07/15/2025	0	3,680.11
Vendor Subtotal:					3,680.11
4276-40-4276-73100	KE FLATWORK INC	WHSSP Phase 6 a/b Pay App #46	07/15/2025	0	6,174.05
4276-40-4276-73100	KE FLATWORK INC	WHSSP Phase 6a/b Pay App #46	06/30/2025	0	2,058.02
4276-40-4276-73100	KE FLATWORK INC	WHSSP Phase 6D Pay App #2	06/30/2025	0	12,115.33
4276-40-4276-73100	KE FLATWORK INC	WHSSP Phase 6D Pay App #2	07/15/2025	0	36,345.98
Vendor Subtotal:					56,693.38
Subtotal for FUND: 4276					61,463.29
4491-00-0000-20600	THE HENLEY GROUP LLC	Retainable Restroom Project	06/30/2025	0	6,100.00
Vendor Subtotal:					6,100.00
4491-00-4491-52810	DOUGLAS SPORTS EQUIPMENT	SHIPPING	06/30/2025	0	185.00 00030062
4491-00-4491-52810	DOUGLAS SPORTS EQUIPMENT	VCP MAX 9' HIGH BLACK WINDSCREEN	06/30/2025	0	1,778.40 00030062
4491-00-4491-52810	DOUGLAS SPORTS EQUIPMENT	AVR AIR VENT REINFORCED	06/30/2025	0	208.00 00030062
4491-00-4491-52810	DOUGLAS SPORTS EQUIPMENT	Labor - Sewing Dept	06/30/2025	0	75.00
Vendor Subtotal:					2,246.40
4491-00-4491-73500	BARTH DONALD	Musser Park Electrical Install	06/30/2025	0	750.00
Vendor Subtotal:					750.00
Subtotal for FUND: 4491					9,096.40
4498-25-4498-69400	IOWA PARKS & RECREATION ASSOCIATION	Membership - N Gow	07/09/2025	0	180.00

		Vendor Subtotal:		180.00
		Subtotal for FUND: 4498		180.00
4638-15-4638-61220	LAW OFFICES OF HOPKINS & HUB	June Legal - Law Enforcement Training l	06/30/2025	0 405.00
		Vendor Subtotal:		405.00
		Subtotal for FUND: 4638		405.00
4842-00-0001-74200	BARTH DONALD	Remaining 50% of Camera Installation	06/30/2025	0 14,381.27
		Vendor Subtotal:		14,381.27
		Subtotal for FUND: 4842		14,381.27
4863-10-4863-61420	BOLTON & MENK INC	New AVGAS Fuel System Design	06/30/2025	0 2,244.00
4863-10-4863-61420	BOLTON & MENK INC	JetA Feul Engineering	06/30/2025	0 3,074.50
		Vendor Subtotal:		5,318.50
		Subtotal for FUND: 4863		5,318.50
4865-40-4865-61420	BOLTON & MENK INC	Airport Lighting PAPI/REIL Design	06/30/2025	0 7,531.50
		Vendor Subtotal:		7,531.50
		Subtotal for FUND: 4865		7,531.50
4900-01-4900-61220	LAW OFFICES OF HOPKINS & HUB	June Legal - Merge/Carver	06/30/2025	0 90.00
4900-01-4900-61220	LAW OFFICES OF HOPKINS & HUB	June May - Merger/Carver	06/30/2025	0 135.00
		Vendor Subtotal:		225.00
		Subtotal for FUND: 4900		225.00

4903-00-4903-61660	CORBIN DESIGN INC	Project Management Prof Serv	06/30/2025	0	460.00
		Vendor Subtotal:			460.00
		Subtotal for FUND: 4903			460.00
5211-40-5211-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	19.26
		Vendor Subtotal:			19.26
5211-40-5211-46600	RELIANCE STANDARD LIFE INS CCBW LTD	July	07/15/2025	0	14.29
5211-40-5211-46600	RELIANCE STANDARD LIFE INS CC LTD	July 25	07/15/2025	0	18.51
		Vendor Subtotal:			32.80
5211-40-5211-51100	AMAZON.COM	Phone Case	07/09/2025	0	35.47
		Vendor Subtotal:			35.47
5211-40-5211-51100	TCM BANK NA VISA	Jackson Hirsh - Laminating Sheets	06/30/2025	0	97.02
		Vendor Subtotal:			97.02
5211-40-5211-51400	AMAZON.COM	Dispatch Calculator	06/30/2025	0	58.90
		Vendor Subtotal:			58.90
5211-40-5211-61220	LAW OFFICES OF HOPKINS & HUB!	June Legal	06/30/2025	0	152.00
		Vendor Subtotal:			152.00
5211-40-5211-61340	TCM BANK NA VISA	Adobe Renewal to Edit PDF's	06/30/2025	0	179.88 00030955
		Vendor Subtotal:			179.88
5211-40-5211-65100	TCM BANK NA VISA	Logo Water Bottles for Vendor Fairs	06/30/2025	0	352.80 00030697

			Vendor Subtotal:		352.80
5211-40-5211-65275	VERIZON WIRELESS	June Cell Phones	06/30/2025	0	54.98
			Vendor Subtotal:		54.98
5211-40-5211-65275	T-MOBILE	June Tablets	06/30/2025	0	129.42
			Vendor Subtotal:		129.42
5211-40-5211-65310	ALLIANT ENERGY	Public Works - June Gas	06/30/2025	0	9.72
5211-40-5211-65310	ALLIANT ENERGY	Public Works - June Gas	06/30/2025	0	13.66
5211-40-5211-65310	ALLIANT ENERGY	Public Works - June Gas	06/30/2025	0	20.30
			Vendor Subtotal:		43.68
5211-40-5212-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	0.63
			Vendor Subtotal:		0.63
5211-40-5212-46600	RELIANCE STANDARD LIFE INS CC	BW LTD July	07/15/2025	0	3.24
			Vendor Subtotal:		3.24
			Subtotal for FUND: 5211		1,160.08
5311-05-5311-37360	EICHELBERGER LAW OFFICE	Reimb Meter Hood Rental	07/15/2025	0	10.00
			Vendor Subtotal:		10.00
5311-05-5311-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	7.47
			Vendor Subtotal:		7.47
5311-05-5311-46600	RELIANCE STANDARD LIFE INS CC	LTD July 25	07/15/2025	0	10.14
5311-05-5311-46600	RELIANCE STANDARD LIFE INS CC	BW LTD July	07/15/2025	0	5.96

			Vendor Subtotal:		16.10
5311-05-5311-51100	AMAZON.COM	Paper	07/09/2025	0	20.50
			Vendor Subtotal:		20.50
5311-05-5311-65275	VERIZON WIRELESS	June Cell Phones	06/30/2025	0	82.94
			Vendor Subtotal:		82.94
5311-05-5311-69900	MUSCATINE COUNTY TREASURER	Reimb County Fee	06/30/2025	0	5.00
5311-05-5311-69900	MUSCATINE COUNTY TREASURER	Reimb County Fee	06/30/2025	0	10.00
			Vendor Subtotal:		15.00
			Subtotal for FUND: 5311		152.01
5451-25-5451-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	19.26
			Vendor Subtotal:		19.26
5451-25-5451-46600	RELIANCE STANDARD LIFE INS CCBW LTD	July	07/15/2025	0	17.34
5451-25-5451-46600	RELIANCE STANDARD LIFE INS CCLTD	July 25	07/15/2025	0	18.53
			Vendor Subtotal:		35.87
5451-25-5451-52100	D & K PRODUCTS	21-0-4 W/Merit	07/15/2025	0	3,231.75 00031058
			Vendor Subtotal:		3,231.75
5451-25-5451-52100	VAN DIEST SUPPLY COMPANY	Brewer	06/30/2025	0	69.00
			Vendor Subtotal:		69.00
5451-25-5451-52720	SPRATT OIL SALES	DIESEL FUEL	06/30/2025	0	702.00 00031033
5451-25-5451-52720	SPRATT OIL SALES	UNLEADED GASOLINE	06/30/2025	0	1,231.75 00031033

Vendor Subtotal:					1,933.75
5451-25-5451-52830	TCM BANK NA VISA	Blains - High Flow 12v Pump	06/30/2025	0	94.99
5451-25-5451-52830	TCM BANK NA VISA	Harbor Freight - Gen Service Kit 48 pc	06/30/2025	0	112.99
Vendor Subtotal:					207.98
5451-25-5451-52890	MTI DISTRIBUTING INC	Pins/Screws	07/09/2025	0	32.24
5451-25-5451-52890	MTI DISTRIBUTING INC	Shipping	06/30/2025	0	19.80 00030969
5451-25-5451-52890	MTI DISTRIBUTING INC	Pin-Deck	06/30/2025	0	101.16
Vendor Subtotal:					153.20
5451-25-5451-53130	MTI DISTRIBUTING INC	Frequency Board Irrigation	07/09/2025	0	533.00 00031059
5451-25-5451-53130	MTI DISTRIBUTING INC	Frequency Board Irrigation Core	07/09/2025	0	300.00
5451-25-5451-53130	MTI DISTRIBUTING INC	Shipping	07/09/2025	0	17.27 00031059
Vendor Subtotal:					850.27
5451-25-5451-53220	MENARDS (MUSC)	Toggle Bolt	06/30/2025	0	5.98
Vendor Subtotal:					5.98
5451-25-5451-53220	MTI DISTRIBUTING INC	POWER BOX FOR IRRIGATION	06/30/2025	0	380.00 00030919
5451-25-5451-53220	MTI DISTRIBUTING INC	POWER BOX FOR IRRIGATION	06/30/2025	0	2.00
Vendor Subtotal:					382.00
5451-25-5451-53220	NAPA OF MUSCATINE	Solenoid	07/15/2025	0	15.59
Vendor Subtotal:					15.59
5451-25-5451-53220	SMITH SALES & SERVICE	ENGINE FOR JACOBSEN GP400	06/30/2025	0	1,492.50 00030939
5451-25-5451-53220	SMITH SALES & SERVICE	SHIPPING	06/30/2025	0	185.00 00030939
Vendor Subtotal:					1,677.50
5451-25-5451-53220	VAN WALL EQUIPMENT INC.	Filter & Cap	07/09/2025	0	78.20

5451-25-5451-53220	VAN WALL EQUIPMENT INC.	TEE TOWELS	06/30/2025	0	210.00 00030657
5451-25-5451-53220	VAN WALL EQUIPMENT INC.	Parts Discount	06/30/2025	0	-21.00
Vendor Subtotal:					267.20
5451-25-5451-53220	SIGUORNEY TRACTOR & IMPLEMENT	Filler Cap/Filter	06/30/2025	0	50.15
Vendor Subtotal:					50.15
5451-25-5451-53220	VAN WALL GOLF	THERMOSTAT	07/09/2025	0	72.18 00031083
5451-25-5451-53220	VAN WALL GOLF	SHIPPING	07/09/2025	0	20.00 00031083
5451-25-5451-53220	VAN WALL GOLF	GASKET	07/09/2025	0	52.89 00031083
5451-25-5451-53220	VAN WALL GOLF	SHIPPING	07/09/2025	0	1.10
Vendor Subtotal:					146.17
5451-25-5451-53320	WENDLING QUARRIES INC	TOTE OF DIVOT MIX	06/30/2025	0	291.02 00030884
5451-25-5451-53320	WENDLING QUARRIES INC	TOPDRESSING SAND	06/30/2025	0	450.00 00030980
5451-25-5451-53320	WENDLING QUARRIES INC	TOPDRESSING SAND	06/30/2025	0	75.05
Vendor Subtotal:					816.07
5451-25-5451-62210	PHELPS THE UNIFORM SPECIALIST	Laundry Service - Shop Towels & Bar Towels	07/15/2025	0	96.24
Vendor Subtotal:					96.24
5451-25-5451-62450	A TECH/FREEMAN ALARM	Alarms 7/1/25 - 9/30/25	07/09/2025	0	114.00
Vendor Subtotal:					114.00
5451-25-5451-65210	MUSCATINE POWER & WATER	Telephone June	06/30/2025	0	27.99
Vendor Subtotal:					27.99
5451-25-5451-65310	ALLIANT ENERGY	Natural Gas June	06/30/2025	0	42.40
5451-25-5451-65310	ALLIANT ENERGY	Natural Gas June	06/30/2025	0	36.60
Vendor Subtotal:					79.00

5451-25-5451-67130	HARRIS GOLF CARS	Cart Service	06/30/2025	0	132.76
		Vendor Subtotal:			132.76
5451-25-5451-67200	HAWKEYE FIRE AND SAFETY	Fire Extinguisher Service	06/30/2025	0	107.00
		Vendor Subtotal:			107.00
5451-25-5451-67330	CULLIGAN INC	Iron Eater/Softner	07/15/2025	0	34.45
		Vendor Subtotal:			34.45
5451-25-5452-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	17.75
		Vendor Subtotal:			17.75
5451-25-5452-46600	RELIANCE STANDARD LIFE INS CC	LTD July 25	07/15/2025	0	20.51
		Vendor Subtotal:			20.51
5451-25-5452-52851	KEG 1 IOWA LLC	Beer for Resale	07/09/2025	0	553.30
5451-25-5452-52851	KEG 1 IOWA LLC	Beer for Resale	07/15/2025	0	869.20
		Vendor Subtotal:			1,422.50
5451-25-5452-52851	7G DISTRIBUTING LLC	Beer for Resale	07/09/2025	0	2,307.25
5451-25-5452-52851	7G DISTRIBUTING LLC	Beer for Resale	07/15/2025	0	1,348.05
		Vendor Subtotal:			3,655.30
5451-25-5452-52852	COCA-COLA BOTTLING COMPANY	Soda for Resale	07/09/2025	0	748.98
5451-25-5452-52852	COCA-COLA BOTTLING COMPANY	Food & Bev for Resale	07/15/2025	0	1,391.06
		Vendor Subtotal:			2,140.04
5451-25-5452-52852	PERFORMANCE FOOD SERVICE	Food for Resale	06/30/2025	0	606.76
5451-25-5452-52852	PERFORMANCE FOOD SERVICE	Food for Resale	06/30/2025	0	596.11
5451-25-5452-52852	PERFORMANCE FOOD SERVICE	Food for Resale	07/09/2025	0	899.15
5451-25-5452-52852	PERFORMANCE FOOD SERVICE	Food for Resale	07/15/2025	0	447.39

Vendor Subtotal:					2,549.41
5451-25-5452-52852	TCM BANK NA VISA	WalMart - Food & Bev for Resale	06/30/2025	0	48.20
5451-25-5452-52852	TCM BANK NA VISA	WalMart - Food & Bev for Resale	06/30/2025	0	13.14
5451-25-5452-52852	TCM BANK NA VISA	WalMart - Food & Bev for Resale	06/30/2025	0	69.72
5451-25-5452-52852	TCM BANK NA VISA	WalMart - Food & Bev for Resale	06/30/2025	0	51.32
5451-25-5452-52852	TCM BANK NA VISA	WalMart - Food & Bev for Resale	06/30/2025	0	71.12
5451-25-5452-52852	TCM BANK NA VISA	WalMart - Food & Bev for Resale	06/30/2025	0	94.01
5451-25-5452-52852	TCM BANK NA VISA	WalMart - Food & Bev for Resale	06/30/2025	0	23.31
5451-25-5452-52852	TCM BANK NA VISA	WalMart - Food & Bev for Resale	06/30/2025	0	20.44
Vendor Subtotal:					391.26
5451-25-5452-52853	TITLEIST	AVX DOZEN BALLS	06/30/2025	0	125.16 00030787
Vendor Subtotal:					125.16
5451-25-5452-52853	TOUR EDGE GOLF MGF INC	TOUR EDGE X525 7 WOOD	06/30/2025	0	115.00 00030952
5451-25-5452-52853	TOUR EDGE GOLF MGF INC	SHIPPING	06/30/2025	0	13.00 00030952
5451-25-5452-52853	TOUR EDGE GOLF MGF INC	TOUR EDGE LADY EDGE HALF SET	07/15/2025	0	236.00 00031096
5451-25-5452-52853	TOUR EDGE GOLF MGF INC	SHIPPING	07/15/2025	0	20.50 00031096
Vendor Subtotal:					384.50
5451-25-5452-52853	TCM BANK NA VISA	All Star Pro Golf - Merch for Resale	06/30/2025	0	290.00
Vendor Subtotal:					290.00
5451-25-5452-65510	MUSCATINE POWER & WATER	TV June	06/30/2025	0	209.20
Vendor Subtotal:					209.20
Subtotal for FUND: 5451					21,658.81
5461-25-5461-65320	MUSCATINE POWER & WATER	May Electric - River Center	06/30/2025	0	34.12
5461-25-5461-65320	MUSCATINE POWER & WATER	May Electric - Maint Shed	06/30/2025	0	129.28
Vendor Subtotal:					163.40

5461-25-5461-65410	MUSCATINE POWER & WATER	May Water - Maint Shed	06/30/2025	0	21.20
5461-25-5461-65410	MUSCATINE POWER & WATER	May Water - River Center	06/30/2025	0	10.16
Vendor Subtotal:					31.36
Subtotal for FUND: 5461					194.76
5466-25-5466-53220	TCM BANK NA VISA	Merco Marine - Connector Pin	06/30/2025	0	72.48
Vendor Subtotal:					72.48
5466-25-5466-67130	CENTRAL PETROLEUM EQUIP CO	LABOR	06/30/2025	0	291.69 00030753
5466-25-5466-67130	CENTRAL PETROLEUM EQUIP CO	DIESEL MOTOR PARTS	06/30/2025	0	400.00 00030753
Vendor Subtotal:					691.69
Subtotal for FUND: 5466					764.17
5642-00-0000-23550	RELIANCE STANDARD LIFE INS CCPR Batch 00002.06.2025	Life Insurance	06/20/2025	0	0.40
Vendor Subtotal:					0.40
5642-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR Batch 00002.06.2025	Optional Life	06/20/2025	0	228.14
5642-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR Batch 00001.06.2025	Optional Life	06/06/2025	0	228.12
Vendor Subtotal:					456.26
5642-45-5642-46200	RELIANCE STANDARD LIFE INS CCLife Ins July		07/15/2025	0	47.56
Vendor Subtotal:					47.56
5642-45-5642-46600	RELIANCE STANDARD LIFE INS CCBW LTD July		07/15/2025	0	115.37
5642-45-5642-46600	RELIANCE STANDARD LIFE INS CCLTD July 25		07/15/2025	0	33.60
Vendor Subtotal:					148.97
5642-45-5642-46700	MISSION SQUARE	F Cardoza RHS Retirement Contribution	07/15/2025	0	15,632.30

		Vendor Subtotal:			15,632.30
5642-45-5642-52840	S.J. SMITH CO.	Gloves	06/30/2025	0	99.84
		Vendor Subtotal:			99.84
5642-45-5642-61310	MUSCATINE POWER & WATER	June Sanitation	06/30/2025	0	4,170.86
		Vendor Subtotal:			4,170.86
5642-45-5642-62285	MICHAEL WEIKERT JR	BW Recycling	06/30/2025	0	168.00
		Vendor Subtotal:			168.00
5642-45-5642-65275	VERIZON	June GPS	06/30/2025	0	121.78
		Vendor Subtotal:			121.78
5642-45-5642-65310	ALLIANT ENERGY	June Gas - Transfer Garage	06/30/2025	0	47.40
		Vendor Subtotal:			47.40
5642-45-5642-67340	ARNOLD MOTOR SUPPLY	Spray Paint for Dumpster Repair	06/30/2025	0	23.98
		Vendor Subtotal:			23.98
5642-45-5642-67340	MENARDS (MUSC)	Flap Disc/Wheel Brush/Tray Liner	06/30/2025	0	31.58
		Vendor Subtotal:			31.58
5642-45-5642-74200	ELLIOTT EQUIPMENT COMPANY	3 Yard Dumpsters	06/30/2025	0	3,720.00 00031018
5642-45-5642-74200	ELLIOTT EQUIPMENT COMPANY	(3) 4 yard dumpsters	06/30/2025	0	4,158.90 00030992
		Vendor Subtotal:			7,878.90
5642-45-5643-52890	ARNOLD MOTOR SUPPLY	Flex Tubing	06/30/2025	0	4.22

Vendor Subtotal:					4.22
5642-45-5643-62260	PS3 Enterprises Inc.	Construction Toilet Rental - 6/11-7/8	06/30/2025	0	110.00
Vendor Subtotal:					110.00
Subtotal for FUND: 5642					28,942.05
5652-00-0000-23630	RELiance STANDARD LIFE INS CCPR Batch 00001.06.2025	Optional Life	06/06/2025	0	41.14
5652-00-0000-23630	RELiance STANDARD LIFE INS CCPR Batch 00002.06.2025	Optional Life	06/20/2025	0	41.12
Vendor Subtotal:					82.26
5652-45-5652-46200	RELiance STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	10.84
Vendor Subtotal:					10.84
5652-45-5652-46600	RELiance STANDARD LIFE INS CCLTD	July 25	07/15/2025	0	12.50
Vendor Subtotal:					12.50
5652-45-5652-52890	MENARDS (MUSC)	Ant Bait/Ant Killer	07/09/2025	0	57.82
Vendor Subtotal:					57.82
5652-45-5652-53340	HARSCO METALS AMERICAS	Slag for landfill road	06/30/2025	0	660.00 00030882
5652-45-5652-53340	HARSCO METALS AMERICAS	Slag for landfill road	06/30/2025	0	51.08
Vendor Subtotal:					711.08
5652-45-5652-62520	JON BRAUNS	June 2025	06/30/2025	0	4,420.00
Vendor Subtotal:					4,420.00
5652-45-5652-65320	EASTERN IOWA LIGHT & POWER C	Electricity June	06/30/2025	0	65.67
5652-45-5652-65320	EASTERN IOWA LIGHT & POWER C	Electricity June	06/30/2025	0	57.75

Vendor Subtotal:					123.42
Subtotal for FUND: 5652					5,417.92
5658-45-5658-35219	SARA COMSTOCK	E-Waste P/U Reimbursement	06/30/2025	0	30.00
Vendor Subtotal:					30.00
5658-45-5658-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	19.01
Vendor Subtotal:					19.01
5658-45-5658-46600	RELIANCE STANDARD LIFE INS CCLTD	July 25	07/15/2025	0	13.08
5658-45-5658-46600	RELIANCE STANDARD LIFE INS CCBW	LTD July	07/15/2025	0	48.92
Vendor Subtotal:					62.00
5658-45-5658-52750	LINDE GAS & EQUIPMENT INC	Cylinder Lease	06/30/2025	0	144.42
Vendor Subtotal:					144.42
5658-45-5658-52750	S.J. SMITH CO.	Propane Gas	06/30/2025	0	95.20
5658-45-5658-52750	S.J. SMITH CO.	Propane Gas	06/30/2025	0	95.20
Vendor Subtotal:					190.40
5658-45-5658-52830	AMAZON.COM	Rotary Steel Wire Weed Brush Blade	06/30/2025	0	19.88
Vendor Subtotal:					19.88
5658-45-5658-52840	DRJ GROUP, LLC	First Aid Supplies	07/09/2025	0	8.25
Vendor Subtotal:					8.25
5658-45-5658-52890	ARNOLD MOTOR SUPPLY	Bulk Hose #414	06/30/2025	0	76.76
Vendor Subtotal:					76.76

5658-45-5658-52890	HOTSY EQUIPMENT CO	Ripper II 5 Gal	06/30/2025	0	77.00
		Vendor Subtotal:			77.00
5658-45-5658-52890	MENARDS (MUSC)	Metal Cut Off	06/30/2025	0	20.68
5658-45-5658-52890	MENARDS (MUSC)	Powerade/Water	06/30/2025	0	42.12
		Vendor Subtotal:			62.80
5658-45-5658-52890	KUNAU IMPLEMENT CO	Blade	06/30/2025	0	72.13
		Vendor Subtotal:			72.13
5658-45-5658-53150	VAN METER INDUSTRIAL INC	Bulbs	06/30/2025	0	91.66
		Vendor Subtotal:			91.66
5658-45-5658-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Transfer	07/09/2025	0	12.91
5658-45-5658-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Transfer	06/30/2025	0	12.91
5658-45-5658-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Transfer	06/30/2025	0	12.91
		Vendor Subtotal:			38.73
5658-45-5658-62250	LAJEK PEST CONTROL SOLUTIONS	Monthly Service - June	06/30/2025	0	48.00
		Vendor Subtotal:			48.00
5658-45-5658-62285	MICHAEL WEIKERT JR	TS Recycling	06/30/2025	0	696.00
		Vendor Subtotal:			696.00
5658-45-5658-62310	GORDON FLESCH COMPANY	Copier	06/30/2025	0	52.07
		Vendor Subtotal:			52.07
5658-45-5658-62410	TEAM STAFFING SOLUTIONS INC	Temp Employees Week Ending 6/15/25	06/30/2025	0	186.90
5658-45-5658-62410	TEAM STAFFING SOLUTIONS INC	Temp Employees Week Ending 6/22/25	06/30/2025	0	90.00
5658-45-5658-62410	TEAM STAFFING SOLUTIONS INC	Temp Employees Week Ending 6/29/25	06/30/2025	0	186.90

5658-45-5658-62410	TEAM STAFFING SOLUTIONS INC	Temp Employee Week Ending 7/6/25	07/15/2025	0	90.00
		Vendor Subtotal:			553.80
5658-45-5658-62520	JON BRAUNS	June 2025	06/30/2025	0	23,874.00
5658-45-5658-62520	JON BRAUNS	June 2025 Fuel Surcharge	06/30/2025	0	1,591.60
		Vendor Subtotal:			25,465.60
5658-45-5658-65275	VERIZON	June GPS	06/30/2025	0	34.80
		Vendor Subtotal:			34.80
5658-45-5658-65310	ALLIANT ENERGY	June Gas - Transfer	06/30/2025	0	91.70
		Vendor Subtotal:			91.70
		Subtotal for FUND: 5658			27,835.01
5660-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR Batch 00001.06.2025 Optional Life		06/06/2025	0	239.13
5660-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR Batch 00002.06.2025 Optional Life		06/20/2025	0	239.13
		Vendor Subtotal:			478.26
5660-50-5661-46200	RELIANCE STANDARD LIFE INS CCLife Ins July		07/15/2025	0	32.63
		Vendor Subtotal:			32.63
5660-50-5661-46600	RELIANCE STANDARD LIFE INS CCLTD July 25		07/15/2025	0	41.99
		Vendor Subtotal:			41.99
5660-50-5661-51300	AMAZON.COM	Toner	06/30/2025	0	141.01 00030966
		Vendor Subtotal:			141.01
5660-50-5661-52600	TCM BANK NA VISA	Dominoes - Meals - WIMS Training	06/30/2025	0	144.35
5660-50-5661-52600	TCM BANK NA VISA	Chicharos - Meals - WIMS Training	06/30/2025	0	80.79

			Vendor Subtotal:		225.14
5660-50-5661-61310	MUSCATINE POWER & WATER	June Sewer	06/30/2025	0	4,213.06
			Vendor Subtotal:		4,213.06
5660-50-5661-64120	TCM BANK NA VISA	Cobblestone - Hotel J Koch	06/30/2025	0	350.56
			Vendor Subtotal:		350.56
5660-50-5661-66300	ARTHUR J GALLAGHER RISK MNG	Title Certificate Bond - 1986 GMC	06/30/2025	0	100.00
			Vendor Subtotal:		100.00
5660-50-5662-35230	MUNICIPAL COLLECTIONS OF AMI	Collection Agency Fee - June	06/30/2025	0	19.10
			Vendor Subtotal:		19.10
5660-50-5662-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	63.35
			Vendor Subtotal:		63.35
5660-50-5662-46600	RELIANCE STANDARD LIFE INS CCBW	LTD July	07/15/2025	0	84.46
5660-50-5662-46600	RELIANCE STANDARD LIFE INS CCLTD	July 25	07/15/2025	0	54.83
			Vendor Subtotal:		139.29
5660-50-5662-51100	AMAZON.COM	Folders	06/30/2025	0	22.92
			Vendor Subtotal:		22.92
5660-50-5662-52220	HARCROS CHEMICALS INC	Sodium Hypochlorite	06/30/2025	0	2,702.38 00031029
			Vendor Subtotal:		2,702.38
5660-50-5662-52890	TCM BANK NA VISA	F&F - Hose	06/30/2025	0	74.99

Vendor Subtotal:					74.99
5660-50-5662-53120	TCM BANK NA VISA	Hach LDO Model 2 9020000 Probe	06/30/2025	0	1,243.87 00030915
5660-50-5662-53120	TCM BANK NA VISA	F&F - Electrical	06/30/2025	0	7.38
Vendor Subtotal:					1,251.25
5660-50-5662-53130	PLUMB SUPPLY COMPANY	Plumbing	06/30/2025	0	3.68
5660-50-5662-53130	PLUMB SUPPLY COMPANY	Plumbing	06/30/2025	0	69.65
Vendor Subtotal:					73.33
5660-50-5662-53210	AMAZON.COM	Saw Kit	06/30/2025	0	63.49
5660-50-5662-53210	AMAZON.COM	Hardware	06/30/2025	0	37.69
5660-50-5662-53210	AMAZON.COM	Drill Bits	06/30/2025	0	25.49
5660-50-5662-53210	AMAZON.COM	Hardware	06/30/2025	0	23.58
5660-50-5662-53210	AMAZON.COM	Drill Bits	07/15/2025	0	46.99
5660-50-5662-53210	AMAZON.COM	SpecStar 1/3HP 5CFM HVAC Vacuum I	06/30/2025	0	158.39 00031003
Vendor Subtotal:					355.63
5660-50-5662-53210	TCM BANK NA VISA	Dezurik 6" Plug Valve CS Body 285 CW	06/30/2025	0	699.01 00030836
5660-50-5662-53210	TCM BANK NA VISA	Ebay - V-Belt	06/30/2025	0	19.59
5660-50-5662-53210	TCM BANK NA VISA	Ebay - Elbow	06/30/2025	0	37.98
5660-50-5662-53210	TCM BANK NA VISA	Ebay - Fitting	06/30/2025	0	62.65
5660-50-5662-53210	TCM BANK NA VISA	F Tube Ionizer Replacement	06/30/2025	0	481.25 00030981
5660-50-5662-53210	TCM BANK NA VISA	Ebay - Filter Regulator	06/30/2025	0	37.95
5660-50-5662-53210	TCM BANK NA VISA	Ebay - Filters	06/30/2025	0	99.06
5660-50-5662-53210	TCM BANK NA VISA	Absolute Suppliers - Pump	06/30/2025	0	1,527.60
5660-50-5662-53210	TCM BANK NA VISA	Ebay - Filters	06/30/2025	0	85.99
Vendor Subtotal:					3,051.08
5660-50-5662-53220	TCM BANK NA VISA	Monitor	06/30/2025	0	456.38 00030965
Vendor Subtotal:					456.38
5660-50-5662-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - WRRF	06/30/2025	0	289.01

			Vendor Subtotal:		289.01
5660-50-5662-62250	LAJEK PEST CONTROL SOLUTIONS	Pest Control	07/09/2025	0	48.00
			Vendor Subtotal:		48.00
5660-50-5662-65210	LUCAS COMMUNICATION INC	June Phone	06/30/2025	0	193.51
5660-50-5662-65210	LUCAS COMMUNICATION INC	Phone Extension Programming Charge	06/30/2025	0	47.50
			Vendor Subtotal:		241.01
5660-50-5662-65310	ALLIANT ENERGY	Grit - June Gas	06/30/2025	0	1,112.85
5660-50-5662-65310	ALLIANT ENERGY	Plant - June Gas	06/30/2025	0	314.99
			Vendor Subtotal:		1,427.84
5660-50-5662-69200	TCM BANK NA VISA	DHL - Shipping	06/30/2025	0	21.58
			Vendor Subtotal:		21.58
5660-50-5663-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	18.51
			Vendor Subtotal:		18.51
5660-50-5663-46600	RELIANCE STANDARD LIFE INS CCBW	LTD July	07/15/2025	0	17.72
5660-50-5663-46600	RELIANCE STANDARD LIFE INS CCL	LTD July 25	07/15/2025	0	17.74
			Vendor Subtotal:		35.46
5660-50-5663-53130	TCM BANK NA VISA	Ebay - Plumbing	06/30/2025	0	70.00
			Vendor Subtotal:		70.00
5660-50-5663-53210	ZIMMER & FRANCESCO INC	Mechanical Seals for 4" Pump	06/30/2025	0	398.00 00030294
			Vendor Subtotal:		398.00

5660-50-5663-62150	ZACK STUMBO	Lift Station Mowing - May	06/30/2025	0	785.71 00030533
5660-50-5663-62150	ZACK STUMBO	Lift Station Mowing - June	06/30/2025	0	785.71
Vendor Subtotal:					1,571.42
5660-50-5663-65310	ALLIANT ENERGY	Schley - June Gas	06/30/2025	0	39.05
5660-50-5663-65310	ALLIANT ENERGY	Stewart - June Gas	06/30/2025	0	46.97
5660-50-5663-65310	ALLIANT ENERGY	Progress - June Gas	06/30/2025	0	76.86
Vendor Subtotal:					162.88
5660-50-5663-65320	MUSCATINE POWER & WATER	May Electric - Canon	06/30/2025	0	195.32
Vendor Subtotal:					195.32
5660-50-5663-65410	MUSCATINE POWER & WATER	May Water - Canon	06/30/2025	0	44.24
Vendor Subtotal:					44.24
5660-50-5665-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	30.52
Vendor Subtotal:					30.52
5660-50-5665-46600	RELIANCE STANDARD LIFE INS CCBW LTD	July	07/15/2025	0	50.88
5660-50-5665-46600	RELIANCE STANDARD LIFE INS CC LTD	July 25	07/15/2025	0	24.28
Vendor Subtotal:					75.16
5660-50-5665-51300	AMAZON.COM	Toner	06/30/2025	0	291.12
5660-50-5665-51300	AMAZON.COM	Toner	06/30/2025	0	230.85 00030966
Vendor Subtotal:					521.97
5660-50-5665-52210	TCM BANK NA VISA	SCP Anilytichem - Lab Supplies	06/30/2025	0	2,860.20
Vendor Subtotal:					2,860.20
5660-50-5665-52300	Zachary Anderson	Anderson Reimb Jeans	07/15/2025	0	98.35

			Vendor Subtotal:		98.35	
5660-50-5665-62530	IOWA DEPT OF NATURAL RESOUR	Lab Certification - City of Muscatine	07/15/2025	0	3,300.00	
			Vendor Subtotal:		3,300.00	
5660-50-5665-63500	PHELPS THE UNIFORM SPECIALIST	Laundry - WRRF	06/30/2025	0	29.82	
			Vendor Subtotal:		29.82	
5660-50-5666-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	9.39	
			Vendor Subtotal:		9.39	
5660-50-5666-46600	RELIANCE STANDARD LIFE INS CCBW	LTD July	07/15/2025	0	56.10	
			Vendor Subtotal:		56.10	
5660-50-5666-53210	AMAZON.COM	Fan	06/30/2025	0	98.99	
			Vendor Subtotal:		98.99	
5660-50-5666-67130	CERTIFIED POWER, INC.	Dredge Rebuild	06/30/2025	0	4,354.61	
			Vendor Subtotal:		4,354.61	
5660-50-5666-67140	A-1 QUALITY TIRE & CAR CARE	Tire Repair on Hose Cart	06/30/2025	0	355.50	00031034
			Vendor Subtotal:		355.50	
5660-50-5666-74200	HYDRO ENGINEERING	6" x 660' Oroflex Rubber Mainline Hose	06/30/2025	0	5,709.00	00030999
			Vendor Subtotal:		5,709.00	
5660-50-5668-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	6.26	
			Vendor Subtotal:		6.26	

5660-50-5668-46600	RELIANCE STANDARD LIFE INS CCBW LTD July		07/15/2025	0	34.86
	Vendor Subtotal:				34.86
5660-50-5668-52300	TCM BANK NA VISA	F & F - Hi-Vis Vests	06/30/2025	0	88.96
	Vendor Subtotal:				88.96
5660-50-5668-52840	AMAZON.COM	Safety Shirts	06/30/2025	0	74.97
	Vendor Subtotal:				74.97
5660-50-5668-52890	AMAZON.COM	DOT Vehicle Inspection Forms	06/30/2025	0	29.87
	Vendor Subtotal:				29.87
5660-50-5668-53130	CRAWFORD COMPANY INC	Diagnosed Water Heater	06/30/2025	0	312.50
	Vendor Subtotal:				312.50
5660-50-5668-53220	TCM BANK NA VISA	Zoro - Tarp	06/30/2025	0	80.15
	Vendor Subtotal:				80.15
5660-50-5668-69400	TCM BANK NA VISA	Membership	06/30/2025	0	305.00 00030946
	Vendor Subtotal:				305.00
	Subtotal for FUND: 5660				36,747.80
5664-00-0000-23550	RELIANCE STANDARD LIFE INS CCPR Batch 00002.06.2025 Life Insurance		06/20/2025	0	0.10
	Vendor Subtotal:				0.10
5664-40-5664-46200	RELIANCE STANDARD LIFE INS CCLife Ins July		07/15/2025	0	34.33
	Vendor Subtotal:				34.33

5664-40-5664-46600	RELIANCE STANDARD LIFE INS CCBW LTD July		07/15/2025	0	75.57
5664-40-5664-46600	RELIANCE STANDARD LIFE INS CCLTD July 25		07/15/2025	0	26.95
	Vendor Subtotal:				102.52
5664-40-5664-52300	MENARDS (MUSC)	Safety Shirts	07/09/2025	0	39.98
	Vendor Subtotal:				39.98
5664-40-5664-52300	TIM SHAW	Reimb Shoes - T Shaw	06/30/2025	0	120.08
	Vendor Subtotal:				120.08
5664-40-5664-52890	NORLAB INC	Case of Liquid Powder Tracing Dye - Ye	06/30/2025	0	291.00 00030821
	Vendor Subtotal:				291.00
5664-40-5664-61550	DSI MEDICAL SERVICES INC	Calcott Post Accident	06/30/2025	0	97.00
	Vendor Subtotal:				97.00
5664-40-5664-65240	IOWA ONE CALLS	May Locates	06/30/2025	0	329.40
	Vendor Subtotal:				329.40
5664-40-5664-65260	US CELLULAR	July Cell Phones	07/15/2025	0	34.32
	Vendor Subtotal:				34.32
5664-40-5664-65275	VERIZON WIRELESS	IPads - C&D June	06/30/2025	0	40.01
	Vendor Subtotal:				40.01
5664-40-5664-65275	VERIZON	June GPS	06/30/2025	0	10.95
	Vendor Subtotal:				10.95

5664-40-5664-69200	TCM BANK NA VISA	Mailboxes & Parcel Depot - Return Prod	06/30/2025	0	38.09
		Vendor Subtotal:			38.09
5664-40-5664-69400	TCM BANK NA VISA	IAWEA - Collection System Cert - Etzel	06/30/2025	0	60.00
		Vendor Subtotal:			60.00
5664-40-5664-73100	KLINE SEWER & DRAIN	5' UV Patch Repair- 142 Sheridan St	06/30/2025	0	3,600.00 00031001
		Vendor Subtotal:			3,600.00
5664-50-5667-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	7.91
		Vendor Subtotal:			7.91
5664-50-5667-46600	RELIANCE STANDARD LIFE INS CC	LTD July 25	07/15/2025	0	10.87
		Vendor Subtotal:			10.87
		Subtotal for FUND: 5664			4,816.56
5711-10-5711-52710	CARVER AERO INC	Mower Fuel	06/30/2025	0	35.80
5711-10-5711-52710	CARVER AERO INC	Mower Fuel	07/09/2025	0	35.00
5711-10-5711-52710	CARVER AERO INC	Mower Fuel	07/09/2025	0	35.38
		Vendor Subtotal:			106.18
5711-10-5711-61220	LAW OFFICES OF HOPKINS & HUBBARD	May Legal - Airport	06/30/2025	0	90.00
		Vendor Subtotal:			90.00
5711-10-5711-65310	ALLIANT ENERGY	Airport - June	06/30/2025	0	33.53
		Vendor Subtotal:			33.53
		Subtotal for FUND: 5711			229.71

5811-00-0000-11550	MUNICIPAL COLLECTIONS OF AMI	Collection Agency Fee - June	06/30/2025	0	319.80
		Vendor Subtotal:			319.80
5811-00-0000-23550	RELIANCE STANDARD LIFE INS CC	PR Batch 00002.06.2025 Life Insurance	06/20/2025	0	0.40
		Vendor Subtotal:			0.40
5811-20-5811-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	19.13
		Vendor Subtotal:			19.13
5811-20-5811-46600	RELIANCE STANDARD LIFE INS CC	LTD July 25	07/15/2025	0	25.38
		Vendor Subtotal:			25.38
5811-20-5811-52840	MASTER MEDICAL EQUIPMENT LL	iSTAT CG4+ Cartridge White 25/box #E	06/30/2025	0	356.25 00030891
5811-20-5811-52840	MASTER MEDICAL EQUIPMENT LL	iSTAT Troponin I Calibrator Lvl 1-3 Via	06/30/2025	0	257.49 00030931
		Vendor Subtotal:			613.74
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Ambulance Supplies	06/30/2025	0	95.70
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#230010 Ambu BlueSensor R Adult 10-]	06/30/2025	0	202.50 00030968
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#1714-31081 Curaplex IV Extension Set	06/30/2025	0	142.00 00030968
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#1330-85300 Curaplex Alcohol Prep Pac	06/30/2025	0	78.40 00030968
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#2763-53050 Assure Prism Multi Blood	06/30/2025	0	135.48 00030968
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#1061-17517 PDI Super Sani-Cloth Alce	06/30/2025	0	165.12 00030968
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#1613-862202 Curaplex CuraSlide BC S	06/30/2025	0	289.00 00030968
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#150062 Multi-purpose Trauma Dressing	06/30/2025	0	59.75 00030968
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#L980010 Stifneck Select Extrication Co	06/30/2025	0	319.00 00030968
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#G2291 Cynch-Lok with Tamper Eviden	06/30/2025	0	90.69 00030968
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#1012-47135 Curaplex TritonGrip TE E	06/30/2025	0	130.90 00030968
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Curaplex Extension Set	07/09/2025	0	71.00
		Vendor Subtotal:			1,779.54
5811-20-5811-53220	MENARDS (MUSC)	Core Refund	07/15/2025	0	-20.00
		Vendor Subtotal:			-20.00

5811-20-5811-61220	LAW OFFICES OF HOPKINS & HUBBARD	May Legal - Davis	06/30/2025	0	157.50
5811-20-5811-61220	LAW OFFICES OF HOPKINS & HUBBARD	June Legal - Davis	06/30/2025	0	337.50
		Vendor Subtotal:			495.00
5811-20-5811-62220	STERICYCLE INC	Medical Waste Hauling	07/09/2025	0	247.13
		Vendor Subtotal:			247.13
5811-20-5811-62250	LAJEK PEST CONTROL SOLUTIONS	Ambulance #352 Treated	06/30/2025	0	75.00
		Vendor Subtotal:			75.00
5811-20-5811-62290	STERICYCLE INC	Shredding	07/09/2025	0	39.68
		Vendor Subtotal:			39.68
5811-20-5811-64400	TCM BANK NA VISA	McDonalds - Meal Transfer to Center Po	06/30/2025	0	17.19
5811-20-5811-64400	TCM BANK NA VISA	KwikStar - Meals - Waterloo Transfer - F	06/30/2025	0	13.16
5811-20-5811-64400	TCM BANK NA VISA	KwikStar - Meals - Waterloo Transfer - F	06/30/2025	0	5.74
5811-20-5811-64400	TCM BANK NA VISA	Caseys Brimfield, IL - Meals, Transfer to	06/30/2025	0	8.76
5811-20-5811-64400	TCM BANK NA VISA	Caseys Brimfield, IL - Meals, Transfer to	06/30/2025	0	20.78
		Vendor Subtotal:			65.63
5811-20-5811-64600	UNIVERSITY OF IOWA	C Hendrix Paramedic Summer Tuition	06/30/2025	0	1,053.45
		Vendor Subtotal:			1,053.45
5811-20-5811-65240	MUSCATINE POWER & WATER	May Internet - S End Fire	06/30/2025	0	255.00
		Vendor Subtotal:			255.00
5811-20-5811-65260	T-MOBILE	June Cell Phones	06/30/2025	0	210.61
		Vendor Subtotal:			210.61
5811-20-5811-67140	A-1 QUALITY TIRE & CAR CARE	Hi pressure stems	06/30/2025	0	23.70 00030956
5811-20-5811-67140	A-1 QUALITY TIRE & CAR CARE	General Grabber Tires for Ambulance #3	06/30/2025	0	1,362.00 00030956

5811-20-5811-67140	A-1 QUALITY TIRE & CAR CARE	Mount, dismount, balance	06/30/2025	0	90.00 00030956
		Vendor Subtotal:			1,475.70
5811-20-5811-67320	TCM BANK NA VISA	Station Automation - PSTrax - Monthly I	06/30/2025	0	333.33
		Vendor Subtotal:			333.33
5811-20-5811-67320	LIFEMED SAFETY, INC	ProTek Annual On-Site Preventative Mai	06/30/2025	0	2,416.25 00029287
5811-20-5811-67320	LIFEMED SAFETY, INC	ProTek Annual Preventative Maintenance	06/30/2025	0	175.00 00029287
5811-20-5811-67320	LIFEMED SAFETY, INC	ProTek Annual Calibration and Preventat	06/30/2025	0	900.00 00029287
		Vendor Subtotal:			3,491.25
		Subtotal for FUND: 5811			10,479.77
7625-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR Batch 00002.06.2025 Optional Life		06/20/2025	0	47.00
7625-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR Batch 00001.06.2025 Optional Life		06/06/2025	0	47.00
		Vendor Subtotal:			94.00
7625-40-7625-46200	RELIANCE STANDARD LIFE INS CCLife Ins July		07/15/2025	0	25.52
		Vendor Subtotal:			25.52
7625-40-7625-46600	RELIANCE STANDARD LIFE INS CCBW LTD July		07/15/2025	0	54.75
7625-40-7625-46600	RELIANCE STANDARD LIFE INS CCLTD July 25		07/15/2025	0	18.51
		Vendor Subtotal:			73.26
7625-40-7625-52720	HARMS OIL COMPANY	Gas for Tank #2	07/09/2025	0	18,613.83 00031068
		Vendor Subtotal:			18,613.83
7625-40-7625-52740	RILCO INC	Oil for Stock	06/30/2025	0	2,106.25 00030991
		Vendor Subtotal:			2,106.25

7625-40-7625-52830	AMAZON.COM	Shop Multimeter and Case	07/09/2025	0	731.98 00031065
Vendor Subtotal:					731.98
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Filters	07/09/2025	0	44.16
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	O-Rings	07/09/2025	0	8.40
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Filters	07/15/2025	0	52.09
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Filters	07/09/2025	0	96.17
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Filters	07/09/2025	0	16.39
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Reset Circuit Breaker	07/09/2025	0	77.99
Vendor Subtotal:					295.20
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Light for #140	06/30/2025	0	89.33
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Filters	07/09/2025	0	13.45
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Sealant/Gloves	07/15/2025	0	80.98
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Filters	07/09/2025	0	88.26
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Rosin Core	07/09/2025	0	40.38
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Paste Flux	07/09/2025	0	6.29
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Washer Pump/Vacuum Hose	07/15/2025	0	25.52
Vendor Subtotal:					344.21
7625-40-7625-53220	NORTH CENTRAL INTERNATIONAL	Condensor Fans for 262	06/30/2025	0	887.07 00030984
7625-40-7625-53220	NORTH CENTRAL INTERNATIONAL	AC Parts for 262	06/30/2025	0	662.14 00030985
Vendor Subtotal:					1,549.21
7625-40-7625-53220	MENARDS (MUSC)	Tape	06/30/2025	0	11.97
Vendor Subtotal:					11.97
7625-40-7625-53220	NAPA OF MUSCATINE	Filter	07/09/2025	0	90.59
Vendor Subtotal:					90.59
7625-40-7625-53220	GTG PETERBILT - DAVENPORT	Batterys, air filters, exhause sensors, and	06/30/2025	0	2,600.00 00030948
7625-40-7625-53220	GTG PETERBILT - DAVENPORT	Batterys, air filters, exhause sensors, and	06/30/2025	0	1,334.86
Vendor Subtotal:					3,934.86

7625-40-7625-53220	SIGUORNEY TRACTOR & IMPL	Oil, Fuel, Water Separater for Unit #66	07/15/2025	0	193.09	00031153
		Vendor Subtotal:			193.09	
7625-40-7625-53220	JOHN HERRMAN	Metal for Sand Bag Stand	07/09/2025	0	203.20	00031046
		Vendor Subtotal:			203.20	
7625-40-7625-53220	TCM BANK NA VISA	Blains - Connecting Links	06/30/2025	0	3.99	
		Vendor Subtotal:			3.99	
7625-40-7625-61340	ALL DATA	Software Renewal	07/15/2025	0	1,500.00	
		Vendor Subtotal:			1,500.00	
7625-40-7625-65275	VERIZON	June GPS	06/30/2025	0	17.40	
		Vendor Subtotal:			17.40	
7625-40-7625-67130	ELLIOTT EQUIPMENT COMPANY	Diagnose & Repair 440 Arm	06/30/2025	0	567.93	
7625-40-7625-67130	ELLIOTT EQUIPMENT COMPANY	repair hyd leak on pump for 437	06/30/2025	0	1,708.88	00031019
		Vendor Subtotal:			2,276.81	
7625-40-7625-67130	NORTH CENTRAL INTERNATIONAL	Repair #260	07/09/2025	0	464.10	
		Vendor Subtotal:			464.10	
7625-40-7625-67130	TRUCK COUNTRY OF IOWA	Emergency Repairs #438	06/30/2025	0	228.81	
		Vendor Subtotal:			228.81	
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	tire repair on 437	06/30/2025	0	122.45	00031035
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Repairs 759, 258	06/30/2025	0	67.95	
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Repairs RC13	06/30/2025	0	91.90	
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	st205/75r15	06/30/2025	0	276.00	00031036
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	st205/75r15	06/30/2025	0	40.00	

			Vendor Subtotal:		598.30
7625-40-7625-67140	EASTERN IOWA TIRE INC	2 tires for 53	06/30/2025	0	730.00 00030928
			Vendor Subtotal:		730.00
			Subtotal for FUND: 7625		34,086.58
7635-00-7635-51100	AMAZON.COM	Mini Binder Clips	06/30/2025	0	7.68
			Vendor Subtotal:		7.68
			Subtotal for FUND: 7635		7.68
7921-00-7921-46400	IMWCA	Work Comp Pmt #1	07/09/2025	0	11,242.00
			Vendor Subtotal:		11,242.00
7921-00-7921-69900	FRIENDS OF THE MUSSER PUBLIC	Friends Weekly Deposit FY 24/25	06/30/2025	0	4,235.35
			Vendor Subtotal:		4,235.35
7921-00-7921-69900	RELiance STANDARD LIFE INS CC	Nesbit Catch Up	07/15/2025	0	29.00
7921-00-7921-69900	RELiance STANDARD LIFE INS CC	Anderson Catch Up	07/15/2025	0	10.00
			Vendor Subtotal:		39.00
7921-00-7921-69900	SCOTT COUNTY RIVERSHARE LIBI	Reimb - Voice of the Ancient	06/30/2025	0	17.00
			Vendor Subtotal:		17.00
7921-00-7921-69900	TCM BANK NA VISA	Lennox - Tax Charged	06/30/2025	0	13.52
7921-00-7921-69900	TCM BANK NA VISA	Adobe Tax	06/30/2025	0	3.60
7921-00-7921-69900	TCM BANK NA VISA	Walmart - Cookies & Bars for ICS	06/30/2025	0	132.90
			Vendor Subtotal:		150.02

Subtotal for FUND: 7921				15,683.37	
7940-00-7940-46200	RELIANCE STANDARD LIFE INS CCLife Ins July	07/15/2025	0	25.39	
7940-00-7940-46200	RELIANCE STANDARD LIFE INS CCLife Ins July	07/15/2025	0	18.76	
7940-00-7940-46200	RELIANCE STANDARD LIFE INS CCLife Ins July	07/15/2025	0	17.90	
7940-00-7940-46200	RELIANCE STANDARD LIFE INS CCLife Ins July	07/15/2025	0	3.50	
Vendor Subtotal:				65.55	
7940-00-7940-46600	RELIANCE STANDARD LIFE INS CCBW LTD July	07/15/2025	0	8.62	
7940-00-7940-46600	RELIANCE STANDARD LIFE INS CCBW LTD July	07/15/2025	0	8.62	
7940-00-7940-46600	RELIANCE STANDARD LIFE INS CCLTD July 25	07/15/2025	0	6.07	
7940-00-7940-46600	RELIANCE STANDARD LIFE INS CCLTD July 25	07/15/2025	0	20.98	
7940-00-7940-46600	RELIANCE STANDARD LIFE INS CCLTD July 25	07/15/2025	0	31.45	
7940-00-7940-46600	RELIANCE STANDARD LIFE INS CCLTD July 25	07/15/2025	0	27.20	
Vendor Subtotal:				102.94	
7940-00-7940-61220	LAW OFFICES OF HOPKINS & HUB!June Legal	06/30/2025	0	67.50	
7940-00-7940-61220	LAW OFFICES OF HOPKINS & HUB!June Legal	06/30/2025	0	45.00	
Vendor Subtotal:				112.50	
7940-00-7940-65275	VERIZON	June GPS	06/30/2025	0	34.80
Vendor Subtotal:				34.80	
Subtotal for FUND: 7940				315.79	
8142-10-8142-52210	TCM BANK NA VISA	Menards - Radon Tests	06/30/2025	0	95.88
Vendor Subtotal:				95.88	
Subtotal for FUND: 8142				95.88	
8144-10-8144-61230	TCM BANK NA VISA	Washoe County Recorder - DTR Deed R	06/30/2025	0	17.00

			Vendor Subtotal:		17.00
8144-10-8144-61610	MARTIN GARDNER ARCHITECTUR	Muscatine Downtown Facade	06/30/2025	0	56.60
			Vendor Subtotal:		56.60
			Subtotal for FUND: 8144		73.60
8148-10-8148-46200	RELIANCE STANDARD LIFE INS CC	Life Ins July	07/15/2025	0	10.71
			Vendor Subtotal:		10.71
8148-10-8148-46600	RELIANCE STANDARD LIFE INS CC	LTD July 25	07/15/2025	0	16.42
			Vendor Subtotal:		16.42
8148-10-8148-61660	EOCENE ENVIRONMENTAL GROU	Lead Inspections	06/30/2025	0	10,400.00
			Vendor Subtotal:		10,400.00
8148-10-8148-65260	VERIZON WIRELESS	June Cell Phones	06/30/2025	0	80.02
			Vendor Subtotal:		80.02
8148-10-8148-65275	TCM BANK NA VISA	Google Voice	06/30/2025	0	26.77
			Vendor Subtotal:		26.77
			Subtotal for FUND: 8148		10,533.92
8180-90-8180-61660	PHILIP STEVEN PALMER	Inspection - 108 E 5th St	07/09/2025	0	450.00
			Vendor Subtotal:		450.00
			Subtotal for FUND: 8180		450.00

9002-90-9020-41100	CITY OF MUSCATINE HOUSING RE Admin Full-Time Wages 6/30/25		06/30/2025	0	3,461.01
9002-90-9020-41100	CITY OF MUSCATINE HOUSING RE Admin Part-Time Wages 6/30/25		06/30/2025	0	76.96
9002-90-9020-41100	CITY OF MUSCATINE HOUSING RE Admin Longevity 6/30/25		06/30/2025	0	4.23
	Vendor Subtotal:				3,542.20
9002-90-9020-41300	TCM BANK NA VISA	Iowa Judicial Branch - Eviction Filing - I	06/30/2025	0	95.00
9002-90-9020-41300	TCM BANK NA VISA	Iowa Judicial Branch - Eviction Filing - I	06/30/2025	0	95.00
9002-90-9020-41300	TCM BANK NA VISA	Iowa Judicial Branch - Eviction Filing - I	06/30/2025	0	-95.00
	Vendor Subtotal:				95.00
9002-90-9020-41904	CITY OF MUSCATINE HOUSING RE Phone - June		06/30/2025	0	13.40
	Vendor Subtotal:				13.40
9002-90-9020-41905	CITY OF MUSCATINE HOUSING RE Postage June		06/30/2025	0	32.20
	Vendor Subtotal:				32.20
9002-90-9020-41910	AMAZON.COM	Key Tags	07/09/2025	0	6.17
	Vendor Subtotal:				6.17
9002-90-9020-41910	CROSSROADS INC.	Shredding	07/09/2025	0	11.00
	Vendor Subtotal:				11.00
9002-90-9020-41910	TCM BANK NA VISA	WalMart - Day of Caring Supplies	06/30/2025	0	46.90
	Vendor Subtotal:				46.90
9002-90-9020-41914	CITY OF MUSCATINE HOUSING RE Internet-June		06/30/2025	0	23.56
	Vendor Subtotal:				23.56
9002-90-9020-43700	ALLIANT ENERGY	June Gas	06/30/2025	0	449.85

			Vendor Subtotal:		449.85
9002-90-9020-44100	CITY OF MUSCATINE HOUSING RE Maint Full-Time Wages 6/30/25		06/30/2025	0	2,971.40
9002-90-9020-44100	CITY OF MUSCATINE HOUSING RE Maint Part-Time Wages 6/30/25		06/30/2025	0	1,630.20
9002-90-9020-44100	CITY OF MUSCATINE HOUSING RE Maint Longevity 6/30/25		06/30/2025	0	14.30
			Vendor Subtotal:		4,615.90
9002-90-9020-44201	CITY OF MUSCATINE HOUSING RE Cleaning Supplies		06/30/2025	0	250.92
			Vendor Subtotal:		250.92
9002-90-9020-44201	AMAZON.COM	Scrub Pads	07/09/2025	0	43.47
			Vendor Subtotal:		43.47
9002-90-9020-44202	CITY OF MUSCATINE HOUSING RE Gas		06/30/2025	0	98.51
			Vendor Subtotal:		98.51
9002-90-9020-44203	PLUMB SUPPLY COMPANY	Hex Driver	06/30/2025	0	59.34
			Vendor Subtotal:		59.34
9002-90-9020-44203	AMAZON.COM	Hex Chuck Driver/Drill Bits	07/09/2025	0	43.46
			Vendor Subtotal:		43.46
9002-90-9020-44204	MARK A DIERCKS	Duplicate Keys	07/15/2025	0	12.00
9002-90-9020-44204	MARK A DIERCKS	Fit Key to Lock	07/15/2025	0	32.00
			Vendor Subtotal:		44.00
9002-90-9020-44204	TCM BANK NA VISA	HomeDepot - Cabinet	06/30/2025	0	298.00
			Vendor Subtotal:		298.00

9002-90-9020-44206	HD SUPPLY FACILITIES MAINT	Shower Head	06/30/2025	0	99.72
		Vendor Subtotal:			99.72
9002-90-9020-44206	MENARDS (MUSC)	Flex Tape/Hose Barb/Lock Nut	06/30/2025	0	47.33
		Vendor Subtotal:			47.33
9002-90-9020-44206	AMAZON.COM	Hole Cover	06/30/2025	0	79.98
		Vendor Subtotal:			79.98
9002-90-9020-44306	CITY OF MUSCATINE HOUSING RE GPS June		06/30/2025	0	17.40
		Vendor Subtotal:			17.40
9002-90-9020-45103	CITY OF MUSCATINE HOUSING RE Unemployment 6/30/25		06/30/2025	0	5.16
		Vendor Subtotal:			5.16
9002-90-9020-45401	CITY OF MUSCATINE HOUSING RE FICA 6/30/25		06/30/2025	0	613.13
		Vendor Subtotal:			613.13
9002-90-9020-45402	CITY OF MUSCATINE HOUSING RE IPERS 6/30/25		06/30/2025	0	770.05
		Vendor Subtotal:			770.05
9002-90-9020-75500	VALLEY CONSTRUCTION	Elevator Project Pay App #9	06/30/2025	0	8,779.30
		Vendor Subtotal:			8,779.30
		Subtotal for FUND: 9002			20,085.95
9006-00-0000-21140	KELSEY LEVANDOWSKI	Security Deposit Refund	06/30/2025	0	300.00
		Vendor Subtotal:			300.00

9006-90-9060-41100	CITY OF MUSCATINE HOUSING RE Admin Full-Time Wages 6/30/25		06/30/2025	0	2,219.20
9006-90-9060-41100	CITY OF MUSCATINE HOUSING RE Admin Part-Time Wages 6/30/25		06/30/2025	0	76.95
9006-90-9060-41100	CITY OF MUSCATINE HOUSING RE Admin Longevity 6/30/25		06/30/2025	0	3.90
	Vendor Subtotal:				2,300.05
9006-90-9060-41904	CITY OF MUSCATINE HOUSING RE Phone - June		06/30/2025	0	6.35
	Vendor Subtotal:				6.35
9006-90-9060-41904	TCM BANK NA VISA	Google Voice	06/30/2025	0	13.38
	Vendor Subtotal:				13.38
9006-90-9060-41910	CROSSROADS INC.	Shredding	07/09/2025	0	11.00
	Vendor Subtotal:				11.00
9006-90-9060-41914	CITY OF MUSCATINE HOUSING RE Internet-June		06/30/2025	0	11.16
	Vendor Subtotal:				11.16
9006-90-9060-44100	CITY OF MUSCATINE HOUSING RE Maint Full-Time Wages 6/30/25		06/30/2025	0	2,359.80
9006-90-9060-44100	CITY OF MUSCATINE HOUSING RE Maint Part-Time Wages 6/30/25		06/30/2025	0	1,235.00
9006-90-9060-44100	CITY OF MUSCATINE HOUSING RE Maint Longevity 6/30/25		06/30/2025	0	21.45
	Vendor Subtotal:				3,616.25
9006-90-9060-44201	MENARDS (MUSC)	Cleaner	06/30/2025	0	47.51
	Vendor Subtotal:				47.51
9006-90-9060-44201	PLUMB SUPPLY COMPANY	Drain	07/09/2025	0	28.33
	Vendor Subtotal:				28.33
9006-90-9060-44202	CITY OF MUSCATINE HOUSING RE Gas		06/30/2025	0	48.52

			Vendor Subtotal:		48.52
9006-90-9060-44204	MARK A DIERCKS	Duplicate Keys	07/15/2025	0	15.00
			Vendor Subtotal:		15.00
9006-90-9060-44206	MENARDS (MUSC)	Blank Plate/Toggle	06/30/2025	0	38.37
			Vendor Subtotal:		38.37
9006-90-9060-44206	AMAZON.COM	Faucet Parts	06/30/2025	0	39.99
			Vendor Subtotal:		39.99
9006-90-9060-44208	PLUMB SUPPLY COMPANY	Filters	06/30/2025	0	7.04
			Vendor Subtotal:		7.04
9006-90-9060-44306	CITY OF MUSCATINE HOUSING RE GPS June		06/30/2025	0	17.40
			Vendor Subtotal:		17.40
9006-90-9060-44315	MICHAEL W SCHULTE	Screen Repair	06/30/2025	0	23.60
			Vendor Subtotal:		23.60
9006-90-9060-45103	CITY OF MUSCATINE HOUSING RE Unemployment 6/30/25		06/30/2025	0	3.80
			Vendor Subtotal:		3.80
9006-90-9060-45401	CITY OF MUSCATINE HOUSING RE FICA 6/30/25		06/30/2025	0	443.52
			Vendor Subtotal:		443.52
9006-90-9060-45402	CITY OF MUSCATINE HOUSING RE IPERS 6/30/25		06/30/2025	0	558.48
			Vendor Subtotal:		558.48

Subtotal for FUND: 9006				7,529.75	
9007-90-9070-41100	CITY OF MUSCATINE HOUSING RE Admin Full-Time Wages 6/30/25	06/30/2025	0	3,799.02	
9007-90-9070-41100	CITY OF MUSCATINE HOUSING RE Admin Part-Time Wages 6/30/25	06/30/2025	0	615.79	
9007-90-9070-41100	CITY OF MUSCATINE HOUSING RE Admin Longevity 6/30/25	06/30/2025	0	13.33	
Vendor Subtotal:				4,428.14	
9007-90-9070-41500	TCM BANK NA VISA	United Airlines - Summer Symposium T1	06/30/2025	0	518.81
Vendor Subtotal:				518.81	
9007-90-9070-41902	ADVANCED BUSINESS SYSTEMS INC	Copies	07/15/2025	0	12.90
Vendor Subtotal:				12.90	
9007-90-9070-41904	CITY OF MUSCATINE HOUSING RE Phone - June		06/30/2025	0	50.79
Vendor Subtotal:				50.79	
9007-90-9070-41905	CITY OF MUSCATINE HOUSING RE Postage June		06/30/2025	0	201.23
Vendor Subtotal:				201.23	
9007-90-9070-41910	CROSSROADS INC.	Shredding	07/09/2025	0	22.00
Vendor Subtotal:				22.00	
9007-90-9070-41914	CITY OF MUSCATINE HOUSING RE Internet- June		06/30/2025	0	89.26
Vendor Subtotal:				89.26	
9007-90-9070-44301	CITY OF MUSCATINE	Q4 Inspections	06/30/2025	0	2,205.00
9007-90-9070-44301	CITY OF MUSCATINE	Q4 Re-Inspections	06/30/2025	0	460.00
Vendor Subtotal:				2,665.00	

9007-90-9070-45103	CITY OF MUSCATINE HOUSING RE Unemployment 6/30/25	06/30/2025	0	3.35
	Vendor Subtotal:			3.35
9007-90-9070-45401	CITY OF MUSCATINE HOUSING RE FICA 6/30/25	06/30/2025	0	323.69
	Vendor Subtotal:			323.69
9007-90-9070-45402	CITY OF MUSCATINE HOUSING RE IPERS 6/30/25	06/30/2025	0	418.10
	Vendor Subtotal:			418.10
9007-90-9070-47150	STEVE BERMEL Full July J Swain Abatement Ends	07/09/2025	0	681.00
	Vendor Subtotal:			681.00
9007-90-9070-47150	MUSCATINE POWER & WATER Utility Reimb S Patterson July	07/15/2025	0	30.00
	Vendor Subtotal:			30.00
9007-90-9070-47150	KEMPEN REAL ESTATE LLC New HAP S Patterson Full July	07/15/2025	0	820.00
	Vendor Subtotal:			820.00
9007-90-9070-47150	GRANDVIEW SENIOR LOFTS LLC New HAP D Nichols Full May/June	06/30/2025	0	292.00
9007-90-9070-47150	GRANDVIEW SENIOR LOFTS LLC New HAP D Nichols Full July	07/15/2025	0	146.00
	Vendor Subtotal:			438.00
9007-90-9071-41100	CITY OF MUSCATINE HOUSING RE Admin Full-Time Wages 6/30/25	06/30/2025	0	995.60
	Vendor Subtotal:			995.60
9007-90-9071-41904	TCM BANK NA VISA Google Voice	06/30/2025	0	13.38
	Vendor Subtotal:			13.38
9007-90-9071-45103	CITY OF MUSCATINE HOUSING RE Unemployment 6/30/25	06/30/2025	0	1.00

		Vendor Subtotal:		1.00
9007-90-9071-45401	CITY OF MUSCATINE HOUSING RE FICA 6/30/25	06/30/2025	0	73.89
		Vendor Subtotal:		73.89
9007-90-9071-45402	CITY OF MUSCATINE HOUSING RE IPERS 6/30/25	06/30/2025	0	93.99
		Vendor Subtotal:		93.99
		Subtotal for FUND: 9007		11,880.13
		Report Total:		707,750.58

BILLS FOR APPROVAL SUMMARY
July 18, 2025

Computer Bill Lists

Regular Bills 7/18/25		\$	707,750.58
Special Ck Run 7/2/25	Operating		2,500.00
Payroll Vendor Checks 7/7/25			103,549.31
Payroll Vendor ACH Payments 7/7/25			17,913.23
	Subtotal	\$	831,713.12

ACH Debit Memo Payments

Wellmark Insurance	Health/Dental Insurance July	\$	84,000.00
Wellmark Insurance	Health/Dental Insurance July		84,000.00
Payroll Account	Transfer		545,059.63
Payroll Account	Transfer		29,065.01
Treasurer State of Iowa	State Tax Withholding		25,662.50
IPERS	June Contributions		129,186.07
Internal Revenue Service	Federal Withholding		141,313.58
	Subtotal	\$	1,038,286.79

Voucher Program

Various Landlords	Estimated August Rent	\$	170,000.00
		\$	170,000.00

Total Expenditures	\$	2,039,999.91
---------------------------	-----------	---------------------

7/7/2025	PAYROLL VENDOR CHECKS	AFA FLEX BILLING	4,692.34
7/7/2025	PAYROLL VENDOR CHECKS	AFLAC	549.16
7/7/2025	PAYROLL VENDOR CHECKS	ALLSTATE	14.94
7/7/2025	PAYROLL VENDOR CHECKS	AMERICAN FIDELITY	3,221.21
7/7/2025	PAYROLL VENDOR CHECKS	CITY OF MUSCATINE	8,218.28
7/7/2025	PAYROLL VENDOR CHECKS	CLERK OF COURT	170.00
7/7/2025	PAYROLL VENDOR CHECKS	IDAHO CHILD SUPPORT	99.12
7/7/2025	PAYROLL VENDOR CHECKS	DEPT OF REVENUE	406.84
7/7/2025	PAYROLL VENDOR CHECKS	POLICE & FIRE INS	194.94
7/7/2025	PAYROLL VENDOR CHECKS	STATE OF IL	198.40
7/7/2025	PAYROLL VENDOR CHECKS	UNITED WAY	148.00
7/7/2025	PAYROLL ACH CHECKS	MISSION SQUARE ICMA RETIRE	13,318.68
7/7/2025	PAYROLL ACH CHECKS	MISSION SQUARE ICMA RC	2,101.29
7/7/2025	PAYROLL ACH CHECKS	MUNICIPAL FIRE & POLICE RETIRE	82,034.34
7/7/2025	PAYROLL ACH CHECKS	NATIONWIDE	6,095.00
7/2/2025	SPECIAL CHECKS	KUNDEL LAW OFFICE	2,500.00

July 11, 2025

VIA EMAIL

Nancy Lueck
Finance Director/City Hall
Muscatine, IA

Re: T&T Hackett Development Group, LLC Development Agreement
File No. 421464-81

Dear Nancy:

Attached please find proceedings covering the City Council's public hearing on the proposed Development Agreement with T&T Hackett Development Group, LLC, followed by a resolution approving the Agreement and pledging certain incremental property tax revenues to the payment of the Agreement.

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: Matt Mardesen
Jodi Royal-Goodwin
Andrew Fangman
Cinda Hilger

HOLD HEARING ON AND APPROVE
DEVELOPMENT AGREEMENT AND
TAX INCREMENT PAYMENTS

(T&T HACKETT DEVELOPMENT
GROUP, LLC)

421464-81

Muscatine, Iowa

July 17, 2025

A meeting of the City Council of the City of Muscatine, Iowa, was held at 6:00 p.m., on July 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 T&T Hackett Development Group, 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 _____

Resolution Approving Development Agreement with T&T Hackett Development Group, 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 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 Consolidated Muscatine 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 “Consolidated Muscatine Urban Renewal Area 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 Consolidated Muscatine Urban Renewal Area; and

WHEREAS, a certain development agreement (the “Agreement”) between the City and T&T Hackett Development Group, LLC (the “Developer”) has been prepared in connection with the construction by the Developer of public infrastructure necessary (the “Project”) for the development of a residential subdivision in the Urban Renewal Area; and

WHEREAS, under the Agreement, the City would provide financial incentives (the “Financial Incentives”) to the Developer in the form of (i) an economic development grant in an amount not to exceed \$400,000; and (ii) annual appropriation incremental property tax payments (the “Payments”) in an amount not to exceed \$927,000 under the authority of Section 403.9(1) of the Code of Iowa; 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 July 17, 2025, and has otherwise complied with statutory requirements 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; and

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 finds that:

(a) The Project will add diversity and generate new opportunities for the Muscatine and Iowa economies;

(b) The Project will generate public gains and benefits, particularly in the creation of new jobs, income and housing opportunities, which are warranted in comparison to the amount of the proposed Financial Incentives.

Section 2. The City Council further finds that a public purpose will reasonably be accomplished by entering into the Agreement and providing the Financial Incentives to the Developer.

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 are 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 Payments shall be payable solely from a subfund (the "T&T Hackett Development Group, LLC Subfund" and hereinafter referred to as the "Subfund") which is hereby established, into which shall be paid that portion of the income and proceeds of the Consolidated Muscatine Urban Renewal Area Tax Revenue Fund attributable to property taxes derived from the property as described as follows:

Parcel K, per plat of survey recorded as Document No. 1999-03775, in the Muscatine County Recorder's Office, located in Part of Lots 13, 14, 15 & 16 of BREESE and CO Subdivision of Parts of NW¼ Sec 34, Tp. 77, R. 2 W. Muscatine County, Iowa, except Lohman 1st Addition, a subdivision in the City of Muscatine, Muscatine County, Iowa.

Section 5. The City hereby pledges to the payment of the Agreement the 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 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 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 July 17, 2025.

Mayor

Attest:

City Clerk

• • • • •

On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA
MUSCATINE COUNTY
CITY OF MUSCATINE

SS:

I, the undersigned, Clerk of the City of Muscatine, hereby certify that the foregoing is a true and correct copy of the minutes of the 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



City of Muscatine

ITEM NUMBER 2025-0271

AGENDA ITEM SUMMARY

DATE: 7/17/2025

STAFF

Andrew Fangman, Assistant Community Development Director

SUBJECT

Third and Final Reading of an Ordinance Amending the Zoning Ordinance of the City of Muscatine, Iowa (An 9.25 Acres Area Located Between the Southern End of Clarabeck Lane and the Northern End of Green Acres Drive)

EXECUTIVE SUMMARY

A request to rezone 9.25 acres to R-4 Residential for a 28-lot subdivision has been submitted by T&T Hackett Development Group LLC. The property is located between the south end of Clarabeck Lane and the north end of Green Acres Drive. The subdivision will feature 18 zero-lot-line attached single-family homes (each on its own parcel with a shared property line for common walls) and 10 detached single-family homes. The average assessed value of these 28 homes is projected to be \$400,000. New streets will connect Clarabeck Lane and Green Acres Drive, with a hammerhead turnaround at the new terminus of Clarabeck Lane.

STAFF RECOMMENDATION

On June 10, the Planning and Zoning Commission voted 4-0 to recommend approval of this rezoning. One member of the commission was absent, one member abstained due to a conflict of interest, and there is one additional vacancy on the Commission. Staff concurs with this recommendation.

BACKGROUND/DISCUSSION

The subject property is currently located in the R-3 Residential Zoning District, which establishes a minimum lot size of 7,000 square feet and a minimum frontage of 60 feet along the street right-of-way. Within the proposed subdivision, 4 of the 28 lots do not meet either the minimum lot size or frontage standards of the R-3 district, and an additional 9 lots do not meet the required street frontage standards. Therefore, in order for the proposed development to proceed, a rezoning to R-4 Residential is necessary. The R-4 District allows for greater residential density on smaller lots, having a minimum lot size of 5,000 square feet and a requirement of 50 feet of street frontage.

The proposed rezoning would allow for development that is compatible with surrounding land

uses. Despite zoning that would permit smaller lots, the proposed mix of larger and smaller lots (ranging from 6,715 to 38,547 square feet) results in an overall density of 3.03 dwelling units per acre. This density is largely consistent with that of adjoining neighborhoods, such as the West Bay Drive neighborhood (3.21 dwelling units per acre) and the Green Acres Drive neighborhood (3.23 dwelling units per acre). Furthermore, a timbered drainageway will effectively screen the development from the medical offices to the north. A map depicting the zoning of the surrounding area is attached.

The proposed streets would be 27 feet wide, matching the existing width of both Clarabeck Lane and Green Acres Drive. This street extension would create a new three-way intersection connecting Clarabeck Lane and Green Acres Drive, which will be signed as a three-way stop. Upon completion, these streets will be dedicated to the City of Muscatine and thereafter maintained as public streets.

This project's stormwater management plan focuses on using grass swales in most rear and side yards, as agreed with by the City Engineer, which negates the need for traditional detention improvements. These swales, designed to manage water quality and quantity, will maintain the property's natural eastward drainage. Additionally, a private storm sewer system has been designed for a 10-year storm event, featuring curb inlets and specific pipe types, with emergency overflow routes directing water to a nearby ravine.

Staff's recommendation to approve the P&Z recommendation is based on the compatibility of the proposed development with surrounding land uses, the creation of needed housing stock in an optimal location, and the utility of the proposed street improvements to the wider community.

The proposed development would benefit the community by significantly address specific housing-related needs. Increasing the availability of housing has been identified as the most critical community need in Muscatine. For Muscatine to prosper, the available housing stock must grow in both quantity and quality. Without the needed housing stock, Muscatine will not be able to maintain the workforce or tax base necessary to support a thriving community with a high quality of life. Recognizing this, a goal of creating 2,000 new housing units by 2033 has been set.

High-quality, new single-family homes in desirable locations are a significant component of the needed housing stock in Muscatine. Constructing these needed homes requires the availability of desirable lots, but the current availability is increasingly a barrier to this type of housing construction. Over the past 17 years, only one new residential subdivision, Arbor Commons, completed in 2020, has been built within the City of Muscatine. As Arbor Commons nears build-out, only a few scattered lots are currently available for constructing new high-quality, single-family homes. Without creating new, attractive building lots within Muscatine, this type of construction will soon halt due to the lack of suitable lots. If this occurs, it is very unlikely that the additional housing stock needed to secure Muscatine's prosperous future will be built.

The proposed development's location strongly supports community growth through infill development. This approach leverages existing infrastructure and benefits from its proximity to desirable community amenities and facilities. Few locations in Muscatine offer a more advantageous proximity to schools, with Muscatine High School, Susan Clark Junior High School, McKinley Elementary School, and Saints Mary and Mathias Catholic School all within a half-mile. Furthermore, Fuller Park, Discovery Park, the Community Y, and the city-wide trail network are all less than a mile from the proposed development.

Beyond utilizing existing street and sewer infrastructure, the proposed development would improve existing street functionality by extending and connecting Clarabeck Lane and Green Acres Drive. This connection of two dead-end streets would benefit more than just the residents of the newly constructed homes.

Green Acres Drive was originally intended for a future northern extension and was therefore built without a turnaround. This resulted in an 830-foot-long street that is difficult for large vehicles to navigate. For example, due to the lack of a turnaround, trash and recycling trucks must back down the entire length of Green Acres twice during collection. The trucks pick up one side while driving to the end of Green Acres, then back out to Fulliam Avenue, re-enter Green Acres facing the other direction, then back up to the end of the street, to pick up the other side while driving out. Similarly, snow plowing and leaf pickup operations are made more difficult by the lack of a suitable turnaround. In an emergency, fire trucks responding to incidents on Green Acres would have to back out the entire length of the street. Current fire code would not permit the construction of such a long dead-end street without a turnaround. Clarabeck Lane also dead-ends without a vehicle turnaround. Similar to Green Acres Drive, Clarabeck Lane was constructed in the late 1960s with the expectation that future development would extend it, which explains the lack of a turnaround in what was intended as its first phase.

The proposed development's connection of Clarabeck and Green Acres would resolve the issues caused by the current dead-ends' lack of turnarounds for large vehicles. Eliminating the need for large vehicles, such as trash trucks, snowplows, fire trucks, and delivery vehicles, to back out of these streets will improve safety and efficiency for both existing residents and vehicle operators.

The proposed connection of Green Acres Drive and Clarabeck Lane would significantly improve access for existing homes on West Bay Drive, Clarabeck Lane, and Green Acres Drive. Currently, West Bay Drive and Clarabeck Lane are only accessible from Cedar Street, while Green Acres Drive is only accessible from Fulliam Avenue. Completing this connection would allow homes on these three streets to be reached from either Cedar Street or Fulliam Avenue.

Having more than one route in and out of a subdivision benefits residents by allowing them to take more direct routes to their destinations. Multiple entrances/exits to a subdivision significantly ease access during road construction or in the event of an emergency road closure.

The increased street connectivity created by connecting Clarabeck Lane and Green Acres Drive would benefit more than just those residing in the immediate vicinity. An additional connection between Cedar Street and Fulliam Avenue would be created in an area currently lacking such connections for the three-quarters of a mile between Houser Street and Logan Street. The proposed project creates this connection.

Creating a connection between Cedar Street and Fulliam Avenue would provide a valuable detour route for construction or emergency incidents within the square of roads defined by Cedar Street, Logan Street, Fulliam Avenue, and Houser Street. Currently, there are few viable detour routes for closures on these street segments.

A major concern raised by nearby residents at the June 10 Planning and Zoning Commission hearing was that connecting Clarabeck and Green Acres would generate a large volume of high-speed cut-through traffic, particularly by high school students using it as a route to school. While the proposed development will create a beneficial new link between Houser and Fulliam Street, the number of trips diverted from Houser or Logan Street will likely be small, as those routes will remain faster and more direct. Approximately 172 homes (including the 28 proposed in this development) could potentially use a Green Acres/Clarabeck connection as a more direct route to the high school. Based on recent Census data, these homes would likely account for around 30 high school students.

The design of the new streets, combined with the character of existing portions of Clarabeck Lane and Green Acres Drive, should limit traffic speeds. Drivers generally don't feel comfortable traveling at high speeds on two-way streets that are 27 feet wide and allow on-street parking on at least one side. This design helps maintain the low traffic speeds desirable in a residential setting. Additionally, the planned stop condition at the new intersection of Green Acres Drive and Clarabeck within the proposed development will further limit traffic speeds in the area.

Another traffic concern brought up at the Planning and Zoning Commission hearing was the potential for worsening backups at the Cedar Street and West Bay Drive/Clarabeck Lane intersection. It was argued that the proposed development's additional traffic, particularly during high school arrival and dismissal, would hinder access to both new and existing residential areas. Creating a second entry and exit point for these neighborhoods is the most effective way to address current and future school traffic issues.

At their June 10 meeting, the Planning and Zoning Commission addressed both the rezoning request and the preliminary and final plats for this development. A preliminary plat for the entire 28-lot subdivision was submitted, along with a final plat for a nine-lot first phase (the northernmost lots).

The developer plans to immediately begin infrastructure construction for the entire subdivision once the plats and rezoning receive final approval. A completion bond for the first phase's infrastructure will be submitted, allowing home construction to commence in that phase

before the full subdivision infrastructure is complete. (Note: A certificate of occupancy requires complete supporting infrastructure for that home.)

A final plat for the remaining 19 lots is anticipated later this year, following the completion of all preliminary plat infrastructure. This phasing strategy aims to enable home construction to start this year, if approved. The City Council will consider these plats at a future meeting, provided the rezoning request receives final reading approval.

CITY FINANCIAL IMPACT

There is no impact to the City's general fund for this action.

ATTACHMENTS

1. Hackett Development Rezoning Ordinance
2. Rezoning Map
3. Concept Map

ORDINANCE NO. 2025-0271

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF MUSCATINE, IOWA (AN 9.25 ACRES AREA LOCATED
BETWEEN THE SOUTHERN END OF CLARABECK LANE AND THE
NORTHERN END OF GREEN ACRES DRIVE)**

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

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

Parcel K, per plat of survey recorded as Document No. 1999-03775, in the Muscatine County Recorder's Office, located in Part of Lots 13, 14, 15 & 16 of BREESE and CO Subdivision of Parts of NW¼ Sec 34, Tp. 77, R. 2 W. Muscatine County, Iowa, except Lohman 1st Addition, a subdivision in the City of Muscatine, Muscatine County, Iowa.

Said real estate shall be rezoned from R-3 Residential and R-4 Residential District.

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

PASSED, APPROVED, AND ADOPTED this 19th day of June, 2025.

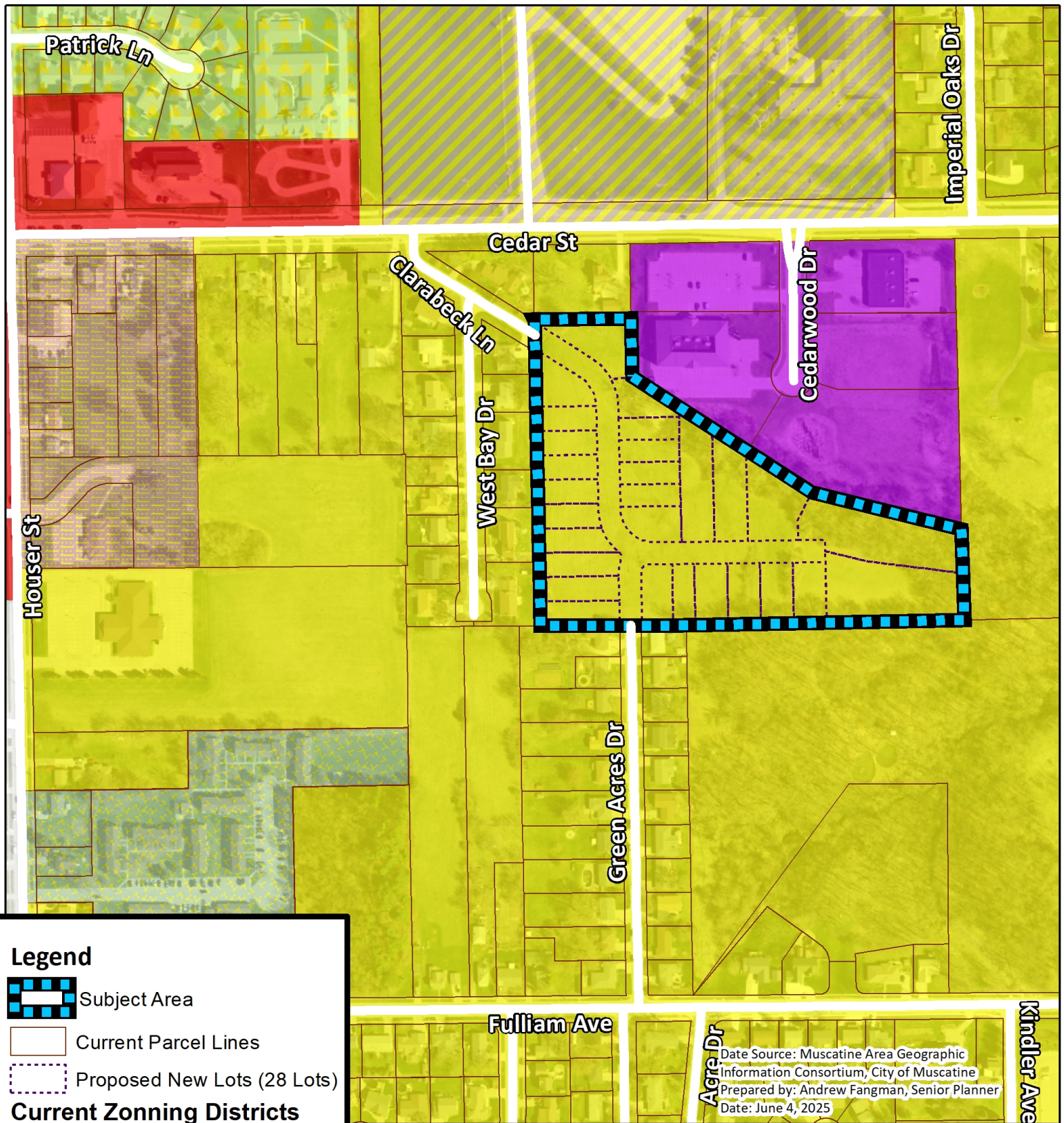
CITY COUNCIL OF THE CITY OF
MUSCATINE, IOWA

Attest:

By _____
Brad Bark, Mayor

Cinda Hilger, City Clerk

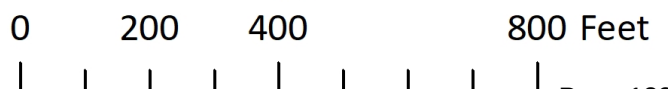
1st Reading _____
2nd Reading _____
Publication _____



MUSCATINE

Hackett Development

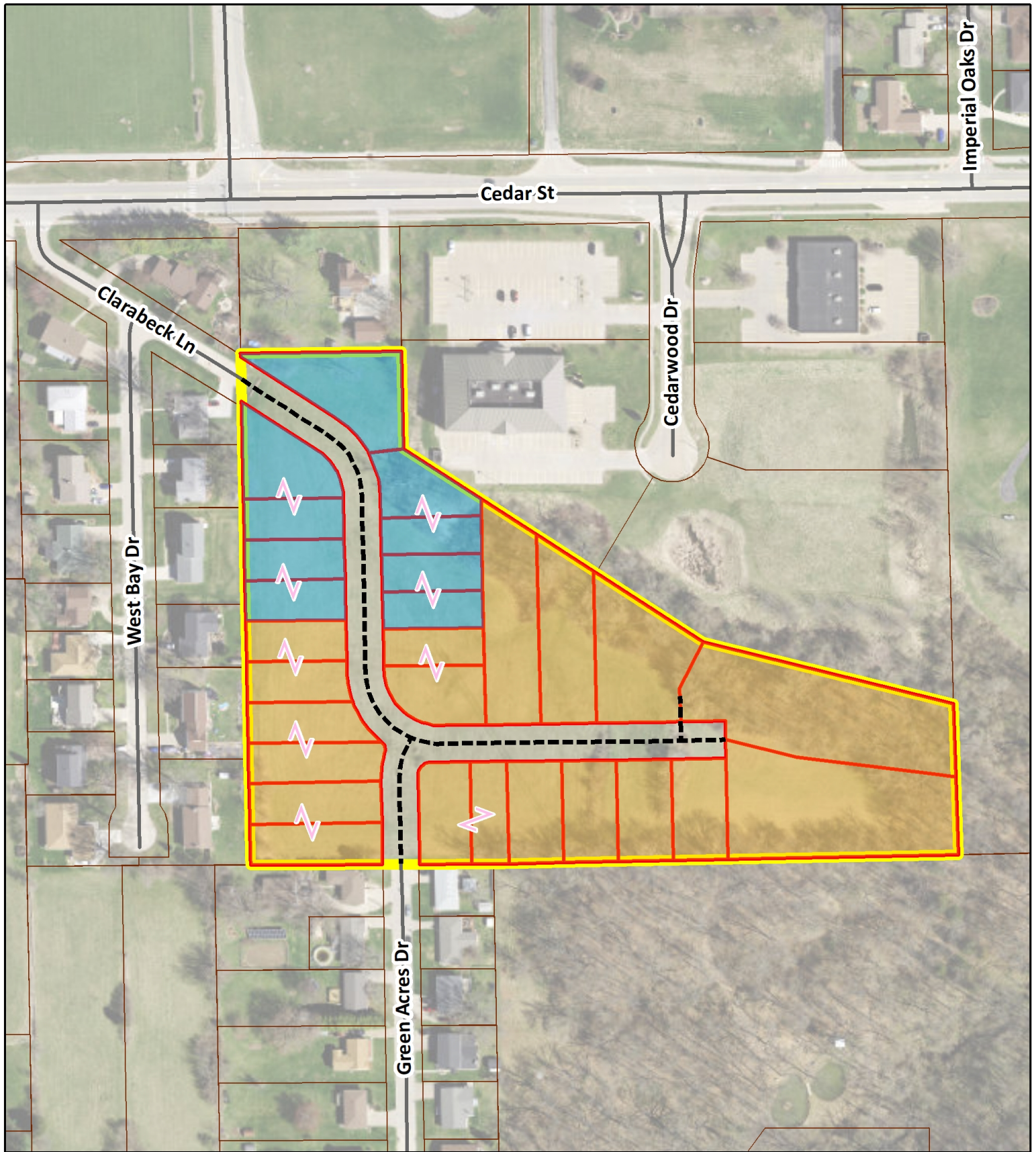
Rezoning





Hackett Development

0 100 200 400 Feet



Legend



Subject Area



Centerline of Proposed Street Extension



Proposed New Lots (28 Lots)



Property Line that Will Follow a Common Wall



First Addition (9 lots)



Second Addition (19 lots)



Current Parcel Lines

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, Senior Planner
Date: June 4, 2025



City of Muscatine

ITEM NUMBER 2025-0312

AGENDA ITEM SUMMARY

DATE: 7/17/2025

STAFF

Andrew Fangman, Assistant Community Development Director

SUBJECT

Resolution Approving the Preliminary Plat of Hackett Development

EXECUTIVE SUMMARY

This preliminary plat for a 28-lot subdivision has been submitted by T&T Hackett Development Group LLC. The property is located between the south end of Clarabeck Lane and the north end of Green Acres Drive. The subdivision will feature 18 zero-lot-line attached single-family homes (each on its own parcel with a shared property line for common walls) and 10 detached single-family homes. The average assessed value of these 28 homes is projected to be \$400,000. New streets will connect Clarabeck Lane and Green Acres Drive, with a hammerhead turnaround at the new terminus of Clarabeck Lane

STAFF RECOMMENDATION

On June 10, the Planning and Zoning Commission voted 4-0 to recommend approval of this preliminary plat. One member of the commission was absent, one member abstained due to a conflict of interest, and there is one additional vacancy on the Commission. Staff concurs with this recommendation.

