



City of Muscatine

CITY COUNCIL

Tuesday, December 2, 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 5:30 p.m. on the 1st and 3rd Tuesday of each month. In-depth sessions will be held as needed at 5:30 p.m. on the 2nd Tuesday of each month. All meetings are available for review on the City of Muscatine YouTube page.

December 2, 2025, 5:30 PM

AGENDA

1. CALL TO ORDER
2. INVOCATION-Ryan Buss
3. ROLL CALL
4. PLEDGE OF ALLEGIANCE
5. FROM THE MAYOR

- A. Proclamation for the 40th Anniversary of Muscatine Sister Cities and Citizen Diplomacy Day
- B. Police Department Merit Award presentation to Assistant Police Chief Steve Snider
- C. Police Department Merit Award presentation to Co-Responder Amy Gold

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. November 18, 2025 City Council Minutes

11. * PETITIONS AND COMMUNICATIONS

- A. Liquor License
 - 1. Request for renewal of a Class "C" Retail Alcohol License for Jibaro De Pureto Rico, 201 West 2nd Street – Jibaro De Puerto Rico LLC (pending inspections)
 - 2. Request for renewal of a Class "E" Retail Alcohol License for Maverik #5300, 416 Cedar Street – Kum & Go LC (pending inspections)
 - 3. Request for renewal of a Class "E" Retail Alcohol License for GM Food Mart, 1814 E Avenue – Thapa Investment LLC (pending inspections)
- B. Request to Approve the Use of City Property from Tibe VanderLinden-MHS Class of 1981 for Block Party Class Reunion Event
- C. Request to Approve the Use of City Property - GMCCI - American Cruise Line Visits - Summer/Fall 2026
- D. Request to Approve the Use of City Property - GMCCI - Pearl City Vintage Market

12. * COMMUNICATION – RECEIVE AND FILE

- A. November 10, 2025, Muscatine County Board of Supervisors Meeting Minutes

- B. October 15, 2025 Library Board of Trustees Meeting Minutes
- C. October 28, 2025 Board of Water, Electric and Communications Meeting Minutes
- D. November 17, 2025 Muscatine County Board of Supervisors Meeting Minutes

13. * PURCHASE ORDERS AND AGREEMENTS

- A. Request to Approve the Issuance of a Purchase Order to Martin & Whitacre Surveyors and Engineers, Inc. in the Amount of \$13,900.00, to Locate Right of Way on the West Hill Sewer Separation Phase 6E Project
- B. Request to Approve and Purchase Easements and Right of Way for West Hill Sewer Separation Phase 6D Construction in the Amount of \$3,433.18.

14. * APPROVAL OF BILLS It is recommended bills totaling \$3,631,159.99, be approved and that the City Council authorize the Mayor and City Clerk to issue warrants for the same. It should be noted that this listing is subject to the approval of any related agenda item(s).

- A. December 2, 2025, Bills for Approval

15. PUBLIC HEARING

16. FROM THE CITY ADMINISTRATOR

- A. Resolution Authorizing the Transfer of Property to Lumber Lofts and Execution of Quit Claim Deed to Correct Legal Description Pursuant to Post Closing Agreement
- B. Resolution Setting the Time and Place of Public Hearing on an Amendment to Title 10 and Title 13 of City Code, to Reflect State Mandated Changes to the Regulation of Accessory Dwelling Units, Group Homes, and Manufactured Homes
- C. Resolution Accepting Completed Work Performed by Merit Construction Company for the Muscatine Indoor Sports Complex Project and Authorizing Final Payment of \$686,985.17, Including 5% Retainage to be Released 30 Days from the Date of this Acceptance or Until the Remaining Punch List Items are Completed to Satisfaction.
- D. Resolution Accepting Completed Work by Boulder Contracting, LLC. for the Lake Park Boulevard Over Mad Creek Bridge Deck Overlay Project, and Authorizing Release of Retainage in the Amount of \$5,236.14.
- E. Resolution Accepting Completed Work by Eastern Iowa Excavating & Concrete, LLC for the Mulberry Avenue Sidewalk Reconstruction Project, and Authorizing Release of Retainage in the Amount of \$12,975.84.

- F. Request to Approve Change Order Number 9 to the Park Avenue Four to Three Lane Conversion Project in the Amount of \$273,332.64.
- G. Request to Approve a Contract to Valley Commercial Construction for the Riverview Center Improvement Project in the Amount of \$332,500.00.
- H. Request to Approve the Issuance of a Request For Qualifications for the Water Resource Recovery Facility Priority Assets Construction Manager At Risk Project.

17. STAFF, COUNCIL AND MAYOR REPORTS Department update Community Development
Department update Public Works

- A. Department Update: Community Development - Jodi Royal-Goodwin
Department Update - Public Works - Brian Stineman

18. ADJOURNMENT

CITY OF MUSCATINE PROCLAMATION

PROCLAIMING THE 40TH ANNIVERSARY OF MUSCATINE SISTER CITIES AND CITIZEN DIPLOMACY DAY

WHEREAS, the Sister Cities International movement was initiated by President Dwight D. Eisenhower in 1956, with the goal of creating global cooperation at the local level and promoting cultural understanding, peace, and mutual respect; and

WHEREAS, the **Muscatine Sister Cities** organization was formally established in **1986** by community leaders dedicated to this mission of citizen diplomacy, recognizing the value of international relationships to the people of Muscatine; and

WHEREAS, for four decades, Muscatine Sister Cities has successfully fostered enduring and enriching partnerships with communities across the globe, including Ludwigslust, Germany; Ichikawamisato, Japan; Kislovodsk, Russia; Łomża, Poland; Drohobych, Ukraine; Ramallah, Palestine; and Zhengding, China; and

WHEREAS, these relationships have resulted in countless successful cultural exchanges, educational programs, and delegation visits, hosting hundreds of students and citizens, which have broadened the perspectives of Muscatine residents and fostered lasting international friendships; and

WHEREAS, the commitment of the Muscatine Sister Cities Board, its volunteers, and partner organizations—including the City of Muscatine, Greater Muscatine Chamber of Commerce and Industry, Muscatine Community College, and Muscatine Community School District—has made a significant and measurable contribution to the City's global understanding and economic and cultural vitality; and

WHEREAS, the 40th Anniversary in **2026** marks a significant milestone in the organization's history, celebrating a legacy of promoting peace through people and reflecting the community's dedication to being a welcoming and globally-minded city;

NOW, THEREFORE, I, Brad Bark Mayor of the City of Muscatine, Iowa, on behalf of the City Council and all citizens, do hereby:

1. **CONGRATULATE** the Muscatine Sister Cities organization on its **40th Anniversary of Citizen Diplomacy**.
2. **PROCLAIM Dec. 16th, 2025, as MUSCATINE SISTER CITIES 40TH ANNIVERSARY STARTING CELEBRATION**.

And urge all citizens to recognize and celebrate the important role the Muscatine Sister Cities organization plays in strengthening the bonds between our community and our sister cities around the world.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Muscatine to be affixed this **2nd** day of **December 2025**.

Dr. Brad Bark

Mayor, City of Muscatine, Iowa

City of Muscatine, City Council Meeting Minutes November 18, 2025 5:30 PM – City Hall

Mayor Bark called the City Council meeting for November 18, 2025, to order at 05:30 PM.

Raye Oehme was present to give the invocation.

Councilmembers Present: Brockert (Virtually) dropped out of the meeting after the Public Hearing and did not return; Jindrich, Osborne(virtually), Gordon, Lewis, Lampe, Conard (Virtually).

Pledge of Allegiance was said.

From the Mayor

Junior Achievement Biz Town Mayor Recognitions:

Santiago Chavez representing Jefferson and Franklin Schools

Jacqueline Fillmore representing McKinley and Mulberry Schools

Lily Booker representing Madison and Grant Schools

Don Lampe/, Angie Lewis moved to approve the agenda as presented. All ayes motion passed.

Lewis/Osborne moved to approve the Consent Agenda to include: November 4, 2025 City Council Minutes, Request for Road Closure on Mulberry Ave, Liquor License (Contrary Brewing, Hubbles, New York Dollar Store, and Headquarters), Misc. Receive and File Docs, and bills totaling \$2,886,399.54. All ayes, motion passed.

Public Hearing:

Public Hearing on West Hill Phase 6E - Discussion of Potential Environmental Impacts.

There were no written or oral comments regarding this public hearing.

Gordon/Lampe moved for the public hearing to be closed. All ayes, motion passed.

From the City Administrator:

Lewis/Osborne moved to adopt a resolution approving contract and bond with Geograph Industries for Wayfinding Sign fabrication and installation in the amount of \$266,708.00. All ayes, motion passed.

Jindrich/Gordon moved to adopt a resolution approving a contract and bond with Heuer Construction in the amount of \$571,516.20, for the Muscatine Marina CDF Relocation Project. All ayes, motion passed.

Jindrich/Lewis moved to adopt a resolution authorizing special assessments for unpaid abatement service fees and rental housing fees to private properties. All ayes, motion passed.

Gordon/Osborne moved to adopt a resolution authorizing the internal advance of funds for an economic development grant to Lumber Lofts, LLC. All ayes, motion passed.

Lampe/Osborne moved to approve a contract with North Construction, not to exceed \$24,999.00, for improvements at 501 Oak Street as part of Ignite Vitality: Mulberry Project. All ayes, motion passed.

Lewis/Gordon moved to approve the issuance of a purchase order to Van Wall Equipment, in the amount of \$38,250, for the purchase of a 2025 John Deere 4066 tractor for the Soccer Complex. All ayes, motion passed.

Gordon/Osborne moved to approve a request to approve 2-hour free parking once per day in Downtown Muscatine from November 19, 2025-January 3, 2026. Council had questions regarding the clarification of the free parking times that were addressed by City Administrator Mardesen. All ayes, motion passed.

Fire Chief Harman gave an update on the Fire Department.

Parks and Recreation Director Klimes gave an update on the Parks Department.

Other Business

Gordon/Lampe moved to approve a Request to enter Closed Session per Iowa Code 21.5.1.j to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. All ayes, motion passed.

Councilmember Brockert returned to the meeting virtually at this time.

There was discussion regarding the matter for the closed session.

Gordon/Lewis moved to exit closed session. Vote: Ayes - 7, Nays - 0, Motion Passed.

Councilmember Lampe motioned for the meeting to be adjourned at 6:48 pm.

Submitted by:

City Clerk, Cinda Hilger

Attest:

Mayor, Brad Bark

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

CITY OF MUSCATINE

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

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

Tibe Vander Linden, MHS Class of 1981

Address: 3019 Allen Street, Muscatine IA 52761

Telephone Number: 563-607-3728

E-mail Address: tibemae@icloud.com

2. Type of event that is planned:

Block Party Class Reunion event - Sponsored by MHS Class of 1981 and 1986

3. Proposed location:

Missipi Brewing Company
107 Iowa Avenue
Muscatine, IA 52761

Block off street from corner of Iowa Avenue and 2nd Street to Mississippi Drive

4. Date(s)/Time(s): August 22, 2026, 12:00 P.M. Set up w/ Event 4:00 P.M. to 12:00 Midnight- Full tear down on 8/23/26 A.M.

5. Expected length of use: 12 hours for event / 4 hours on 8/23/26 for tear down

6. Expected size of group: 600-800 estimated

7. Names of any person or persons in charge of the proposed use at the specified location:

Tibe Vander Linden

Address(es): 3019 Allen Street, Muscatine, IA

Telephone Number(s): 563-607-3728

E-mail Address(es): tibemae@icloud.com

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

TBD

9. List mechanical or electronic equipment to be used:

Sounds equipment for bands

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

None

11. Number and types of animals to be used:

None

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

TBD

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

15-20

14. All plans for the provision of security:

TBD with City of Muscatine

15. Beer or wine consumption? Yes ☒ No ☐

16. Describe any items to be sold or distributed:

Food and drink

17. Is water connection requested: Yes ☐ No ☒

18. Is electricity requested: Yes ☒ No ☐

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

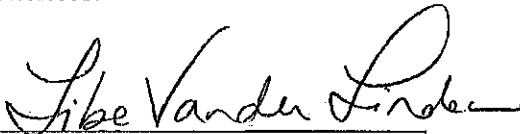
If yes, please attach.