BACKGROUND/DISCUSSION

The proposed streets would be 27 feet wide, matching the existing width of both Clarabeck Lane and Green Acres Drive. This street extension would create a new three-way intersection connecting Clarabeck Lane and Green Acres Drive, which will be signed as a three-way stop. Upon completion, these streets will be dedicated to the City of Muscatine and thereafter maintained as public streets.

This project's stormwater management plan focuses on using grass swales in most rear and side yards, as agreed with by the City Engineer, which negates the need for traditional detention improvements. These swales, designed to manage water quality and quantity, will maintain the property's natural eastward drainage. Additionally, a private storm sewer system has been designed for a 10-year storm event, featuring curb inlets and specific pipe types, with emergency overflow routes directing water to a nearby ravine.

Staff's recommendation to approve the P&Z recommendation is based on the compatibility of the proposed development with surrounding land uses, the creation of needed housing stock in an optimal location, and the utility of the proposed street improvements to the wider community.

The proposed development would benefit the community by significantly address specific housing-related needs. Increasing the availability of housing has been identified as the most critical community need in Muscatine. For Muscatine to prosper, the available housing stock must grow in both quantity and quality. Without the needed housing stock, Muscatine will not be able to maintain the workforce or tax base necessary to support a thriving community with a high quality of life. Recognizing this, a goal of creating 2,000 new housing units by 2033 has been set.

High-quality, new single-family homes in desirable locations are a significant component of the needed housing stock in Muscatine. Constructing these needed homes requires the availability of desirable lots, but the current availability is increasingly a barrier to this type of housing construction. Over the past 17 years, only one new residential subdivision, Arbor Commons, completed in 2020, has been built within the City of Muscatine. As Arbor Commons nears build-out, only a few scattered lots are currently available for constructing new high-quality, single-family homes. Without creating new, attractive building lots within Muscatine, this type of construction will soon halt due to the lack of suitable lots. If this occurs, it is very unlikely that the additional housing stock needed to secure Muscatine's prosperous future will be built.

The proposed development's location strongly supports community growth through infill development. This approach leverages existing infrastructure and benefits from its proximity to desirable community amenities and facilities. Few locations in Muscatine offer a more advantageous proximity to schools, with Muscatine High School, Susan Clark Junior High School, McKinley Elementary School, and Saints Mary and Mathias Catholic School all within a half-mile. Furthermore, Fuller Park, Discovery Park, the Community Y, and the city-wide trail network are all less than a mile from the proposed development.

Beyond utilizing existing street and sewer infrastructure, the proposed development would improve existing street functionality by extending and connecting Clarabeck Lane and Green Acres Drive. This connection of two dead-end streets would benefit more than just the residents of the newly constructed homes.

Green Acres Drive was originally intended for a future northern extension and was therefore built without a turnaround. This resulted in an 830-foot-long street that is difficult for large vehicles to navigate. For example, due to the lack of a turnaround, trash and recycling trucks must back down the entire length of Green Acres twice during collection. The trucks pick up one side while driving to the end of Green Acres, then back out to Fulliam Avenue, re-enter Green Acres facing the other direction, then back up to the end of the street, to pick up the other side while driving out. Similarly, snow plowing and leaf pickup operations are made more

difficult by the lack of a suitable turnaround. In an emergency, fire trucks responding to incidents on Green Acres would have to back out the entire length of the street. Current fire code would not permit the construction of such a long dead-end street without a turnaround. Clarabeck Lane also dead-ends without a vehicle turnaround. Similar to Green Acres Drive, Clarabeck Lane was constructed in the late 1960s with the expectation that future development would extend it, which explains the lack of a turnaround in what was intended as its first phase.

The proposed development's connection of Clarabeck and Green Acres would resolve the issues caused by the current dead-ends' lack of turnarounds for large vehicles. Eliminating the need for large vehicles, such as trash trucks, snowplows, fire trucks, and delivery vehicles, to back out of these streets will improve safety and efficiency for both existing residents and vehicle operators.

The proposed connection of Green Acres Drive and Clarabeck Lane would significantly improve access for existing homes on West Bay Drive, Clarabeck Lane, and Green Acres Drive. Currently, West Bay Drive and Clarabeck Lane are only accessible from Cedar Street, while Green Acres Drive is only accessible from Fulliam Avenue. Completing this connection would allow homes on these three streets to be reached from either Cedar Street or Fulliam Avenue.

Having more than one route in and out of a subdivision benefits residents by allowing them to take more direct routes to their destinations. Multiple entrances/exits to a subdivision significantly ease access during road construction or in the event of an emergency road closure.

The increased street connectivity created by connecting Clarabeck Lane and Green Acres Drive would benefit more than just those residing in the immediate vicinity. An additional connection between Cedar Street and Fulliam Avenue would be created in an area currently lacking such connections for the three-quarters of a mile between Houser Street and Logan Street. The proposed project creates this connection.

Creating a connection between Cedar Street and Fulliam Avenue would provide a valuable detour route for construction or emergency incidents within the square of roads defined by Cedar Street, Logan Street, Fulliam Avenue, and Houser Street. Currently, there are few viable detour routes for closures on these street segments.

A major concern raised by nearby residents at the June 10 Planning and Zoning Commission hearing was that connecting Clarabeck and Green Acres would generate a large volume of high-speed cut-through traffic, particularly by high school students using it as a route to school. While the proposed development will create a beneficial new link between Houser and Fulliam Street, the number of trips diverted from Houser or Logan Street will likely be small, as those routes will remain faster and more direct. Approximately 172 homes (including the 28 proposed in this development) could potentially use a Green Acres/Clarabeck connection as a more direct route to the high school. Based on recent Census data, these homes would likely account for around 30 high school students.

The design of the new streets, combined with the character of existing portions of Clarabeck Lane and Green Acres Drive, should limit traffic speeds. Drivers generally don't feel comfortable traveling at high speeds on two-way streets that are 27 feet wide and allow on-street parking on at least one side. This design helps maintain the low traffic speeds desirable in a residential setting. Additionally, the planned stop condition at the new intersection of Green Acres Drive and Clarabeck within the proposed development will further limit traffic speeds in the area.

Another traffic concern brought up at the Planning and Zoning Commission hearing was the potential for worsening backups at the Cedar Street and West Bay Drive/Clarabeck Lane intersection. It was argued that the proposed development's additional traffic, particularly during high school arrival and dismissal, would hinder access to both new and existing residential areas. Creating a second entry and exit point for these neighborhoods is the most effective way to address current and future school traffic issues.

At their June 10 meeting, the Planning and Zoning Commission addressed both the rezoning request and the preliminary and final plats for this development.

This agenda item is for the approval of the preliminary plat for the entire 28-lot subdivision was submitted, along with a final plat for a nine-lot first phase (the northernmost lots).

The approval of a preliminary plat represents City approval for a subdivision's proposed arrangement, dimensions, and sizes of individual lots; the design of new streets, their connection to existing roads, and proposed right-of-way widths; the location and design of utilities; and how stormwater will be managed. The approval of a preliminary plat does not legally create the lots depicted or accept the public infrastructure shown on the preliminary plat; both of which occur when the Council approves a final plat, a subsequent step in the subdivision process.

The developer has chosen to divide the final plat approval into two phases. The first phase, for which the final plat is also on this council agenda, encompasses the northernmost 9 lots. The second phase will consist of the remaining 19 lots. This approach will allow the developer to begin construction on homes in the first phase while the public infrastructure for that phase is still under construction. While construction of these homes would be permitted to start during ongoing public infrastructure work, no certificate of occupancy would be issued until the public infrastructure within the first phase is completed. Approval of a final plat prior to the completion of the public infrastructure it contains requires the developer to submit a completion bond. If necessary, the city could use this bond to fund the completion of public infrastructure improvements should the developer fail to do so.

A final plat for the remaining 19 lots is anticipated later this year, following the completion of all preliminary plat infrastructure. This phasing strategy aims to enable home construction to start this year, if approved. The City Council will act the final plat for the second phase at a

future meeting this fall.

CITY FINANCIAL IMPACT

The 28 new homes that will be created by this development will grow the City's tax base.

ATTACHMENTS

1. Hackett Developmentr Resolution Approving Preliminary Plat
2. Hackett Development Preliminary Plat
3. Hackett Development Construction Plan

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE PRELIMINARY PLAT
OF HACKETT DEVELOPMENT**

WHEREAS, there has been filed with the Planning and Zoning Commission of the City of Muscatine, Iowa, and there is now submitted to the City Council of said City, a preliminary plat of the real estate situated within the Corporate Limits of the City of Muscatine, State of Iowa, which plat lays out **28** lots; to wit:

Parcel K, per plat of survey recorded as Document No. 1999-03775, in the Muscatine County Recorder's Office, located in Part of Lots 13, 14, 15 & 16 of BREESE and CO Subdivision of Parts of NW¼ Sec 34, Tp. 77, R. 2 W. Muscatine County, Iowa, except Lohman 1st Addition, a subdivision in the City of Muscatine, Muscatine County, Iowa.

WHEREAS, said plat has been approved by the Planning and Zoning Commission of the City of Muscatine, Iowa, and

WHEREAS, the Preliminary Plat fully conforms with ordinances of the City applicable thereto; and

WHEREAS, the City Council of the City of Muscatine, Iowa, finds the preliminary plat of **Hackett Development** should be approved.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, does hereby approve the preliminary plat of Hackett Development.

PASSED, APPROVED, AND ADOPTED this 17th Day of July, 2025.

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

Attest:

Brad Bark, Mayor

Cinda Hilger, City Clerk

R2W

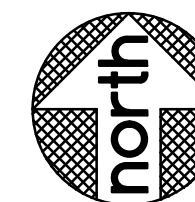
HACKETT DEVELOPMENT

PRELIMINARY PLAT

NORTHWEST CORNER
SEC. 34, T71N, R2W

CEDAR ST. S 88°46'51" E - 2639.56'

NORTH 1/4 CORNER
SEC. 34, T71N, R2W



BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM
ZONE 14

LEGEND

- SET 1/2" X 36" REBAR W/BUE CAP # 18379
- FOUND 1/2" REBAR W/YELLOW CAP # 10316
- FOUND 1/2" REBAR
- ⊕ FOUND 1" REBAR
- FOUND 1/2" PIPE
- FOUND CITY MONUMENT

- PROPERTY LINE
- EXISTING PROPERTY LINE
- APPROXIMATE PROPERTY LINE
- ROAD CENTERLINE
- SANITARY SEWER
- STORM SEWER
- W WATER MAIN OR SERVICE
- E UNDERGROUND ELECTRIC
- OE OVERHEAD ELECTRIC
- UG UNDERGROUND GAS LINE
- FO UNDERGROUND FIBER OPTIC LINE
- (SAN) SANITARY SEWER MANHOLE
- (S) STORM SEWER AREA INTAKE
- (F) FIRE HYDRANT
- (V) WATER VALVE
- (P) POWER POLE
- (T) TELEPHONE RISER

AREAS		
LOT #	AREA (ACRES)	SQ. FT.
1	0.35	15388.6
2	0.20	8606.4
3	0.15	6715.7
4	0.16	6752.2
5	0.15	6750.0
6	0.15	6750.0
7	0.20	8547.2
8	0.47	20399.8
9	0.37	16073.1
10	0.42	18178.0
11	0.82	35621.4
12	0.88	38547.9
13	0.23	10002.0
14	0.23	10114.9
15	0.23	10115.2
16	0.23	10115.5
17	0.15	6745.5
18	0.21	8984.4
19	0.26	11128.4
20	0.21	9249.1
21	0.22	9474.0
22	0.19	8124.2
23	0.17	7213.3
24	0.16	7150.8
25	0.16	7151.4
26	0.16	7152.1
27	0.16	7152.7
28	0.29	12420.6

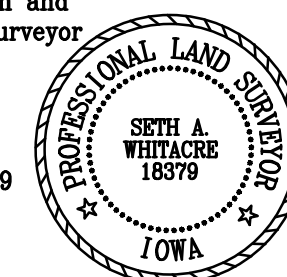
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Seth A. Whitacre

Date _____ Reg. No. 18379

My license renewal date is December 31, 2026

Pages or sheets covered by this seal: 1



SURVEY COMPANY / RETURN TO:
Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD, MUSCATINE, IOWA 52761
INFO@MARTIN-WHITACRE.COM (563)263-7691

SURVEYOR: SETH A. WHITACRE
PROPRIETOR(S): EMERGENCY MEDICAL SERVICES P.C.

REQUESTOR: TODD HACKETT

LOCATION: NW 1/4 SEC. 34, T71N, R2W MUSCATINE, IA

SURVEY TYPE: PRELIMINARY

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
SCANNED	HACKETT	1"=80'	EJA	SAW	5/30/25	9185.25
REV.	0					

9185 HACKETT SUBDIVISION DWG SHEET 1 OF 1

OWNER

EMERGENCY MEDICAL
SERVICES P.C.
1927 ASHFORD AVE
MUSCATINE, IOWA 52761

DEVELOPER

T & T HACKETT
DEVELOPMENT GROUP LLC.

CURRENT ZONING

CITY - MU-R3

PROPOSED ZONING

CITY - MU-R4

SETBACKS MU-R4

FRONT 25'
SIDE 6'
REAR 25'

LOT 1 SINGLE FAMILY HOME
LOTS 2-5 & 25-28- ATTACHED TOWNHOMES

T71N

WEST BAY DR.
EL CLARE
ADDITION

CEDARWOOD DR.

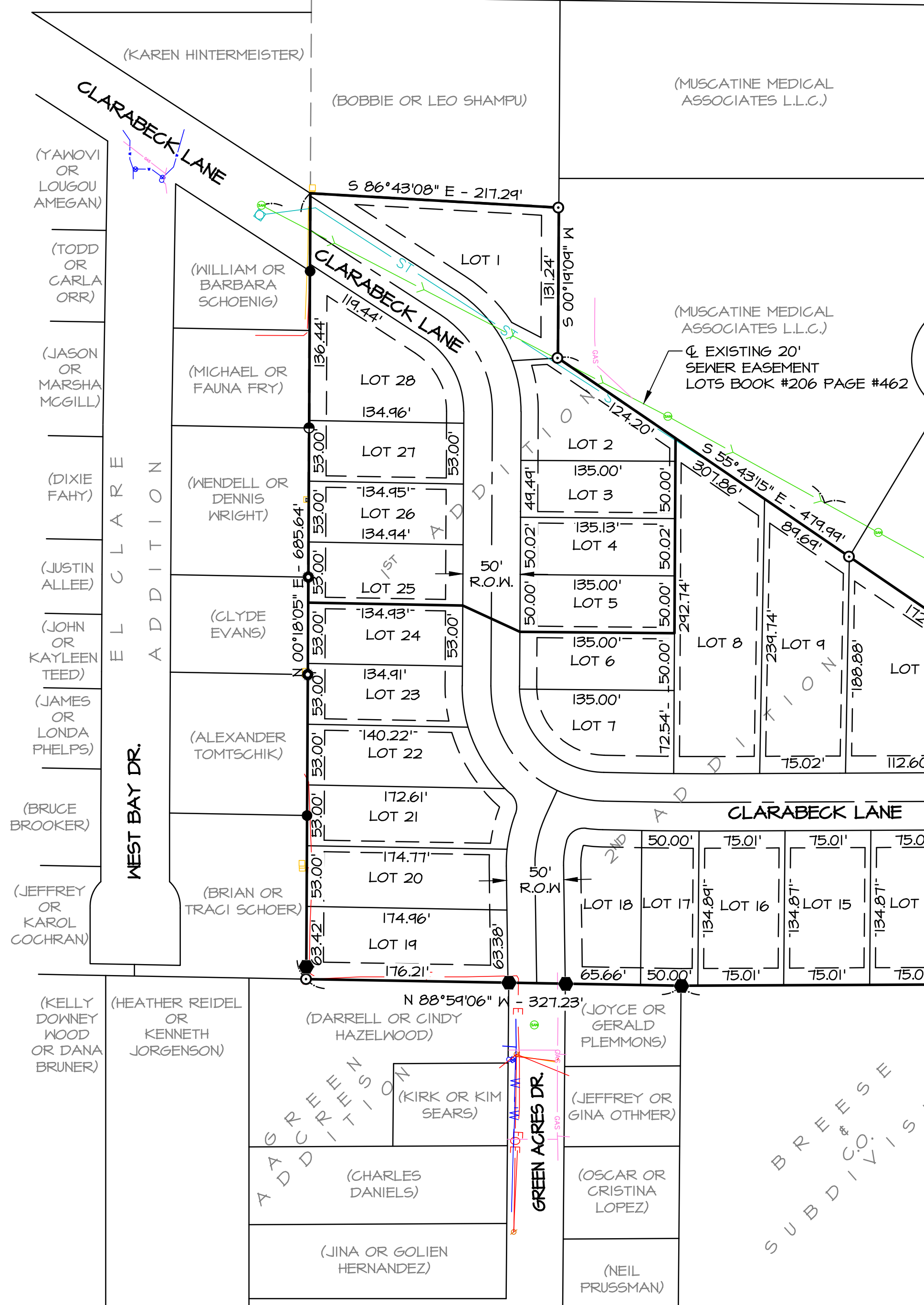
BREESE
& CO.
SUBDIVISION

LOHMAN 1ST
ADDITION

BREESE
& CO.
SUBDIVISION

AGREY
ADDITION

GREEN ACRES DR.



HACKETT DEVELOPMENT SUBDIVISION

T&T HACKETT DEVELOPMENT GROUP LLC

MUSCATINE, IOWA

PROJECT ENGINEER
MICHAEL W. JANECEK, P.E.
MARTIN & WHITACRE SURVEYORS & ENGINEERS, INC
563-263-7691

CITY OF MUSCATINE CONTACTS
KEVIN COON, CITY ENGINEER
PUBLIC WORKS 563-272-2515

MUSCATINE POWER & WATER:
WATER: BRYAN BUTLER 563-262-3360
ELECTRIC STEVE SHOPPA 563-262-3324
COMMUNICATIONS TOM LEWIS 563-262-3206

ALLIANT ENERGY
GAS JOHN CARNEY 563-288-3322

CENTURY LINK
COMMUNICATIONS 563-355-1893



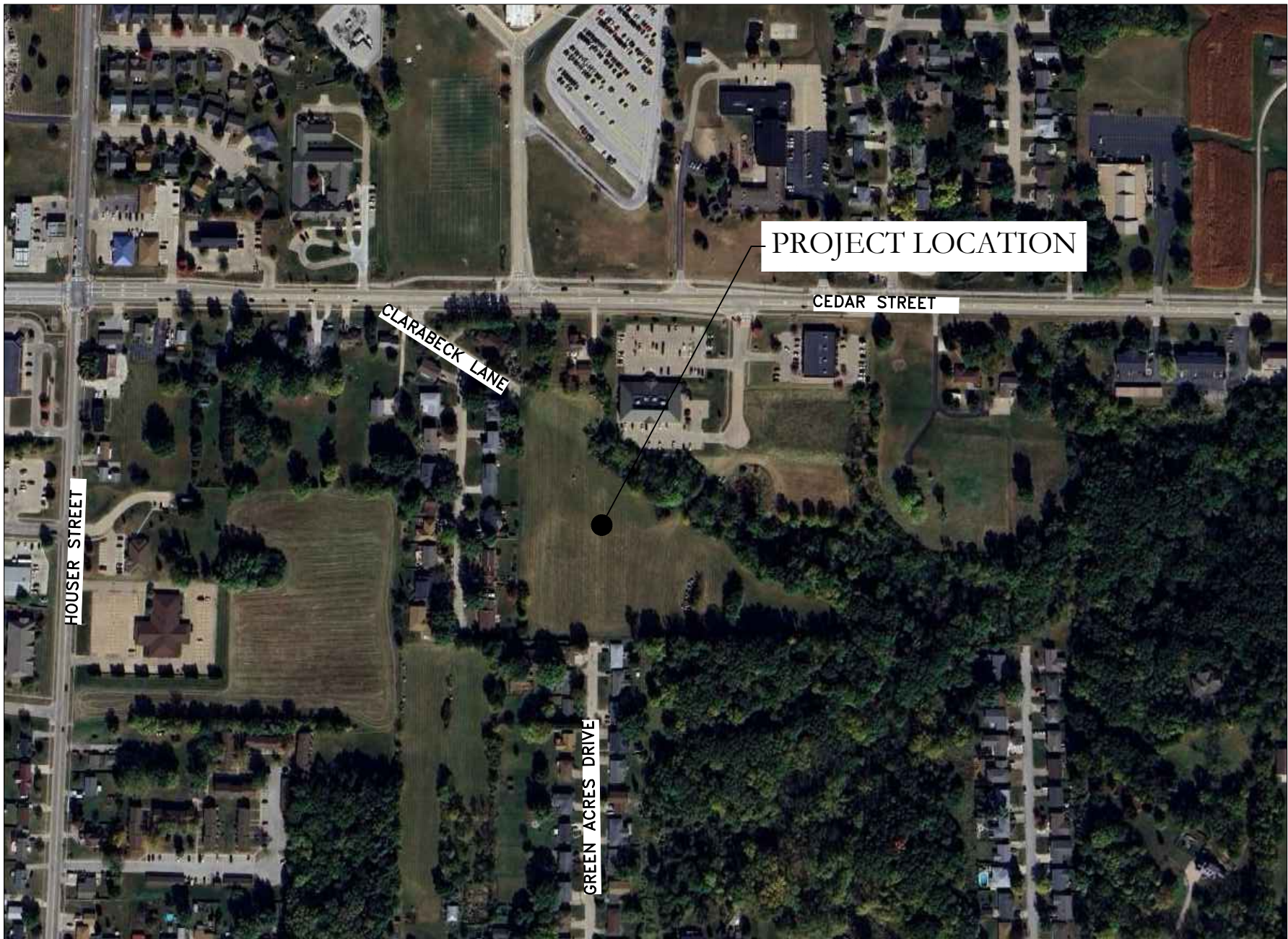
THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT IOWA STATEWIDE URBAN DESIGN STANDARDS AND SPECIFICATIONS, CITY BIDDING DOCUMENTS AND PROJECT SPECIAL CONDITIONS

THIS PROJECT SHALL OPERATE UNDER NPDES GENERAL PERMIT NO. 2 FOR "STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES" THE DEVELOPER HAS FILED A PERMIT, ALL CONTRACTORS SHALL SIGN AND ADHERE TO PROJECT SWPPP

CONTRACTORS SHALL CALL IOWA ONE CALL 1-800-292-8989 PRIOR TO START OF WORK. EXISTING UTILITIES SHOWN ARE DERIVED FROM SURVEY & MAPPING DATA. FIELD LOCATE AND VERIFY ALL UTILITIES SHOWN. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND REPAIR DAMAGES.

CONTRACTORS SHALL PROVIDE TEMPORARY FENCING TO PREVENT ENTRANCE BY PEDESTRIANS AND VEHICLES. ALL WORK SHALL MEET CITY SAFETY PROTOCOLS.

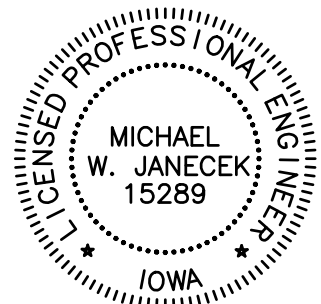
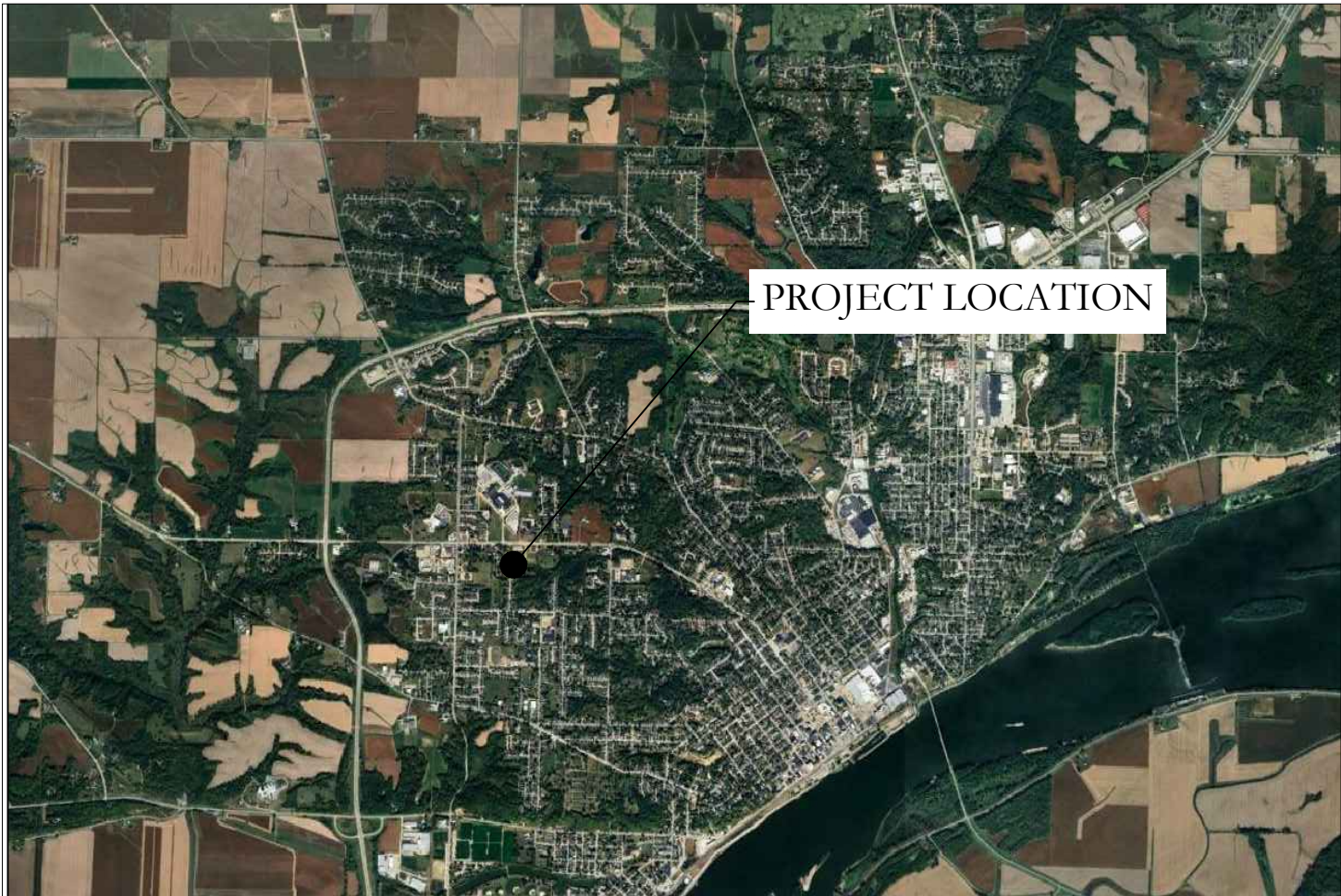
PROJECT DESCRIPTION: 28 LOT SINGLE FAMILY & DUPLEX RESIDENTIAL SUBDIVISION
LOCATION: SOUTHEAST OF EXISTING CLARABECK STREET, NORTH OF GREEN ACRES DRIVE



Sheet List Table	
SHEET NUMBER	SHEET TITLE
C-1	COVER SHEET
C-2	GENERAL NOTES & DETAILS
C-3	TYPICAL SECTIONS, SUMMARY OF QUANTITIES
C-4	SEWER TABLES & DETAILS
C-5	EXISTING SITE & REMOVAL PLAN
C-6	PROPOSED SITE & UTILITY PLAN
C-7	GRADING & EROSION CONTROL PLAN
C-8	PAVEMENT DETAILS
C-9	PLAN & PROFILE - CLARABECK - 1
C-10	PLAN & PROFILE - CLARABECK - 2
C-11	PLAN & PROFILE - CLARABECK - 3
C-12	PLAN & PROFILE - GREEN ACRES
C-13	PLAN & PROFILE - UTILITIES
C-14	CROSS SECTIONS - 1
C-15	CROSS SECTIONS - 2
C-16	CROSS SECTIONS - 3
C-17	CROSS SECTIONS - 4
C-18	CROSS SECTIONS - 5

SUDAS STANDARDS

FIGURE NUMBER	DETAIL DESCRIPTION
7010.901	PCC PAVEMENT JOINTING
7010.90	TYPICAL JOINTING LAYOUT
7010.101	JOINTS
7030.101	CONCRETE DRIVEWAY, TYPE A
7030.202	CLASSES OF SIDEWALK
7030.203	CURB DETAILS FOR CLASS A SIDEWALK
7030.204	GENERAL FEATURES OF AN ACCESSABLE SIDEWALK
7030.205	GENERAL SIDWWALK AND CURB RAMP DETAILS
7030.206	CURB RAMP OUTSIDE OF INTERSECTION RADIUS
7030.207	CURB RAMP FOR CLASS B OR C SIDEWALK
7030.208	ALTERNATIVE CURB RAMP FOR CLASS B OR C SIDEWALK
7030.209	CURB RAMP FOR CLASS A SIDEWALK
7030.210	DETECTABLE WARNING PLACEMENT
8020.102	WORK OFF OF PAVEMENT WITH MINOR ENCROACHMENTS ON TRAVELED WAY
8030.104	LANE CLOSURE ON LOW VOLUME STREET (SELF REGULATING)
8030.111	LANE CLOSURE AT AN INTERSECTION
8030.115	MOVING OPERATIONS ON TWO LANE ROADS



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

MICHAEL W. JANECEK, P.E. 6/3/25
IA. REG. NO 15289 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

Pages or sheets covered by this seal:
C-1 THROUGH C-18

HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP LLC
MUSCATINE, IOWA
9185.25

Martin & Whitacre
Surveyors & Engineers, Inc.
MUSCATINE, IOWA
P.O. BOX 413
VOICE (563) 263-7691
EMAIL info@martin-whitacre.com



REVISIONS:

- 1
- 2
- 3
- 4

DATE: 6/3/25
JOB NO: 9185.25
SHEETS: 18
SHEET: C-1

F:\CIVIL\3D PROJECTS\9185 HACKETT SUBDIVISION\22 PLAN SHEETS\9185 COVER NOTES DETAILS.DWG PLOTTED: 6/3/2025

EXISTING TOPOGRAPHIC/UTILITIES

	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING SETBACK LINE
	EXISTING FENCE LINE
	EXISTING TELEPHONE LINE
	EXISTING FIBER OPTIC LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND GAS LINE
	EXISTING WATER MAIN OR SERVICE
	EXISTING STORM SEWER/CULVERT
	EXISTING SANITARY SEWER
	EXISTING TELEPHONE RISER
	EXISTING CABLE TV RISER
	EXISTING ELECTRIC METER
	EXISTING ELECTRIC TRANSFORMER
	EXISTING ELECTRICAL MANHOLE
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING GAS METER
	EXISTING WATER VALVE
	EXISTING CURB BOX
	EXISTING FIRE HYDRANT
	EXISTING STORM SEWER INTAKE
	EXISTING STORM SEWER MANHOLE
	EXISTING SANITARY MANHOLE
	SIGN

CONTOUR LINES

	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	PROPOSED MAJOR CONTOUR LINE
	PROPOSED MINOR CONTOUR LINE

COMMON ABBREVIATIONS

PCC	PORTLAND CONCRETE CEMENT
HMA	HOT MIX ASPHALT
DIP	DUCTILE IRON PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLY VINYL CHLORIDE PIPE
CMP	CORRUGATED METAL PIPE
PE	POLYETHYLENE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
IDOT	IOWA DEPARTMENT OF TRANSPORTATION
SUDAS	STATEWIDE URBAN DESIGN AND SPECIFICATIONS
LUST	LEAKING UNDERGROUND STORAGE TANK
MPW	MUSCATINE POWER & WATER

PROPOSED TOPOGRAPHIC/UTILITIES

	PROPOSED FENCE LINE
	PROPOSED TELEPHONE LINE
	PROPOSED FIBER OPTIC LINE
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED OVERHEAD ELECTRIC
	PROPOSED UNDERGROUND GAS LINE
	PROPOSED WATER MAIN OR SERVICE
	PROPOSED STORM SEWER/CULVERT
	PROPOSED SANITARY SEWER

SEWER, WATER, & UTILITY SYMBOLS

	PROPOSED LIGHT POLE
	PROPOSED 8" WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED CITY SPECIAL INTAKE
	PROPOSED CITY STD SINGLE INTAKE
	PROPOSED FLARED END
	PROPOSED OPEN DITCH/AREA INTAKE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY MANHOLE
	SIGN

HATCHES

	PROPOSED PCC PAVEMENT HATCH
	PROPOSED PCC SIDEWALK (BY OTHERS)
	TREE REMOVAL
	PROPOSED ADA RAMP

GENERAL NOTES AND PROJECT SPECIFICATIONS

- THE INTENT OF THE PLANS AND SPECIFICATIONS IS TO PROVIDE CONSTRUCTION DOCUMENT FOR A GENERAL CONTRACTOR UNDER CONTRACT WITH THE OWNER.
- CONSTRUCTION STAKING WILL BE PROVIDED BY A LICENSED LAND SURVEYOR AT THE OWNER'S EXPENSE.
- THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MUSCATINE STANDARD SPECIFICATIONS, THE IOWA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION" LATEST ADDITION; IOWA 2021 SUBAS SPECIFICATIONS; THE CONTRACT DOCUMENTS AND THESE DRAWINGS.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER FOR THE CITY OF MUSCATINE AND ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. IT IS POSSIBLE THAT THERE ARE OTHERS UTILITIES WHOSE EXISTENCE IS PRESENTLY NOT KNOWN OR SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AND TO AVOID DAMAGE THERETO. MINOR CONFLICT WITH UNDERGROUND UTILITIES THAT ARE ABANDONED BUT NOT REMOVED BY THE UTILITY COMPANY SHALL BE REMOVED AS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT BY THE CONTRACTOR. REMOVAL SHALL BE INCIDENTAL TO THE CONTRACT AND SHALL NOT ENTITLE THE CONTRACTOR TO ANY EXTRA COMPENSATION.
- THE CITY AND UTILITY COMPANIES SHALL HAVE ACCESS TO THE PROJECT FOR CONSTRUCTION AND TO MAKE EXTENSIONS OR ADJUSTMENTS OF SERVICES. NO CLAIM FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.
- ALL UNSUITABLE MATERIAL, CONSTRUCTION DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS, AND EXISTING PAVEMENT, SIDEWALKS AND DRIVEWAY PAVEMENT SCHEDULED FOR REMOVAL SHALL BE PROPERLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAWS AND GUIDELINES. THE CONTRACTOR SHALL DISPOSE OF REMOVED CONCRETE IN A METHOD APPROVED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS OR UNDESIRABLE MATERIAL, WHICH IS NOT TO BE INCORPORATED IN THE WORK INVOLVED IN THIS PROJECT. NO PAYMENT FOR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO THESE SITES.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTIONS AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO PRIVATE PROPERTY.
- EROSION CONTROL FEATURES SHALL BE INCORPORATED INTO THE CONSTRUCTION AT THE EARLIEST POSSIBLE TIME TO LIMIT EROSION AND STREAM POLLUTION AND SHALL BE MAINTAINED UNTIL ACCEPTANCE OF THE PROJECT BY THE CITY.
- ALL STORM SEWER INLETS THAT RECEIVE DRAINAGE FROM EXPOSED EARTH AREAS SHALL BE PROTECTED FROM INTAKE OF ERODED SOIL WITH COMPOST FILTER SOCK OR OTHER ACCEPTABLE INLET PROTECTION MEASURES. THE INLET PROTECTION SHALL BE MAINTAINED ACCORDING TO THE PROJECT SWPPP.
- WHEN NOT INITIATED AT AN EXISTING JOINT, REMOVAL OF EXISTING CONCRETE PAVEMENT, ASPHALT OR CONCRETE DRIVES AND SIDEWALKS SHALL BE INITIATED WITH FULL DEPTH SAW CUTS, EXERCISING EXTREME CARE TO AVOID SURFACE BREAKS AND SPALLING. IF SURFACE BREAKS OR SPALLING OCCUR, ADDITIONAL REMOVAL AND REPLACEMENT SHALL BE MADE AT THE CONTRACTOR'S EXPENSE. THE COST OF SAW CUTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION.
- THE CONTRACTOR SHALL PREVENT SILT AND DEBRIS FROM ENTERING STORM AND SANITARY SEWERS AND SHALL REMOVE ANY SUCH MATERIAL THAT ENTERS THE SEWERS. NO ADDITIONAL PAYMENT WILL BE MADE FOR THIS WORK.
- CARE SHALL BE TAKEN TO PREVENT STORM WATER FROM UNDERMINING THE PAVEMENT DURING CONSTRUCTION. IF AREAS BECOME UNDERMINED, THEY SHALL BE REPAIRED IN A MANNER ACCEPTABLE TO THE ENGINEER. PRESSURE GROUTING MAY BE REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ADJACENT STREETS AND PROPERTY FREE FROM EXCESSIVE BUILD-UP OF SOIL AND/OR GRANULAR MATERIAL FROM THE PROJECT. THE CONTRACTOR SHALL CLEAN EXCESS SOIL AND OTHER MATERIAL FROM THE ADJACENT STREETS ON A DAILY BASIS TO THE SATISFACTION OF THE ENGINEER. ANY DAMAGE DONE TO EXISTING STREETS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT THE SPREAD OF DUST FROM THE CONSTRUCTION AREAS AND HAUL ROUTES, WHICH MAY INCLUDE THE APPLICATION OF WATER AS DIRECTED BY THE ENGINEER. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- SPECIAL CARE SHALL BE TAKEN WHEN FORMING AT INTERSECTIONS SO THAT THE PROFILES AND GRADES OBTAINED ARE AS SHOWN ON THE PLANS AND GRADE SHEETS. SHORT LENGTH OF FORMS OR FLEXIBLE FORMS MAY BE NECESSARY AT THESE LOCATIONS.
- ANY PROPERTY DAMAGE OR DISTURBANCE TO PRIVATE PROPERTY OUTSIDE OF GRADING/CONSTRUCTION LIMITS SHALL REQUIRE THE CONTRACTOR TO RESTORE THE PROPERTY TO ORIGINAL OR BETTER CONDITION AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED BETWEEN THE PLANS AND SPECIFICATIONS AND THE EXISTING FIELD CONDITIONS.
- CONSTRUCTION STAKING, INSPECTION AND TESTING SHALL BE THE RESPONSIBILITY OF THE OWNER.
- TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE DETAILS AND STANDARDS SHOWN IN THESE PLANS AND THE CONTRACT DOCUMENTS, AND IN COMPLIANCE WITH IOWA DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- PROPERTY CORNERS SHALL BE PROTECTED DURING CONSTRUCTION. PROPERTY CORNERS DISTURBED BY CONTRACTOR OPERATIONS SHALL BE REPLACED AT HIS OWN EXPENSE.
- ALL DIMENSIONS AND RADIUS MEASUREMENTS ARE TO THE BACK OF CURB UNLESS OTHERWISE SHOWN.
- RIP RAP SHALL BE INSTALLED PER PLANS WITH ENGINEERING FABRIC.
- APPROVED TRENCH BACKFILL IS REQUIRED FOR ALL TRENCHES WITHIN A 1:1 SLOPE OF BACK OF CURB OF ANY CITY STREET AND IS INCIDENTAL TO PIPE AND STRUCTURE BID ITEMS. MUST BE GRANULAR BACKFILL OR CLASS A STONE.
- ALL STORM SEWER SHALL BE A2000 PVC, RCP, N12 OR APPROVED EQUAL.
- ALL WATER MAIN SHALL BE DIP, DR18 PVC, OR SDR21 PVC & CONSTRUCTED IN ACCORDANCE WITH MUSCATINE POWER AND WATER STANDARD SPECIFICATIONS. BENDS AND TEES ARE INCIDENTAL TO WATER MAIN BID ITEM.
- THRUST BLOCKING IS REQUIRED FOR WATER MAIN INSTALLATION AND SHALL BE DONE PER MUSCATINE POWER AND WATER STANDARD SPECIFICATIONS.
- DISINFECTION OF WATER MAIN SHALL BE DONE PER MUSCATINE POWER AND WATER STANDARD SPECIFICATIONS.
- WATER AND SEWER SEPARATION SHALL BE A MINIMUM OF 10 FEET APART, WHEN 10 FEET CANNOT BE MAINTAINED, 18 INCHES OF SEPARATION MUST BE ACHIEVED PER MUSCATINE POWER AND WATER STANDARD SPECIFICATIONS. WATER MAINS WITHIN 10' OF STORM SEWER SHALL BE DUCTILE IRON PIPE WITH NITRILE GASKETS.
- WATER SERVICES SHALL BE 1-INCH TYPE K COPPER OR PVC WATER SERVICES, CURB BOXES, CORPS, STOPS, AND SERVICE TAPS INCIDENTAL TO WATER SERVICE BID ITEM.
- ALL SANITARY SEWER LATERALS LESS THAN 8 INCHES IN DIAMETER SHALL BE PVC SDR-23.5 OR APPROVED EQUAL WITH INTEGRAL BELL AND SPIGOT PUSH ON JOINTS WITH RUBBER GASKETS. PIPE SHALL COMPLY WITH ASTM D-3034 AND GASKETS SHALL MEET ASTM D-3213. PIPE SHALL HAVE A STIFFNESS OF 115 PSI.
- ALL SANITARY SEWER 8 INCHES IN SIZE SHALL BE PVC SDR-26 OR APPROVED EQUAL, SMOOTH EXTERIOR WALL BELL AND SPIGOT TYPE WITH ELASTOMETRIC SEAL JOINTS MEETING ASTM D-3212 AND SMOOTH INNER WALLS MEETING OR EXCEEDING ALL OF THE REQUIREMENTS SET FORTH IN ASTM D-2680 AND A MINIMUM CELL CLASSIFICATION OF 12454-B IN ACCORDANCE WITH ASTM D-1784. CLASS F-3 BEDDING A MINIMUM OF 4 INCHES BELOW PIPE TO 12 INCHES ABOVE PIPE. INFILTRATION/EXFILTRATION TESTS MUST BE COMPLETED PER SUDAS 4060 3.04. ALIGNMENT, GRADE TESTS, AND DEFLECTION TESTS MUST BE COMPLETED PER SUDAS 3010 3.02, 4060 3.02, 4060 3.03, AND 4060 3.05.
- PROVIDE EXTERIOR CHIMNEY SEALS ON ALL SANITARY MANHOLES.
- MAXIMUM TRANSVERSE JOINT SPACING SHALL BE 14- FEET.

- SIDEWALKS NEED A 5'X5' PASSING AREA EVERY 200' OR SHALL BE INSTALLED AS 5' WIDTH THROUGHOUT. REQUIRED FOR NEW CONSTRUCTION.
- ALL HEAVY EQUIPMENT SHALL BE PROPERLY UNLOADED AND LOADED IN A MANNER TO PREVENT DAMAGE TO EXISTING CITY STREETS.

UTILITY NOTES

- THE LOCATIONS OF THOSE BURIED AND ABOVE GROUND UTILITIES SHOWN ARE APPROXIMATE, ARE SHOWN FOR CONTRACTOR INFORMATIONAL USE ONLY, AND ARE NOT TO BE REFERENCED FOR CONSTRUCTION PURPOSES.
- THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE.
- BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITY MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY AND OWNER.
- SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES, REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- BEDDING FOR UTILITIES ARE INCIDENTAL TO PIPE BID ITEM.

GRADING NOTES

- EXISTING VEGETATION AND ROOT ZONE SHALL BE COMPLETELY STRIPPED REGARDLESS OF DEPTH. AN AVERAGE DEPTH OF APPROXIMATELY 6 INCHES IS ANTICIPATED, HOWEVER NO ADDITIONAL COMPENSATION WILL BE PAID FOR VARIATIONS IN THE TOPSOIL. TOPSOIL SHALL BE STOCKPILED ON SITE TO BE RE-USED. NON-STRUCTURAL FILL(SEE GRADING QUANTITY TABLE) AND RE-SPREAD PRIOR TO SEEDING/SODDING; EXCESS SOIL SHALL BE SPREAD ON SITE, USED TO CORRECT ERODED AREAS IN RAVINE, OR DISPOSED OFF-SITE. RE-SPREAD TOP SOIL SHALL BE AMENDED BY ADDING COMPOST THAT WILL BE PROVIDED BY THE CITY.
- EMBANKMENT FILL SHALL BE OF A MATERIAL THAT WILL COMPACT AND DEVELOP A STABILITY SATISFACTORY TO THE ENGINEER. COMPACTION SHALL BE IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS AND STANDARD SPECIFICATIONS.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO PRIVATE PROPERTY.
- THE EXPOSED SUBGRADE SHALL BE PROOF-ROLLED THOROUGHLY TO DETECT ANY UNSUITABLE AREAS. AT THE DIRECTION OF THE ENGINEER, THESE REGIONS SHALL BE STABILIZED TO MEET DENSITY REQUIREMENTS BY CORING OUT AND REPLACING WITH STABILIZATION ROCK OR OTHER METHOD ACCEPTABLE TO THE ENGINEER.
- ALL UNSUITABLE MATERIAL, SEAL COAT, CONCRETE, ETC. SHALL BE PROPERLY DISPOSED OF OFF SITE.
- ALL DISTURBED AREAS NOT DESIGNATED TO RECEIVE PLANTINGS SHALL BE SEEDDED WITH AN IADOT TYPE 1 PERMANENT LAWN MIXTURE PLACED ON A PREPARED SEEDBED AND SHALL BE FERTILIZED AND MULCHED IN ACCORDANCE WITH IADOT SPECIFICATIONS. ALL AREAS TO BE SEEDDED SHALL ALSO RECEIVE A MINIMUM 6 INCHES OF TOPSOIL IN ACCORDANCE WITH NPDES GENERAL PERMIT #2.
- THE ESTIMATED EARTHWORK QUANTITIES SHOWN ON THE GRADING PLAN ARE FOR THE BENEFIT OF THE CONTRACTOR AND SHOULD BE FIELD AND PLAN VERIFIED PRIOR TO BIDDING. PAYMENT FOR SUCH ITEMS SHALL BE BY PLAN QUANTITY AND NO FURTHER COMPENSATION SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE ENGINEER UNLESS THERE IS AN APPROVED REVISION IN THE PLANS.
- CLEAR AND GRUB ALL EXISTING VEGETATION WITHIN THE CONSTRUCTION LIMITS.

EROSION CONTROL NOTES

- ALL EROSION CONTROL FEATURES SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), IADOT "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION," AND CITY OF MUSCATINE STANDARD SPECIFICATIONS IN SO FAR AS APPLICABLE.
- VEHICLE TRACKING CONTROL MEASURES SHALL BE PLACED TO LIMIT MUD/DEBRIS FROM CITY STREETS.
- INSTALL EROSION CONTROL MEASURES, WHERE POSSIBLE, PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING OPERATIONS. ANY REMAINING CONTROL MEASURES MUST BE INSTALLED AS SOON AS REASONABLY POSSIBLE AFTER GRADING OPERATIONS BEGIN.
- THE CONTRACTOR SHALL DESIGNATE, PRIOR TO BEGINNING CONSTRUCTION, A PERSON OR PERSONS WHO CAN BE CONTACTED IN AN EMERGENCY. THESE PEOPLE SHALL BE AVAILABLE TO REPAIR AND MAINTAIN EROSION DEVICES ON A 24 HOUR PER DAY BASIS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING INSPECTIONS OF THE EROSION CONTROL SYSTEM AS REQUIRED BY THE NPDES PERMIT AND STORM WATER POLLUTION PREVENTION PLAN.
- IN AN EFFORT TO LIMIT SOIL EROSION THE FOLLOWING SEQUENCE OF GRADING ACTIVITY AND TEMPORARY SEDIMENT CONTROL MEASURES ARE REQUIRED.
 - PLACE SILT FENCE AT THE TOE OF UNSEEDDED/UNSODDED SLOPES DURING CONSTRUCTION. ADDITIONAL SILT FENCE MAY BE REQUIRED FOR PROPER EROSION CONTROL.
 - ONCE FINAL SUBGRADE ELEVATIONS ARE OBTAINED, PAVING OPERATIONS CAN PROCEED. MAINTAIN STRAW BALES AND SILT FENCING DURING PAVING OPERATIONS AS MUCH AS PRACTICAL.
 - TEMPORARY STOCK PILES SHALL BE GRADED TO DRAIN WITH A MAXIMUM SIDE SLOPE OF 3 HORIZONTAL TO 1 VERTICAL.
 - UPON COMPLETION OF PAVING AND LANDSCAPING OPERATIONS CONTRACTOR SHALL CLEAN STORM SEWER SYSTEMS OF DEBRIS AND SILT.
 - EROSION CONTROL SYSTEM TO BE MAINTAINED BY THE GENERAL CONTRACTOR AFTER EACH RAINFALL EVENT AND THROUGHOUT THE COURSE OF THE PROJECT AND REMOVED UPON PROJECT COMPLETION AFTER AN ADEQUATE STAND OF GRASS HAS BEEN ESTABLISHED.
- FOR TEMPORARY SEEDING OR INACTIVITY OF 14 DAYS, THE ENTIRE AREA THAT WAS DISTURBED SHALL BE IMMEDIATELY SEEDDED WITH OATS AT A RATE OF 65LBS/ACRE AND ANNUAL RYE GRASS AT A RATE OF 40LBS/ACRE OR APPROVED EQUAL BY THE CITY. THIS SHALL BE PLACED ON A PREPARED SEEDBED. THE ENTIRE AREA SHALL BE FERTILIZED AT THE RATE OF 600 POUNDS PER ACRE WITH A 13-13-13 FERTILIZER INCORPORATED INTO THE SEEDBED. AT THE CONCLUSION OF THE GRADING OPERATIONS PERMANENT SEEDING SHALL BE PLACED PER CITY SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EROSION CONTROL MEASURES ONCE EACH WEEK. EROSION CONTROL MEASURES SHALL BE MAINTAINED OR, IF NEEDED, REPLACED SO THEY WILL FUNCTION AS ORIGINALLY DESIGNED. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE CITY SOIL EROSION INSPECTOR AND REPORT THE STATUS OF ALL EROSION CONTROL MEASURES AFTER INCOMPLIANT INSPECTIONS. EROSION CONTROL INSPECTION RECORDS SHALL BE KEPT DETAILING ALL ACTIVITIES AND INSPECTIONS THROUGHOUT THE COURSE OF CONSTRUCTION ACTIVITIES PER NPDES REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE EROSION CONTROL MEASURES AND RECORDS UNTIL PAVING OPERATIONS ARE COMPLETE AFTER WHICH THE BUILDING CONTRACTOR IS RESPONSIBLE UNTIL NO LESS THAN 70% PERMANENT GROUND COVER IS ACHIEVED AT WHICH TIME ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED. ONCE ALL TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, A NOTICE OF DISCONTINUATION OF CONSTRUCTION ACTIVITY SHALL BE FILED.

#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



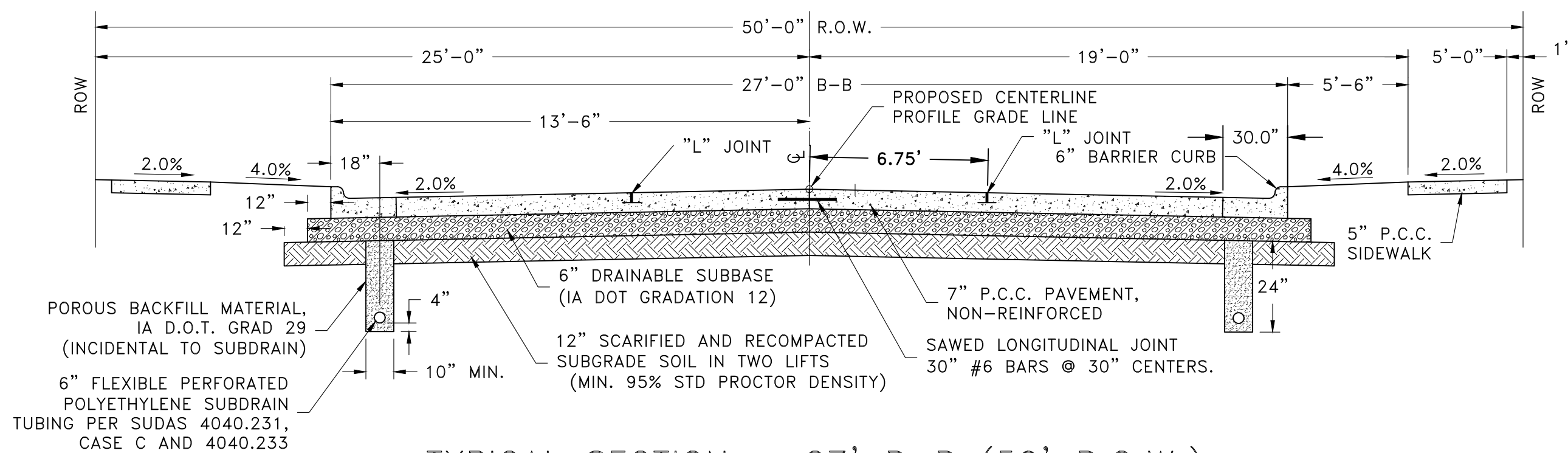
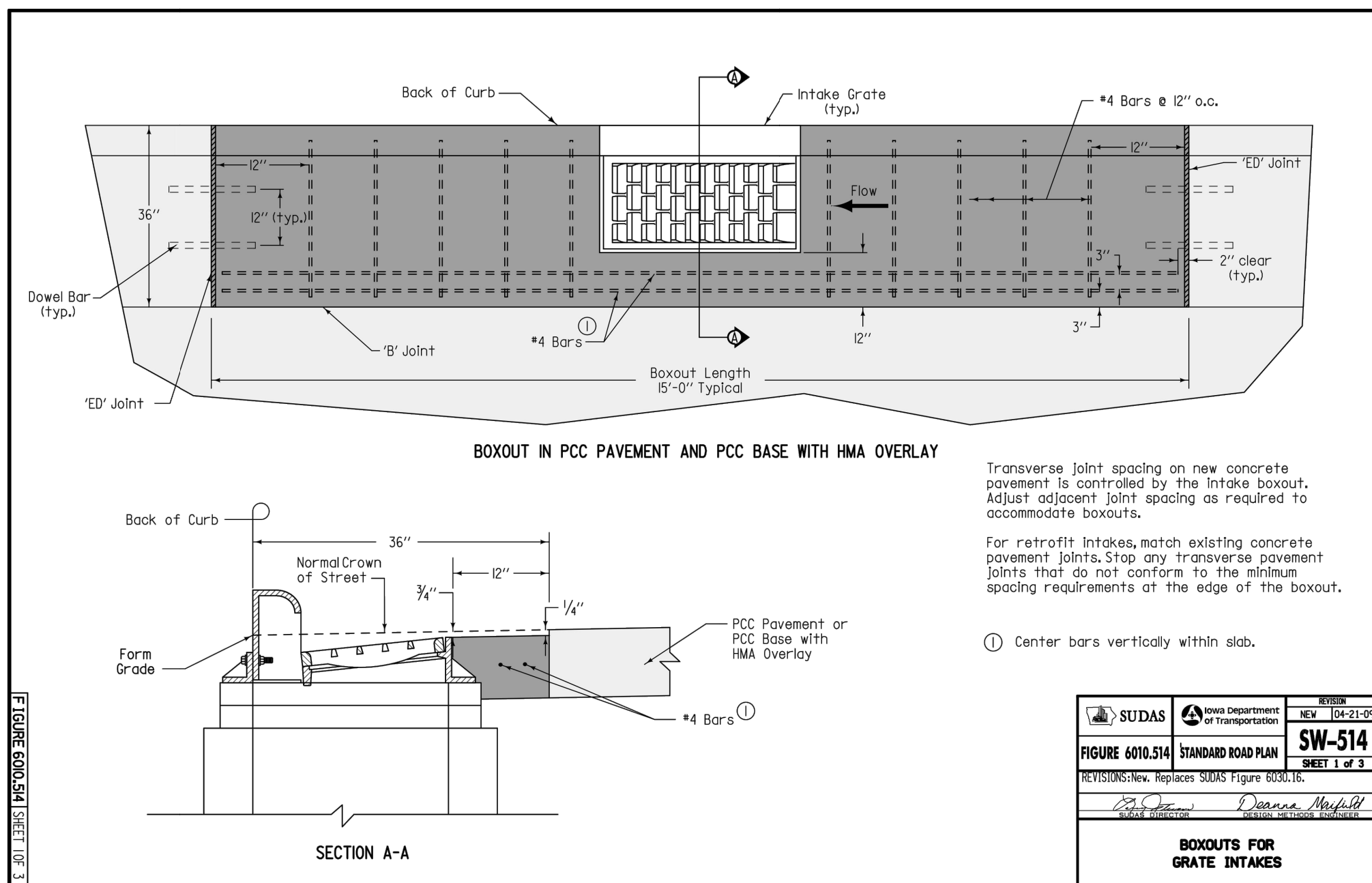
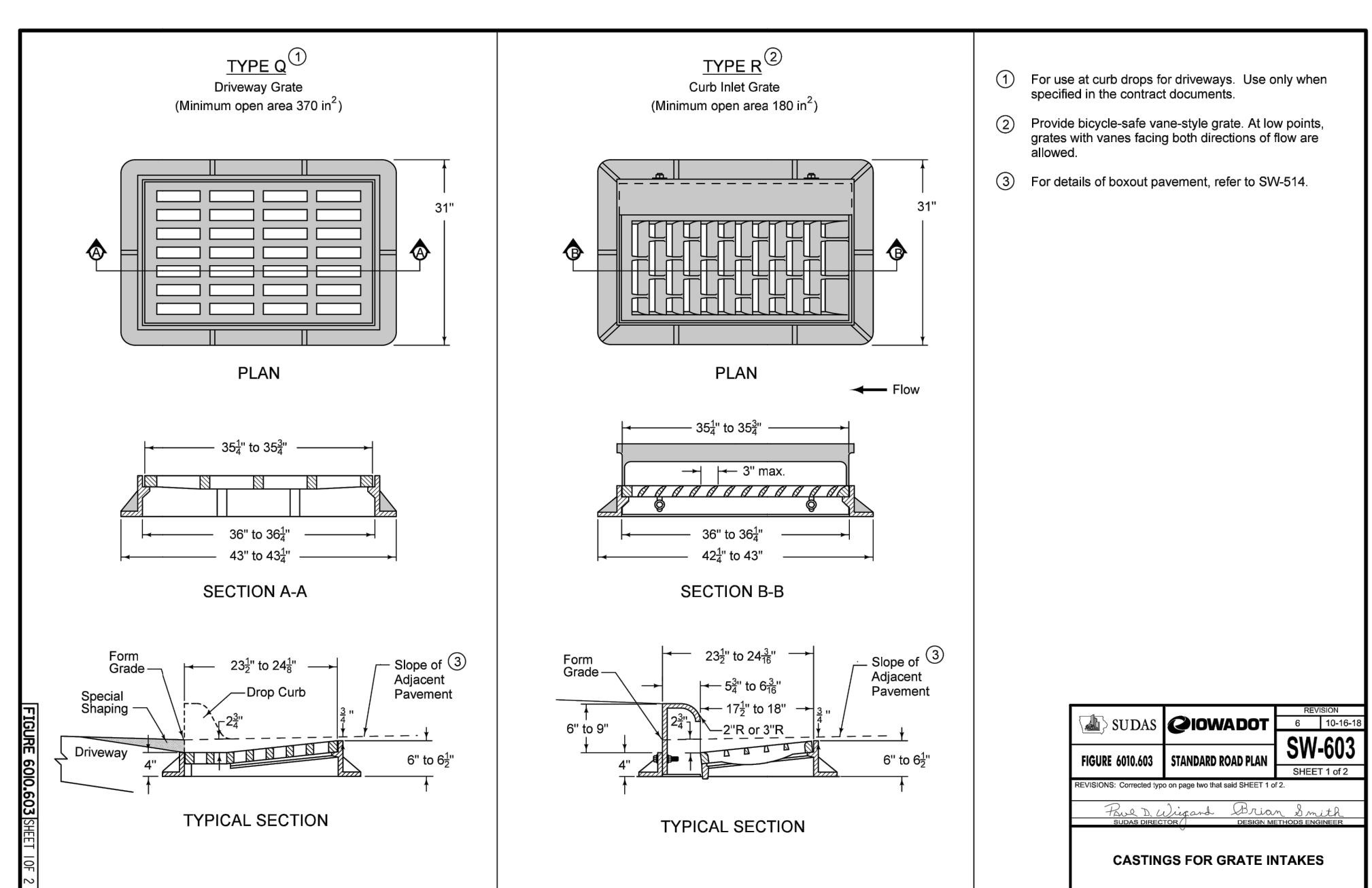
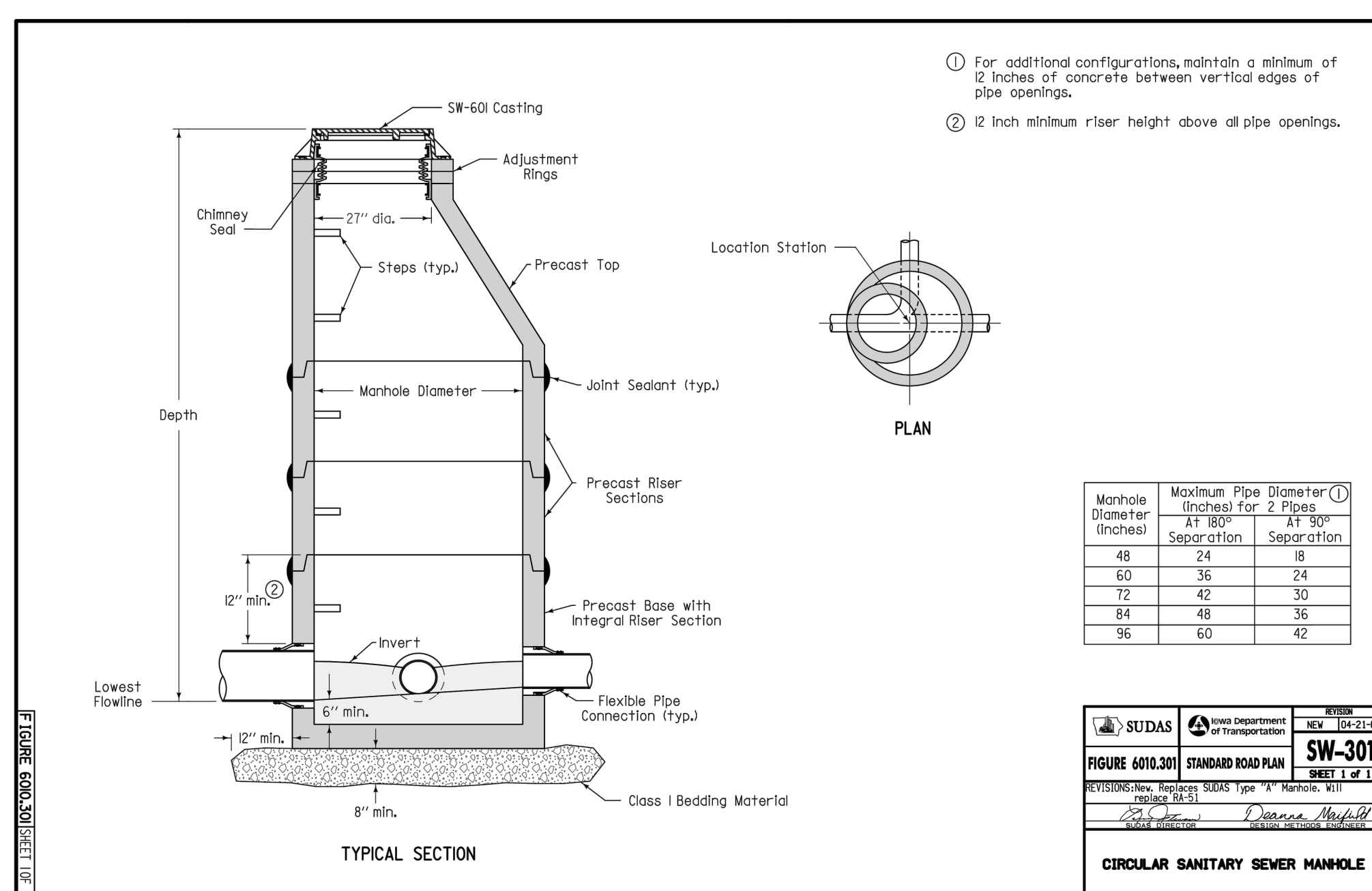
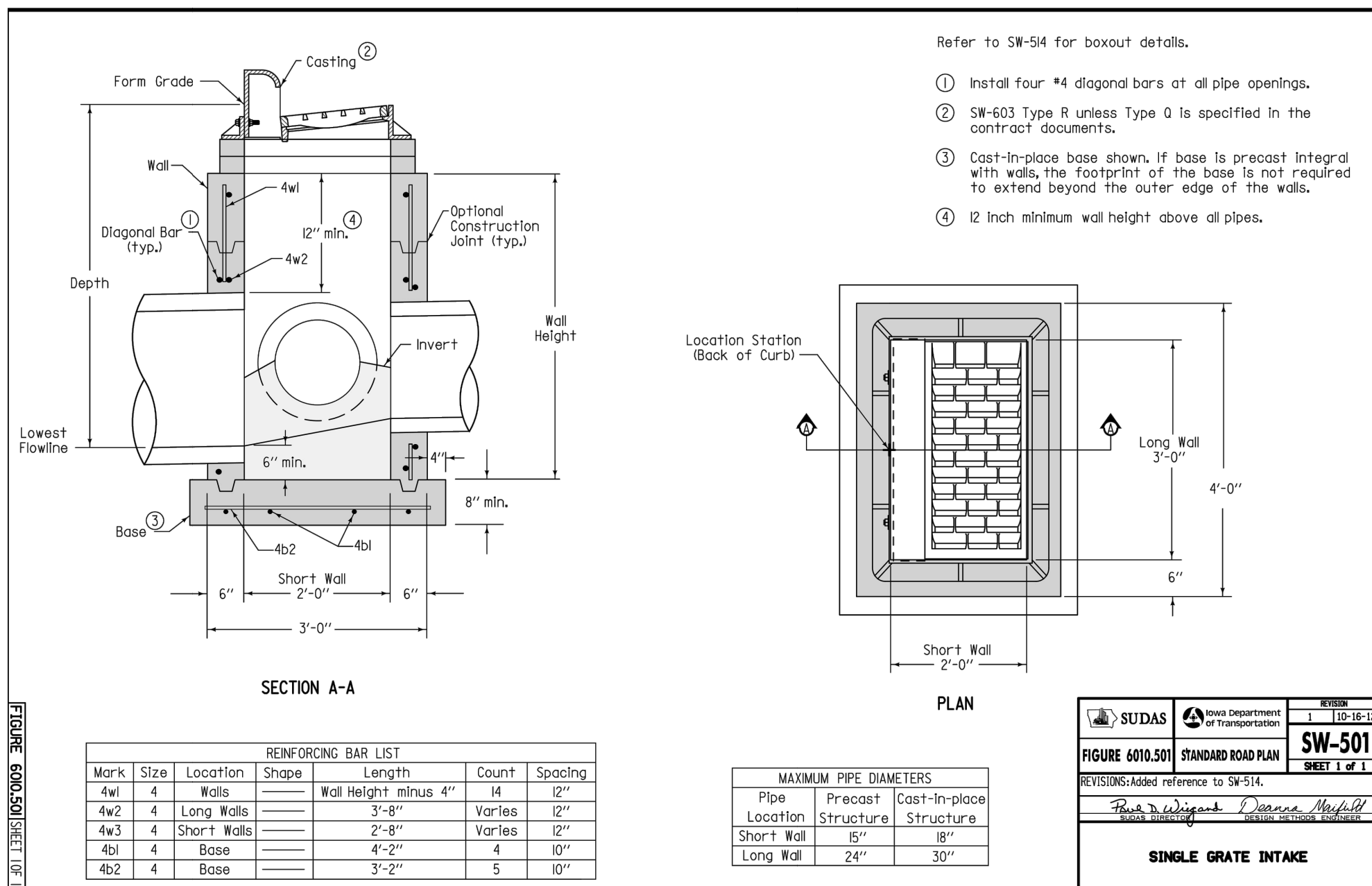
Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
PHONE (563) 263-7691

MUSCATINE, IOWA
EMAIL info@martin-whitacre.com

HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

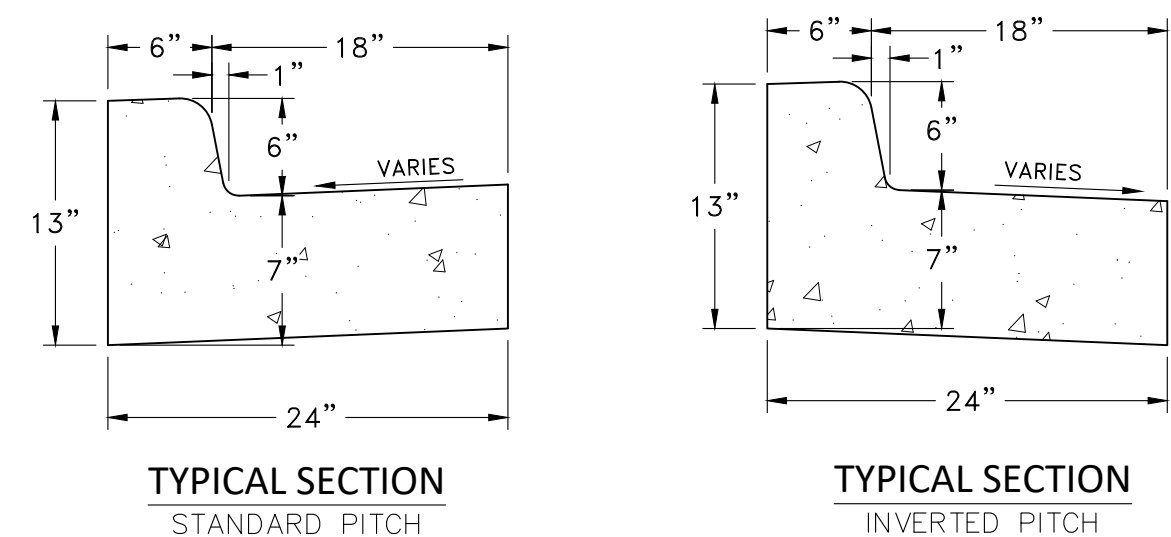
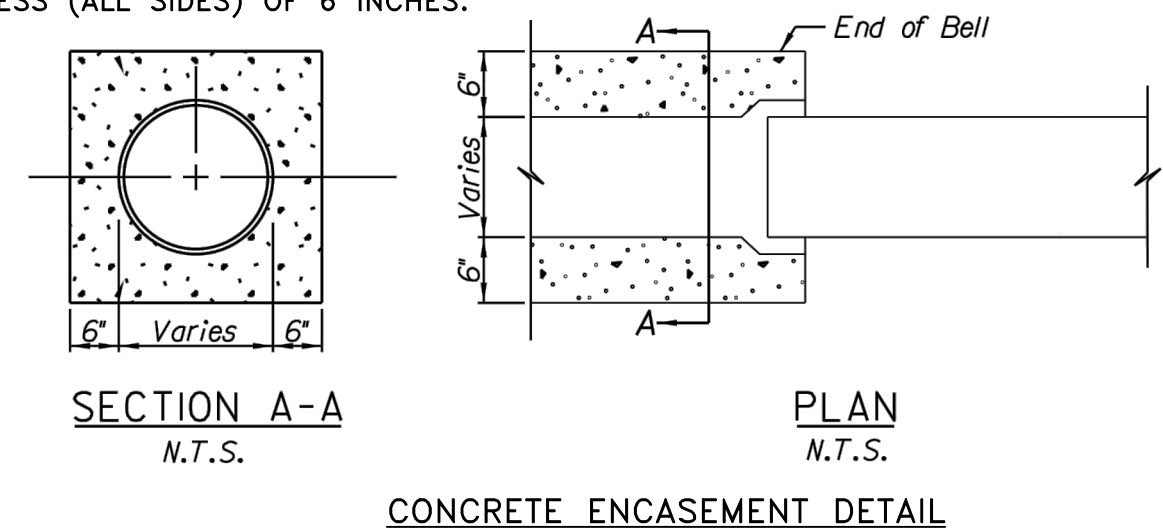
GENERAL NOTES & DETAILS

PROJ NO:	9185.25	DRAWING NO:
CONST PROJ:	000	C-2
SCALE:	AS NOTED	
DATE:	6/3/25	SHEET NO: 2 OF 18



ESTIMATED PROJECT QUANTITIES			
ITEM NO.	ITEM	UNIT	QNTY
1	TREE REMOVAL	AC	0.77
2	CLEARING & GRUBBING	AC	5.81
3	TOPSOIL STRIP, SALVAGE, MIX WITH COMPOST, AND RESPREAD	CY	4,066
4	EARTH EXCAVATION AND GRADING	CY	12,467
5	RAVINE GRADING & EROSION REGRADING	LS	1
6	REMOVE & REPLACE 6" PCC DRIVEWAY	SF	212
7	REMOVE GUARD RAIL	EA	2
8	7" PCC PAVEMENT WITH 6" DRAINABLE BASE	SY	3,546
9	6" PCC PEDESTRIAN RAMP PAVEMENT	SF	417
10	DETECTABLE WARNINGS	SF	47
11	SANITARY MANHOLE - SW-301	EA	5
12	8" SANITARY SEWER	LF	912
13	6" SANITARY LATERAL	LF	1,378
14	CONCRETE ENCASE SANITARY SEWER	LF	26
15	CONNECT TO EXISTING SANITARY	EA	3
16	15" STORM SEWER	LF	533
17	18" STORM SEWER	LF	17
18	18" FLARED END SECTION	EA	1
19	CURB INLET, SW-501 TYPE R	EA	5
20	CURB INLET, SW-501 TYPE Q	EA	1
21	STORM MANHOLE - 48"	EA	1
22	STORM MANHOLE - 84"	EA	1
23	6-INCH SUBDRAIN W/ POROUS BACKFILL	LF	2,423
24	8" WATER MAIN	LF	1,326
25	FIRE HYDRANT ASSEMBLY	EA	3
26	8" GATE VALVE	EA	3
27	6" GATE VALVE	EA	2
28	8"X6" REDUCER	EA	2
29	1" WATER SERVICES	LF	1,022
30	CURB BOX AND CORP STOP	EA	28
31	CONNECT TO EXISTING WATER MAIN	EA	2
32	TRAFFIC CONTROL, COMPLETE	LS	1
33	EROSION CONTROL, COMPLETE	LS	1
34	SEEDING, FERTILIZING, AND MULCHING	AC	5.85
35	RIP RAP WITH ENGINEERING FABRIC	TON	35
36	MOBILIZATION	LS	1

NOTE: ALL CONCRETE SHALL BE 4000 P.S.I. WITH A MINIMUM THICKNESS (ALL SIDES) OF 6 INCHES.



P.C.C. BARRIER CURB & GUTTER DETAIL

NOT TO SCALE

#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
PHONE (563) 263-7691

MUSCATINE, IOWA
EMAIL info@martin-whitacre.com

HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

TYPICAL SECTIONS, SUMMARY OF
QUANTITIES

PROJ NO:	9185.25	DRAWING NO:
CONST PROJ:	000	C-3
SCALE:	AS NOTED	SHEET NO:
DATE:	6/3/25	3 OF 18

F:\CIVIL\3D PROJECTS\9185 HACKETT SUBDIVISION\22 PLAN SHEETS\9185 COVER NOTES DETAILS.DWG PLOTTED: 6/3/2025

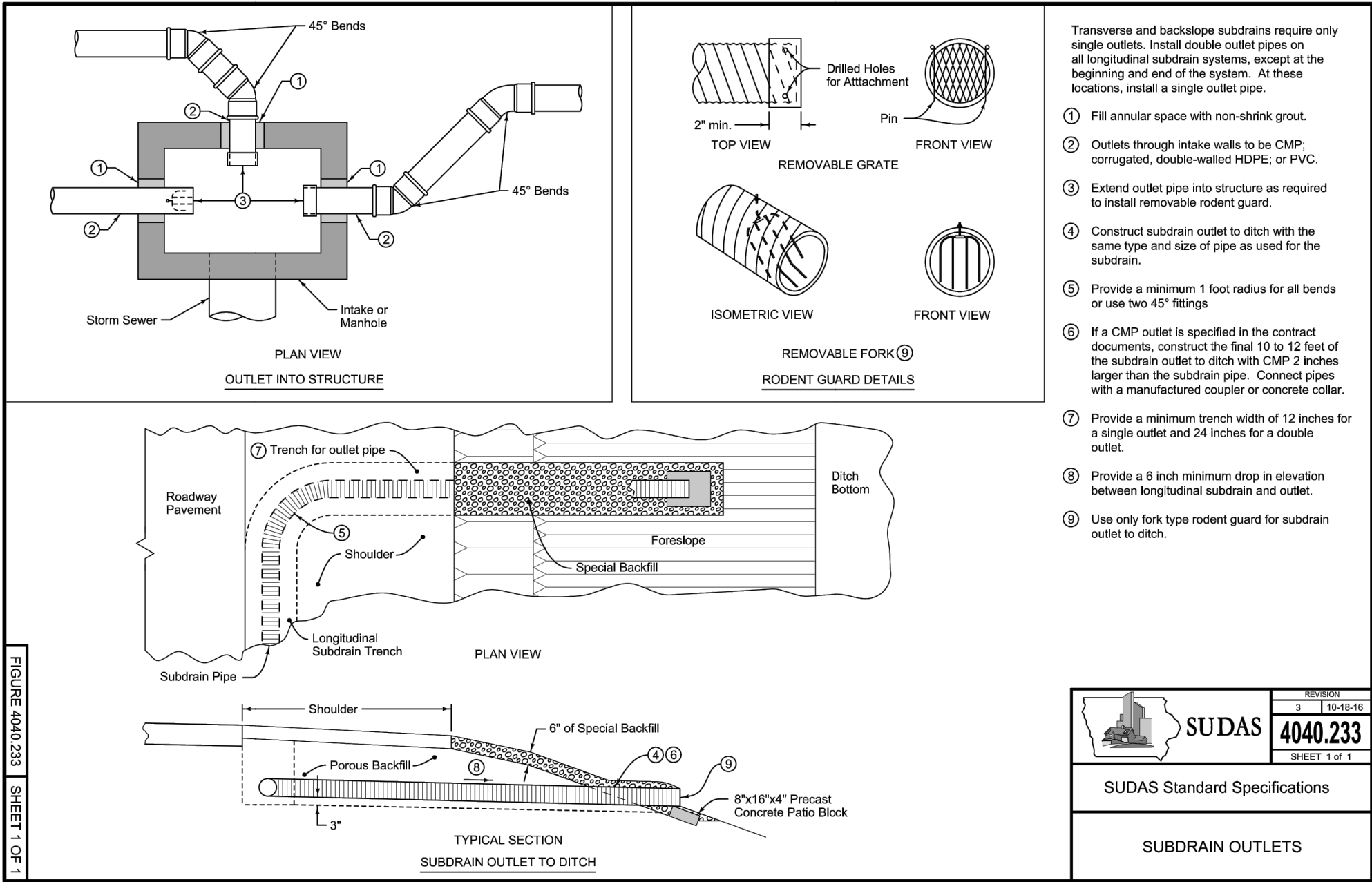
SANITARY SEWER STRUCTURE SCHEDULE – SW-301						
STRUCTURE NAME	TYPE	STATION	OFFSET	RIM EL.	INV. IN	INV. OUT
SAMH-1	SW-301	5+10.86	L 32.50’	692.28		680.28
SAMH-2	SW-301	21+13.24	R 16.50’	697.27		685.27
SAMH-3	SW-301	7+86.00	L 4.60’	693.77	679.22 679.22	679.12
SAMH-4	SW-301	11+65.50	L 32.50’	687.78	675.88	675.78
SAMH-5	SW-301	42+42.66	0.00’	674.93	664.73	664.63
SAMH-EX	SW-301	42+83.98	0.00’	671.76	664.19	
SANITARY SEWER PIPES						
NAME	SIZE	LENGTH	GRADE	STRUCTURE TO STRUCTURE		
P – (1)	8”	41 LF	1.06%	SAMH-5-664.63 TO SAMH-EX-664.19		
P – (2)	8”	368 LF	0.88%	SAMH-3-679.12 TO SAMH-4-675.88		
P – (3)	8”	128 LF	4.72%	SAMH-2-685.27 TO SAMH-3-679.22		
P – (4)	8”	264 LF	0.40%	SAMH-1-680.28 TO SAMH-3-679.22		
P – (12)	8”	111 LF	10.00%	SAMH-4-675.78 TO SAMH-5-664.73		

STORM SEWER SW-501 – TYPE R INTAKES							
NAME	SIZE	STATION	OFFSET	TC EL.	FORM EL.	INV. IN	INV. OUT
CB-1	SW-501	3+45.42	-13.50	687.38	686.88	15” SW, 683.34	15” NE, 683.34
CB-2	SW-501	3+45.42	13.50	687.38	686.88		15” NE, 683.88
CB-3	SW-501	8+50.00	13.50	693.46	692.96		15” N, 689.96
CB-4	SW-501	8+50.00	-13.50	693.46	692.96	15” S, 689.42	15” E, 689.42
CB-5	SW-501	11+74.84	13.50	687.33	686.83		15” N, 683.83
STORM SEWER PIPE TABLE							
PIPE NUMBER	PIPE SIZE	LENGTH (LF)	GRADE (%)	START INVERT	END INVERT		
P – (5)	18”	17	2.00%	668.46	668.80		
P – (6)	15”	123	9.90%	671.14	683.30		
P – (7)	15”	27	2.00%	683.30	683.83		
P – (8)	15”	323	1.90%	683.30	689.42		
P – (9)	15”	27	2.00%	689.42	689.96		
P – (10)	15”	6	5.00%	683.06	683.34		
P – (11)	15”	27	2.00%	683.34	683.88		

STORM SEWER SW-501 – TYPE Q INTAKES							
NAME	TYPE	STATION	OFFSET	TC EL.	FORM EL.	INV. IN	INV. OUT
CB-6	SW-501 – TYPE Q	11+74.84	13.00’	686.83	686.83	15” S, 683.30 15” W, 683.30	15” NE, 683.30

STORM SEWER MANHOLES – SW-401					
NAME	STATION	OFFSET	RIM EL.	INV. IN	INV. OUT
STMH-48”	29+72.44	0.00’	674.14	15” SW, 671.14	18” N, 668.80
STMH-84”	3+45.59	L 19.15’	687.60	15” SW, 683.06	

FLARED END SECTIONS				
NAME	SIZE	STATION	OFFSET	FLOWLINE EL.
FES	18”	29+89.49	0.00’	668.46



#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
MUSCATINE, IOWA
PHONE (563) 263-7691
EMAIL info@martin-whitacre.com

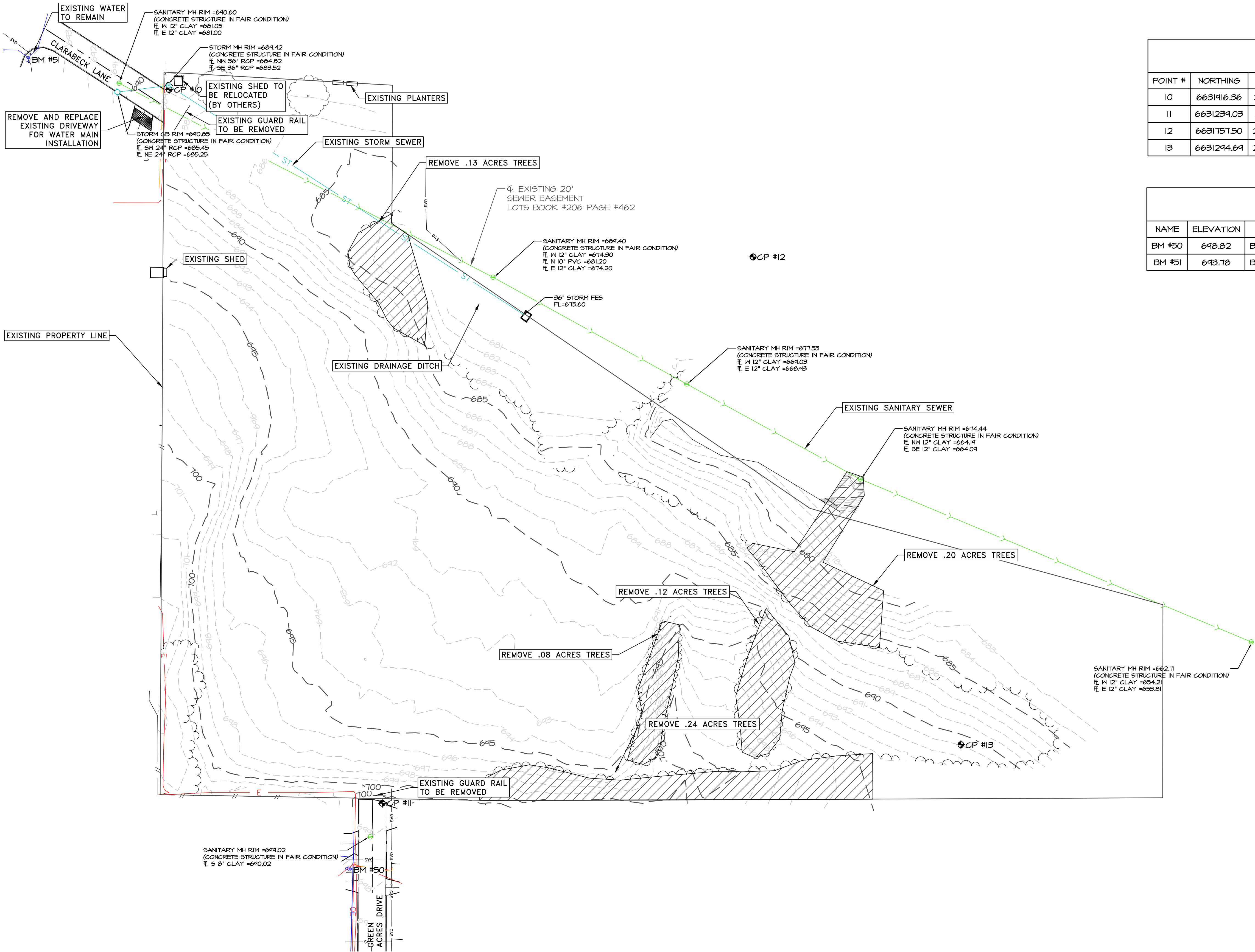
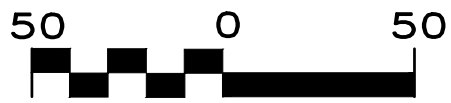
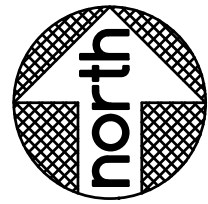
HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

SEWER TABLES & DETAILS

PROJ NO:	9185.25	DRAWING NO:
CONST PROJ:	000	C-4
SCALE:	AS NOTED	SHEET NO:
DATE:	6/3/25	4 OF 18

PLOTTED: 6/3/2025

F:\CIVIL\3D PROJECTS\9185 HACKETT SUBDIVISION\22 PLAN SHEETS\9185 EXISTING & REMOVAL.DWG



CONTROL POINTS
(IOWA REGIONAL COORDINATE SYSTEM - ZONE 14)

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
10	6631916.36	24547972.54	689.26	CUT X IN MANHOLE CONCRETE ON NORTH SIDE OF CLARABEK LANE
11	6631239.03	24548174.73	699.33	CUT X AT THE NORTH END OF GREEN ACRES DRIVE
12	6631757.50	24548526.46	687.54	CUT X IN SOUTHWEST QUADRANT OF CULDESAC
13	6631294.69	24548723.58	691.15	SET 1/2' REBAR IN THE SOUTHEAST PORTION OF PROPERTY

BENCHMARK LIST
(DATUM - NGRS II)

NAME	ELEVATION	DESCRIPTION
BM #50	698.82	BOLT ON FIRE HYDRANT ON WEST SIDE OF GREEN ACRES DRIVE
BM #51	693.78	BOLT ON FIRE HYDRANT AT THE SOUTHEAST CORNER OF CLARABEK AND WEST BAY DRIVE

#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
MUSCATINE, IOWA
PHONE (563) 263-7691
EMAIL info@martin-whitacre.com

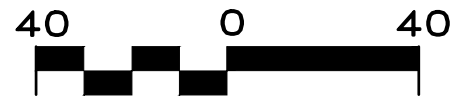
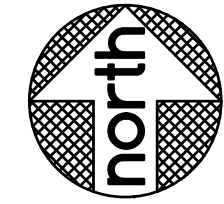
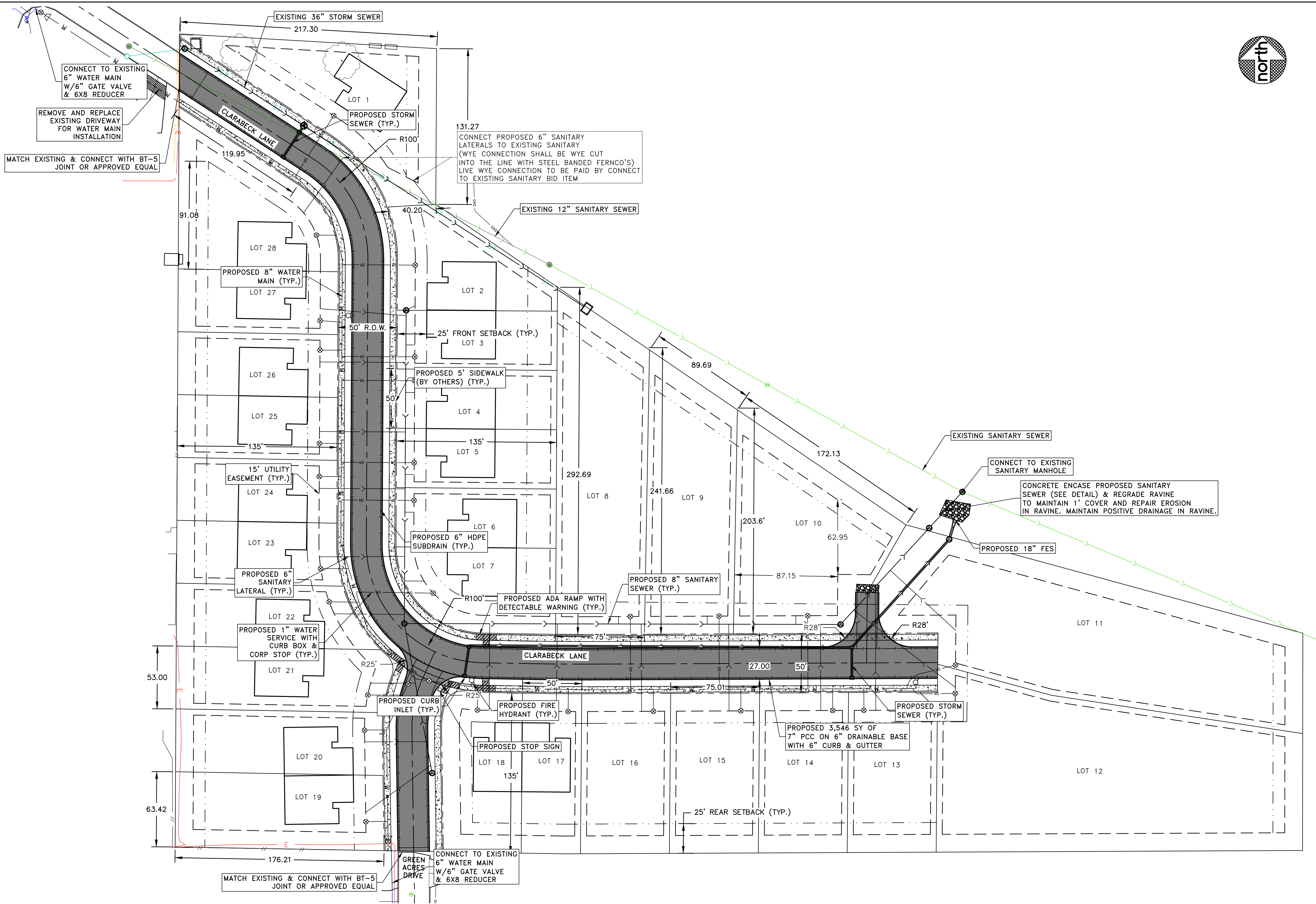
HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

EXISTING SITE & REMOVAL PLAN

PROJ NO:	9185.25	DRAWING NO:
CONST PROJ:	000	C-5
SCALE:	AS NOTED	SHEET NO:
DATE:	6/3/25	5 OF 18

PLOTTED: 6/3/2025

F:\CIVIL\3D PROJECTS\9185 HACKETT SUBDIVISION\22 PLAN SHEETS\9185 SITE PLAN.DWG



#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
MUSCATINE, IOWA
PHONE (563) 263-7691
EMAIL info@martin-whitacre.com

HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

PROPOSED SITE & UTILITY PLAN

PROJ NO:	9185.25	DRAWING NO:
CONST PROJ:	000	C-6
SCALE:	AS NOTED	SHEET NO:
DATE:	6/3/25	6 OF 18

F:\CIVIL\3D PROJECTS\9185 HACKETT SUBDIVISION\22 PLAN SHEETS\9185 GRADING & EROSION CONTROL.DWG

PLOTTED: 6/3/2025

#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
MUSCATINE, IOWA
PHONE (563) 263-7691
EMAIL info@martin-whitacre.com

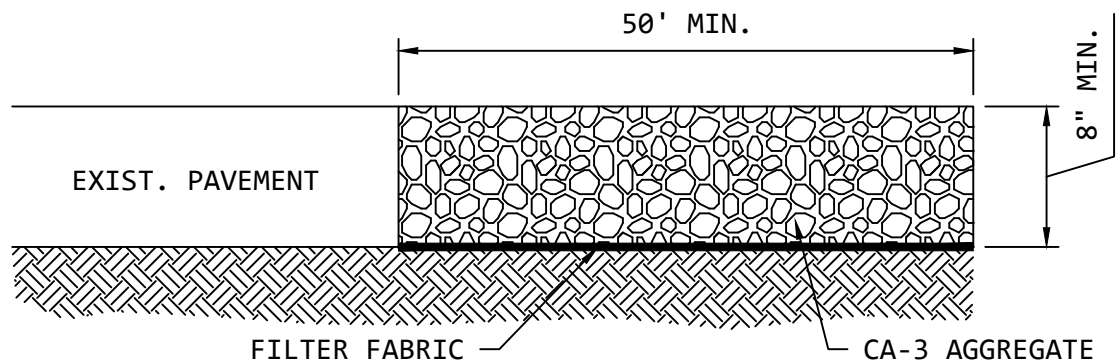
HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

GRADING & EROSION CONTROL PLAN

PROJ NO:	9185.25	DRAWING NO:
CONST PROJ:	000	C-7
SCALE:	AS NOTED	SHEET NO:
DATE:	6/3/25	7 OF 18

GRADING SUMMARY

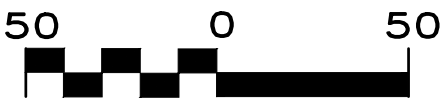
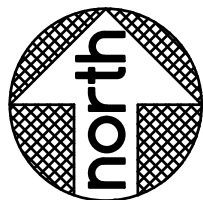
	CUT (CY)	FILL (CY)
UNADJUSTED	11,724.18	9,014.71
FACTORED PAVEMENT	743.22	571.46
SUBTOTAL	12,467.40	8,443.25
25% SHRINKAGE		2,110.81
TOTAL	12,467.40	10,554.06
NET (CY) TO BE SPREAD ON SITE	1,913.34	



NOTES:

- 1.) CONTRACTOR TO MAINTAIN MINIMUM DEPTH AND SHALL REMOVE SOIL FROM CONSTRUCTION ENTRANCE, AS REQUIRED.
- 2.) CONSTRUCT 14' WIDE FOR ONE-WAY TRAFFIC AND 20' WIDE FOR TWO-WAY TRAFFIC.