If no, please explain:

Attached

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

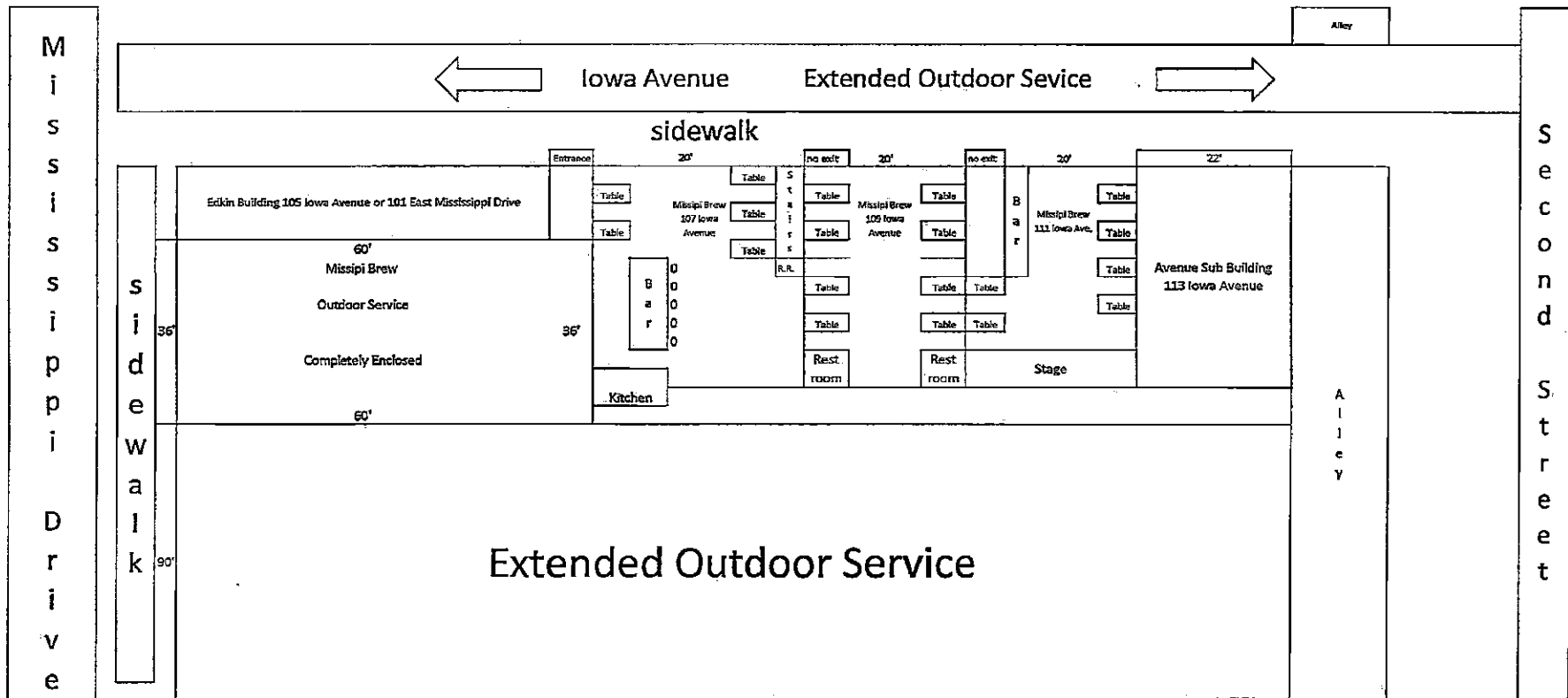
The applicant agrees to indemnify, defend and save harmless the City of Muscatine, together with its agents, officers and employees, from any and all claims, lawsuits, damages, losses and expenses, of whatever nature, which may result from or arise from the activity or event covered by the permit, including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



Authorized Representative

11-14-2025

Date



EVENT: class reunion

TO BE COMPLETED BY CITY DEPARTMENTS:

I have reviewed the attached application with the following recommendations:

Recommend
Approval

☒
YES

☐
NO

[Richard Klimes](#)
Richard Klimes (Nov 24, 2025 15:38:36 CST)
Parks & Recreation

Nov 24, 2025

Date

Comments:

Approval subject to attendance at pre-event meeting.

☒
YES

☐
NO

[A. R. Kies](#)
A.R. Kies (Nov 24, 2025 09:59:04 CST)
Community Development

Nov 24, 2025

Date

Notes

☒
YES

☐
NO

[Brian Stineman](#)
Brian Stineman (Nov 24, 2025 10:11:26 CST)
Public Works

Nov 24, 2025

Date

☒
YES

☐
NO

[A.R. Kies](#)
A.R. Kies (Nov 24, 2025 14:20:35 CST)
Police Chief

Nov 24, 2025

Date

☒
YES

☐
NO

[Michael A Hartman](#)
Michael A Hartman (Nov 24, 2025 15:36:33 CST)
Fire Chief

Nov 24, 2025

Date

FINAL APPROVAL:

☒
YES

☐
NO

[Matthew T. Mardesen](#)
Matthew T. Mardesen (Nov 24, 2025 17:09:31 CST)
City Administrator

Nov 24, 2025

Date

Meet all above requirements

Use of Clty Property Signature Form-agreement

Final Audit Report

2025-11-24

Created:	2025-11-24
By:	Cinda Hilger (chilger@muscatineiowa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7_02IanaE_0gEIKzsYDTuE2JJWPln16

"Use of Clty Property Signature Form-agreement" History

-  Document created by Cinda Hilger (chilger@muscatineiowa.gov)
2025-11-24 - 3:53:29 PM GMT- IP address: 66.207.26.35
-  Document emailed to Jodi Royal-Goodwin (jroyal-goodwin@muscatineiowa.gov) for signature
2025-11-24 - 3:54:13 PM GMT
-  Email viewed by Jodi Royal-Goodwin (jroyal-goodwin@muscatineiowa.gov)
2025-11-24 - 3:57:50 PM GMT- IP address: 66.102.6.129
-  Document e-signed by Jodi Royal-Goodwin (jroyal-goodwin@muscatineiowa.gov)
Signature Date: 2025-11-24 - 3:59:04 PM GMT - Time Source: server- IP address: 66.207.26.35
-  Document emailed to bstineman@muscatineiowa.gov for signature
2025-11-24 - 3:59:06 PM GMT
-  Email viewed by bstineman@muscatineiowa.gov
2025-11-24 - 4:09:08 PM GMT- IP address: 66.102.6.129
-  Signer bstineman@muscatineiowa.gov entered name at signing as Brian Stineman
2025-11-24 - 4:11:24 PM GMT- IP address: 66.207.26.35
-  Document e-signed by Brian Stineman (bstineman@muscatineiowa.gov)
Signature Date: 2025-11-24 - 4:11:26 PM GMT - Time Source: server- IP address: 66.207.26.35
-  Document emailed to akies@muscatineiowa.gov for signature
2025-11-24 - 4:11:28 PM GMT
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2025-11-24 - 8:08:30 PM GMT- IP address: 66.102.6.129
-  Signer akies@muscatineiowa.gov entered name at signing as A.R. Kies
2025-11-24 - 8:20:33 PM GMT- IP address: 66.207.26.35



Document e-signed by A.R. Kies (akies@muscatineioda.gov)

Signature Date: 2025-11-24 - 8:20:35 PM GMT - Time Source: server- IP address: 66.207.26.35



Document emailed to mhartman@muscatineioda.gov for signature

2025-11-24 - 8:20:37 PM GMT



Email viewed by mhartman@muscatineioda.gov

2025-11-24 - 9:35:34 PM GMT- IP address: 66.102.6.130



Signer mhartman@muscatineioda.gov entered name at signing as Michael A Hartman

2025-11-24 - 9:36:31 PM GMT- IP address: 66.207.26.35



Document e-signed by Michael A Hartman (mhartman@muscatineioda.gov)

Signature Date: 2025-11-24 - 9:36:33 PM GMT - Time Source: server- IP address: 66.207.26.35



Document emailed to rklimes@muscatineioda.gov for signature

2025-11-24 - 9:36:35 PM GMT



Email viewed by rklimes@muscatineioda.gov

2025-11-24 - 9:37:14 PM GMT- IP address: 66.102.6.128



Signer rklimes@muscatineioda.gov entered name at signing as Richard Klimes

2025-11-24 - 9:38:34 PM GMT- IP address: 66.207.26.35



Document e-signed by Richard Klimes (rklimes@muscatineioda.gov)

Signature Date: 2025-11-24 - 9:38:36 PM GMT - Time Source: server- IP address: 66.207.26.35



Document emailed to mmardesen@muscatineioda.gov for signature

2025-11-24 - 9:38:39 PM GMT



Email viewed by mmardesen@muscatineioda.gov

2025-11-24 - 11:07:48 PM GMT- IP address: 66.102.6.130



Signer mmardesen@muscatineioda.gov entered name at signing as Matthew T. Mardesen

2025-11-24 - 11:09:29 PM GMT- IP address: 66.207.26.35



Document e-signed by Matthew T. Mardesen (mmardesen@muscatineioda.gov)

Signature Date: 2025-11-24 - 11:09:31 PM GMT - Time Source: server- IP address: 66.207.26.35



Agreement completed.

2025-11-24 - 11:09:31 PM GMT



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

CITY OF MUSCATINE

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

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

Dena Ferreira GMCCI

Address: 208 W 2nd St, Suite 201

Telephone Number: 563-263-8895 (Office) 563-299-4345 (Cell)

E-mail Address: dferreira@muscatine.com

2. Type of event that is planned:

American Cruise Lines Visits. Arrival at by 10pm the night prior, departure at 1pm the following day:
June 7-8, June 28-29, July 13-14, July 27-28, August 10-11, August 17-18, August 24-25, Aug 31-September 1, September 7-8, September 14-15, September 21-22, September 28-29, October 12-13

3. Proposed location:

Harbor next to Pearl City Station & accompanying parking lot

*We will need the parking lot in front of Pearl City Station to be closed to the public.

(3) 4' Barricades with NO PARKING POLICE ORDER placed at beginning of each row in parking lot

(4) 10' Barricades - This is updated from previous years as we haven't needed to use all of them

*Please block off the parking space between Muscatine Travel & Pearl Button Museum to accommodate bus.

4. Date(s)/Time(s): See #2, guests will disembark around 8:30AM, all aboard is 12:30PM

5. Expected length of use: *Potential use night prior for motorcoach parking | Day of 8am-1pm

6. Expected size of group: Boat holds 180 guests

7. Names of any person or persons in charge of the proposed use at the specified location:

Dena Ferreira - GMCCI

Brad Bark - GMCCI

Address(es): 208 W 2nd St, Suite 201

Telephone Number(s): 563-263-8895 (GMCCI Office), 563-299-4345 (Dena Cell), 563-506-3161 (Brad Cell)

E-mail Address(es): dferreira@muscatine.com, bbark@muscatine.com

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

N/A

9. List mechanical or electronic equipment to be used:

Boat will take on water - needs to be coordinated with MPW
They will provide own trash service

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

3-4 motorcoaches will be picking up and dropping off guests.

11. Number and types of animals to be used:

N/A

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

N/A

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

Dena Ferreira will be the primary point of contact. We will have a small tent set-up with volunteers to welcome the guests and coordinate the tour guides

14. All plans for the provision of security:

There will need to be a security sweep prior to the boat's arrival. This information will be provided to the City by ACL. Please have police increase patrol over night since boat will be docked.