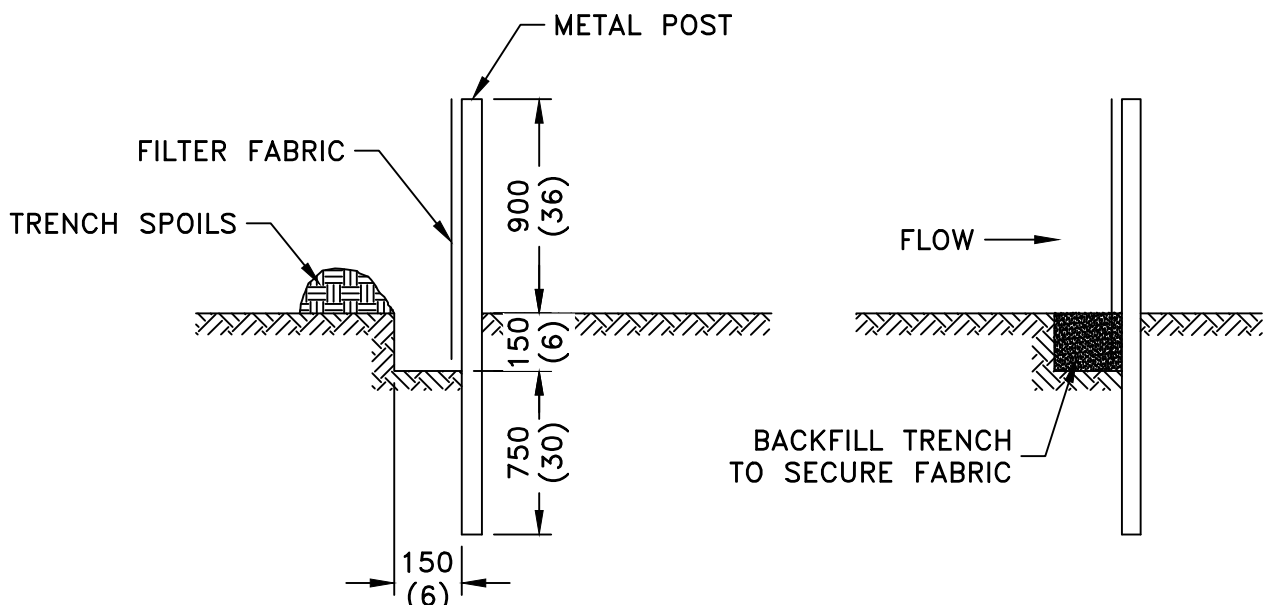
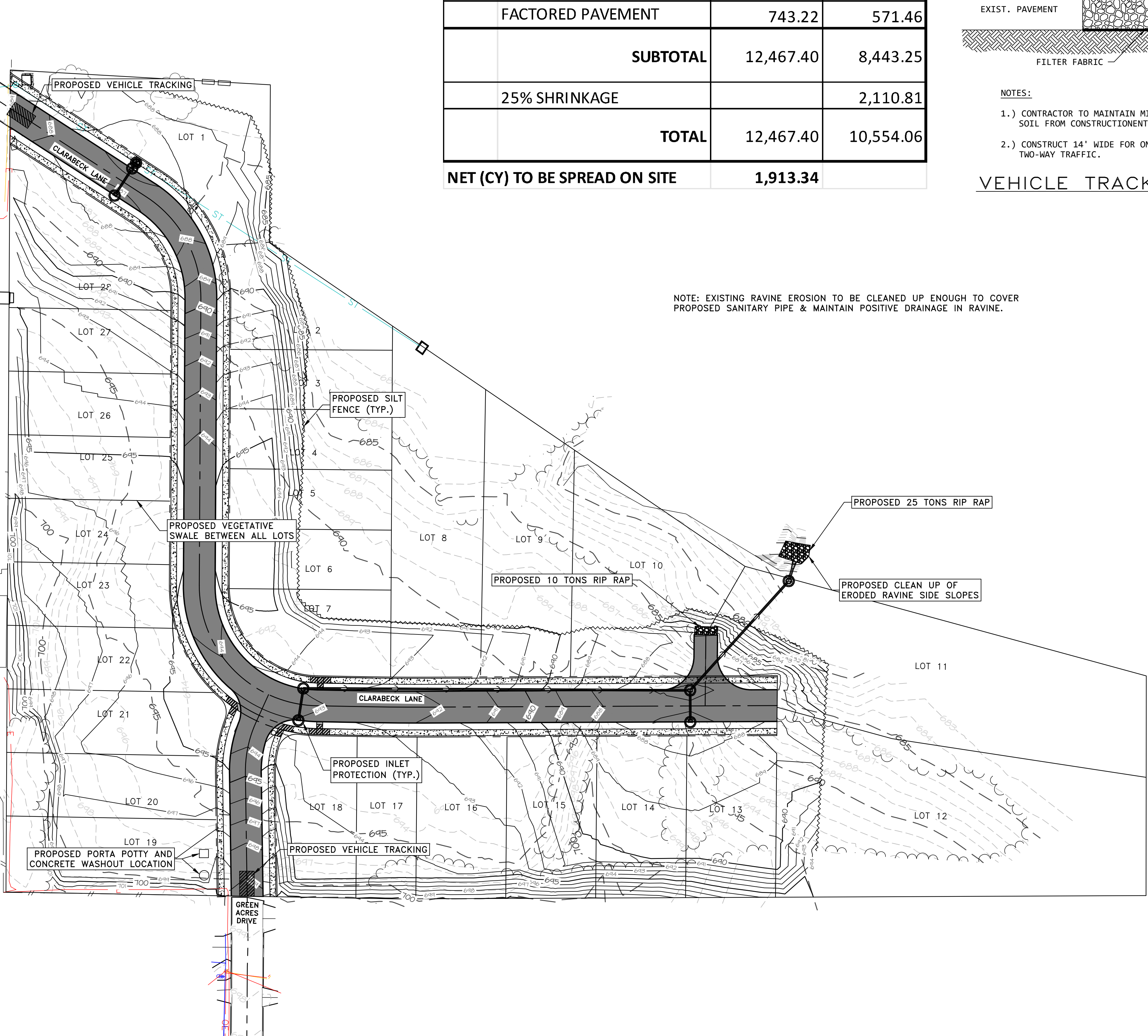
VEHICLE TRACKING CONTROL



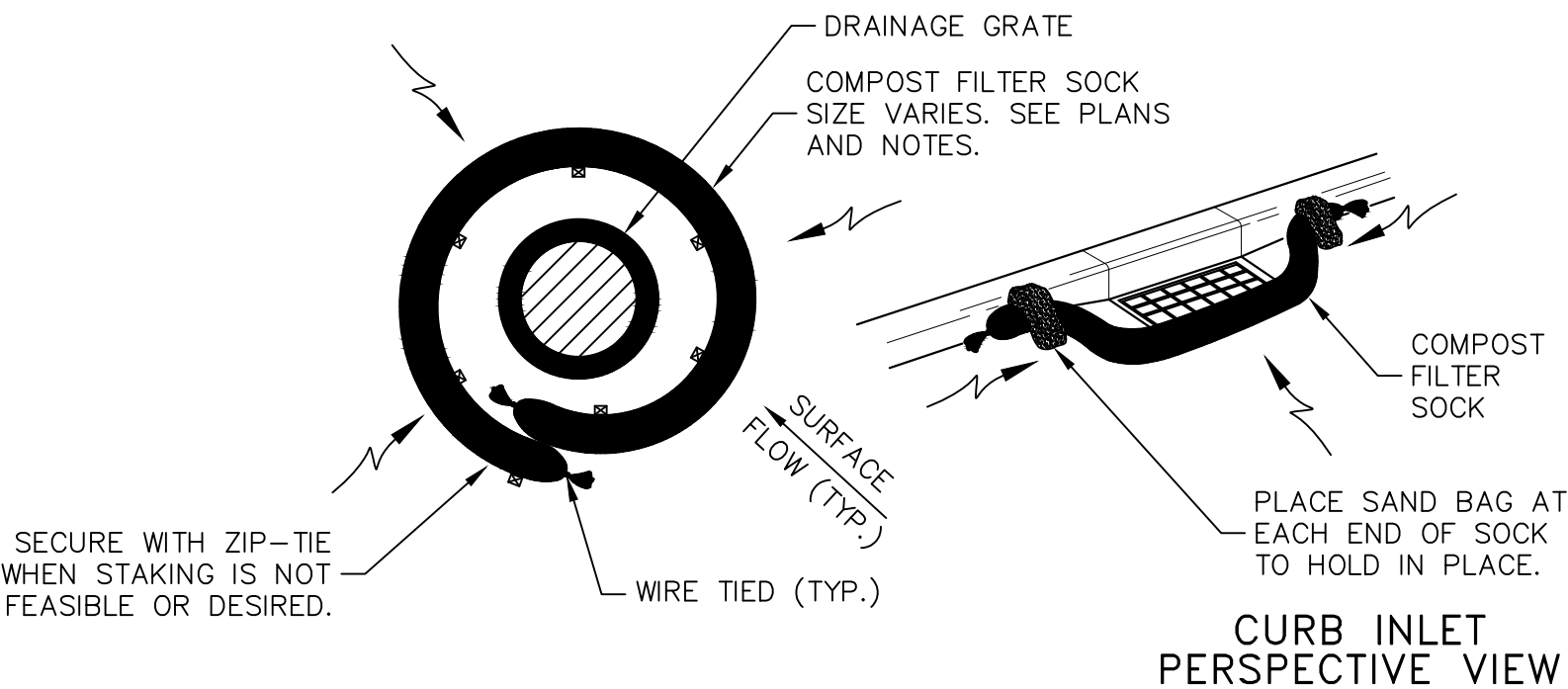
NOTES:

1. ANCHORING STAKES SHALL BE SIZED, SPACED AND BE OF A MATERIAL THAT EFFECTIVELY SECURES THE FILTER SOCK. STAKE SPACING SHALL BE A MAXIMUM OF THREE FEET.
2. OVERLAP ENDS OF SOCK PER MANUFACTURER'S RECOMMENDATIONS. (1' MIN., 3' MAX.)
3. USE 8" TO 12" DIAMETER SOCK ON CURBSIDE IN TRAFFIC AREAS.
4. USE 12"-18" DIAMETER SOCK IN NON-TRAFFIC AREAS OR AREAS WHERE SAFETY IS NOT A CONCERN.

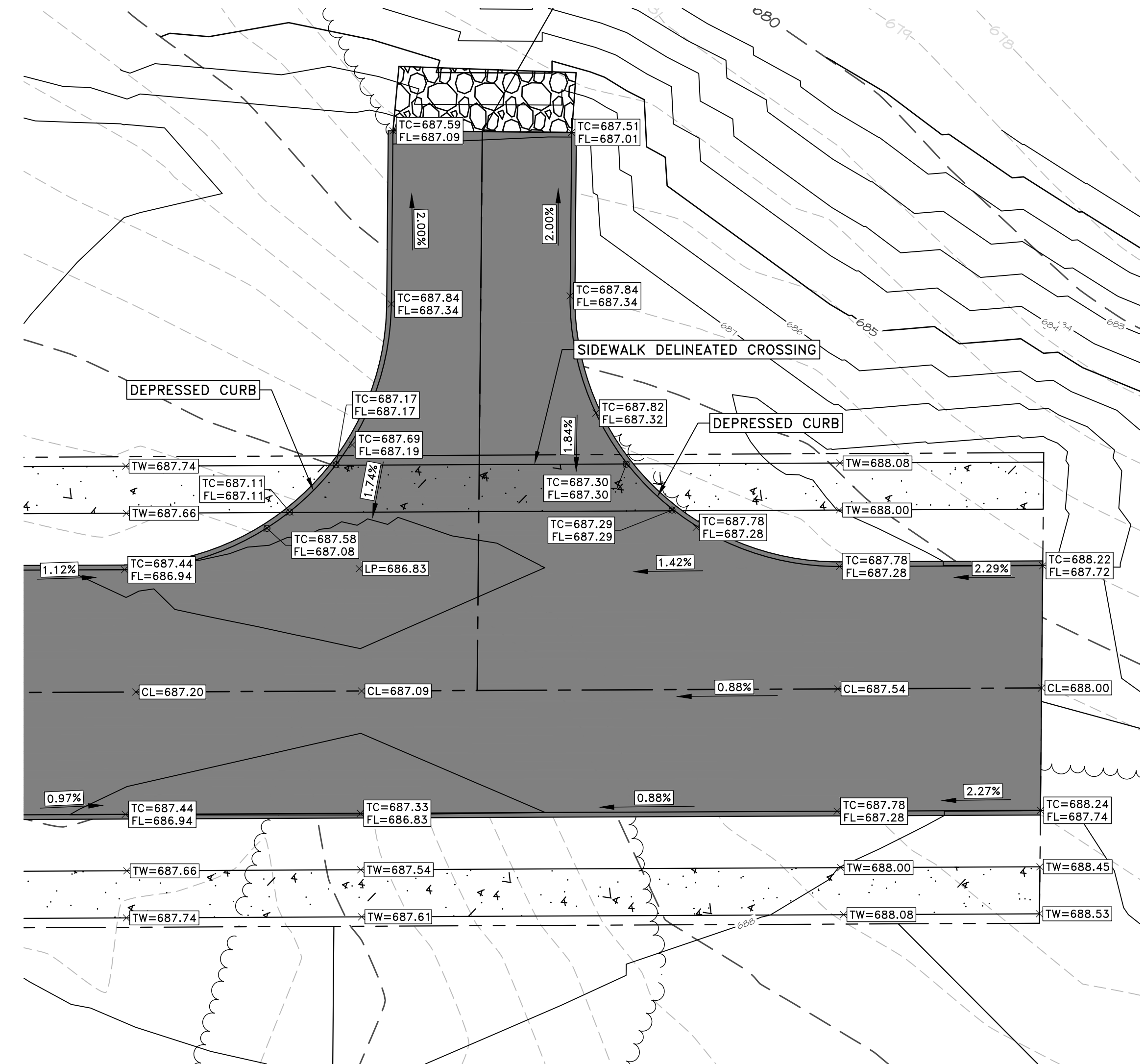
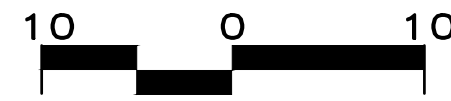
NOTE: EXISTING RAVINE EROSION TO BE CLEANED UP ENOUGH TO COVER PROPOSED SANITARY PIPE & MAINTAIN POSITIVE DRAINAGE IN RAVINE.



SILT FILTER FENCE AS A PERIMETER EROSION BARRIER
NOT TO SCALE



DROP INLET PLAN
CURB INLET PERSPECTIVE VIEW
COMPOST FILTER SOCK INLET PROTECTION
NOT TO SCALE



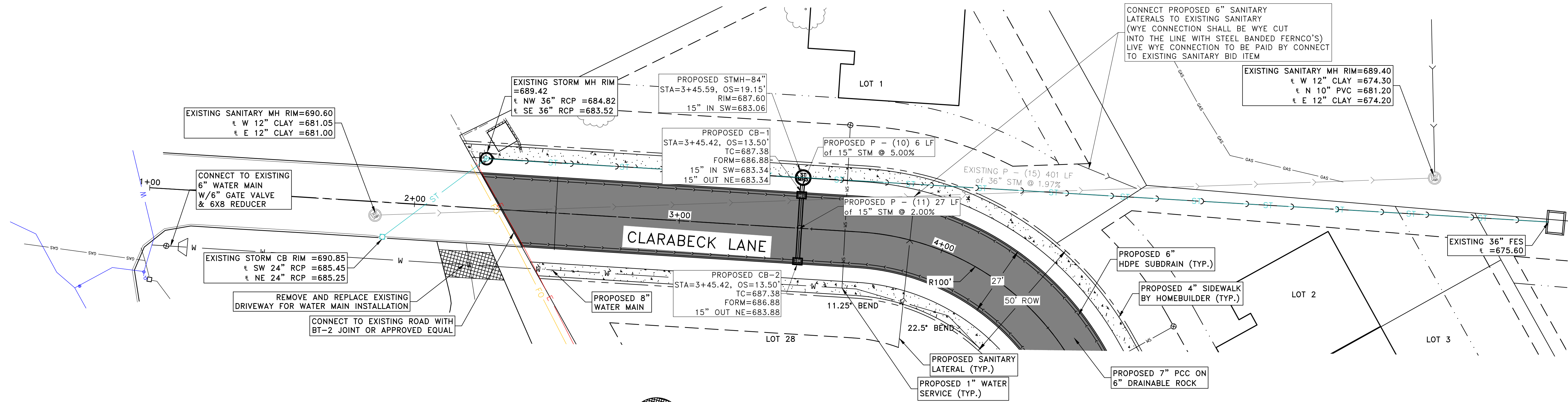
#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



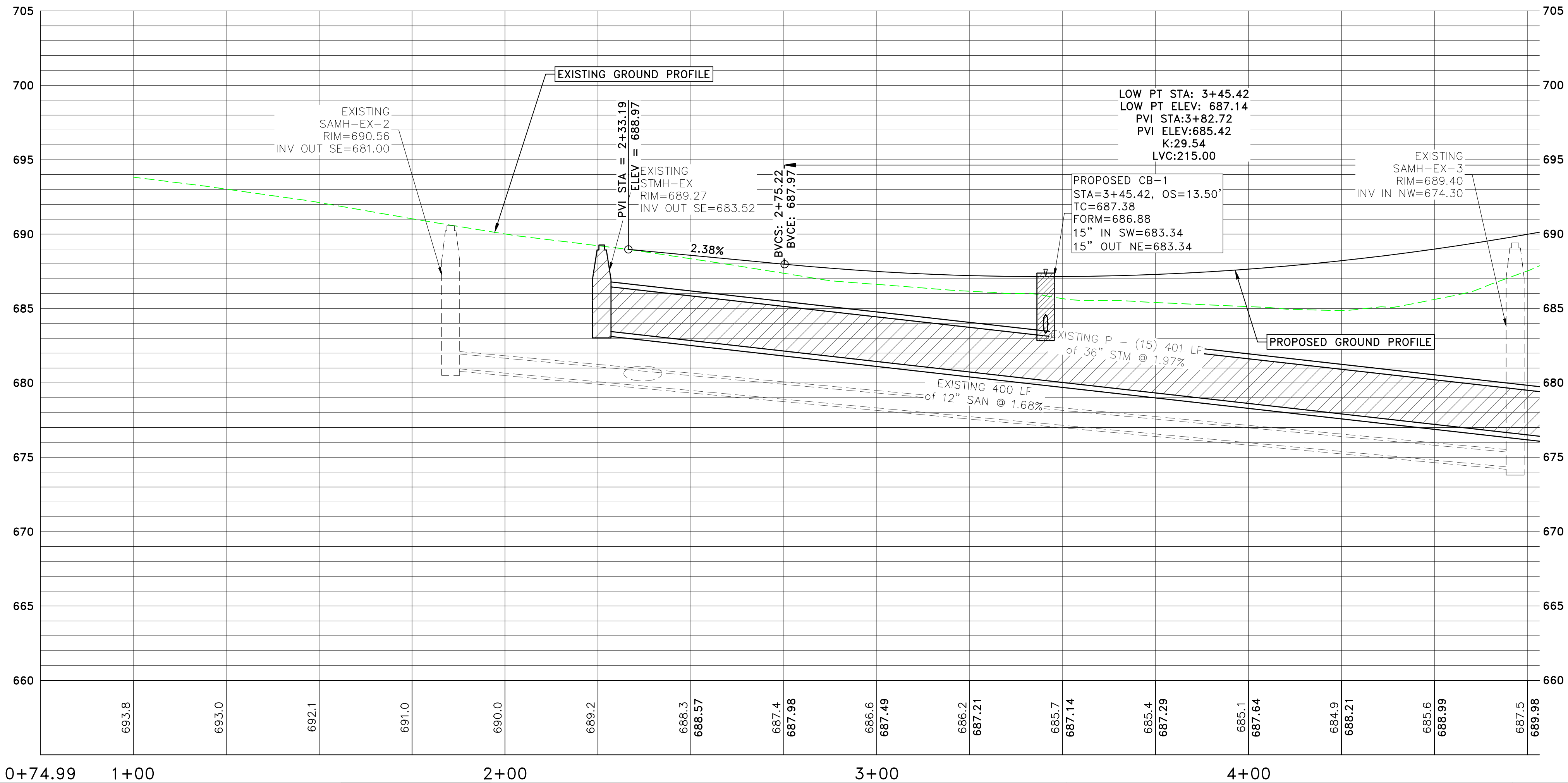
HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

PAVEMENT DETAILS

PROJ NO:	9185.25	DRAWING NO:	C-8
CONST PROJ:	000		
SCALE:	AS NOTED	SHEET NO:	8 OF 18
DATE:	6/3/25		



PROFILE VIEW OF CLARABECK LANE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'



#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



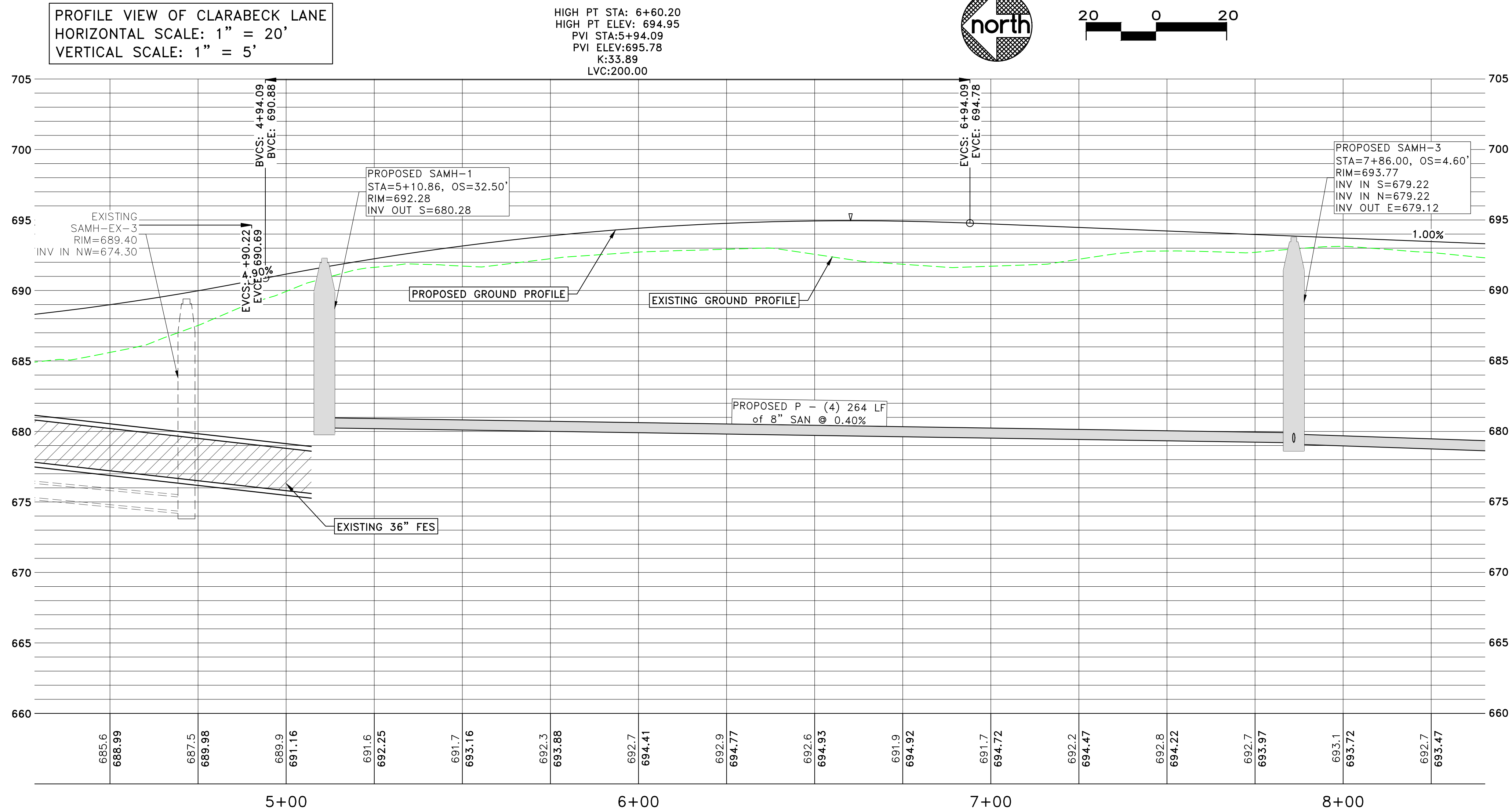
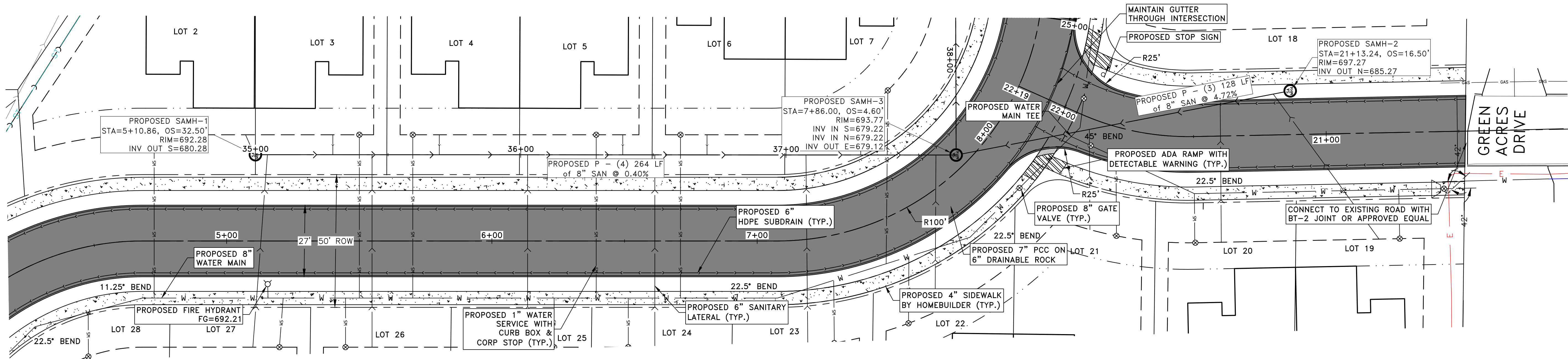
Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
MUSCATINE, IOWA
PHONE (563) 263-7691
EMAIL info@martin-whitacre.com

HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

PLAN & PROFILE - CLARABECK - 1

PROJ NO:	9185.25	DRAWING NO:
CONST PROJ:	000	C-9
SCALE:	AS NOTED	SHEET NO:
DATE:	6/3/25	9 OF 18

F:\CIVIL3D PROJECTS\9185 HACKETT SUBDIVISION\22 PLAN SHEETS\9185 PLAN & PROFILE.DWG PLOTTED: 6/3/2025



#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
MUSCATINE, IOWA
PHONE (563) 263-7691
EMAIL info@martin-whitacre.com

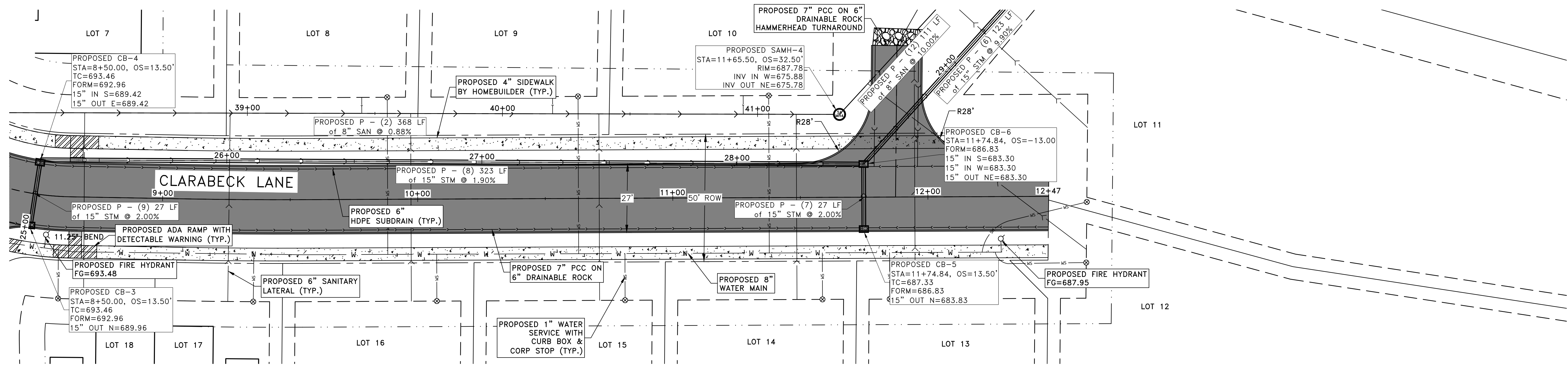
HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

PLAN & PROFILE - CLARABECK - 2

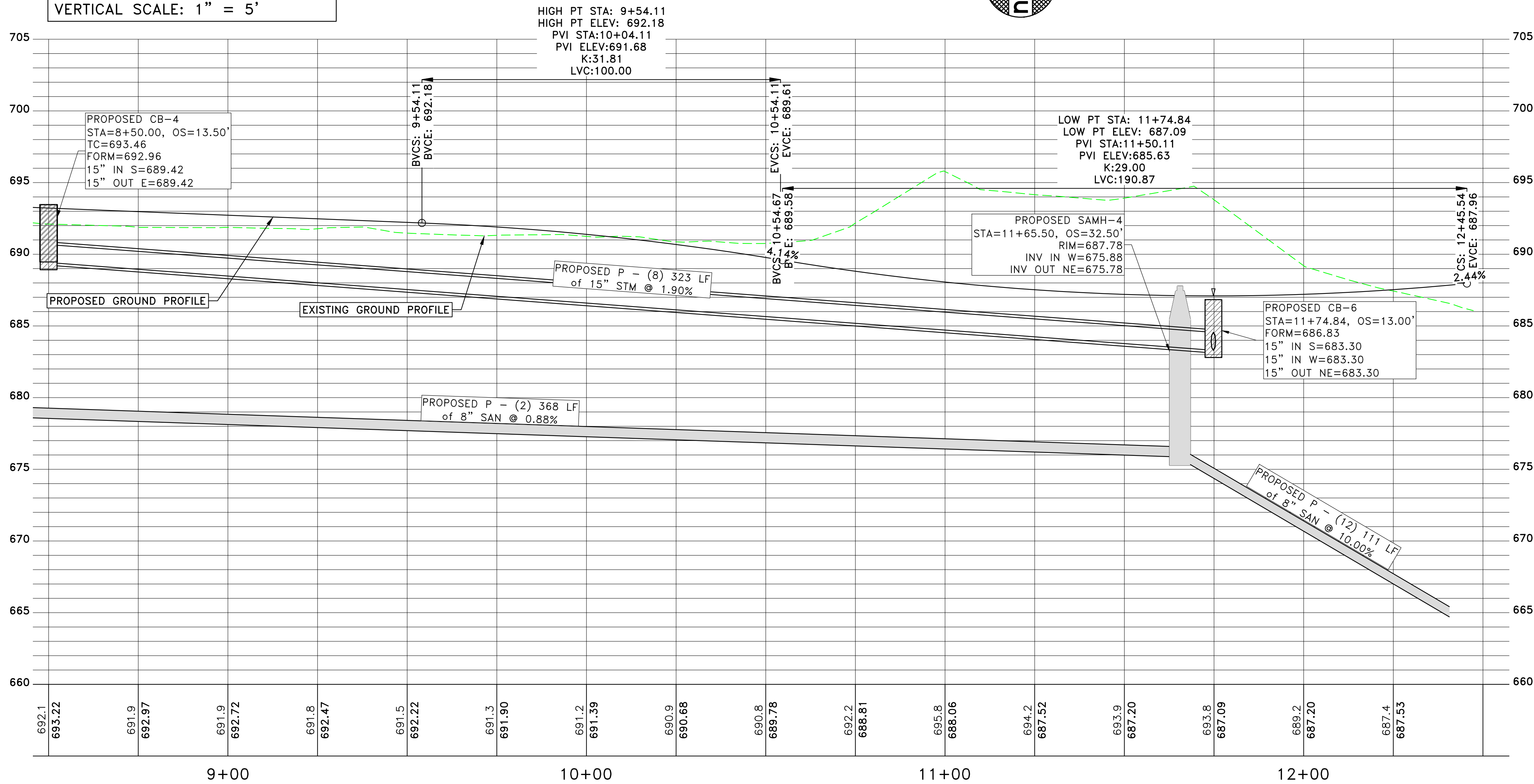
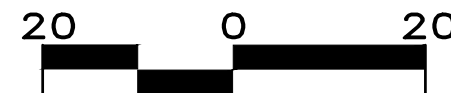
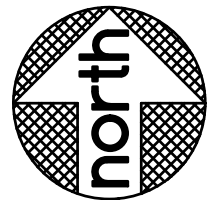
PROJ NO:	9185.25	DRAWING NO:
CONST PROJ:	000	C-10
SCALE:	AS NOTED	SHEET NO:
DATE:	6/3/25	10 OF 18

6/3/2025

F:\CIVIL\3D PROJECTS\9185 HACKETT SUBDIVISION\22 PLAN SHEETS\9185 PLAN & PROFILE.DWG



PROFILE VIEW OF CLARABECK LANE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'



#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
MUSCATINE, IOWA
PHONE (563) 263-7691
EMAIL info@martin-whitacre.com

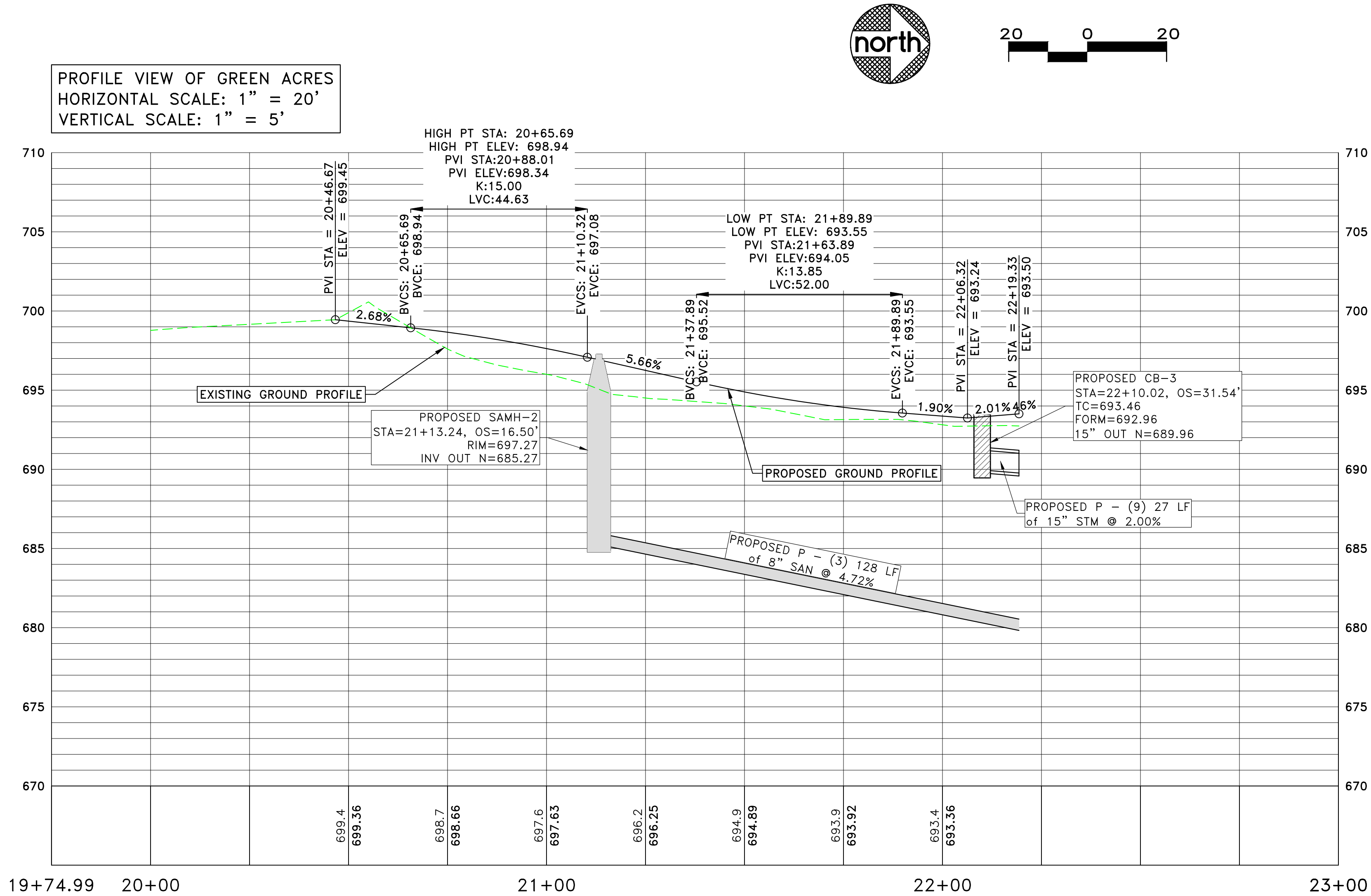
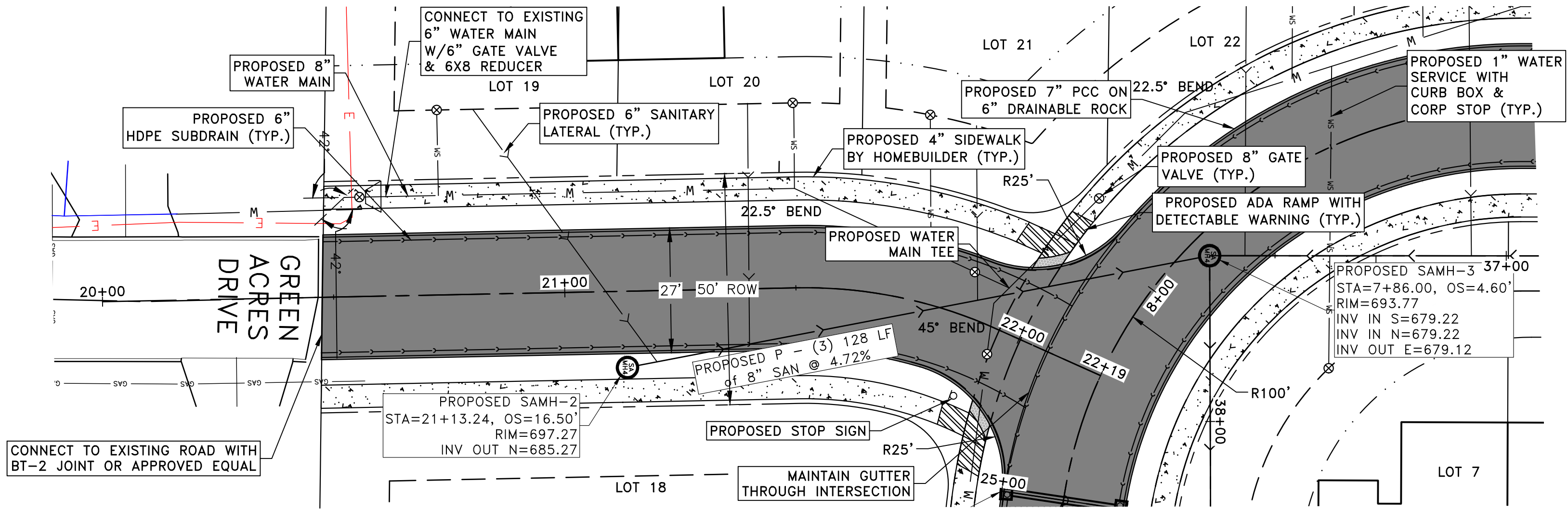
HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

PLAN & PROFILE - CLARABECK - 3

PROJ NO:	9185.25	DRAWING NO:
CONST PROJ:	000	C-11
SCALE:	AS NOTED	SHEET NO:
DATE:	6/3/25	11 OF 18

PLOTTED: 6/3/2025

F:\CIVIL\3D PROJECTS\9185 HACKETT SUBDIVISION\22 PLAN SHEETS\9185 PLAN & PROFILE.DWG



#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
MUSCATINE, IOWA
PHONE (563) 263-7691
EMAIL info@martin-whitacre.com

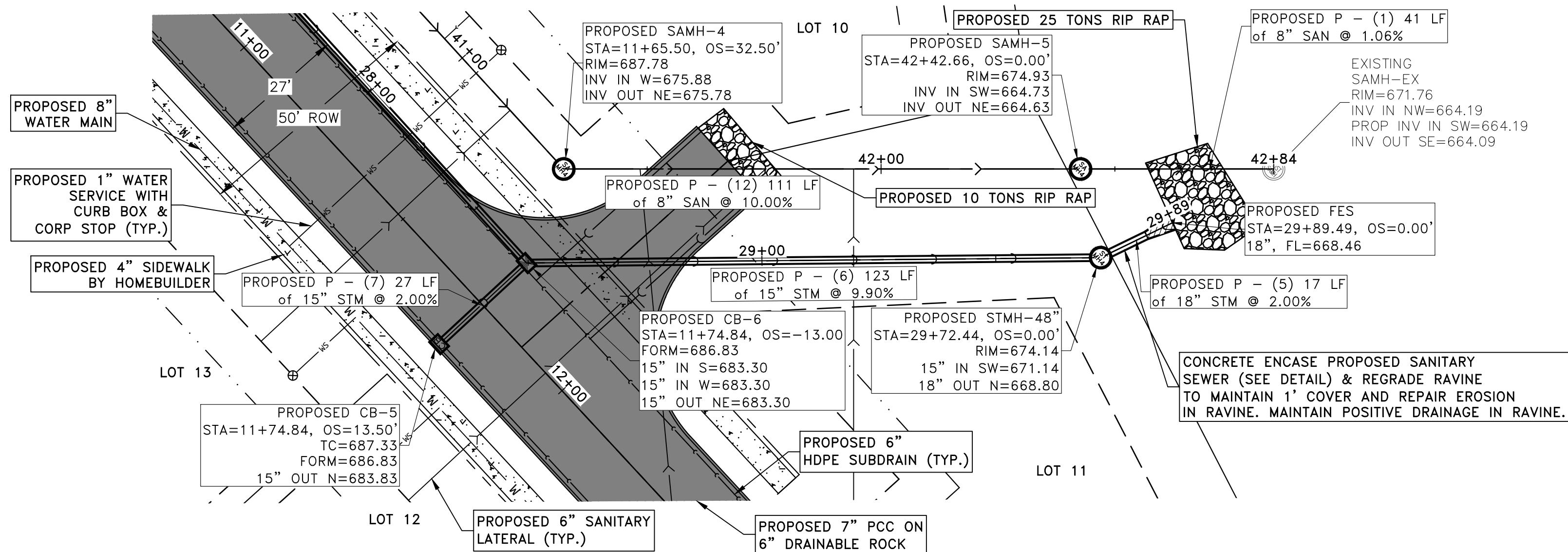
HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

PLAN & PROFILE - GREEN ACRES

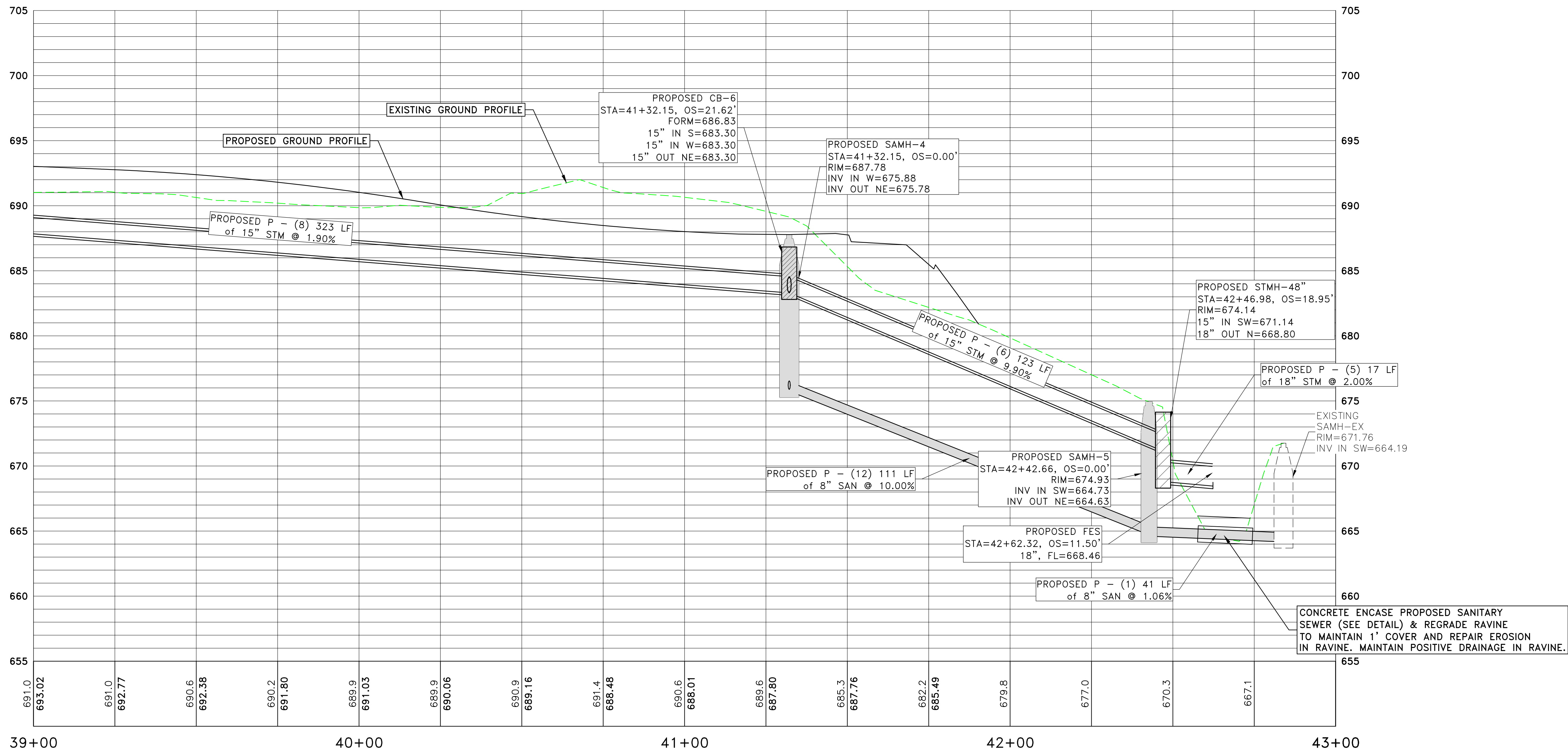
PROJ NO:	9185.25	DRAWING NO:
CONST PROJ:	000	C-12
SCALE:	AS NOTED	SHEET NO:
DATE:	6/3/25	12 OF 18

F:\CIVIL\3D PROJECTS\9185 HACKETT SUBDIVISION\22 PLAN SHEETS\9185 PLAN & PROFILE.DWG

PLOTTED: 6/3/2025



PROFILE VIEW OF 9185 SANITARY
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'



#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



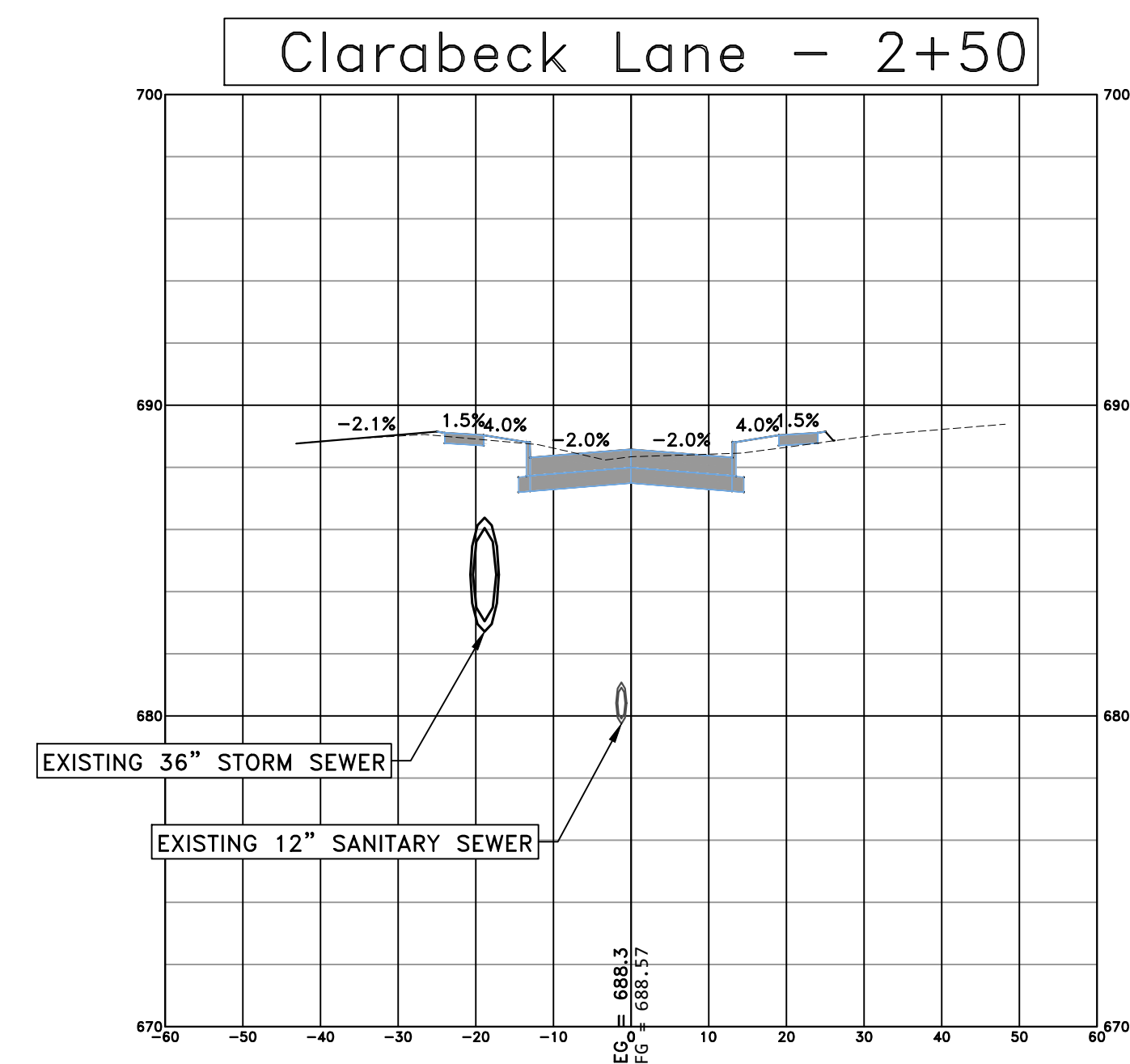
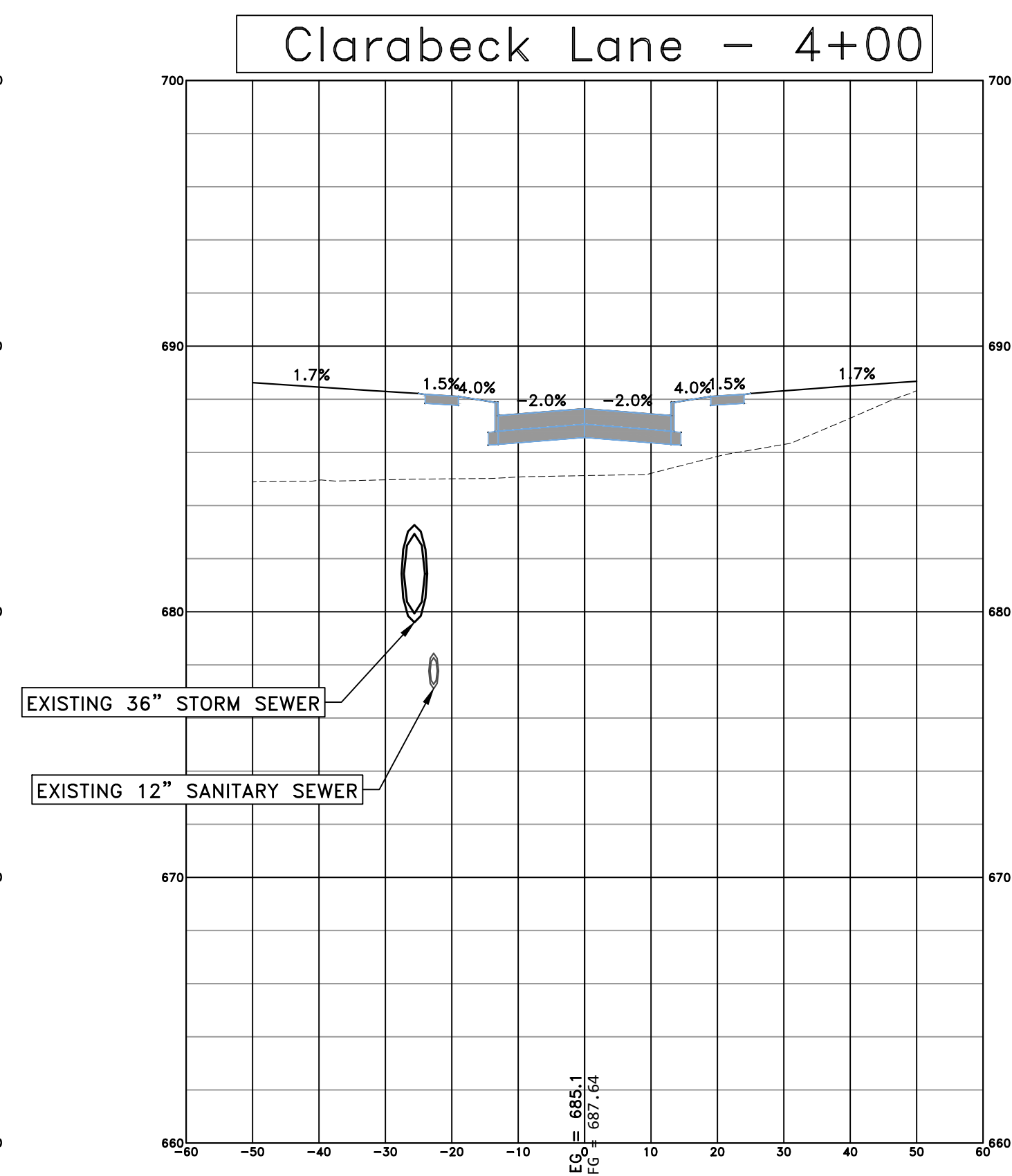
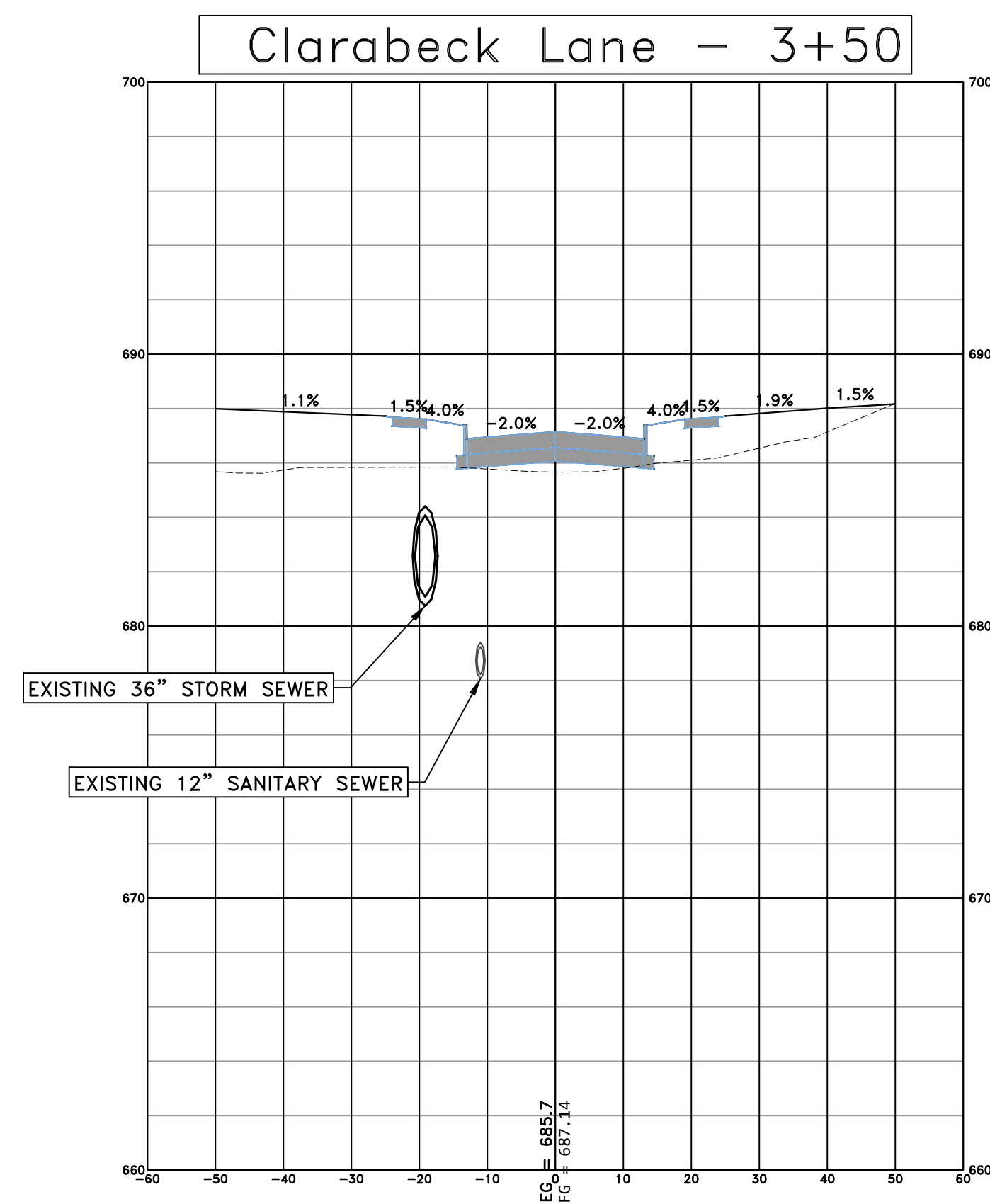
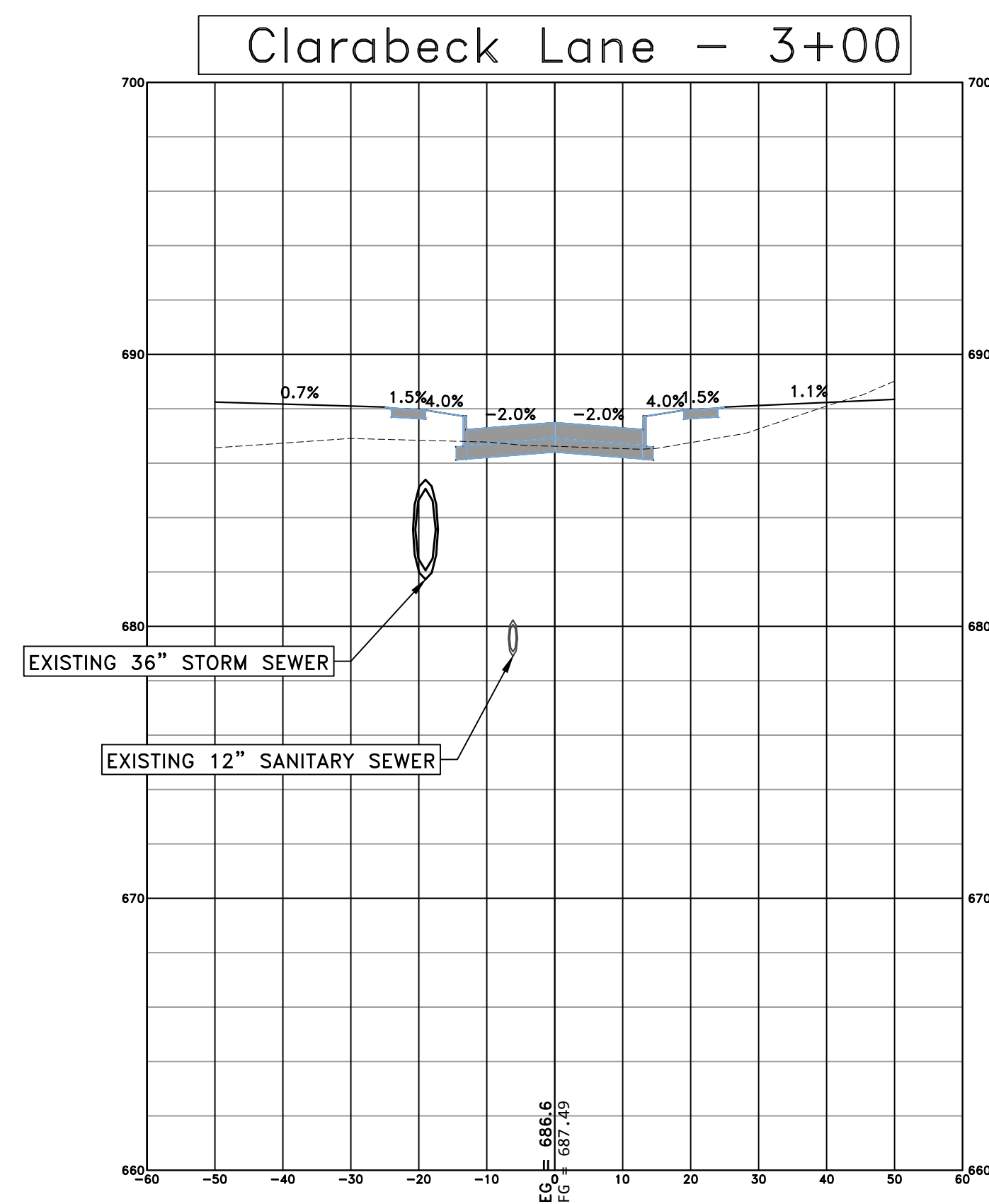
Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
MUSCATINE, IOWA
PHONE (563) 263-7691
EMAIL info@martin-whitacre.com

HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

PLAN & PROFILE - UTILITIES

PROJ NO:	9185.25	DRAWING NO:
CONST PROJ:	000	C-13
SCALE:	AS NOTED	SHEET NO:
DATE:	6/3/25	13 OF 18

NOTE:
REFER TO GRADING & EROSION
CONTROL PLAN FOR GRADING
OUTSIDE OF RIGHT OF WAY



#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



**Martin & Whitacre
Surveyors & Engineers, Inc.**

1508 BIDWELL ROAD
PHONE (563) 263-7691

MUSCATINE, IOWA
EMAIL info@martin-whitacre.com

HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

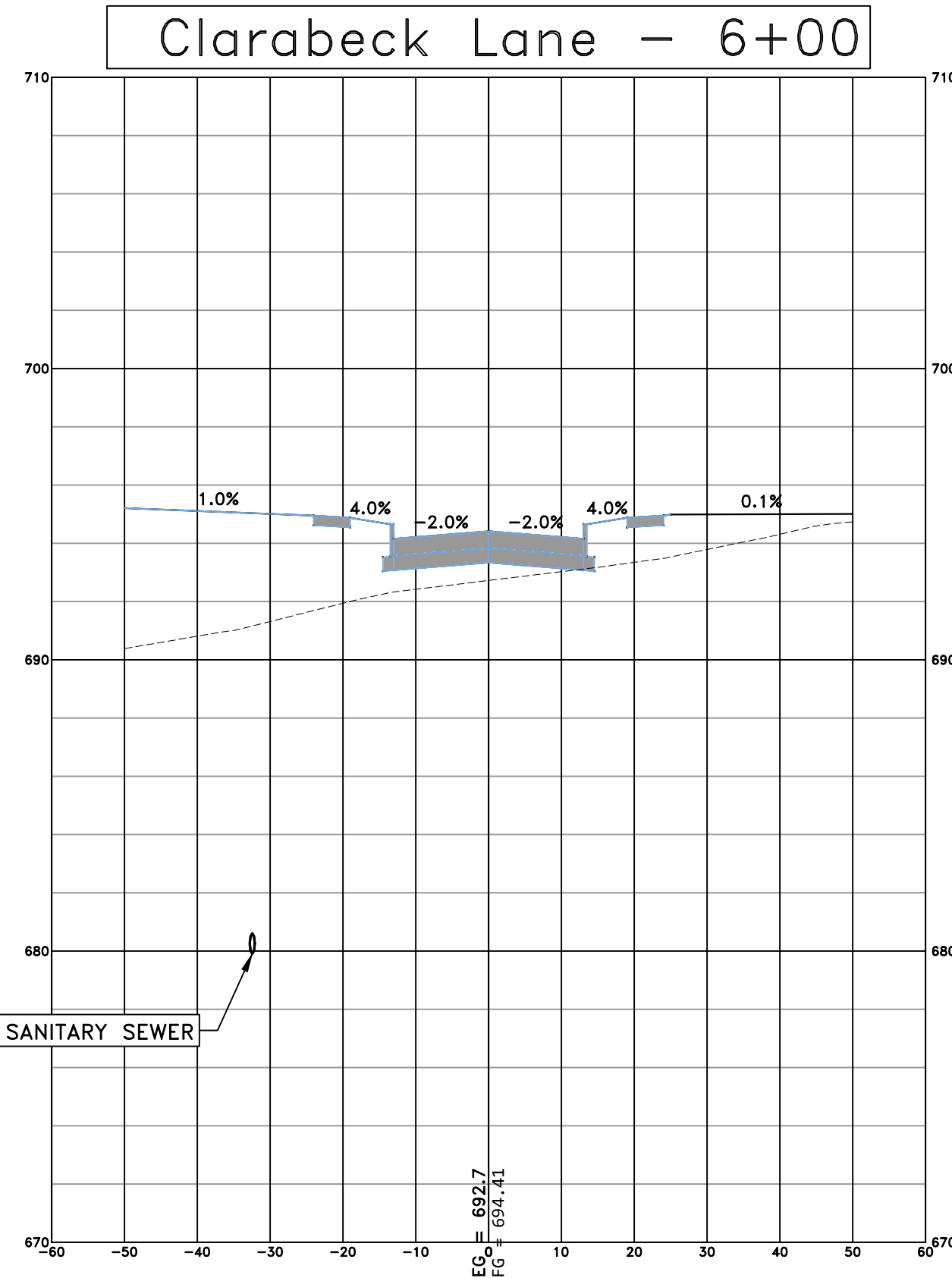
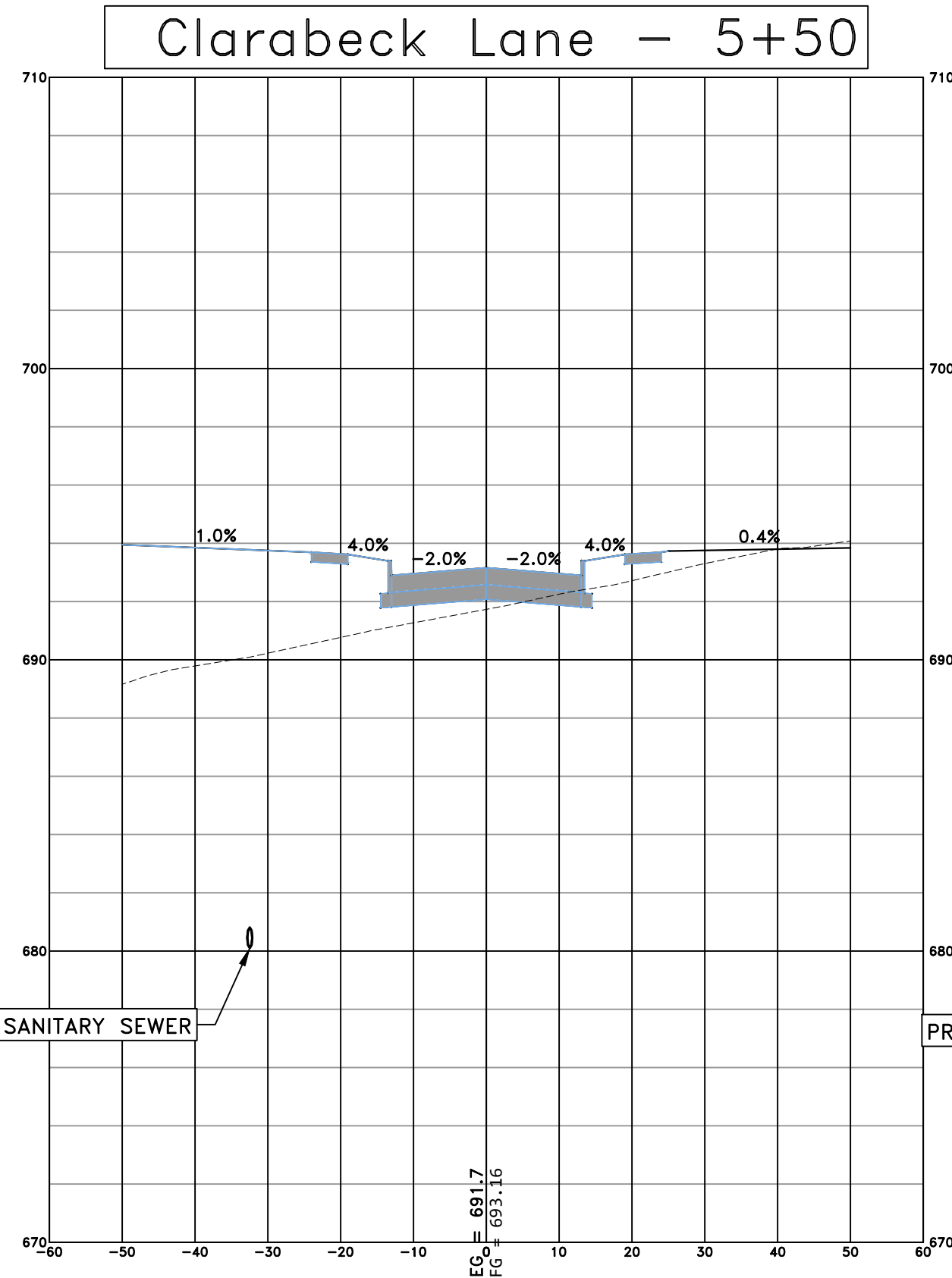
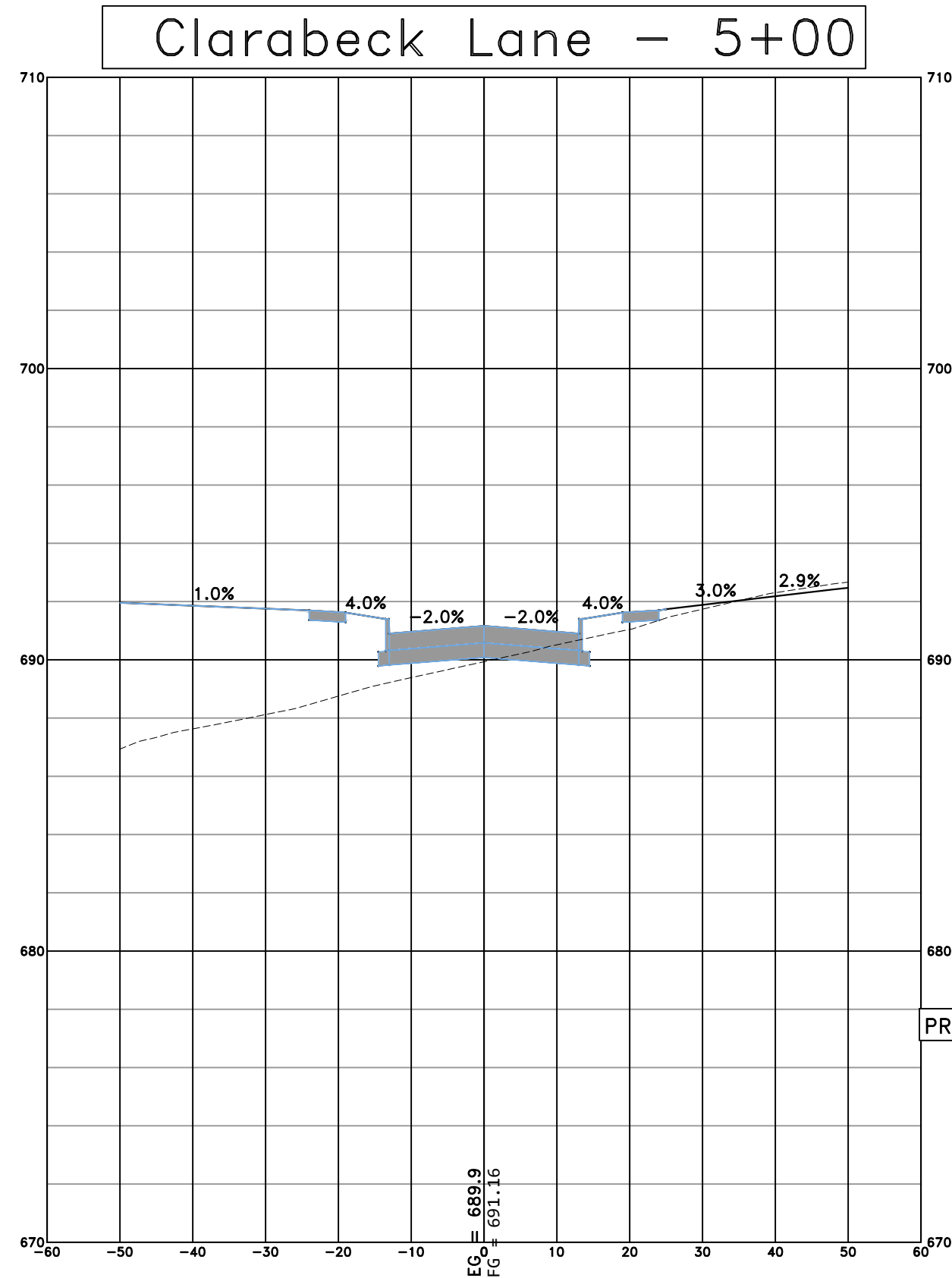
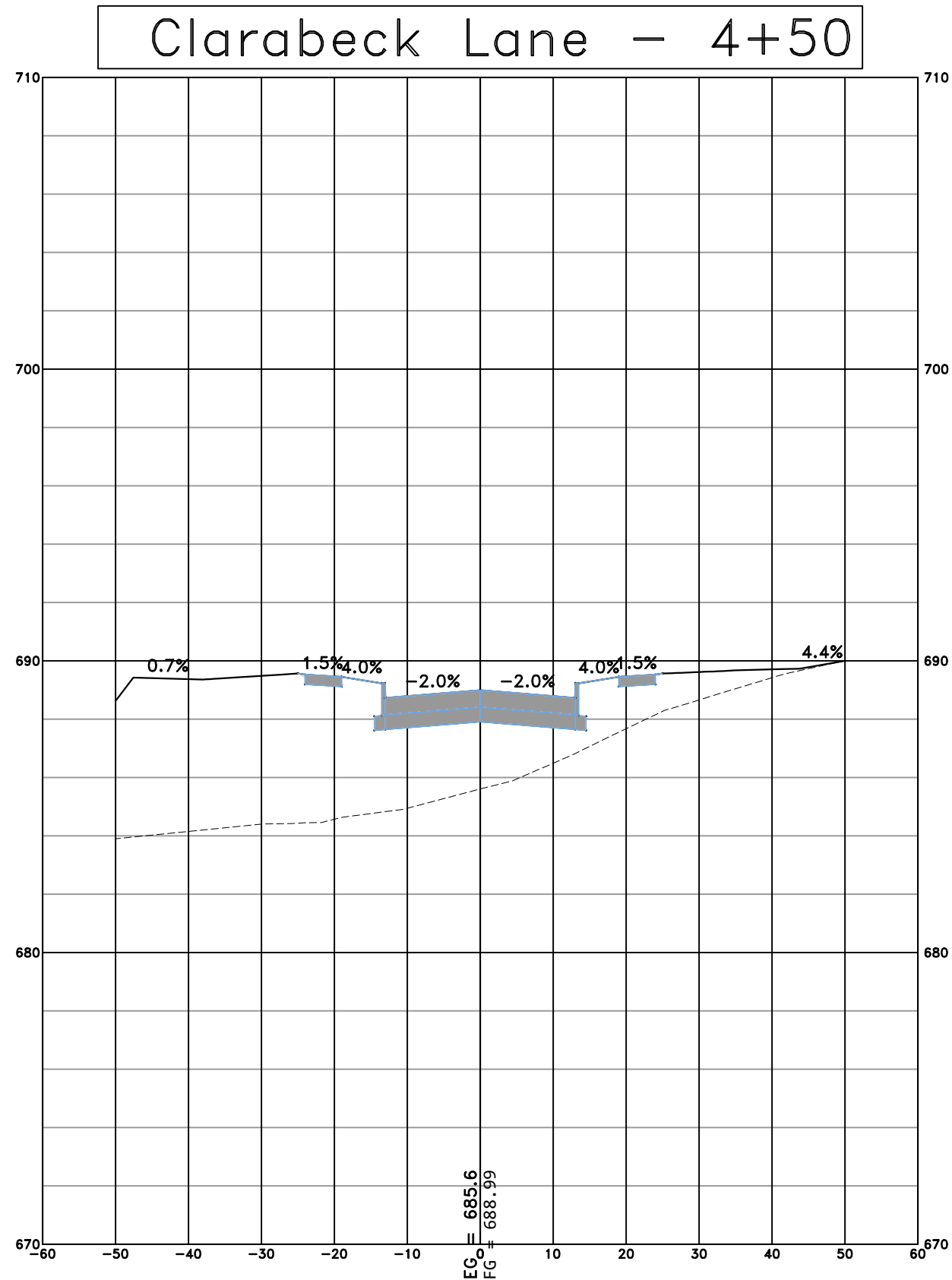
CROSS SECTIONS - 1

PROJ NO:	9185.25	DRAWING NO: C-14
CONST PROJ:	000	
SCALE:	AS NOTED	
DATE:	6/3/25	SHEET NO: 14 OF 18

F:\CIVIL\3D PROJECTS\9185 HACKETT SUBDIVISION\22 PLAN SHEETS\9185 X-SECTIONS.DWG

PLOTTED: 6/3/2025

NOTE:
REFER TO GRADING & EROSION
CONTROL PLAN FOR GRADING
OUTSIDE OF RIGHT OF WAY



#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
PHONE (563) 263-7691
MUSCATINE, IOWA
EMAIL info@martin-whitacre.com