15. Beer or wine consumption? Yes _____ No ☒

16. Describe any items to be sold or distributed:

Welcome materials will be distributed for free to guests

17. Is water connection requested: Yes ☒ No _____

18. Is electricity requested: Yes _____ No ☒

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

If yes, please attach.

If no, please explain:

Same as previous years

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

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

Dena Ferreira

Authorized Representative

11/25/2025

Date

EVENT: American Cruise Line Visits- GMCCI

TO BE COMPLETED BY CITY DEPARTMENTS:

I have reviewed the attached application with the following recommendations:

Recommend
Approval

Comments:

☒
YES

☐
NO

Richard Klimes
Richard Klimes (Nov 26, 2025 08:55:31 CST)

Nov 26, 2025

Parks & Recreation

Date

Approval subject to attendance at pre-event initial meeting.

☒
YES

☐
NO

Greg Goodwin
Greg Goodwin (Nov 25, 2025 15:43:18 CST)

Nov 25, 2025

Community Development

Date

☒
YES

☐
NO

Brian Stineman
Brian Stineman (Nov 25, 2025 16:13:29 CST)

Nov 25, 2025

Public Works

Date

☒
YES

☐
NO

A.R. Kies
A.R. Kies (Nov 25, 2025 22:38:28 CST)

Nov 25, 2025

Police Chief

Date

☒
YES

☐
NO

Michael A Hartman
Michael A Hartman (Nov 26, 2025 07:02:03 CST)

Nov 26, 2025

Fire Chief

Date

FINAL APPROVAL:

☒
YES

☐
NO

Matthew Mardesen
Matthew Mardesen (Nov 26, 2025 08:56:13 CST)

Nov 26, 2025

City Administrator

Date

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

CITY OF MUSCATINE

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

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

Greater Muscatine Chamber of Commerce & Industry

Address: 208 W 2nd Street, Suite 201

Telephone Number: 563-263-8895

E-mail Address: dferreira@muscatine.com

2. Type of event that is planned:

The 6th Annual Pearl City Vintage Market. A market featuring handmade, vintage, new, and re-purposed goods on the Riverfront. Last year the event had 5,000+ attendees and 50+ vendors. The event includes food trucks, live music, and kid friendly activities

3. Proposed location:

Muscatine Riverfront. Small parking lot by basketball courts. Will need to utilize the bike path on both sides upon entry and exit of vendor vehicles. We do not need the Pearl City Station, but would like to know if it's rented out for an event that day to make sure we are aware of additional traffic and cross-promotion with the Parks & Rec Fall Festival

4. Date(s)/Time(s): Saturday, October 10, 2026

5. Expected length of use: October 9th for fence set up and marking vendor spots. All day the 10th w/ tear-down in the evening.

6. Expected size of group: 3,000 (weather dependent)

7. Names of any person or persons in charge of the proposed use at the specified location:

Dena Ferreira - Director of Marketing & Events for GMCCI

Address(es): 208 W 2nd Street, Suite 201

Telephone Number(s): 563-263-8895 (Office) 563-299-4345 (Cell)

E-mail Address(es): dferreira@muscatine.com

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

TBD

9. List mechanical or electronic equipment to be used:

Some power needed for musician only. Vendors will be asked to provide their own generators.

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

Trailers & trucks will need access to trail to drop off/pick up their vendor set-ups. 3-4 Golf carts to transport guests. Food trucks.

11. Number and types of animals to be used:

None

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

Will hire 2 bands or individual musicians who will provide their own amplification

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

GMCCI staff and volunteers including students from MHS receiving Silver Cord hours

14. All plans for the provision of security:

Will work with City on the appropriate amount of police coverage

15. Beer or wine consumption? Yes ☒ No ☐

16. Describe any items to be sold or distributed:

Beer & wine tent, food trucks, vendor items. As of now, alcohol will be done under the Keep Muscatine Beautiful license. If they decline, we have a potential of using Travelin Sips.

17. Is water connection requested: Yes ☐ No ☒

18. Is electricity requested: Yes ☒ No ☐

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

If yes, please attach.

If no, please explain:

Please refer to the diagram from 2025. I will send over any revisions for 2026 closer to the pre-event meeting. We would also like 15 picnic tables and 10 trash cans again. Please have lights turned on by 5:30 AM for morning set-up.

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

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

Dena Ferreira
Authorized Representative

11/25/2025
Date

EVENT: Pearl City Vintage Market

TO BE COMPLETED BY CITY DEPARTMENTS:

I have reviewed the attached application with the following recommendations:

Recommend
Approval

Comments:

☒
YES

☐
NO

Richard Klimes
Richard Klimes (Nov 26, 2025 08:53:33 CST)

Nov 26, 2025

Parks & Recreation

Date

Approval subject to attendance at pre-event meeting.

☒
YES

☐
NO

Robert Goodwin
Robert Goodwin (Nov 25, 2025 15:42:45 CST)

Nov 25, 2025

Community Development

Date

☒
YES

☐
NO

Brian Stineman
Brian Stineman (Nov 25, 2025 16:11:53 CST)

Nov 25, 2025

Public Works

Date

☒
YES

☐
NO

A.R. Kies
A.R. Kies (Nov 25, 2025 22:39:13 CST)

Nov 25, 2025

Police Chief

Date

☒
YES

☐
NO

Michael A Hartman
Michael A Hartman (Nov 26, 2025 07:02:42 CST)

Nov 26, 2025

Fire Chief

Date

FINAL APPROVAL:

☒
YES

☐
NO

Matthew Mardesen
Matthew Mardesen (Nov 26, 2025 08:55:36 CST)

Nov 26, 2025

City Administrator

Date

Muscatine County Board of Supervisors
Monday, November 10, 2025

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

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

On a motion by Sorensen, second by Chick, the Board approved claims dated November 10, 2025, in the amount of \$898,763.29. Ayes: All.

Attorney Katelynn McCollough attended the Board meeting electronically. McCollough reviewed the Settlement Term Sheet for Naylor v. Muscatine County, et al. McCollough stated that she represented the County at a federal court settlement conference held at the request of the federal judges. At the conference, the parties reached a global settlement of \$85,000. The plaintiff's initial demand was for \$1.7 million. Chick requested a review of the case. McCollough outlined the allegations and defense for the case. Mather asked if the terms set forth in the Settlement Term Sheet would be incorporated into a formal agreement. McCollough stated that it would and she expected the agreement to be ready in the next few days. On a motion by Sorensen, second by Sauer, the Board approved the Settlement Term Sheet. Ayes: All.

On a motion by Chick, second by Sorensen, the Board approved all submitted 2025 Family Farm Credit applications, as recommended by the Muscatine County Assessor. Ayes: All.

Information Services Director Bill Riley held discussion with the Board regarding a redesign of the Muscatine County website by Neapolitan Labs. Riley stated the current website (Civics Plus) issues and increasing maintenance costs. Riley stated Neapolitan Labs is an Iowa based company with 30 county websites and 15 alternative websites. Riley stated the current website maintenance fees with Civics Plus are \$20,000, with an anticipated 5-10% increase. Riley stated with the proposed change to Neapolitan Labs, there are maintenance and surplus budget dollars to apply to the new redesign, which will offset the cost of the change. Riley stated the annual hosting and support cost with Neapolitan Labs will be \$4,000 to \$6,000. Riley stated advantages with the redesign include a mobile friendly site, ADA color schemes, ease of use and built for county departments.

On a motion by Sorensen, second by Kirchner, the Board authorized a redesign of the Muscatine County website by Neapolitan Labs in the amount of \$36,000.00. Ayes: All.

On a motion by Chick, second by Sorensen, the Board adopted revisions to the Muscatine County Computer Systems and Equipment Policy. Ayes: All.

On a motion by Sorensen, second by Sauer, the Board adopted a Muscatine County Correctional Officers Federal Qualifications for Transports Agreement and revisions to the Handgun Purchase Assistance Program Policies and Procedures. Ayes: All.

On a motion by Chick, second by Sorensen, the Board authorized the Chair to execute a FY25/26

Methamphetamine Drug Hot Spots Grant Program (CAMP) agreement in the amount of \$9,000.00. Ayes: All.

County Development Director Eric Furnas reviewed Ordinance #11-10-25-01 Rezoning Certain Real Property in Bloomington Township from A-1 Agricultural District Zoning Classification to R-1 Residential District Zoning Classification on the second and final reading

On a motion by Sorensen, second by Chick, the Board waived the requirement for three readings and to approve Ordinance #11-10-25-01 Rezoning Certain Real Property in Bloomington Township from A-1 Agricultural District Zoning Classification to R-1 Residential District Zoning Classification on the second and final reading. Roll call vote: Ayes: All.

Building, Zoning and Environmental Inspector I, Brandon Hatcher, reviewed the proposed change orders for the Community Services Building Repairs Project. Hatcher stated Change Order #1 is for front stone replacement to replace 45 stone units at a unit price per base bid of \$250.00 for a total amount of \$11,250.00. Change Order #2 is for additional stucco, handrails and roof repairs for a total amount of \$3,400.00.

On a motion by Sorensen, second by Sauer, the Board approved Change Order #1 in the amount of \$11,250.00 & Change Order #2 in the amount of \$3,400.00 for the Community Services Building Repairs Project. Ayes: All.

Furnas reviewed a Special Use Permit granted by the Muscatine County Board of Adjustment on October 30, 2025. The applicant was Louisa Solar Power LLC with the affected properties located at Seventy-Six Township and Fruitland Township, south of Highway 61, T76N, 2W and 3W, containing approximately 306 combined acres and are zoned A-1 Agricultural District. The special use permit allows a utility-scale solar energy system.

On a motion by Sorensen, second by Sauer, the Board granted a letter of support of an amicus brief regarding zoning ordinances on a request from Iowa State Association of Counties (ISAC) and to support financially with a contribution of \$500 (to help cover the cost of the amicus brief total cost of \$25,000), on the condition of certiorari, with Furnas to monitor the amicus brief. Ayes: All.

County Engineer Bryan Horesowsky reviewed bids for one 2026 Cab Tractor. The bids were Sinclair Tractor, Muscatine, for 2026 John Deere 6M 115 - \$122,147.20 and J.J. Nichting Company, West Liberty, for 2026 Case IH MAXXUM 115 - \$125,500.00.

On a motion by Sauer, second by Sorensen, the Board approve the purchase of one 2026 Cab Tractor from Sinclair Tractor, Muscatine, for 2026 John Deere 6M 115, in the amount of \$122,147.20. Ayes: All.

Horesowsky updated the Board on secondary road projects.

On a motion by Sauer, second by Sorensen, the Board approved the minutes of November 3, 2025,

regular meeting. Ayes: All

Correspondence.

No correspondence was reported.

Committee Reports and Meetings.

No committee reports or meetings were reported.

On a motion by Chick, second by Kirchner, the Board approved two appointments to the Muscatine County Historic Preservation Commission for terms ending January 1st, 2027, and January 1st, 2028. David Lerch to be appointed to the term ending January 1, 2027, and Elise Shield to be appointed to the term ending January 1, 2028. Ayes: All.

County Auditor Tibe Vander Linden stated the Post Election Audit is scheduled for November 13, 2025, at 1:00 p.m. Vander Linden stated the 1st Tier Canvass to the Board of Supervisors will be held on November 12, 2025, at 9:00 A.M. and the 2nd Tier Canvass will be held on November 18, 2025, at 9:00 A.M.

The meeting was adjourned at 9:55 A.M.

ATTEST:

Tibe Vander Linden
County Auditor

Nathan Mather, Chairperson
Board of Supervisors



City of Muscatine

LIBRARY BOARD OF TRUSTEES

Wednesday, October 15, 2025

The Library Board of Trustees meets on the 3rd Wednesday of each month at 4:30 p.m. in the Library Conference Room

Minutes

1. CALL TO ORDER

President Tony Loconsole called the meeting to order at 4:30 p.m. In addition to Loconsole, also present were Steve Truitt, Mary Odell (Zoom), Diana Gradert, Diana Boeding, Stacy Beatty (Zoom), Kraig Reed, and Scott Comstock. Nora Dwyer had an excused absence. Also present were Bobby Fiedler, Greg Benefiel, and Molly Garrett.

2. APPROVAL OF AGENDA

Gradert moved to approve the agenda as submitted. Seconded by Comstock. All ayes; motion carried.

3. APPROVAL OF MINUTES

Odell moved to approve the Board minutes for September 17, 2025. Seconded by Reed. All ayes; motion carried.

4. RATIFY BILLS FOR PAYMENT

Fiedler, speaking in reference to the bills for September 19, 2025, stated that on Page #1 there was an entry for U-Line, which was for the purchase of a mirrored safety dome for the third floor conference room. He stated the entry for Otter was the yearly subscription that will help transcribe the old history tapes the library has in storage. He stated the entry for Bolton & Menk found on Page #4 was for the design of the patio project. He stated the last bill was just received. He stated that further down on the page is a charge to Menards, which was for supplies for the Summer Reading Program.

Fiedler, speaking in reference to the bills for October 8, 2025, stated that on Page #1 there is an entry for reimbursement to him for program supplies. He stated he purchased these materials due to the library's credit card fraud issue.

Gradert moved to ratify the bills for September 19, 2025 and October 8, 2025. Seconded by Truitt. All ayes; motion carried.

Fiedler then gave an overview of the Trust Funds. He stated there is approximately 74% remaining in the General Fund, which is on track for the current fiscal year. He stated the Trust Fund shows approximately \$173,533, which will be reduced by about \$3,500 due to the final payment to Bolton & Menk for the patio project.

Fiedler stated the balance is up for the Computer Rollover Fund. He stated it now shows the remaining money from last year's fiscal budget that was rolled over into the fund. He stated it would be reduced by approximately \$11,000 for the purchase of eight more PCs due to upgrade issues.

5. RECEIVE COMMUNICATION

6. COMMUNICATIONS - CITIZENS

7. STAFF LIAISON

Benefiel stated that plans for the staff in-service day scheduled for November 14, 2025 are moving along.

8. FRIENDS' REPORT

Fiedler stated the Friends' annual report had been completed and that he would get copies to everyone. He then stated the book sale is coming up on October 24-26, 2025.

9. DIRECTORS' REPORT

Outreach Coordinator Position:

Fiedler stated that Janna Brackey left the library for personal reasons and would be working full time as the Circulation Supervisor at the Rock Island Public Library. He stated she would be missed. He stated the woman who had also been interviewed for the position has agreed to fill it, and she will start on October 28, 2025.

Boeding asked if she was a local resident, and Bobby stated she resides in Davenport, where her husband serves as the organist for the Episcopal Church.

Baker & Taylor Acquisition:

Fiedler stated that Baker & Taylor, who was the primary distributor for libraries

all over the United States, unexpectedly went out of business. He stated we have to find a new distributor, but we have LS&S to do that for us. He stated we would be going with Brodart and that it would take approximately two to three weeks to have everything up and going. He stated that we are in line to get an account with Ingram as well for a backup plan. Fiedler stated that at this time, popular materials are being ordered from Amazon. He stated the closure of Baker & Taylor came as a big surprise.

Computer Rollover Fund:

Fiedler stated the unspent monies from the last fiscal year were rolled over into the Computer Rollover Fund. He stated the amount rolled over was \$45,000, bringing the total in the fund to \$49,000, which has a cap of \$50,000. He noted that moving forward it will be less likely that this money will be available, and it will be important that we spend all of it.

MessageBee:

Fiedler stated we had planned to go live with MessageBee on October 20, 2025; however, there are still modifications needed. He stated that we hope to have it in use by the end of the month.

Staff In-Service Day:

Fiedler stated the staff in-service day is November 14, 2025, and he invited the Board to join staff for lunch at the Pearl City Station.

Computer Replacement Plan:

Fiedler stated we are planning to buy eight new PCs. He stated money for this purchase would come from the Computer Rollover Fund.

State Annual Report:

Fiedler stated the State Annual Report is due on October 31, 2025. He stated that Greg is trying to get it in early this month because Baker & Taylor owns the software that is used for the report, which should be available until October 31, 2025. He stated that we want to avoid having to use paper copies.

Patio Project Funding Update:

Fiedler, speaking in reference to the patio project, stated the grant application to T-Mobile had been submitted. He stated we should know by the end of

November if it was approved. If needed, we would have the opportunity to re-apply one more time this year.

10. BOARD TRAINING

There was no Board training.

A. No Board Training

11. OLD BUSINESS

12. NEW BUSINESS

A. Request to Approve Library Photo Policy 1.22 as Amended

Loconsole read the request as submitted.

Gradert moved to approve the request as submitted. Seconded by Comstock.

Odell asked why this request was brought forward for Board approval.

Fiedler stated that we want the library's policy to be explicit when it comes to identifying minors in photographs in order to avoid issues in the future.

Brent Hinders, the City Attorney, who was present at the meeting, gave a further explanation on why this action was necessary.

Vote - All ayes; motion carried.

B. Request to Approve Calendar Year 2026 Library Closure Dates

Loconsole read the request as submitted.

Truitt moved the request be approved as submitted. Seconded by Gradert.

Fiedler stated there is one anomaly, and it pertains to the 4th of July holiday. He stated the city would be closed July 3rd as a paid holiday, which means the library would be closed on July 3rd and 4th. He stated library staff would be paid for July 3rd but would not be paid for July 4th.

Boeding stated it was her understanding the library would have the same number of holidays as the city but would have floating holidays, and Fiedler stated she was correct.

Vote - All ayes; motion carried.

13. CLOSED SESSION

A. This request to enter Closed Session per Iowa Code Section 21.5.1.a is to review or discuss records which are required or authorized by state or federal law to be

kept confidential or to be kept confidential as a condition for that governmental body's possession or continued receipt of federal funds, and in accordance with Iowa Code Section 622.10 to discuss attorney/client privileged and attorney work product matters with legal counsel.

Reed moved to enter closed session at 4:58 p.m. per the information shown above. Seconded by Boeding. All ayes: Loconsole, Truitt, Odell, Gradert, Boeding, Beatty, Reed, and Comstock. Motion carried.

14. ADJOURNMENT

Boeding moved the meeting be adjourned at 5:30 p.m. Seconded by Truitt. All ayes; motion carried.

15. NEXT MEETING

A. November 19, 2025

**OFFICIAL PROCEEDINGS OF THE
BOARD OF WATER, ELECTRIC,
AND COMMUNICATIONS TRUSTEES
OF THE CITY OF MUSCATINE, IOWA
October 28, 2025 – 4:00 P.M.**

The Board of Trustees met in regular session at Muscatine Power and Water's Administration/Operations Building, 3205 Cedar Street, Muscatine, Iowa, on Tuesday, October 28, 2025 at 4:00 p.m.

Chairperson Susan Eversmeyer called the meeting to order. Members of the Board were present as follows: Trustees Kevin Fields, Tammi Drawbaugh, Kelly McGriff. Trustee Keith Porter joined the meeting via Teams call.

Also present were Gage Huston, General Manager of Muscatine Power and Water; Kelly Miller, Board Secretary; Erika Cox, Brandy Olson, Mark Roberts, Ryan Streck, and Greg Slonka of Muscatine Power and Water. Additional guests attending the meeting included Jill Blieu, Eric Wigand, Rachel Reed, Tom Lewis, Britt Jameson, and Jessica Brackett.

Gage Huston provided comments as he introduced the MPW employees that were present.

The Public Hearing minutes, and minutes of the September 30, 2025 Board meeting were presented as previously submitted to all Board members. Trustee Fields moved, seconded by Trustee McGriff, that the Public Hearing minutes and the minutes from the September 30, 2025 Board meeting be approved. All Trustees voted aye. Motion carried.

The list of expenditures and transactions for September 2025 was presented. Mr. Huston reviewed the expenditures, and after additional discussion Trustee Drawbaugh moved, seconded by Trustee McGriff, to ratify payment of \$8,656,691.21 for the Electric Utility, \$686,355.35 for the Water Utility, and \$1,640,960.02 for the Communications Utility, for a cumulative total of \$10,984,006.58. All Trustees voted aye. Motion carried.

Mr. Huston introduced a recommendation to Approve Lead Service Line Replacement Cost Recovery Structure. The purposes of this discussion were to explain the status of lead service line replacements (LSLRs) project that has been previously reviewed by the Board and what the next steps are. One important next step of staff's recommendations is to seek approval from the Board on the cost recovery structure. Staff recommend the Board approve a Motion to Adopt cost-recovery structure for the Lead Service Line Replacement project costs as described during the discussion. After further discussion from the Trustees, Trustee Drawbaugh moved, seconded by Trustee McGriff, to approve the Lead Service Line Replacement Cost Recovery Structure. Trustees Drawbaugh, Fields, McGriff, and Porter voted aye. Chairperson Eversmeyer voted no. Motion carried.

Next item on the agenda was a recommendation to approve the proposed investment strategy of PFAS funds from Class Action Settlements. Mr. Roberts presented details regarding the Class Action Settlement amounts received and introduced the investment strategy for these funds. After discussion, Staff recommended the Board approve the Recommended Investment Strategy of PFAS Funds from Class Action Settlements. Trustee McGriff moved, seconded by Trustee Fields, to approve the Recommended Investment Strategy of PFAS Funds from Class Action Settlements. All Trustees voted aye. Motion carried.

Mr. Huston next introduced the Ten-Year Financial Projections for 2026 through 2035 for the Electric, Water, and Communications Utilities. Mr. Huston stated the Ten-Year Projections would be received and placed on file, while the 2026 budgets would be reviewed and Board approval requested at the November Board meeting. Mr. Roberts gave a presentation including a year-to-date review of 2025 forecast vs. budget, along with a high-level look at the 2026 budget and Ten-Year Projection for each utility for each of the three utilities. Mr. Roberts provided a detailed look at each utility and primary focuses for the utilities in 2026 and the next ten-year period from 2026 through 2035. He next discussed items considered while compiling the 2026 budgets and projections that could affect the utilities over the next few years, such as market volatility, capital expenditure projects, inflation risks, pension funding, and supply chain issues. Trustee Drawbaugh moved, seconded by Trustee McGriff, that the 2026-2035 Ten-Year Financial Projections be received and placed on file. All Trustees voted aye. Motion carried.

Included with the Board's meeting materials Mr. Huston introduced the 2026 annual Operating Budgets for Electric, Water and Communications Utilities and reminded the Trustees that Board approval for the 2026 annual Operating Budgets will be requested at the November Board meeting. He discussed some of the larger projects taking place in 2026, along with some of the market and inflation challenges this year. Mr. Roberts provided an analysis of budget items, and Mr. Roberts asked the Board to remember to review the list of PSFs when reviewing budget documents. He continued the Board will be asked to approve the 2026 Annual Operating Budgets for the Electric, Water and Communications Utilities at the November 2025 Board meeting.