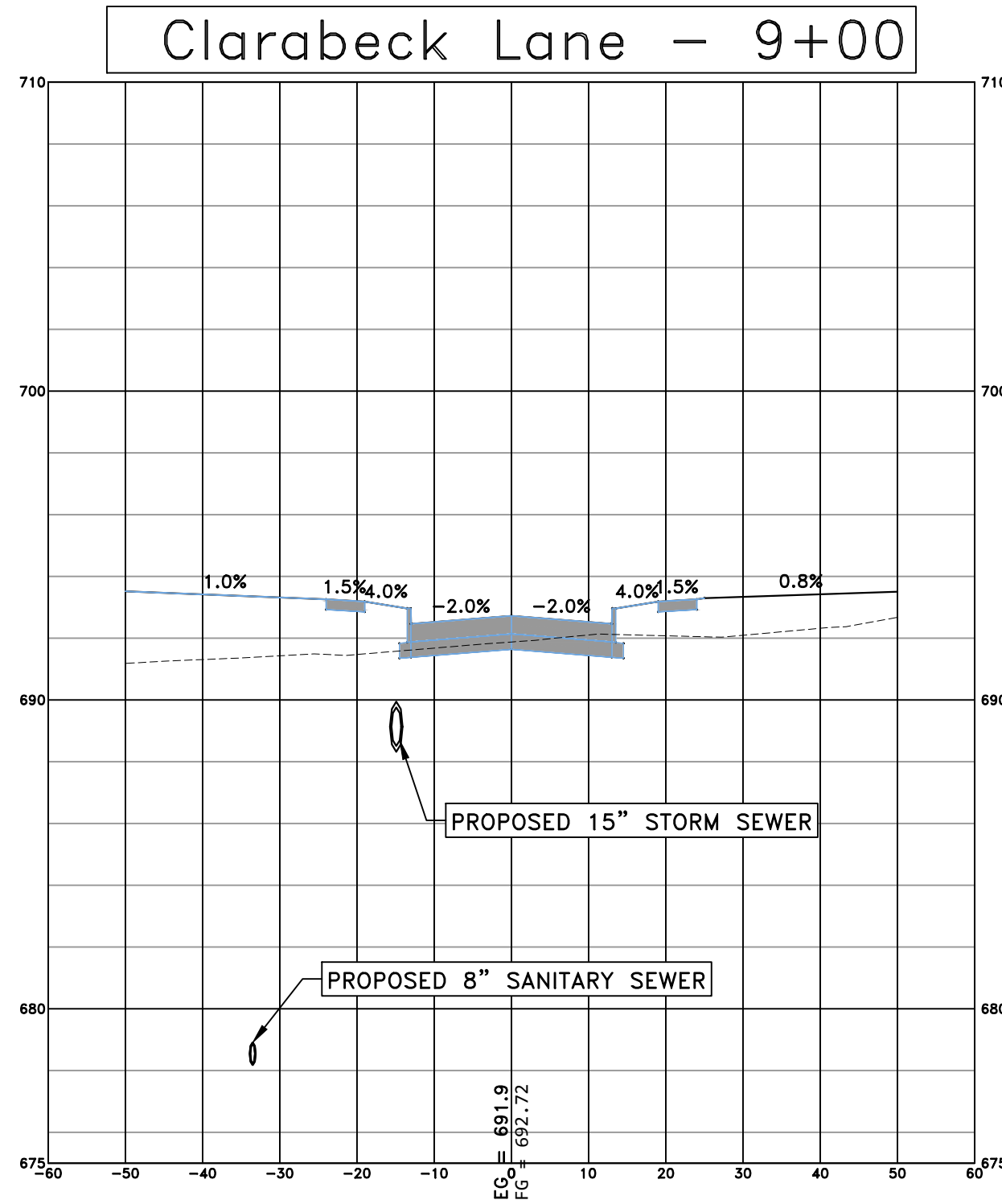
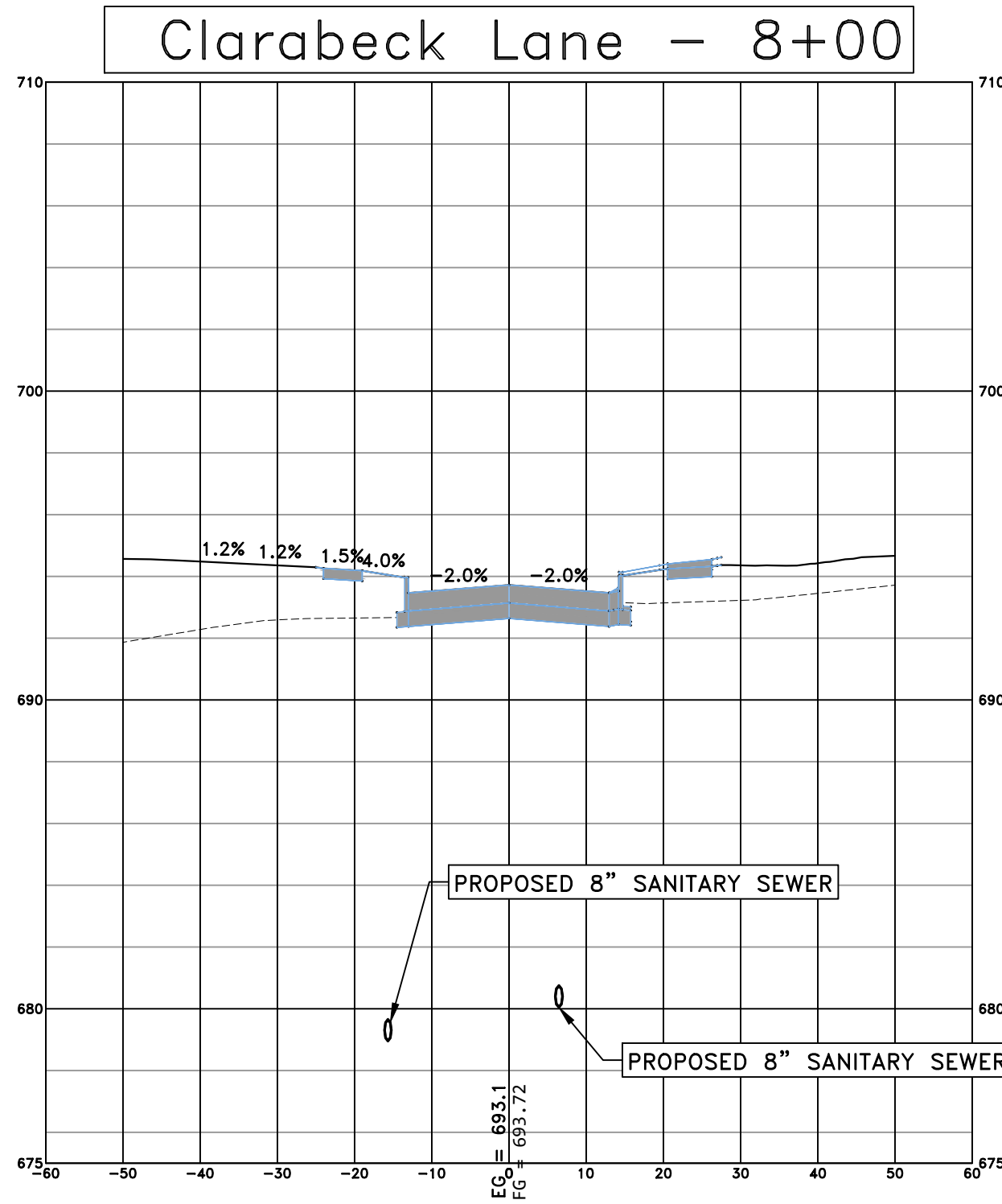
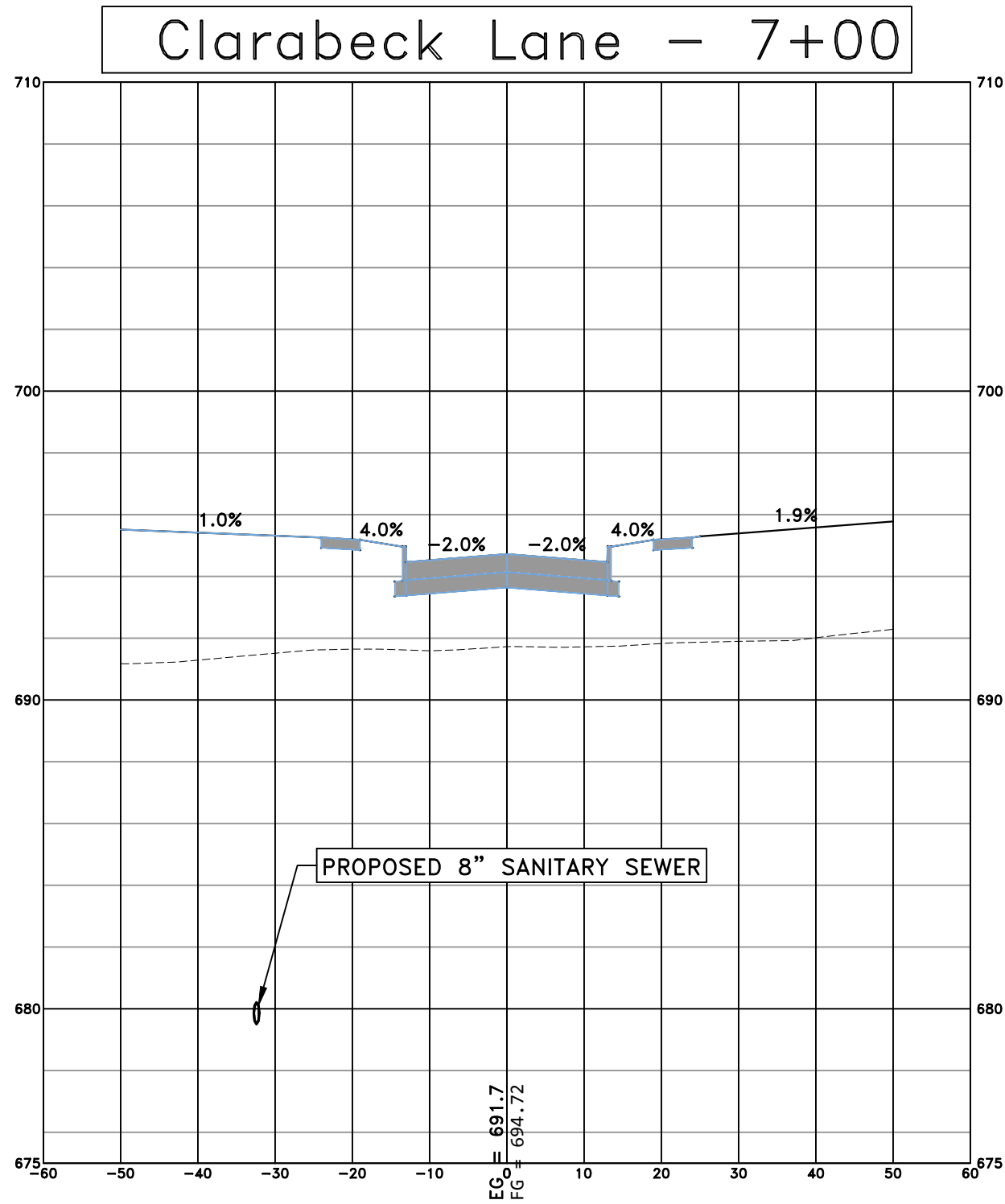
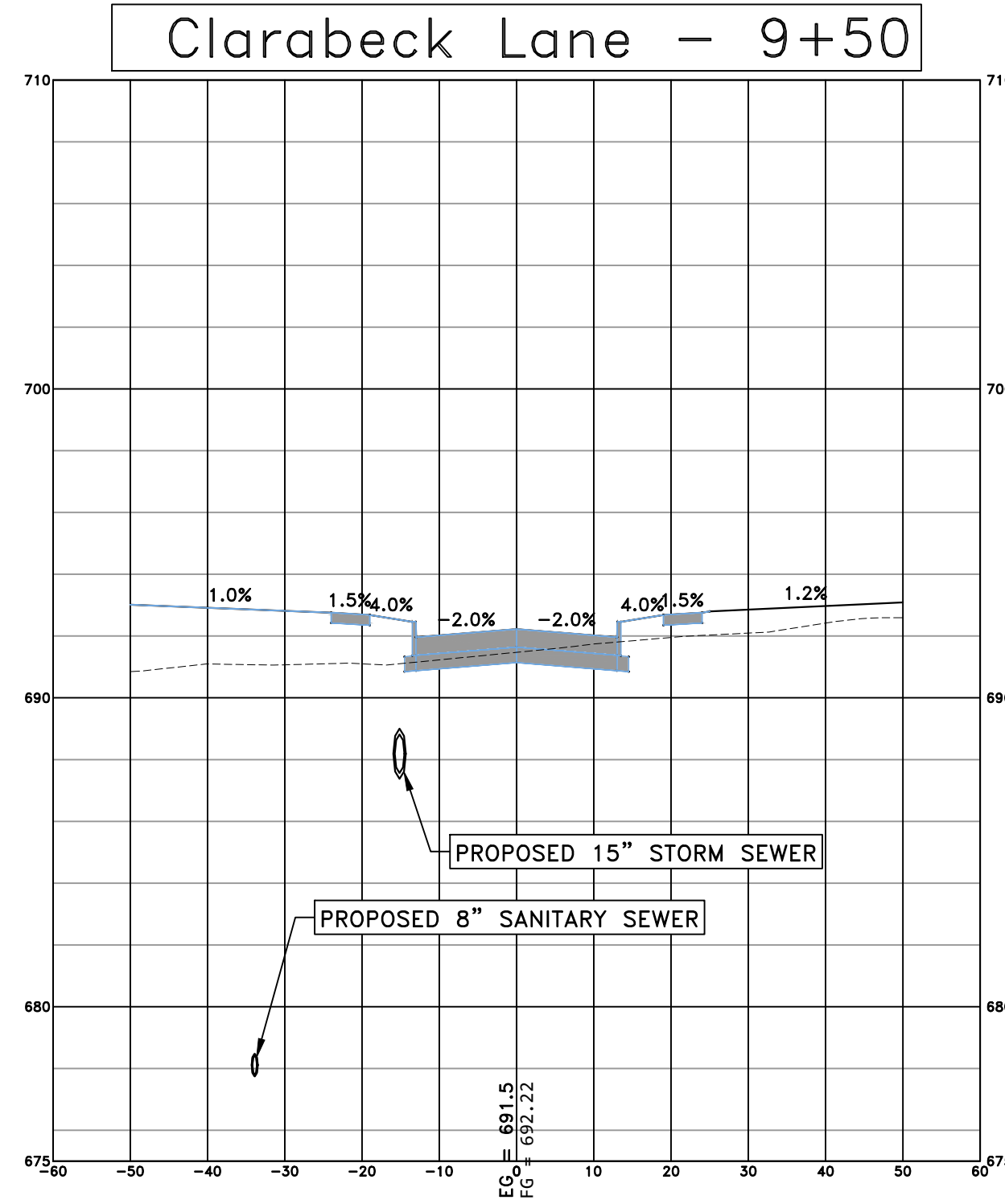
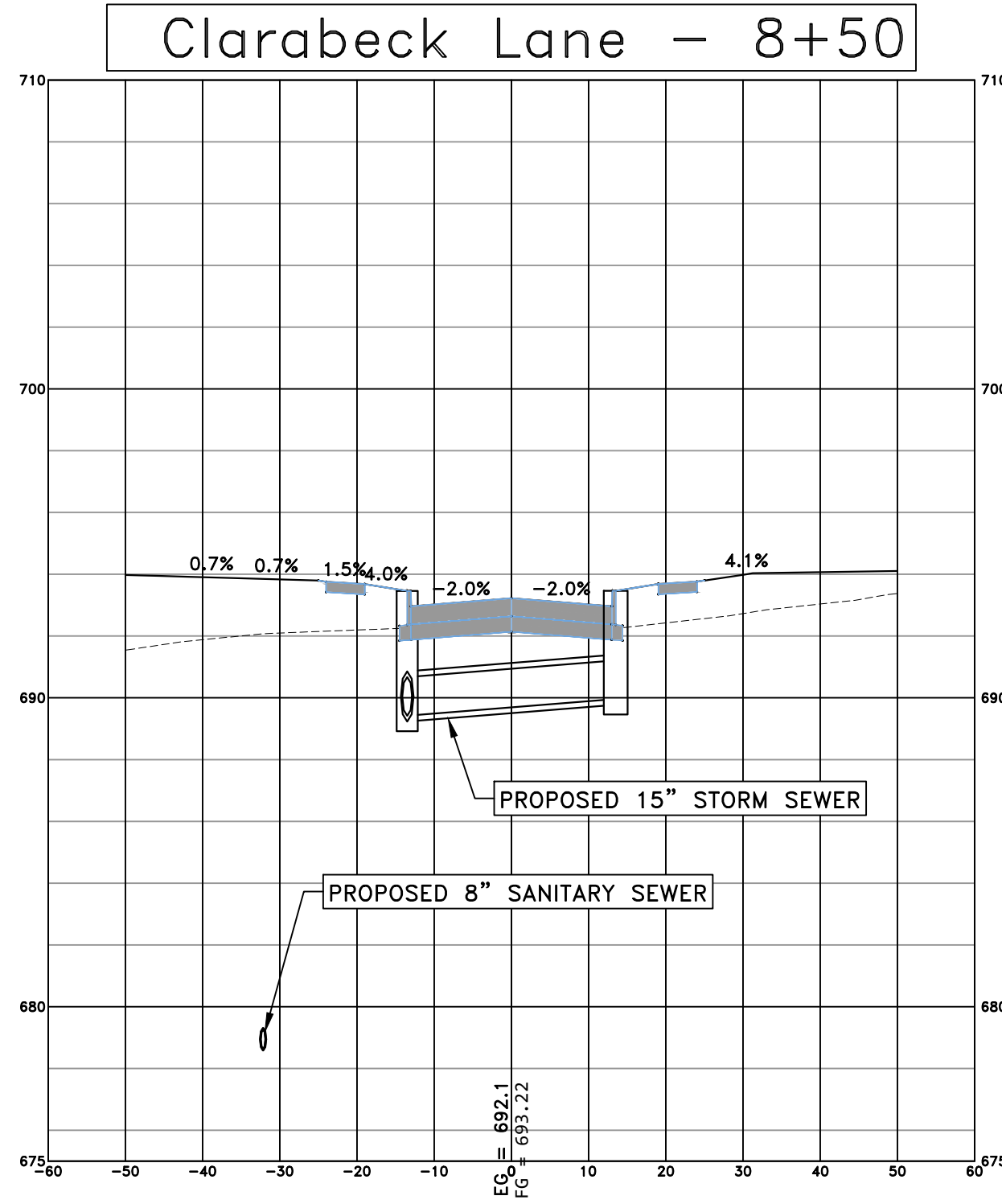
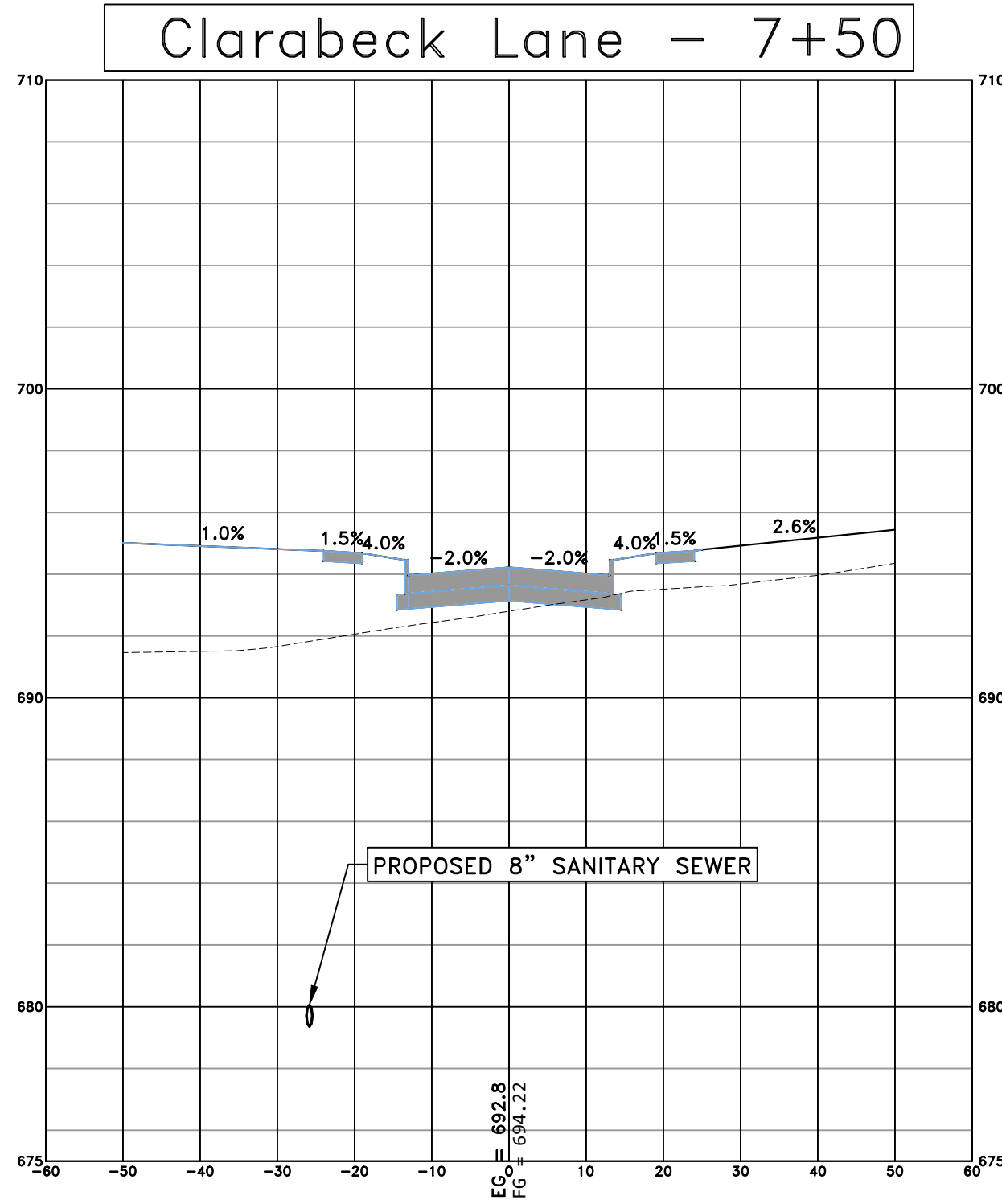
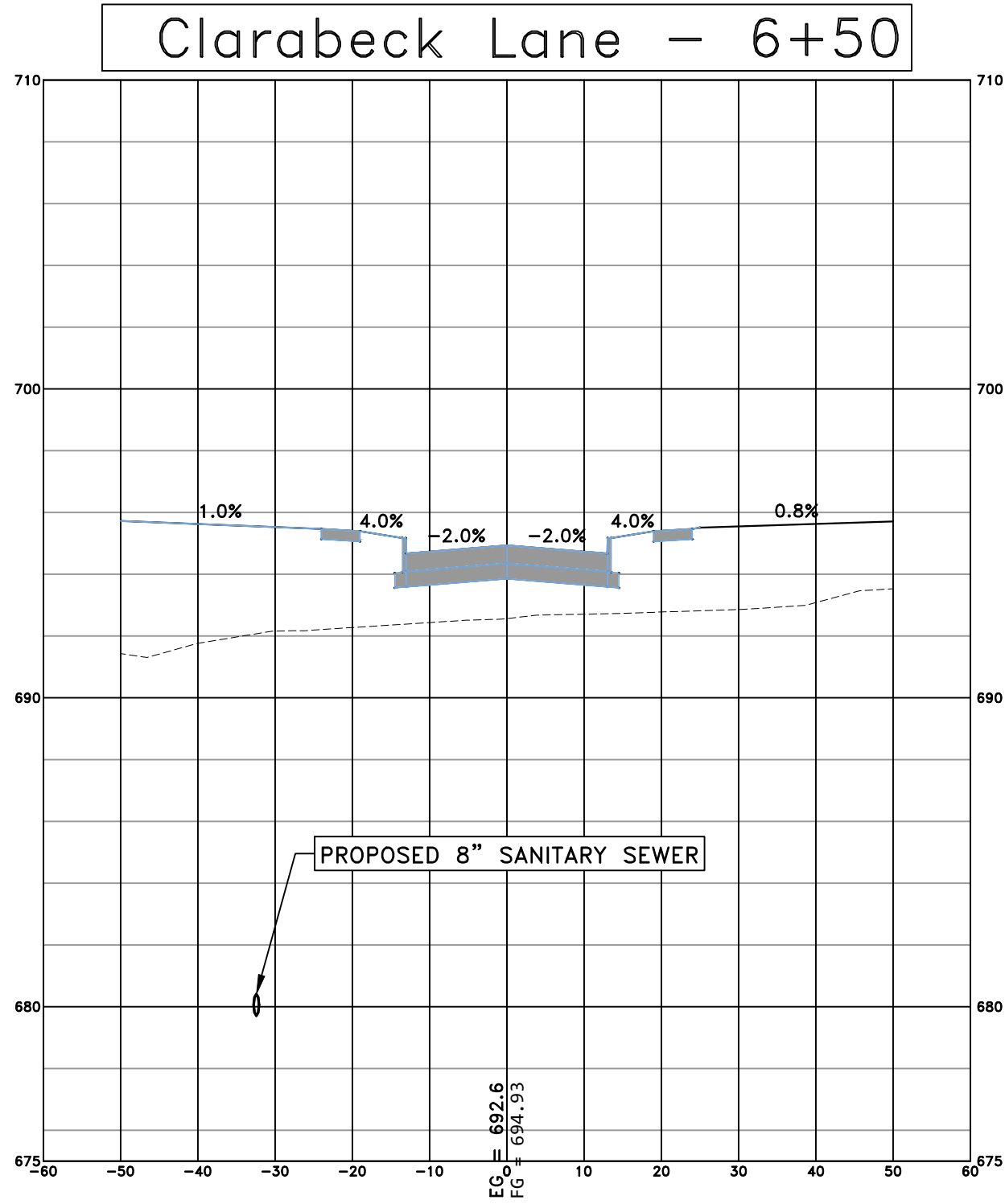
HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

CROSS SECTIONS - 2

PROJ NO:	9185.25	DRAWING NO:
CONST PROJ:	000	C-15
SCALE:	AS NOTED	SHEET NO:
DATE:	6/3/25	15 OF 18

F:\CIVIL\3D PROJECTS\9185 HACKETT SUBDIVISION\22 PLAN SHEETS\9185 X-SECTIONS.DWG PLOTTED: 6/3/2025

NOTE:
REFER TO GRADING & EROSION
CONTROL PLAN FOR GRADING
OUTSIDE OF RIGHT OF WAY



#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
MUSCATINE, IOWA
PHONE (563) 263-7691
EMAIL info@martin-whitacre.com

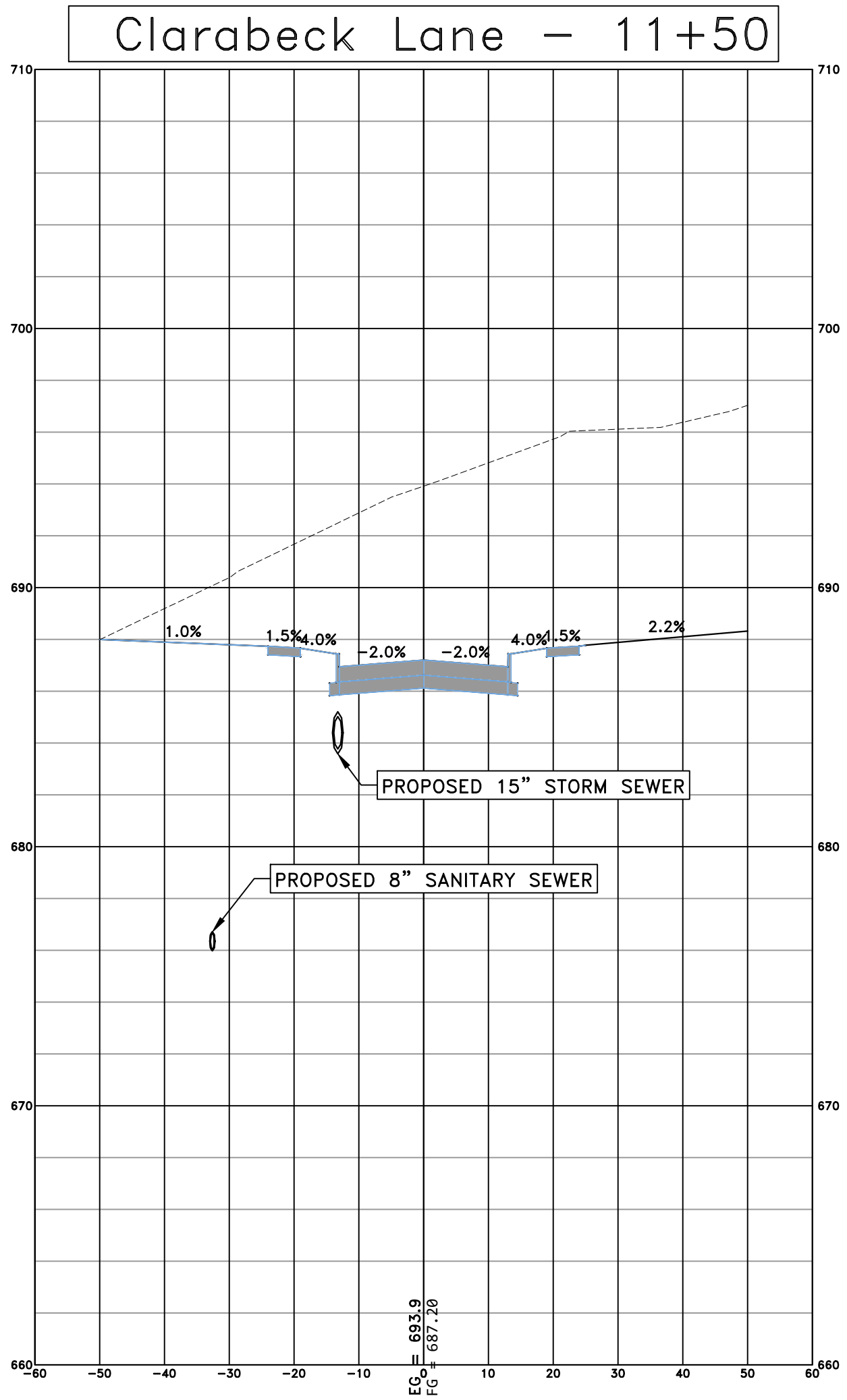
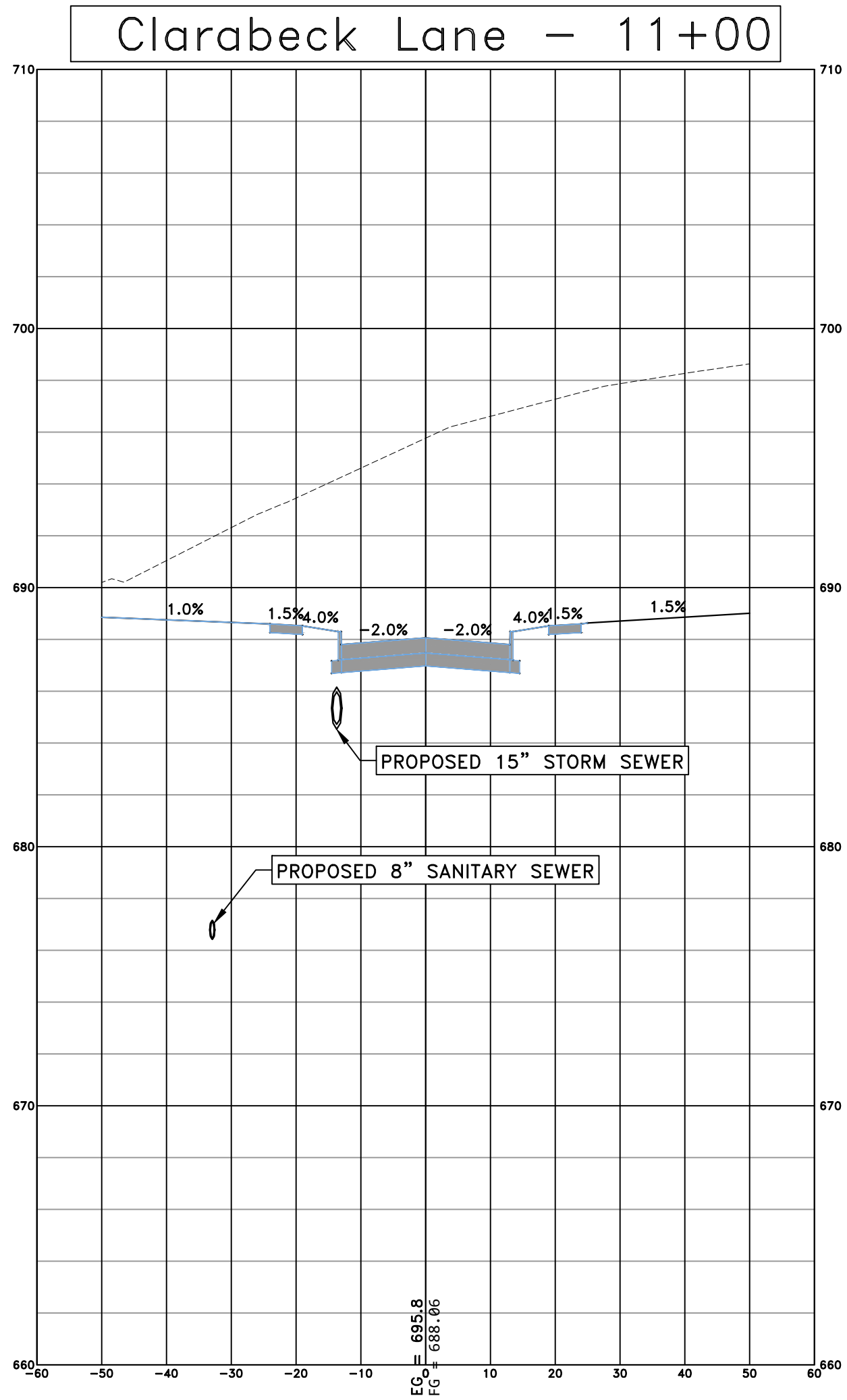
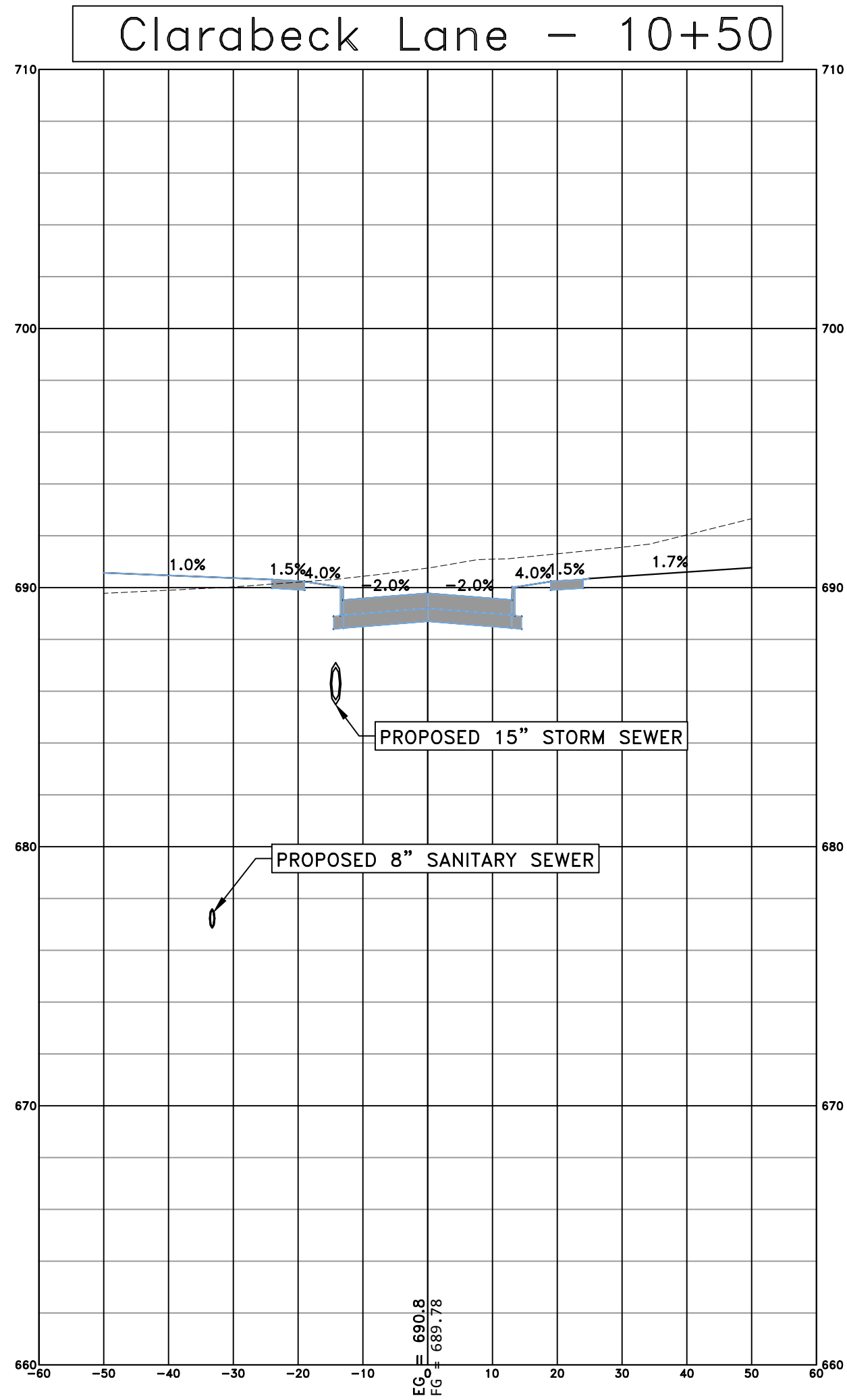
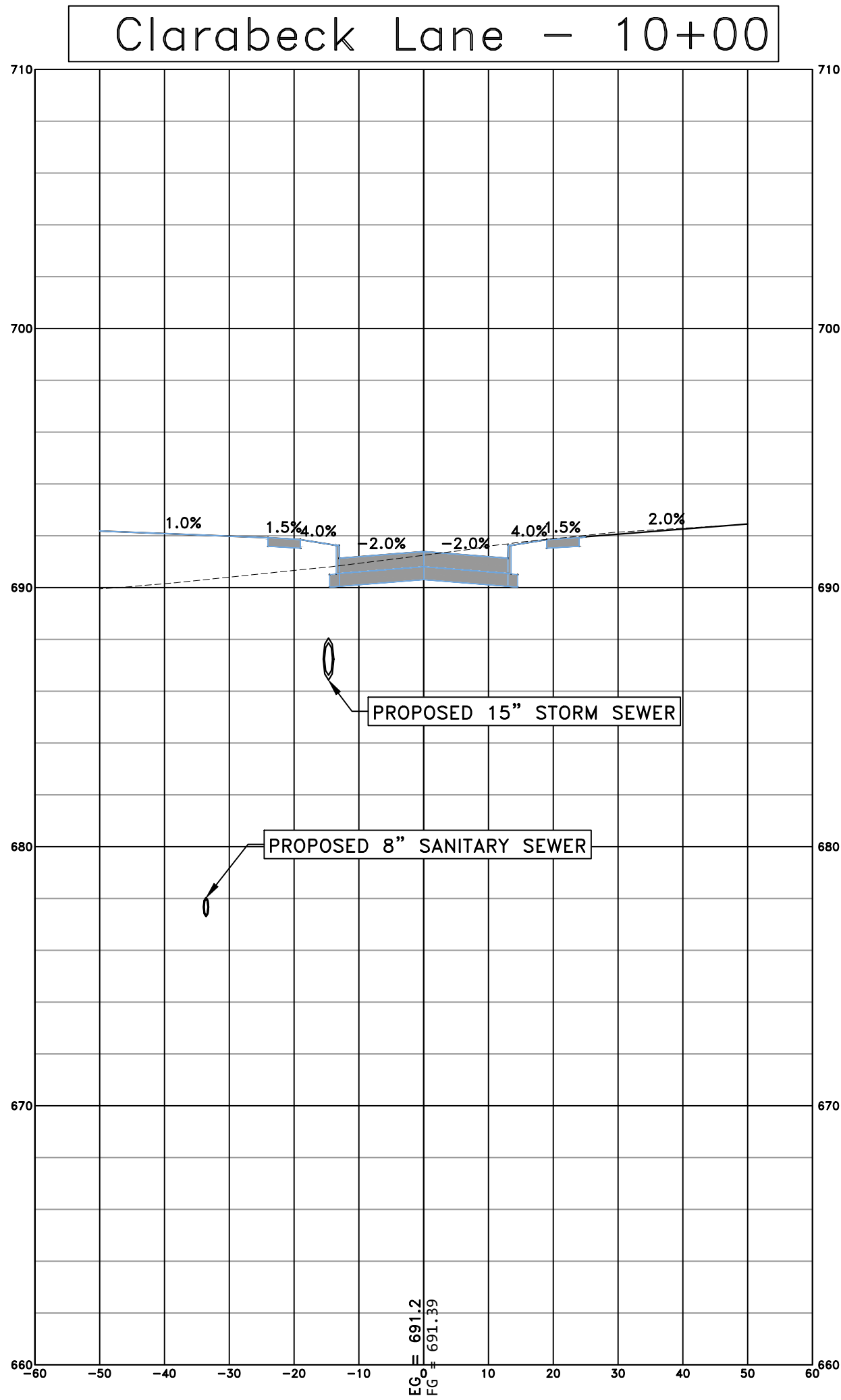
HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

CROSS SECTIONS - 3

PROJ NO:	9185.25	DRAWING NO:
CONST PROJ:	000	C-16
SCALE:	AS NOTED	SHEET NO:
DATE:	6/3/25	16 OF 18

F:\CIVIL\3D PROJECTS\9185 HACKETT SUBDIVISION\22 PLAN SHEETS\9185 X-SECTIONS.DWG PLOTTED: 6/3/2025

NOTE:
REFER TO GRADING & EROSION
CONTROL PLAN FOR GRADING
OUTSIDE OF RIGHT OF WAY



#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



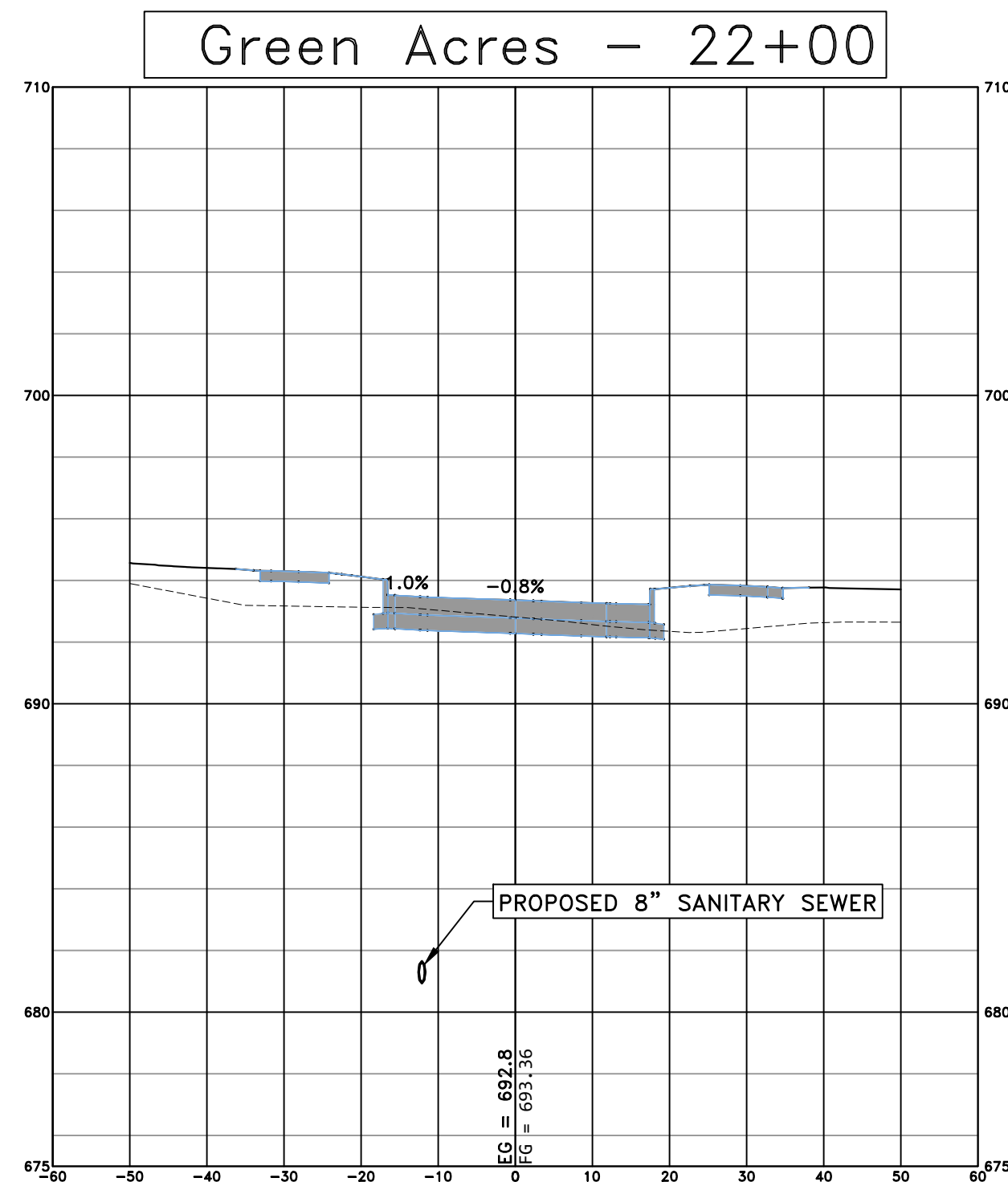
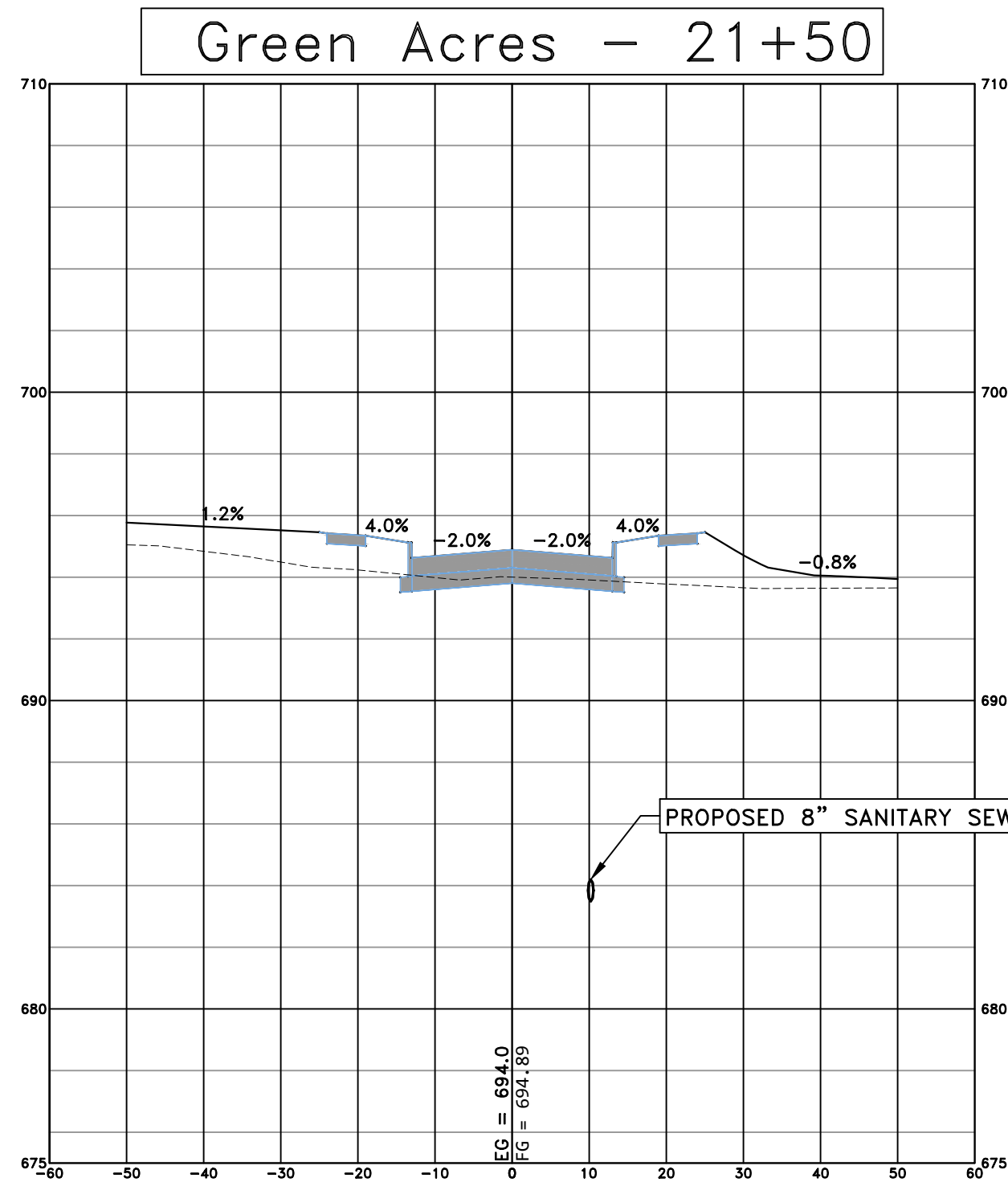
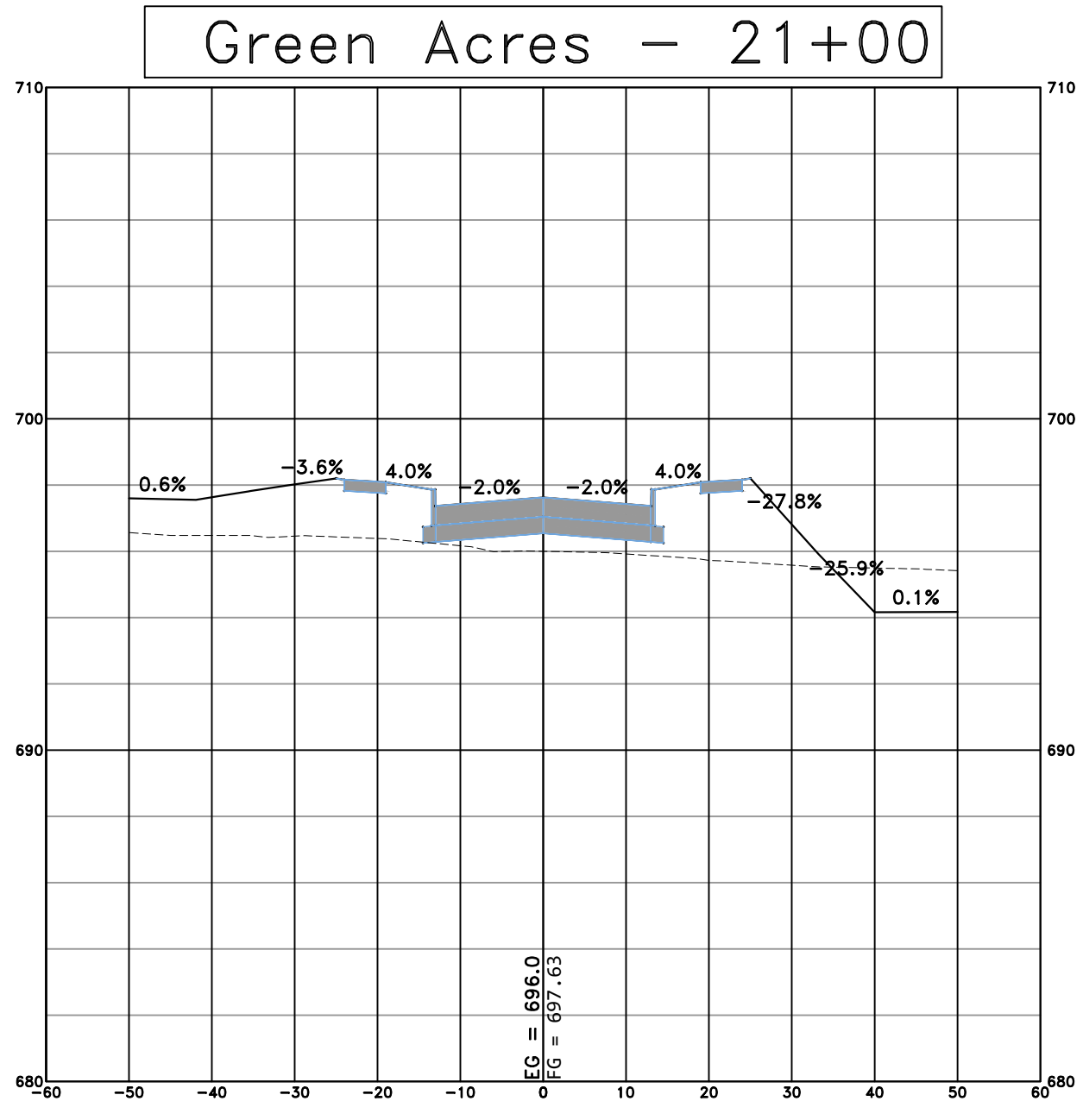
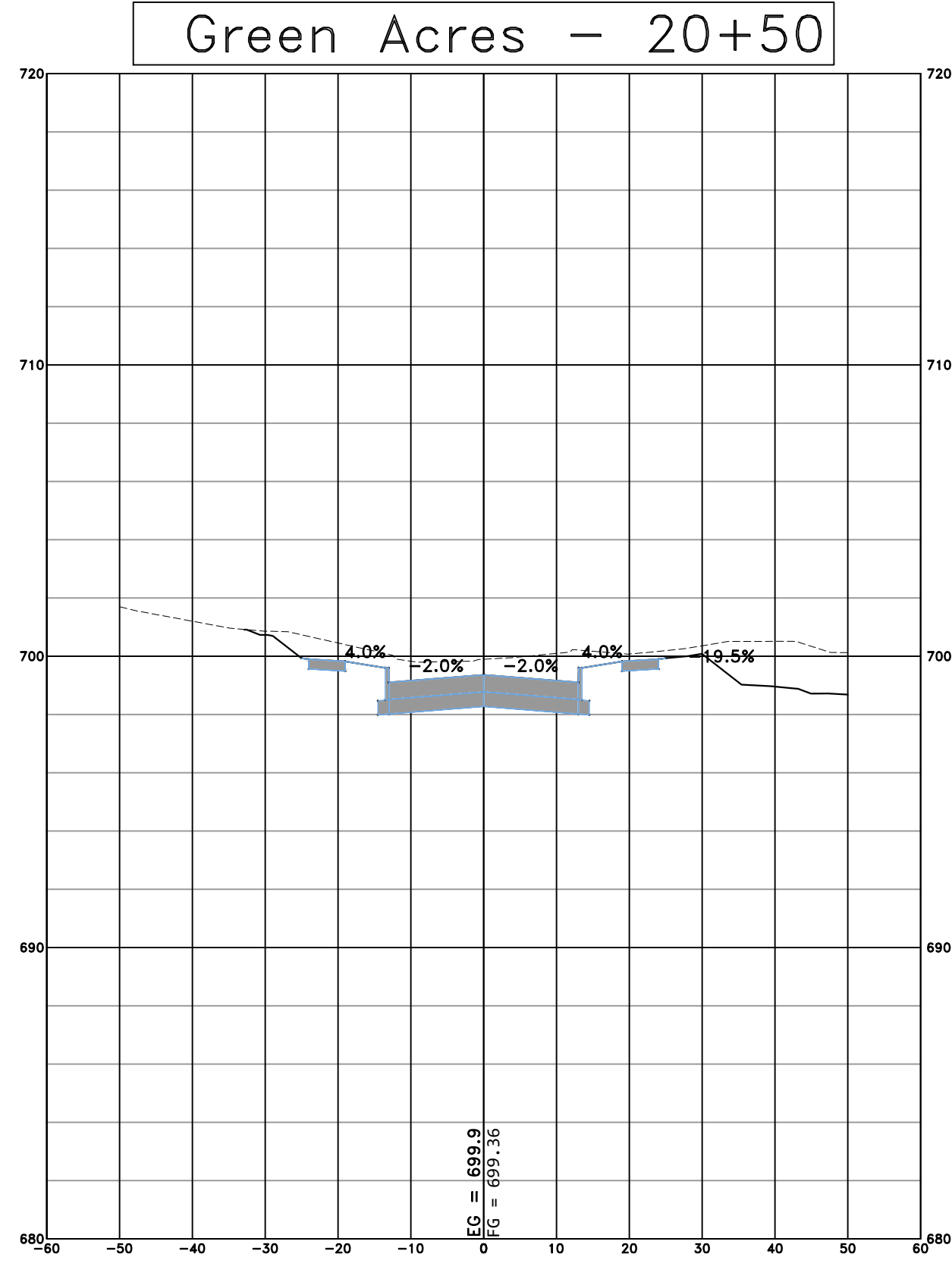
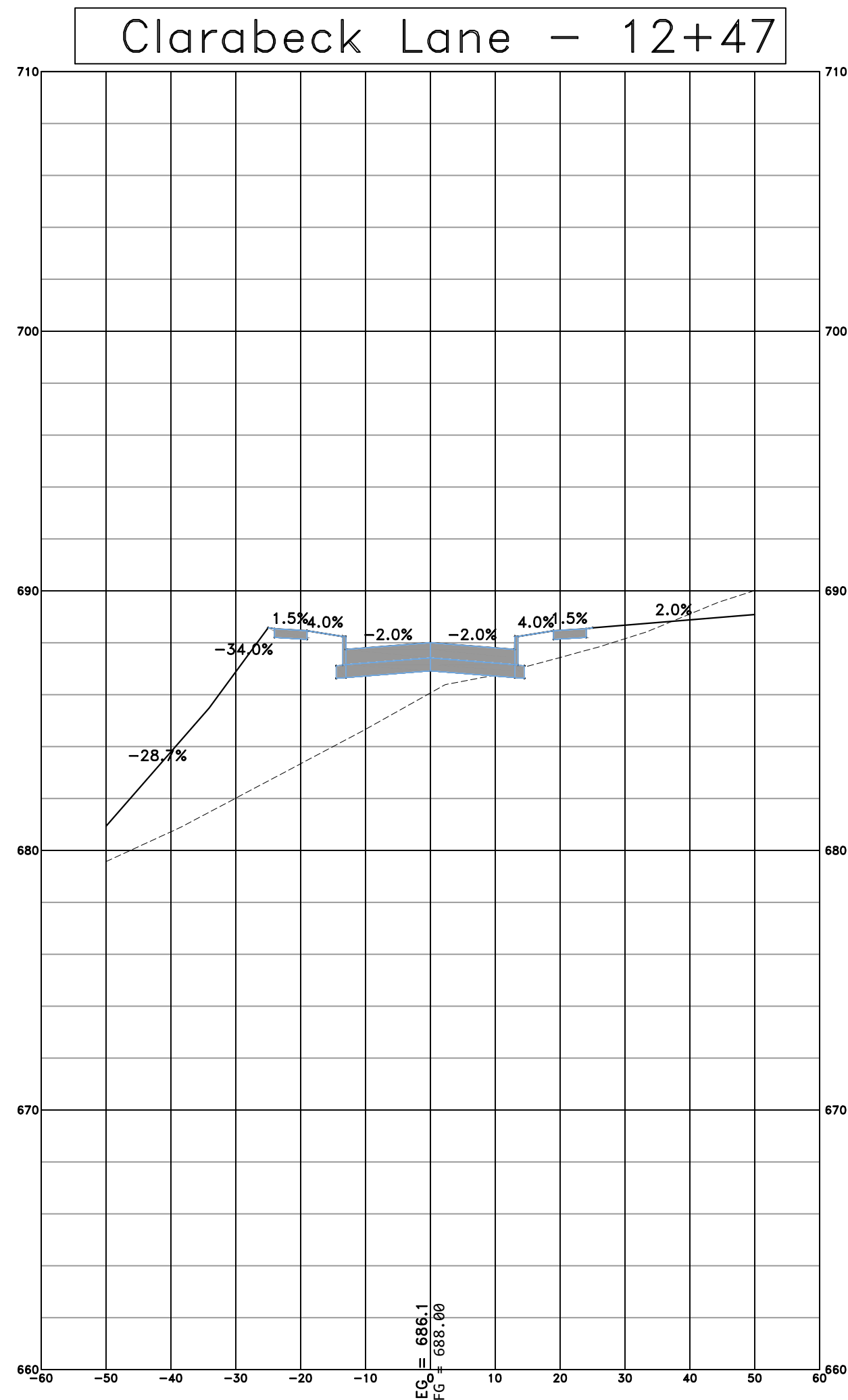
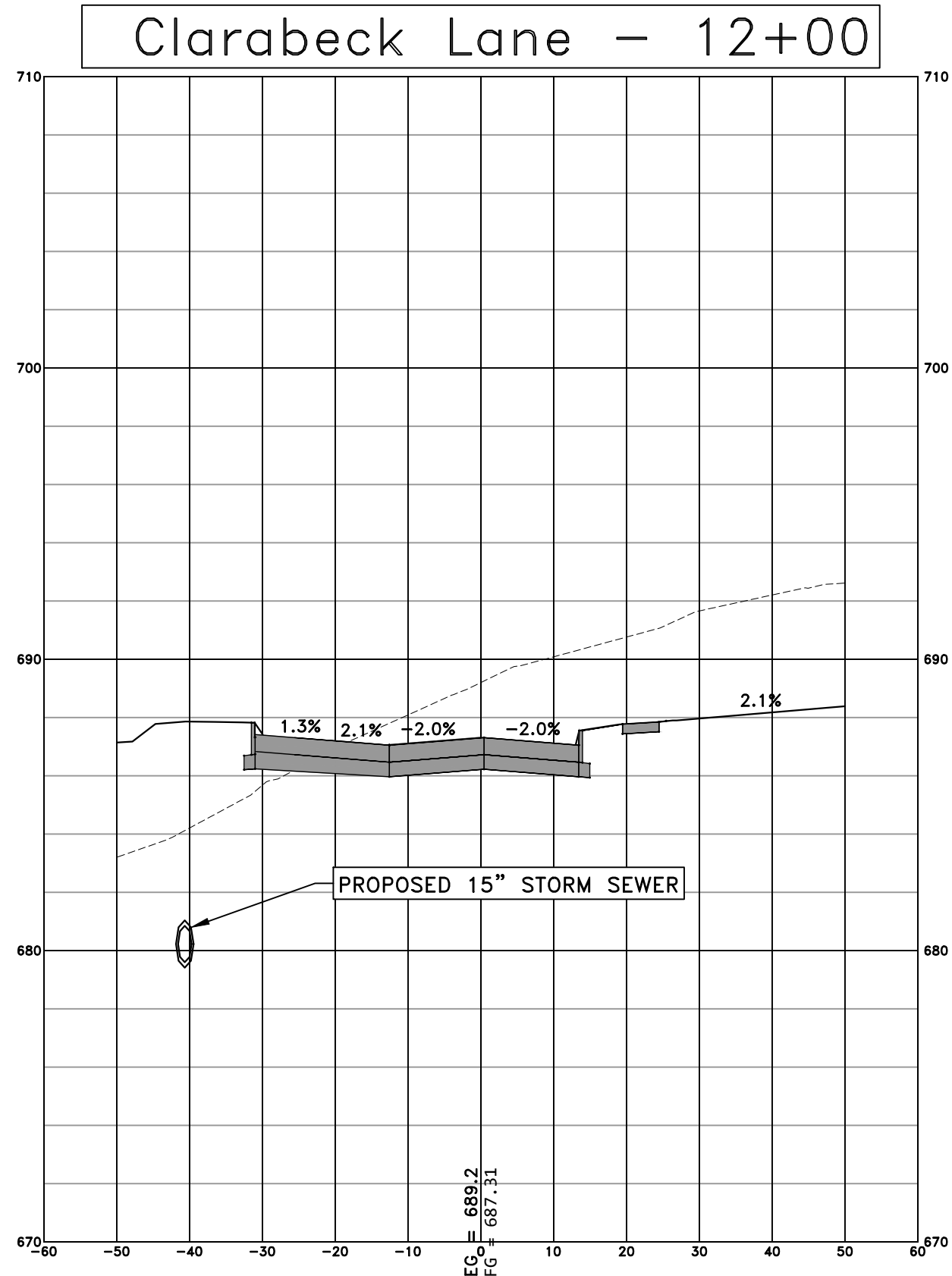
Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
MUSCATINE, IOWA
PHONE (563) 263-7691
EMAIL info@martin-whitacre.com

HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

CROSS SECTIONS - 4

PROJ NO:	9185.25	DRAWING NO:
CONST PROJ:	000	C-17
SCALE:	AS NOTED	SHEET NO:
DATE:	6/3/25	17 OF 18

F:\CIVIL\3D PROJECTS\9185 HACKETT SUBDIVISION\22 PLAN SHEETS\9185 X-SECTIONS.DWG PLOTTED: 6/3/2025



NOTE:
REFER TO GRADING & EROSION
CONTROL PLAN FOR GRADING
OUTSIDE OF RIGHT OF WAY

#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
PHONE (563) 263-7691
MUSCATINE, IOWA
EMAIL info@martin-whitacre.com

HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

CROSS SECTIONS - 5

PROJ NO:	9185.25	DRAWING NO:
CONST PROJ:	000	C-18
SCALE:	AS NOTED	SHEET NO:
DATE:	6/3/25	18 OF 18



City of Muscatine

ITEM NUMBER 2025-0319

AGENDA ITEM SUMMARY

DATE: 7/17/2025

STAFF

Andrew Fangman, Assistant Community Development Director

SUBJECT

Resolution Approving the Final Plat of Hackett Development 1st Addition

EXECUTIVE SUMMARY

The final plat of Hackett Development 1st Addition has been submitted by T&T Hackett Development Group LLC. It covers the northernmost 9 lots as depicted on the preliminary plat for the Hackett Development subdivision. The property is situated between the south end of Clarabeck Lane and the north end of Green Acres Drive. The entire subdivision will feature 18 zero-lot-line attached single-family homes (each on its own parcel with a shared property line for common walls) and 10 detached single-family homes. The average assessed value of these 28 homes is projected to be \$400,000. New streets will connect Clarabeck Lane and Green Acres Drive, with a hammerhead turnaround at the new terminus of Clarabeck Lane.

STAFF RECOMMENDATION

On June 10, the Planning and Zoning Commission voted 4-0 to recommend approval of this final plat. One member of the commission was absent, one member abstained due to a conflict of interest, and there is one additional vacancy on the Commission. Staff concurs with this recommendation.

BACKGROUND/DISCUSSION

The proposed streets would be 27 feet wide, matching the existing width of both Clarabeck Lane and Green Acres Drive. This street extension would create a new three-way intersection connecting Clarabeck Lane and Green Acres Drive, which will be signed as a three-way stop. Upon completion, these streets will be dedicated to the City of Muscatine and thereafter maintained as public streets.

This project's stormwater management plan focuses on using grass swales in most rear and side yards, as agreed with by the City Engineer, which negates the need for traditional detention improvements. These swales, designed to manage water quality and quantity, will maintain the property's natural eastward drainage. Additionally, a private storm sewer system has been designed for a 10-year storm event, featuring curb inlets and specific pipe types, with

emergency overflow routes directing water to a nearby ravine.

Staff's recommendation to approve the P&Z recommendation is based on the compatibility of the proposed development with surrounding land uses, the creation of needed housing stock in an optimal location, and the utility of the proposed street improvements to the wider community.

The proposed development would benefit the community by significantly address specific housing-related needs. Increasing the availability of housing has been identified as the most critical community need in Muscatine. For Muscatine to prosper, the available housing stock must grow in both quantity and quality. Without the needed housing stock, Muscatine will not be able to maintain the workforce or tax base necessary to support a thriving community with a high quality of life. Recognizing this, a goal of creating 2,000 new housing units by 2033 has been set.

High-quality, new single-family homes in desirable locations are a significant component of the needed housing stock in Muscatine. Constructing these needed homes requires the availability of desirable lots, but the current availability is increasingly a barrier to this type of housing construction. Over the past 17 years, only one new residential subdivision, Arbor Commons, completed in 2020, has been built within the City of Muscatine. As Arbor Commons nears build-out, only a few scattered lots are currently available for constructing new high-quality, single-family homes. Without creating new, attractive building lots within Muscatine, this type of construction will soon halt due to the lack of suitable lots. If this occurs, it is very unlikely that the additional housing stock needed to secure Muscatine's prosperous future will be built.

The proposed development's location strongly supports community growth through infill development. This approach leverages existing infrastructure and benefits from its proximity to desirable community amenities and facilities. Few locations in Muscatine offer a more advantageous proximity to schools, with Muscatine High School, Susan Clark Junior High School, McKinley Elementary School, and Saints Mary and Mathias Catholic School all within a half-mile. Furthermore, Fuller Park, Discovery Park, the Community Y, and the city-wide trail network are all less than a mile from the proposed development.

Beyond utilizing existing street and sewer infrastructure, the proposed development would improve existing street functionality by extending and connecting Clarabeck Lane and Green Acres Drive. This connection of two dead-end streets would benefit more than just the residents of the newly constructed homes.

Green Acres Drive was originally intended for a future northern extension and was therefore built without a turnaround. This resulted in an 830-foot-long street that is difficult for large vehicles to navigate. For example, due to the lack of a turnaround, trash and recycling trucks must back down the entire length of Green Acres twice during collection. The trucks pick up one side while driving to the end of Green Acres, then back out to Fulliam Avenue, re-enter Green Acres facing the other direction, then back up to the end of the street, to pick up the

other side while driving out. Similarly, snow plowing and leaf pickup operations are made more difficult by the lack of a suitable turnaround. In an emergency, fire trucks responding to incidents on Green Acres would have to back out the entire length of the street. Current fire code would not permit the construction of such a long dead-end street without a turnaround. Clarabeck Lane also dead-ends without a vehicle turnaround. Similar to Green Acres Drive, Clarabeck Lane was constructed in the late 1960s with the expectation that future development would extend it, which explains the lack of a turnaround in what was intended as its first phase.

The proposed development's connection of Clarabeck and Green Acres would resolve the issues caused by the current dead-ends' lack of turnarounds for large vehicles. Eliminating the need for large vehicles, such as trash trucks, snowplows, fire trucks, and delivery vehicles, to back out of these streets will improve safety and efficiency for both existing residents and vehicle operators.

The proposed connection of Green Acres Drive and Clarabeck Lane would significantly improve access for existing homes on West Bay Drive, Clarabeck Lane, and Green Acres Drive. Currently, West Bay Drive and Clarabeck Lane are only accessible from Cedar Street, while Green Acres Drive is only accessible from Fulliam Avenue. Completing this connection would allow homes on these three streets to be reached from either Cedar Street or Fulliam Avenue.

Having more than one route in and out of a subdivision benefits residents by allowing them to take more direct routes to their destinations. Multiple entrances/exits to a subdivision significantly ease access during road construction or in the event of an emergency road closure.

The increased street connectivity created by connecting Clarabeck Lane and Green Acres Drive would benefit more than just those residing in the immediate vicinity. An additional connection between Cedar Street and Fulliam Avenue would be created in an area currently lacking such connections for the three-quarters of a mile between Houser Street and Logan Street. The proposed project creates this connection.

Creating a connection between Cedar Street and Fulliam Avenue would provide a valuable detour route for construction or emergency incidents within the square of roads defined by Cedar Street, Logan Street, Fulliam Avenue, and Houser Street. Currently, there are few viable detour routes for closures on these street segments.

A major concern raised by nearby residents at the June 10 Planning and Zoning Commission hearing was that connecting Clarabeck and Green Acres would generate a large volume of high-speed cut-through traffic, particularly by high school students using it as a route to school. While the proposed development will create a beneficial new link between Houser and Fulliam Street, the number of trips diverted from Houser or Logan Street will likely be small, as those routes will remain faster and more direct. Approximately 172 homes (including the 28 proposed in this development) could potentially use a Green Acres/Clarabeck connection as a more direct route to the high school. Based on recent Census data, these homes would likely

account for around 30 high school students.

The design of the new streets, combined with the character of existing portions of Clarabeck Lane and Green Acres Drive, should limit traffic speeds. Drivers generally don't feel comfortable traveling at high speeds on two-way streets that are 27 feet wide and allow on-street parking on at least one side. This design helps maintain the low traffic speeds desirable in a residential setting. Additionally, the planned stop condition at the new intersection of Green Acres Drive and Clarabeck within the proposed development will further limit traffic speeds in the area.

Another traffic concern brought up at the Planning and Zoning Commission hearing was the potential for worsening backups at the Cedar Street and West Bay Drive/Clarabeck Lane intersection. It was argued that the proposed development's additional traffic, particularly during high school arrival and dismissal, would hinder access to both new and existing residential areas. Creating a second entry and exit point for these neighborhoods is the most effective way to address current and future school traffic issues.

At their June 10 meeting, the Planning and Zoning Commission addressed both the rezoning request and the preliminary and final plats for this development.

This agenda item is for the approval of the final plat for a nine-lot first phase (the northernmost lots) of the overall proposed subdivision.

The developer has chosen to divide the final plat approval into two phases. The first phase, for which the final plat is also on this council agenda, encompasses the northernmost 9 lots. The second phase will consist of the remaining 19 lots. This approach will allow the developer to begin construction on homes in the first phase while the public infrastructure for that phase is still under construction. While construction of these homes would be permitted to start during ongoing public infrastructure work, no certificate of occupancy would be issued until the public infrastructure within the first phase is completed. Approval of a final plat prior to the completion of the public infrastructure it contains requires the developer to submit a completion bond. If necessary, the city could use this bond to fund the completion of public infrastructure improvements should the developer fail to do so.

A final plat for the remaining 19 lots is anticipated later this year, following the completion of all preliminary plat infrastructure. This phasing strategy aims to enable home construction to start this year, if approved. The City Council will act the final plat for the second phase at a future meeting this fall.

CITY FINANCIAL IMPACT

The 28 new homes that will be created by this development will grow the City's tax base.

ATTACHMENTS

1. Final Plat - Hackett Development, 1st Addition
2. Hackett Development, 1st Addition Resolution Approving Final Plat
3. Hackett Development Construction Plan

R2W

HACKETT DEVELOPMENT 1ST ADDITION

FINAL PLAT

CEDAR STREET

S 88°46'57" E - 2639.56'

NORTH 1/4 CORNER
SEC. 34, T77N, R2W

NORTHWEST CORNER
SEC. 34, T77N, R2W

1172.46'

(CITY OF MUSCATINE)

1467.10'

(MUSCATINE MEDICAL
ASSOCIATES L.L.C.)

CURVE DATA

CURVE #	DELTA	RADIUS	ARC	BEARING	CHORD
C1	57°17'50"	125.00	125.00'	N 28°20'02" W	119.86'
C2	57°17'50"	75.00	75.00'	S 28°20'02" E	71.92'
C3	36°31'26"	125.00	79.68'	N 38°43'14" W	78.34'
C4	20°46'24"	125.00	45.32'	N 10°04'19" W	45.07'

LEGEND

- SET 1/2" X 36" REBAR W/BUE CAP # 183719
- FOUND 1/2" REBAR W/YELLOW CAP # 10316
- FOUND 1/2" REBAR
- FOUND 1" REBAR
- FOUND 1/2" PIPE
- (R) R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT
- SANITARY SEWER MANHOLE
- SANITARY SEWER

EXISTING 20' SEWER EASEMENT
LOTS BOOK #206 PAGE #462

(MUSCATINE MEDICAL
ASSOCIATES L.L.C.)

(THOMAS SIMPSON)

CEDARWOOD DR.

LINE DATA		
LINE #	BEARING	DISTANCE
LI	S 86°39'44" W	40.20'

PROPOSED 2ND ADDITION

(MUSCATINE MEDICAL
ASSOCIATES L.L.C.)

LAND DESCRIPTION - A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA. COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, THENCE SOUTH 88°46'57" EAST 1172.53 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34; THENCE SOUTH 00°18'05" WEST 197.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 86°43'08" EAST 217.29 FEET; THENCE SOUTH 00°19'09" WEST 131.24 FEET; THENCE SOUTH 55°43'15" EAST 124.20 FEET; THENCE SOUTH 00°18'53" WEST 170.20 FEET; THENCE NORTH 89°28'12" WEST 135.00 FEET; THENCE NORTH 65°17'43" WEST 54.90 FEET; THENCE NORTH 88°57'44" WEST 134.93 FEET; THENCE NORTH 00°18'05" EAST 357.19 FEET TO THE POINT OF BEGINNING, CONTAINING 2.27 ACRES.

The utility easements as shown are acceptable to the following utilities:

CENTURYLINK, LC

INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY

MUSCATINE POWER & WATER

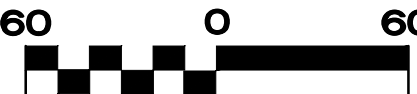
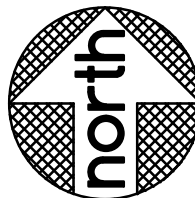
Transmission & Distribution

Water Production & Distribution

Communications

PROJECT LOCATION

VICINITY MAP
NOT TO SCALE



BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM
ZONE 14

OWNER

EMERGENCY MEDICAL
SERVICES P.C.
1927 ASHFORD AVE
MUSCATINE, IOWA 52761

DEVELOPER

T & T HACKETT
DEVELOPMENT GROUP LLC.

CURRENT ZONING

CITY - MU-R3

PROPOSED ZONING

CITY - MU-R4

SETBACKS MU-R4

FRONT 25'
SIDE 6'
REAR 25'

AREAS

GROSS = 2.27 ACRES
NET = 1.79 ACRES
ROW = 0.48 ACRES

*EXCEPT AS RESTRICTED BY EASEMENTS

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

Seth A. Whitacre

Date _____ Reg. No. 18379

My license renewal date is December 31, 2026

Pages or sheets covered by this seal: 1



SURVEY COMPANY / RETURN TO:
Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD, MUSCATINE, IOWA 52761
INFO@MARTIN-WHITACRE.COM (563)263-7691

SURVEYOR: SETH A. WHITACRE
PROPRIETOR(S): EMERGENCY MEDICAL SERVICES P.C.

REQUESTOR: TODD HACKETT

LOCATION: NW 1/4 SEC. 34, T77N, R2W MUSCATINE, IA

SURVEY TYPE: FINAL PLAT

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
SCANNED	HACKETT	1"=60'	EJA	SAW	5/30/25	9185.25
REV.	0	4185 HACKETT 1ST ADDITION.DWG			SHEET	1 OF 1

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE FINAL PLAT
OF HACKETT DEVELOPMENT, 1ST ADDITION**

WHEREAS, there has been filed with the Planning and Zoning Commission of the City of Muscatine, Iowa, and there is now submitted to the City Council of said City, a final plat, containing real estate in the City of Muscatine, described on Exhibit A, which is incorporated by reference; and

WHEREAS, said final plat has been approved by the Planning and Zoning Commission of the City of Muscatine, Iowa; and

WHEREAS, the Final Plat fully conforms with ordinances of the City applicable thereto; and

WHEREAS, the platting of the subdivision is in harmony with the Comprehensive Plan now withing in effect withing the City.

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

1. The Final Plat of the Hackett Development, 1st Addition is approved.
2. The dedication to public use of the streets and easements designated on the Final Plat is accepted.
3. The Mayor and City Clerk are Authorized and directed to the adoption of this Resolution in order the Final Plat may be recorded in the Muscatine County Recorder's office.

PASSED, APPROVED, AND ADOPTED this 17th Day of July, 2025.

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

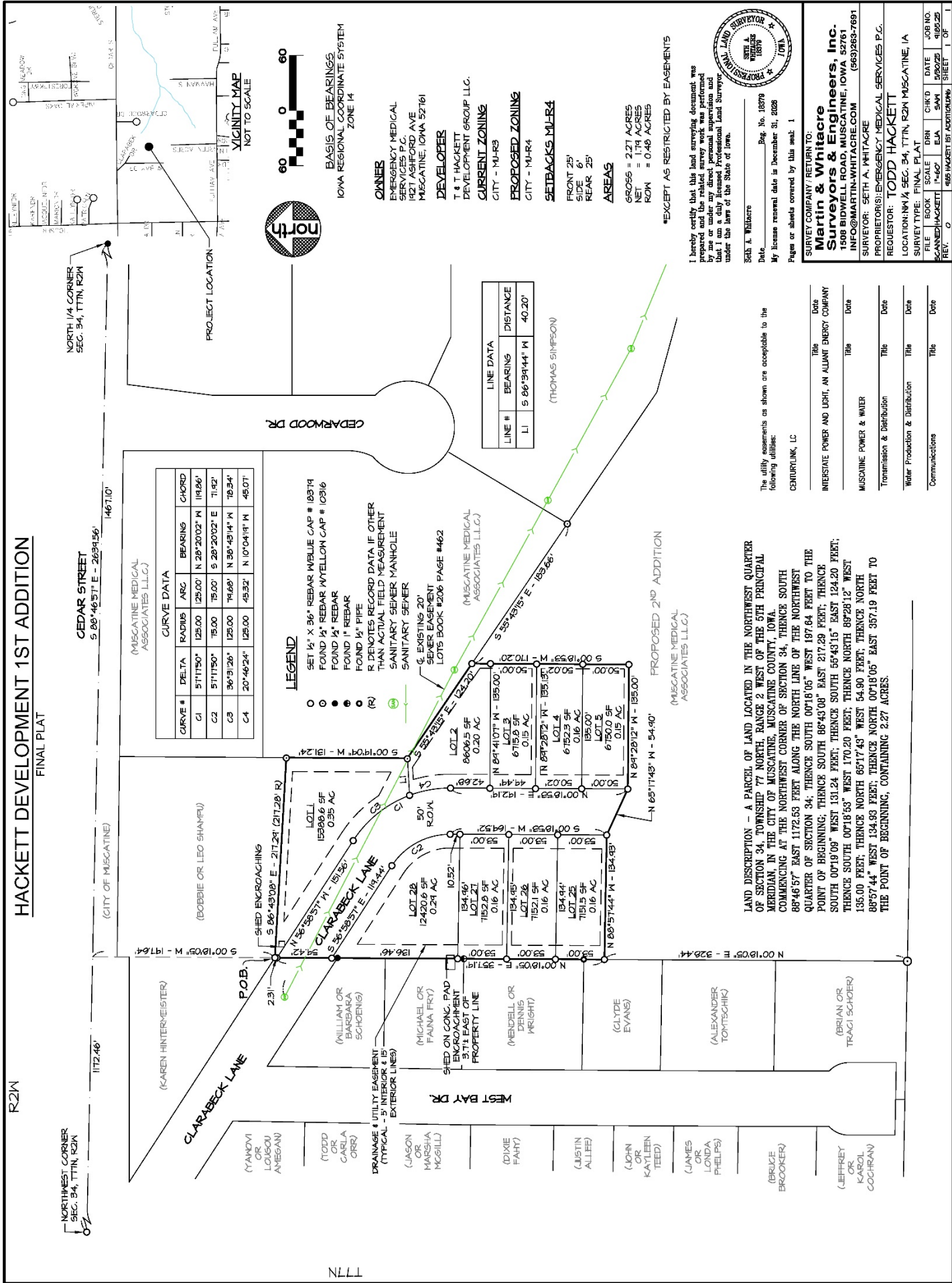
Attest:

Brad Bark, Mayor

Cinda Hilger, City Clerk

HACKETT DEVELOPMENT 1ST ADDITION

FINAL PLAT



HACKETT DEVELOPMENT SUBDIVISION

T&T HACKETT DEVELOPMENT GROUP LLC

PROJECT ENGINEER
MICHAEL W. JANECEK, P.E.
MARTIN & WHITACRE SURVEYORS & ENGINEERS, INC.
563-263-7691

CITY OF MUSCATINE CONTACTS
KEVIN COON, CITY ENGINEER
PUBLIC WORKS 563-272-2515

MUSCATINE POWER & WATER:
WATER: BRYAN BUTLER 563-262-3360
ELECTRIC: STEVE SHOPPA 563-262-3324
COMMUNICATIONS: TOM LEWIS 563-262-3206

ALLIANT ENERGY
GAS JOHN CARNEY 563-288-3322

CENTURY LINK
COMMUNICATIONS 563-355-1893



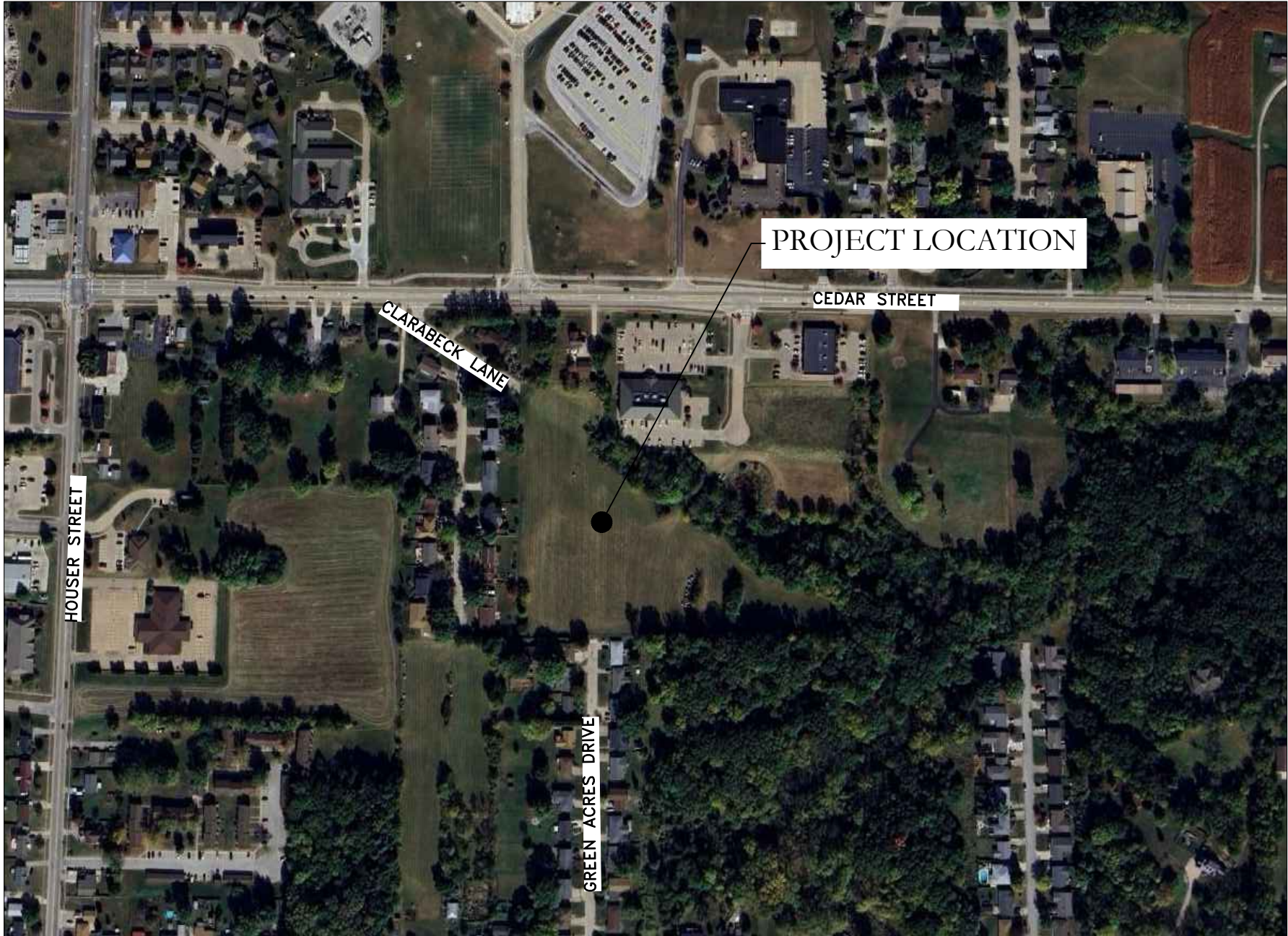
THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT IOWA STATEWIDE URBAN DESIGN STANDARDS AND SPECIFICATIONS, CITY BIDDING DOCUMENTS AND PROJECT SPECIAL CONDITIONS

THIS PROJECT SHALL OPERATE UNDER NPDES GENERAL PERMIT NO. 2 FOR "STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES" THE DEVELOPER HAS FILED A PERMIT, ALL CONTRACTORS SHALL SIGN AND ADHERE TO PROJECT SWPPP

CONTRACTORS SHALL CALL IOWA ONE CALL 1-800-292-8989 PRIOR TO START OF WORK. EXISTING UTILITIES SHOWN ARE DERIVED FROM SURVEY & MAPPING DATA. FIELD LOCATE AND VERIFY ALL UTILITIES SHOWN. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND REPAIR DAMAGES.

CONTRACTORS SHALL PROVIDE TEMPORARY FENCING TO PREVENT ENTRANCE BY PEDESTRIANS AND VEHICLES. ALL WORK SHALL MEET CITY SAFETY PROTOCOLS.