Mr. Huston noted the State of Iowa requires a Budget Summary be prepared and a public hearing conducted on the Budget Summary be held to provide the public an opportunity to review and present any comments regarding the published Budget Summary. It is Staff's recommendation the public hearing be set for November 25, 2025, at 3:58 p.m. The following resolution was submitted:

RESOLUTION 25-19

WHEREAS, the Budget Summary of the combined Electric, Water and Communications Utilities is being prepared for the 2026 calendar year, and it is recommended that a public hearing be established for the review of said Budget Summary; now therefore,

BE IT RESOLVED, by the Board of Water, Electric, and Communications Trustees of the City of Muscatine, Iowa that the Budget Estimate Summary of the combined Electric, Water and Communications Utilities be placed on file at the office of the City Clerk and at the City Library, along with MPW Offices, for any resident, taxpayer, or consumer to view; and,

BE IT FURTHER RESOLVED, that a public hearing be held on the 25th day of November 2025 at 3:58 p.m. in the Auditorium of Muscatine Power and Water's Administration/Operations Building located at 3205 Cedar Street, Muscatine, Iowa, and the notice of said hearing shall be published once in the Muscatine Journal, a newspaper of general circulation published daily in the City of Muscatine, Iowa, not less than ten (10) nor more than twenty (20) days prior to said hearing, all as required by the Code of Iowa.

Trustee McGriff moved, seconded by Trustee Drawbaugh, that said resolution be passed, approved, and adopted this 28th day of October 2025. On roll call, Trustees Drawbaugh, Porter, McGriff, Fields, and Eversmeyer voted aye. Voting nay, none. Resolution carried.

In the General Manager's report, Mr. Huston shared an update on the Electric Outage Text Alerts for Business Customers. An MPW internal team is reviewing the process for business customers to enroll

in electric outage notifications. Ms. Cox shared an update regarding the Customer Forum that was held on October 6 at MPW. The senior leadership team shared results from the 2025 Power Supply Study and identified the recommendations for MPW's balanced plan and generation portfolio for transitioning our power supply.

The September Financial Operating Statements and Balance Sheets were presented as previously submitted to all Board members. Mr. Roberts reviewed the MPW dashboard and the Financial Results Summary for each utility. He also reviewed the quarterly investment report.

Mr. Huston stated there were no entries on the Competitive Quotes for Public Improvements Report.

Mr. Huston reviewed the Monthly Project Status Report and Variance Analysis report.

Mr. Huston and the Directors reviewed quarterly highlights of progress of MPW's Strategic Plan and Key Performance Indicators.

The October Departmental Reports were presented as previously submitted to all Board members. Mr. Huston provided a high-level review of the reports and Mr. Slonka reviewed the Powering the Future Monthly Status Report.

Trustee Fields moved, seconded by Trustee Drawbaugh, to receive and place on file the October 2025 Utility Reports. All Trustees voted aye. Motion carried.

The next item on the agenda was a recommendation for a resolution to Approve Application and Agreement for Membership in the Iowa Public Power Agency (IPPA). The following resolution was submitted:

RESOLUTION 25-20

The Board of Water, Electric and Communications Trustees of the City of Muscatine, Iowa d/b/a Muscatine Power and Water met in public session at the offices of Muscatine Power and Water at 3205 Cedar Street, Muscatine, Iowa at 4:00 o'clock p.m. on the above date. There were present Chairperson Eversmeyer, and the following Trustees: Drawbaugh, Porter, McGriff, Fields.

Absent: None

Trustee McGriff introduced the following Resolution entitled "RESOLUTION APPROVING APPLICATION AND AGREEMENT FOR MEMBERSHIP IN THE IOWA PUBLIC POWER AGENCY" and moved its adoption. Trustee Drawbaugh seconded the motion to adopt. The roll was called and the vote was:

AYES: Drawbaugh, Porter, McGriff, Fields, and Eversmeyer

NAYS: None

Whereupon the Chair declared the following Resolution duly adopted:

RESOLUTION APPROVING APPLICATION AND AGREEMENT FOR MEMBERSHIP IN THE IOWA PUBLIC POWER AGENCY

WHEREAS, the Iowa Public Power Agency (IPPA) has been formed to effect joint development of projects for the benefit of member city utilities, electric power agencies, and electric joint action agencies and to exercise all powers conferred by Chapters 28E, 28F and Sections 390.9 through 390.25 of the Code of Iowa, 2025; and

WHEREAS, IPPA will promote the interests of its members through the development and implementation of projects on a joint basis; and

WHEREAS, it is deemed necessary, advisable, and in the best interest of the Board of Water, Electric and Communications Trustees of the City of Muscatine, Iowa d/b/a Muscatine Power and Water and its rate payers that Muscatine Power and Water become a member of IPPA; and

WHEREAS, the Second Amended and Restated Agreement to Establish the Iowa Public Power Agency, along with the Articles of Incorporation and Bylaws of IPPA, are now before this governing body; and

WHEREAS, the form of Application and Agreement for Membership in IPPA is now before this governing body and is deemed to be appropriate for approval.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF WATER, ELECTRIC AND COMMUNICATIONS TRUSTEES OF THE CITY OF MUSCATINE, IOWA D/B/A MUSCATINE POWER AND WATER:

Section 1. The Application and Agreement for Membership in the Iowa Public Power Agency is hereby approved substantially in the form now before the Board with such changes as may be approved by the General Manager.

Section 2. The Board authorizes and directs the General Manager to execute and deliver the Application and Agreement for Membership in the Iowa Public Power Agency, with their signatures thereon being conclusive proof of their approval of the final form thereof.

Section 3. The General Manager is hereby authorized and directed to take all steps necessary to complete the application process with IPPA and to establish Muscatine Power and Water as a member of IPPA.

At 5:47 p.m. Chairperson Eversmeyer stated that the Board would be going into Closed Session for the purpose of discussing a Joint Development Agreement and Payment of Initial Payment Required to Iowa Public Power Agency (IPPA), including proposed projects; pursuant to Iowa Code 21.5(1)(a), 388.9(1), and 21.5(1)(k), to review or discuss records which are required or authorized by state or federal law to be kept confidential; to discuss proprietary information and information required by a noncustomer contracting party to be kept confidential pursuant to a nondisclosure agreement which relates to electric transmission planning and construction and critical energy infrastructure; and to discuss information contained in records in the custody of a governmental body that are confidential records pursuant to section 22.7, subsection (50). Trustee Drawbaugh moved, Seconded by Trustee McGriff to move into Closed Session. On roll call, Trustees Drawbaugh, Porter, McGriff, Fields, and Eversmeyer voted aye. Voting nay, none. Motion carried.

At 6:21 p.m. the meeting was reconvened to open session.

Mr. Huston asked the Board to Authorize the General Manager to execute a Joint Development Agreement and payment of Initial Payment required therein to Iowa Public Power Agency (IPPA). After discussion and review, the following resolution was submitted:

RESOLUTION 25-21

The Board of Water, Electric and Communications Trustees of the City of Muscatine, Iowa d/b/a Muscatine Power and Water met in public session at the offices of Muscatine Power and Water at 3205 Cedar Street, Muscatine, Iowa at 4:00 o'clock p.m. on the above date. There were present Chairperson Eversmeyer, and the following Trustees: Drawbaugh, Porter, McGriff, and Fields

Absent: none

Trustee McGriff introduced the following Resolution entitled "RESOLUTION APPROVING JOINT DEVELOPMENT AGREEMENT AND PAYMENT OF INITIAL PAYMENT REQUIRED THEREIN" and moved its adoption. Trustee Porter seconded the motion to adopt. The roll was called and the vote was:

AYES: Drawbaugh, Porter, McGriff, Fields and Chairperson Eversmeyer

NAYS: None

Whereupon the Chair declared the following Resolution duly adopted:

RESOLUTION APPROVING JOINT DEVELOPMENT AGREEMENT
AND PAYMENT OF INITIAL PAYMENT REQUIRED THEREIN

WHEREAS, the Board of Water, Electric, and Communications Trustees of the City of Muscatine, Iowa has determined that it will be a participant in the proposed MISO Tranche 2.1 transmission projects through the Iowa Public Power Agency (IPPA), and has participated in informational exchanges with IPPA, in order to obtain the benefit of participation in transmission projects; and

WHEREAS, a Joint Development Agreement has been prepared and presented to this Governing Body; and

WHEREAS, the Joint Development Agreement appears to be in proper form and in the best interests of the Board of Water, Electric, and Communications Trustees of the City of Muscatine, Iowa.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF WATER, ELECTRIC, AND COMMUNICATIONS TRUSTEES OF THE CITY OF MUSCATINE, IOWA:

Section 1. The Joint Development Agreement, and the form thereof including all exhibits attached, shall be and is hereby approved substantially in the form now before this Board with such changes as may be approved by IPPA and the General Manager.

Section 2. The General Manager is hereby authorized and directed to execute and deliver the Joint Development Agreement, with their signatures thereon being conclusive proof of their approval of the final form thereof.

Section 3. The payment obligations in the Joint Development Agreement are hereby acknowledged, and the Secretary and Treasurer are hereby authorized and directed to make payment of the Initial Payment required therein to IPPA.

Section 4. All prior actions, resolutions, and orders of this governing body inconsistent with the terms of the Joint Development Agreement or this Resolution shall be and are hereby superseded and no longer in force or effect to the extent of such inconsistency, and the terms of the Joint Development Agreement and this Resolution shall control in all respects over any prior actions, resolutions, and orders of this governing body to the extent such prior actions, resolutions, and orders are inconsistent with the terms of the Joint Development Agreement or this Resolution.

The meeting of the Board of Trustees was adjourned at 6:23 p.m.

BOARD OF WATER, ELECTRIC, AND
COMMUNICATIONS TRUSTEES OF
THE CITY OF MUSCATINE, IOWA

A handwritten signature in black ink, reading "Kelly Miller". The signature is written in a cursive, flowing style.

Kelly Miller
Board Secretary

Muscatine County Board of Supervisors
Monday, November 17, 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 a utility permit with Eastern Iowa Light & Power, Wilton, Iowa – bore 150th Street with 2-inch duct 1/0 jacketed cable depth to be four feet below the bottom of the cable. Section 25, T78N-R2W. Ayes: All.

County Engineer Bryan Horesowsky updated the Board on secondary road projects and Stewart Road project.

County Development Director Eric Furnas reviewed Change Order #3 stating the additional work is for foundation step wall repairs at the Community Services building due to deteriorated brick.

On a motion by Sorensen, second by Sauer, the Board approved Change Order #3 with Wolfe Contracting, Inc., in the amount of \$8,350.10, for additional work at the Community Services building. Ayes: All.

Furnas updated the Board on the Deep Lakes Campground electrical and well projects.

On a motion by Sauer, second by Sorensen, the Board approved the minutes of November 10, 2025 regular meeting, November 12, 2025 special meeting and the amended October 27, 2025 regular meeting minutes. Ayes: All.

Correspondence:

Sauer had a conversation with a resident regarding North Mulberry Road being noisy with their vehicle tires while traveling on the road.

Committee Reports:

Kirchner attended a WELEAD Quarterly meeting on November 14, 2025.

Chick attended a Greater Muscatine Chamber of Commerce and Industry Economic meeting on November 12, 2025.

Sorensen attended a Ports of Eastern Iowa Authority Board meeting on November 12, 2025. The National Waterways Conference will be hosted in the Quad Cities in August 2026.

Conservation Director Katie Hammond stated she has contacted a social media influencer with Outdoor Adventures Made Easy, who is planning to feature Deep Lakes Park and cabins.

County Auditor Tibe Vander Linden stated the 2nd Tier Canvass for the November 4, 2025 election will be held in the Board room on November 18, 2025 at 9:00 A.M. Vander Linden stated the Post Election Audit was held on November 13, 2025 which confirmed a perfect match between the hand

count of Moscow Township ballots and the election night results from the voting machines.

The meeting was adjourned at 9:10 AM.

ATTEST:

Shannon Steele
Administrative/Elections Clerk

Nathan Mather, Chairperson
Board of Supervisors



City of Muscatine

ITEM NUMBER 2025-0511

AGENDA ITEM SUMMARY

DATE: 12/2/2025

STAFF

Kevin Coon, City Engineer
Brian Stineman, Public Works Director

SUBJECT

Request to Approve the Issuance of a Purchase Order to Martin & Whitacre Surveyors and Engineers, Inc. in the Amount of \$13,900.00, to Locate Right of Way on the West Hill Sewer Separation Phase 6E Project

EXECUTIVE SUMMARY

For Council consideration is a request to approve a purchase order to Martin & Whitacre Surveyors and Engineers, Inc. in the amount of \$13,900.00 to locate Right of Way on the West Hill Sewer Separation Phase 6E Project.

STAFF RECOMMENDATION

To approve the request

BACKGROUND/DISCUSSION

During the design process for West Hill Phase 6E multiple areas were identified as needing further survey verification of the Right of Way to ensure that existing and proposed infrastructure are within City property. This also identifies areas where easements may be needed. The streets that this task is to be completed on are Climer Street, Fletcher Avenue, and Maiden Lane.

There are additional survey tasks that may be brought forward at a different date for this project. Primarily for plats of survey for permanent easements.

CITY FINANCIAL IMPACT

Funds are available for the West Hill Projects through the Local Option Sales Tax.

ATTACHMENTS

1. PHASE 6E TASK 9 PROPOSAL



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

November 19th, 2025

Karmen Heim, PE
Stanley Consultants
225 Iowa Avenue
Muscatine, IA 52761

Re: West Hill Phase 6E – Task 9

Dan,

Thank you for your request to provide Boundary Surveying services. We propose to provide all labor and material to complete Task 9 per email from Karmen Heim on 11/14/2025 and as described on page 2 of this document.

Our fee for this work will be \$13,900. 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 P.L.S.

11-13-2025

West Hill Phase 6E - Additional survey services – Task 9, Task 10 and Task 11

Please provide a cost quote to perform services for Tasks 9,10, and 11 as outlined. The survey performed must match up with the previous West Hill survey limits and elevations provided by Martin and Whitacre. Deliverables for Tasks 9 and Task 11 are needed to continue design progress and decision making. Surveyor's tasks shall be performed and delivered to Stanley Consultants before the end of the 2025 calendar year, or sooner.

Task 9: Tie down ROW lines

Confirm location of ROW lines with research and fieldwork. Perform work in a similar manner to Martin and Whitacre's ROW verification of Amy Drive. Plot any variations to ROW/property lines in AutoCAD file and submit to Stanley Consultants.

- Climer Street from Logan Street to Lucas Street
- Fletcher Avenue from Lucas Street to the south property line of 310 Fletcher Avenue.
- Maiden Lane from Newell Ave to Broadway Street

Task 10: Permanent Easement or Right of Way acquisition Plats

- Provide a per plat price for up to 19 plats for Phase 6E. Any additional Phase 6E plats needed beyond the quantity outlined shall utilize the per plat price quoted.
- Permanent easement and ROW plats are anticipated for Phase 6E. Produce plats with legal description for recording. Plats must be sealed by a licensed surveyor.
- Plats for the following locations are anticipated (19 Plats):
 - 602 Hagerman Drive (removed from previous scope)
 - 703 Maiden Lane (removed from previous scope)
 - 1311 Terrace Heights Drive
 - 1012, 1014, 1015, 1018, 1020, 1022, 1026, 1028, 1030, 1032, 1034, 1036, 1045, 1051, 1055, 1057 Climer Street
- If applicable, please utilize any remaining plats in the plat count scoped under PO #25989 and PO #28649 first before using the Phase 6E plat count.
 - Phase 6D/E plats (UWBS, Hagerman Dr, Eisenhower) Purchase Order (PO) #25989 included 14 plats at \$1500/plat from the 10/3/2023 scope letter.
 - Phase 6D Purchase Order PO #28649 included 5 plats at \$2000/plat from the 8/23/2024 scope letter
 - Plats previously provided for Phase 6D included:



City of Muscatine

ITEM NUMBER 2025-0521

AGENDA ITEM SUMMARY

DATE: 12/2/2025

STAFF

Kevin Coon, City Engineer
Brian Stineman, Public Works Director

SUBJECT

Request to Approve and Purchase Easements and Right of Way for West Hill Sewer Separation Phase 6D Construction in the Amount of \$3,433.18.

EXECUTIVE SUMMARY

Presented for City Council approval is a request to approve and purchase easements and right of way for the West Hill Sewer Separation Phase 6D construction in the amount of \$3,433.18.

STAFF RECOMMENDATION

Staff recommends approval of the request

BACKGROUND/DISCUSSION

Easements for this project were approved at the June 19th City Council Meeting. With that item it was noted that there were some easements that were yet to be finalized along with some right of way purchases that needed finished. This includes one of the easements and two of the right of way purchases. The easement is a temporary easement and solely for construction. The right of way purchases allow for permanent use of land for a larger culdesac bulb at the end of Hagerman Drive. Prices for easements were done at our standard 10% of assessed value and prices for right of way purchases were done through having a 3rd party appraiser determine the land value.

There is still one right of way purchase that is underway, but has yet to be brought forward as the approval on the property owners side has a large number of steps to go through.

CITY FINANCIAL IMPACT

Funding for these purchases is available in the West Hill Sewer Separation Project Budget.

ATTACHMENTS

1. 1204 Logan Easement

2. 618 Hagerman ROW
3. 609 Hagerman ROW



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

Public Works

TEMPORARY EASEMENT PURCHASE AGREEMENT

PARCEL NO. 0834453015 CITY City of Muscatine
PROJECT NO. 17660.60.30 PROJECT West Hill Sewer Separation Project Phase 6C

GRANTOR: Stacy Knock

PROPERTY ADDRESS: 1204 Logan

THIS AGREEMENT made and entered into this 3 day of October, 2025, by and between GRANTOR and the City of Muscatine, Iowa, GRANTEE.

1. GRANTOR grants to GRANTEE a temporary easement, upon Grantor's real estate, hereinafter referred to as the premises, situated in the City of Muscatine, County of Muscatine, State of Iowa for the purpose of project construction activities and as shown on the project plans for said sewer improvement. The premises also includes all estates, rights, title and interests, including all easements, and all advertising devices and the right to erect such devices as are located thereon, and the following buildings, improvements and other property:

All land, trees, shrubs, landscaping and surfacing attached to the premises sought and described herein. The work includes, but is not limited to, grading and drainage improvements, removal of fence, lights, pavement in ROW, driveway location revisions and realignment, driveway and parking area configuration, surface restoration including paving and landscaping, utility and sewerage work, pavement removal and replacement, and reconfiguration of stairs and sidewalks.

GRANTOR consents to any change of grade and accepts payment under this agreement for any and all damages arising from a change. The Grantor acknowledges full settlement and payment from Grantee for all claims per the terms of this agreement and discharges Grantee from liability because of this agreement and the construction of this public improvement project.

2. Possession of the premises is the essence of this agreement and GRANTOR grants immediate possession of the premises.
3. GRANTEE agrees to pay to GRANTOR the Total Lump Sum of \$ 783.18 on or before 60 DAYS AFTER GRANTEE APPROVAL. GRANTEE may include mortgagees, lienholders, encumbrancers and taxing authorities as payees on warrants as agreement payment.
4. GRANTOR WARRANTS that there are no tenants on the premises holding under lease except:

none

5. It is agreed that the right of temporary easement granted by this agreement shall terminate upon the completion of this project.

6. This agreement shall apply to and bind the legal successors in interest of the GRANTOR and GRANTOR agrees to warrant good and sufficient title. Names and addresses of lienholders are:



7. If this agreement is recorded, in addition to the Total Lump Sum, GRANTEE agrees to pay for the cost of adding title documents required by this transaction to GRANTOR's abstract of title. GRANTOR agrees to obtain court approval of this agreement, if requested by GRANTEE, if title to the premises becomes an asset of any estate, trust, conservatorship or guardianship. GRANTEE agrees to pay court approval costs and all other costs necessary to transfer the premises to GRANTEE, but not attorney fees. Claims for such transfer costs shall be paid in amounts supported by paid receipts or signed invoices.
8. GRANTEE agrees that any agricultural drain tiles that are located within the premises and are damaged or require relocation by sewer construction shall be repaired or relocated at no expense to GRANTOR. Where GRANTEE specifically agrees to construct and maintain fence, the fence shall be constructed and maintained for vehicle access control purposes only at no expense to GRANTOR. GRANTEE shall have the right of entry upon GRANTOR's remaining property along the right of way line, if necessary, for the purpose of connecting said drain tile and constructing and maintaining said fence. GRANTOR may pasture against said fence at his own risk. GRANTEE will not be liable for fencing private property or maintaining the same to restrain livestock.
9. If GRANTOR holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, GRANTEE will pay any remaining proceeds to the survivor of that joint tenancy and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of GRANTOR.
10. This written agreement constitutes the entire agreement between GRANTEE and GRANTOR and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
11. GRANTOR states and warrants that, to the best of GRANTOR's knowledge, there is no burial site, well, solid waste disposal site, hazardous substance, nor underground storage tank on the premises described and sought herein except:



12. Other Conditions:

GRANTOR'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the GRANTEE, we the undersigned claimants certify the Total Lump Sum payment shown herein is just and unpaid.

Name Stacey Knock

Name _____

Signed Stacey Knock

Signed _____

1204 Logan St.
(Mailing Address)

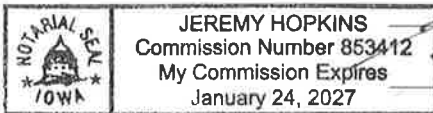
(NOTARY PUBLIC: PLEASE COMPLETE LEFT AND RIGHT SIDES)

GRANTOR'S ALL-PURPOSE ACKNOWLEDGMENT

STATE OF IOWA }
COUNTY OF MUSCATINE } ss:

On this 3 day of October, A.D. 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Stacey Knock

☐ to me personally known, or
☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Jeremy Hopkins (Sign in Ink)
Jeremy Hopkins (Print/Type Name)
Notary Public in and for the State of Iowa
My Commission expires 1/24/27

(NOTARIAL SEAL)

GRANTEE'S APPROVAL

Recommended by: _____ (Date) _____

Approved by: _____ (Date) _____

GRANTEE'S ACKNOWLEDGMENT

STATE OF IOWA
COUNTY OF MUSCATINE

On this _____ day of _____, 2025, before me, the undersigned, personally appeared, known to me to be an authorized representative of GRANTEE and who did say that said instrument was signed on behalf of GRANTEE by its authority duly recorded in its minutes, and said authorized representative acknowledged the execution of said instrument, which signature appears hereon, to be the voluntary act and deed of GRANTEE and by it voluntarily executed.

CAPACITY CLAIMED BY SIGNER:

☐ INDIVIDUAL

☐ CORPORATE

Title(s) of Corporate Officer(s): _____

☐ Corporate Seal is affixed

☐ No Corporate Seal procured

☐ PARTNER(s):

☐ Limited Partnership

☐ General Partnership

☐ ATTORNEY-IN-FACT

☐ EXECUTOR(s) or TRUSTEE(s)

☐ GUARDIAN(s) or CONSERVATOR(s)

☐ OTHER: _____

SIGNER IS REPRESENTING:

List name(s) of entity(ies) or person(s)

Notary Public in and for the State of Iowa

DATE: 10/20/2025

PROJECT West Hill Sewer Separation Phase 6D

PARCEL # 0834429015

ADDRESS 618 Hagerman Dr. Muscatine, IA 52761

OFFER TO PURCHASE

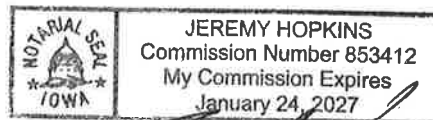
OWNER: Daniel P. Ales

ADDRESS: 618 Hagerman Dr. Muscatine, IA 52761

The CITY OF MUSCATINE presents to you an offer of One Thousand Two Hundred Fifty Dollars and 00/100 (\$1,250.00), which represents just compensation for the (414± sq.ft.) needed from your property.