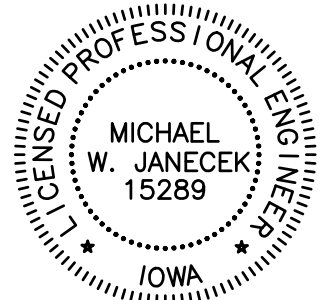
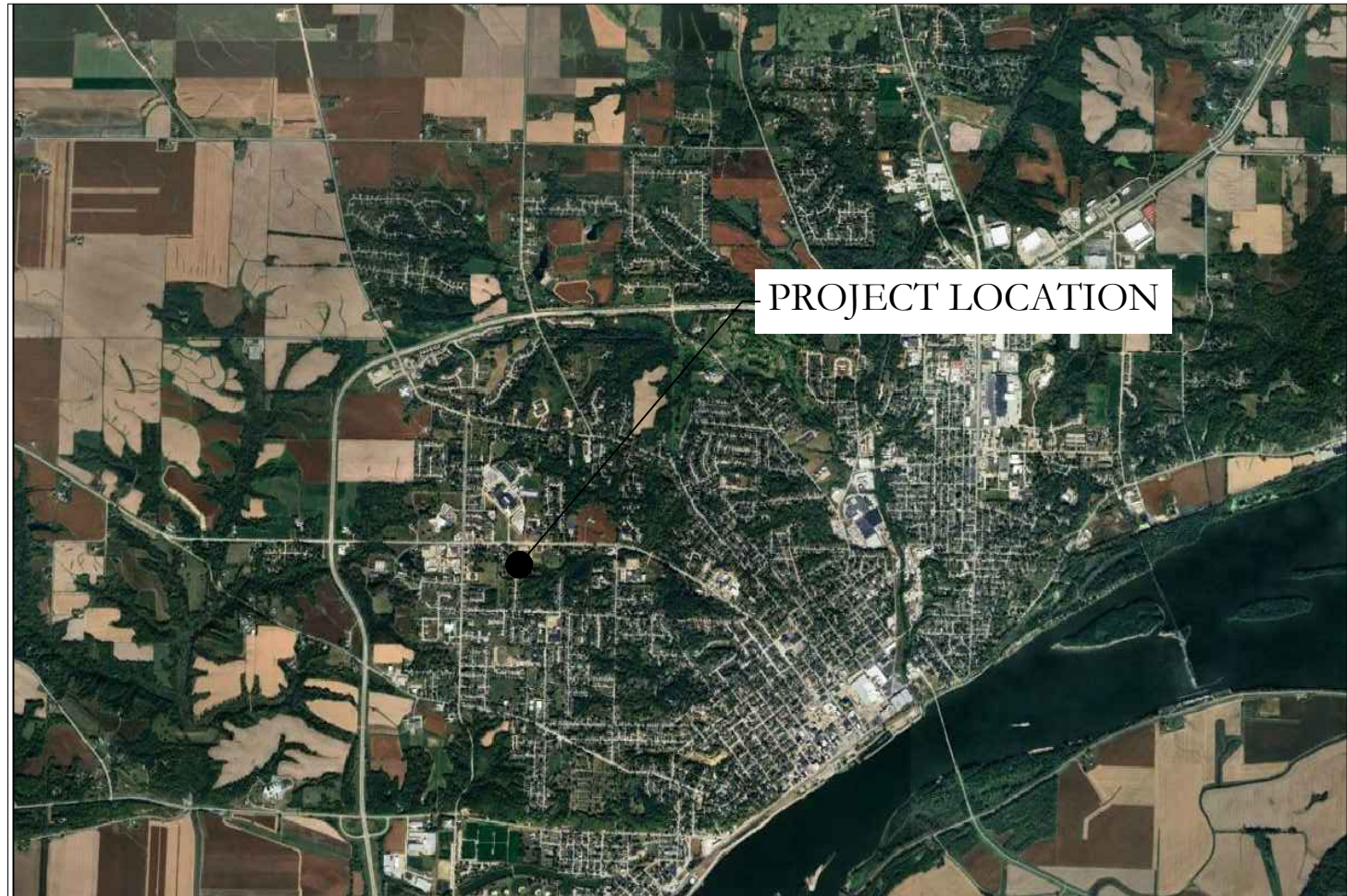
PROJECT DESCRIPTION: 28 LOT SINGLE FAMILY & DUPLEX RESIDENTIAL SUBDIVISION
LOCATION: SOUTHEAST OF EXISTING CLARABECK STREET, NORTH OF GREEN ACRES DRIVE



Sheet List Table	
SHEET NUMBER	SHEET TITLE
C-1	COVER SHEET
C-2	GENERAL NOTES & DETAILS
C-3	TYPICAL SECTIONS, SUMMARY OF QUANTITIES
C-4	SEWER TABLES & DETAILS
C-5	EXISTING SITE & REMOVAL PLAN
C-6	PROPOSED SITE & UTILITY PLAN
C-7	GRADING & EROSION CONTROL PLAN
C-8	PAVEMENT DETAILS
C-9	PLAN & PROFILE - CLARABECK - 1
C-10	PLAN & PROFILE - CLARABECK - 2
C-11	PLAN & PROFILE - CLARABECK - 3
C-12	PLAN & PROFILE - GREEN ACRES
C-13	PLAN & PROFILE - UTILITIES
C-14	CROSS SECTIONS - 1
C-15	CROSS SECTIONS - 2
C-16	CROSS SECTIONS - 3
C-17	CROSS SECTIONS - 4
C-18	CROSS SECTIONS - 5

SUDAS STANDARDS

FIGURE NUMBER	DETAIL DESCRIPTION
7010.901	PCC PAVEMENT JOINTING
7010.90	TYPICAL JOINTING LAYOUT
7010.101	JOINTS
7030.101	CONCRETE DRIVEWAY, TYPE A
7030.202	CLASSES OF SIDEWALK
7030.203	CURB DETAILS FOR CLASS A SIDEWALK
7030.204	GENERAL FEATURES OF AN ACCESSABLE SIDEWALK
7030.205	GENERAL SIDWWALK AND CURB RAMP DETAILS
7030.206	CURB RAMP OUTSIDE OF INTERSECTION RADIUS
7030.207	CURB RAMP FOR CLASS B OR C SIDEWALK
7030.208	ALTERNATIVE CURB RAMP FOR CLASS B OR C SIDEWALK
7030.209	CURB RAMP FOR CLASS A SIDEWALK
7030.210	DETECTABLE WARNING PLACEMENT
8020.102	WORK OFF OF PAVEMENT WITH MINOR ENCROACHMENTS ON TRAVELED WAY
8030.104	LANE CLOSURE ON LOW VOLUME STREET (SELF REGULATING)
8030.111	LANE CLOSURE AT AN INTERSECTION
8030.115	MOVING OPERATIONS ON TWO LANE ROADS



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

MICHAEL W. JANECEK, P.E. IA. REG. NO 15289 6/3/25 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

Pages or sheets covered by this seal:
C-1 THROUGH C-18

HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP LLC
MUSCATINE, IOWA
9185.25

Martin & Whitacre
Surveyors & Engineers, Inc.
MUSCATINE, IOWA
P.O. BOX 413
VOICE (563) 263-7691
EMAIL info@martin-whitacre.com



REVISIONS:

1
2
3
4

DATE: 6/3/25
JOB NO: 9185.25
SHEETS: 18
SHEET: C-1

F:\CIVIL3D PROJECTS\9185 HACKETT SUBDIVISION\22 PLAN SHEETS\9185 COVER NOTES DETAILS.DWG PLOTTED: 6/3/2025

EXISTING TOPOGRAPHIC/UTILITIES

	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING SETBACK LINE
	EXISTING FENCE LINE
	EXISTING TELEPHONE LINE
	EXISTING FIBER OPTIC LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND GAS LINE
	EXISTING WATER MAIN OR SERVICE
	EXISTING STORM SEWER/CULVERT
	EXISTING SANITARY SEWER
	EXISTING TELEPHONE RISER
	EXISTING CABLE TV RISER
	EXISTING ELECTRIC METER
	EXISTING ELECTRIC TRANSFORMER
	EXISTING ELECTRICAL MANHOLE
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING GAS METER
	EXISTING WATER VALVE
	EXISTING CURB BOX
	EXISTING FIRE HYDRANT
	EXISTING STORM SEWER INTAKE
	EXISTING STORM SEWER MANHOLE
	EXISTING SANITARY MANHOLE
	SIGN

CONTOUR LINES

	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	PROPOSED MAJOR CONTOUR LINE
	PROPOSED MINOR CONTOUR LINE

COMMON ABBREVIATIONS

PCC	PORTLAND CONCRETE CEMENT
HMA	HOT MIX ASPHALT
DIP	DUCTILE IRON PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLY VINYL CHLORIDE PIPE
CMP	CORRUGATED METAL PIPE
PE	POLYETHYLENE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
IDOT	IOWA DEPARTMENT OF TRANSPORTATION
SUDAS	STATEWIDE URBAN DESIGN AND SPECIFICATIONS
LUST	LEAKING UNDERGROUND STORAGE TANK
MPW	MUSCATINE POWER & WATER

PROPOSED TOPOGRAPHIC/UTILITIES

	PROPOSED FENCE LINE
	PROPOSED TELEPHONE LINE
	PROPOSED FIBER OPTIC LINE
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED OVERHEAD ELECTRIC
	PROPOSED UNDERGROUND GAS LINE
	PROPOSED WATER MAIN OR SERVICE
	PROPOSED STORM SEWER/CULVERT
	PROPOSED SANITARY SEWER

SEWER, WATER, & UTILITY SYMBOLS

	PROPOSED LIGHT POLE
	PROPOSED 8" WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED CITY SPECIAL INTAKE
	PROPOSED CITY STD SINGLE INTAKE
	PROPOSED FLARED END
	PROPOSED OPEN DITCH/AREA INTAKE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY MANHOLE
	SIGN

HATCHES

	PROPOSED PCC PAVEMENT HATCH
	PROPOSED PCC SIDEWALK (BY OTHERS)
	TREE REMOVAL
	PROPOSED ADA RAMP

GENERAL NOTES AND PROJECT SPECIFICATIONS

- THE INTENT OF THE PLANS AND SPECIFICATIONS IS TO PROVIDE CONSTRUCTION DOCUMENT FOR A GENERAL CONTRACTOR UNDER CONTRACT WITH THE OWNER.
- CONSTRUCTION STAKING WILL BE PROVIDED BY A LICENSED LAND SURVEYOR AT THE OWNER'S EXPENSE.
- THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MUSCATINE STANDARD SPECIFICATIONS, THE IOWA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION" LATEST ADDITION; IOWA 2021 SUBAS SPECIFICATIONS; THE CONTRACT DOCUMENTS AND THESE DRAWINGS.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER FOR THE CITY OF MUSCATINE AND ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. IT IS POSSIBLE THAT THERE ARE OTHERS UTILITIES WHOSE EXISTENCE IS PRESENTLY NOT KNOWN OR SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AND TO AVOID DAMAGE THERETO. MINOR CONFLICT WITH UNDERGROUND UTILITIES THAT ARE ABANDONED BUT NOT REMOVED BY THE UTILITY COMPANY SHALL BE REMOVED AS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT BY THE CONTRACTOR. REMOVAL SHALL BE INCIDENTAL TO THE CONTRACT AND SHALL NOT ENTITLE THE CONTRACTOR TO ANY EXTRA COMPENSATION.
- THE CITY AND UTILITY COMPANIES SHALL HAVE ACCESS TO THE PROJECT FOR CONSTRUCTION AND TO MAKE EXTENSIONS OR ADJUSTMENTS OF SERVICES. NO CLAIM FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.
- ALL UNSUITABLE MATERIAL, CONSTRUCTION DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS, AND EXISTING PAVEMENT, SIDEWALKS AND DRIVEWAY PAVEMENT SCHEDULED FOR REMOVAL SHALL BE PROPERLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAWS AND GUIDELINES. THE CONTRACTOR SHALL DISPOSE OF REMOVED CONCRETE IN A METHOD APPROVED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS OR UNDESIRABLE MATERIAL, WHICH IS NOT TO BE INCORPORATED IN THE WORK INVOLVED IN THIS PROJECT. NO PAYMENT FOR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO THESE SITES.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTIONS AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO PRIVATE PROPERTY.
- EROSION CONTROL FEATURES SHALL BE INCORPORATED INTO THE CONSTRUCTION AT THE EARLIEST POSSIBLE TIME TO LIMIT EROSION AND STREAM POLLUTION AND SHALL BE MAINTAINED UNTIL ACCEPTANCE OF THE PROJECT BY THE CITY.
- ALL STORM SEWER INLETS THAT RECEIVE DRAINAGE FROM EXPOSED EARTH AREAS SHALL BE PROTECTED FROM INTAKE OF ERODED SOIL WITH COMPOST FILTER SOCK OR OTHER ACCEPTABLE INLET PROTECTION MEASURES. THE INLET PROTECTION SHALL BE MAINTAINED ACCORDING TO THE PROJECT SWPPP.
- WHEN NOT INITIATED AT AN EXISTING JOINT, REMOVAL OF EXISTING CONCRETE PAVEMENT, ASPHALT OR CONCRETE DRIVES AND SIDEWALKS SHALL BE INITIATED WITH FULL DEPTH SAW CUTS, EXERCISING EXTREME CARE TO AVOID SURFACE BREAKS AND SPALLING. IF SURFACE BREAKS OR SPALLING OCCUR, ADDITIONAL REMOVAL AND REPLACEMENT SHALL BE MADE AT THE CONTRACTOR'S EXPENSE. THE COST OF SAW CUTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION.
- THE CONTRACTOR SHALL PREVENT SILT AND DEBRIS FROM ENTERING STORM AND SANITARY SEWERS AND SHALL REMOVE ANY SUCH MATERIAL THAT ENTERS THE SEWERS. NO ADDITIONAL PAYMENT WILL BE MADE FOR THIS WORK.
- CARE SHALL BE TAKEN TO PREVENT STORM WATER FROM UNDERMINING THE PAVEMENT DURING CONSTRUCTION. IF AREAS BECOME UNDERMINED, THEY SHALL BE REPAIRED IN A MANNER ACCEPTABLE TO THE ENGINEER. PRESSURE GROUTING MAY BE REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ADJACENT STREETS AND PROPERTY FREE FROM EXCESSIVE BUILD-UP OF SOIL AND/OR GRANULAR MATERIAL FROM THE PROJECT. THE CONTRACTOR SHALL CLEAN EXCESS SOIL AND OTHER MATERIAL FROM THE ADJACENT STREETS ON A DAILY BASIS TO THE SATISFACTION OF THE ENGINEER. ANY DAMAGE DONE TO EXISTING STREETS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT THE SPREAD OF DUST FROM THE CONSTRUCTION AREAS AND HAUL ROUTES, WHICH MAY INCLUDE THE APPLICATION OF WATER AS DIRECTED BY THE ENGINEER. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- SPECIAL CARE SHALL BE TAKEN WHEN FORMING AT INTERSECTIONS SO THAT THE PROFILES AND GRADES OBTAINED ARE AS SHOWN ON THE PLANS AND GRADE SHEETS. SHORT LENGTH OF FORMS OR FLEXIBLE FORMS MAY BE NECESSARY AT THESE LOCATIONS.
- ANY PROPERTY DAMAGE OR DISTURBANCE TO PRIVATE PROPERTY OUTSIDE OF GRADING/CONSTRUCTION LIMITS SHALL REQUIRE THE CONTRACTOR TO RESTORE THE PROPERTY TO ORIGINAL OR BETTER CONDITION AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED BETWEEN THE PLANS AND SPECIFICATIONS AND THE EXISTING FIELD CONDITIONS.
- CONSTRUCTION STAKING, INSPECTION AND TESTING SHALL BE THE RESPONSIBILITY OF THE OWNER.
- TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE DETAILS AND STANDARDS SHOWN IN THESE PLANS AND THE CONTRACT DOCUMENTS, AND IN COMPLIANCE WITH IOWA DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- PROPERTY CORNERS SHALL BE PROTECTED DURING CONSTRUCTION. PROPERTY CORNERS DISTURBED BY CONTRACTOR OPERATIONS SHALL BE REPLACED AT HIS OWN EXPENSE.
- ALL DIMENSIONS AND RADIUS MEASUREMENTS ARE TO THE BACK OF CURB UNLESS OTHERWISE SHOWN.
- RIP RAP SHALL BE INSTALLED PER PLANS WITH ENGINEERING FABRIC.
- APPROVED TRENCH BACKFILL IS REQUIRED FOR ALL TRENCHES WITHIN A 1:1 SLOPE OF BACK OF CURB OF ANY CITY STREET AND IS INCIDENTAL TO PIPE AND STRUCTURE BID ITEMS. MUST BE GRANULAR BACKFILL OR CLASS A STONE.
- ALL STORM SEWER SHALL BE A2000 PVC, RCP, N12 OR APPROVED EQUAL.
- ALL WATER MAIN SHALL BE DIP, DR18 PVC, OR SDR21 PVC & CONSTRUCTED IN ACCORDANCE WITH MUSCATINE POWER AND WATER STANDARD SPECIFICATIONS. BENDS AND TEES ARE INCIDENTAL TO WATER MAIN BID ITEM.
- THRUST BLOCKING IS REQUIRED FOR WATER MAIN INSTALLATION AND SHALL BE DONE PER MUSCATINE POWER AND WATER STANDARD SPECIFICATIONS.
- DISINFECTION OF WATER MAIN SHALL BE DONE PER MUSCATINE POWER AND WATER STANDARD SPECIFICATIONS.
- WATER AND SEWER SEPARATION SHALL BE A MINIMUM OF 10 FEET APART, WHEN 10 FEET CANNOT BE MAINTAINED, 18 INCHES OF SEPARATION MUST BE ACHIEVED PER MUSCATINE POWER AND WATER STANDARD SPECIFICATIONS. WATER MAINS WITHIN 10' OF STORM SEWER SHALL BE DUCTILE IRON PIPE WITH NITRILE GASKETS.
- WATER SERVICES SHALL BE 1-INCH TYPE K COPPER OR PVC WATER SERVICES, CURB BOXES, CORPS, STOPS, AND SERVICE TAPS INCIDENTAL TO WATER SERVICE BID ITEM.
- ALL SANITARY SEWER LATERALS LESS THAN 8 INCHES IN DIAMETER SHALL BE PVC SDR-23.5 OR APPROVED EQUAL WITH INTEGRAL BELL AND SPIGOT PUSH ON JOINTS WITH RUBBER GASKETS. PIPE SHALL COMPLY WITH ASTM D-3034 AND GASKETS SHALL MEET ASTM D-3213. PIPE SHALL HAVE A STIFFNESS OF 115 PSI.
- ALL SANITARY SEWER 8 INCHES IN SIZE SHALL BE PVC SDR-26 OR APPROVED EQUAL, SMOOTH EXTERIOR WALL BELL AND SPIGOT TYPE WITH ELASTOMETRIC SEAL JOINTS MEETING ASTM D-3212 AND SMOOTH INNER WALLS MEETING OR EXCEEDING ALL OF THE REQUIREMENTS SET FORTH IN ASTM D-2680 AND A MINIMUM CELL CLASSIFICATION OF 12454-B IN ACCORDANCE WITH ASTM D-1784. CLASS F-3 BEDDING A MINIMUM OF 4 INCHES BELOW PIPE TO 12 INCHES ABOVE PIPE. INFILTRATION/EXFILTRATION TESTS MUST BE COMPLETED PER SUDAS 4060 3.04. ALIGNMENT, GRADE TESTS, AND DEFLECTION TESTS MUST BE COMPLETED PER SUDAS 3010 3.02, 4060 3.02, 4060 3.03, AND 4060 3.05.
- PROVIDE EXTERIOR CHIMNEY SEALS ON ALL SANITARY MANHOLES.
- MAXIMUM TRANSVERSE JOINT SPACING SHALL BE 14- FEET.

- SIDEWALKS NEED A 5'X5' PASSING AREA EVERY 200' OR SHALL BE INSTALLED AS 5' WIDTH THROUGHOUT. REQUIRED FOR NEW CONSTRUCTION.
- ALL HEAVY EQUIPMENT SHALL BE PROPERLY UNLOADED AND LOADED IN A MANNER TO PREVENT DAMAGE TO EXISTING CITY STREETS.

UTILITY NOTES

- THE LOCATIONS OF THOSE BURIED AND ABOVE GROUND UTILITIES SHOWN ARE APPROXIMATE, ARE SHOWN FOR CONTRACTOR INFORMATIONAL USE ONLY, AND ARE NOT TO BE REFERENCED FOR CONSTRUCTION PURPOSES.
- THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE.
- BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITY MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY AND OWNER.
- SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES, REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- BEDDING FOR UTILITIES ARE INCIDENTAL TO PIPE BID ITEM.

GRADING NOTES

- EXISTING VEGETATION AND ROOT ZONE SHALL BE COMPLETELY STRIPPED REGARDLESS OF DEPTH. AN AVERAGE DEPTH OF APPROXIMATELY 6 INCHES IS ANTICIPATED, HOWEVER NO ADDITIONAL COMPENSATION WILL BE PAID FOR VARIATIONS IN THE SOIL. TOPSOIL SHALL BE STOCKPILED ON SITE TO BE RE-USED. NON-STRUCTURAL FILL(SEE GRADING QUANTITY TABLE) AND RE-SPREAD PRIOR TO SEEDING/SODDING; EXCESS SOIL SHALL BE SPREAD ON SITE, USED TO CORRECT ERODED AREAS IN RAVINE, OR DISPOSED OFF-SITE. RE-SPREAD TOP SOIL SHALL BE AMENDED BY ADDING COMPOST THAT WILL BE PROVIDED BY THE CITY.
- EMBANKMENT FILL SHALL BE OF A MATERIAL THAT WILL COMPACT AND DEVELOP A STABILITY SATISFACTORY TO THE ENGINEER. COMPACTION SHALL BE IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS AND STANDARD SPECIFICATIONS.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO PRIVATE PROPERTY.
- THE EXPOSED SUBGRADE SHALL BE PROOF-ROLLED THOROUGHLY TO DETECT ANY UNSUITABLE AREAS. AT THE DIRECTION OF THE ENGINEER, THESE REGIONS SHALL BE STABILIZED TO MEET DENSITY REQUIREMENTS BY CORING OUT AND REPLACING WITH STABILIZATION ROCK OR OTHER METHOD ACCEPTABLE TO THE ENGINEER.
- ALL UNSUITABLE MATERIAL, SEAL COAT, CONCRETE, ETC. SHALL BE PROPERLY DISPOSED OF OFF SITE.
- ALL DISTURBED AREAS NOT DESIGNATED TO RECEIVE PLANTINGS SHALL BE SEEDDED WITH AN IADOT TYPE 1 PERMANENT LAWN MIXTURE PLACED ON A PREPARED SEEDBED AND SHALL BE FERTILIZED AND MULCHED IN ACCORDANCE WITH IADOT SPECIFICATIONS. ALL AREAS TO BE SEEDDED SHALL ALSO RECEIVE A MINIMUM 6 INCHES OF TOPSOIL IN ACCORDANCE WITH NPDES GENERAL PERMIT #2.
- THE ESTIMATED EARTHWORK QUANTITIES SHOWN ON THE GRADING PLAN ARE FOR THE BENEFIT OF THE CONTRACTOR AND SHOULD BE FIELD AND PLAN VERIFIED PRIOR TO BIDDING. PAYMENT FOR SUCH ITEMS SHALL BE BY PLAN QUANTITY AND NO FURTHER COMPENSATION SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE ENGINEER UNLESS THERE IS AN APPROVED REVISION IN THE PLANS.
- CLEAR AND GRUB ALL EXISTING VEGETATION WITHIN THE CONSTRUCTION LIMITS.

EROSION CONTROL NOTES

- ALL EROSION CONTROL FEATURES SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), IADOT "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION," AND CITY OF MUSCATINE STANDARD SPECIFICATIONS IN SO FAR AS APPLICABLE.
- VEHICLE TRACKING CONTROL MEASURES SHALL BE PLACED TO LIMIT MUD/DEBRIS FROM CITY STREETS.
- INSTALL EROSION CONTROL MEASURES, WHERE POSSIBLE, PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING OPERATIONS. ANY REMAINING CONTROL MEASURES MUST BE INSTALLED AS SOON AS REASONABLY POSSIBLE AFTER GRADING OPERATIONS BEGIN.
- THE CONTRACTOR SHALL DESIGNATE, PRIOR TO BEGINNING CONSTRUCTION, A PERSON OR PERSONS WHO CAN BE CONTACTED IN AN EMERGENCY. THESE PEOPLE SHALL BE AVAILABLE TO REPAIR AND MAINTAIN EROSION DEVICES ON A 24 HOUR PER DAY BASIS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING INSPECTIONS OF THE EROSION CONTROL SYSTEM AS REQUIRED BY THE NPDES PERMIT AND STORM WATER POLLUTION PREVENTION PLAN.
- IN AN EFFORT TO LIMIT SOIL EROSION THE FOLLOWING SEQUENCE OF GRADING ACTIVITY AND TEMPORARY SEDIMENT CONTROL MEASURES ARE REQUIRED.
 - PLACE SILT FENCE AT THE TOE OF UNSEEDDED/UNSODDED SLOPES DURING CONSTRUCTION. ADDITIONAL SILT FENCE MAY BE REQUIRED FOR PROPER EROSION CONTROL.
 - ONCE FINAL SUBGRADE ELEVATIONS ARE OBTAINED, PAVING OPERATIONS CAN PROCEED. MAINTAIN STRAW BALES AND SILT FENCING DURING PAVING OPERATIONS AS MUCH AS PRACTICAL.
 - TEMPORARY STOCK PILES SHALL BE GRADED TO DRAIN WITH A MAXIMUM SIDE SLOPE OF 3 HORIZONTAL TO 1 VERTICAL.
 - UPON COMPLETION OF PAVING AND LANDSCAPING OPERATIONS CONTRACTOR SHALL CLEAN STORM SEWER SYSTEMS OF DEBRIS AND SILT.
 - EROSION CONTROL SYSTEM TO BE MAINTAINED BY THE GENERAL CONTRACTOR AFTER EACH RAINFALL EVENT AND THROUGHOUT THE COURSE OF THE PROJECT AND REMOVED UPON PROJECT COMPLETION AFTER AN ADEQUATE STAND OF GRASS HAS BEEN ESTABLISHED.
- FOR TEMPORARY SEEDING OR INACTIVITY OF 14 DAYS, THE ENTIRE AREA THAT WAS DISTURBED SHALL BE IMMEDIATELY SEEDDED WITH OATS AT A RATE OF 65LBS/ACRE AND ANNUAL RYE GRASS AT A RATE OF 40LBS/ACRE OR APPROVED EQUAL BY THE CITY. THIS SHALL BE PLACED ON A PREPARED SEEDBED. THE ENTIRE AREA SHALL BE FERTILIZED AT THE RATE OF 600 POUNDS PER ACRE WITH A 13-13-13 FERTILIZER INCORPORATED INTO THE SEEDBED. AT THE CONCLUSION OF THE GRADING OPERATIONS PERMANENT SEEDING SHALL BE PLACED PER CITY SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EROSION CONTROL MEASURES ONCE EACH WEEK. EROSION CONTROL MEASURES SHALL BE MAINTAINED OR, IF NEEDED, REPLACED SO THEY WILL FUNCTION AS ORIGINALLY DESIGNED. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE CITY SOIL EROSION INSPECTOR AND REPORT THE STATUS OF ALL EROSION CONTROL MEASURES AFTER INCOMPLIANT INSPECTIONS. EROSION CONTROL INSPECTION RECORDS SHALL BE KEPT DETAILING ALL ACTIVITIES AND INSPECTIONS THROUGHOUT THE COURSE OF CONSTRUCTION ACTIVITIES PER NPDES REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE EROSION CONTROL MEASURES AND RECORDS UNTIL PAVING OPERATIONS ARE COMPLETE AFTER WHICH THE BUILDING CONTRACTOR IS RESPONSIBLE UNTIL NO LESS THAN 70% PERMANENT GROUND COVER IS ACHIEVED AT WHICH TIME ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED. ONCE ALL TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, A NOTICE OF DISCONTINUATION OF CONSTRUCTION ACTIVITY SHALL BE FILED.

#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



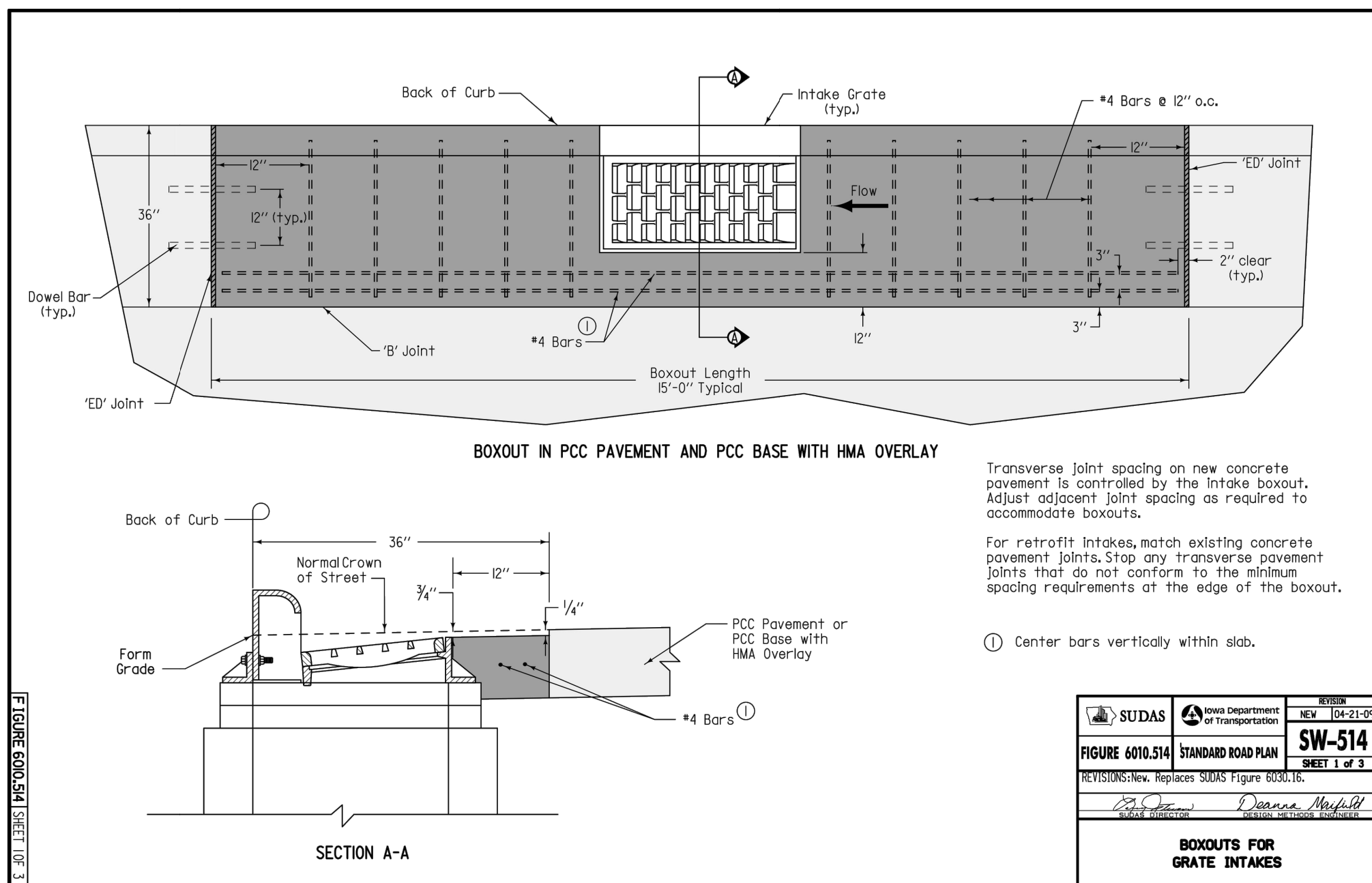
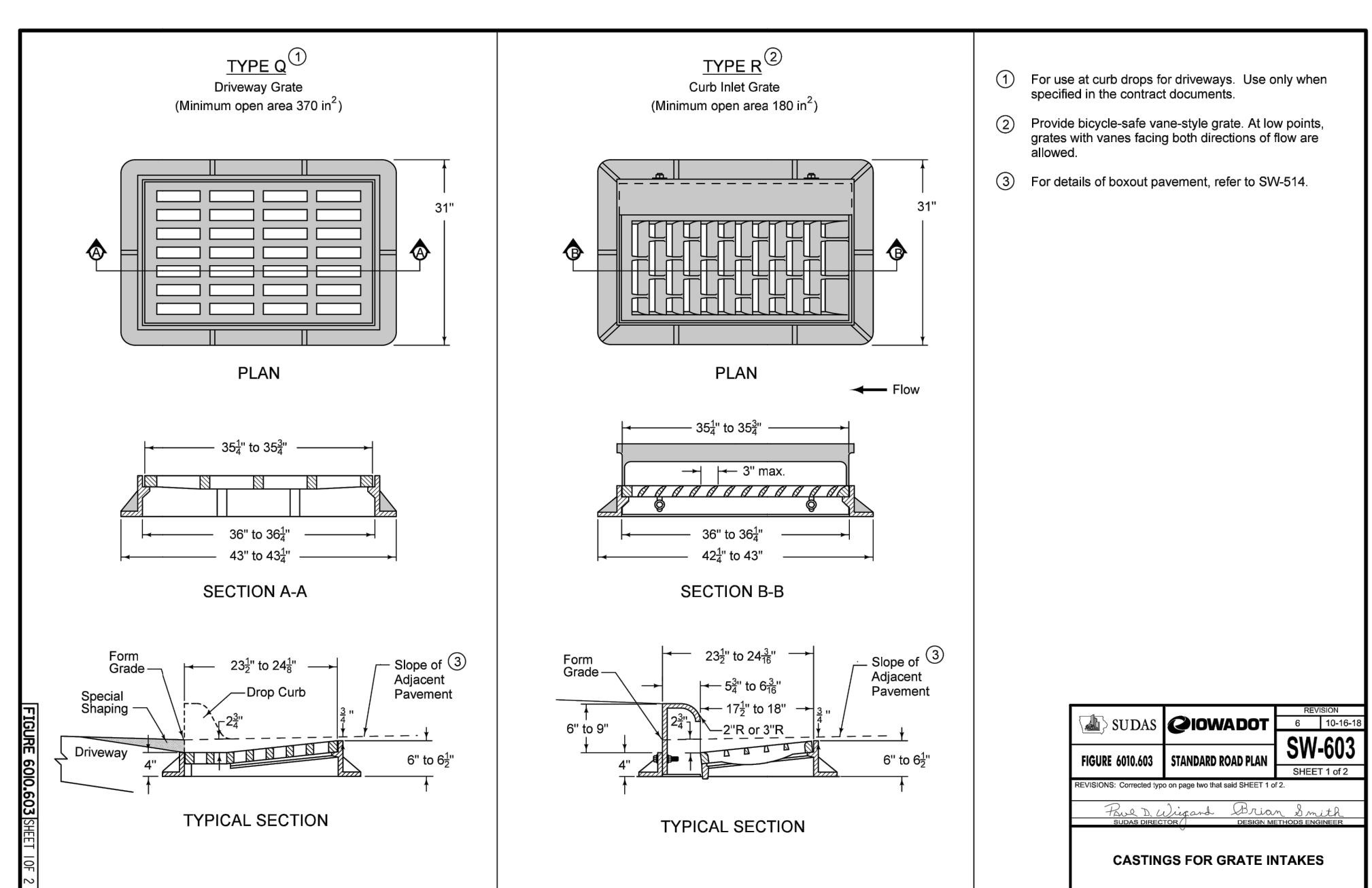
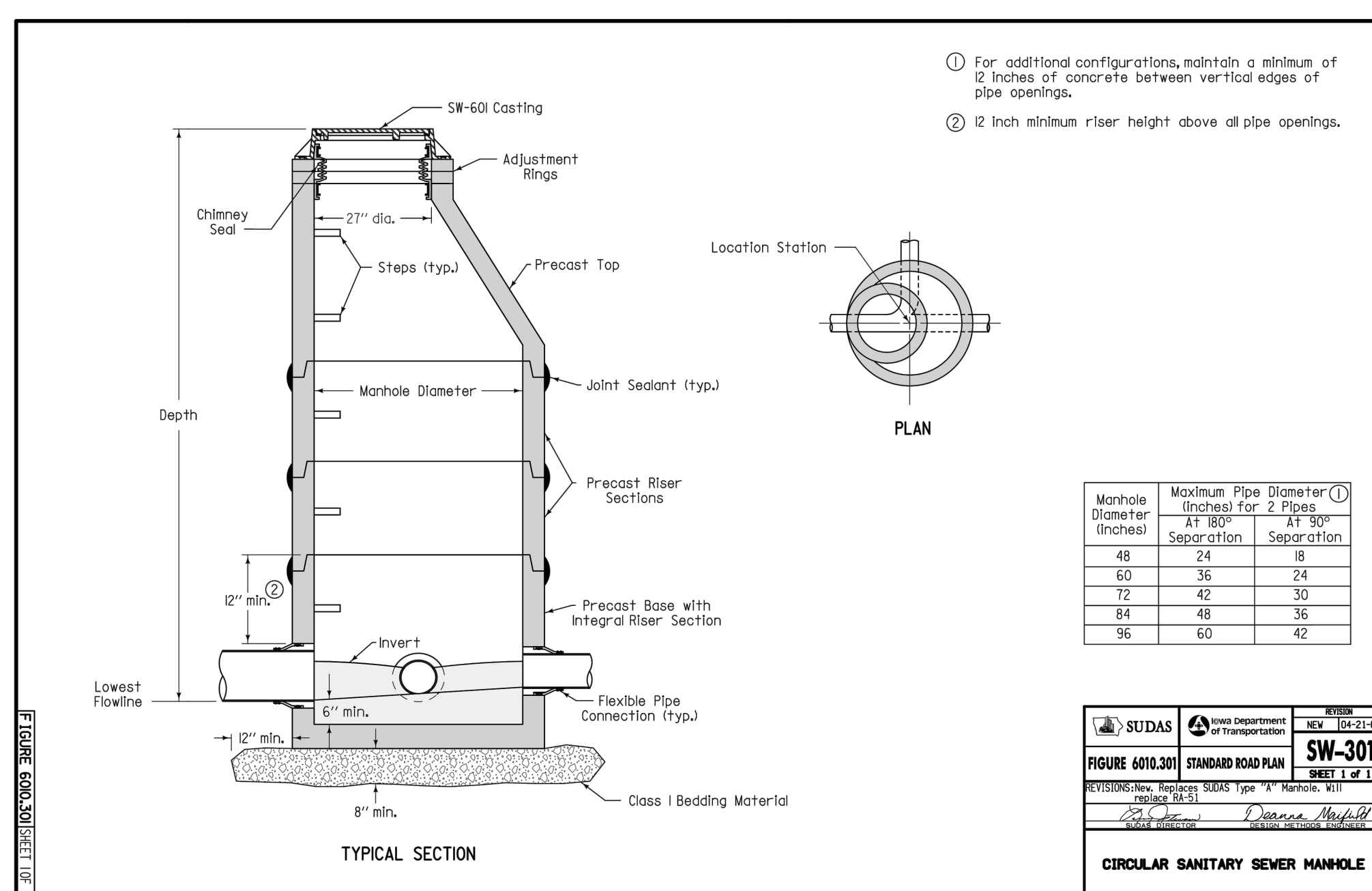
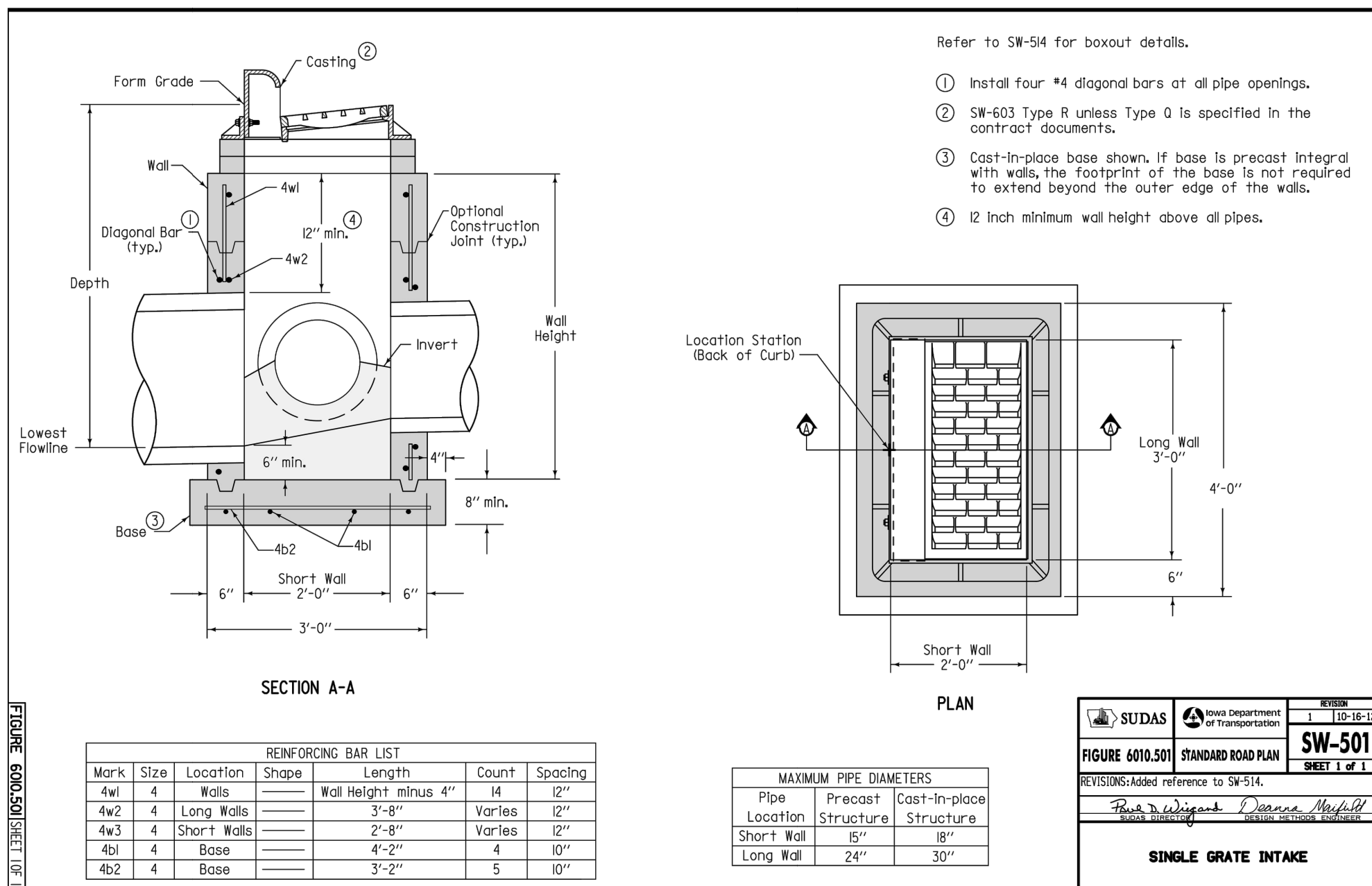
Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
PHONE (563) 263-7691

MUSCATINE, IOWA
EMAIL info@martin-whitacre.com

HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

GENERAL NOTES & DETAILS

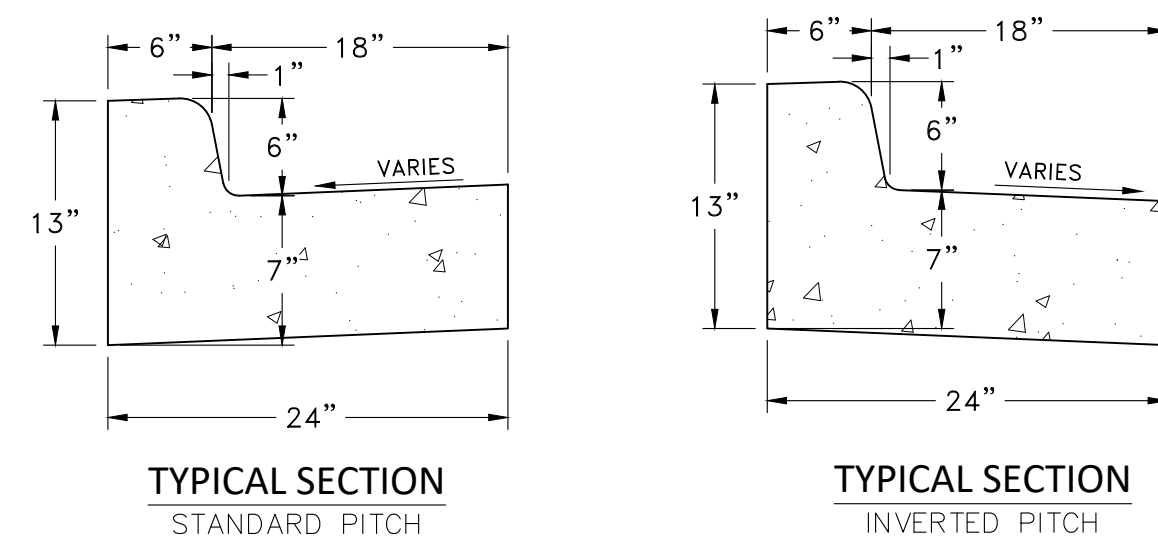
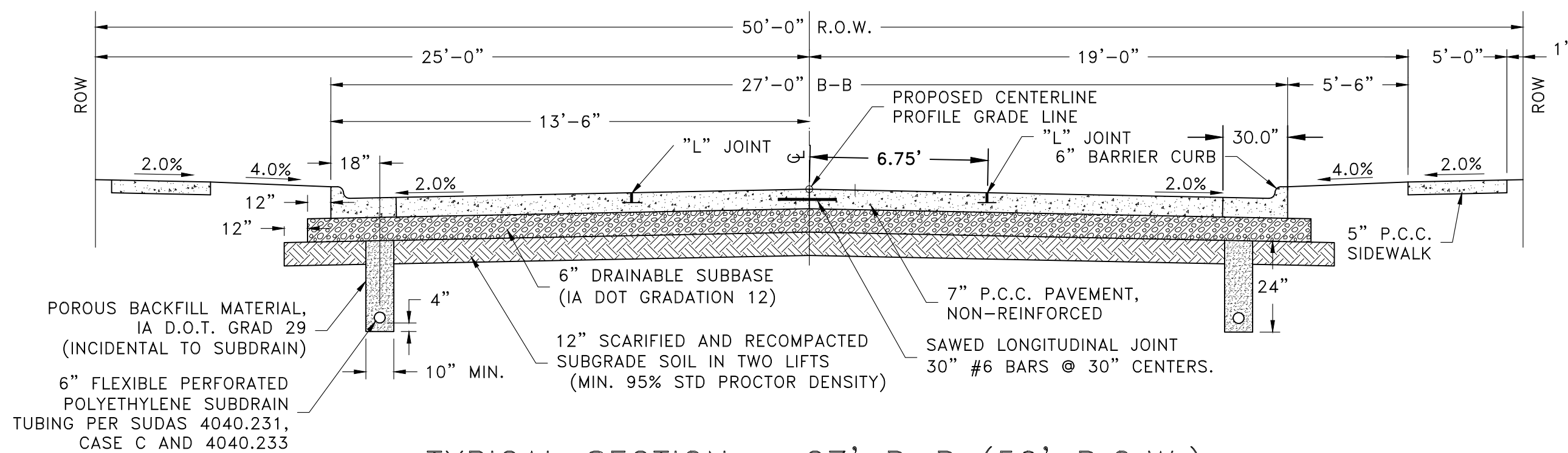
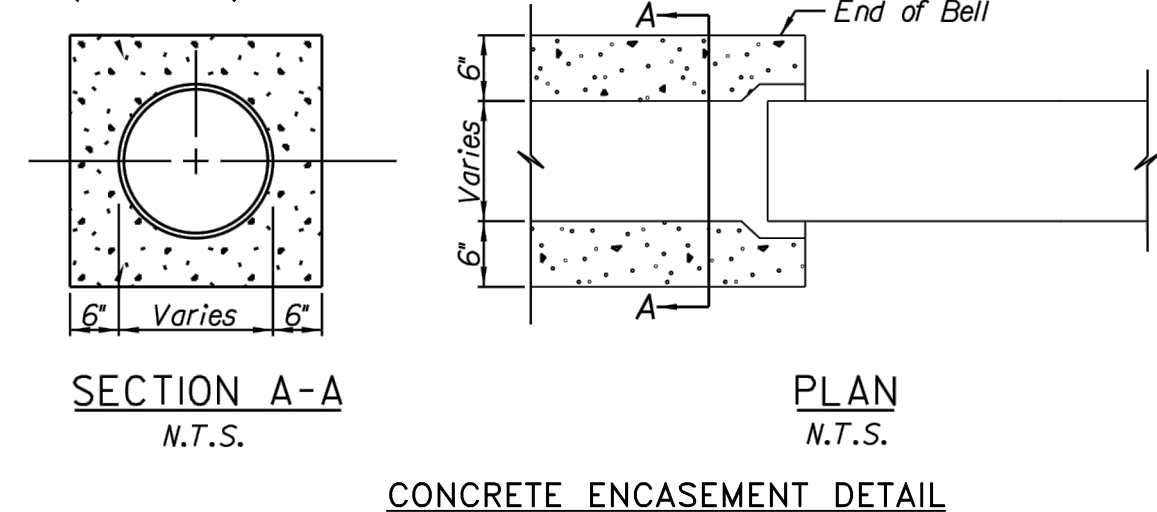
PROJ NO:	9185.25	DRAWING NO:
CONST PROJ:	000	C-2
SCALE:	AS NOTED	
DATE:	6/3/25	SHEET NO: 2 OF 18



ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM	UNIT	QNTY
1	TREE REMOVAL	AC	0.77
2	CLEARING & GRUBBING	AC	5.81
3	TOPSOIL STRIP, SALVAGE, MIX WITH COMPOST, AND RESPREAD	CY	4,066
4	EARTH EXCAVATION AND GRADING	CY	12,467
5	RAVINE GRADING & EROSION REGRADING	LS	1
6	REMOVE & REPLACE 6" PCC DRIVEWAY	SF	212
7	REMOVE GUARD RAIL	EA	2
8	7" PCC PAVEMENT WITH 6" DRAINABLE BASE	SY	3,546
9	6" PCC PEDESTRIAN RAMP PAVEMENT	SF	417
10	DETECTABLE WARNINGS	SF	47
11	SANITARY MANHOLE - SW-301	EA	5
12	8" SANITARY SEWER	LF	912
13	6" SANITARY LATERAL	LF	1,378
14	CONCRETE ENCASE SANITARY SEWER	LF	26
15	CONNECT TO EXISTING SANITARY	EA	3
16	15" STORM SEWER	LF	533
17	18" STORM SEWER	LF	17
18	18" FLARED END SECTION	EA	1
19	CURB INLET, SW-501 TYPE R	EA	5
20	CURB INLET, SW-501 TYPE Q	EA	1
21	STORM MANHOLE - 48"	EA	1
22	STORM MANHOLE - 84"	EA	1
23	6-INCH SUBDRAIN W/ POROUS BACKFILL	LF	2,423
24	8" WATER MAIN	LF	1,326
25	FIRE HYDRANT ASSEMBLY	EA	3
26	8" GATE VALVE	EA	3
27	6" GATE VALVE	EA	2
28	8"X6" REDUCER	EA	2
29	1" WATER SERVICES	LF	1,022
30	CURB BOX AND CORP STOP	EA	28
31	CONNECT TO EXISTING WATER MAIN	EA	2
32	TRAFFIC CONTROL, COMPLETE	LS	1
33	EROSION CONTROL, COMPLETE	LS	1
34	SEEDING, FERTILIZING, AND MULCHING	AC	5.85
35	RIP RAP WITH ENGINEERING FABRIC	TON	35
36	MOBILIZATION	LS	1

NOTE: ALL CONCRETE SHALL BE 4000 P.S.I. WITH A MINIMUM THICKNESS (ALL SIDES) OF 6 INCHES.



P.C.C. BARRIER CURB & GUTTER DETAIL

NOT TO SCALE

#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				MAR
				MWJ



Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
MUSCATINE, IOWA
PHONE (563) 263-7691
EMAIL info@martin-whitacre.com

HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

TYPICAL SECTIONS, SUMMARY OF
QUANTITIES

PROJ NO:	9185.25	DRAWING NO:	C-3
CONST PROJ:	000		
SCALE:	AS NOTED	SHEET NO:	3 OF 18
DATE:	6/3/25		

F:\CIVIL3D PROJECTS\9185 HACKETT SUBDIVISION\22 PLAN SHEETS\9185 COVER NOTES DETAILS.DWG PLOTTED: 6/3/2025

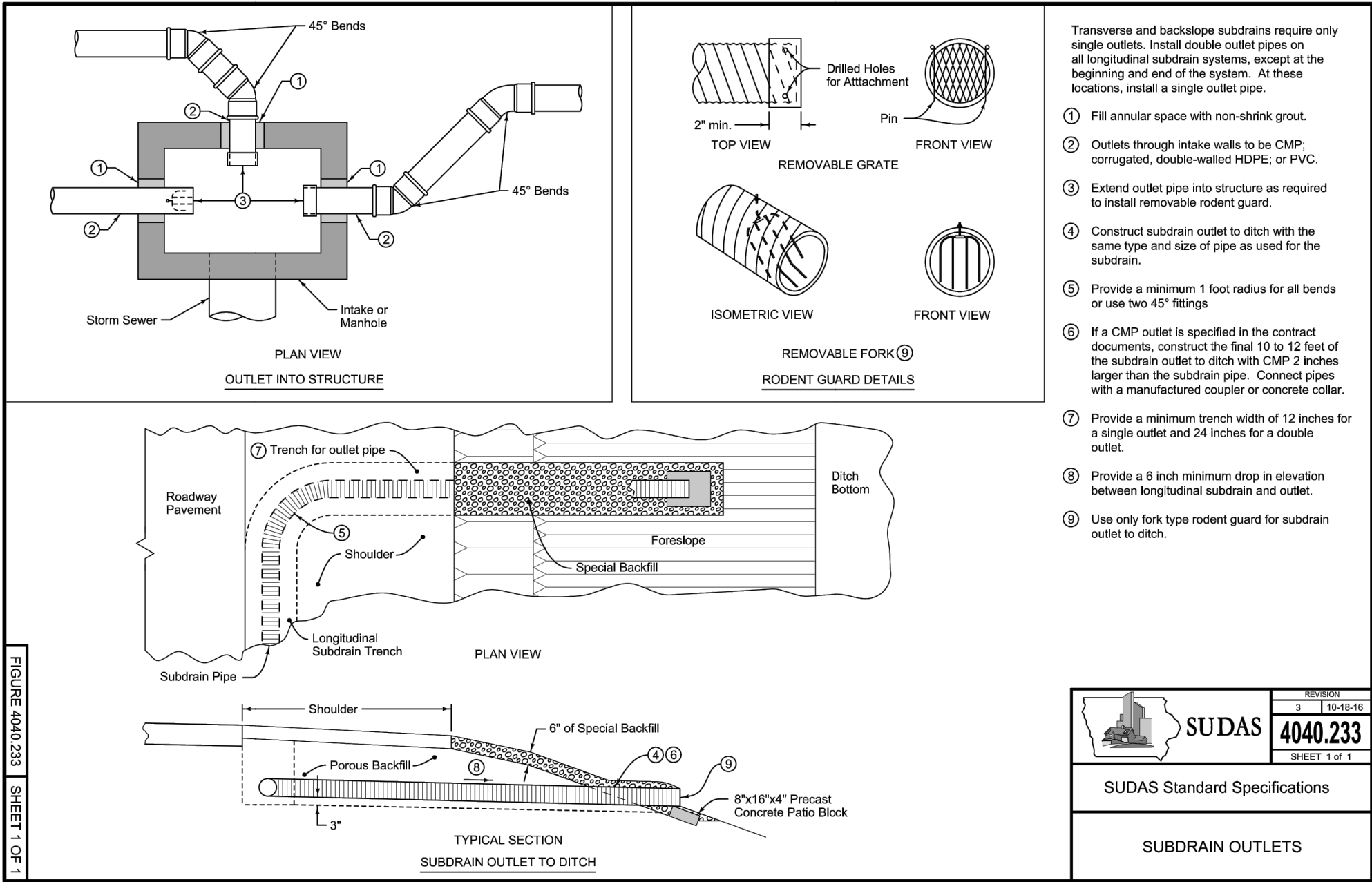
SANITARY SEWER STRUCTURE SCHEDULE – SW–301						
STRUCTURE NAME	TYPE	STATION	OFFSET	RIM EL.	INV. IN	INV. OUT
SAMH–1	SW–301	5+10.86	L 32.50’	692.28		680.28
SAMH–2	SW–301	21+13.24	R 16.50’	697.27		685.27
SAMH–3	SW–301	7+86.00	L 4.60’	693.77	679.22 679.22	679.12
SAMH–4	SW–301	11+65.50	L 32.50’	687.78	675.88	675.78
SAMH–5	SW–301	42+42.66	0.00’	674.93	664.73	664.63
SAMH–EX	SW–301	42+83.98	0.00’	671.76	664.19	
SANITARY SEWER PIPES						
NAME	SIZE	LENGTH	GRADE	STRUCTURE TO STRUCTURE		
P – (1)	8”	41 LF	1.06%	SAMH–5–664.63 TO SAMH–EX–664.19		
P – (2)	8”	368 LF	0.88%	SAMH–3–679.12 TO SAMH–4–675.88		
P – (3)	8”	128 LF	4.72%	SAMH–2–685.27 TO SAMH–3–679.22		
P – (4)	8”	264 LF	0.40%	SAMH–1–680.28 TO SAMH–3–679.22		
P – (12)	8”	111 LF	10.00%	SAMH–4–675.78 TO SAMH–5–664.73		

STORM SEWER SW–501 – TYPE R INTAKES							
NAME	SIZE	STATION	OFFSET	TC EL.	FORM EL.	INV. IN	INV. OUT
CB–1	SW–501	3+45.42	–13.50	687.38	686.88	15” SW, 683.34	15” NE, 683.34
CB–2	SW–501	3+45.42	13.50	687.38	686.88		15” NE, 683.88
CB–3	SW–501	8+50.00	13.50	693.46	692.96		15” N, 689.96
CB–4	SW–501	8+50.00	–13.50	693.46	692.96	15” S, 689.42	15” E, 689.42
CB–5	SW–501	11+74.84	13.50	687.33	686.83		15” N, 683.83
STORM SEWER PIPE TABLE							
PIPE NUMBER	PIPE SIZE	LENGTH (LF)	GRADE (%)	START INVERT	END INVERT		
P – (5)	18”	17	2.00%	668.46	668.80		
P – (6)	15”	123	9.90%	671.14	683.30		
P – (7)	15”	27	2.00%	683.30	683.83		
P – (8)	15”	323	1.90%	683.30	689.42		
P – (9)	15”	27	2.00%	689.42	689.96		
P – (10)	15”	6	5.00%	683.06	683.34		
P – (11)	15”	27	2.00%	683.34	683.88		

STORM SEWER SW–501 – TYPE Q INTAKES							
NAME	TYPE	STATION	OFFSET	TC EL.	FORM EL.	INV. IN	INV. OUT
CB–6	SW–501 – TYPE Q	11+74.84	13.00’	686.83	686.83	15” S, 683.30 15” W, 683.30	15” NE, 683.30

STORM SEWER MANHOLES – SW–401					
NAME	STATION	OFFSET	RIM EL.	INV. IN	INV. OUT
STMH–48”	29+72.44	0.00’	674.14	15” SW, 671.14	18” N, 668.80
STMH–84”	3+45.59	L 19.15’	687.60	15” SW, 683.06	

FLARED END SECTIONS				
NAME	SIZE	STATION	OFFSET	FLOWLINE EL.
FES	18”	29+89.49	0.00’	668.46



#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
PHONE (563) 263-7691
MUSCATINE, IOWA
EMAIL info@martin-whitacre.com

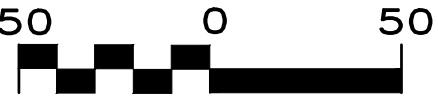
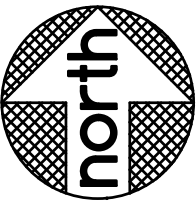
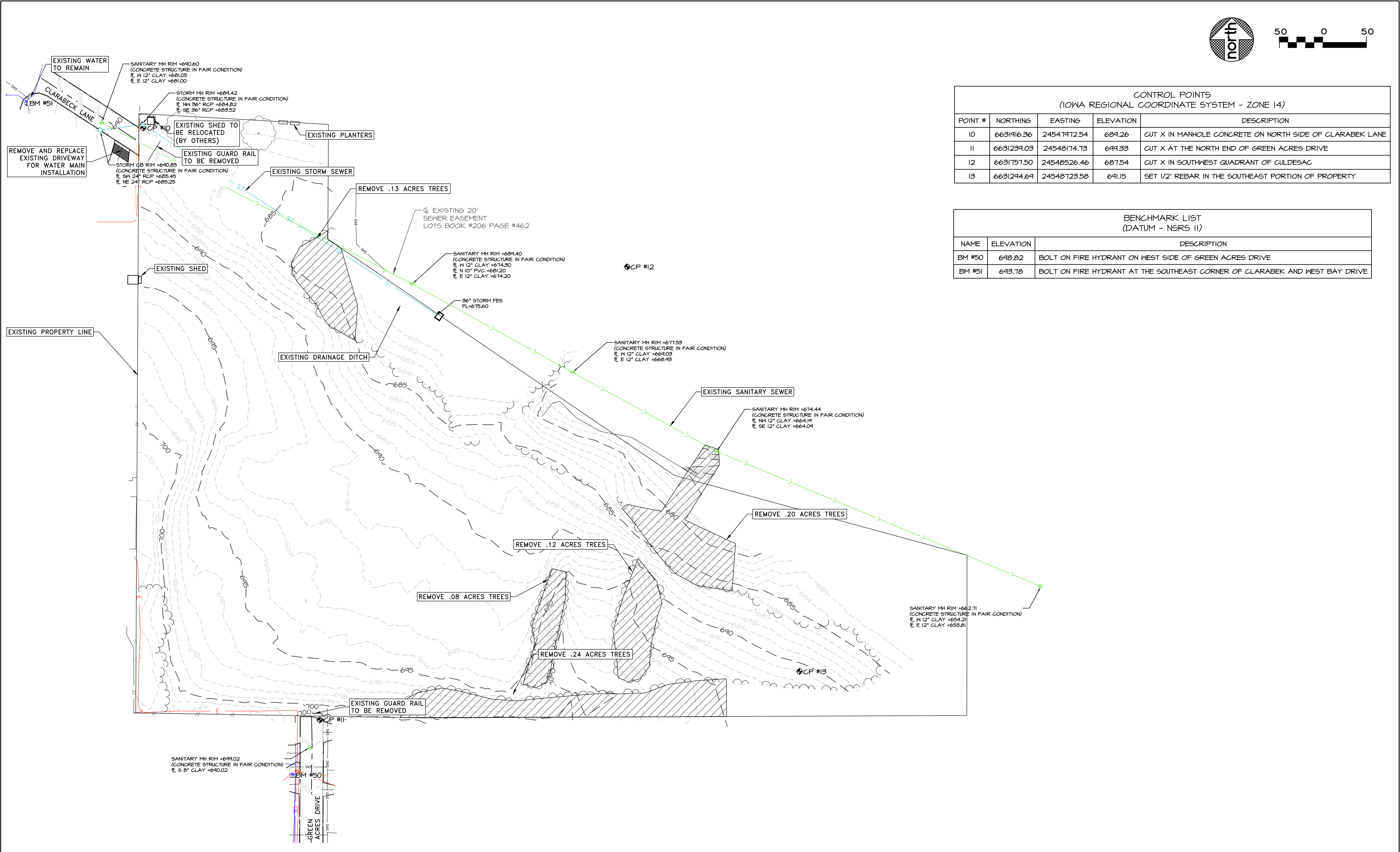
HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

SEWER TABLES & DETAILS

PROJ NO:	9185.25	DRAWING NO:
CONST PROJ:	000	C-4
SCALE:	AS NOTED	SHEET NO:
DATE:	6/3/25	4 OF 18

F:\CIVIL\3D PROJECTS\9185 HACKETT SUBDIVISION\22 PLAN SHEETS\9185 EXISTING & REMOVAL.DWG

PLOTTED: 6/3/2025



CONTROL POINTS (IOWA REGIONAL COORDINATE SYSTEM - ZONE 14)				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
10	6631916.36	24547972.54	689.26	CUT X IN MANHOLE CONCRETE ON NORTH SIDE OF CLARABEK LANE
11	6631239.03	24548174.73	699.33	CUT X AT THE NORTH END OF GREEN ACRES DRIVE
12	6631757.50	24548526.46	687.54	CUT X IN SOUTHWEST QUADRANT OF CULDESAC
13	6631294.69	24548723.58	691.15	SET 1/2' REBAR IN THE SOUTHEAST PORTION OF PROPERTY

BENCHMARK LIST (DATUM - NGRS 11)		
NAME	ELEVATION	DESCRIPTION
BM #50	698.82	BOLT ON FIRE HYDRANT ON WEST SIDE OF GREEN ACRES DRIVE
BM #51	693.78	BOLT ON FIRE HYDRANT AT THE SOUTHEAST CORNER OF CLARABEK AND WEST BAY DRIVE

#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
MUSCATINE, IOWA
PHONE (563) 263-7691
EMAIL info@martin-whitacre.com

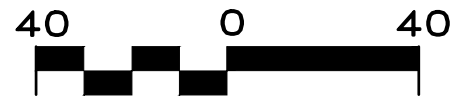
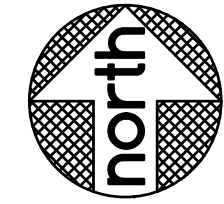
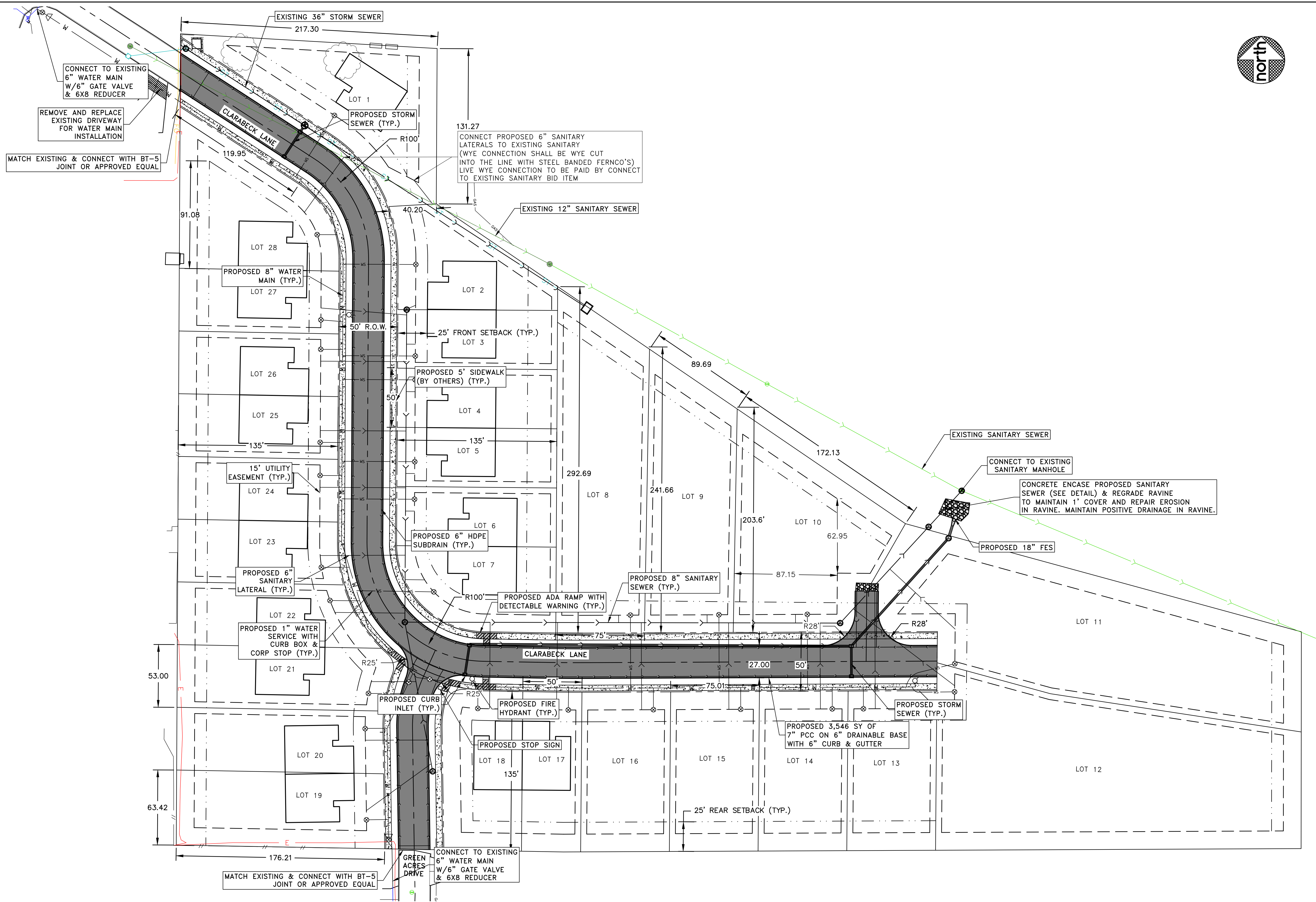
HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

EXISTING SITE & REMOVAL PLAN

PROJ NO:	9185.25	DRAWING NO:
CONST PROJ:	000	C-5
SCALE:	AS NOTED	SHEET NO:
DATE:	6/3/25	5 OF 18

PLOTTED: 6/3/2025

F:\CIVIL\3D PROJECTS\9185 HACKETT SUBDIVISION\22 PLAN SHEETS\9185 SITE PLAN.DWG



#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
MUSCATINE, IOWA
PHONE (563) 263-7691
EMAIL info@martin-whitacre.com

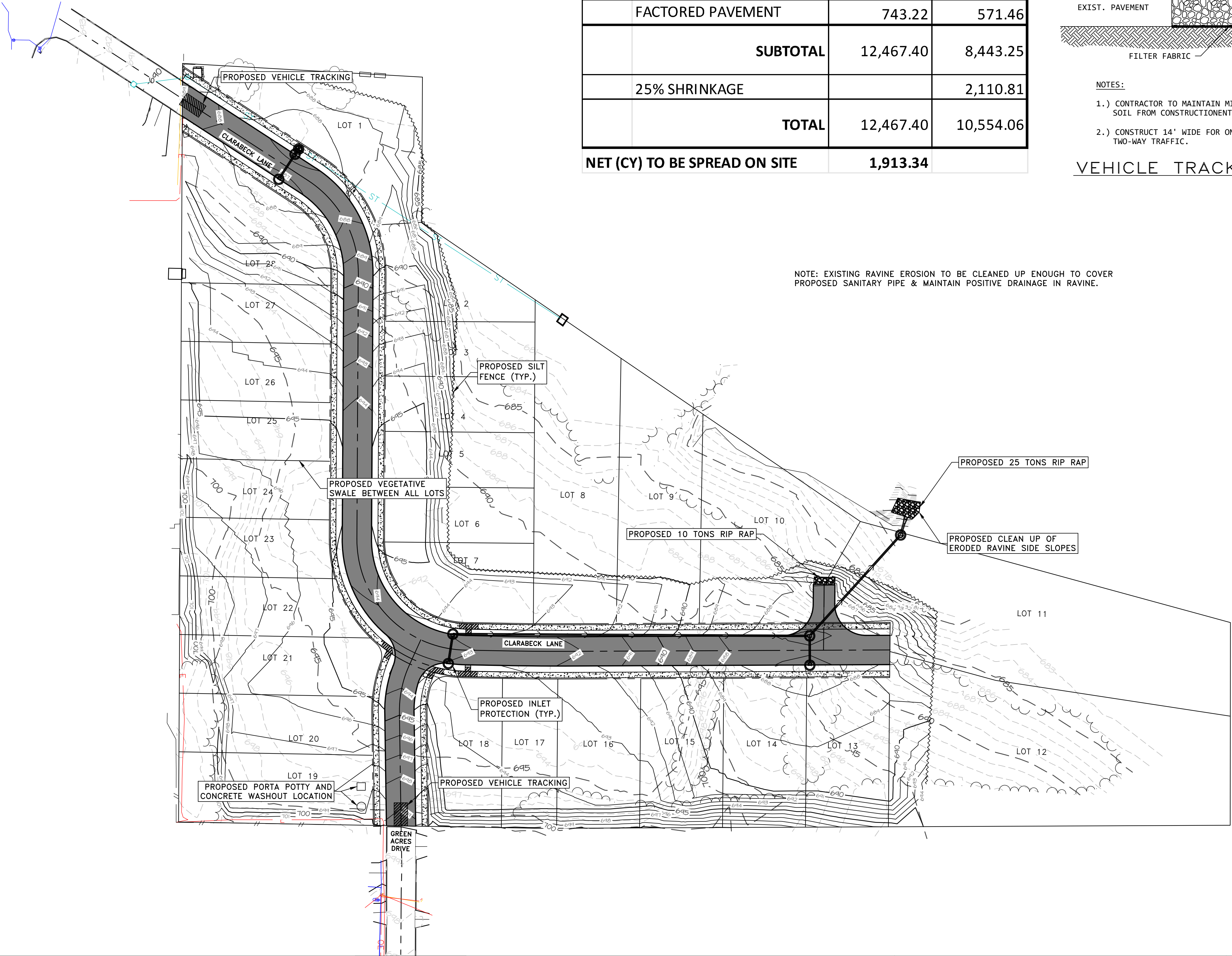
HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

PROPOSED SITE & UTILITY PLAN

PROJ NO:	9185.25	DRAWING NO:
CONST PROJ:	000	C-6
SCALE:	AS NOTED	SHEET NO:
DATE:	6/3/25	6 OF 18

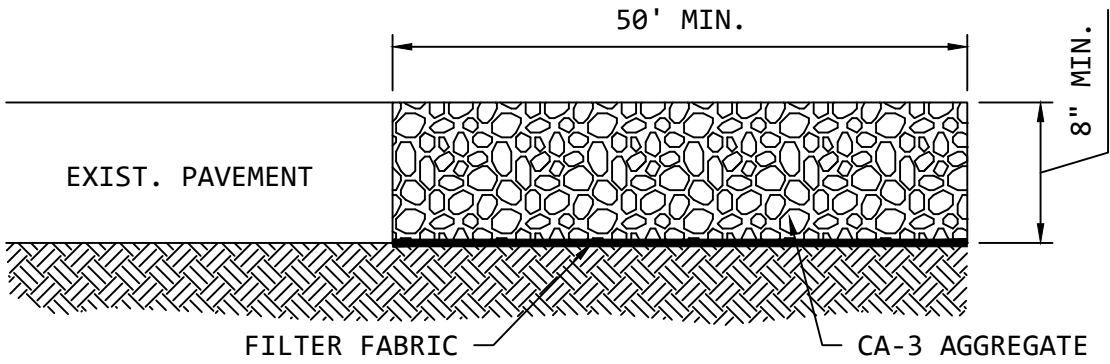
PLOTTED: 6/3/2025

F:\CIVIL\3D PROJECTS\9185 HACKETT SUBDIVISION\22 PLAN SHEETS\9185 GRADING & EROSION CONTROL.DWG



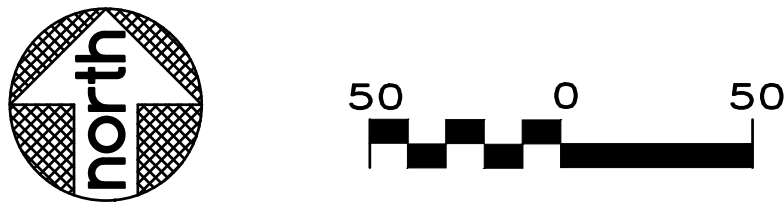
NOTE: EXISTING RAVINE EROSION TO BE CLEANED UP ENOUGH TO COVER PROPOSED SANITARY PIPE & MAINTAIN POSITIVE DRAINAGE IN RAVINE.

GRADING SUMMARY		
	CUT (CY)	FILL (CY)
UNADJUSTED	11,724.18	9,014.71
FACTORED PAVEMENT	743.22	571.46
SUBTOTAL	12,467.40	8,443.25
25% SHRINKAGE		2,110.81
TOTAL	12,467.40	10,554.06
NET (CY) TO BE SPREAD ON SITE	1,913.34	

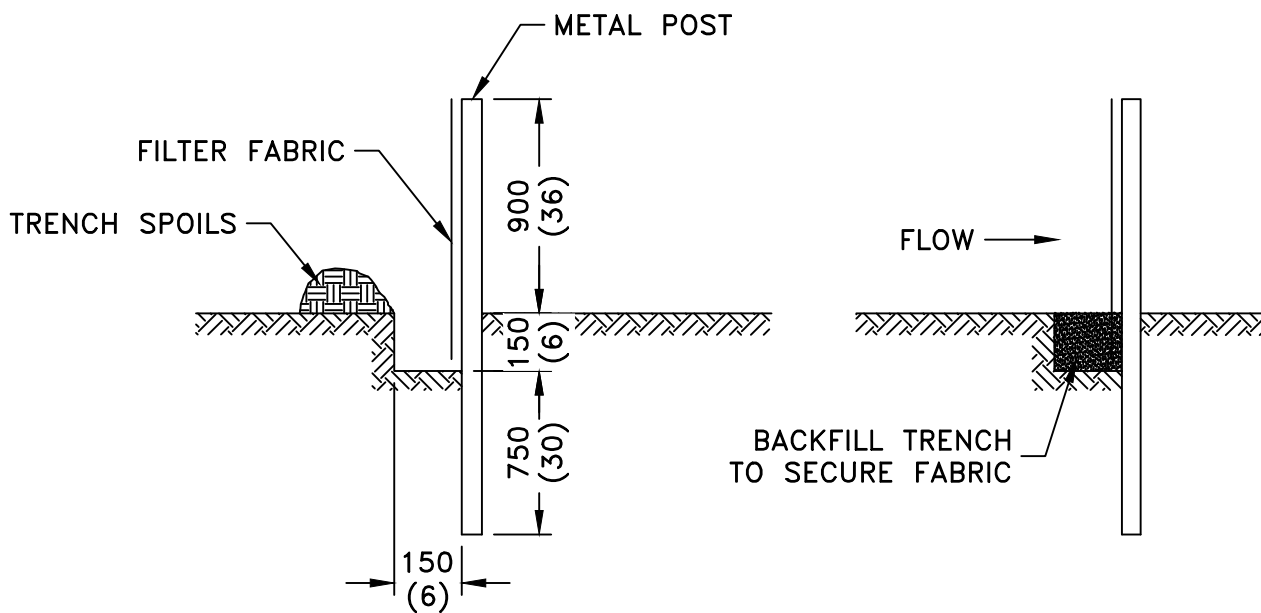


- NOTES:
- CONTRACTOR TO MAINTAIN MINIMUM DEPTH AND SHALL REMOVE SOIL FROM CONSTRUCTION ENTRANCE, AS REQUIRED.
 - CONSTRUCT 14' WIDE FOR ONE-WAY TRAFFIC AND 20' WIDE FOR TWO-WAY TRAFFIC.

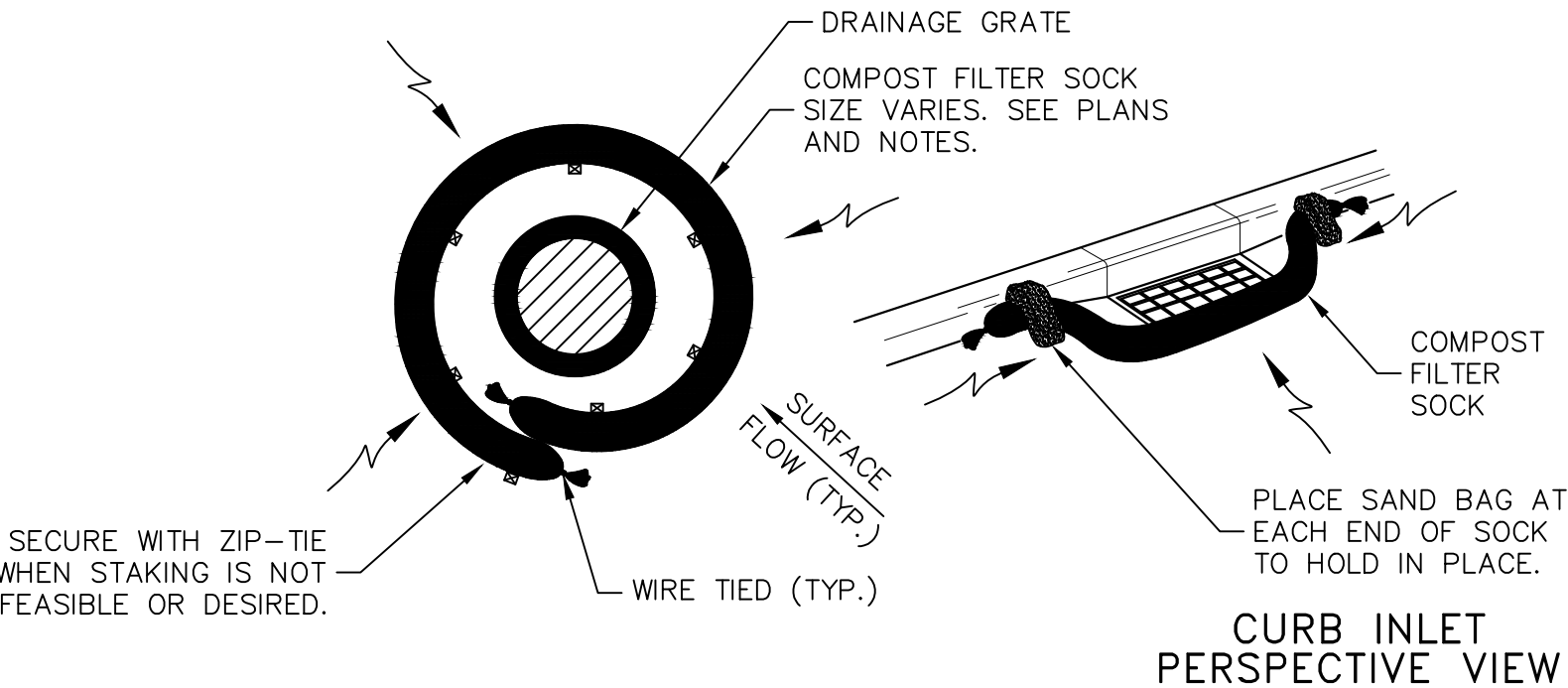
VEHICLE TRACKING CONTROL



- NOTES:
- ANCHORING STAKES SHALL BE SIZED, SPACED AND BE OF A MATERIAL THAT EFFECTIVELY SECURES THE FILTER SOCK. STAKE SPACING SHALL BE A MAXIMUM OF THREE FEET.
 - OVERLAP ENDS OF SOCK PER MANUFACTURER'S RECOMMENDATIONS. (1' MIN., 3' MAX.)
 - USE 8" TO 12" DIAMETER SOCK ON CURBSIDE IN TRAFFIC AREAS.
 - USE 12"-18" DIAMETER SOCK IN NON-TRAFFIC AREAS OR AREAS WHERE SAFETY IS NOT A CONCERN.