BY: 

CITY OF MUSCATINE



ALLOCATION OF PROCEEDS STATEMENT

PROJECT West Hill Sewer Separation Phase 6D

PARCEL No. 0834429015

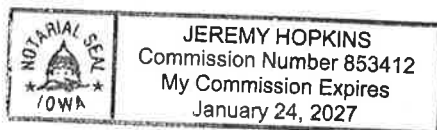
GROSS PROCEEDS AMOUNT \$1,200.00

(includes Total Contract Consideration, Contingent Payment, Scheduled Future Abstracting Payment)

<u>Name of Transferor</u>	<u>Address</u>	<u>Allocation Amount of Proceeds</u>
<u>Daniel P. Ales</u>	<u>618 Hagerman Dr. Muscatine, IA 52761</u>	<u>\$1,200.00</u>

NOTE: If the Allocation of Proceeds is not provided or is not the same as reported by other sellers, IRS Regulations Sec. 1.6056-4 require the gross proceeds be reported to each seller.

Approved By: [Signature] 10/24/2025
Date



REAL ESTATE CLOSING STATEMENT

Seller Daniel P. Ales County Muscatine
 Contract Pay Date _____ Project No. West Hill Sewer
 Possession Date _____ Parcel No. Separation Phase 6D
 Property Description A PART OF LOT 17 OF LORENZ TERRACE ADDITION TO THE CITY OF MUSCATINE, IN MUSCATINE COUNTY, IOWA.

Transaction Closed ☐ By Mail ☐ In Person ☐ N.A. means Not Applicable ☐ Non-cash Consideration Involved

CONTRACT CONSIDERATION BREAKDOWN (No breakdown is made if transaction is a Total Acquisition)

1)	Land acquired by fee:	1)	<u>\$1,250.00</u>
2)	Land acquired by permanent easement	2)	<u>\$</u>
3)	Buildings acquired considered real estate: <u>\$</u>		
	less salvage value: <u>\$</u>	3)	<u>\$</u>
4)	Other improvement considered real estate: <u>\$</u>		
	less salvage value: <u>\$</u>	4)	<u>\$</u>

Total Conveyance Consideration (lines 1 through 4)

\$1,250.00

5)	Other improvements considered damages, including fence:	5)	<u>\$</u>
6)	Total temporary easement:	6)	<u>\$</u>
7)	Total reduction in value - temporary easement for detour:	7)	<u>\$</u>
8)	Control of Access:	8)	<u>\$</u>

Total Damages (lines 5 through 8)

\$

LESS: Mitigate Damages (Non-cash Considerations)

\$

TO TOTAL CONTRACT CONSIDERATION

\$1,250.00

Contingent Payment (e.g., value of septic, value of well):

plus \$

Scheduled Future Abstracting Payment:

plus \$

GROSS PROCEEDS (Maximum Determinable Proceeds)

\$1,250.00

DISTRIBUTION OF GROSS PROCEEDS (NOTE: Warrant(s) must be endorsed by all payees before cashing)

Partial Payment Warrant # _____	Paid <u>/ /</u>	<u>\$</u>
Conveyance Warrant # _____	Paid at Time of Closing	<u>\$</u>
Possession Warrant # _____	Paid at Time of Possession	<u>\$</u>
(Contact _____ Phone No. _____ for Warrant)		

Contingent Payment Warrant # _____	Paid <u>/ /</u>	<u>\$</u>
------------------------------------	-----------------	-----------

Lienholders and Other Assessments Paid:

1) Mortgage (principal & interest)	<u>\$</u>
2) Real Estate Taxes (Linn County Treasurer)	<u>\$</u>
3) Special Assessments	<u>\$</u>
4) Personal Taxes	<u>\$</u>

TOTAL DISTRUBUTIONS OF GROSS PROCEEDS

\$1,250.00

Grantee's Agent:
CITY OF MUSCATINE, IOWA

BY: [Signature]
Closing Agent

10.20.2025
Date

Grantor:

BY: Daniel Paul Ales
Daniel P. Ales

Date

DATE: 10/21/2025

PROJECT West Hill Sewer Separation Phase 6D

PARCEL # 0834429010

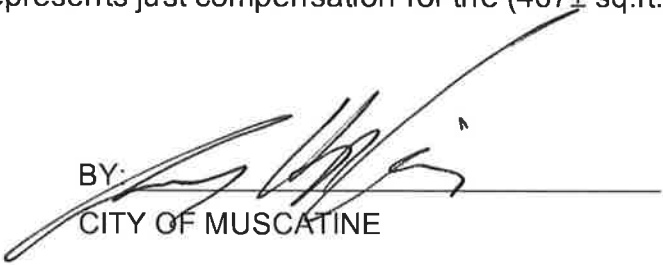
ADDRESS 609 Hagerman Drive Muscatine, IA 52761

OFFER TO PURCHASE

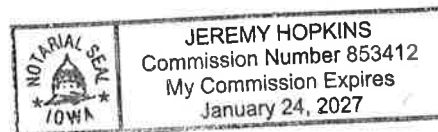
5th BP
OWNER: *Bergan*
~~Bergan~~ Perry

ADDRESS: 609 Hagerman Drive. Muscatine, IA 52761

The CITY OF MUSCATINE presents to you an offer of One thousand four hundred dollars and 00/100 (\$1,400.00), which represents just compensation for the (467± sq.ft.) needed from your property.

BY: 

CITY OF MUSCATINE



RECEIPT FOR STATEMENT OF PROPERTY OWNER'S RIGHTS

PROJECT West Hill Sewer Separation Phase 6D

PARCEL # 0834429010

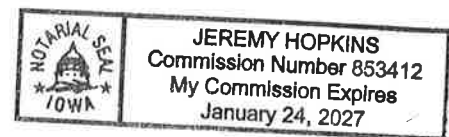
ADDRESS 609 Hagerman Drive Muscatine, IA 52761

I certify that I am the landowner of property located at Lot 18, of Lorenz Terrace Addition to the City of Muscatine, and that I have personally received a copy of the *Statement of Property Owner's Rights* which explains my rights as an owner of record who may have all or a part of their property acquired by condemnation, as required by 1999 Iowa Acts, House File 476, Section 3.

Signed this 21 day of October, 2025.


Bergen Perry
Bergen
JHP

Presented by 
City of Muscatine



ALLOCATION OF PROCEEDS STATEMENT

PROJECT West Hill Sewer Separation Phase 6D

PARCEL No. 0834429010

GROSS PROCEEDS AMOUNT \$1,400.00

(includes Total Contract Consideration, Contingent Payment, Scheduled Future Abstracting Payment)

<u>Name of Transferor</u>	<u>Address</u>	<u>Allocation Amount of Proceeds</u>
<u>Bergen Perry</u> JK BP	<u>609 Hagerman Drive Muscatine, IA 52761</u>	<u>\$1,400.00</u>

NOTE: If the Allocation of Proceeds is not provided or is not the same as reported by other sellers, IRS Regulations Sec. 1.6056-4 require the gross proceeds be reported to each seller.

Approved By: [Signature] 10/26/2025
Date

AGREEMENT

FOR AND IN CONSIDERATION OF One Dollar (\$1.00) in hand paid, receipt of which is hereby acknowledged, ~~Borgan~~ Perry, OWNER, (hereinafter referred to as GRANTOR) of the following described property:

JH ~~Borgan~~ BP

ACQUISITION DESCRIPTION -

A PART OF LOT 18 OF LORENZ TERRACE ADDITION TO THE CITY OF MUSCATINE, IN MUSCATINE COUNTY, IOWA, BEGINNING AT THE SOUTHWEST CORNER OF LOT 18, THENCE NORTH 00°46'17" EAST 33.65 FEET ALONG THE WEST LINE OF LOT 18 TO THE BEGINNING OF A 44.62 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY WHOSE 34.65 FOOT CHORD BEARS NORTH 76°44'23" EAST; THENCE NORTHEASTERLY 35.59 FEET ALONG SAID CURVE TO THE BEGINNING OF A 31.52 FOOT RADIUS CURVE CONCAVE NORTHERLY WHOSE 11.44 FOOT CHORD BEARS NORTH 88°11'35" EAST; THENCE EASTERLY 11.50 FEET ALONG SAID CURVE; THENCE SOUTH 47°23'33" WEST 7.98 FEET TO THE BEGINNING OF A 38.68 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY WHOSE 54.00 FOOT CHORD BEARS SOUTH 47°23'33" WEST; THENCE SOUTHWESTERLY 59.78 FEET ALONG SAID CURVE TO THE POINT OF BEGINNING;

CONTAINING 467 SQUARE FEET MORE OR LESS

hereby agrees to sell to the City of Muscatine, Iowa (hereinafter referred to as CITY), a portion of the above-described property located at 609 Hagerman Drive, Muscatine, IA 52761, more particularly described as follows:

See Attached Right of Way Acquisition Plat

upon the following conditions, to-wit:

1. The area disturbed by the project will be graded, shaped, and seeded upon completion of the project by CITY.
2. The CITY agrees to pay GRANTOR the sum of \$1,400.00 for the land by fee title, as a requirement for the West Hill Sewer Separation Phase 6D project.
3. The compensation and rights described herein shall be binding upon the GRANTOR(S), its heirs, and assigns.
4. The GRANTOR(S) shall have five years from the date of said settlement to renegotiate construction or maintenance damages not apparent at the time of the signing of this contract as required by Section 6B.52 of the Code of Iowa.
5. The GRANTOR(S) grants and warrants that there is no known burial site(s), well(s), solid waste disposal site(s), hazardous substance(s), nor underground storage tank(s) on the premises described and sought herein.
6. The GRANTOR agrees to disclose the project details, including timelines, improvements, and impacts, to all individuals with a leasehold interest in the subject property.
7. This Agreement may be executed in any number of counterparts, each of which shall be deemed a duplicate original and which together shall constitute one and the same instrument. In addition, the parties agree that this Agreement may be executed by electronic, pdf or facsimile signatures by any party and such signature will be deemed binding for all purposes hereof without delivery of an original signature being thereafter required.

Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Signed this 21 day of October, 2025.

By: _____

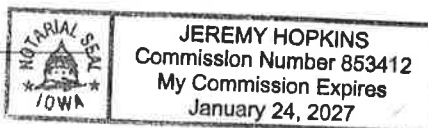
~~Borgan~~ Perry

JH ~~Borgan~~ BP

By: _____

Recommended For Approval

CITY OF MUSCATINE, IOWA



REAL ESTATE CLOSING STATEMENT

Seller Bergan Perry County Muscatine
 Contract Pay Date _____ Project No. West Hill Sewer
 Possession Date _____ Parcel No. Separation Phase 6D
 Property Description A PART OF LOT 18 OF LORENZ TERRACE ADDITION TO THE CITY OF MUSCATINE, IN MUSCATINE COUNTY, IOWA.