SILT FILTER FENCE AS A PERIMETER EROSION BARRIER
NOT TO SCALE



DROP INLET PLAN
COMPOST FILTER SOCK INLET PROTECTION
NOT TO SCALE

#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



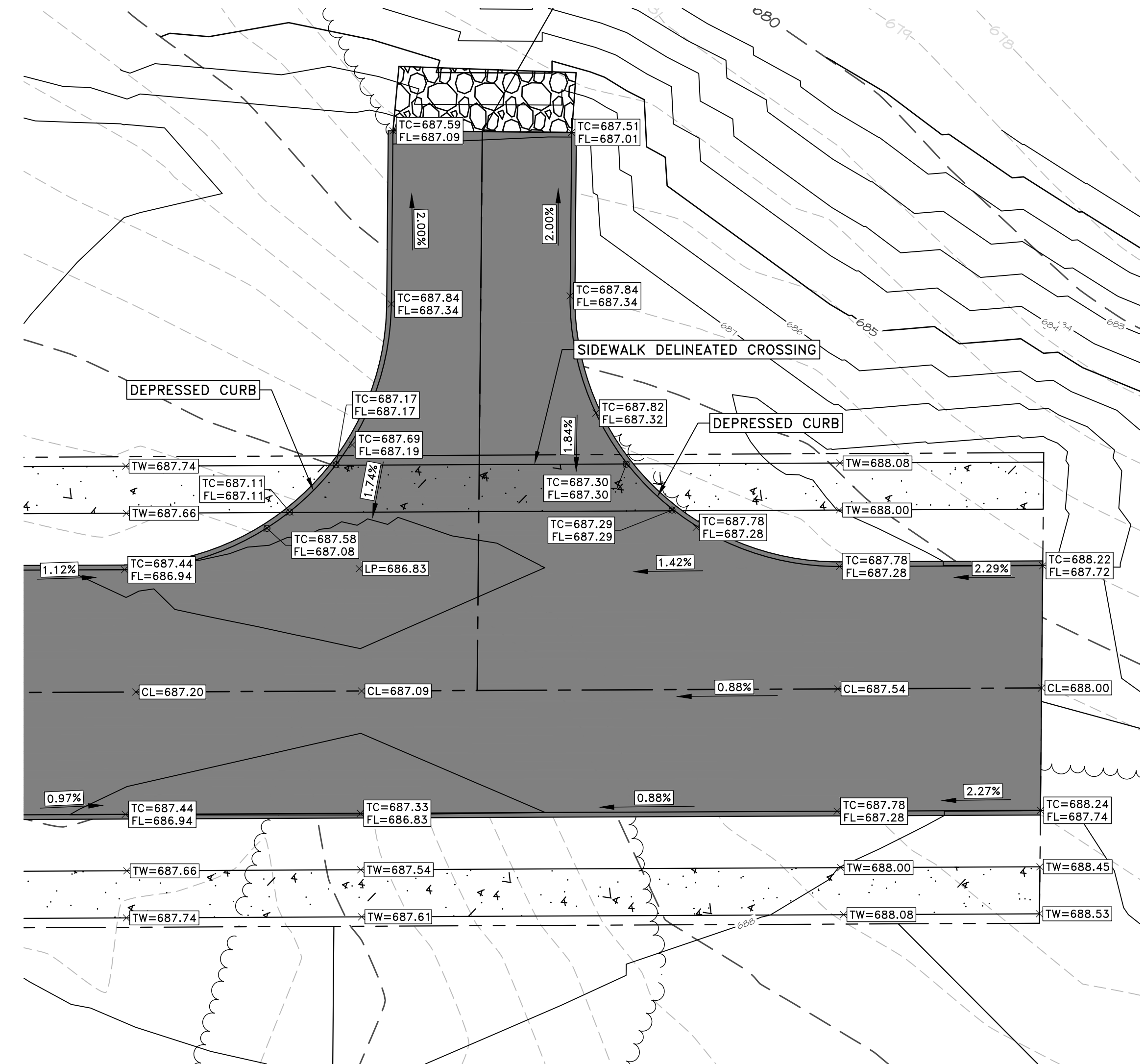
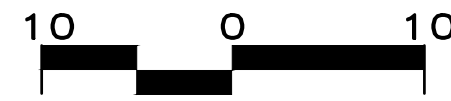
Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
PHONE (563) 263-7691

MUSCATINE, IOWA
EMAIL info@martin-whitacre.com

HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

GRADING & EROSION CONTROL PLAN

PROJ NO:	9185.25	DRAWING NO:
CONST PROJ:	000	C-7
SCALE:	AS NOTED	SHEET NO:
DATE:	6/3/25	7 OF 18



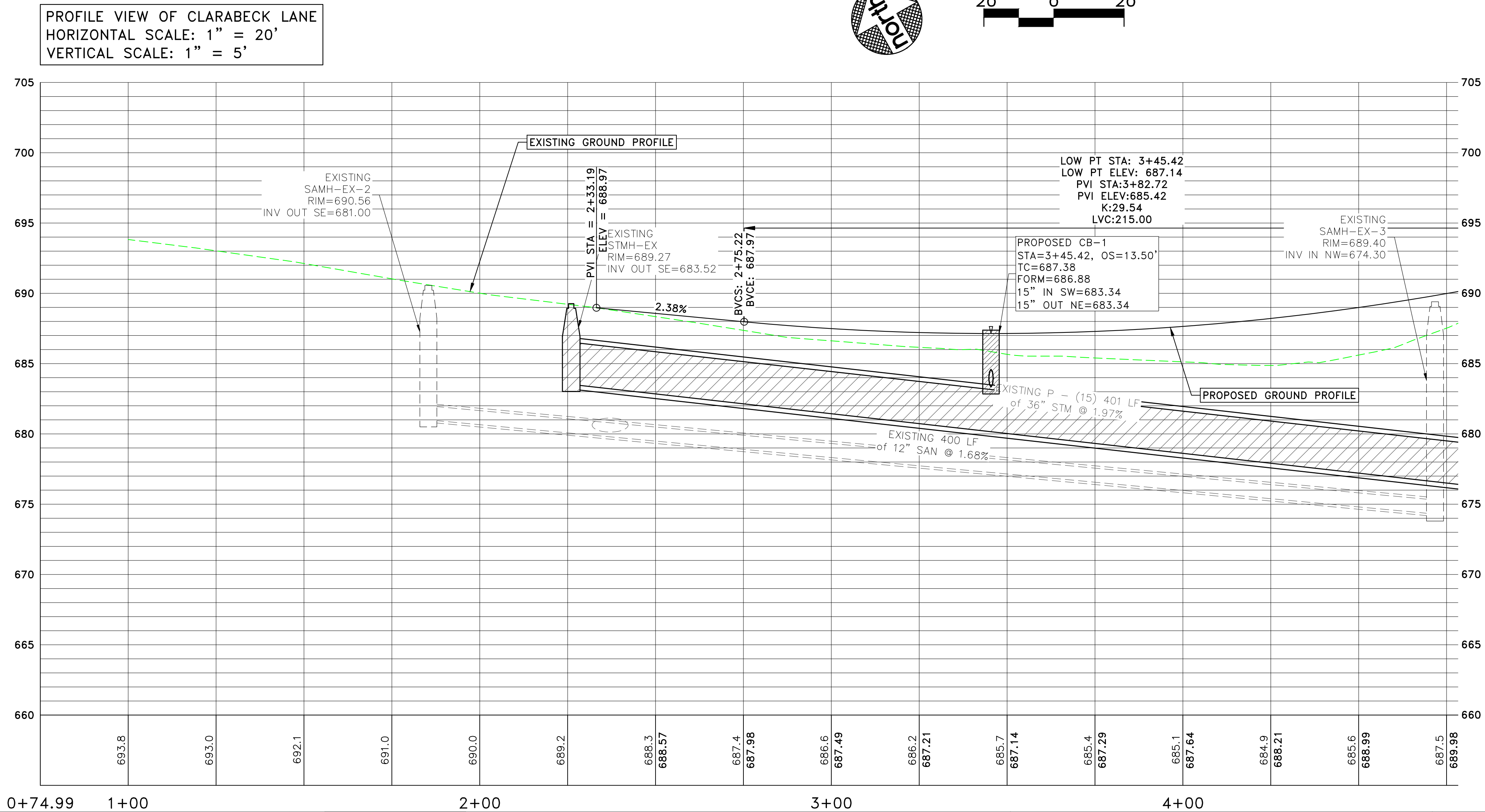
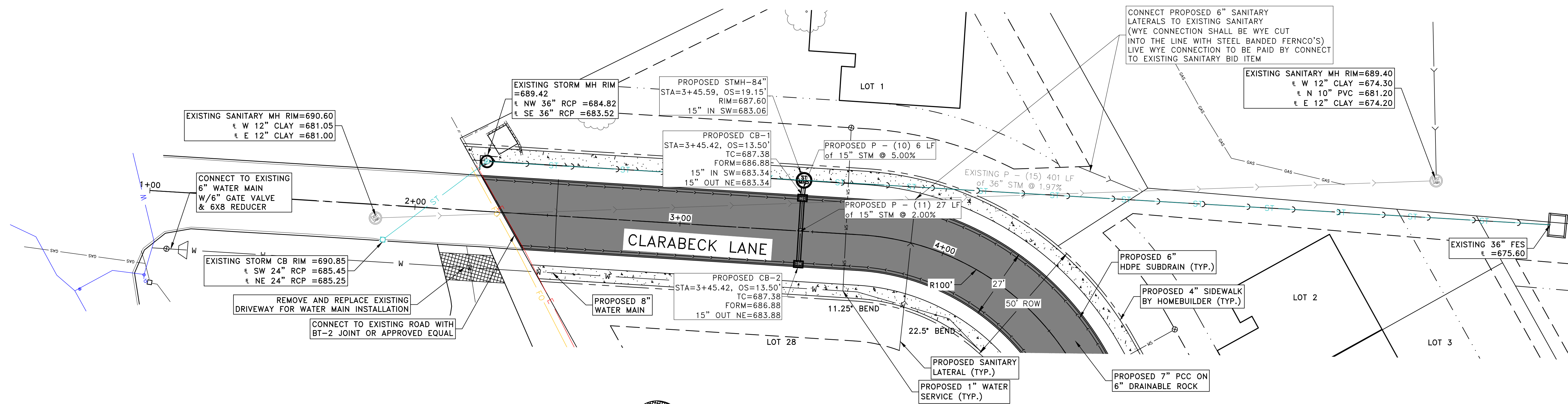
#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

PAVEMENT DETAILS

PROJ NO:	9185.25	DRAWING NO:	C-8
CONST PROJ:	000		
SCALE:	AS NOTED	SHEET NO:	8 OF 18
DATE:	6/3/25		



#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



**Martin & Whitacre
Surveyors & Engineers, Inc.**

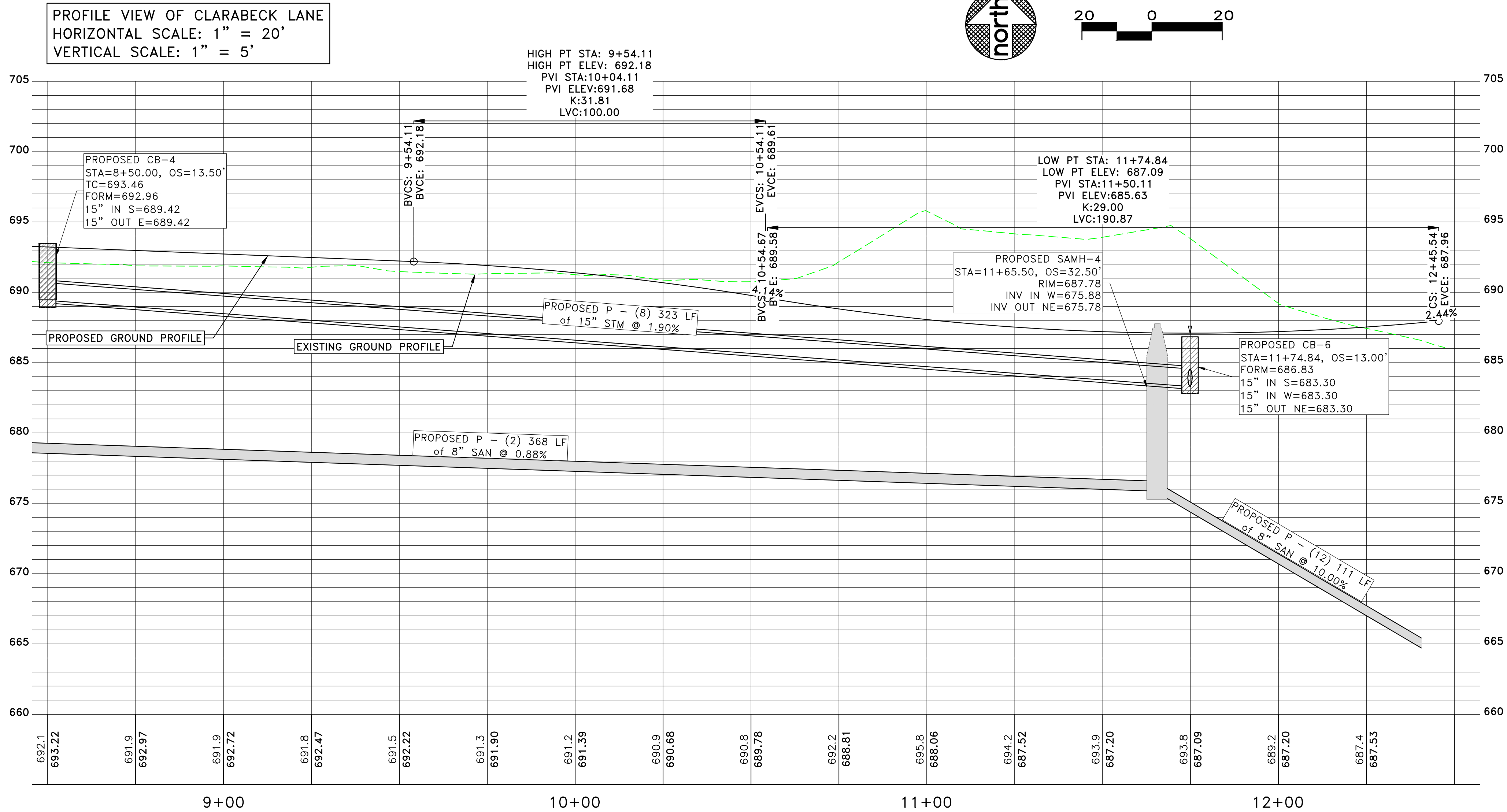
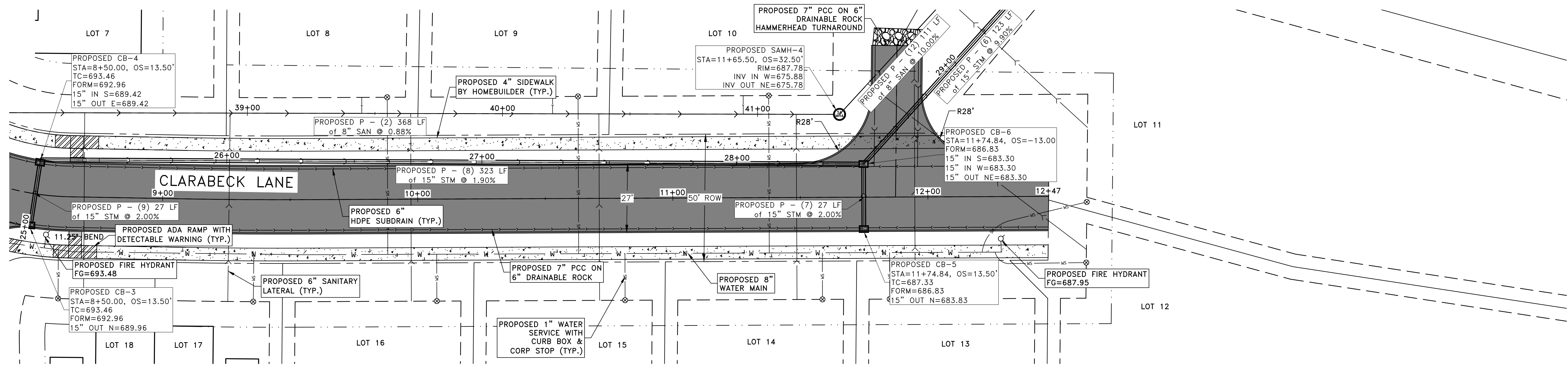
1508 BIDWELL ROAD **MUSCATINE, IOWA**
PHONE (563) 263-7691 **EMAIL info@martin-whitacre.com**

HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

PLAN & PROFILE - CLARABECK - 1

PROJ NO:	9185.25	DRAWING NO:	C-9
CONST PROJ:	000		
SCALE:	AS NOTED	SHEET NO:	9 OF 18
DATE:	6/3/25		

F:\CIVIL\3D PROJECTS\9185 HACKETT SUBDIVISION\22 PLAN SHEETS\9185 PLAN & PROFILE.DWG PLOTTED: 6/3/2025



#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
MUSCATINE, IOWA
PHONE (563) 263-7691
EMAIL info@martin-whitacre.com

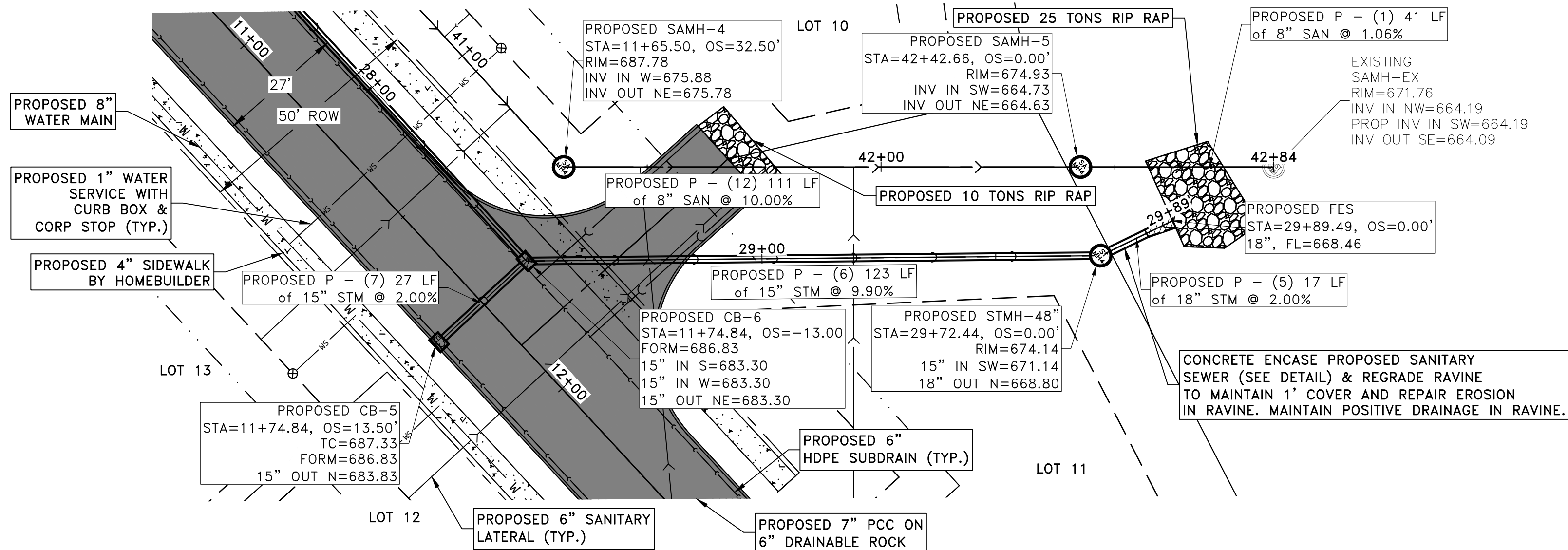
HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

PLAN & PROFILE - CLARABECK - 3

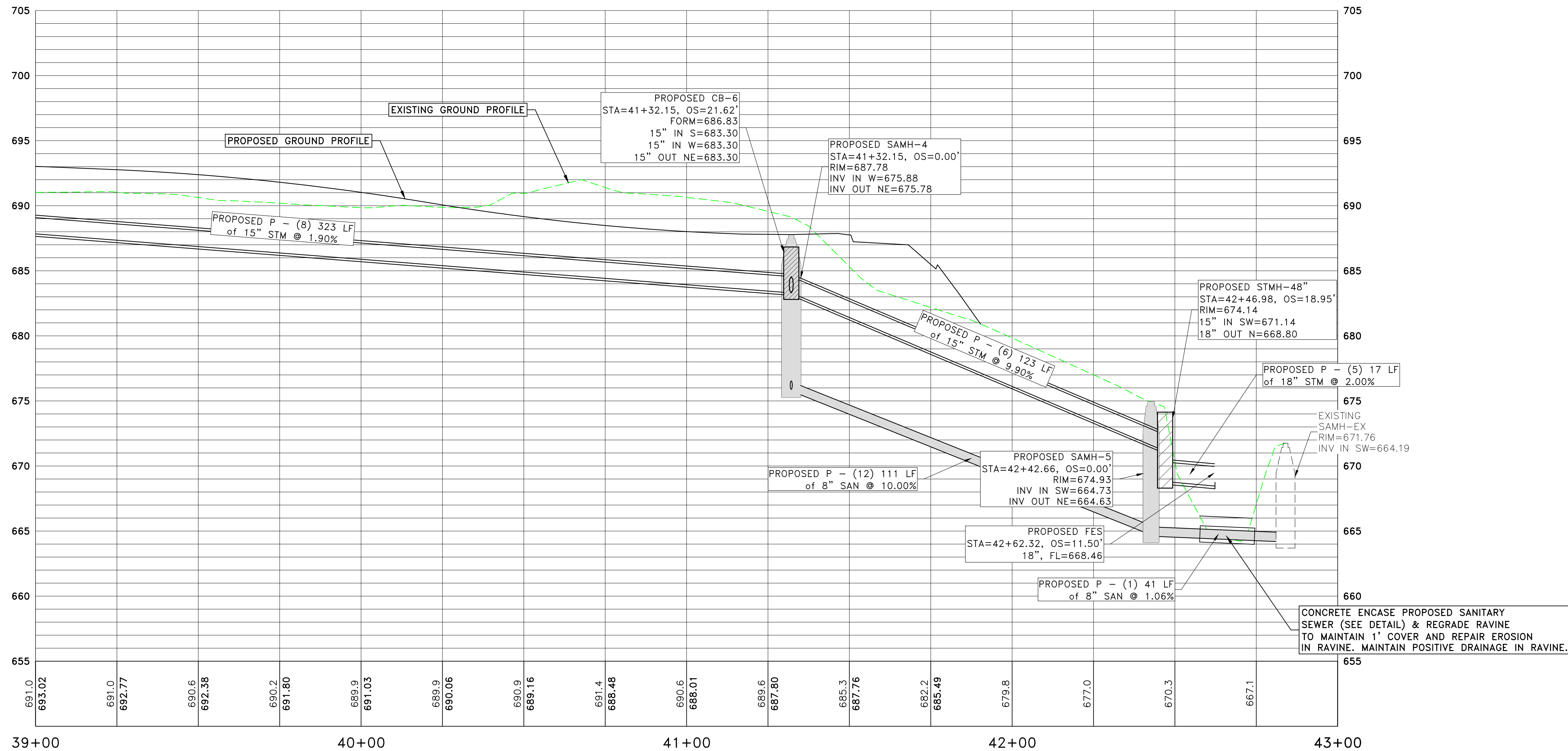
PROJ NO:	9185.25	DRAWING NO:
CONST PROJ:	000	C-11
SCALE:	AS NOTED	SHEET NO:
DATE:	6/3/25	11 OF 18

F:\CIVIL\3D PROJECTS\9185 HACKETT SUBDIVISION\22 PLAN SHEETS\9185 PLAN & PROFILE.DWG

PLOTTED: 6/3/2025



PROFILE VIEW OF 9185 SANITARY
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'



#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



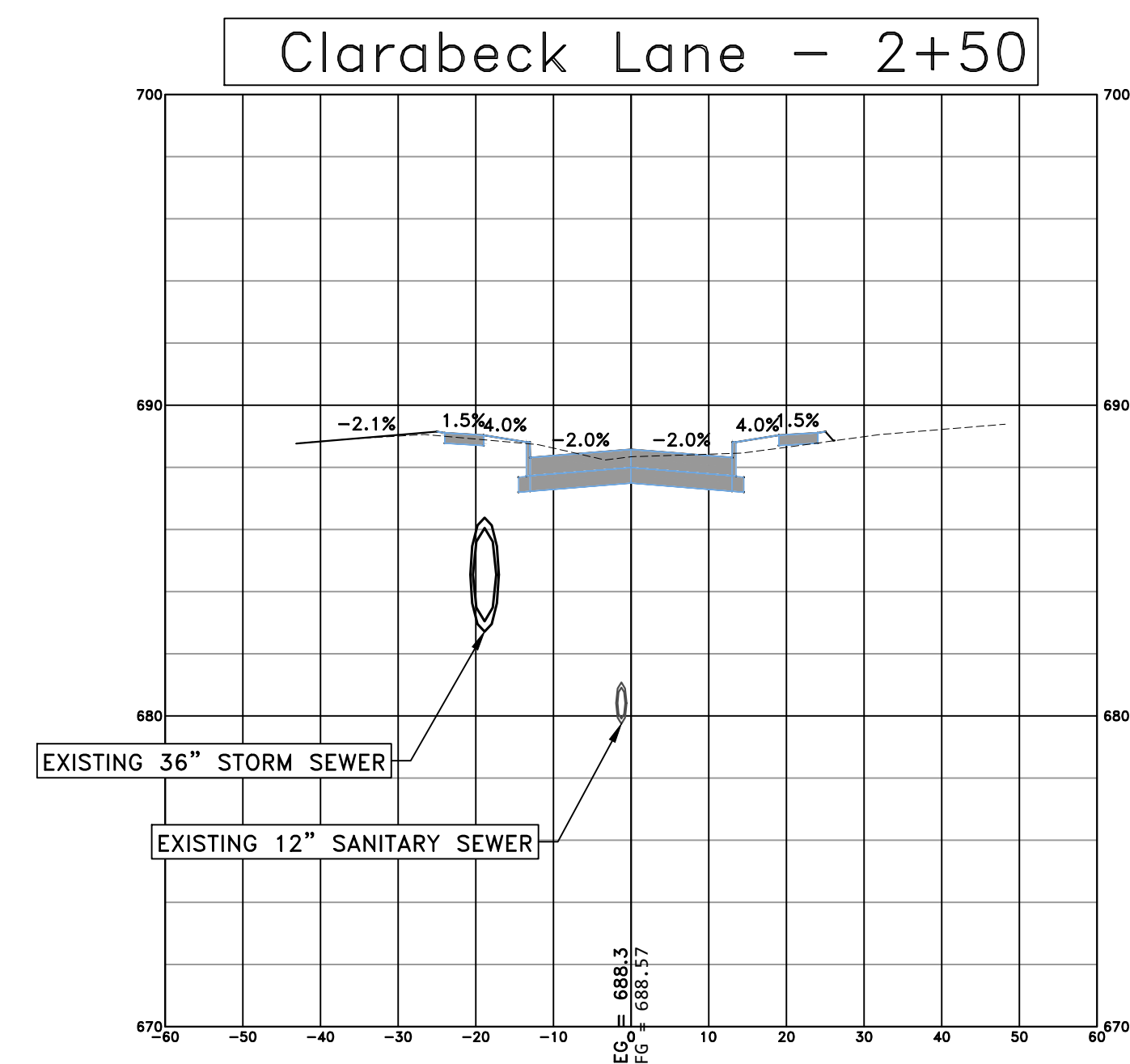
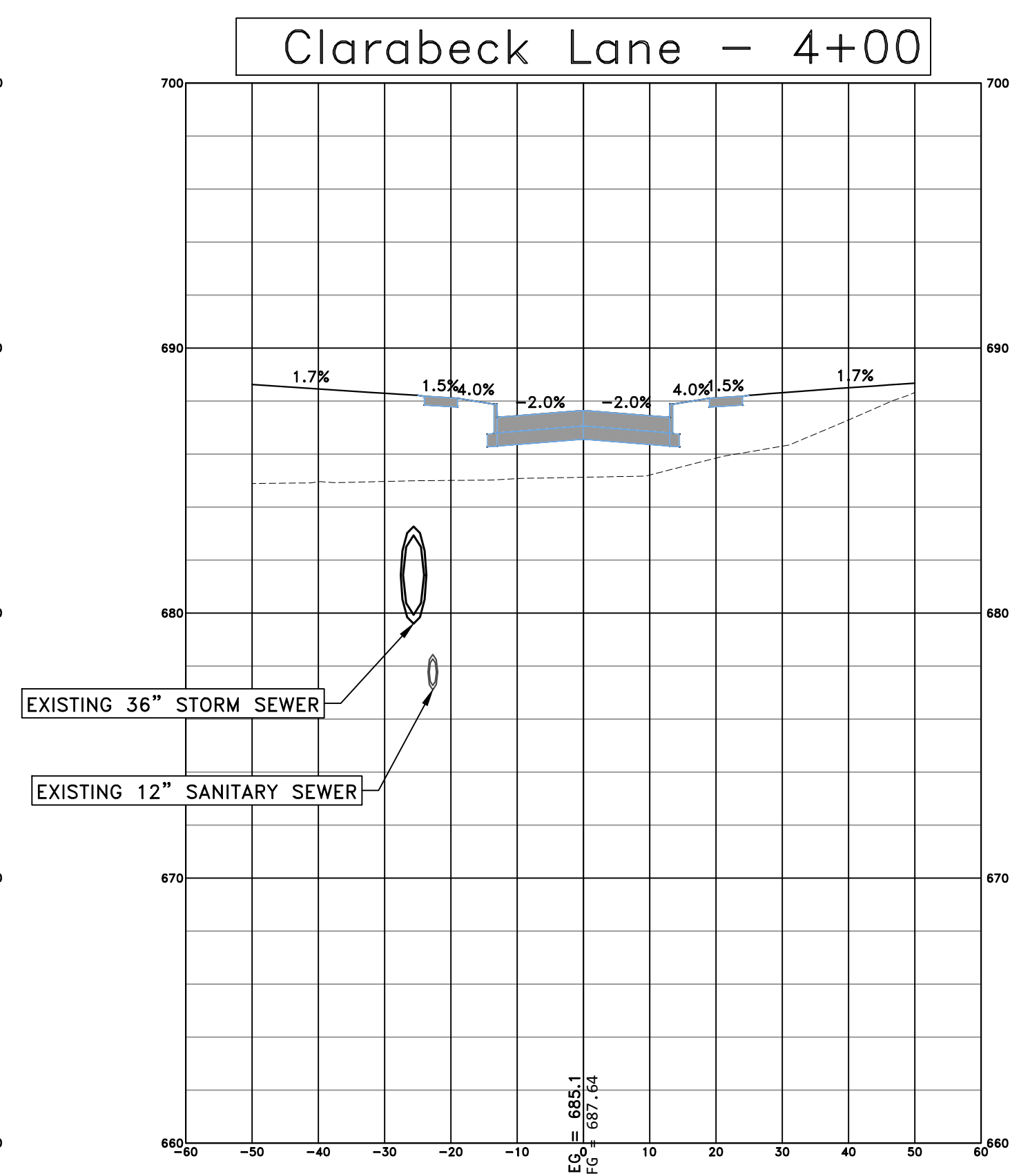
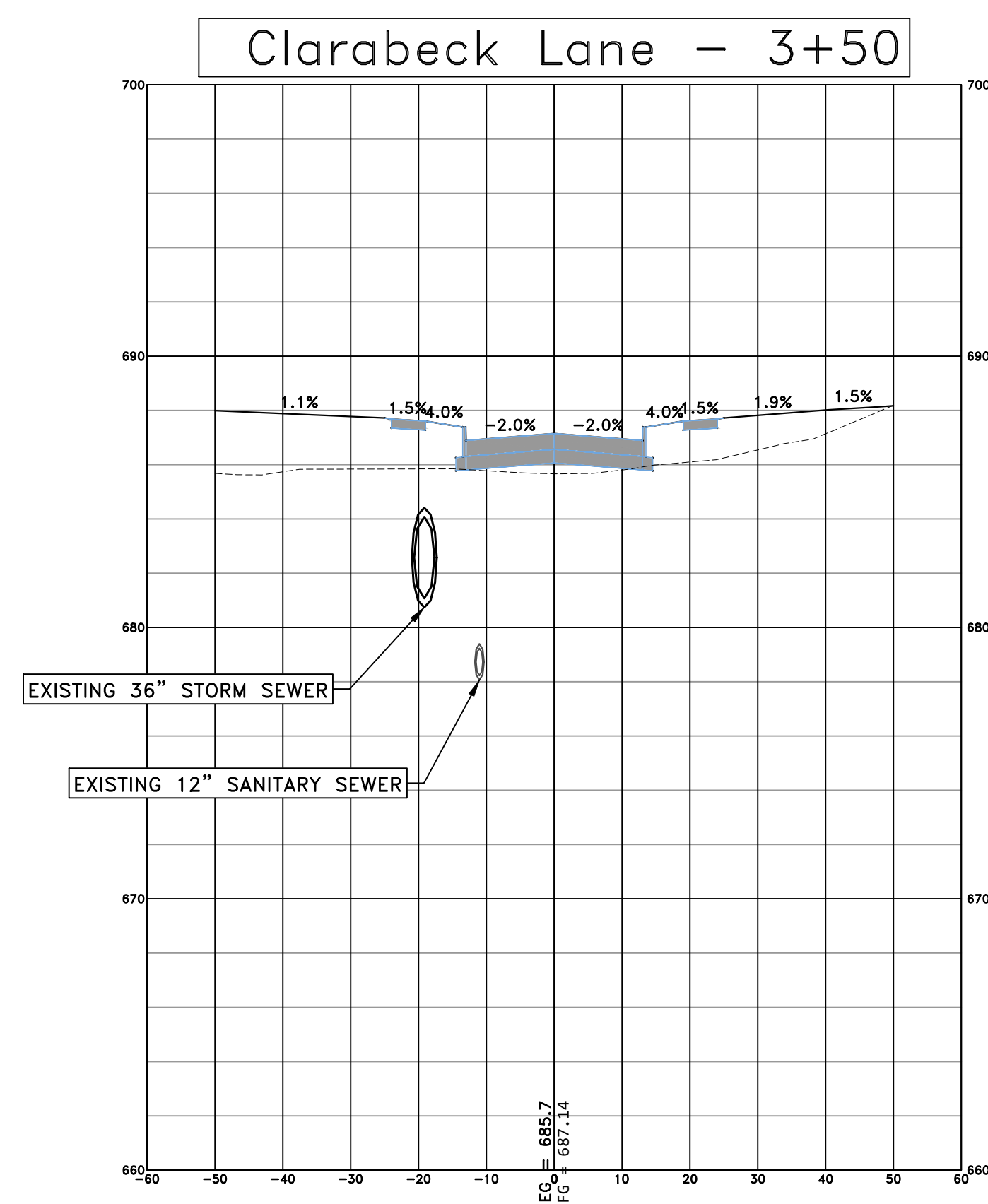
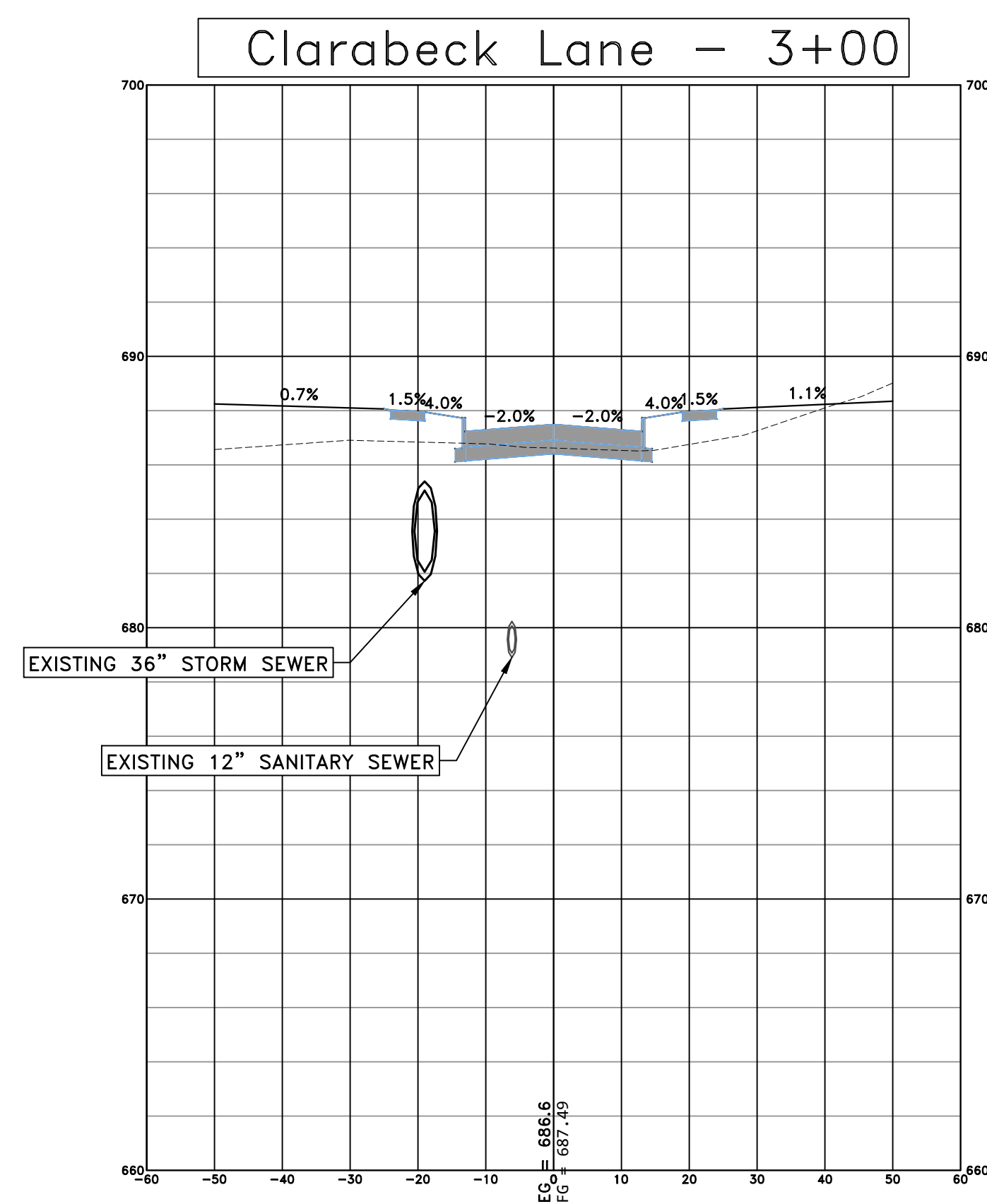
Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
MUSCATINE, IOWA
PHONE (563) 263-7691
EMAIL info@martin-whitacre.com

HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

PLAN & PROFILE - UTILITIES

PROJ NO:	9185.25	DRAWING NO:
CONST PROJ:	000	C-13
SCALE:	AS NOTED	SHEET NO:
DATE:	6/3/25	13 OF 18

NOTE:
REFER TO GRADING & EROSION
CONTROL PLAN FOR GRADING
OUTSIDE OF RIGHT OF WAY



#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



**Martin & Whitacre
Surveyors & Engineers, Inc.**

1508 BIDWELL ROAD
PHONE (563) 263-7691

MUSCATINE, IOWA
EMAIL info@martin-whitacre.com

HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

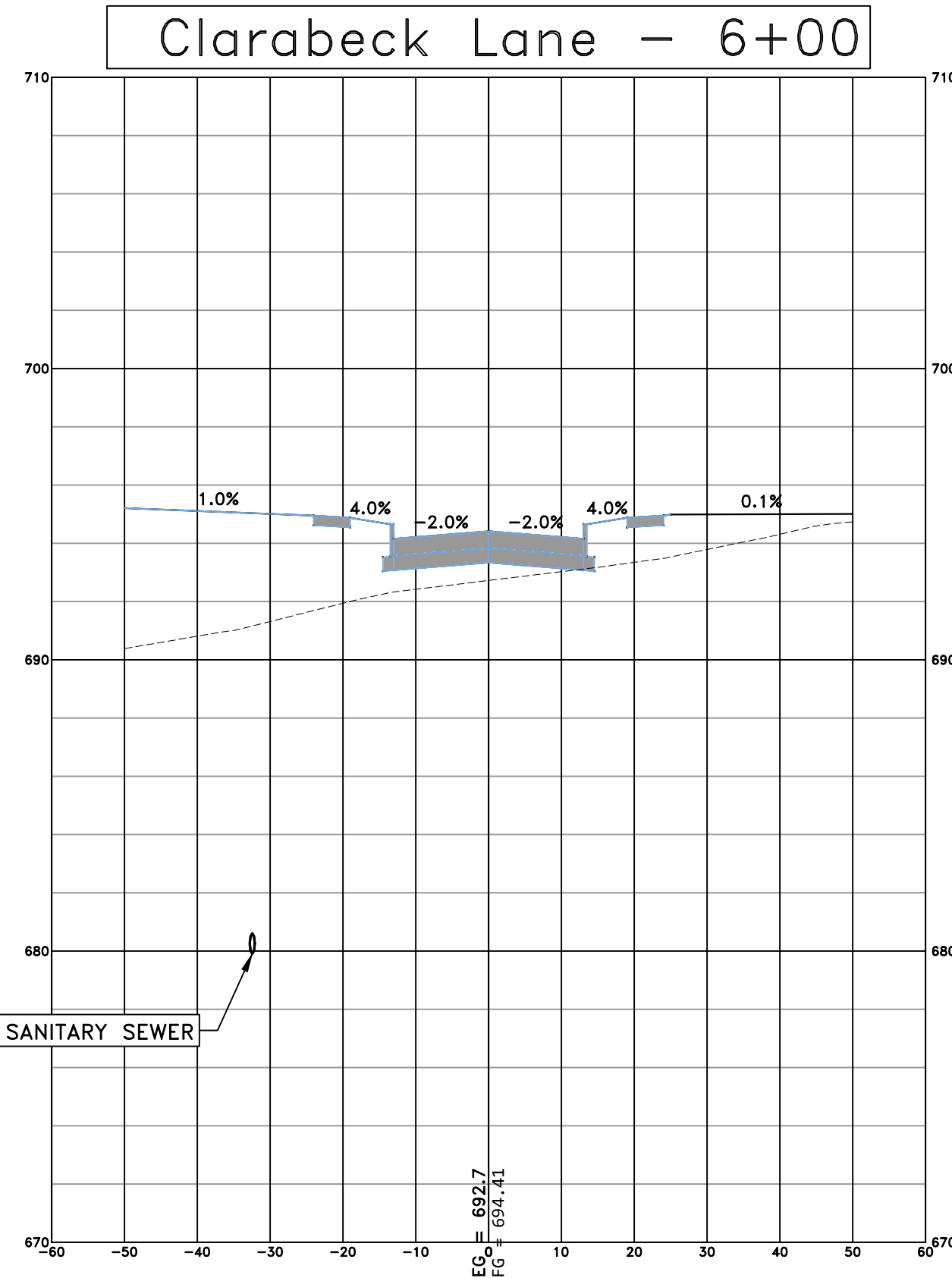
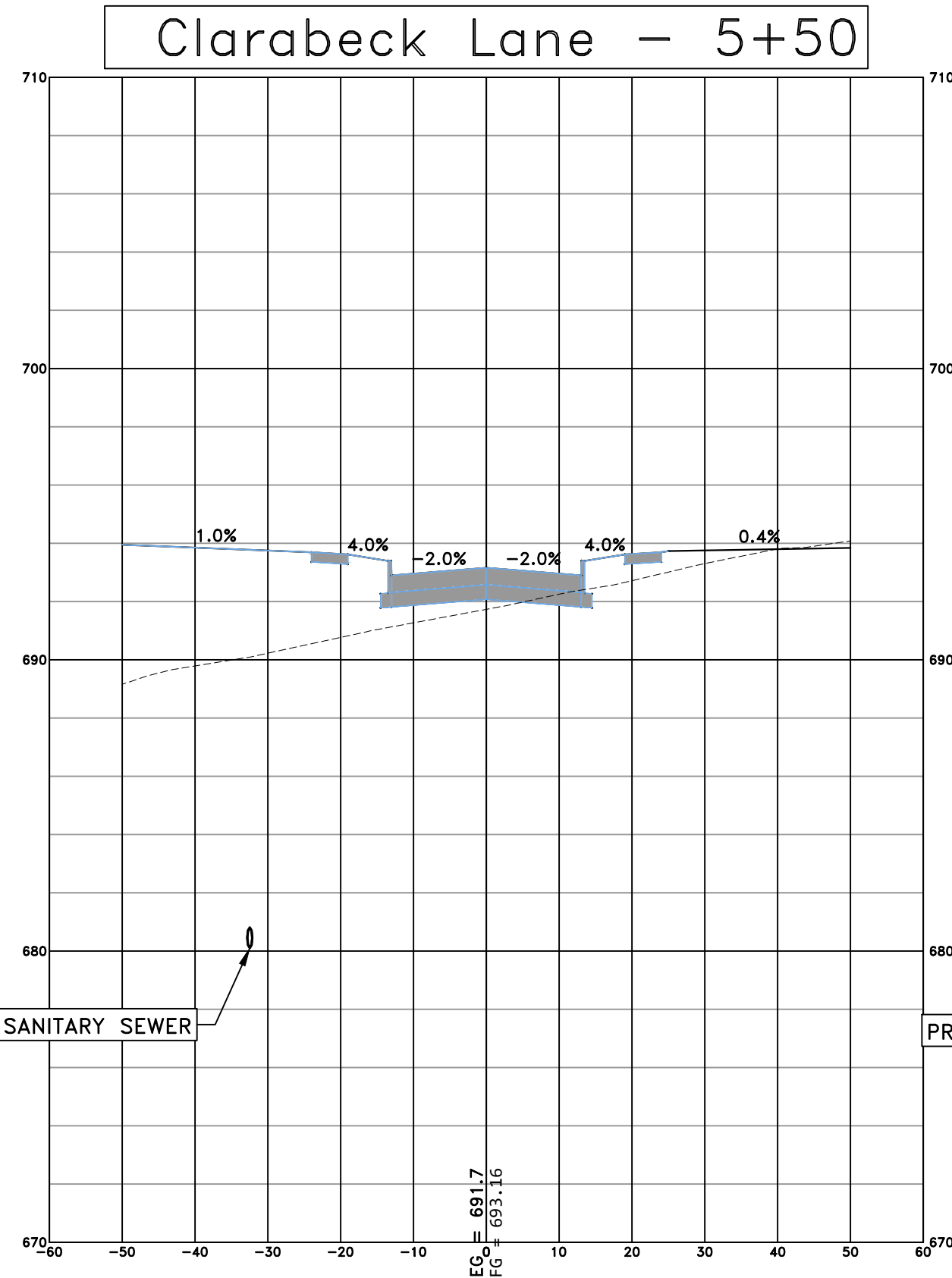
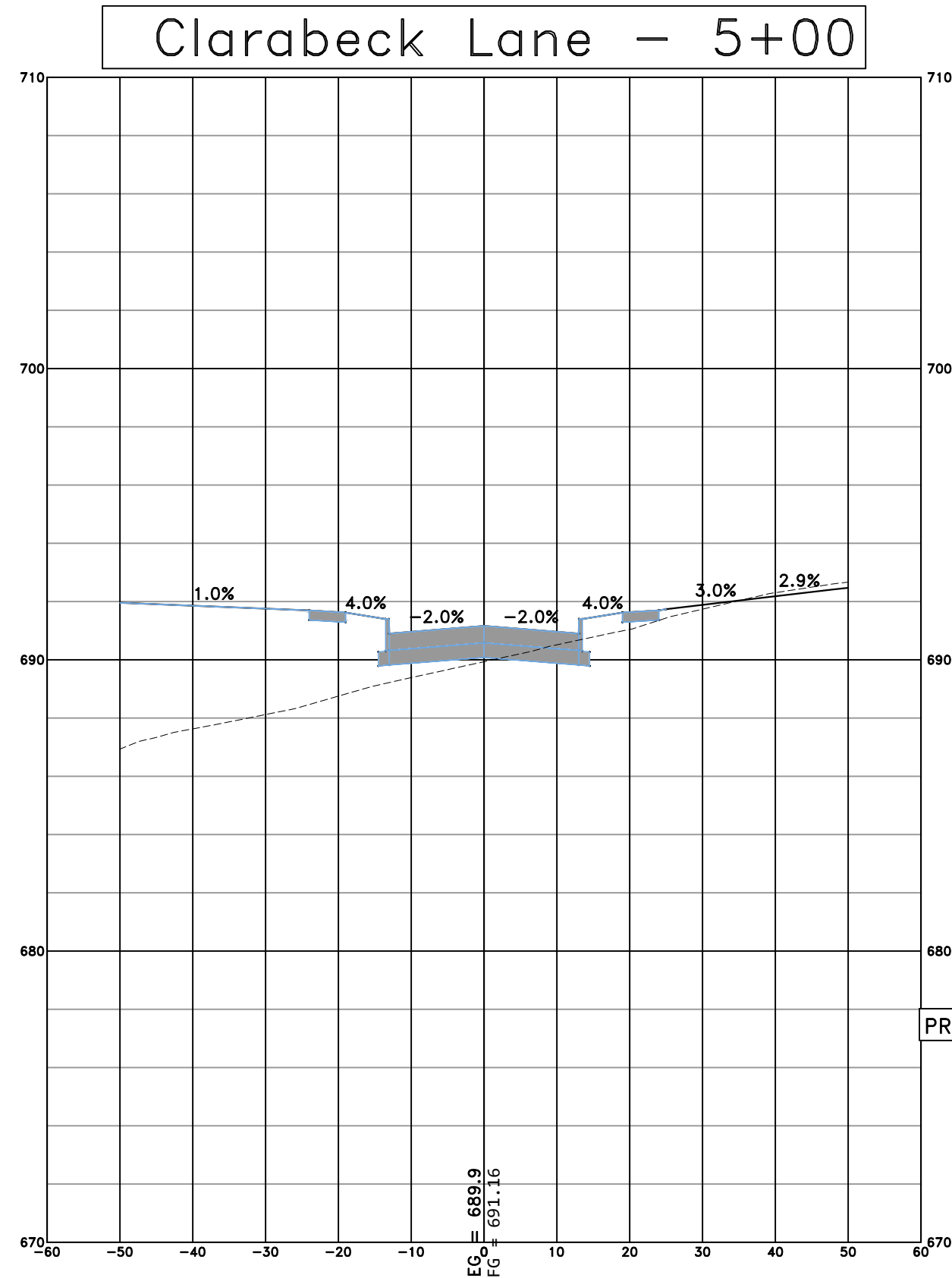
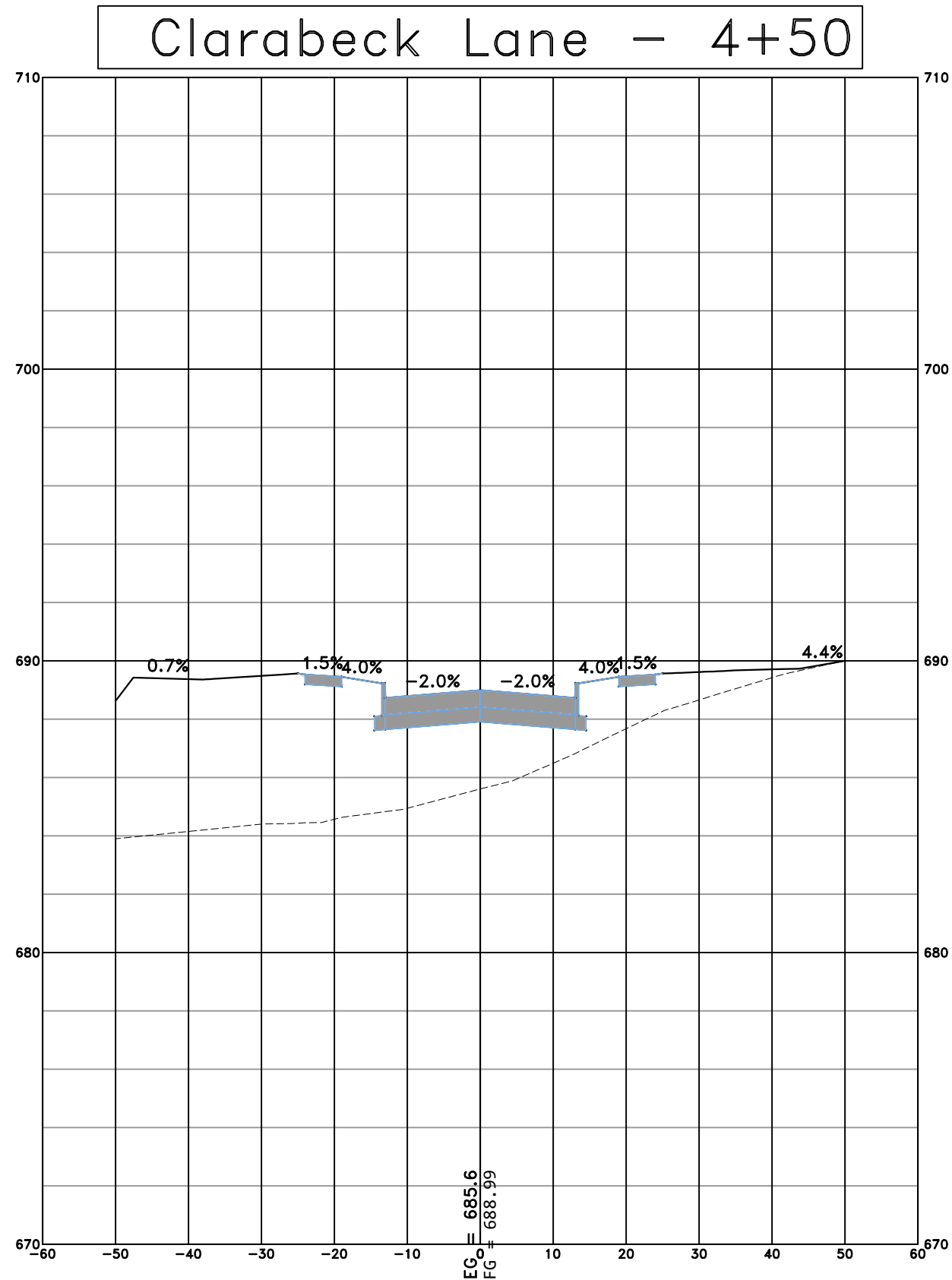
CROSS SECTIONS - 1

PROJ NO:	9185.25	DRAWING NO: C-14
CONST PROJ:	000	
SCALE:	AS NOTED	
DATE:	6/3/25	SHEET NO: 14 OF 18

F:\CIVIL\3D PROJECTS\9185 HACKETT SUBDIVISION\22 PLAN SHEETS\9185 X-SECTIONS.DWG

PLOTTED: 6/3/2025

NOTE:
REFER TO GRADING & EROSION
CONTROL PLAN FOR GRADING
OUTSIDE OF RIGHT OF WAY



#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
PHONE (563) 263-7691
MUSCATINE, IOWA
EMAIL info@martin-whitacre.com

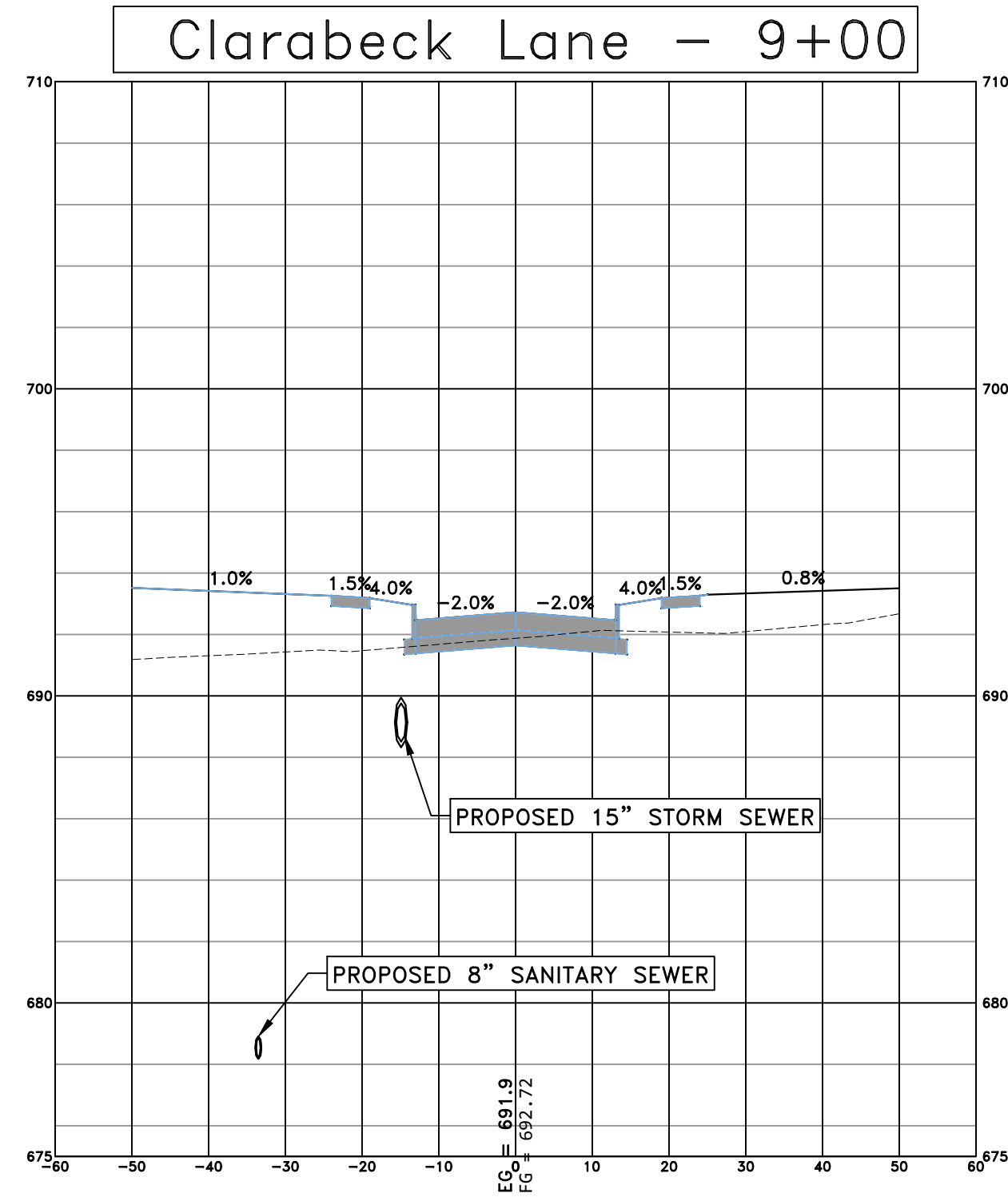
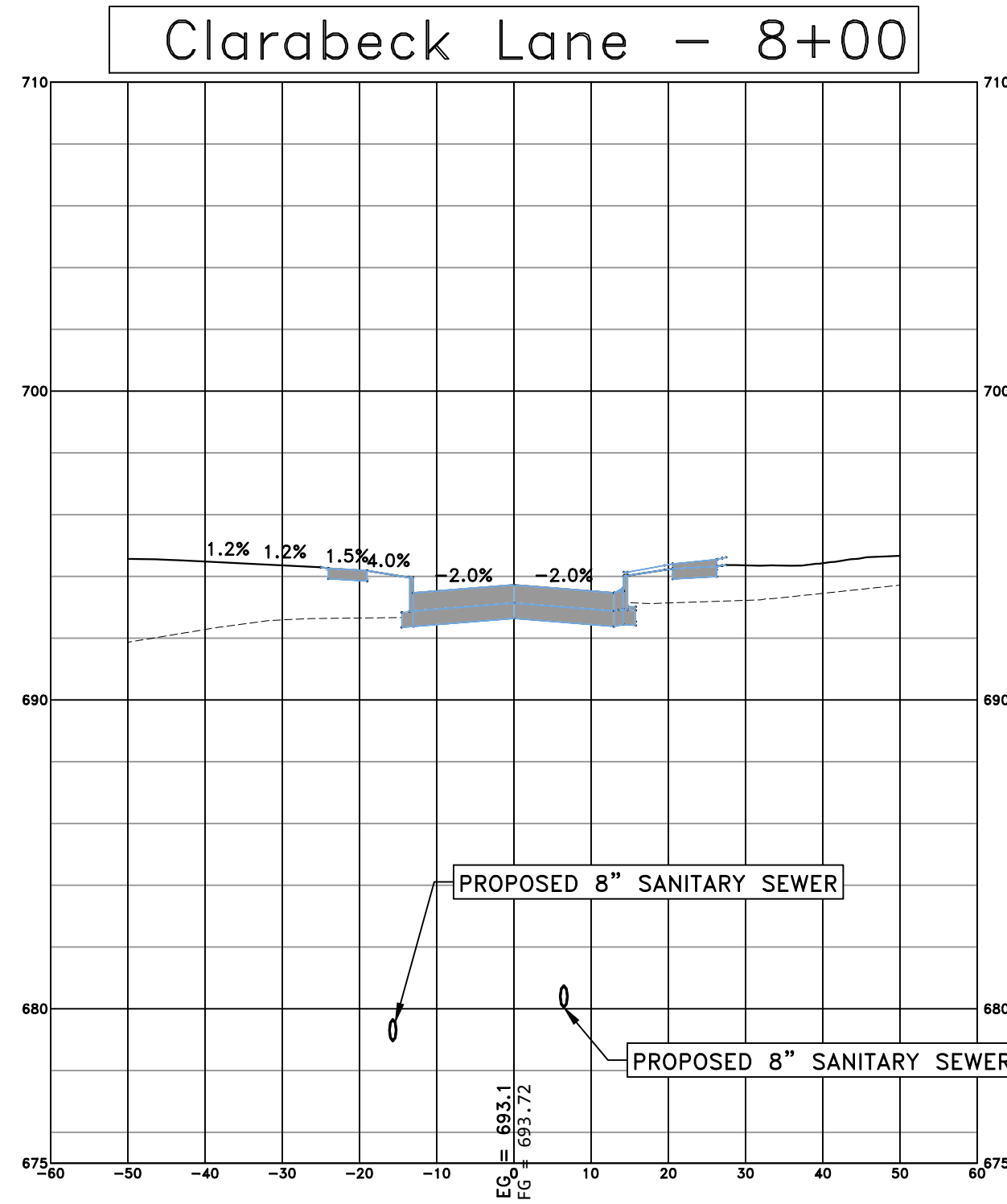
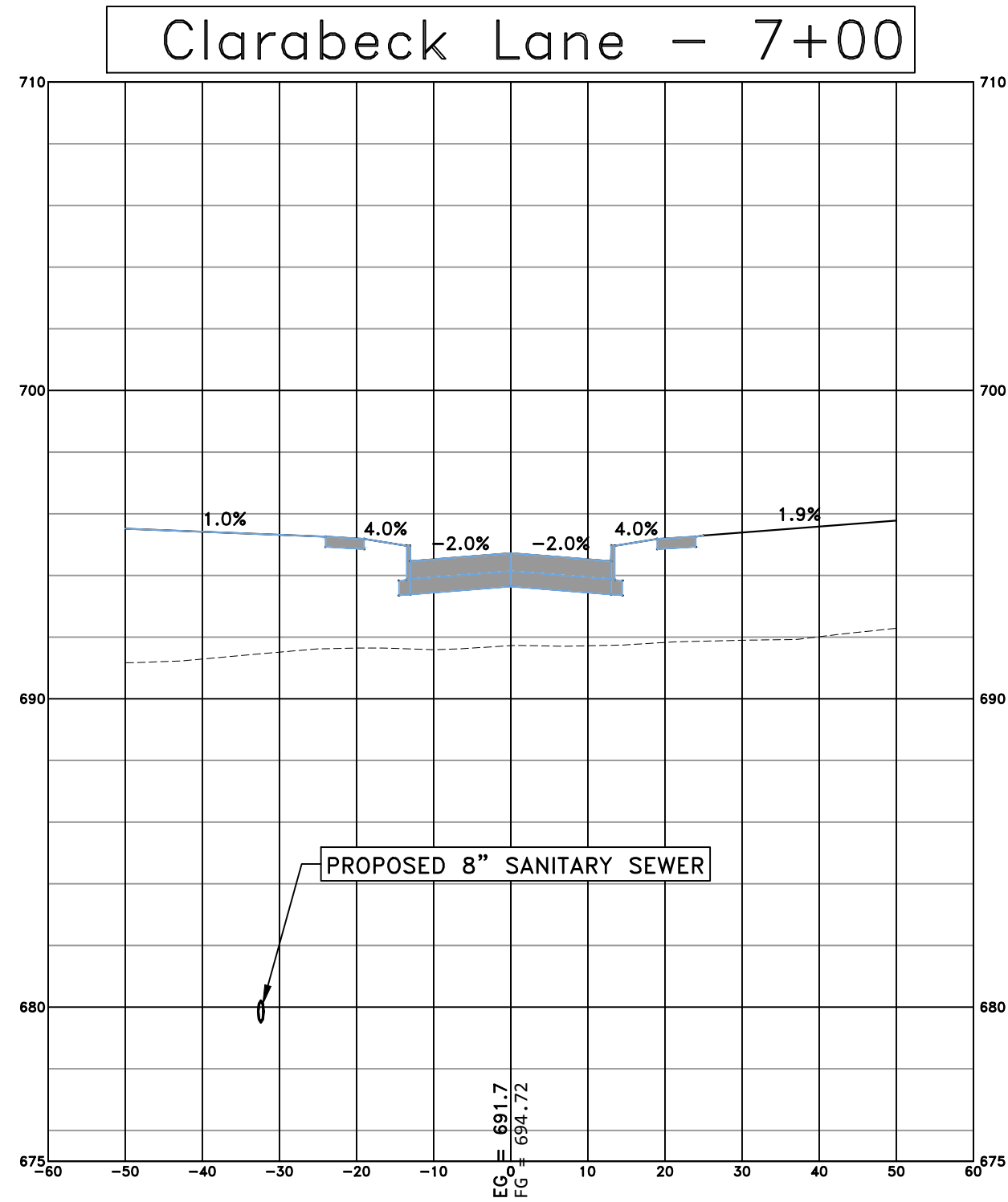
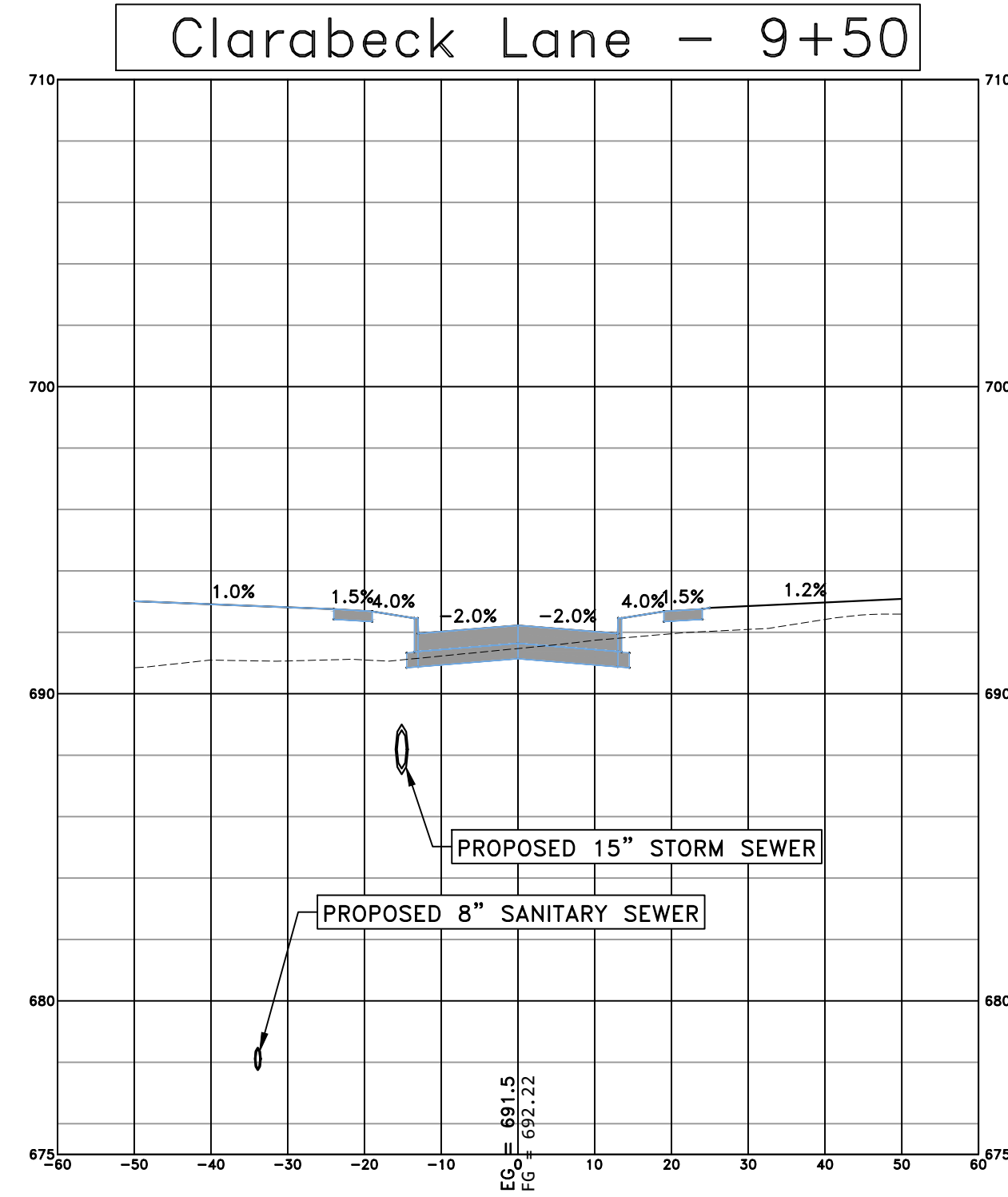
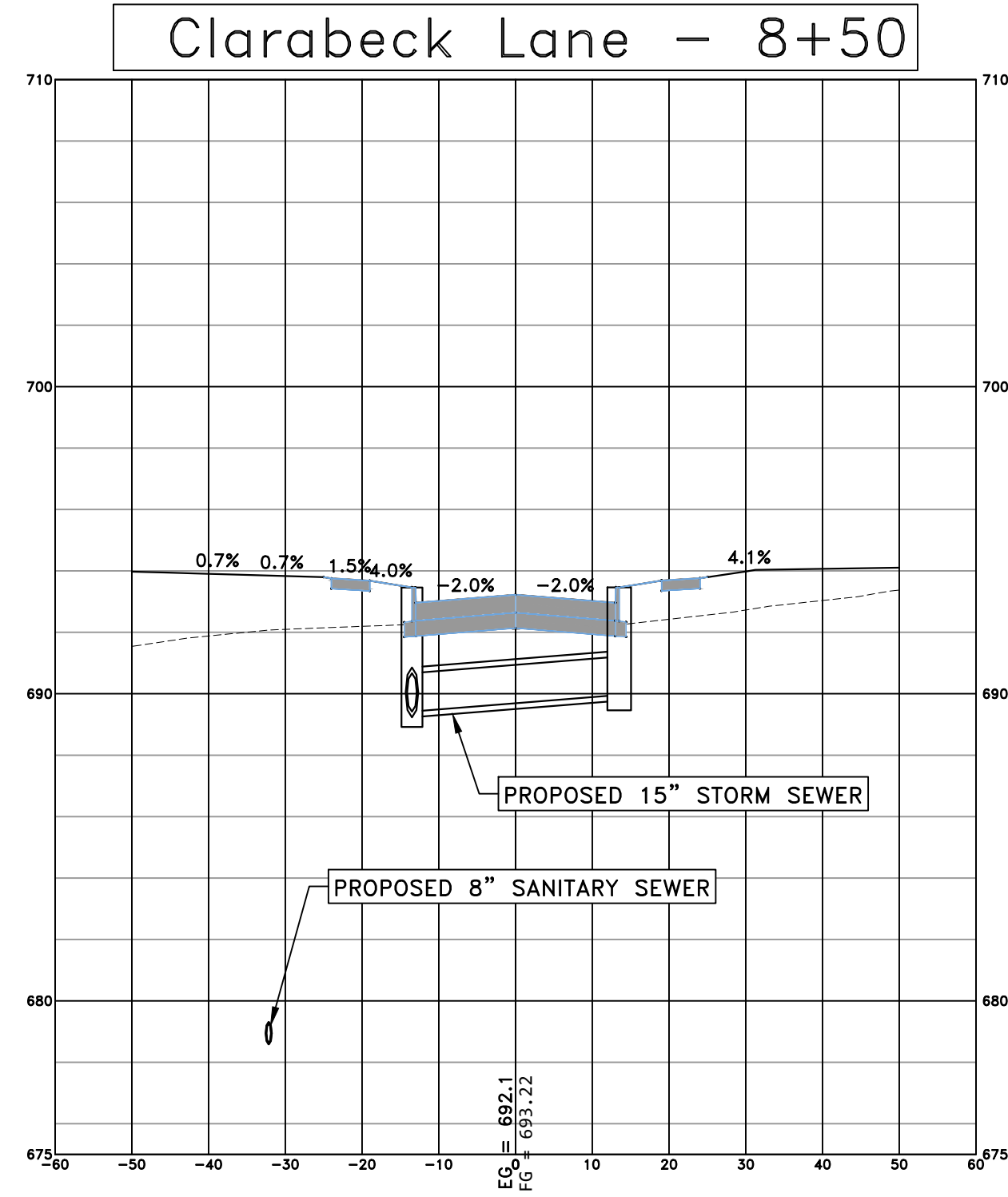
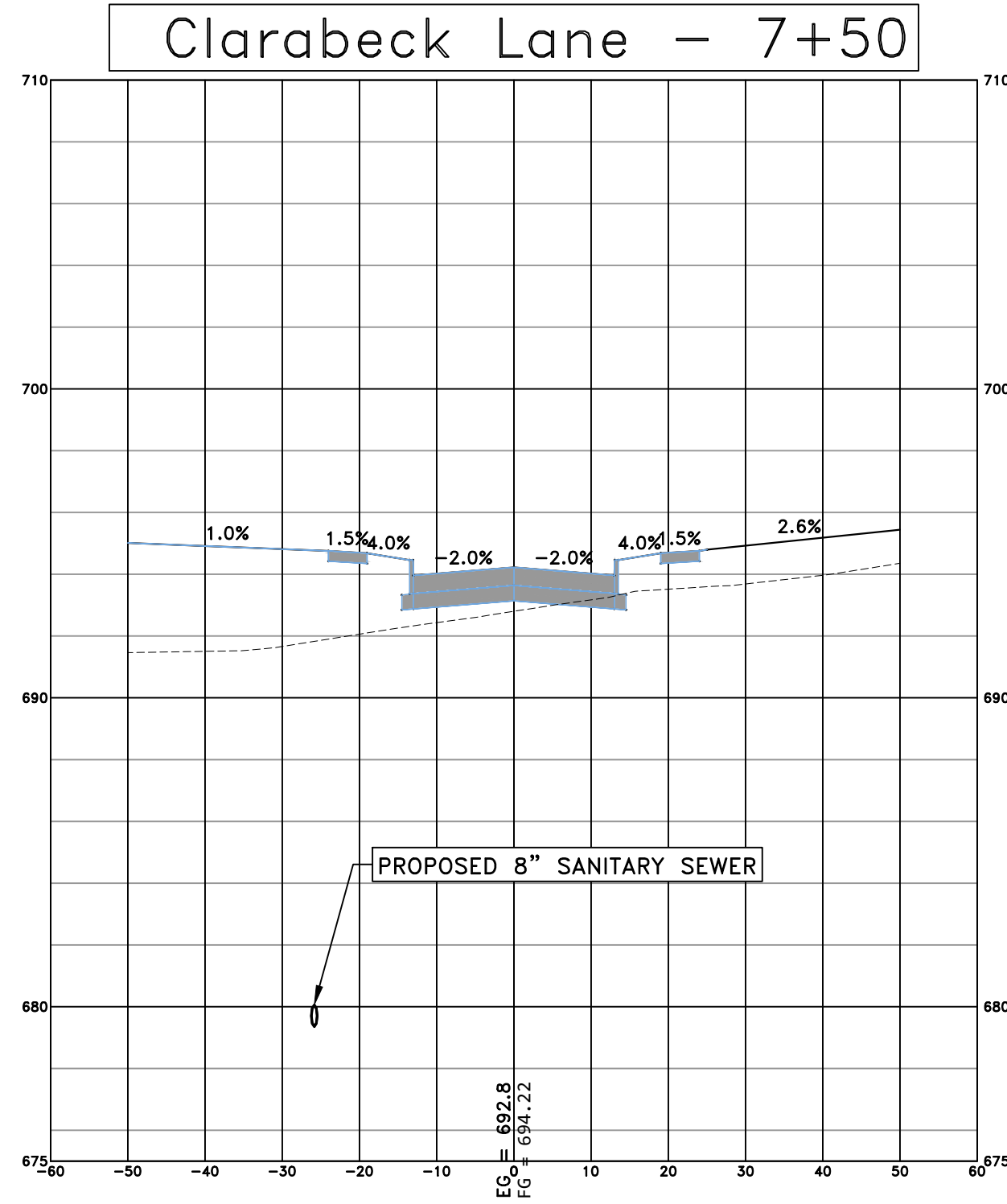
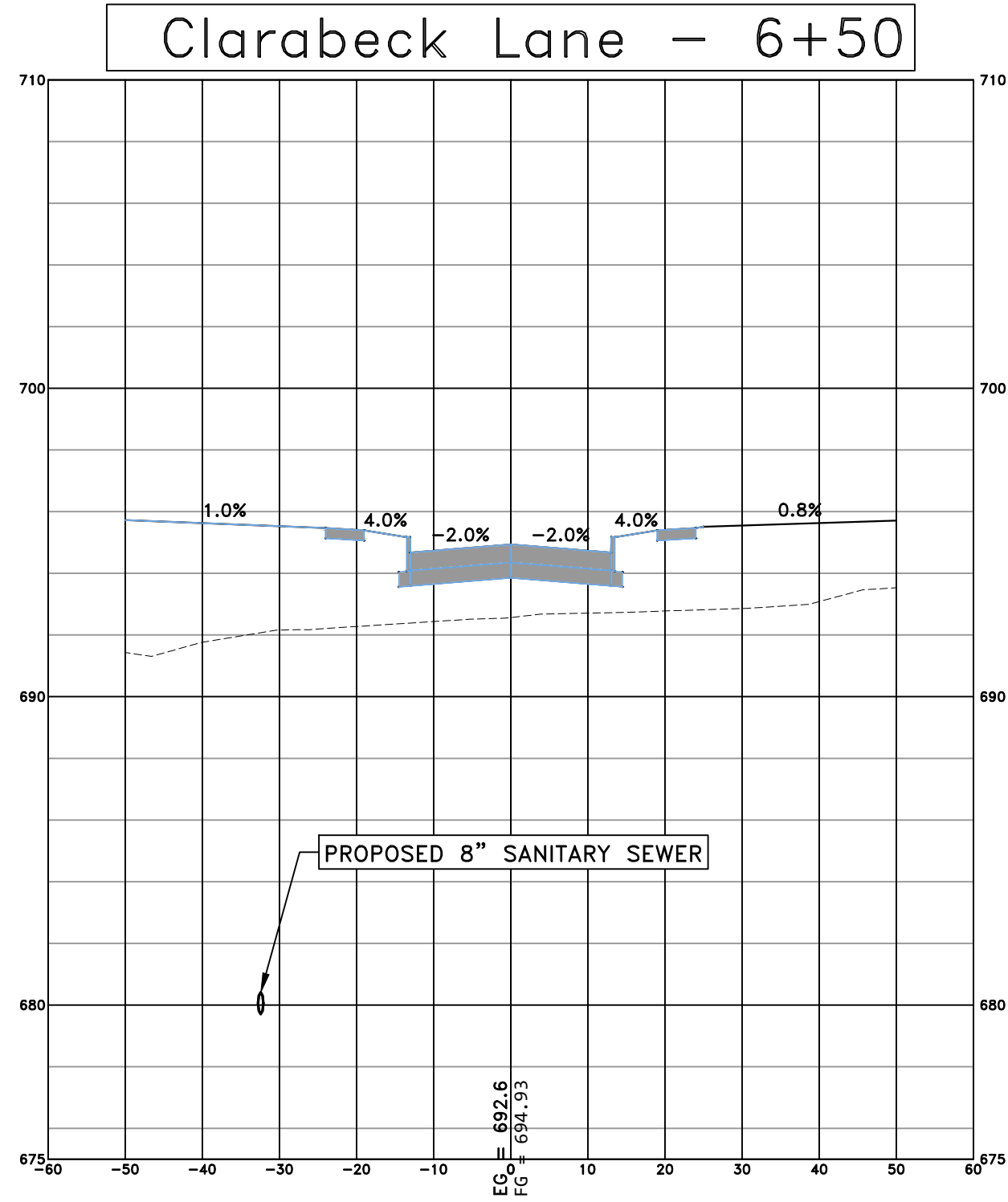
HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

CROSS SECTIONS - 2

PROJ NO:	9185.25	DRAWING NO:
CONST PROJ:	000	C-15
SCALE:	AS NOTED	SHEET NO:
DATE:	6/3/25	15 OF 18

F:\CIVIL\3D PROJECTS\9185 HACKETT SUBDIVISION\22 PLAN SHEETS\9185 X-SECTIONS.DWG PLOTTED: 6/3/2025

NOTE:
REFER TO GRADING & EROSION
CONTROL PLAN FOR GRADING
OUTSIDE OF RIGHT OF WAY



#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



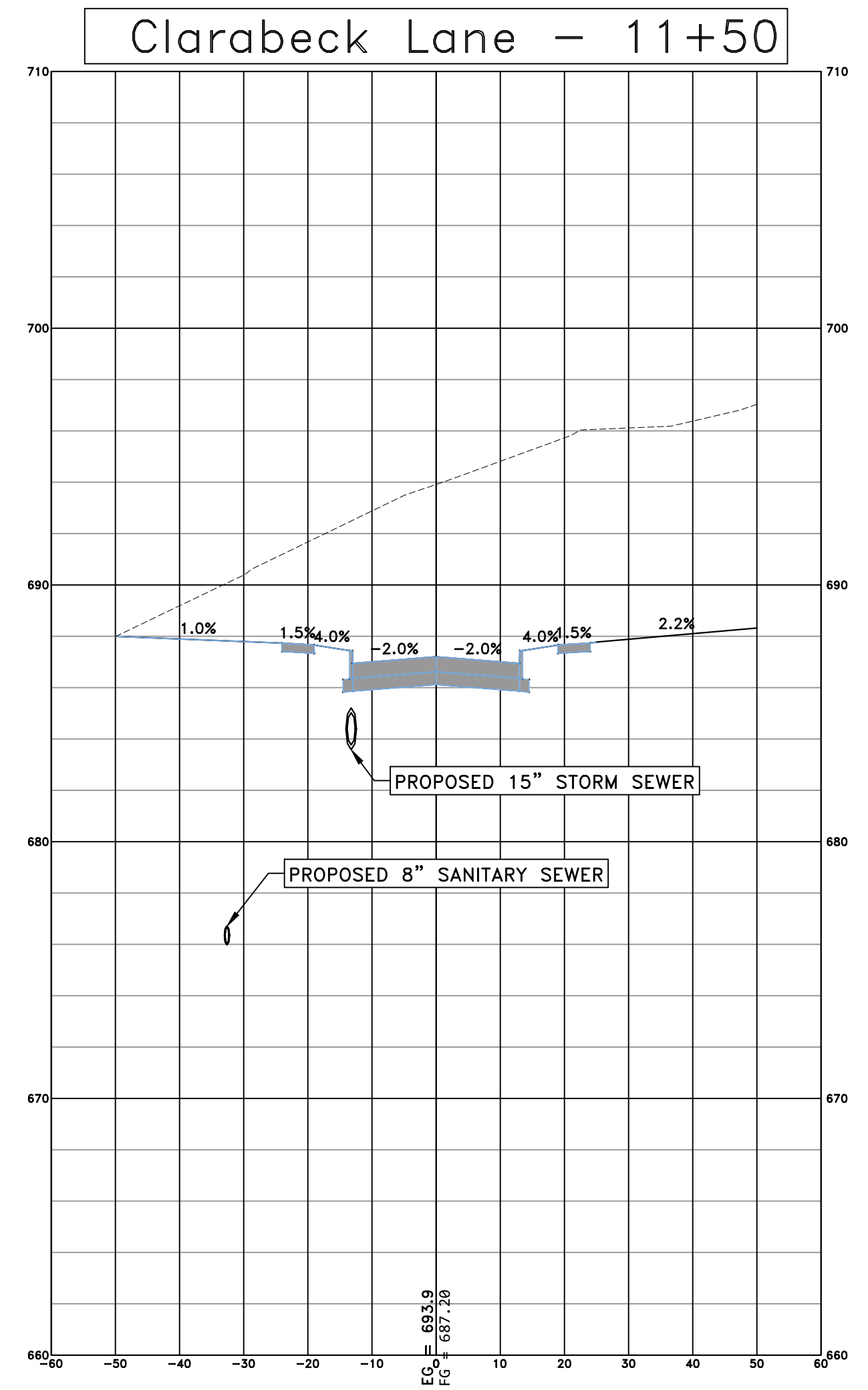
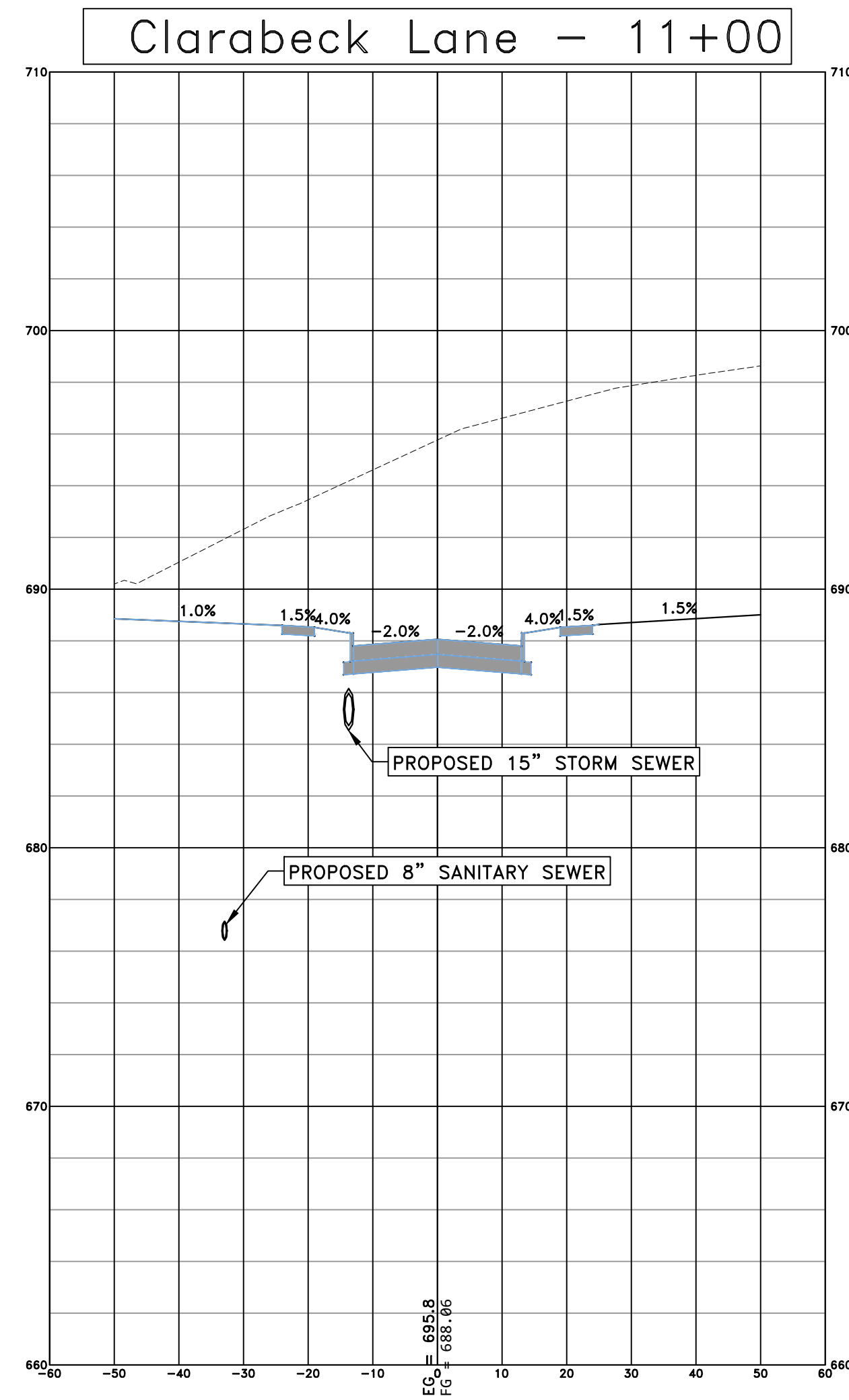
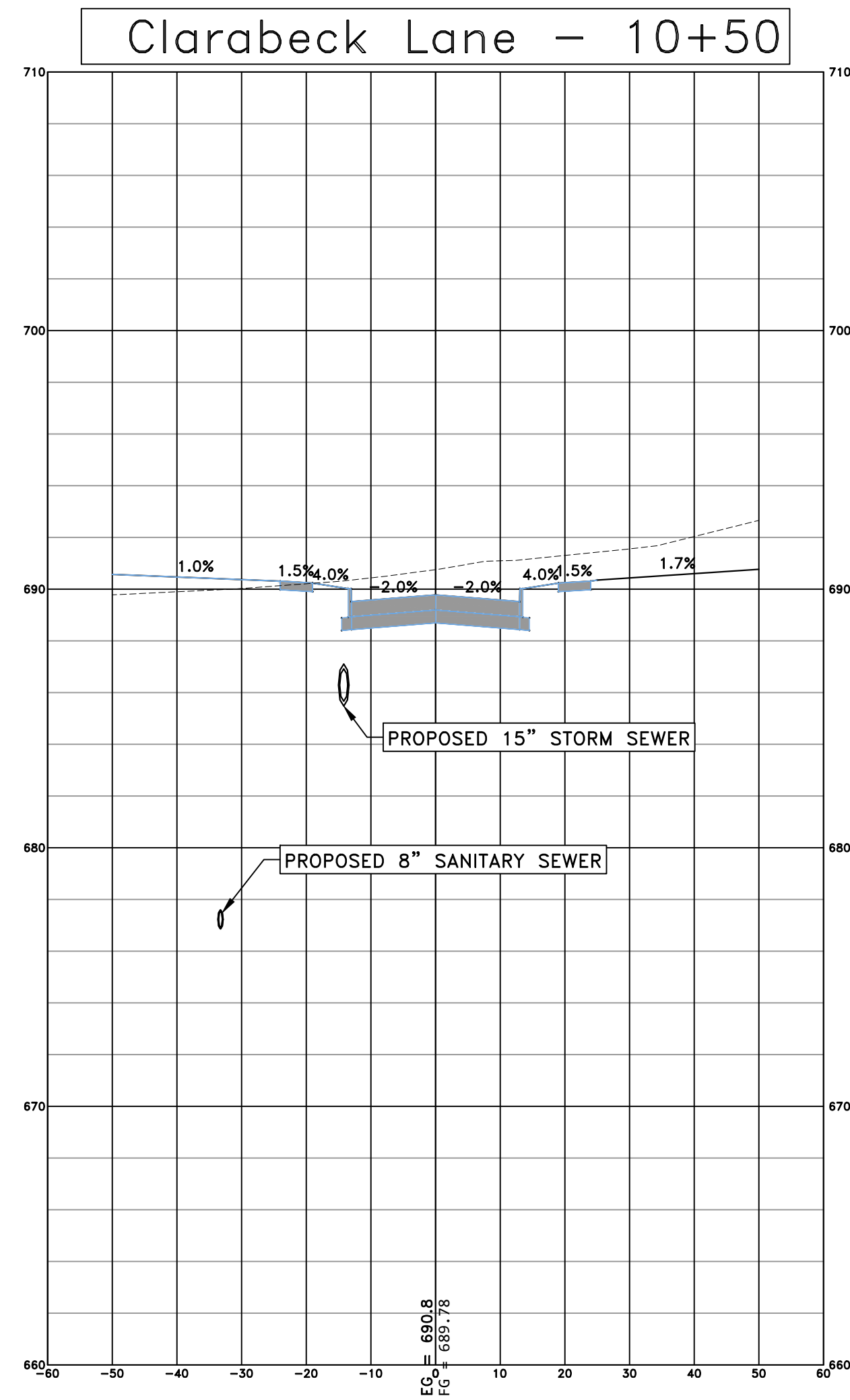
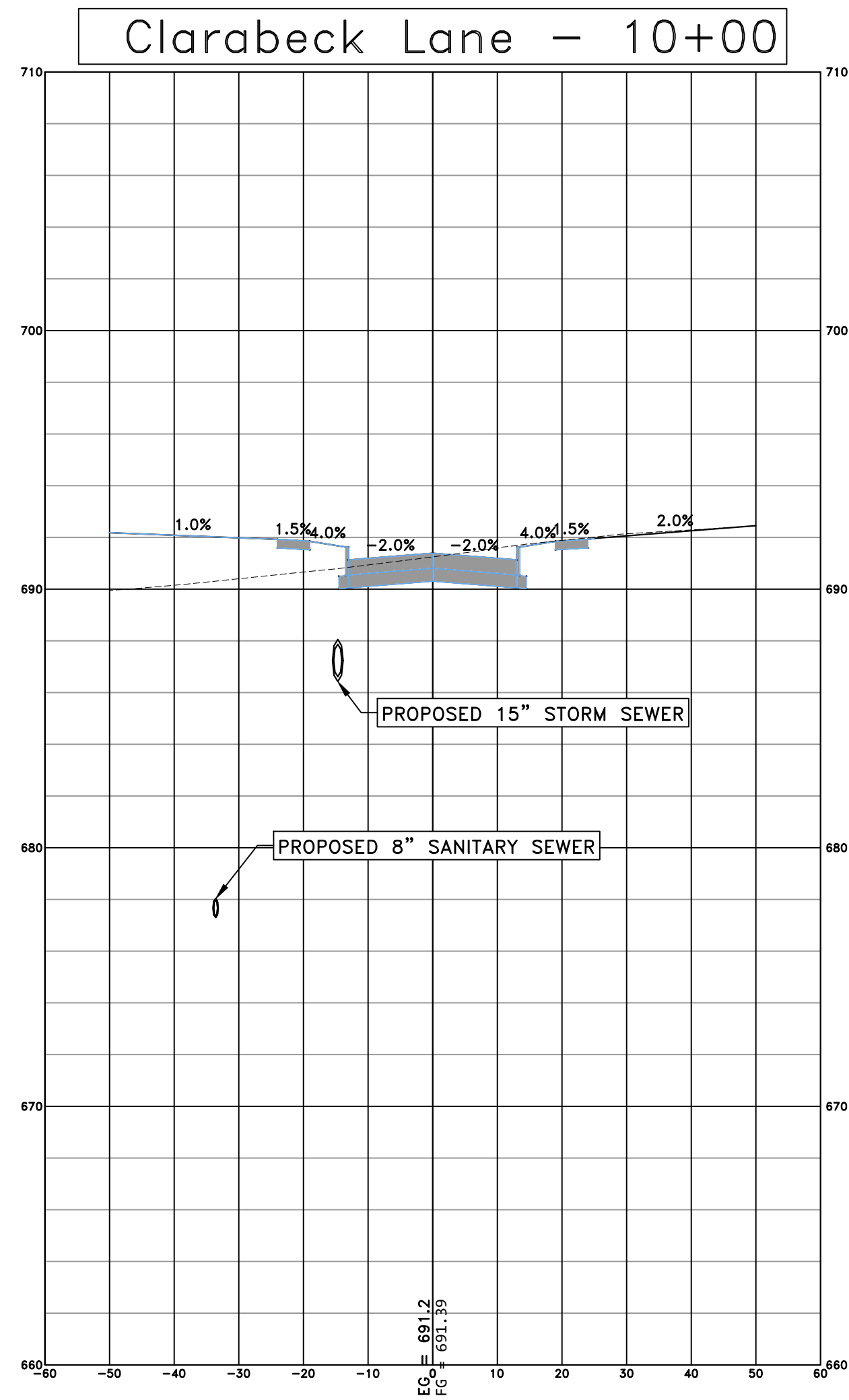
Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
MUSCATINE, IOWA
PHONE (563) 263-7691
EMAIL info@martin-whitacre.com

HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

CROSS SECTIONS - 3

PROJ NO:	9185.25	DRAWING NO:
CONST PROJ:	000	C-16
SCALE:	AS NOTED	SHEET NO:
DATE:	6/3/25	16 OF 18

NOTE:
REFER TO GRADING & EROSION
CONTROL PLAN FOR GRADING
OUTSIDE OF RIGHT OF WAY



#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



**Martin & Whitacre
Surveyors & Engineers, Inc.**

1508 BIDWELL ROAD
PHONE (563) 263-7691

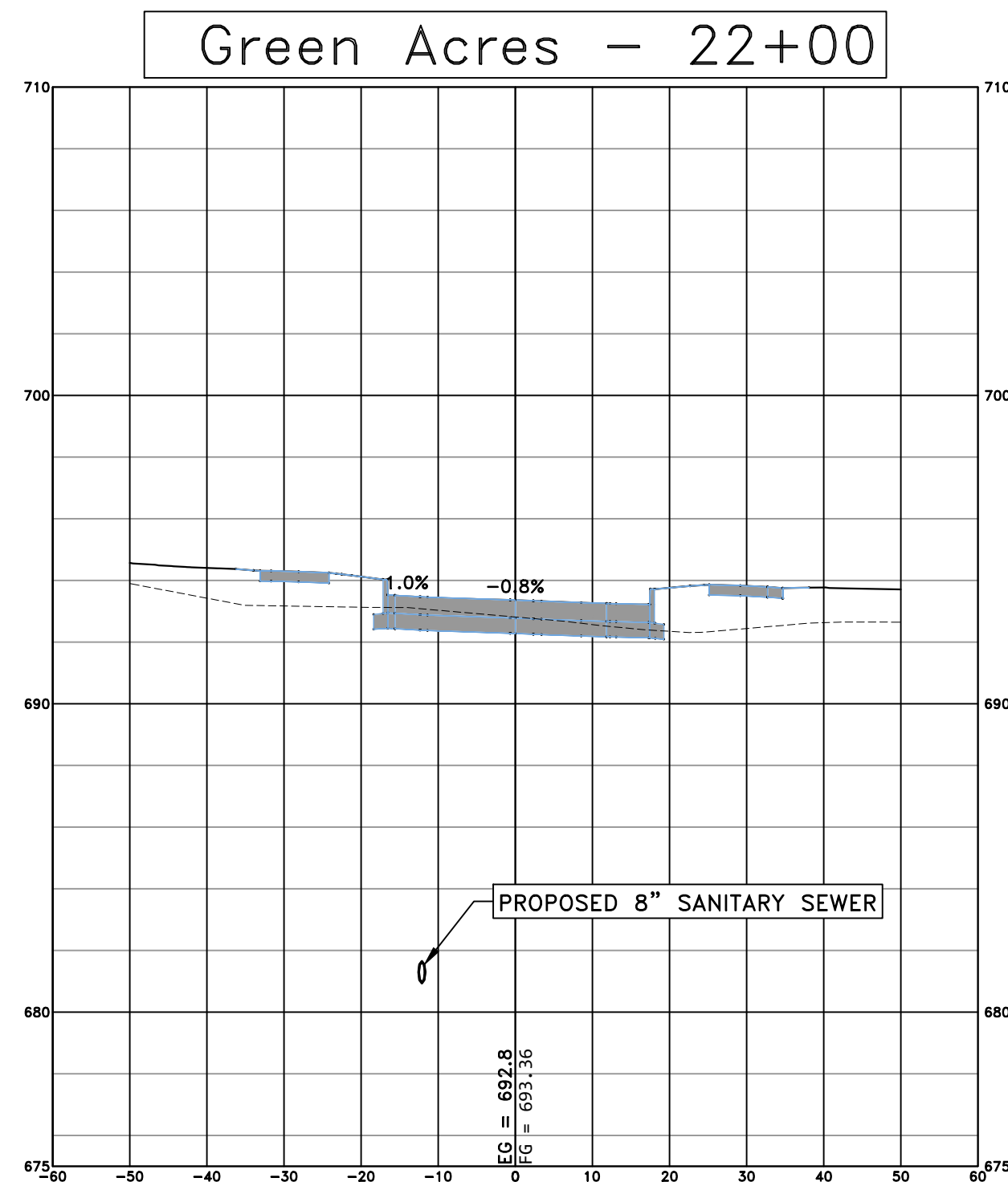
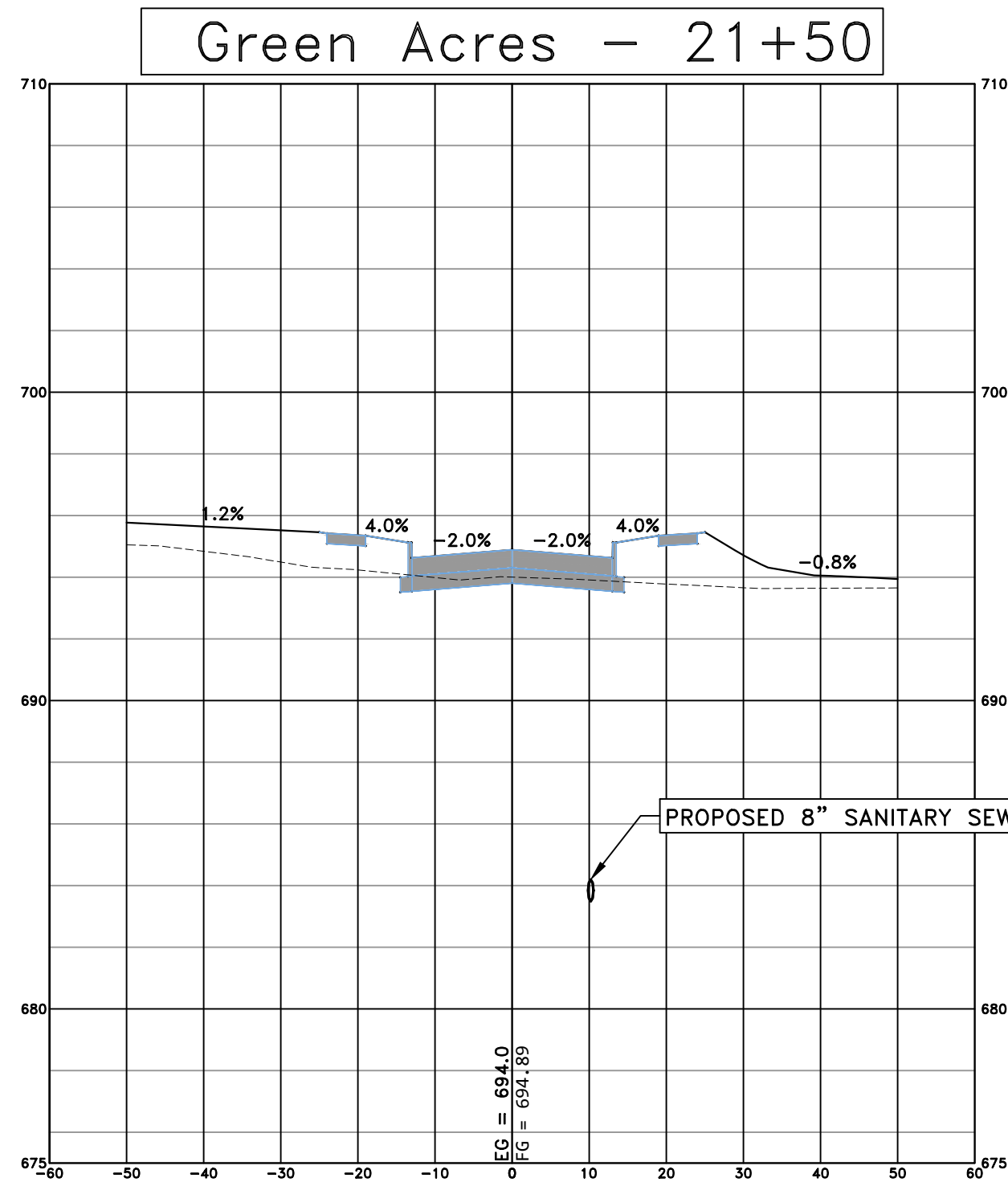
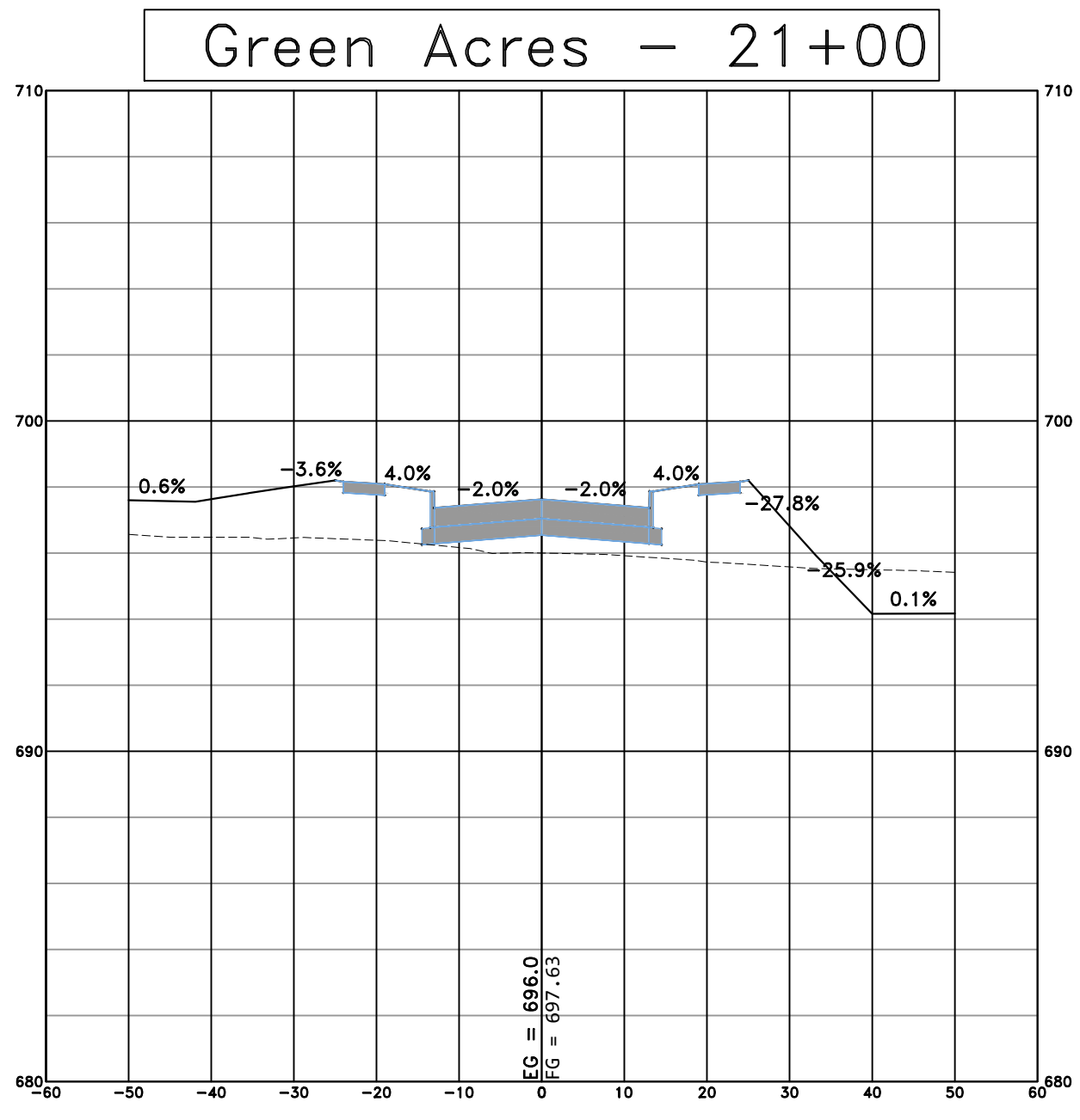
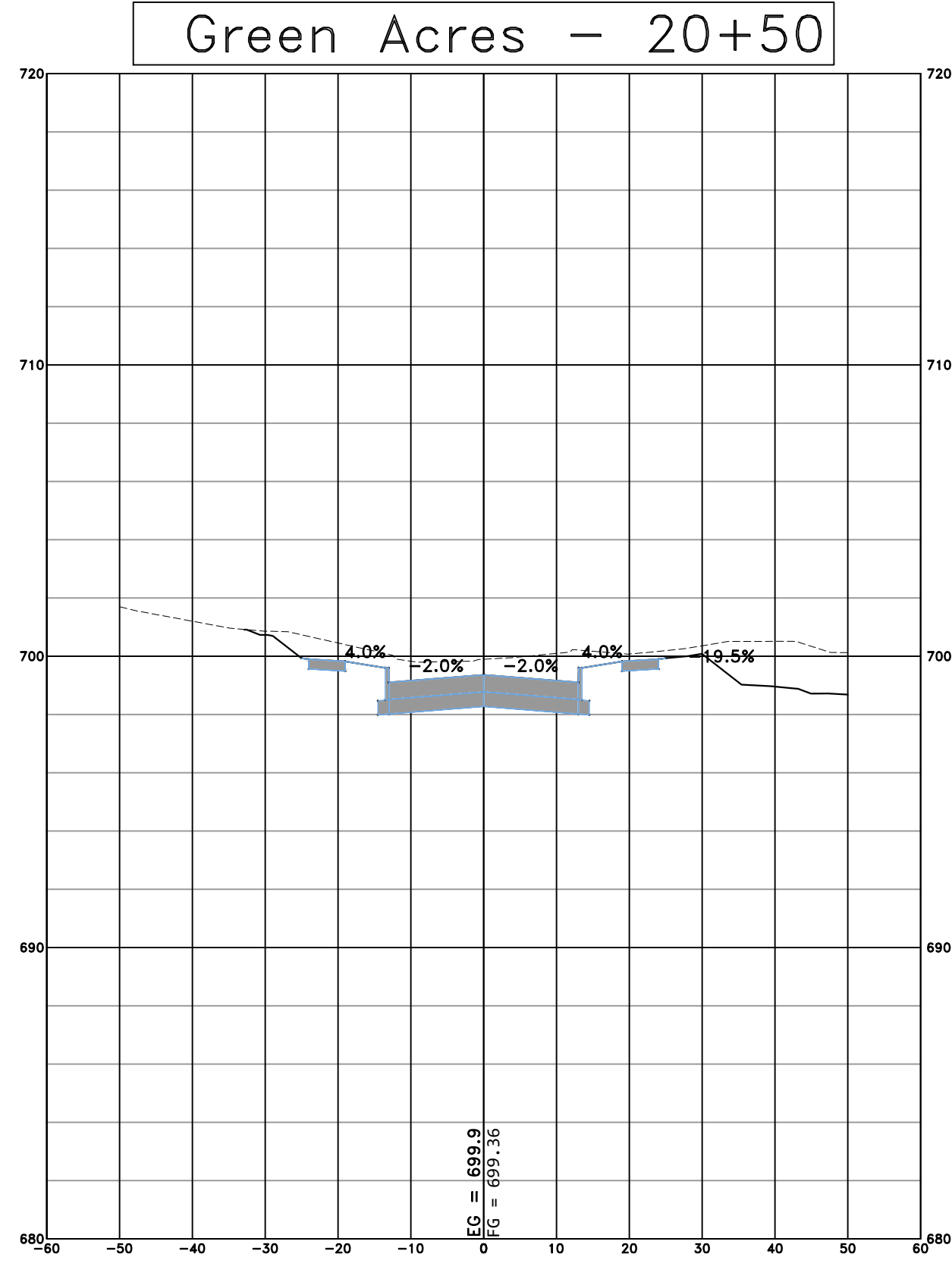
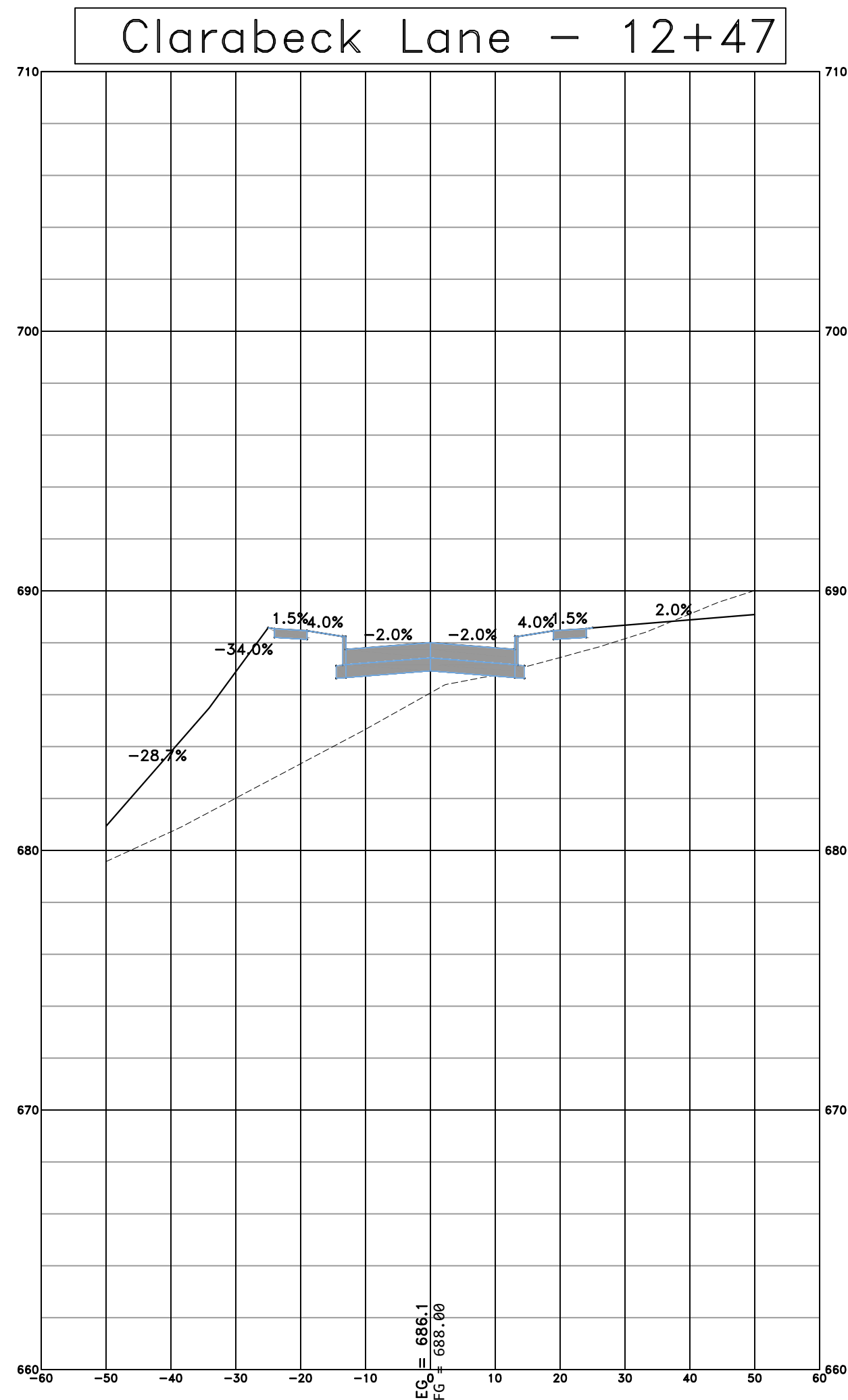
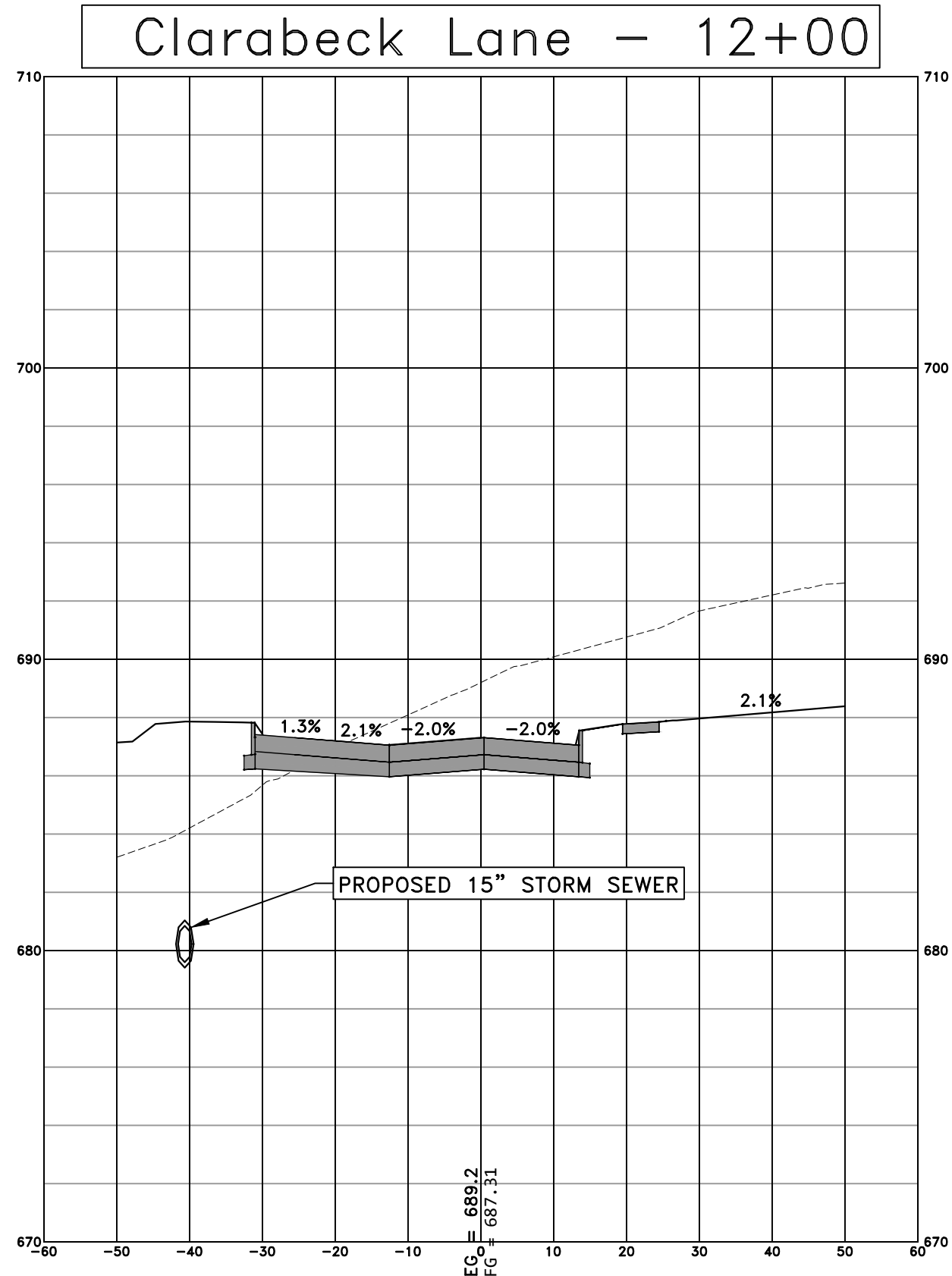
MUSCATINE, IOWA
EMAIL info@martin-whitacre.com

HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

CROSS SECTIONS - 4

PROJ NO:	9185.25	DRAWING NO: C-17
CONST PROJ:	000	
SCALE:	AS NOTED	SHEET NO: 17 OF 18
DATE:	6/3/25	

F:\CIVIL\3D PROJECTS\9185 HACKETT SUBDIVISION\22 PLAN SHEETS\9185 X-SECTIONS.DWG PLOTTED: 6/3/2025



NOTE:
REFER TO GRADING & EROSION
CONTROL PLAN FOR GRADING
OUTSIDE OF RIGHT OF WAY

#	DATE	DESCRIPTION	BY	DESIGNED BY:
				MAR
				DRAWN BY:
				MAR
				PROJECT ENGR:
				MWJ



Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD
PHONE (563) 263-7691
MUSCATINE, IOWA
EMAIL info@martin-whitacre.com

HACKETT DEVELOPMENT SUBDIVISION
T&T HACKETT DEVELOPMENT GROUP
LLC
MUSCATINE, IOWA

CROSS SECTIONS - 5

PROJ NO:	9185.25	DRAWING NO:
CONST PROJ:	000	C-18
SCALE:	AS NOTED	SHEET NO:
DATE:	6/3/25	18 OF 18



City of Muscatine

ITEM NUMBER 2025-0314

AGENDA ITEM SUMMARY

DATE: 7/17/2025

STAFF

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

SUBJECT

Resolution Approving Development Agreement with T & T Hackett Development Group, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement. (Public Hearing A)

EXECUTIVE SUMMARY

Presented for Council's consideration is a development agreement with T&T Hackett Development for the development of 28 housing units between the southern end of Clarabeck Lane and the northern end of Green Acres Drive.

STAFF RECOMMENDATION

Staff recommends Council adopt the resolution approving the development agreement.

BACKGROUND/DISCUSSION

The development agreement with T&T Hackett Development, supports the proposed development of a 28-unit residential subdivision on a 9.25-acre lot between the southern end of Clarabeck Lane and the northern end of Green Acres Drive. The proposed agreement would provide financial incentives to T&T Hackett Development in the form of annual appropriation of incremental property tax payments as well as a grant to assist with the construction of associated public infrastructure. The addition of new residential housing in the City will enhance the quality of life in the City, thereby resulting in economic development and growth in the City. Under the proposed development agreement, the City will provide annual economic development payments to the Developer for the construction of the housing project and associated infrastructure. The payments, in an amount not to exceed \$927,000.00, will be funded with incremental property tax revenues to be derived from the housing development. The City will also provide the Developer with an economic development grant in an amount not to exceed \$400,000.00. The Grant will be funded with either borrowed funds and/or an internal advance of City funds on hand which will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Infrastructure Project,

including the Payments (\$927,000.00), the Grant (\$400,000.00), the Admin Fees (\$12,000.00), and the LMI Set Aside (\$513,416.00) will not exceed \$1,852,416.00. A public hearing was previously held on the proposed development agreement and Council can now consider approval of the agreement.

CITY FINANCIAL IMPACT

The funding for the project will be from future incremental property taxes (TIF) funds, and as such, will have no impact on the current City budget.

ATTACHMENTS

1. Hold Hrg Dev Agmt AA (Hackett) - (Muscatine #81 2025)-v2
2. Development Agreement (Muscatine #81 2025)-v2

July 11, 2025

VIA EMAIL

Nancy Lueck
Finance Director/City Hall
Muscatine, IA

Re: T&T Hackett Development Group, LLC Development Agreement
File No. 421464-81

Dear Nancy:

Attached please find proceedings covering the City Council's public hearing on the proposed Development Agreement with T&T Hackett Development Group, LLC, followed by a resolution approving the Agreement and pledging certain incremental property tax revenues to the payment of the Agreement.

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: Matt Mardesen
Jodi Royal-Goodwin
Andrew Fangman
Cinda Hilger

HOLD HEARING ON AND APPROVE
DEVELOPMENT AGREEMENT AND
TAX INCREMENT PAYMENTS

(T&T HACKETT DEVELOPMENT
GROUP, LLC)

421464-81

Muscatine, Iowa

July 17, 2025

A meeting of the City Council of the City of Muscatine, Iowa, was held at 6:00 p.m., on July 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 T&T Hackett Development Group, 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 _____

Resolution Approving Development Agreement with T&T Hackett Development Group, 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 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 Consolidated Muscatine 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 “Consolidated Muscatine Urban Renewal Area 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 Consolidated Muscatine Urban Renewal Area; and

WHEREAS, a certain development agreement (the “Agreement”) between the City and T&T Hackett Development Group, LLC (the “Developer”) has been prepared in connection with the construction by the Developer of public infrastructure necessary (the “Project”) for the development of a residential subdivision in the Urban Renewal Area; and

WHEREAS, under the Agreement, the City would provide financial incentives (the “Financial Incentives”) to the Developer in the form of (i) an economic development grant in an amount not to exceed \$400,000; and (ii) annual appropriation incremental property tax payments (the “Payments”) in an amount not to exceed \$927,000 under the authority of Section 403.9(1) of the Code of Iowa; 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 July 17, 2025, and has otherwise complied with statutory requirements 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; and

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 finds that:

(a) The Project will add diversity and generate new opportunities for the Muscatine and Iowa economies;

(b) The Project will generate public gains and benefits, particularly in the creation of new jobs, income and housing opportunities, which are warranted in comparison to the amount of the proposed Financial Incentives.

Section 2. The City Council further finds that a public purpose will reasonably be accomplished by entering into the Agreement and providing the Financial Incentives to the Developer.

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 are 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 Payments shall be payable solely from a subfund (the "T&T Hackett Development Group, LLC Subfund" and hereinafter referred to as the "Subfund") which is hereby established, into which shall be paid that portion of the income and proceeds of the Consolidated Muscatine Urban Renewal Area Tax Revenue Fund attributable to property taxes derived from the property as described as follows:

Parcel K, per plat of survey recorded as Document No. 1999-03775, in the Muscatine County Recorder's Office, located in Part of Lots 13, 14, 15 & 16 of BREESE and CO Subdivision of Parts of NW¼ Sec 34, Tp. 77, R. 2 W. Muscatine County, Iowa, except Lohman 1st Addition, a subdivision in the City of Muscatine, Muscatine County, Iowa.

Section 5. The City hereby pledges to the payment of the Agreement the 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 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 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 July 17, 2025.

Mayor

Attest:

City Clerk

• • • • •

On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA
MUSCATINE COUNTY
CITY OF MUSCATINE

SS:

I, the undersigned, Clerk of the City of Muscatine, hereby certify that the foregoing is a true and correct copy of the minutes of the 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

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Muscatine, Iowa (the “City”) and T&T Hackett Development Group, LLC (the “Developer”) 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 Developer owns certain property in the Urban Renewal Area, the legal description of which is set out in Exhibit A hereto (the “Property”); and

WHEREAS, the Developer has undertaken the development of a residential subdivision (the “Housing Project”) on the Property and the construction of certain public infrastructure improvements in connection therewith (the “Infrastructure Project”); and

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

WHEREAS, the Iowa Urban Renewal law requires that any project related to housing which receives tax increment financing assistance must also generate funds to be used to provide assistance related to housing for low and moderate income families; 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. Developer’s Covenants:

1. Housing Project Construction and Subdivision. The Developer agrees to cause the construction of the Housing Project on the Property in accordance with the preliminary plat previously approved by the City Council on _____, 20__ and set forth on Exhibit B hereto. Prior to beginning construction of the Housing Project, the Developer will subdivide the Property in accordance with applicable ordinances and regulations.

2. Infrastructure Project Construction and Costs. The Developer agrees to cause the construction of the Infrastructure Project in accordance with the timeline and specifications set forth on Exhibit C hereto. Prior to constructing the Infrastructure Project, the Developer will submit copies of all engineering documents related to the proposed Infrastructure Project to the City. The City may request reasonable changes in such documents to ensure compliance with any applicable ordinances or regulations.

The City shall retain all rights to inspect the Infrastructure Project for quality of work and full compliance with City Code. Nothing in this subsection shall be interpreted as limiting the

City's rights to not accept the work if the Infrastructure Project is not completed to the satisfaction of the City.

Upon completion of the Infrastructure Project, provided that (i) such improvements are of the type ordinarily dedicated to the City in connection with housing development projects; (ii) the City confirms to the Developer in writing that such completed improvements meet City requirements; and (iii) the City accepts such Infrastructure Project in accordance with State law, the Developer will provide the City with either a deed or permanent easement to the improvements and related right-of-way comprising the Infrastructure Project, which shall thereafter be maintained by the City.

3. Infrastructure Project Costs Documentation. Upon completion of the Infrastructure Project, the Developer agrees to provide documentation (the "Costs Documentation") detailing the costs (the "Infrastructure Costs") incurred in the completion thereof. Such Infrastructure Costs may include all infrastructure-related land acquisition costs, all costs of designing and constructing the Infrastructure Project and of landscaping and grading all land for the Infrastructure Project, interest expense and other costs of financing the Infrastructure Project, and other reasonably related costs of carrying out the Infrastructure Project, including legal fees as provided for in this Agreement. The Infrastructure Costs shall not include such costs as are incurred in the completion of the Housing Project.

The Costs Documentation will be accompanied by invoices, and such other documentation as is reasonably requested by the City, confirming that the Infrastructure Costs detailed in such Costs Documentation were in fact incurred in the installation of the Infrastructure Project and that such costs are of an amount reasonably to have been expected with respect to such installation. The Developer will include a cover page in the form attached hereto as Exhibit D with its submittal of the Costs Documentation.

4. Developer's Certifications – Payment Phases; Base Valuation. The Developer shall have the right to divide the taxable parcels comprising the Property into no more than three (3) phases (the "Payment Phases" and, individually, each a "Payment Phase") for purposes of calculating and administering the Payments (as hereinafter defined). The Developer agrees to provide a certification (each a "Triggering Certification") to the City of its intent to begin the process of dividing Incremental Property Tax Revenues (as hereinafter defined) from each Payment Phase. Each Triggering Certification shall be made by no later than October 15 of the year immediately preceding the fiscal year in which the Developer intends for the Payments (as hereinafter defined) to begin for each Payment Phase. The Developer hereby acknowledges that the submission of the initial Worksheet (as defined in Section A.5 of this Agreement) for any particular Payment Phase will satisfy the requirements of this Section A.4. The Developer agrees that the initial Triggering Certification shall be made no later than October 15, 2027.

The Developer agrees that the taxable base valuation (the "Base Valuation") of the Property for purposes of calculating Incremental Property Tax Revenues under Section 403.19 of the Code of Iowa and this Agreement shall be the taxable valuation of the Property shown on the property tax rolls of Muscatine County as of January 1 of the year prior to the year in which the Triggering Certification for the first Payment Phase is filed with the City. The Base Valuation shall be apportioned to the Property included in each Payment Phase on a pro rata basis, and the

apportioned Base Valuation for each such Payment Phase shall be recorded in Section 3 of the Worksheet for each Payment Phase.

5. Property Tax Payment Certification. The Developer agrees to certify to the City by no later than October 15 of each year during the Term (as hereinafter defined), commencing in the fiscal year in which the Triggering Certification is made for the first Payment Phase, the estimated total amount (the “Total Amount”) of Incremental Property Tax Revenues (as hereinafter defined) anticipated to be paid with respect to the taxable incremental property valuation for the Property in the fiscal year immediately following such certification (the “Developer’s Estimate”). Each Developer’s Estimate shall then be divided into two figures: (1) the “LMI Amount” (see Section B.6 below) which shall equal 38.69% of the Total Amount; and (2) the projected payments amount (the “Projected Payments Amount”) which shall equal 70% (the “Projected Payments Amount Percentage”) of the difference between the Total Amount minus the LMI Amount. In submitting each such Developer’s Estimate, the Developer will complete and submit the worksheet attached hereto as Exhibit E (the “Worksheet”).

The City reserves the right to review and request revisions to each such Developer’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, 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 may 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 valuation of the relevant Payment Phase of the Property, as shown on the property tax rolls of Muscatine County, above and beyond the Base Valuation of the lots included with each such Payment Phase; and (4) deducting any property tax credits which shall be available with respect to the incremental valuation of the Property.

Upon request, the City staff shall provide reasonable assistance to the Developer in completing the Worksheet(s) required under this Section A.5.

6. Legal and Administrative Costs. The Developer 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 Developer agrees to remit payment to the City within 30-days of the submission of reasonable documentation by the City to the Developer evidencing such costs.

7. Events of Default.

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 Developer to cause the construction of the Housing Project pursuant to the terms and conditions of this Agreement.

- (ii) Failure by the Developer to complete construction of the Infrastructure Project pursuant to the terms and conditions of this Agreement.
- (iii) Failure by the Developer to comply with Sections A.3, A.4, A.5 and A.6 of this Agreement.
- (iv) Failure by the Developer 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 Developer describing the cause of the default and the steps that must be taken by the Developer in order to cure the default. The Developer shall have thirty (30) days after receipt of the notice to cure the default or to provide assurances satisfactory to the City that the default will be cured as soon as reasonably possible. If the Developer 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 Grant provided for under Section B.2 of this Agreement.
- (iii) Withhold the Payments under Section B.3 of this Agreement, such right being additional to the right of annual appropriation as set forth in Section B.4 below.
- (iv) Terminate this Agreement.

B. City's Covenants:

1. Review of Costs Documentation. The City staff will review the Costs Documentation upon receipt from the Developer. If the City determines the costs set forth in the Costs Documentation are costs reasonably incurred in the construction of the Infrastructure Project, the City shall record a summary of the date, amount and nature of the costs (the "Accepted Infrastructure Costs") on the Summary of Accepted Infrastructure Costs attached hereto as Exhibit F, and such summary shall be the official record of the Accepted Infrastructure Costs for purposes of tallying the Maximum Grant Total (as defined in Section B.2 of this Agreement). In the event that the Accepted Infrastructure Costs reflected in the Costs Documentation exceed \$400,000, such remaining Accepted Infrastructure Costs (the "Remaining Accepted Infrastructure Costs") shall be used in tallying the Maximum Payment Total, as defined in Section B.3 of this Agreement.

If the City determines the Infrastructure Costs set forth in the Costs Documentation are not costs reasonably incurred in the construction of the Infrastructure Project, then the City shall so notify the Developer within fifteen (15) days of such determination in order to allow an opportunity for the Developer to cure the noted deficiencies. The Developer shall have a period of fifteen (15) days from receipt of such notice (the "Cure Period") to provide additional documentation, clarification, or revisions to the Costs Documentation in order to address the City's concerns. If the Developer fails to adequately cure the deficiencies within the Cure Period, the City may, in its sole discretion, disallow the disputed costs from reimbursement or credit.

2. Economic Development Grant. The City hereby agrees to make the Grant to the Developer in an amount (the “Maximum Grant Total”) equal to the lesser of (i) the Accepted Infrastructure Costs reflected in the Costs Documentation, or (ii) \$400,000 within sixty (60) days of the receipt of a satisfactory submittal by the Developer of the Costs Documentation.

3. Payments. In recognition of the Developer’s obligations set out above, the City agrees to make semiannual economic development tax increment payments (the “Payments” and, individually, each a “Payment”) to the Developer during the Term (as hereinafter defined) 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 the lesser of (i) the Remaining Accepted Infrastructure Costs, or (ii) \$927,000. The Payments shall be funded from the incremental valuation of any given Payment Phase for a period not in excess of ten (10) years after the certification of such Phase. 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 but shall be made solely and only from Incremental Property Tax Revenues received by the City from the Muscatine County Treasurer and attributable to the taxable valuation of the Property.

The Payments with respect to each Payment Phase will be made on December 1 and June 1 of each fiscal year following an affirmative appropriation decision as provided for under Section B.4 below, beginning on December 1 of the fiscal year immediately succeeding the year in which the Triggering Certification is made for each Payment Phase, and continuing for a period of a total of ten (10) fiscal years, provided, however, that no Payments will be made after the sooner of (i) the date on which the aggregate sum of Payments made hereunder equals the Maximum Payment Total; or (ii) June 1, 2048.

For example, assuming the Triggering Certification for the first Payment Phase is made by October 15, 2027, and all appropriation determinations are approved affirmatively by the City Council under Section B.4 below, Payments for the first Payment Phase will be made on each December 1 and June 1, beginning December 1, 2028, and continuing through and including the sooner of June 1, 2038, or the date on which the aggregate sum of Payments made hereunder equals the Maximum Payment Total.

4. Annual Appropriation. The Payments shall be subject to annual appropriation by the City Council. Prior to December 1 of each year during the Term, beginning in the fiscal year in which the Triggering Certification is filed for the first Payment Phase, 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 Projected Payments Amount reflected in the most recently submitted Developer’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 Developer 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 Developer shall make the next succeeding submission of the Developer's Estimate as called for in Section A.5 above, provided however that no Payment shall be made under this Agreement after June 1, 2048.

5. 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 June 1, 2029, the aggregate maximum amount of such Payments would be determined by the Appropriated Amount approved for certification by December 1, 2027). Furthermore, the amount of each Payment shall not exceed the amount 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 and attributable to the taxable incremental valuation of the Property in the six (6) months immediately preceding each Payment due date minus the then-effective LMI Amount as set forth in Sections A.5 above and B.6 below and factored by the Projected Payments Amount Percentage.

6. Low and Moderate Income Set Aside. On each Payment date, the City shall retain from then-accumulated Incremental Property Tax Revenues received with respect to the Property an amount equal to such accumulated Incremental Property Tax Revenues multiplied by the minimum percentage required by Section 403.22 of the Code of Iowa. As of the date of this Agreement, the applicable minimum percentage is 38.69%. At such time that the City has retained Incremental Property Tax Revenues equal to 38.69% of the Maximum Payment Total plus the Maximum Grant Total, the City shall no longer be required to retain the LMI Amount from the Incremental Property Tax Revenues before making the Payments to the Developer.

The Incremental Property Tax Revenues retained shall be used by the City in the provision of assistance to low and moderate income families, pursuant to Section 403.22 of the Code of Iowa. The Developer may apply to the City for all or a portion of the funds set aside for assistance to low and moderate income families, provided the Developer can document to the satisfaction of the City that housing units which are located on the Property are occupied or reserved to be occupied by families which meet the required income limits of state law. The City reserves the right to allocate funds retained under this Section B.6 in any lawful manner of its choosing.

7. 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.4 above, then the City Clerk will certify by December 1 of each such year to the Muscatine County Auditor (for purposes of Section 403.19 of the Code of Iowa) an amount equal to the most recently obligated Appropriated Amount for the funding of the Payments, plus the corresponding LMI Amount due in the next succeeding fiscal year.

C. Administrative Provisions:

1. Assignment. Neither party shall have the right to cause the 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 Developer's rights to receive the economic development tax increment payments hereunder may be assigned by the Developer

to a private lender, as security on a credit facility taken in connection with the Housing Project and/or the Infrastructure Project, without further action on the part of the City. This Agreement is personal to the Developer and shall not run with the Property.

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 the date on which the last Payment is made by the City to the Developer under Section B.3 above.

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 the laws of the State of Iowa.

5. Notices. Except as otherwise expressly provided in this Agreement, a notice or other communication under the Agreement, by either the City or the Developer 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 Developer, 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 Developer may, upon written notice to the other, change the address to which such notices and demands are made.

The City and the Developer 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

T&T HACKETT DEVELOPMENT
GROUP, LLC

By: _____

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

Parcel K, per plat of survey recorded as Document No. 1999-03775, in the Muscatine County Recorder's Office, located in Part of Lots 13, 14, 15 & 16 of BREESE and CO Subdivision of Parts of NW¼ Sec 34, Tp. 77, R. 2 W. Muscatine County, Iowa, except Lohman 1st Addition, a subdivision in the City of Muscatine, Muscatine County, Iowa.

EXHIBIT B
PRELIMINARY PLAT FOR HOUSING PROJECT

EXHIBIT C
TIMELINE AND SPECIFICATIONS OF INFRASTRUCTURE PROJECT

Page 206 of 316

EXHIBIT E
DEVELOPER'S ESTIMATE WORKSHEET
COMPLETE ONE FOR EACH OPERATIVE PAYMENT PHASE
PAYMENT PHASE ____

- **Is this the first worksheet for a new phase:** **Yes / No**
- **Contains the following described taxable parcels:**

- (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 "Total TIF Estimate")
- (8) Estimated LMI Amount = \$ ____ (Total TIF Estimate factored by 38.69%)
- (9) Projected Payments Amount = \$ ____ (70% of the difference between the Total TIF Estimate and the LMI Amount).

EXHIBIT F
SUMMARY OF ACCEPTED INFRASTRUCTURE COSTS

Date of Cost	Amount of Cost	Nature of Cost	Date Accepted by City



City of Muscatine

ITEM NUMBER 2025-0289

AGENDA ITEM SUMMARY

DATE: 7/17/2025

STAFF

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

SUBJECT

Request to Waive Third Reading and to Approve on Second Reading an Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Consolidated Muscatine Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa.

EXECUTIVE SUMMARY

After approval of the Urban Renewal Plan Amendments, there are additional steps needed prior to consideration of the proposed Development Agreement with (1) Carver Pump Company and (2) T&T Hackett Development Group, LLC. The first of those steps is to create a new Tax Increment Financing District that will include both of these projects.

The first reading of this ordinance is scheduled for the July 3, 2025 meeting, the 2nd reading will be on July 17 with a request to waive 3rd reading and approve on 2nd and final. If not approved on 2nd reading, the ordinance will be considered on 3rd and final reading at the August 7 meeting.

STAFF RECOMMENDATION

Staff recommends approval of the ordinance establishing this TIF district.

BACKGROUND/DISCUSSION

After approval of the Urban Renewal Plan Amendments, there are additional steps needed prior to consideration of the proposed Development Agreement with (1) Carver Pump Company for an expansion project, and (2) T&T Hackett Development Group, LLC for the development of a residential subdivision. The first of those steps is to create a new Tax Increment Financing District that will include both of these projects.

The July 2025 Urban Renewal Plan Amendment is on the July 3, 2025, agenda for approval and adoption. The amendments in the Plan include:

1. City Council previously gave consensus approval for the City to proceed with entering into a Development Agreement with Carver Pump for the expansion of their existing facilities at 2415 Park Avenue. The proposed development agreement would provide for a 15-year, 65% TIF rebate for the project with a maximum total rebate amount not to exceed \$1.23 million.

2. City Council also previously gave consensus approval for the City to proceed with entering into a Development Agreement with &T Hackett Development Group, LLC (the “Developer”), which is undertaking the development of a residential subdivision (the “Housing Project”) and the corresponding construction of public infrastructure (the “Infrastructure Project”) on certain real property (the “Housing Property”) situated at the south end of Clarabeck Lane in the Urban Renewal Area. The city would issue \$400,000 to Hackett upon completion of the roadway, using city sewer extension funds. The TIF agreement rebates would be 100% for 10 years. The total TIF rebates would require 40% to be allocated to the LMI initiative. The remaining 60% allowed to the developer would be shared at 70% (42% of the total TIF increment) to Hackett and 30% (18% of the total TIF increment) returned to the city to reimburse the sewer extension fund. The estimated available TIF rebate for the developer and the city is \$927,900, but will be finalized upon completion of the agreement. We also proposed allowing three (3) phases to this development to maximize the return on the investment with rebates due to the 10-year limitation of each phase.

A new TIF district needs to be created for (1) Carver Pump Company for an expansion project, and (2) T&T Hackett Development Group, LLC for the development of a residential subdivision. Since these are on contiguous properties, the proposed TIF district to be created will encompass the properties for both of these projects.

CITY FINANCIAL IMPACT

The above projects will be funded from future incremental property taxes (TIF) funds, and as such, will have no impact on the current City budget.

ATTACHMENTS

1. Hold Hrg & Approve UR Amend (no adds) & TIF Ord 2 Cons (Muscatine #81)-v2 (5)

June 27, 2025

VIA EMAIL

Nancy Lueck
Finance Director/City Hall
Muscatine, IA

Re: Consolidated Muscatine Urban Renewal Area
Our File No. 421464-81

Dear Nancy:

Attached please find two sets of proceedings for use by the City Council at their July 3, 2025 meeting.

The first set of proceedings covers the City Council's action in holding a public hearing on and adopting a resolution to approve the 2025 urban renewal plan amendment.

The second set of proceedings covers the adoption of the tax increment ordinance for the Urban Renewal Area. We have prepared the proceedings on the presumption that the City Council will waive the statutory requirement that an ordinance be considered at two meetings prior to the meeting at which it is finally adopted. **This waiver requires the affirmative vote of not less than six of the seven City Council members.** If the Council does not choose to follow this procedure, we will provide substitute proceedings covering the separate considerations of the ordinance.

Once the ordinance has been finally adopted, it must be published and a copy must be filed with the County Auditor of Muscatine County. Please print extra copies of the ordinance for publishing and filing, and certificates are included in the proceedings to attest to each of those acts.

We will appreciate receiving executed copies of these proceedings as soon as they are available. Please contact John Danos or me if you have any questions.

Kind regards,

Amy Bjork

Attachments

cc: Matt Mardesen
Jodi Royal-Goodwin
Andrew Fangman
Cinda Hilger

MINUTES PROVIDING FOR FIRST
CONSIDERATION OF AN ORDINANCE
ESTABLISHING THE JULY, 2025 TAX
INCREMENT FINANCING DISTRICT FOR
THE CONSOLIDATED MUSCATINE
URBAN RENEWAL AREA

421464-81

Muscatine, Iowa

July 3, 2025

The City Council of the City of Muscatine, Iowa, met on July 3, 2025, at 6:00 p.m., at the City Hall Council Chambers, in the City.

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

Present: _____

Absent: _____.

Council Member _____ introduced an ordinance entitled “Ordinance No. _____. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Consolidated Muscatine Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa.”

It was moved by Council Member _____ and seconded by Council Member _____ that the ordinance be adopted. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the motion duly carried and declared that the ordinance had been given its initial consideration.

• • • •

There being no further business to come before the meeting, it was upon motion adjourned.

Mayor

Attest:

City Clerk

ORDINANCE NO. 2025-0289

An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Consolidated Muscatine Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

WHEREAS, the City Council of the City of Muscatine, Iowa (the “City”) previously enacted certain ordinances providing for the division of taxes levied on taxable property in the Consolidated Muscatine Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, pursuant to such ordinances, certain taxable property within the Consolidated Muscatine Urban Renewal Area in the City has been designated as “tax increment districts”; and

WHEREAS, the City Council now desires to establish a new “tax increment district” by designating certain real property referred to below as the July, 2025 Tax Increment Financing District;

BE IT ENACTED by the Council of the City of Muscatine, Iowa:

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on certain taxable property in the Consolidated Muscatine Urban Renewal Area of the City of Muscatine, Iowa, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Muscatine to finance projects in such area.

Section 2. Definitions. For use within the remainder of this ordinance the following terms shall have the following meanings:

“City” shall mean the City of Muscatine, Iowa.

“County” shall mean Muscatine County, Iowa.

“July, 2025 Tax Increment Financing District” shall mean the certain real property situated in the Consolidated Muscatine Urban Renewal Area, more particularly described as follows:

Parcel K, per plat of survey recorded as Document No. 1999-03775, in the Muscatine County Recorder's Office, located in Part of Lots 13, 14, 15 & 16 of BREESE and CO Subdivision of Parts of NW¼ Sec 34, Tp. 77, R. 2 W. Muscatine County, Iowa, except Lohman 1st Addition, a subdivision in the City of Muscatine, Muscatine County, Iowa; and

Certain real property situated in the City of Muscatine, Muscatine County, State of Iowa bearing Muscatine County Property Tax Parcel Identification Number 0824451021.

“Urban Renewal Area” shall mean the entirety of the Consolidated Muscatine Urban Renewal Area as amended from time to time.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the July, 2025 Tax Increment Financing District. After the effective date of this ordinance, the taxes levied on the taxable property in the July, 2025 Tax Increment Financing District each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the July, 2025 Tax Increment Financing District is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the July, 2025 Tax Increment Financing District, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the July, 2025 Tax Increment Financing District on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the July, 2025 Tax Increment Financing District to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area, and to provide assistance for low and moderate-income family housing as provided in Section 403.22, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, taxes for the instructional support program levy of a school district imposed pursuant to Section 257.19 of the Code of Iowa and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the July, 2025 Tax Increment Financing District exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the July, 2025 Tax Increment Financing District shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the July, 2025 Tax Increment Financing District shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word “taxes” includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Muscatine, Iowa, on _____, 2025.

Mayor

Attest:

City Clerk

First reading: July 3, 2025
Second reading July 17, 2025

MINUTES PROVIDING FOR FINAL
CONSIDERATION AND ADOPTION OF
AN ORDINANCE ESTABLISHING THE
JULY, 2025 TAX INCREMENT
FINANCING DISTRICT FOR THE
CONSOLIDATED MUSCATINE URBAN
RENEWAL AREA

421464-81

(Second Consideration)

Muscatine, Iowa

_____, 2025

The City Council of the City of Muscatine, Iowa, met on _____, 2025, at
_____ p.m., at the _____, in the City.

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

Present: _____

Absent: _____.

The Mayor announced that, on July 3, 2025, the Council had given its initial consideration and had adopted an ordinance entitled "Ordinance No. _____. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Consolidated Muscatine Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa."

It was moved by Council Member _____ and seconded by Council Member _____ that the statutory rule requiring an ordinance to be considered and voted on for passage at two City Council meetings prior to the meeting at which it is to be finally passed be suspended. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the motion duly carried.

It was moved by Council Member _____ and seconded by Council Member _____ that the ordinance entitled "Ordinance No. _____. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Consolidated Muscatine Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa," now be put upon its final consideration and adoption. The Mayor put the question on the motion, and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the motion duly carried and declared that said ordinance had been given its final consideration and has been adopted.

• • • •

There being no further business to come before the meeting, it was upon motion adjourned.

Mayor

Attest:

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 copy of an ordinance of such City shown to have been adopted by the Council and approved by the Mayor thereof on _____, 2025, entitled: "Ordinance No. _____. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Consolidated Muscatine Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa," and that I have duly placed a copy of the ordinance on file in my records.

WITNESS MY HAND this ____ day of _____, 2025.

County Auditor

STATE OF IOWA
MUSCATINE COUNTY SS:
CITY OF MUSCATINE

I, the undersigned, City Clerk of the City of Muscatine, State of Iowa, do hereby certify that I caused to be published “Ordinance No. _____. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Consolidated Muscatine Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa,” of which the printed slip attached to the publisher’s original affidavit hereto attached is a true and complete copy, on the date and in the newspaper specified in such affidavit, and that such newspaper has a general circulation in said City.

WITNESS MY HAND this ____ day of _____, 2025.

City Clerk

(Attach hereto publisher’s affidavit of publication with clipping of ordinance as published.)

STATE OF IOWA
MUSCATINE COUNTY SS:
CITY OF MUSCATINE

I, the undersigned, City Clerk of the City of Muscatine, State of Iowa, do hereby certify that the attached is a true, correct and complete copy of all the records of the Council of such City relating to the adoption of an ordinance entitled "Ordinance No. _____. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Consolidated Muscatine Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa."

WITNESS MY HAND this ____ day of _____, 2025.

City Clerk



City of Muscatine

ITEM NUMBER 2025-0277

AGENDA ITEM SUMMARY

DATE: 7/17/2025

STAFF

April Limburg, City Planner

SUBJECT

Request to Waive Third Reading and to Approve on Second and Final Reading, an Ordinance to Vacate and Deed Undeveloped Right of Way Between Parcel 1303456055, Parcel 1303456016, and Parcel 1303456012 on Roby Ave to the Adjoining Property Owner.

EXECUTIVE SUMMARY

A request was submitted to vacate and deed the undeveloped right of way running through parcels 1303456055, 1303456016, and 1303456012 on Roby Ave to the adjoining property owners.

STAFF RECOMMENDATION

Staff recommends approval of the attached ordinance to vacate and deed to the adjoining property owners of parcels 1303456055, 1303456016, and 1303456012 on Roby Ave.

BACKGROUND/DISCUSSION

Clinton Church is requesting that the portion of the alley right of way that bisects parcels 1303456055, 1303456016, and 1303456012 on Roby Avenue be vacated and ultimately conveyed to him as the adjoining property owner. He currently maintains the right of way and would eventually put up a fence. The Planning and Zoning Commission recommended the right of way be vacated at their June 10, 2025, meeting. A public hearing was held on July 3, 2025, to vacate, surplus, and deed over the undeveloped right of way.

CITY FINANCIAL IMPACT

This portion of the public right of way serves no current or anticipated future public use. This action will eliminate any financial impact of ownership.

ATTACHMENTS

1. Ordinance RoW (3)

ORDINANCE NO. 2025-0277

AN ORDINANCE VACATING AND DEEDING THE UNDEVELOPED RIGHT OF WAY BETWEEN PARCEL 1303456014 LOCATED ON ROBY AVE

WHEREAS, the Planning and Zoning Commission of the City of Muscatine, on June 10, 2025 recommended approval of the vacation and deeding to the adjoining property owner located between parcel 1303456016, parcel 1303456012, and parcel 1303456055 on Roby Ave the undeveloped right of way.

WHEREAS, the City Council of the City of Muscatine has conducted a public hearing on said vacation and surplus request and July 3, 2025;

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

Section I. The following described real estate be vacated by the City of Muscatine, Iowa:

A STRIP OF LAND 20-FOOT-WIDE ALLEY IN BLOCK 2 OF SOUTH PARK ADDITION, BEING SOUTH OF AND ADJACENT TO LOTS 18 THROUGH 23 AND LOTS 10 THROUGH 15, IN THE CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA;

Section II. Any Ordinance or part thereof in conflict or inconsistent with the provisions of this Ordinance is hereby repealed.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2025.

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

Brad Bark, Mayor

Attest:

Cinda Hilger, City Clerk

1st Reading July 3, 2025
2nd Reading July 17, 2025
3rd Reading _____



City of Muscatine

ITEM NUMBER 2025-0325

AGENDA ITEM SUMMARY

DATE: 7/17/2025

STAFF

April Limburg, City Planner

SUBJECT

Resolution Approving the Execution of a Deed for the Vacated Undeveloped Roby Avenue Right of Way to the Adjoining Property Owners

EXECUTIVE SUMMARY

A request was submitted to vacate and deed over to the adjoining property owner the undeveloped Roby Avenue right of way splitting parcels 1303456016, 1303456012, and 1303456005. A public hearing was held, and the ordinance was approved. An executed deed is required to finalize the transfer of the property.

STAFF RECOMMENDATION

Staff recommends Council approval of the attached resolutions deeding the adjoining property owners the undeveloped Roby right of way splitting parcels 1303456016, 1303456012, and 1303456005.

BACKGROUND/DISCUSSION

Clinton Church is requesting that the portion of the alley right of way that bisects parcels 1303456016, 1303456012, and 1303456005 on Roby Ave be vacated and ultimately conveyed to him and Rhett Standard as the adjoining property owners. They currently maintain the right of way. The Planning and Zoning Commission recommended the right of way be vacated at their June 10, 2025, meeting. A public hearing was held on July 3, 2025, to vacate, surplus, and deed over the undeveloped right of way.

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 - Church
2. Deed ROW -Church

3. Resolution - Deeding - Standard
4. Deed ROW -Standard

RESOLUTION NO. _____

**A RESOLUTION VACATION AND DEEDING OVER TO THE ADJOINING
PROPERTY OWNER THE UNDEVELOPED RIGHT OF WAY LOCATED BETWEEN
PARCEL 1303456016, 1303456012, AND 1303456005 ON ROBY AVE**

WHEREAS, the Planning and Zoning Commission of the City of Muscatine, on May 13, 2025 recommended approval of the vacation and deeding of undeveloped Roby Ave 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 July 3, 2025 and

WHEREAS, the said right of way was vacated by Ordinance on July 17, 2025.

WHEREAS, Clint or Dana Church and is the adjoining property for the portion said vacated right of way described as follows:

A STRIP OF LAND 20-FEET-WIDE BY 300 FEET ALLEY IN BLOCK 2 OF SOUTH PARK ADDITION, BEING SOUTH OF AND ADJANCET TO LOTS 10-15 BLOCK 2 SOUTH PARK ADDITION, IN THE CIT OF MUSCATINE, MUSCAITNE COUNTY, IOWA;

AS WELL AS A STRIP OF LAND 10 FEET WIDE BY 93 FEET ALLEY IN BLOCK 2 OF SOUTH PARK ADDITION, BEING SOUTH OF AND ADJANCET TO LOTS 10-15 BLOCK 2 SOUTH PARK ADDITION, IN THE CIT OF MUSCATINE, MUSCAITNE COUNTY, IOWA;

WHEREAS, it is the intent of the City to convey said vacated right of way to Clint or Dana Church.

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 Clint or Dana Church
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 July, 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: Clint or Dana Church, 802 E 9th 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 Clint T or Dana R Church all its right, title, and interest in the following real property in Muscatine County, Iowa:

A STRIP OF LAND 20-FEET-WIDE BY 300 FEET ALLEY IN BLOCK 2 OF SOUTH PARK ADDITION, BEING SOUTH OF AND ADJACENT TO LOTS 10-15 BLOCK 2 SOUTH PARK ADDITION, IN THE CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA;

AS WELL AS A STRIP OF LAND 10 FEET WIDE BY 93 FEET ALLEY IN BLOCK 2 OF SOUTH PARK ADDITION, BEING SOUTH OF AND ADJACENT TO LOTS 10-15 BLOCK 2 SOUTH PARK ADDITION, IN THE CITY OF MUSCATINE, 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, 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 July 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

Exhibit A

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirements to submit a groundwater hazard statement.

RESOLUTION NO. _____

**A RESOLUTION VACATION AND DEEDING OVER TO THE ADJOINING
PROPERTY OWNER THE UNDEVELOPED RIGHT OF WAY LOCATED BETWEEN
PARCEL 1303456016, 1303456012, AND 1303456005 ON ROBY AVE**

WHEREAS, the Planning and Zoning Commission of the City of Muscatine, on May 13, 2025 recommended approval of the vacation and deeding of undeveloped Roby Ave 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 July 3, 2025 and

WHEREAS, the said right of way was vacated by Ordinance on July 17, 2025.

WHEREAS, Rhett Standard and is the adjoining property for the portion said vacated right of way described as follows:

A STRIP OF LAND 10 FEET WIDE BY 93 FEET ALLEY IN BLOCK 2 OF SOUTH PARK ADDITION, BEING SOUTH OF AND ADJANCET TO LOTS 16-17 BLOCK 2 SOUTH PARK ADDITION, IN THE CIT OF MUSCATINE, MUSCAITNE COUNTY, IOWA;

WHEREAS, it is the intent of the City to convey said vacated right of way to Rhett Standard

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 Rhett Standard
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 July, 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: Rhett Standard, 804 Division 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 Rhett Standard all its right, title, and interest in the following real property in Muscatine County, Iowa:

A STRIP OF LAND 10 FEET WIDE BY 93 FEET ALLEY IN BLOCK 2 OF SOUTH PARK ADDITION, BEING SOUTH OF AND ADJACENT TO LOTS 16-17 BLOCK 2 SOUTH PARK ADDITION, IN THE CITY OF MUSCATINE, 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, 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 July 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

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirements to submit a groundwater hazard statement.



City of Muscatine

ITEM NUMBER 2025-0313

AGENDA ITEM SUMMARY

DATE: 7/17/2025

STAFF

SUBJECT

Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Carver Pump Company, Including Annual Appropriation Tax Increment Payments

EXECUTIVE SUMMARY

Presented for Council's consideration is a resolution setting a public hearing for August 7, 2025 at 6:00 p.m. on a development agreement with Carver Pump Company for an expansion of its production facilities at 2415 Park Avenue.

STAFF RECOMMENDATION

Staff recommends Council adopt the resolution setting the public hearing.

BACKGROUND/DISCUSSION

Carver Pump Company ("Carver") has proposed to undertake the expansion of its existing production facilities on certain real property situated at 2415 Park Avenue in the Urban Renewal Area. The City intends to enter into a Development Agreement with Carver with respect to the construction and use of the completed Carver Project and to provide annual appropriation economic development payments to Carver thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Carver Property. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Carver Project, including the Payments and the Admin Fees, will not exceed \$1,242,000.

A public hearing on the proposed development agreement must be conducted prior to consideration of its approval. The attached resolution sets the public hearing for August 7, 2025 and 6:00 p.m. during the regular meeting of the City Council.

CITY FINANCIAL IMPACT

The funding for the project will be from future incremental property taxes (TIF) funds, and as such, will have no impact on the current City budget.

ATTACHMENTS

1. Set Date Dev Agmt AA (Muscatine #80 2025)-v2
2. Development Agreement (Carver) (Muscatine #80 2025)-v2

July 11, 2025

VIA EMAIL

Nancy Lueck
Finance Director/City Hall
Muscatine, IA

Re: Carver Pump Company Development Agreement
File No. 421464-80

Dear Nancy:

Attached please find proceedings to enable the City Council to act on July 17, 2025 to set August 7, 2025 as the date for a public hearing on the proposed Development Agreement with Carver Pump Company, including the proposal for tax increment payments.

The notice of public hearing on the Agreement must be published once, not less than four (4) and not more than twenty (20) days prior to the City Council meeting at which the hearing will be held. The last date on which the notice can effectively be published is August 3, 2025. Please print an extra copy of the notice for delivery to the newspaper. Please insert the time and place of the hearing in both the resolution and the notice and email a copy of the published notice to lemke.susan@dorsey.com.

We will prepare and forward to you in time for the August 7, 2025 meeting the necessary proceedings to approve the Agreement. We would appreciate receiving one fully executed copy of these proceedings as soon as they are available. Please contact John Danos or me if you have questions.

Kind regards,

Amy Bjork

Attachments

cc: Matt Mardesen
Jodi Royal-Goodwin
Andrew Fangman
Cinda Hilger

SET DATE FOR HEARING ON
DEVELOPMENT AGREEMENT AND
TAX INCREMENT PAYMENTS

(CARVER PUMP COMPANY)

421464-80

Muscatine, Iowa

July 17, 2025

A meeting of the City Council of the City of Muscatine, Iowa, was held at 6:00 p.m., on July 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: _____.

Council Member _____ introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member _____; and after due consideration thereof by the Council, the Mayor put the question upon the adoption of 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 NO. _____

Resolution Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Carver Pump Company, 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 certain ordinances 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 an agreement (the “Development Agreement”) with Carver Pump Company (the “Company”) in connection with the expansion by the Company of its existing production facilities located in the Urban Renewal Area; and

WHEREAS, under the Development Agreement the City would provide financial incentives to the Company in the form of annual appropriation incremental property tax payments (the “Payments”) in an amount not to exceed \$1,230,0000 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 Council shall meet on August 7, 2025, at __:____ p.m., at the _____, in the City, at which time and place proceedings will be instituted and action taken to approve the Development Agreement and to authorize the Payments.

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 CARVER PUMP COMPANY AND AUTHORIZATION OF ANNUAL
APPROPRIATION TAX INCREMENT PAYMENTS

The City Council of the City of Muscatine, Iowa, will meet at the _____, on August 7, 2025, at __:____ p.m., at which time and place proceedings will be instituted and action taken to approve a Development Agreement between the City and Carver Pump Company (the “Company”) in connection with the expansion by the Company of its existing production facilities in the Consolidated Muscatine Urban Renewal Area, which Agreement provides for certain financial incentives in the form of annual appropriation incremental property tax payments in an amount not to exceed \$1,230,0000 under the authority of Section 403.9(1) of the Code of Iowa.

The commitment of the City to make annual appropriation incremental property tax payments to the Company 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. Payments under the Development Agreement will be 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 City 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.

Passed and approved July 17, 2025.

Mayor

Attest:

City Clerk

• • • •

On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA
MUSCATINE COUNTY
CITY OF MUSCATINE

SS:

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 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 ____ day of _____, 2025.

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.)

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Muscatine, Iowa (the “City”) and Carver Pump Company (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 Company owns certain real property, which is situated in the City, lies within the Urban Renewal Area and is more specifically described on Exhibit A hereto (the “Property”); and

WHEREAS, the Company has proposed to undertake the expansion of its existing production facilities for use in its business operations on the Property (the “Project”); 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. Company’s Covenants

1. Project Construction. The Company agrees to construct the Project on the Property. Furthermore, the Company expects this construction to result in approximately \$10,000,000 in capital improvements for the Property, including construction work, equipment, furnishings and other capital improvements. The Company has submitted a detailed site plan (the “Site Plan”) for the development of the Project to the City which was approved in accordance with City Code Section 10-2-7(I) on _____, 2025. The Site Plan is attached hereto as Exhibit B. 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 and to substantially complete such construction by no later than December 31, 2027.

The Company agrees to ensure that the completed Project is used in its business operations (the “Operational Requirement”) 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 adequate 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.

2. Company's Operational Certifications. Upon request by the City, the Company agrees to certify (the "Operational Certification") to the City that the Company is in compliance with the Operational Requirement. Each Operational Certification shall be accompanied by documentation demonstrating, to the satisfaction of the City, that the Company is in compliance with the Operational Requirement.

3. 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.

4. Property Tax Payment Certification. The Company agrees to provide written notification (the "Triggering Certification") to the City of its intent for the Payments (as hereinafter defined) to commence in a particular fiscal year. Such Triggering Certification shall be due by no later than October 15 of the fiscal year immediately preceding the start of the fiscal year in which the initial Payments are intended to begin. In any event, the Triggering Certification shall be made by no later than October 15, 2028. (It is hereby acknowledged that the City's fiscal years begin on July 1 and end on the following June 30.) The Company hereby acknowledges that the submission of the initial Worksheet (as hereinafter defined) will serve as the Triggering Certification.

Furthermore, the Company agrees to certify to the City by no later than October 15 of each year during the Term, commencing in the year in which the Triggering Certification is made, an amount (the "Company's Estimate") equal to the sixty-five percent (65%) (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. In submitting each such Company's Estimate, the Company will complete and submit the worksheet (the "Worksheet") attached hereto as Exhibit C. 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 may 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 valuation of the Property, as shown on the property tax rolls of Muscatine County, above and beyond the Base Valuation (as hereinafter defined); and (4) deducting any property tax credits which shall be available with respect to taxable incremental valuation of the Property.

The "Base Valuation" of the Property for purposes of calculating Incremental Property Tax Revenues under this Agreement and pursuant to Section 403.19 of the Code of Iowa shall be

the assessed taxable valuation of the Property as of January 1 of the year prior to the year in which the Triggering Certification is submitted to the City by the Company.

Upon request, the City staff shall provide reasonable assistance to the Company in completing the worksheet required under this Section A.4.

5. 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 \$12,000. 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.

6. 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 comply with the Operational Requirement, pursuant to the terms and conditions of this Agreement.
- (iii) Failure by the Company to fully and timely remit payment of property taxes when due and owing.
- (iv) Failure by the Company to comply with Section A.2, A.4 and A.5 of this Agreement.
- (v) 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) Terminate this Agreement.

B. City's Obligations

1. Payments. In recognition of the Company's obligations set out above, the City agrees to make thirty (30) semiannual economic development tax increment payments (the "Payments" and each, individually a "Payment") to the Company during the Term of this Agreement, 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 \$1,230,000. 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, but 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.

The Payments will be made on December 1 and June 1 of each fiscal year following an affirmative annual appropriation decision by the City Council as provided for under Section B.2 below, beginning on December 1 of the fiscal year immediately succeeding the year in which the Triggering Certification is made, and continuing through the expiration of the Term.

For example, assuming the Triggering Certification is made on October 15, 2028 and all appropriation determinations are approved affirmatively by the City Council under Section B.2 below, then Payments will be made on December 1 and June 1, beginning in the City's 2029-2030 fiscal year, and continuing for a period of fourteen (14) additional fiscal years thereafter, provided, however, that no Payments shall be made after the sooner of June 1, 2044 or the date on which aggregate 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 the calendar year in which the Triggering Certification is filed, 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.4 above, provided however that no Payment shall be made after June 1, 2044.

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, 2029 and on June 1, 2030, the aggregate maximum amount of such Payments would be determined by the Appropriated Amount determined for certification by December 1, 2028). 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.

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, 2044 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.

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

CARVER PUMP COMPANY

By: _____

Its: _____

EXHIBIT A
DESCRIPTION OF THE PROPERTY

Certain real property situated in the City of Muscatine, Muscatine County, State of Iowa bearing Muscatine County Property Tax Parcel Identification Number 0824451021.

EXHIBIT B
SITE PLAN

[ATTACH SITE PLAN HERE]

EXHIBIT C
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 Annual Percentage (65%) =
Company's Estimate = \$_____ x .65 = _____



City of Muscatine

ITEM NUMBER 2025-0315

AGENDA ITEM SUMMARY

DATE: 7/17/2025

STAFF

Jodi Royal-Goodwin, Community Development Director

SUBJECT

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

EXECUTIVE SUMMARY

Presented for City Council's consideration is a resolution authorizing the assessment of unpaid abatement service fees and rental housing fees to private properties. The abatement and rental housing costs total \$2,384.05, the administrative fees are \$650.00, and the assessment fees are \$650.00. The total amount being requested for assessment at this time totals \$3,684.05.

STAFF RECOMMENDATION

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

BACKGROUND/DISCUSSION

The City's contractor has provided abatement services for nuisance and vegetation violations at the properties listed on the attachment. Dates of service are from September 2024 to April 2025. The City was billed for these services and has subsequently paid the contractor. Assessing the outstanding bills to the property taxes will help the City recoup its costs.

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

The City has provided rental housing services for properties listed on the attachment, including but not limited to, rental property inspections and Rental Facility License issuance as required per the Muscatine Rental Housing Code. Dates of service are from April 2025 to May 2025. The

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

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

CITY FINANCIAL IMPACT

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

ATTACHMENTS

1. Council Special Assessments Report 07.17.2025
2. Council Resolution Special Assessments 07.17.2025

SPECIAL ASSESSMENTS REPORT 07/17/2025

Parcel ID	Site Address	Owner Name	Date of Work	Service Type	Service Fee	Admin Fee	Assess Fee	Total Fee
1303436008	609 Liberty St	609lib761 A Trust Equity And Help Inc	09/04/2024	Vegetation - Grass/Weeds	\$829.05	\$150.00	\$50.00	\$1,029.05
1310232008	1108 Kansas St	Bartolo Salvador	04/08/2025	Nuisance	\$219.45	\$75.00	\$50.00	\$344.45
0835151011	401 W Fulliam Ave	Cedar Street Investments LLC	04/28/2025	Rental - Failed to Show for Inspection	\$60.00	\$25.00	\$50.00	\$135.00
0835429010	612 Mulberry Ave	Flamingo Properties LLC	05/08/2025	Rental - Failed to Show for Inspection	\$60.00	\$25.00	\$50.00	\$135.00
0836179035	1516 E 5th St	Fourneau Juan C	04/28/2025	Nuisance	\$219.85	\$75.00	\$50.00	\$344.85
1303228003	1610 Lucas St	Fourneau Juan C	04/22/2025	Rental - Failed to Show for Inspection	\$60.00	\$25.00	\$50.00	\$135.00
0826155002	800 Wier St	Hill Oxford Eight LLC	04/30/2025	Rental - Failed to Show for Inspection	\$60.00	\$25.00	\$50.00	\$135.00
0835461019	411 Linn St	Mealy Holdings LLC	04/30/2025	Rental - Failed to Show for Inspection	\$60.00	\$25.00	\$50.00	\$135.00
0835380014	511 W 7th St	Moody Matthew A	04/30/2025	Nuisance	\$152.90	\$75.00	\$50.00	\$277.90
0835483012	215 E 2nd St	Perhay Kenneth A II	05/02/2025	Rental - Failed to Show for Inspection	\$180.00	\$25.00	\$50.00	\$255.00
1310403011	2009 Wallace St	Reinier Edwin F	04/01/2025	Nuisance	\$302.80	\$75.00	\$50.00	\$427.80
0836160001	800 E 6th St	Resca Properties LLC	04/17/2025	Rental - Failed to Show for Inspection	\$120.00	\$25.00	\$50.00	\$195.00
0835401024	818 Cedar St	Skuated Properties LLC	04/22/2025	Rental - Failed to Show for Inspection	\$60.00	\$25.00	\$50.00	\$135.00

Grand Totals by Fee Type:	\$2,384.05	\$650.00	\$650.00	\$3,684.05
----------------------------------	-------------------	-----------------	-----------------	-------------------

Grand Totals by Service Type:	Nuisance Services	\$1,395.00
	Rental Services	\$1,260.00
	Vegetation Services	\$1,029.05

RESOLUTION NO. _____

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

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

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

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

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

PASSED AND APPROVED THIS _____ DAY OF _____.

Brad Bark, Mayor

ATTEST:

Cinda Hilger, City Clerk



City of Muscatine

ITEM NUMBER 2025-0326

AGENDA ITEM SUMMARY

DATE: 7/17/2025

STAFF

Kevin Coon, City Engineer
Brian Stineman, Public Works Director

SUBJECT

Resolution Approving Contract and Bond with Needham Excavating, in the Amount of \$183,480.00 for the Dredge Spoils Relocation Trenchless Pipe Installation Project

EXECUTIVE SUMMARY

Presented for City Council's consideration is a resolution to approve the contract and bond with Needham Excavating for the Dredge Spoils Relocation Trenchless Pipe Installation Project.

STAFF RECOMMENDATION

To adopt the resolution.

BACKGROUND/DISCUSSION

At the July 3, 2025 City Council Meeting, the City Council approved the competitive quote from Needham Excavating in the amount of \$183,480.00. This resolution approves their contract and bond, which will allow them to begin work on the project.

CITY FINANCIAL IMPACT

Funds are available through bond proceeds

ATTACHMENTS

1. scan_jgifford_2025-07-14-10-58-46
2. Signed Contract - Lumber Lofts - City of Muscatine



AIA® Document A312™ – 2010

Bond No. 2370157

Performance Bond

CONTRACTOR:

(Name, legal status and address)

Needham Excavating Inc.

137 N. Main Street
Walcott, IA 52773

OWNER:

(Name, legal status and address)

City of Muscatine, Iowa
215 Sycamore Street
Muscatine, IA 52761

CONSTRUCTION CONTRACT

Date:

Amount: \$183,480.00

Description:

(Name and location)

Muscatine Marina Dredge Spoils Relocation Trenchless Pipe, Muscatine, Iowa

SURETY:

(Name, legal status and principal place of business)

Swiss Re Corporate Solutions America Insurance Corporation

1200 Main Street, Suite 800
Kansas City, MO 64105-2478

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

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

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

BOND

Date:

(Not earlier than Construction Contract Date)

Amount: \$183,480.00

Modifications to this Bond: ☒ None ☐ See Section 16

CONTRACTOR AS PRINCIPAL

Company: (Corporate Seal)
Needham Excavating Inc.

Signature: _____

Name

and Title:

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

SURETY

Company: (Corporate Seal)
Swiss Re Corporate Solutions America Insurance Corporation

Signature: Jamie Gifford

Name

and Title: Attorney-in-Fact



(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:

Holmes, Murphy and Associates LLC
2727 Grand Prairie Parkway
Waukegan, IA 50263
(515) 223-6800

OWNER'S REPRESENTATIVE:

(Architect, Engineer or other party:)

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

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

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

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

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

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

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

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

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

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

- .1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or
- .2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

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

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

- .1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;
- .2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and
- .3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

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

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

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

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

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

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

§ 14 Definitions

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

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

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

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

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

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

§ 16 Modifications to this bond are as follows:

None

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

CONTRACTOR AS PRINCIPAL

Company:

(Corporate Seal)

SURETY

Company:

(Corporate Seal)

Signature: _____

Name and Title: _____

Address _____

Signature: _____

Name and Title: _____

Address _____

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

Init.

AIA Document A312™ – 2010. The American Institute of Architects.



AIA®

Document A312™ – 2010

Bond No. 2370157

Payment Bond**CONTRACTOR:***(Name, legal status and address)*
Needham Excavating Inc.137 N. Main Street
Walcott, IA 52773**OWNER:***(Name, legal status and address)*City of Muscatine, Iowa
215 Sycamore Street
Muscatine, IA 52761**CONSTRUCTION CONTRACT**

Date:

Amount: \$183,480.00

Description: Muscatine Marina Dredge Spoils Relocation Trenchless Pipe,
(Name and location) Muscatine, Iowa**SURETY:***(Name, legal status and principal place of business)*

Swiss Re Corporate Solutions America Insurance Corporation

1200 Main Street, Suite 800
Kansas City, MO 64105-2478

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

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

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

BOND

Date:

(Not earlier than Construction Contract Date)

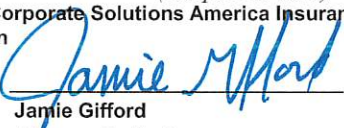
Amount: \$183,480.00

Modifications to this Bond: ☒ None ☐ See Section 18**CONTRACTOR AS PRINCIPAL**Company: *(Corporate Seal)*
Needham Excavating Inc.

Signature: _____

Name

and Title:

*(Any additional signatures appear on the last page of this Payment Bond.)***SURETY**Company: *(Corporate Seal)*
Swiss Re Corporate Solutions America Insurance CorporationSignature: 

Name

Jamie Gifford

and Title: Attorney-in-Fact

*(FOR INFORMATION ONLY — Name, address and telephone)***AGENT or BROKER:**Holmes, Murphy and Associates LLC
2727 Grand Prairie Parkway
Waukegan, IA 50263
(515) 223-6800**OWNER'S REPRESENTATIVE:***(Architect, Engineer or other party:)*

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

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

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

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

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

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

- .1 have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and
- .2 have sent a Claim to the Surety (at the address described in Section 13).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

§ 16 Definitions

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

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

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

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

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

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

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

§ 18 Modifications to this bond are as follows:

None

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

CONTRACTOR AS PRINCIPAL

Company: _____
(Corporate Seal)

SURETY

Company: _____
(Corporate Seal)

Signature: _____
Name and Title: _____
Address _____

Signature: _____
Name and Title: _____
Address _____

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

SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")
WESTPORT INSURANCE CORPORATION ("WIC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and WIC, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

JAY D. FREIERMUTH, CRAIG E. HANSEN, BRIAN M. DEIMERLY, ANNE CROWNER, TIM McCULLOH, DIONE R. YOUNG, SETH ROOKER, JENNIFER MARINO,

JOSEPH TIERNAN, KATE ZANDERS, SARA HUSTON, JOHN CORD, GRACE DICKINSON, JAMIE GIFFORD, ZACH FULLER, and BEN WILLIAMS

JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

ONE HUNDRED TWENTY FIVE MILLION (\$125,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and WIC by written consent of its Executive Committee dated July 18, 2011.

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By David Satory, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC

By Gabriel Jacquez, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC



IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and WIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers

this 15 day of APRIL, 20 25

State of Illinois
County of Cook



Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
Westport Insurance Corporation

On this 15 day of APRIL, 20 25, before me, a Notary Public personally appeared David Satory, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC and Gabriel Jacquez, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.

Karen M. Szweda
Karen M. Szweda, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this day of 20



Jeffrey Goldberg, Senior Vice President & Assistant Secretary of SRCSAIC and SRCSPIC and WIC

CONTRACT

CONTRACT NO. _____
DATE _____

THIS CONTRACT, made and entered into at _____ 11th _____ this July _____ day of _____ 2025 _____, _____, by and between the **City of Muscatine, Iowa**, party of the first part hereinafter called the "Jurisdiction," and _____ Needham Excavating _____, party of the second part hereinafter called the "Contractor."

WITNESSETH:

The Contractor hereby agrees to complete the work comprising the below referenced improvement as specified in the contract documents, which are officially on file with the Jurisdiction, in the office of the City Engineer. This contract includes all contract documents. The work under this contract shall be constructed in accordance with the SUDAS Standard Specifications, **2025** Edition, and as further modified by the supplemental specifications and special provisions included in said contract documents, and the Contract Attachment - Item 1: General, which is attached hereto. The Contractor further agrees to complete the work in strict accordance with said contract documents, and to guarantee the work as required by law, for the time required in said contract documents, after its acceptance by the Jurisdiction.

This contract is awarded and executed for completion of the work specified in the contract documents for the bid prices shown on the Contract Attachment - Item 2: Bid Items, Quantities, and Prices, which were proposed by the Contractor in its proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing for the following described improvements:

General Nature of the Public Improvement

Project Name: Muscatine Marina Dredge Spoils Relocation Trenchless Pipe

Project Description: This project involves constructing a new 283 linear foot, 10" ductile iron force-main with casing pipe, using trenchless methods across 2nd Street for future use in pumping dredge spoils. There is also 182 linear feet of trenched 10" ductile iron force main and one 45 degree bend.

Project Location: Muscatine, IA.

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of one-hundred eighty-three thousand four-hundred eighty & 0/100 dollars (\$183,480.00) which amount shall constitute the required amount of the performance, maintenance, and payment bond. The Contractor hereby agrees to commence work under this contract on or before a date to be specified in a written notice to proceed by the Jurisdiction and to fully complete the project **City of Muscatine – Muscatine Marina Dredge Spoils Relocation Trenchless Pipe**; and to pay liquidated damages for noncompliance with said completion provisions at the rate of **two hundred dollars (\$200.00)** for each calendar day thereafter that the work remains incomplete.

IN WITNESS WHEREOF, the Parties hereto have executed this instrument, in triplicate on the date first shown written.

JURISDICTION

CONTRACTOR

By _____

Needham Excavating, Inc
Contractor

(Seal)
ATTEST:

By Nicholas R Needham
Signature

President
Title

FORM APPROVED BY:

137 N Main St
Street Address

Attorney for Jurisdiction

Walcott, IA 52773
City, State, Zip Code

563-529-5840
Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number C132-03 issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code.
2. Out-of-State Contractors:
 - A. Pursuant to Section 91C.7 of the Iowa Code, an out-of-state contractor, before commencing a contract in excess of five thousand dollars in value in Iowa, shall file a bond with the division of labor services of the department of workforce development. It is the contractor's responsibility to comply with said Section 91C.7 before commencing this work.

Project No. _____

- B. Prior to entering into contract, the designated low bidder, if it is a corporation organized under the laws of a state other than Iowa, shall file with the Engineer a certificate from the Secretary of the State of Iowa showing that it has complied with all the provisions of Chapter 490 of the Iowa Code, or as amended, governing foreign corporations.

NOTE: All signatures on this contract must be original signatures in ink; copies, facsimile, or electronic signatures will not be accepted.

CORPORATE ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and _____, to me known, who, being by me duly sworn, did say that they are the _____, and _____, respectively, of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that _____ and _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20____

PARTNERSHIP ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20____

INDIVIDUAL ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and _____, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that (he) (she) (they) executed the instrument as (his) (her) (their) voluntary act and deed.

Notary Public in and for the State of _____
My commission expires _____, 20____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20____, before me a Notary Public in and for said county, personally appeared _____, to me personally known, who being by me duly sworn did say that person is _____ of said _____, that (the seal affixed to said instrument is the seal of said OR no seal has been procured by the said) _____, and that said instrument was signed and sealed on behalf of the said _____, by authority of its managers and the said _____ acknowledged the execution of said instrument to be the voluntary act and deed of said _____, by it voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20____

Project No. _____

CONTRACT ATTACHMENT: ITEM 2 - BID ITEMS AND QUANTITIES

This contract is awarded and executed for completion of the work specified in the contract documents for the Lump Sum value listed below and the quantities of work listed.

\$183,480.00 Lump Sum for:

283 LF of trenchless 10" DIP w/ casing pipe.

182 LF of trenched 10" DIP.

1 45-degree 10" DIP bend.

2 10" gasketed DIP caps.

Work does not include the end manhole and is assuming that no bedrock will be encountered.



City of Muscatine

ITEM NUMBER 2025-0320

AGENDA ITEM SUMMARY

DATE: 7/17/2025

STAFF

Brian Stineman, Public Works Director

SUBJECT

Resolution Accepting Bid and Authorizing Award of Contract for the Construction of the Taxilane Construction Improvements at the Muscatine Municipal Airport

EXECUTIVE SUMMARY

Resolution Accepting Bid and Authorizing Award of Contract for the Construction of the Taxilane Construction Improvements at the Muscatine Municipal Airport

STAFF RECOMMENDATION

Adopt the resolution

BACKGROUND/DISCUSSION

Muscatine Corporation has recently signed a lease agreement with the City of Muscatine to construct a new corporate hangar for their new aircraft at the Muscatine Municipal Airport. In order to connect to the existing taxilanes and runways, a new taxilane must be constructed to the new hangar. This project will include site work, grading and paving to connect the new hangar to the existing taxiway. The low bid price for this work is \$281,704.25. The DOT may potentially fund up to 73% or \$205,644.10 of this cost, with the remaining \$76,060.15 (27%) funded by a combination of Muscatine Corporation and city funds. This project is contingent upon grant funding from a previously submitted grant application to the Iowa Department of Transportation (IDOT). If grant funding is not awarded, this item will not proceed.

CITY FINANCIAL IMPACT

If awarded a grant by the DOT, the local match funding of \$76,060.15 (27%) will come from Muscatine Corporation and Future Bond Proceeds.

ATTACHMENTS

1. Engineers Letter of Recommendation to City Taxilane Construction_Signed
2. 25X.137804 Bid Tab Taxilane Construction Complete_Signed
3. Resolution accepting bid airport new hangar taxiway



Real People. Real Solutions.

401 1st Street SE
Suite #201
Cedra Rapids, IA 52401
Ph: (319) 362-3219
Bolton-Menk.com

July 9, 2025

Mr. Brian Stineman, Public Works Director
City of Muscatine
1459 Washington Street
Muscatine, IA 52761

RE: Recommendation of Award
Taxilane Construction
BMI Project No.: 25X.137804.001

Dear Mr. Stineman,

At 2:00 p.m. local time on July 8th, 2025, bids were received for the Taxilane Construction project. The Engineer's Opinion of Probable Cost for the Base Bid of the project was \$500,000.00, and there were no bid alternates on the project. Seven (7) bids were received, all bidders were responsive, and bids are summarized as follows:

Bidder	City	Base Bid Total
Heuer Construction, Inc.	Muscatine, Iowa	\$281,704.25
Triple B Construction	Wilton, Iowa	\$311,772.50
Boomerang Corp.	Anamosa, Iowa	\$367,845.00
Metro Pavers, Inc.	Iowa City, Iowa	\$370,210.00
All American Concrete, Inc.	West Liberty, Iowa	\$392,306.00
Central Excavating, Inc.	Bettendorf, Iowa	\$441,891.84
Iowa Civil Contracting, Inc.	Victor, Iowa	\$456,518.57

The bid received from Heuer Construction, Inc., for the Base Bid was 44% 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 award of the Taxilane Construction project to Heuer Construction, Inc., of Muscatine, Iowa, for the total amount of \$281,704.25 (Two Hundred Eighty-One Thousand, Seven Hundred Four and 25/100 dollars), contingent upon receipt of a grant agreement with the IowaDOT. The bid tabulation is attached for your use.

Feel free to contact me should there be any questions related to this project.

Sincerely,

Garrett T. Jacobs, P.E.
Aviation Project Manager

Attachment: Bid Tabulation

Muscatine, Iowa
Muscatine Municipal Airport
Taxilane Construction



401 1st St SE
Suite 201
Cedar Rapids, IA 52401
Ph: (319) 362-3219
Bolton-Menk.com

TABULATION OF BIDS
Bid Letting Date: Tuesday, July 8, 2025 @ 2:00 PM

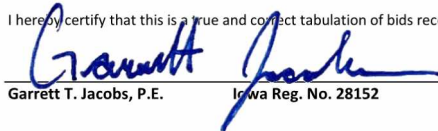
BASE BID				Apparent Low Bidder*										
Line No.	Item Code	Description	Unit	Qty	Engineer's Opinion of Probable Cost		Heuer Construction, Inc. Muscatine, IA		Triple B Construction Wilton, IA		Boomerang Corp Anamosa, IA		Metro Pavers, Inc. Iowa City, IA	
					Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	0000-999-CN	AIRFIELD ELECTRICAL ADJUSTMENTS	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 18,000.00	\$ 18,000.00	\$ 8,500.00	\$ 8,500.00	\$ 20,000.00	\$ 20,000.00	\$ 6,050.00	\$ 6,050.00
2	0000-999-CN	TAXIWAY RETROREFLECTORS, BLUE	EA	25	\$ 250.00	\$ 6,250.00	\$ 125.00	\$ 3,125.00	\$ 132.00	\$ 3,300.00	\$ 150.00	\$ 3,750.00	\$ 135.00	\$ 3,375.00
3	2010-D-2	TOPSOIL STRIP, SALVAGE, RESPREAD, COMPOST AMENDED	CY	1400	\$ 30.00	\$ 42,000.00	\$ 11.00	\$ 15,400.00	\$ 19.50	\$ 27,300.00	\$ 15.00	\$ 21,000.00	\$ 30.00	\$ 42,000.00
4	2010-E	EXCAVATION, CLASS 13	CY	3535	\$ 10.00	\$ 35,350.00	\$ 8.50	\$ 30,047.50	\$ 6.00	\$ 21,210.00	\$ 6.00	\$ 21,210.00	\$ 5.00	\$ 17,675.00
5	2010-E	REMOVE AND REPLACE UNSUITABLE MATERIAL	CY	200	\$ 30.00	\$ 6,000.00	\$ 5.00	\$ 1,000.00	\$ 20.00	\$ 4,000.00	\$ 30.00	\$ 6,000.00	\$ 75.00	\$ 15,000.00
6	2010-G	SUBGRADE PREPARATION, 12 INCH	SY	2675	\$ 6.00	\$ 16,050.00	\$ 1.25	\$ 3,343.75	\$ 1.20	\$ 3,210.00	\$ 1.00	\$ 2,675.00	\$ 2.50	\$ 6,687.50
7	2010-I	SUBGRADE TREATMENT, GEOTEXTILES	SY	2,800	\$ 2.50	\$ 7,000.00	\$ 1.50	\$ 4,200.00	\$ 1.50	\$ 4,200.00	\$ 1.50	\$ 4,200.00	\$ 2.25	\$ 6,300.00
8	2010-J	MODIFIED SUBBASE, 6 INCHES	SY	2,800	\$ 20.00	\$ 56,000.00	\$ 9.50	\$ 26,600.00	\$ 10.15	\$ 28,420.00	\$ 11.00	\$ 30,800.00	\$ 10.50	\$ 29,400.00
9	3010-E	SPECIAL PIPE EMBEDMENT OR ENCASEMENT, CLSM	CY	10	\$ 275.00	\$ 2,750.00	\$ 200.00	\$ 2,000.00	\$ 250.00	\$ 2,500.00	\$ 300.00	\$ 3,000.00	\$ 450.00	\$ 4,500.00
10	4030-A-1	PIPE CULVERT, TRENCHED, RCP, 15 INCH	LF	104	\$ 175.00	\$ 18,200.00	\$ 59.50	\$ 6,188.00	\$ 95.00	\$ 9,880.00	\$ 90.00	\$ 9,360.00	\$ 85.00	\$ 8,840.00
11	4030-B	PIPE APRON, RCP, 15 INCH	EA	2	\$ 3,500.00	\$ 7,000.00	\$ 2,850.00	\$ 5,700.00	\$ 3,550.00	\$ 7,100.00	\$ 3,000.00	\$ 6,000.00	\$ 3,000.00	\$ 6,000.00
12	7010-A	PAVEMENT, PCC, 7 INCH, C-4	SY	2550	\$ 80.00	\$ 204,000.00	\$ 50.00	\$ 127,500.00	\$ 52.50	\$ 133,875.00	\$ 66.00	\$ 168,300.00	\$ 58.30	\$ 148,665.00
13	8020-B	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE, YELLOW, WITH BEADS	SF	250	\$ 5.00	\$ 1,250.00	\$ 31.00	\$ 7,750.00	\$ 10.00	\$ 2,500.00	\$ 10.00	\$ 2,500.00	\$ 45.00	\$ 11,250.00
14	8030-A	TEMPORARY TRAFFIC CONTROL	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 2,500.00	\$ 2,500.00	\$ 3,300.00	\$ 3,300.00	\$ 3,000.00	\$ 3,000.00	\$ 3,500.00	\$ 3,500.00
15	9010-B	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1 - PERMANENT LAWN	AC	3	\$ 6,000.00	\$ 15,000.00	\$ 2,900.00	\$ 7,250.00	\$ 3,225.00	\$ 8,062.50	\$ 2,900.00	\$ 7,250.00	\$ 3,071.00	\$ 7,677.50
16	9010-B	SHOULDER EROSION CONTROL - FLEXIBLE GROWTH MEDIUM (FGM)	SY	1,300	\$ 5.00	\$ 6,500.00	\$ 1.00	\$ 1,300.00	\$ 1.05	\$ 1,365.00	\$ 1.00	\$ 1,300.00	\$ 1.00	\$ 1,300.00
17	9040-A-1	SWPPP PREPARATION	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,300.00	\$ 1,300.00	\$ 1,500.00	\$ 1,500.00	\$ 1,200.00	\$ 1,200.00
18	9040-A-2	SWPPP MANAGEMENT	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 1,000.00	\$ 1,000.00	\$ 2,100.00	\$ 2,100.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
19	9040-N-1	SILT FENCE OR SILT FENCE DITCH CHECK, INSTALLATION	LF	1000	\$ 3.00	\$ 3,000.00	\$ 1.50	\$ 1,500.00	\$ 2.10	\$ 2,100.00	\$ 1.50	\$ 1,500.00	\$ 2.00	\$ 2,000.00
20	9040-N-3	SILT FENCE OR SILT FENCE DITCH CHECK, MAINTENANCE & REMOVAL OF DEVICE	LF	1000	\$ 2.00	\$ 2,000.00	\$ 0.10	\$ 100.00	\$ 0.55	\$ 550.00	\$ 0.10	\$ 100.00	\$ 0.50	\$ 500.00
21	9040-O	STABILIZED CONSTRUCTION ENTRANCE	LS	1	\$ 2,000.00	\$ 2,000.00	\$ 1,500.00	\$ 1,500.00	\$ 2,500.00	\$ 2,500.00	\$ 1,000.00	\$ 1,000.00	\$ 2,500.00	\$ 2,500.00
22	11010-A	CONSTRUCTION SURVEY	LS	1	\$ 7,500.00	\$ 7,500.00	\$ 5,700.00	\$ 5,700.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 9,000.00	\$ 9,000.00
23	11020-A	MOBILIZATION	LS	1	\$ 46,650.00	\$ 46,650.00	\$ 8,500.00	\$ 8,500.00	\$ 28,000.00	\$ 28,000.00	\$ 45,000.00	\$ 45,000.00	\$ 34,290.00	\$ 34,290.00
24	11050-A	CONCRETE WASHOUT	LS	1	\$ 2,000.00	\$ 2,000.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 400.00	\$ 400.00	\$ 500.00	\$ 500.00
GRAND TOTAL - BASE BID					\$ 500,000.00		\$ 281,704.25		\$ 311,772.50		\$ 367,845.00		\$ 370,210.00	

SEE ADDITIONAL BIDDERS ON NEXT PAGE

BASE BID

Line No.	Item Code	Description	Unit	Qty	Engineer's Opinion of Probable Cost		All American Concrete, Inc. West Liberty, IA		Central Excavating, Inc. Bettendorf, IA		Iowa Civil Contracting, Inc. Victor, IA	
					Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	0000-999-CN	AIRFIELD ELECTRICAL ADJUSTMENTS	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 18,425.00	\$ 18,425.00	\$ 17,850.00	\$ 17,850.00	\$ 9,174.00	\$ 9,174.00
2	0000-999-CN	TAXIWAY RETROREFLECTORS, BLUE	EA	25	\$ 250.00	\$ 6,250.00	\$ 259.00	\$ 6,475.00	\$ 131.25	\$ 3,281.25	\$ 605.00	\$ 15,125.00
3	2010-D-2	TOPSOIL STRIP, SALVAGE, RESPREAD, COMPOST AMENDED	CY	1400	\$ 30.00	\$ 42,000.00	\$ 28.25	\$ 39,550.00	\$ 25.78	\$ 36,092.00	\$ 32.25	\$ 45,150.00
4	2010-E	EXCAVATION, CLASS 13	CY	3535	\$ 10.00	\$ 35,350.00	\$ 6.00	\$ 21,210.00	\$ 5.44	\$ 19,230.40	\$ 5.38	\$ 19,018.30
5	2010-E	REMOVE AND REPLACE UNSUITABLE MATERIAL	CY	200	\$ 30.00	\$ 6,000.00	\$ 34.00	\$ 6,800.00	\$ 75.11	\$ 15,022.00	\$ 80.63	\$ 16,126.00
6	2010-G	SUBGRADE PREPARATION, 12 INCH	SY	2675	\$ 6.00	\$ 16,050.00	\$ 1.00	\$ 2,675.00	\$ 2.48	\$ 6,634.00	\$ 2.69	\$ 7,195.75
7	2010-I	SUBGRADE TREATMENT, GEOTEXTILES	SY	2,800	\$ 2.50	\$ 7,000.00	\$ 1.35	\$ 3,780.00	\$ 2.39	\$ 6,692.00	\$ 2.42	\$ 6,776.00
8	2010-J	MODIFIED SUBBASE, 6 INCHES	SY	2,800	\$ 20.00	\$ 56,000.00	\$ 9.60	\$ 26,880.00	\$ 9.25	\$ 25,900.00	\$ 11.29	\$ 31,612.00
9	3010-E	SPECIAL PIPE EMBEDMENT OR ENCASEMENT, CLSM	CY	10	\$ 275.00	\$ 2,750.00	\$ 191.00	\$ 1,910.00	\$ 400.00	\$ 4,000.00	\$ 483.75	\$ 4,837.50
10	4030-A-1	PIPE CULVERT, TRENCHED, RCP, 15 INCH	LF	104	\$ 175.00	\$ 18,200.00	\$ 74.00	\$ 7,696.00	\$ 78.13	\$ 8,125.52	\$ 91.38	\$ 9,503.52
11	4030-B	PIPE APRON, RCP, 15 INCH	EA	2	\$ 3,500.00	\$ 7,000.00	\$ 2,790.00	\$ 5,580.00	\$ 4,274.96	\$ 8,549.92	\$ 3,225.00	\$ 6,450.00
12	7010-A	PAVEMENT, PCC, 7 INCH, C-4	SY	2550	\$ 80.00	\$ 204,000.00	\$ 64.00	\$ 163,200.00	\$ 73.44	\$ 187,272.00	\$ 78.51	\$ 200,200.50
13	8020-B	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE, YELLOW, WITH BEADS	SF	250	\$ 5.00	\$ 1,250.00	\$ 22.00	\$ 5,500.00	\$ 32.55	\$ 8,137.50	\$ 22.00	\$ 5,500.00
14	8030-A	TEMPORARY TRAFFIC CONTROL	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 2,855.00	\$ 2,855.00	\$ 3,150.00	\$ 3,150.00	\$ 8,500.00	\$ 8,500.00
15	9010-B	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1 - PERMANENT LAWN	AC	3	\$ 6,000.00	\$ 15,000.00	\$ 3,380.00	\$ 8,450.00	\$ 4,042.50	\$ 10,106.25	\$ 3,380.00	\$ 8,450.00
16	9010-B	SHOULDER EROSION CONTROL - FLEXIBLE GROWTH MEDIUM (FGM)	SY	1,300	\$ 5.00	\$ 6,500.00	\$ 1.10	\$ 1,430.00	\$ 1.58	\$ 2,054.00	\$ 1.10	\$ 1,430.00
17	9040-A-1	SWPPP PREPARATION	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 1,320.00	\$ 1,320.00	\$ 3,150.00	\$ 3,150.00	\$ 1,320.00	\$ 1,320.00
18	9040-A-2	SWPPP MANAGEMENT	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 2,200.00	\$ 2,200.00	\$ 3,150.00	\$ 3,150.00	\$ 2,200.00	\$ 2,200.00
19	9040-N-1	SILT FENCE OR SILT FENCE DITCH CHECK, INSTALLATION	LF	1000	\$ 3.00	\$ 3,000.00	\$ 2.20	\$ 2,200.00	\$ 3.42	\$ 3,420.00	\$ 2.20	\$ 2,200.00
20	9040-N-3	SILT FENCE OR SILT FENCE DITCH CHECK, MAINTENANCE & REMOVAL OF DEVICE	LF	1000	\$ 2.00	\$ 2,000.00	\$ 0.55	\$ 550.00	\$ 1.84	\$ 1,840.00	\$ 0.55	\$ 550.00
21	9040-O	STABILIZED CONSTRUCTION ENTRANCE	LS	1	\$ 2,000.00	\$ 2,000.00	\$ 1,500.00	\$ 1,500.00	\$ 9,810.00	\$ 9,810.00	\$ 2,700.00	\$ 2,700.00
22	11010-A	CONSTRUCTION SURVEY	LS	1	\$ 7,500.00	\$ 7,500.00	\$ 6,270.00	\$ 6,270.00	\$ 11,800.00	\$ 11,800.00	\$ 7,500.00	\$ 7,500.00
23	11020-A	MOBILIZATION	LS	1	\$ 46,650.00	\$ 46,650.00	\$ 55,000.00	\$ 55,000.00	\$ 44,000.00	\$ 44,000.00	\$ 40,000.00	\$ 40,000.00
24	11050-A	CONCRETE WASHOUT	LS	1	\$ 2,000.00	\$ 2,000.00	\$ 850.00	\$ 850.00	\$ 2,625.00	\$ 2,625.00	\$ 5,000.00	\$ 5,000.00
GRAND TOTAL - BASE BID					\$ 500,000.00		\$ 392,306.00		\$ 441,891.84		\$ 456,518.57	

I hereby certify that this is a true and correct tabulation of bids received and opened on July 8, 2025 for the Taxilane Construction project at the Muscatine Municipal Airport, Muscatine, Iowa


Garrett T. Jacobs, P.E. Iowa Reg. No. 28152

RESOLUTION NO. _____

**ACCEPTING BID AND AUTHORIZING AWARD OF CONTRACT FOR THE
NEW HANGAR TAXILANE PROJECT AT THE MUSCATINE MUNICIPAL
AIRPORT**

WHEREAS, notice to bidders was duly published in the timeframe required by law for the Taxilane Construction Improvements Project at the Muscatine Municipal Airport in Muscatine, Iowa; and

WHEREAS, the bids were received on July 8, 2025, and opened at 2:00 P.M. that day; and

WHEREAS, the bid received from Heuer Construction, Inc. of Muscatine, Iowa was 44% below the engineer's estimate for the Base Bid at \$500,000.00; and

WHEREAS, Bolton & Menk, Inc. reviewed the bid documents submitted, checked references on the bidder, and were satisfied with the responses given.

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

1. That the bid from Heuer Construction, Inc of Muscatine, Iowa is hereby accepted for the Base Bid for the construction of the Taxilane Construction Improvements Project, previously described in plans and specifications, previously ordered by the City Council; and
2. The Council does hereby award the construction contract for construction of the Taxilane Construction Improvements Project at the Muscatine Municipal Airport in Muscatine, Iowa, in the amount of Two Hundred Eighty-One Thousand Seven Hundred Four and 25/100 dollars (\$281,705.25) for the Base Bid, subject to receipt and execution of a grant agreement with the Iowa DOT.
3. The Mayor, City Clerk and Public Works Director of the City of Muscatine, Iowa are hereby authorized and directed to execute the construction contract with the said contractor for the above referenced project, subject to receipt and execution of a grant agreement with the Iowa DOT.

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

CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA

Brad Bark, Mayor

ATTEST:

Cinda Hilger, City Clerk



City of Muscatine

ITEM NUMBER 2025-0300

AGENDA ITEM SUMMARY

DATE: 7/17/2025

STAFF

Brian Stineman, Public Works Director

SUBJECT

Request Approval to Install Stop Signs at the Intersections of W. 2nd and Linn Street, W. 2nd and Spruce Street, W. 2nd and Locust Street, and E. 4th and Fairview Avenue.

EXECUTIVE SUMMARY

Request Approval to Install Stop Signs at the Intersections of W. 2nd and Linn Street, W. 2nd and Spruce Street, W. 2nd and Locust Street, and E. 4th and Fairview Avenue.

STAFF RECOMMENDATION

Approve the request

BACKGROUND/DISCUSSION

City staff have received requests from residents and the Muscatine Police Department regarding the lack of traffic control at the intersections listed above. The traffic committee discussed these locations and traffic counts as reviewed by the Engineering Division of Public Works indicate that stop signs are warranted at these locations.

If approved, the signs will be scheduled for installation as soon as possible. The Roadway Maintenance Division of Public Works currently has the necessary signs and sign posts in stock.

CITY FINANCIAL IMPACT

Stops signs and sign posts are routinely purchased using the Traffic Control budget and these are currently in stock.

ATTACHMENTS

1. Proposed Stop signs on W 2nd St
2. Proposed Stop Sign E 4th St







City of Muscatine

ITEM NUMBER 2025-0297

AGENDA ITEM SUMMARY

DATE: 7/17/2025

STAFF

Kevin Coon, City Engineer
Brian Stineman, Public Works Director

SUBJECT

Request to Issue Change Order Number 3 for the New Transit Washbay Facility in the Amount of \$77,770.50.

EXECUTIVE SUMMARY

Presented for Council consideration is a request to issue Change Order Number 3 for the New Transit Wash Bay Facility contract for the amount of \$77,770.50. The change order is for additional storm sewer installation within the yard lot of Public Works.

STAFF RECOMMENDATION

To approve the request

BACKGROUND/DISCUSSION

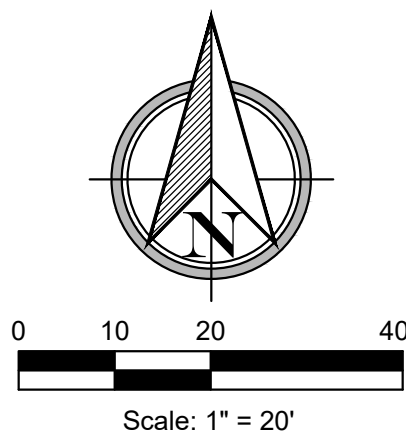
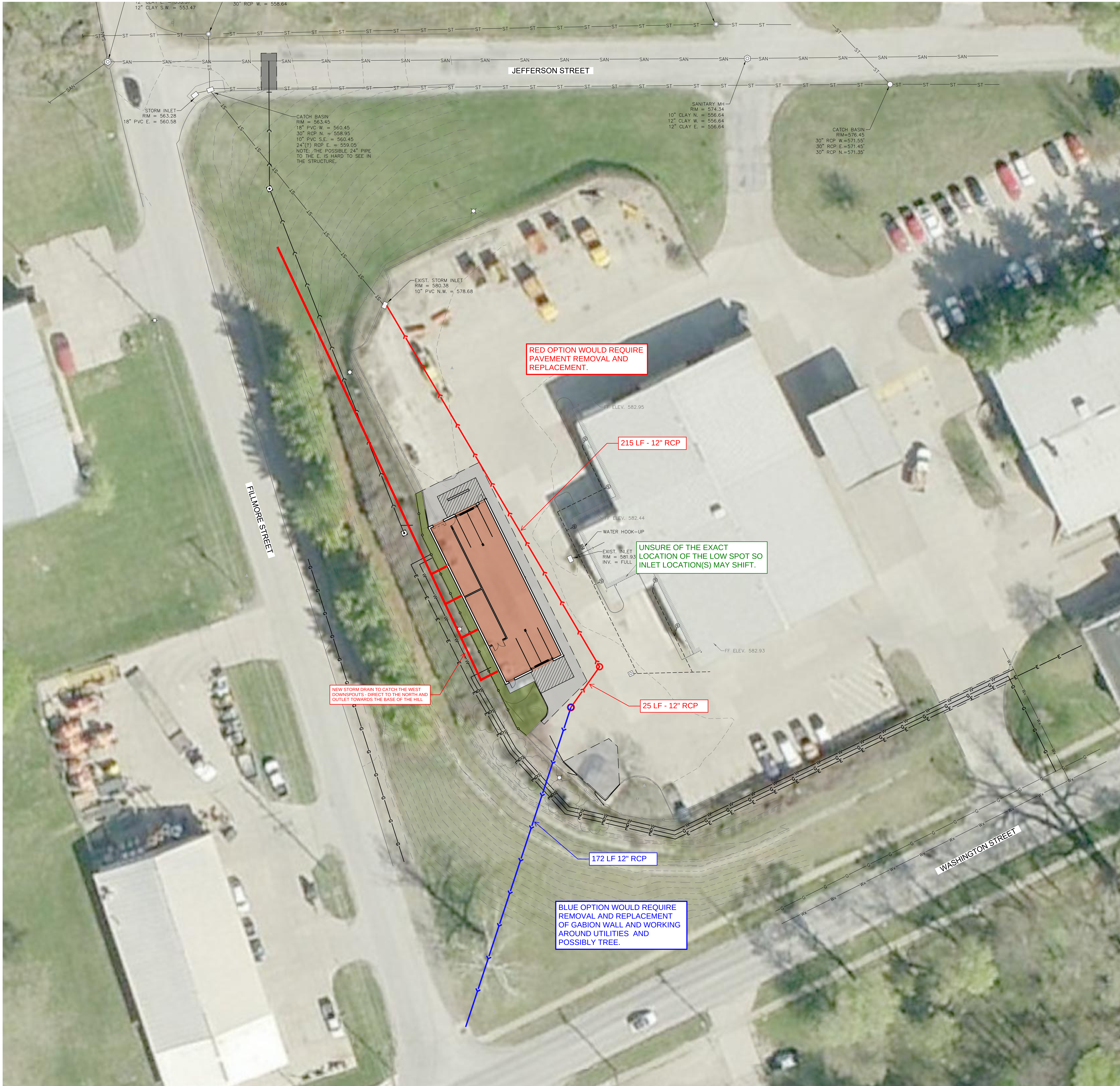
With the completion of the new wash bay facility, it was noted that there was a drainage issue due to old pavement on the south side of the building. This issue causes storm water to run into the building. In order to address this issue, staff looked into adding an additional intake in the lot. It was also noticed that it would be beneficial in the long term to tie in the roof drains of the wash bay facility at the same time. This change order incorporates all of these changes. This option also avoids disrupting the existing gabion baskets that act as a retaining wall for the public works property, potentially avoiding a larger erosion issue.

CITY FINANCIAL IMPACT

Funds are available through future bond proceeds.

ATTACHMENTS

1. STORM OPTIONS - LEGAT MARKUPS
2. CO 012 - Adding Storm Sewer - Option 1
3. CO 013 - Adding Storm Sewer - Option 2
4. PCO 012 - Adding Storm Sewer - Option 1 - Revised - Sign



LEGATARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

**CITY OF
MUSCATINE**

**NEW WASH BAY
FACILITY**

1459 Washington Street
Muscatine, IA 52761

ARCHITECT
Legat Architects
1515 5th Avenue Ste 108
Moline, IL 61265
P: 309.517.5536
www.legat.com

CIVIL ENGINEER / LANDSCAPE
ARCHITECT
RTM Engineering Consultants
5137 Utica Ridge Rd
Davenport, IA 52807
P: 563.726.6310
www.rtmec.com

STRUCTURAL ENGINEER
IMEG
623 26th Avenue
Rock Island, IL 61201
P: 309.788.0673
www.imegcorp.com

ME/PFP ENGINEER
RTM Engineering Consultants
5137 Utica Ridge Rd
Davenport, IA 52807
P: 563.726.6310
www.rtmec.com

SIGNATURE _____		
DATE _____		
REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NUMBER 221185.00
DATE OF ISSUE 04.29.2025
DRAWN BY CM
CHECKED BY

STORM OPTIONS

EXHIBIT

Project: 20220807 - City of Muscatine New Transit Wash Bay Facility
1459 Washington Street
Muscatine, Iowa 52761

Prime Contract Potential Change Order #012: CE #012 - Adding Storm Sewer - Option 1

TO:	City of Muscatine	FROM:	Bill Bruce Builders 900 E Franklin St Eldridge, Iowa 52748
PCO NUMBER/REVISION:	012 / 0	CONTRACT:	1 - Owner Agreement
REQUEST RECEIVED FROM:		CREATED BY:	Becky Avise (Bill Bruce Builders)
STATUS:	Pending - In Review	CREATED DATE:	6/9/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	#012 - CE #012 - Adding Storm Sewer - Option 1
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$77,770.50

POTENTIAL CHANGE ORDER TITLE: CE #012 - Adding Storm Sewer - Option 1

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #012 - Adding Storm Sewer - Option 1

Bruce Builders and trade contractors propose to install a storm sewer with intakes on both sides of the building and hooking up downspouts.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	03-050.S Concrete - KE Flatwork		\$69,500.00
		Subtotal:	\$69,500.00
		P&P Bond:	\$695.00
		GL Insurance:	\$625.50
		OH&P:	\$6,950.00
		Grand Total:	\$77,770.50

Jeff Sandberg (Legat Architects)

1515 5th Avenue #108
Moline, Illinois 61265

City of Muscatine

Bill Bruce Builders

900 E Franklin St
Eldridge, Iowa 52748

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE

Muscatine Wash Bay

Quote

Adding Storm sewer

KE Matwork Inc.

Quote Date 6/4/25

Storm Sewer with intakes on both sides of the building and hooking up downspouts

ITEM NO.	ITEM DESCRIPTION	UNITS	QUANTITY	UNIT COST	EXTENDED PRICE
1	MOBILIZATION	LS	1	\$ 2,000.00	\$ 2,000.00
2	Remove and repour concrete full panel replacement 8" PCC	est. sqft	2,800	\$ 13.00	\$ 36,400.00
3	Full depth Saw cutting	sqft	5	\$ 550.00	\$ 2,750.00
4	12inch dual wall with the city's rock to back fill	sqft	255	\$ 60.00	\$ 15,300.00
5	Connection to existing intake	EA	1	\$ 950.00	\$ 950.00
6	Storm Manhole	EA	1	\$ 4,000.00	\$ 4,000.00
7	Sw 501 Intake for both sides of the building	EA	2	\$ 3,200.00	\$ 6,400.00
8	Hook up 2 downspouts with 6inch dual wall pipe	EA	2	\$850.00	\$1,700.00
TOTAL ESTIMATED CONSTRUCTION COST					\$ 69,500.00
Exclusions Anything SWPPP Related,					

Boring a 8 inch line to a single intake on the the south side of the building

ITEM NO.	ITEM DESCRIPTION	UNITS	QUANTITY	UNIT COST	EXTENDED PRICE
1	MOBILIZATION	LS	1	\$ 2,000.00	\$ 2,000.00
2	Remove and repour concrete full panel replacement 8" PCC	est. sqft	500	\$ 17.00	\$ 8,500.00
3	Full depth Saw cutting	sqft	100	\$ 5.00	\$ 500.00
4	8 inch line bored up to intake	LnFt	176	\$ 145.00	\$ 25,520.00
5	Connection to existing intake	EA	1	\$ 950.00	\$ 950.00
6	Bore pits and open cutting some pipe	EA	2	\$ 500.00	\$ 1,000.00
7	Sw 501 Intake for both sides of the building	EA	1	\$ 3,200.00	\$ 3,200.00
8					
TOTAL ESTIMATED CONSTRUCTION COST					\$ 41,670.00
Exclusions Anything SWPPP Related,					

Project: 20220807 - City of Muscatine New Transit Wash Bay Facility
1459 Washington Street
Muscatine, Iowa 52761

Prime Contract Potential Change Order #013: CE #013 - Adding Storm Sewer - Option 2

TO:	City of Muscatine	FROM:	Bill Bruce Builders 900 E Franklin St Eldridge, Iowa 52748
PCO NUMBER/REVISION:	013 / 0	CONTRACT:	1 - Owner Agreement
REQUEST RECEIVED FROM:		CREATED BY:	Becky Avise (Bill Bruce Builders)
STATUS:	Pending - In Review	CREATED DATE:	6/9/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	#013 - CE #013 - Adding Storm Sewer - Option 2
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$46,628.73

POTENTIAL CHANGE ORDER TITLE: CE #013 - Adding Storm Sewer - Option 2

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #013 - Adding Storm Sewer - Option 2

Bruce Builders and trade contractors propose to bore an 8" line to a single intake on the south side of the building.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	03-050.S Concrete - KE Flatwork		\$41,670.00
		Subtotal:	\$41,670.00
		P&P Bond:	\$416.70
		GL Insurance:	\$375.03
		OH&P:	\$4,167.00
		Grand Total:	\$46,628.73

Jeff Sandberg (Legat Architects)

1515 5th Avenue #108
Moline, Illinois 61265

City of Muscatine

Bill Bruce Builders

900 E Franklin St
Eldridge, Iowa 52748

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE

Muscatine Wash Bay

Quote

Adding Storm sewer

KE Flatwork Inc.

Quote Date 6/4/25

~~Storm Sewer with intakes on both sides of the building and hooking up downspouts~~

ITEM NO.	ITEM DESCRIPTION	UNITS	QUANTITY	UNIT COST	EXTENDED PRICE
1	MOBILIZATION	LS	1	\$ 2,000.00	\$ 2,000.00
2	Remove and repour concrete full panel replacement 8" PCC	est. sqft	2,800	\$ 13.00	\$ 36,400.00
3	Full depth Saw cutting	sqft	5	\$ 550.00	\$ 2,750.00
4	12inch dual wall with the city's rock to back fill	sqft	255	\$ 60.00	\$ 15,300.00
5	Connection to existing intake	EA	1	\$ 950.00	\$ 950.00
6	Storm Manhole	EA	1	\$ 4,000.00	\$ 4,000.00
7	Sw 501 Intake for both sides of the building	EA	2	\$ 3,200.00	\$ 6,400.00
8	Hook up 2 downspouts with 6inch dual wall pipe	EA	2	\$850.00	\$1,700.00
TOTAL ESTIMATED CONSTRUCTION COST					\$ 69,500.00
Exclusions Anything SWPPP Related,					

Boring a 8 inch line to a single intake on the the south side of the building

ITEM NO.	ITEM DESCRIPTION	UNITS	QUANTITY	UNIT COST	EXTENDED PRICE
1	MOBILIZATION	LS	1	\$ 2,000.00	\$ 2,000.00
2	Remove and repour concrete full panel replacement 8" PCC	est. sqft	500	\$ 17.00	\$ 8,500.00
3	Full depth Saw cutting	sqft	100	\$ 5.00	\$ 500.00
4	8 inch line bored up to intake	LnFt	176	\$ 145.00	\$ 25,520.00
5	Connection to existing intake	EA	1	\$ 950.00	\$ 950.00
6	Bore pits and open cutting some pipe	EA	2	\$ 500.00	\$ 1,000.00
7	Sw 501 Intake for both sides of the building	EA	1	\$ 3,200.00	\$ 3,200.00
8					
TOTAL ESTIMATED CONSTRUCTION COST					\$ 41,670.00
Exclusions Anything SWPPP Related,					

Project: 20220807 - City of Muscatine New Transit Wash Bay Facility
1459 Washington Street
Muscatine, Iowa 52761

Prime Contract Potential Change Order #012: CE #012 - Adding Storm Sewer - Option 1

TO:	City of Muscatine	FROM:	Bill Bruce Builders 900 E Franklin St Eldridge, Iowa 52748
PCO NUMBER/REVISION:	012 / 0	CONTRACT:	1 - Owner Agreement
REQUEST RECEIVED FROM:		CREATED BY:	Becky Avise (Bill Bruce Builders)
STATUS:	Pending - In Review	CREATED DATE:	6/9/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	#012 - CE #012 - Adding Storm Sewer - Option 1
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	363 days	PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$77,770.50

POTENTIAL CHANGE ORDER TITLE: CE #012 - Adding Storm Sewer - Option 1

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #012 - Adding Storm Sewer - Option 1

Bruce Builders and trade contractors propose to install a storm sewer with intakes on both sides of the building and hooking up downspouts.

Schedule extension through August 30, 2025.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	03-050.S Concrete - KE Flatwork		\$69,500.00
Subtotal:			\$69,500.00
P&P Bond:			\$695.00
GL Insurance:			\$625.50
OH&P:			\$6,950.00
Grand Total:			\$77,770.50

Jeff Sandberg (Legat Architects)

1515 5th Avenue #108
Moline, Illinois 61265

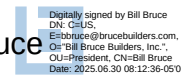
City of Muscatine

Bill Bruce Builders

900 E Franklin St
Eldridge, Iowa 52748

 06/30/25
SIGNATURE DATE

SIGNATURE DATE

 6/30/2025
SIGNATURE DATE

Muscatine Wash Bay

Quote

Adding Storm sewer

KE Flatwork Inc.

Quote Date 6/4/25 Revised 6/18/2025

Storm Sewer with intakes on both sides of the building and hooking up downspouts

ITEM NO.	ITEM DESCRIPTION	UNITS	QUANTITY	UNIT COST	EXTENDED PRICE
1	MOBILIZATION	LS	1	\$ 2,000.00	\$ 2,000.00
2	Remove and repour concrete full panel replacement 8" PCC	est. sqft	2,800	\$ 13.00	\$ 36,400.00
3	Full depth Saw cutting	sqft	550	\$ 5.00	\$ 2,750.00
4	12inch dual wall with the city's rock to back fill	sqft	255	\$ 60.00	\$ 15,300.00
5	Connection to existing intake	EA	1	\$ 950.00	\$ 950.00
6	Storm Manhole It's on the plan sheet	EA	1	\$ 4,000.00	\$ 4,000.00
7	Sw 501 Intakes for the low spots north and south of the building	EA	2	\$ 3,200.00	\$ 6,400.00
8	Hook up 2 downspouts with 6inch dual wall pipe	EA	2	\$850.00	\$1,700.00
TOTAL ESTIMATED CONSTRUCTION COST					\$ 69,500.00
Exclusions Anything SWPPP Related,					

Boring a 8 inch line to a single intake on the the south side of the building

ITEM NO.	ITEM DESCRIPTION	UNITS	QUANTITY	UNIT COST	EXTENDED PRICE
1	MOBILIZATION	LS	1	\$ 2,000.00	\$ 2,000.00
2	Remove and repour concrete full panel replacement 8" PCC	est. sqft	500	\$ 17.00	\$ 8,500.00
	Pavement will be paid by the sqft that is actually redone				
3	Full depth Saw cutting qty pay off or min of (\$400)	sqft	100	\$ 5.00	\$ 500.00
4	8 inch line bored or open cut up to intake	Ln Ft	176	\$ 145.00	\$ 25,520.00
5	Connection to existing intake	EA	1	\$ 950.00	\$ 950.00
6	Bore pits and open cutting some pipe	EA	2	\$ 500.00	\$ 1,000.00
7	Sw 501 Intake for the south side	EA	1	\$ 3,200.00	\$ 3,200.00
8					
TOTAL ESTIMATED CONSTRUCTION COST					\$ 41,670.00
Exclusions Anything SWPPP Related,					



City of Muscatine

ITEM NUMBER 2025-0316

AGENDA ITEM SUMMARY

DATE: 7/17/2025

STAFF

Brian Stineman, Public Works Director

SUBJECT

Request to Enter into a Supplemental Agreement with the Iowa Department of Transportation for Maintenance of Primary Roads in Municipalities

EXECUTIVE SUMMARY

Annually, the City of Muscatine and the Iowa Department of Transportation enter into a Supplemental Agreement for Maintenance of Primary Roads in Municipalities. This agreement requires approval and signature by the city. No changes have been made to the agreements for the past several years.

STAFF RECOMMENDATION

Staff recommends approval.

BACKGROUND/DISCUSSION

By entering into this agreement, the city agrees to perform maintenance activities, mainly snow removal, on portions of state-owned roadways within the city limits. The state reimburses us for the cost of this work as outlined in the agreement. This payment covers our staff and equipment costs to provide the services.

CITY FINANCIAL IMPACT

The state will pay the city \$17,484.60 for these services for Fiscal Year 2026.

ATTACHMENTS

1. Muscatine Supplemental 2025-2026



Iowa Department of Transportation
SUPPLEMENTAL AGREEMENT
For Maintenance of Primary Roads in Municipalities

This Supplemental Agreement made and entered into by and between the Municipality of Muscatine,
Muscatine County, Iowa, hereinafter referred to as the Municipality, and the Iowa Department of
Transportation, Ames, Iowa, hereinafter referred to as the Department.

AGREEMENT:

- I. This Agreement supplements the Agreement for Maintenance and Repair of Primary Roads in Municipalities entered into by the parties on July 01, 2021, and in effect from July 1, 2021, to June 30, 2026.
- II. The Municipality agrees to perform and accept all responsibility for those maintenance activities listed in Sections I.B.1, I.B.3, I.B.4 and I.C.1 of the basic Agreement, with respect to the primary roads within the corporate limits of the Municipality specifically described in this section.

In consideration thereof, the Department agrees to pay the Municipality at the rate of 2415.00 / lane mile for acceptable work at the end of the fiscal year ending on June 30th:

Route	From	To	Lane Miles	Total Cost
IA 38	Jct. IA 92 & 38	Washington St	0.72 (4 lane)	\$6955.20
IA 22	Washington St	Colorado St	0.56 (4 lane)	\$5409.60
IA 22	Park Ave	East City Limits	0.53 (4 lane)	\$5119.80
		Totals	7.24	\$17,484.60

Pavement maintenance does not include full depth patching and bituminous resurfacing. I.C.1 does not include traffic services and painting and structural repair to bridges.

- III. The Municipality further agrees to perform additional maintenance for the Department on primary roads as specifically described below:

In consideration thereof, the Department agrees to pay the Municipality the following amounts after the work has been completed: \$17,484.60

- IV. This Supplemental Agreement may be terminated at any time by either party upon 30 days written notice.
- V. This Supplemental Agreement shall be in effect from July 1, 2025 to June 30, 2026 unless re-negotiated or terminated.

IN WITNESS WHEREOF, the parties hereto have set their hands, for the purposes herein expressed on the dates indicated below.

City of Muscatine
MUNICIPALITY

IOWA DEPARTMENT OF TRANSPORTATION

By _____

BY _____

District Engineer

Date _____

Date _____



City of Muscatine

ITEM NUMBER 2025-0318

AGENDA ITEM SUMMARY

DATE: 7/17/2025

STAFF

Richard Klimes, Parks and Recreation Director
Melissa Baker, Parks Supervisor

SUBJECT

Request to Approve the Issuance of a Purchase Order to ZWB General Construction, in the Amount of \$28,550.00, for Roof Replacement at Pearl City Station.

EXECUTIVE SUMMARY

The Parks and Recreation Department requests approval to issue a purchase order to ZWB General Construction for \$28,550.00 to remove the existing roof materials and install new flashing, fascia, gutters and shingles. Four Quotes were received ZWB General Construction was the lowest bid.

STAFF RECOMMENDATION

City Staff recommends approval

BACKGROUND/DISCUSSION

The current roof at Pearl City Station is failing. Water has penetrated into the building and caused some water damage. We are asking to remove the old roofing materials, re-flash and shingle the entire roof. Replace all fascia and gutters and replace any water-damaged boards.

CITY FINANCIAL IMPACT

In the FY 25/26 Park Maintenance Budget, \$27,000 was approved for repairs to the roof at Pearl City Station. We will offset the additional costs through future approved projects. Bids were received and ZWB General Construction was the low bid.

ATTACHMENTS

1. Pearl City Station Roof 2.0

MEMORANDUM

July 3, 2025

TO: Richard Klimes, Director of Parks and Recreation
FROM: Melissa Baker, Park Maintenance Supervisor
SUBJECT: Pearl City Roof

Contractor	Shingle Roof
Dan Hanell Construction, Inc	\$45,595.00
ZWB General Construction	\$28,550.00
BC Roofing	\$28,667.00
Mullanack Builders	\$43,740.84



City of Muscatine

ITEM NUMBER 2025-0321

AGENDA ITEM SUMMARY

DATE: 7/17/2025

STAFF

Richard Klimes, Parks and Recreation Director
Melissa Baker, Parks Supervisor

SUBJECT

Request to Approve a Contract to Hy-Brand Industrial Contractors LTD for the Mississippi Mist Spray Pad Improvement Project in the amount of \$85,646.00.

EXECUTIVE SUMMARY

Presented for City Council's consideration is a request to approve a contract to Hy-Brand Industrial Contractors LTD in the amount of \$85,646.00 for the Mississippi Mist Spray Pad Improvement Project.

STAFF RECOMMENDATION

Staff recommends approval.

BACKGROUND/DISCUSSION

The Mississippi Mist Spray Pad Improvement Project is necessary due to the code requirements that are not currently being met in the existing structure.

The basic scope of work includes the replacement of the inner square surface of the spray pad with a solid concrete surface that eliminates the cavity beneath the existing pavers. Nozzles are to be replaced with new nozzles that address the maximum opening size required by the state code. Gaps at the surface of the spray pad are reduced or eliminated to accommodate the opening size required by the state code. Sharp edges to be addressed, electrical bonding is to be brought to NEC requirements, pump controls are to be modified to accommodate the requirements by state code. Ground fault protection and labeling of electrical panels are to be updated.

The project bid due date was Thursday, July 10, 2025. There was one bid submitted and that was by Hy-Brand Industrial Contractors LTD for the amount of \$85,646.00. If the contract is approved, the contractor will start on the project immediately.

CITY FINANCIAL IMPACT

The Mississippi Mist Spray Pad Improvement Project has an approved construction budget of \$125,000.00. The only bid received was from Hy-Brand Industrial Contractors LTD in the amount of \$85,646.00.

ATTACHMENTS

1. STANDARD FORM OF AGREEMENT

STANDARD FORM OF AGREEMENT

THIS AGREEMENT, made this 17th day of July, 2025, by and between
City of Muscatine, hereinafter called "OWNER" and Hy-Brand Industrial Contractors LTD doing business as (an individual,) or (a partnership,) or (a corporation) hereinafter called "CONTRACTOR".

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned:

- 1) The CONTRACTOR will commence and complete the construction of Mississippi Mist Spray Pad Improvement Project.
- 2) The CONTRACTOR will furnish all of the material, supplies, tools, equipment, labor, and other services necessary for the construction and completion of the PROJECT described herein.
- 3) The CONTRACTOR will commence the work required by the CONTRACT DOCUMENTS as soon as possible after the date of the NOTICE TO PROCEED and will complete the same by September 17, 2025 unless the period for completion is adjusted otherwise by the CONTRACT DOCUMENTS.
- 4) The CONTRACTOR agrees to perform all of the WORK described in the CONTRACT DOCUMENTS and comply with the terms therein for the sum of \$ 85,646.00.
- 5) The term "CONTRACT DOCUMENTS" means and includes the following:
 - (a) INVITATION FOR BIDS
 - (b) INSTRUCTIONS TO BIDDERS
 - (c) BID
 - (d) AGREEMENT
 - (e) SCOPE OF SERVICES
 - (f) PERFORMANCE BOND
 - (g) DRAWINGS and Specifications prepared by Water's Aquatic Design numbered 1 through 3 and dated JUNE 21, 2024.
 - (h) ADDENDA:

No. __, dated _____, 2025

No. __, dated _____, 2025

No. __, dated _____, 2025

No. __, dated _____, 2025

No. __, dated _____, 2025

No. __, dated _____, 2025

- 6) The OWNER will pay to the CONTRACTOR in the manner as required by the CONTRACT DOCUMENTS.
- 7) This Agreement shall be binding upon all parties here to and their respective heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in (Two (2) Copies), each of which shall be deemed an original on the date first above written.

OWNER:

City of Muscatine

BY _____

Name _____
(Please Type)

Title _____

(SEAL)

ATTEST:

Name _____
(Please Type)

Title _____

CONTRACTOR:

Hy-Brand Industrial Contractors LTD

BY _____

Name _____
(Please Type)

Title _____

(SEAL)

ATTEST:

Name _____
(Please Type)

Title _____



City of Muscatine

ITEM NUMBER 2025-0322

AGENDA ITEM SUMMARY

DATE: 7/17/2025

STAFF

Melissa Baker, Parks Supervisor
Richard Klimes, Parks and Recreation Director

SUBJECT

Request to Authorize the Municipal 2025/26 Muscatine City Deer Hunt

EXECUTIVE SUMMARY

Request for the City Council to authorize the 2025/26 City Deer Hunt. Prior to each deer hunting season and in accordance with the City Code Title 6 Police and Public Safety Regulations, Chapter 3 Weapons, Section 6-3-20 Bow Hunting Deer, Item A "The hunt shall be authorized by action of the Muscatine City Council prior to October 1st of each year, during the time when such hunting is allowed by the law and regulations of the State of Iowa"

STAFF RECOMMENDATION

At this time, the City staff would recommend that the Muscatine City Council approve the 2025/26 City Deer Hunt. Additionally, and in accordance with the City Code, a request is being made to again allow deer hunting on the designated site of McKee Park.

BACKGROUND/DISCUSSION

Since the 2006-07 Deer Hunting Season, the City of Muscatine has participated in a city-wide deer hunt program with the guidance of the Iowa Department of Natural Resources. Attached, please find the 2024/25 Muscatine Deer Hunt Report. The report will show that we have experienced minimal issues while successfully managing our deer population.

If authorized, the hunt will again be for bow hunting on approved private property with two (2) acres or more. Property owners may combine contiguous parcels to reach the two (2) acre minimum. The hunt will run from Saturday, September 20, 2025 through January 10, 2026. The required proficiency test will be for the hunter to successfully shoot 3 of 5 arrows in a 5-inch circle from a 20-yard distance. Only two opportunities will be allowed in one day. In accordance with the City Code, deer hunting will be allowed on the designated public property site of McKee Park.

CITY FINANCIAL IMPACT

There will be no direct financial impact on the City by authorizing the deer hunt. Potential savings for citizens could be achieved by having fewer deer in our community, thus causing fewer motor vehicle accidents and less landscape damage.

ATTACHMENTS

1. Deer Hunt 25-26



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 263-0241
Fax (563) 264-0750

PARKS AND RECREATION

Municipal Golf Course
Greenwood Cemetery
Parks Maintenance
Soccer Complex
Boat Harbor
Kent Stein
Recreation
Wellness
Pools

July 11, 2025

Dear Hunter:

The Fall deer hunting season is rapidly approaching. This year's City Bow Hunting season is Saturday, September 20, 2025 through Saturday, January 10, 2026. The acreage requirement has remained at two acres. The distance restriction from an occupied structure is 150 feet. All other regulations and rules of the Iowa Department of Natural Resources pertaining to deer hunting in Iowa will apply to this hunt as well.

The only location that you will be able to purchase deer licenses and other required paperwork from the State of Iowa for hunting within the City limits will be at the Muscatine County Recorder's Office from 8:00 a.m. to 4:30 p.m. In addition, the City of Muscatine and the IDNR wish to track the success of the program and therefore are requiring that all hunters check in the deer killed at the Muscatine Fire Department located at 312 E. 5th Street between 7:00 a.m. and 10:00 p.m. daily. The Fire Department telephone number is 563-263-9233. Hunters must be prepared to show their City license and all other appropriate paperwork to confirm participation in the program.

Included in this letter is a press release outlining the dates and times for the proficiency testing that will once again be required for this year's hunt. As stated in the press release, there will also be a mandatory informational meeting on Wednesday, August 20, 2025 at 6:00 p.m. at the Muscatine Aquatic Center located in Weed Park. Information will be presented on certain public properties that will be allowed to hunt on this year.

Last year's hunters earning bonus any-sex tags for this year's hunt are: Billy Wagler, Wayne Tomkins, John Jindrich, Michael Schubick, Michael Daniel, Kevin Ellsworth, Mac Humphreys and Edwin Steinke. Please contact the Parks and Recreation Department for more information.

The deer hunt is being coordinated again this year by the Muscatine Parks and Recreation Department, and can be reached by calling 563-263-0241.

Thank you,

Richard Klimes
Director of Parks and Recreation

C. Mike Hartman, Fire Chief

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

NEWS RELEASE

In advance of the upcoming bow hunting season for deer within the city limits, the City of Muscatine will once again be hosting a qualifying shoot for interested parties. In order for individuals to be eligible to participate in this year's hunting season within the city limits, they must pass a shooting proficiency test.

The test will be given at the lower level lot of the Weed Park Maintenance Facility, 1211 Weed Park Drive, on the following dates:

1. Saturday, August 23, 2025 – 8am to 10am
2. Wednesday, August 27, 2025 – 5pm to 7pm
3. Wednesday, September 3, 2025 – 5pm to 7pm

In addition to the proficiency testing, an informational meeting will be held on Wednesday, August 20, 2025, at the Weed Park Aquatic Center, Weed Park, beginning at 6 p.m. Hunters interested in participating in this year's hunt are required to attend this meeting. Information will be presented on certain public properties that will be allowed to hunt on this year.

Questions concerning the City of Muscatine's 2025/2026 deer hunting season can be directed to the Parks and Recreation Department at 563-263-0241.

2025-26 Bow Deer Hunting Time Line

July 17, 2025 – City Council Approved 2025-26 Bow Hunt

August 1, 2025 – Letter to Past Hunters Sent Out

August 1, 2025 – Deer Hunt Press Release Sent Out

August 20, 2025 – Required Public Meeting with Hunters

August 23, 2025 – First Proficiency Test Date

August 27, 2025 – Second Proficiency Test Date

September 3, 2025 – Final Proficiency Test Date

September 20, 2025 – City Bow Deer Hunting Season Starts

January 10, 2026 – City Bow Deer Hunting Season Ends

Memorandum
March 25, 2025

TO: Matt Mardesen, City Administrator
FROM: Richard Klimes, Director of Parks and Recreation
SUBJECT: 2024-25 City Deer Hunt Report

Please accept this memo and the attached information as a summary report for the 2024-25 City of Muscatine Deer Hunt Program.

As you are aware, since the 2006-07 deer hunting season, the City of Muscatine has participated in a Deer Management Zone Program in collaboration with the Iowa Department of Natural Resources. The total deer harvest results are listed below with specific results attached:

Year	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	19
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	Yrs
Total	35	72	55	43	27	47	30	34	41	40	54	61	61	62	57	39	31	37	36	862

The 2024-25 City Deer Hunt Program details are as follows:

- The preseason hunt meeting took place on August 21, 2024, with 42 hunters in attendance.
- The hunting proficiency test dates were August 24, August 28, and September 4, 2024. Special times were scheduled as groups could be coordinated with available staff times. The test consisted of successfully shooting 3 of 5 arrows in a five-inch circle from a 20-yard distance. Only two chances were allowed in one day. There were 42 hunters that passed the test.
- The City of Muscatine Deer Management Zone Hunt was Saturday, September 21, 2023, to Friday, January 10, 2025.
- A total of 200 deer tags were available to hunters wishing to participate. An additional 100 tags were made available upon request this year. The tags were available for purchase at the County Recorder's Office.
- A total of 15 hunters took the 36 deer killed in this season's hunt (31 doe, 3 buck, 2 button buck, 0 Spike).
- Deer related vehicular accidents: 2024 – 36, 2023 – 37, 2022-41, 2021 – 33, 2020 – 34, 2019 – 46, 2018 – 56.

In summary, the 2024-25 City of Muscatine Deer Management Zone Hunt was successful in that it allowed for the controlled reduction of the deer population. According to the IDNR, we are accomplishing our goal and we are in a maintenance mode instead of an eradication mode.

Thank you for your time and attention to this matter. Please contact me if you have any questions, comments, or concerns.

Attach: 2024-25 Deer Hunt Results, City Code

2024/25 Muscatine Deer Management Harvest Report

Name	Hunters Address	Doe	Buck	B Buck	Spike	Shed	Tag #	Date
Bermel, Todd	2551 Stewart Rd., Muscatine, IA			x			713-704-982	
Daniel, Michael	111 8th St. Durant, IA	x					569-512-768	10/17/2024
		x					571-367-784	11/27/2024
		x					571-102-782	1/3/2025
Ellsworth, Kevin	120 Addies Ct, Wilton, IA	x					290-553-456	9/21/2024
		x					371-603-222	11/8/2024
		x					292-391-909	11/26/2024
Fults, Joseph	1218 Smalley St, Muscatine, IA	x					249-416-14	9/24/2024
Haller Jr., Fred	825 Lorenz St., Muscatine, IA	x					261-725-911	9/30/2024
				x			262-272-478	10/14/2024
Hult, Tim	2664 Northwood Cir, Muscatine, IA	x					358-928-838	9/22/2024
Humphreys, Mac	1220 Mohawk Ave., Atalissa, IA	x					628-736-740	9/22/2024
		x					628-985-179	9/22/2024
		x					629-515-184	1/10/2025
Jindrich, John	1314 Smalley St., Muscatine, IA	x					852-467-331	9/29/2024
		x					162-812-439	10/15/2024
		x					500-285-628	11/19/2024
				x			852-732-333	12/16/2024
Keppy, Zach	1951 Old Muscatine Rd., Tipton, IA	x					843-161-118	10/7/2024
		x					843-426-120	10/7/2024
Limburg, Jeff	1760 Taylor Ave., Muscatine, IA	x					792-278-967	11/7/2024
Schubick, Michael	902 E. 6th St., Muscatine, IA	x					144-384-815	10/4/2024
		x					152-616-448	10/17/2024
		x					152-351-446	11/6/2024
				x			152-103-006	11/9/2024
Shaw, Richard	1700 Orange St., Muscatine, IA	x					542-091-686	12/14/2024
Steinke, Edwin	2132 231st St., Muscatine, IA	x					155-272-353	10/23/2024
		x					155-007-351	12/5/2024
		x					155-818-920	12/23/2024
Tompkins, Wayne	6705 Wellington Dr., Muscatine, IA	x					975-180-852	9/21/2024
		x					974-915-850	9/21/2024
		x					974-385-845	9/24/2024
				x			832-255-487	10/25/2024
Wagler, Billy	3130 155th St., Muscatine, IA	x					249-567-50	11/7/2024
		x					249-567-78	11/7/2024
		x					249-685-28	11/27/2024

Totals: Hunters = 15

Doe = 31 Buck = 3 B Buck = 2

Spike = 0

Deer Harvested = 36

Hunters Taken Deer

Hunters That Took 3 or more Doe:

1. Michael Daniel
2. Kevin Ellsworth
3. Mac Humphreys
4. John Jindrich
5. Michael Schubick
6. Edwin Steinke
7. Wayne Tompkins
8. Billy Wagler

3/26/2025

6-3-20 Weapons.

A. Discharging Firearms. It shall be unlawful for any person to throw any missile upon any street, alley, public place or to discharge any firearm, B.B. gun, pellet gun, bow and arrow, sling shot, or any other device which discharges a projectile, within the corporate limits of the City of Muscatine, except on a recognized target range.

(Code of Iowa, Section 364.12[2])

Deer Hunting Exception. It shall not be deemed a violation of this Subsection to use a bow and arrow to hunt deer on parcels of two (2) acres or more, or to discharge a firearm, other than a centerfire rifle or other offensive weapon as defined by Iowa Code, to hunt deer on parcels of sixty (60) contiguous acres or more, subject to the following conditions:

1. The person is the owner of the property or has permission from the owner to allow for bow or firearm hunting.
2. The person bow hunting must successfully complete a proficiency test as approved by action of the Muscatine City Council.
3. The person has a license or permit required by the State of Iowa to hunt deer with a bow or firearm.
4. The person has a permit issued by the Muscatine City Clerk.
5. The bow hunt shall be authorized by action of the Muscatine City Council prior to October 1 of each year, during the time when such hunting is allowed by the law and regulations of the State of Iowa.
6. Hunting shall not occur within 50 yards of any residence, church, or occupied structure.
7. The bow hunt shall be limited to the sex of the deer allowed by the laws or regulations of the State of Iowa and as allowed by action of the Muscatine City Council.
8. The person hunting must demonstrate compliance with these requirements to any law enforcement officer upon request.
9. Persons wishing to participate in the bow hunting program are required to attend an informational meeting held by the City of Muscatine in advance of the designated season.
10. With the permission of City Council, designated public property may be used during the designated hunting season.
11. Property owners with adjoining lot lines will be permitted to combine properties to reach the minimum two (2) acres required for bow hunting and there will be no zoning restriction on this acreage. However, property owners are not allowed to join property in order to reach the sixty-acre (60) requirement needed to qualify for the firearm hunting exception allowed under this Section. The sixty (60) acres must be contiguous.

B. Carrying of Weapons. It shall be unlawful for any person to go armed with a dangerous weapon concealed on or about the person, or to, within the limits of the City, go armed with a pistol or revolver, or any loaded firearm of any kind, whether concealed or not, or to knowingly carry or transport in a vehicle a pistol or revolver, except as otherwise provided under Chapter 724.4 of the Code of Iowa.



City of Muscatine

ITEM NUMBER 2025-0323

AGENDA ITEM SUMMARY

DATE: 7/17/2025

STAFF

Brian Stineman, Public Works Director
Kevin Coon, City Engineer

SUBJECT

Request to Approve the Issuance of a Purchase Order to Martin & Whitacre Surveyors and Engineers, Inc., in the Amount of \$32,400.00, for Additional Land Surveying Services on the West Hill Sewer Separation 6 E Project.

EXECUTIVE SUMMARY

For Council consideration is a request to approve the issuance of a purchase order to Martin & Whitacre Surveyors and Engineers, Inc. in the amount of \$32,400.00 for additional land surveying services on the West Hill Sewer Separation Phase 6 E project. The work includes additional topographic survey to assist in the design process of the project.

STAFF RECOMMENDATION

To approve the request.

BACKGROUND/DISCUSSION

As the West Hill projects have progressed, staff has identified specific needs that were not originally identified in the 2010 survey of the overall West Hill Area. Most of these needs are expansion of area to encompass start and end locations that better meet the overall needs of the city. Another identified need has been to better tie-down pavement from previous phases to avoid design changes at the beginning of projects.

All tasks can be seen in the attachment section. Please note that this purchase order is only for tasks 1 through 8.

CITY FINANCIAL IMPACT

Funding is available from the Local Option Sales Tax that funds the West Hill Sewer Separation Project.

ATTACHMENTS

1. Phase6E-Additional-Survey-Request-20250707



**Martin & Whitacre
Surveyors & Engineers, Inc.**

July 11th, 2025

Karmen Heim P.E.
Stanley Consultants
225 Iowa Avenue
Muscatine, IA 52761

Re: West Hill Phase 6E– Additional Topographic Work

Karmen,

Thank you for your request to provide additional surveying services on Phase 6E of the West Hill Sewer project. The scope of the work will be as follows -

1. Work per emails and exhibits defining Tasks 1-8 – Fee = \$32,400
2. Right of Way and easement platting (Tasks 9 & 10) will be addressed in a future proposal

Please contact me if you have any questions or need additional information. We look forward to working with you.

Sincerely,

MARTIN & WHITACRE SURVEYORS & ENGINEERS, INC.

Seth Whitacre

#BidsOther/West Hill Additional Work 7-11-25

07-07-2025

West Hill Phase 6E - Additional survey services

Please provide a quote to perform topographic and utility survey for the following tasks 1 thru 9 within City Right of Way and limits shown in sketches. The survey performed must match up with the previous West Hill survey limits and elevations provided by Martin and Whitacre.

Task 1: Newell Avenue intersection with Broadway.

- Expand topographic survey on Newell Avenue to capture the Broadway St and Newell Avenue intersection
- See Sketch 1 to expand survey limits beyond the radius returns on Broadway Street.
- Capture minimum 5' beyond back of existing sidewalks
- Capture minimum 10' beyond the arc of radius return

Task 2: Maiden Lane

- Full topographic and utility survey from Newell Avenue to Broadway Street
- Include the intersection of Maiden Lane and Broadway Street a minimum of 10' beyond the arc of the radius returns.
- See Sketch 2

Task 3: Newell Avenue intersection with Lucas Street

- See Sketch 3
- Pick up where survey for Phase 6E ended on Newell Avenue
- Locate edge of new pavement installed in West Hill Ph5. Collect elevations on pavement edge, location of pavement joints and topo to establish slope of newly installed pavement.
- Locate pavement joints within boundary on Sketch 3

Task 4 : Additional Survey in Greenwood Chapel Area

- See Sketch 4
- Collect rim and invert elevations of inlets behind Chapel building. Collect information on any other marked utilities behind or around chapel.
- Collect rim and invert elevation of inlet to the west of the building and driveway
- Collect topo to the west of the building.
- Collect topo in front of the building.
- Update/revise pipe connection of inlets in the street in front of the building

Task 5: Survey Fletcher Avenue and Lucas St post Phase 5 construction

- See Sketch 5
- Locate edge of new pavement. Collect elevations, jointing, pavement slope of pavement edge
- Collect location, and inverts for any new structures within the Lucas and Fletcher intersection limits (Reference PH5 ITC09 sheet MSA.23)

Task 6: Climer St and Logan St Intersection post Phase 5 construction

- See Sketch 6
- Locate edge of new permanent pavement and location of pavement joints and end of permanent curb and gutter
- Locate edge of new temporary pavement.
- Locate new manhole on Logan Street and collect elevations
- Collect elevations on new pavement to establish nearest joint location and pavement slopes.
- At existing MH in intersection, review pipe connections and collect inverts or if pipes have been plugged.

Task 7: Terrace Heights Drive

- See Sketch 7 Survey area for utilities and surface features.
- Confirm elevations of existing surface along path of proposed sewer. Full topo of surface isn't necessary.

Task 8: Climer St and Lucas St intersection post Phase 5 construction

- See Sketch 8.
- Locate edge of new permanent pavement on Lucas St, include elevations and location of joints
- Locate and survey elevations of new structures
- Survey within limits on sketch to establish elevations and slopes of Phase 5 as placed pavement on Lucas St so Climer St design can tie into Lucas St pavement.

Task 9: Tie down ROW lines

- Maiden Lane from Newell Ave to Broadway St
- Newell Avenue from Broadway St to Lucas St
- Climer Street from Logan St to Lucas Street

Task 10: Permanent Easement Plats

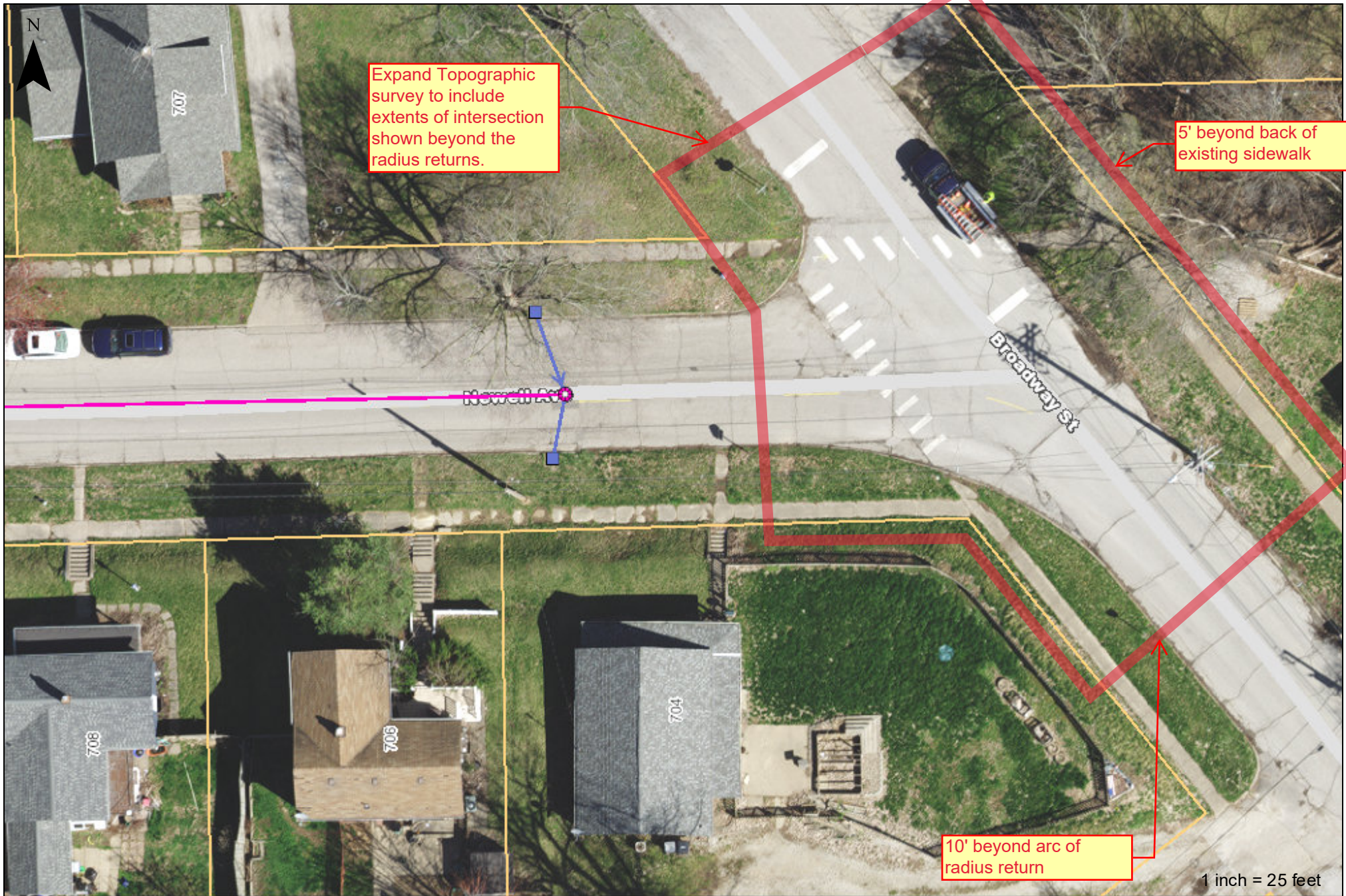
- Known Locations of Permanent Easements plats needed for Phase 6E
 - 602 Hagerman Drive (removed from previous scope)
 - 703 Maiden Lane (removed from previous scope)
 - 1311 Terrace Heights Drive
 - More - To be determined
- Confirmation is needed on if the City expended the 14 plats at \$1500/plat scope from the 10/3/2023 letter
- Confirmation is needed on if the City expended the 5 plats at \$2000/plat scope from the 8/23/2024 letter

Task 11: 539 Hagerman Property Storm Water Improvements

- To be determined

Task 12: Siegal Street expand Survey

- To be determined

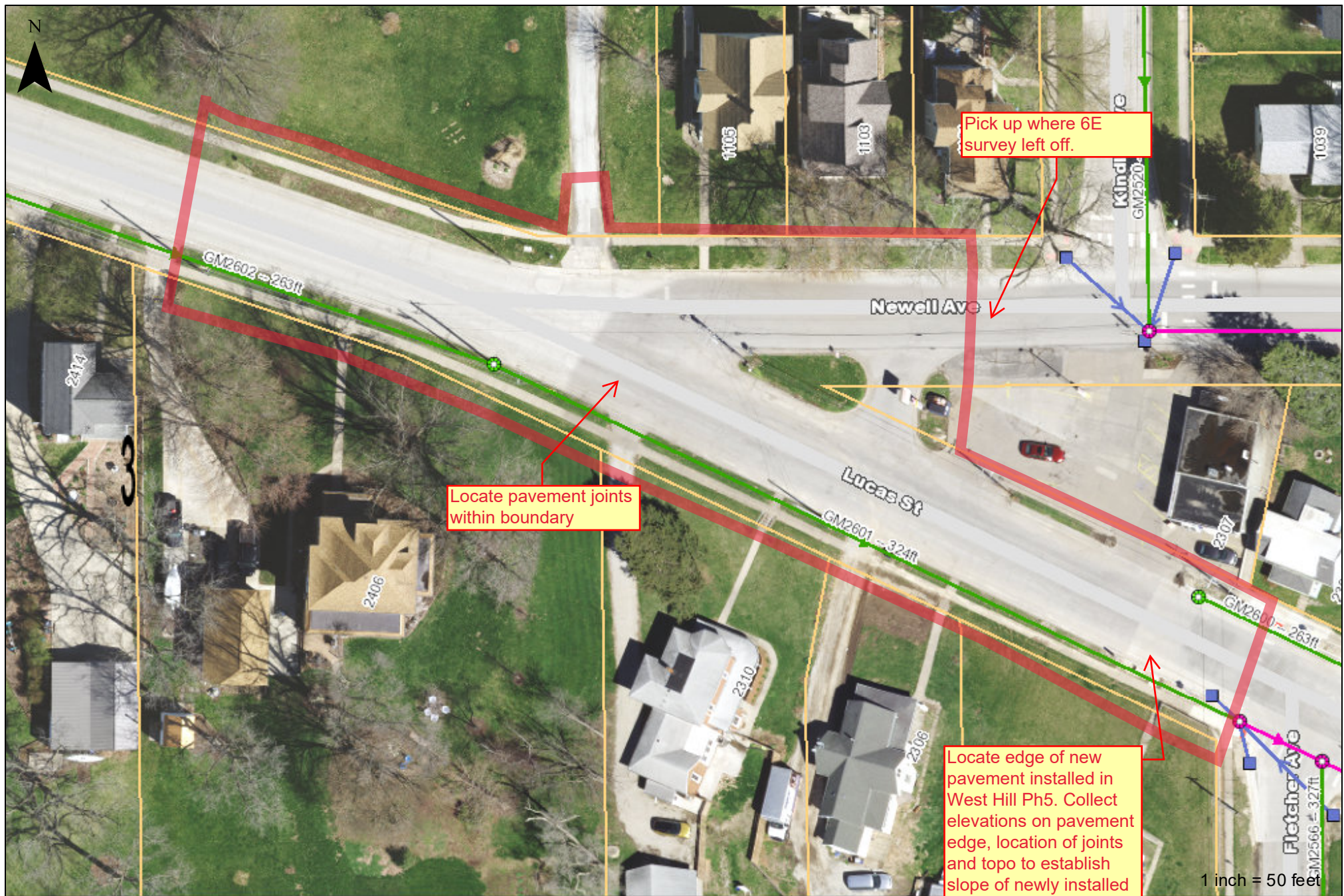


Sketch 1 for:
Task 1:
Newell and Broadway Intersection

Author:
Date: 6/27/2025

City of Muscatine Print

This map is a print product of the City of Muscatine Information Viewer. All data is displayed in Iowa State Plane South Coordinate System.



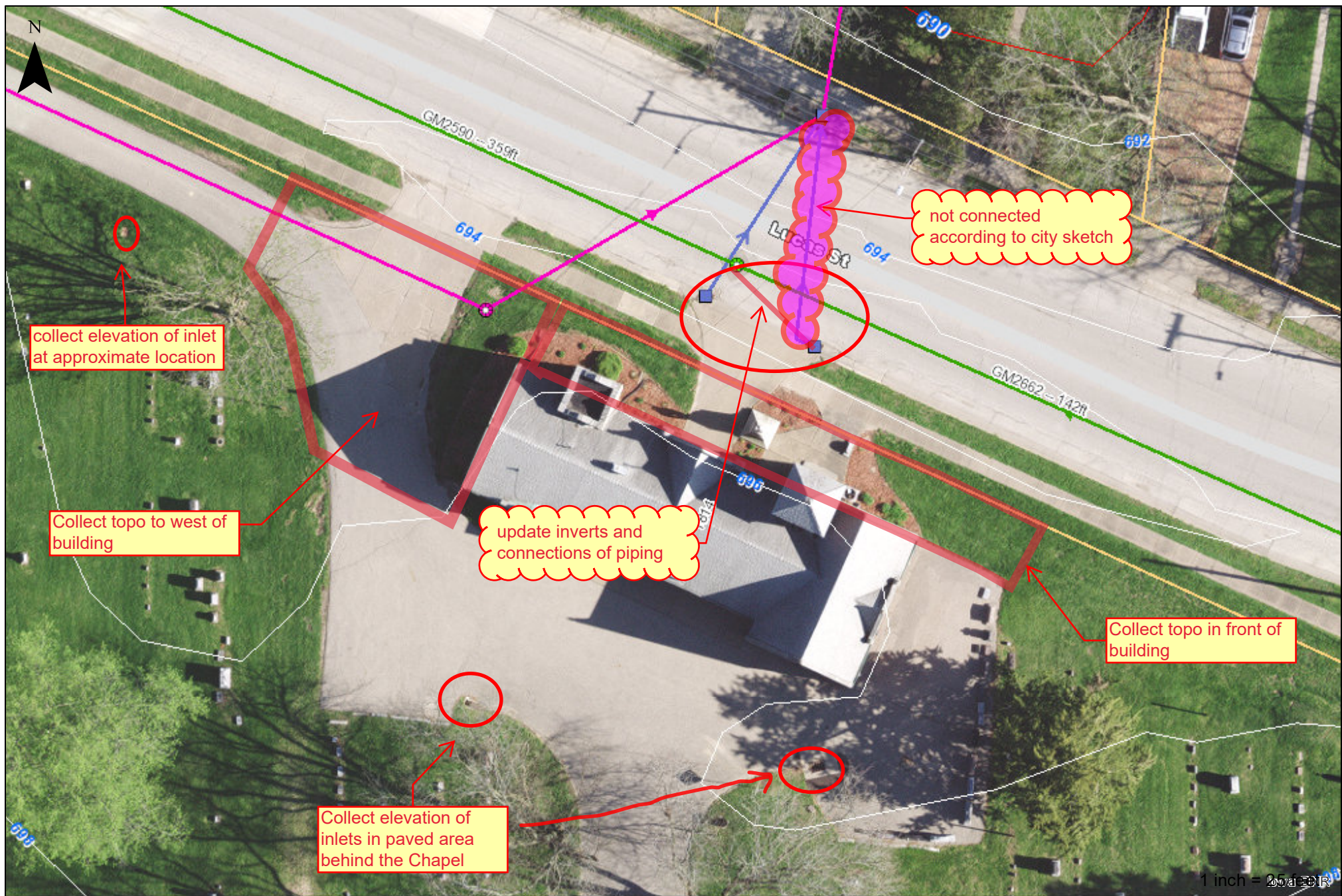
Author:
Date: 6/27/2025

Sketch 3 for task 3:
Newell and Lucas
intersection.

City of Muscatine Print

a print product of the
City of Muscatine Information Viewer.
All data is displayed in Iowa State
Plane South Coordinate System.

Copyright: MAGIC (Muscatine Area Geographic Information Consortium)

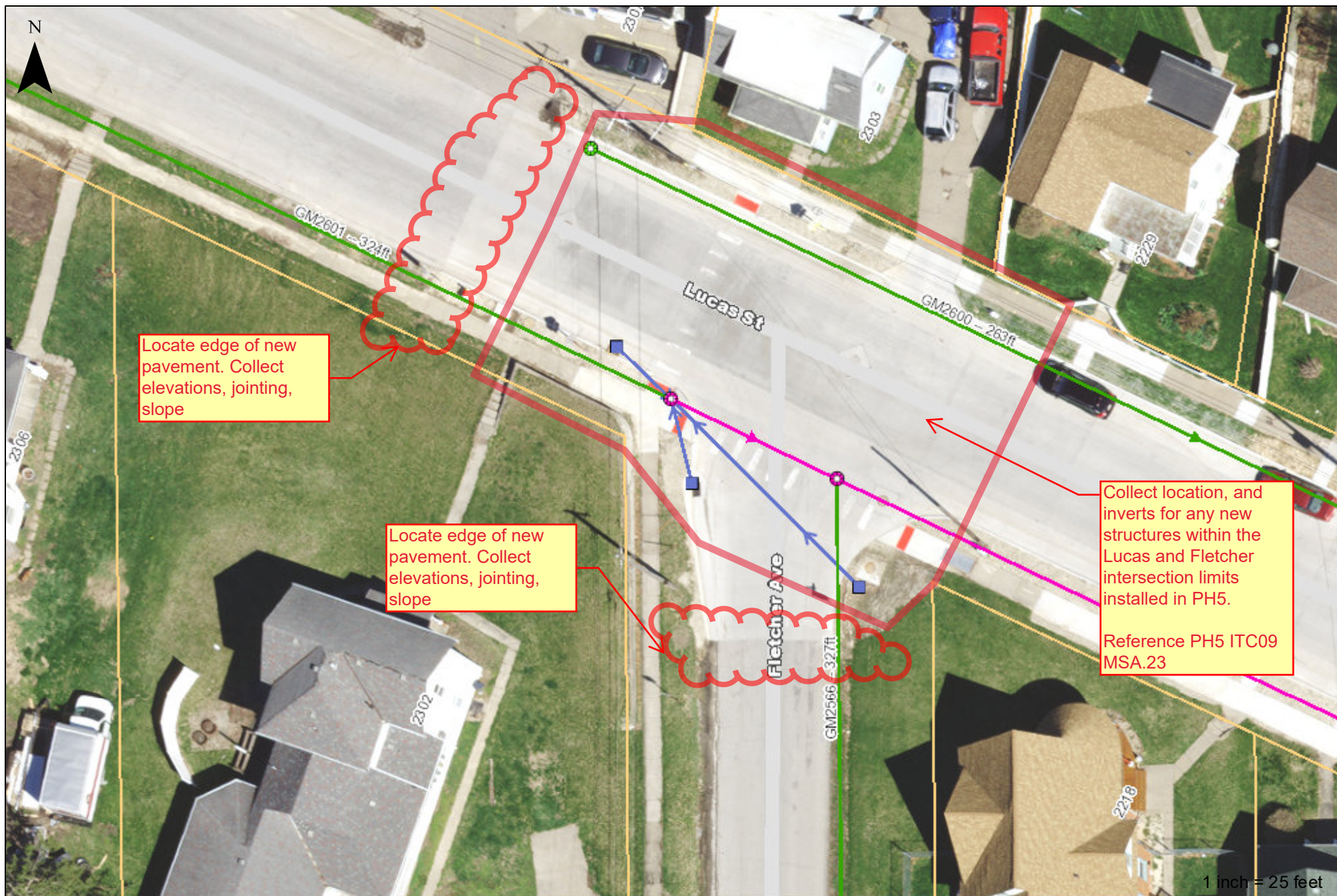


Sketch 4 for Task 4:
Greenwood Chapel area

City of Muscatine Print

Author:
Date: 6/27/2025

This map is a print product of the
City of Muscatine Information Viewer.
All data is displayed in Iowa State
Plane South Coordinate System.

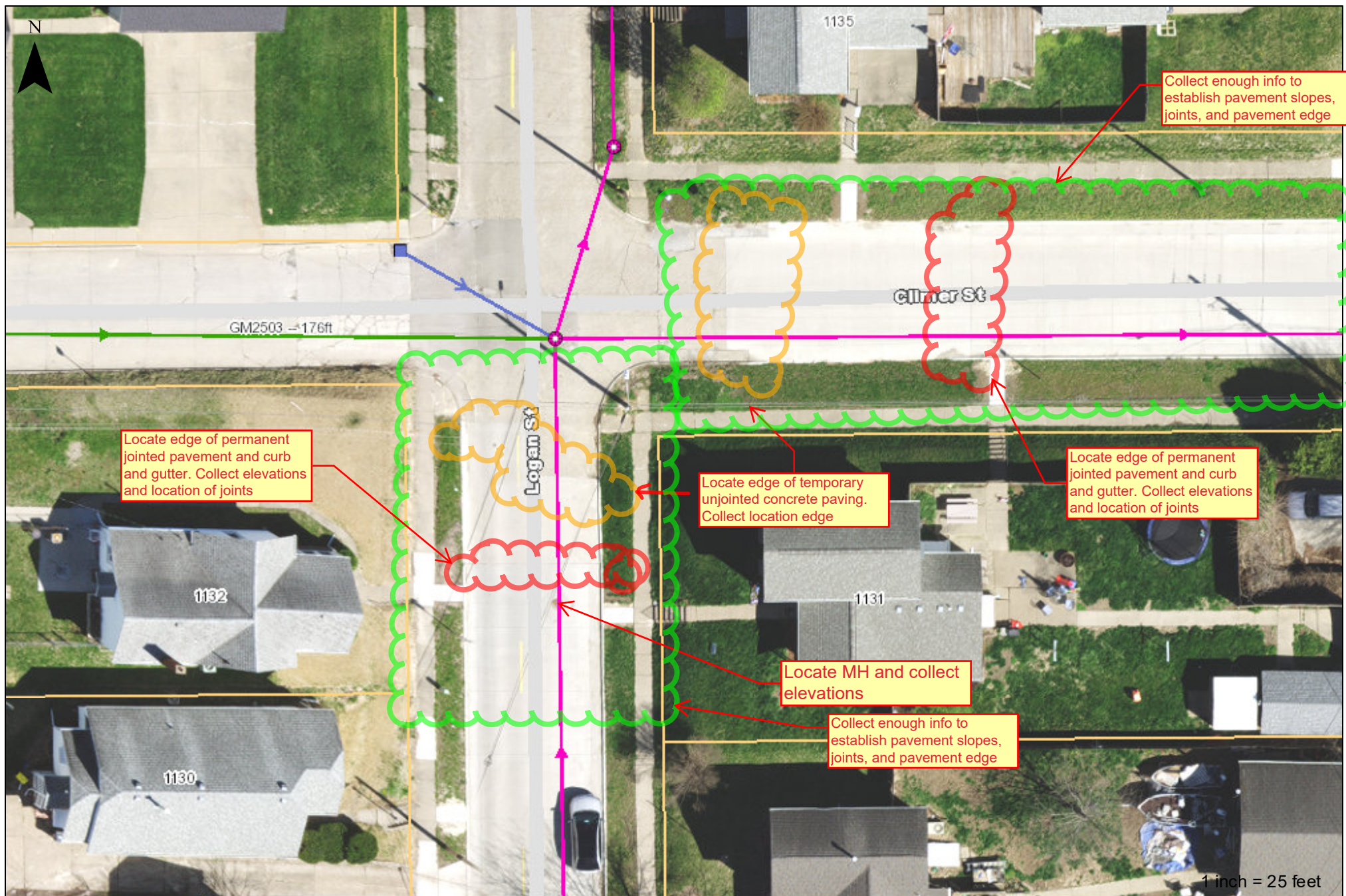


Author:
Date: 7/7/2025

Sketch 5 for Task 5:
Fletcher Avenue and Lucas
Street (post Phase 5
construction)

City of Muscatine Print

This map is a print product of the
City of Muscatine Information Viewer.
All data is displayed in Iowa State
Plane South Coordinate System.



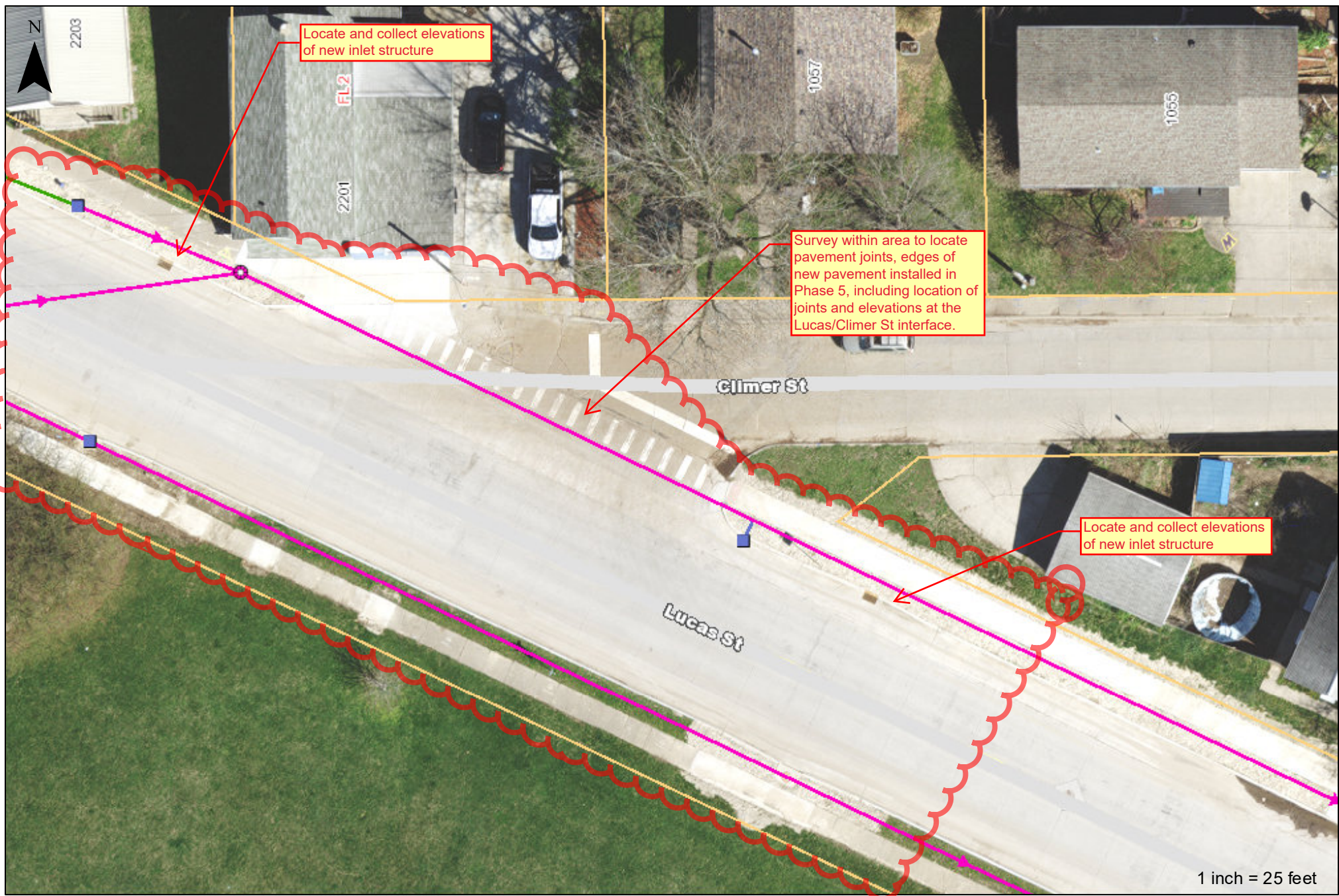
Sketch 6 for Task 6:
Climer St and Logan St
post Phase 5 construction.

City of Muscatine Print

Author:
Date: 7/7/2025

This map is a print product of the
City of Muscatine Information Viewer.
All data is displayed in Iowa State
Plane South Coordinate System.

Copyright: MAGIC (Muscatine Area Geographic Information Consortium)



Author:
Date: 7/7/2025

Sketch 8 for Task 8
Lucas St and Climer St
intersection

City of Muscatine Print

This map is a print product of the
City of Muscatine Information Viewer.
All data is displayed in Iowa State
Plane South Coordinate System.

Copyright: MAGIC (Muscatine Area Geographic Information Consortium)