Transaction Closed ☐ By Mail ☐ In Person ☐ N.A. means Not Applicable ☐ Non-cash Consideration Involved

CONTRACT CONSIDERATION BREAKDOWN (No breakdown is made if transaction is a Total Acquisition)

1) Land acquired by fee:	1) \$1,400.00
2) Land acquired by permanent easement	2) _____
3) Buildings acquired considered real estate: \$	3) \$ _____
less salvage value: \$	3) \$ _____
4) Other improvement considered real estate: \$	4) \$ _____
less salvage value: \$	4) \$ _____

Total Conveyance Consideration (lines 1 through 4)

\$1,400.00

5) Other improvements considered damages, including fence:	5) _____
6) Total temporary easement:	6) _____
7) Total reduction in value - temporary easement for detour:	7) \$ _____
8) Control of Access:	8) \$ _____

Total Damages (lines 5 through 8)

LESS: Mitigate Damages (Non-cash Considerations)

TO TOTAL CONTRACT CONSIDERATION

\$1,400.00

Contingent Payment (e.g., value of septic, value of well):
 Scheduled Future Abstracting Payment:

plus \$ _____
 plus \$ _____

GROSS PROCEEDS (Maximum Determinable Proceeds)

\$1,400.00

DISTRIBUTION OF GROSS PROCEEDS (NOTE: Warrant(s) must be endorsed by all payees before cashing)

Partial Payment Warrant # _____	Paid _____ / _____ / _____	\$ _____
Conveyance Warrant # _____	Paid at Time of Closing	\$ _____
Possession Warrant # _____	Paid at Time of Possession	\$ _____
(Contact _____ Phone No. _____ for Warrant)		
Contingent Payment Warrant # _____	Paid _____ / _____ / _____	\$ _____

Lienholders and Other Assessments Paid:

1) Mortgage (principal & interest)	\$ _____
2) Real Estate Taxes (Linn County Treasurer)	\$ _____
3) Special Assessments	\$ _____
4) Personal Taxes	\$ _____

TOTAL DISTRUBUTIONS OF GROSS PROCEEDS

\$1,400.00

Grantee's Agent:
 CITY OF MUSCATINE, IOWA

BY: _____
 Closing Agent

10/21/2025
 Date

Grantor:

BY: _____
 Bergan Perry

Date



JEREMY HOPKINS
 Commission Number 853412
 My Commission Expires
 January 24, 2027

Accounts Payable

Transactions by Account

User: SMeyer
 Printed: 11/26/2025 - 1:27PM
 Batch: 00009.11.2025



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
1000-00-0000-23150	ILLINOIS DEPARTMENT OF REVENUE	PR Batch 00002.11.2025 State Income T	11/21/2025	0	537.96	
1000-00-0000-23150	ILLINOIS DEPARTMENT OF REVENUE	PR Batch 00001.11.2025 State Income T	11/07/2025	0	354.75	
		Vendor Subtotal:			892.71	
1000-00-0000-24400	UNIFORM DEN INC	Ballistic Vest	11/25/2025	0	632.10	
		Vendor Subtotal:			632.10	
1000-01-1111-52300	PHELPS CUSTOM IMAGE WEAR	Uniforms - Lewis	11/25/2025	0	48.66	
1000-01-1111-52300	PHELPS CUSTOM IMAGE WEAR	Uniforms - Osborn	11/25/2025	0	61.36	
1000-01-1111-52300	PHELPS CUSTOM IMAGE WEAR	Uniforms - Lampe	11/25/2025	0	48.66	
		Vendor Subtotal:			158.68	
1000-01-1111-69900	THE PIN CENTER	City of Muscatine Lapel Pins	11/25/2025	0	675.00	00032138
1000-01-1111-69900	THE PIN CENTER	Keys to the City of Muscatine	11/25/2025	0	337.00	00032138
1000-01-1111-69900	THE PIN CENTER	Set up Fee for City Keys	11/25/2025	0	85.00	00032138
		Vendor Subtotal:			1,097.00	
1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUBBARD	Oct Legal - General	11/26/2025	0	2,737.50	
1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUBBARD	Oct Legal - City Admin	11/26/2025	0	494.00	
1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUBBARD	Oct Legal - Engineer	11/26/2025	0	76.00	
1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUBBARD	Oct Legal - Albright	11/26/2025	0	540.00	
1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUBBARD	Oct Legal - Hargrove	11/26/2025	0	114.00	
		Vendor Subtotal:			3,961.50	
1000-01-1132-61220	LAW OFFICES OF HOPKINS & HUBBARD	October Legal	11/25/2025	0	6,370.00	

			Vendor Subtotal:		6,370.00
1000-01-1132-64700	SKYE HR CONSULTING LLC	ADA/FMLA Training	11/25/2025	0	1,000.00
			Vendor Subtotal:		1,000.00
1000-01-1144-52840	TRAVIS EDWARDS	Reimb Glasses - T Edwards	11/25/2025	0	75.00
			Vendor Subtotal:		75.00
1000-01-1144-52840	DRJ GROUP, LLC	First Aid Supplies	11/24/2025	0	8.62
			Vendor Subtotal:		8.62
1000-01-1144-61550	GENESIS HEALTH SYSTEM-OCC HI	Drug Screen - D Mullen	11/25/2025	0	40.00
			Vendor Subtotal:		40.00
1000-05-1141-61150	PFM Financial Advisors LLC	Annual Retainer Fee FY 25/26	11/26/2025	0	2,000.00
			Vendor Subtotal:		2,000.00
1000-05-1143-51300	AMAZON.COM	Thermal Paper	11/26/2025	0	6.00
			Vendor Subtotal:		6.00
1000-10-1221-51300	AMAZON.COM	Thermal Paper	11/26/2025	0	6.00
			Vendor Subtotal:		6.00
1000-10-1221-61340	POINT & PAY LLC	September CC Service Fee	11/24/2025	0	15.00
1000-10-1221-61340	POINT & PAY LLC	October CC Service Fee	11/24/2025	0	15.00
			Vendor Subtotal:		30.00
1000-10-1221-61630	A KLEINFELDER COMPANY	Plan Reveiw	11/24/2025	0	1,071.00

			Vendor Subtotal:	1,071.00	
1000-10-1221-61660	MARTIN & WHITACRE SURVEYOR/HNI Survey	11/25/2025	0	4,400.00	
			Vendor Subtotal:	4,400.00	
1000-10-1221-62120	A NOTCH ABOVE TREE SERVICE 2017 Benham Ave - Remove Dead/Dying	11/24/2025	0	2,360.00	00032095
			Vendor Subtotal:	2,360.00	
1000-10-1221-62310	ADVANCED BUSINESS SYSTEMS IT November Copier	11/24/2025	0	29.00	
1000-10-1221-62310	ADVANCED BUSINESS SYSTEMS IT November Copier	11/24/2025	0	13.30	
			Vendor Subtotal:	42.30	
1000-10-1221-62310	XEROX CORPORATION Copier	11/24/2025	0	27.58	
1000-10-1221-62310	XEROX CORPORATION Copies	11/24/2025	0	0.54	
			Vendor Subtotal:	28.12	
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance Abatement - 617 W 4th St	11/24/2025	0	45.50	
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance Abatement - 1003 Cypress	11/24/2025	0	82.13	
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance Abatement - 1331 E 2nd St	11/24/2025	0	91.00	
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance Abatement - 1607 Lincoln Blvc	11/24/2025	0	245.00	
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance Abatement - 1411 E 5th St	11/24/2025	0	399.00	
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance Abatement - 1616 Hershey	11/24/2025	0	252.00	
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance Abatement - 520 Pine St	11/24/2025	0	68.26	
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance Abatement - 2003 Breese	11/24/2025	0	246.44	
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance Abatement - 1815 Schley	11/24/2025	0	111.69	
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance Abatement - 5111 W 59th Ave	11/24/2025	0	71.75	
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance Abatement - 1114 Nebraska	11/24/2025	0	78.44	
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance Abatement - Parcel 083535701	11/24/2025	0	118.38	
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance Abatement - 2203 Lucas St	11/24/2025	0	78.44	
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance Abatement - 112 Roscoe Ave	11/24/2025	0	227.19	
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance Abatement - 706 Pine St	11/24/2025	0	59.19	
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance Abatement - 607 Grandview	11/24/2025	0	110.25	
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance Abatement - 2009 Wallace	11/24/2025	0	644.00	
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance Abatement - 1914 Mulberry	11/24/2025	0	129.50	
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance Abatement - 211 Bleeker St	11/24/2025	0	182.00	
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT Nuisance Abatement - 1010 Lombard St	11/24/2025	0	364.82	

1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 2003 Breese	11/24/2025	0	78.44
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 1815 Schley	11/24/2025	0	59.19
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 1114 Nebraska	11/24/2025	0	69.69
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 1632 Beach Cir	11/24/2025	0	59.19
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - Parcel 083535701	11/24/2025	0	60.63
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 1805 Bryan	11/24/2025	0	289.25
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 132 Sheridan St	11/24/2025	0	403.32
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 709 Grandview	11/24/2025	0	115.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 201 W 3rd St	11/24/2025	0	230.25
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 502 W 4th St	11/24/2025	0	68.26
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 113 Brook St	11/24/2025	0	360.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 805 Broadway	11/24/2025	0	110.25
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 415 Parham	11/24/2025	0	393.75
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 614 Climer St	11/24/2025	0	245.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 1424 Cedar St	11/24/2025	0	3,815.88
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 915 Nebraska	11/24/2025	0	91.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 520 Monroe St	11/24/2025	0	129.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 2105 Park Ave	11/24/2025	0	917.82
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 814 E 7th St	11/24/2025	0	49.01
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 800 E 6th St	11/24/2025	0	129.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 518 McKinley	11/24/2025	0	234.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 140 Sheridan	11/24/2025	0	374.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 1606 Lucas St	11/24/2025	0	57.75
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 207 Roselawn	11/24/2025	0	187.25
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 701 W 3rd St	11/24/2025	0	513.63
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 500 Liberty St	11/24/2025	0	283.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 221 Roselawn	11/24/2025	0	168.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 112 Roselawn	11/24/2025	0	129.50
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 2003 Breese	11/24/2025	0	60.63
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 1815 Schley	11/24/2025	0	39.94
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 1114 Nebraska	11/24/2025	0	39.94
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - Parcel 083535701	11/24/2025	0	41.38
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 2203 Lucas St	11/24/2025	0	59.19
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 112 Roscoe	11/24/2025	0	39.94
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 706 Pine	11/24/2025	0	78.44
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - Parcel 082527602	11/24/2025	0	62.07
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 2203 Lucas St	11/24/2025	0	39.94
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 112 Roscoe	11/24/2025	0	39.94
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 706 Pine St	11/24/2025	0	59.19
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 140 Sheridan	11/24/2025	0	259.00
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 1200 Iowa Ave	11/24/2025	0	502.44
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 814 Cedar St	11/24/2025	0	216.13
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 801 Marquette	11/24/2025	0	484.75
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE I	Nusiance Abatement - 214 Walnut	11/24/2025	0	110.25

1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT	Nuisance Abatement - 51111 W 59th St	11/24/2025	0	99.13
1000-10-1221-62470	KELLOR & KELLOR LANDSCAPE IT	Nuisance Abatement - Parcel 082527602	11/24/2025	0	102.00
Vendor Subtotal:					15,563.84
1000-10-1221-62470	A NOTCH ABOVE TREE SERVICE	132 Sheridan St - Remove Nuisance Tree	11/24/2025	0	562.50 00031979
1000-10-1221-62470	A NOTCH ABOVE TREE SERVICE	507 Main St - Remove Nuisance Tree	11/24/2025	0	660.00 00031884
1000-10-1221-62470	A NOTCH ABOVE TREE SERVICE	805 Oak St - Remove Nuisance Tree	11/24/2025	0	1,187.50 00032099
Vendor Subtotal:					2,410.00
1000-10-1221-65100	QUAD CITY TIMES & MUSC JOURN	ZBA Notice	11/24/2025	0	32.15
Vendor Subtotal:					32.15
1000-10-1221-65275	VERIZON WIRELESS	October Tablets	11/24/2025	0	233.12
Vendor Subtotal:					233.12
1000-10-1221-69800	POINT & PAY LLC	September CC Fees	11/24/2025	0	966.30
Vendor Subtotal:					966.30
1000-15-1311-51300	AMAZON.COM	4"x2" Thermal Labels, 6 Rolls, 7500 Lab	11/24/2025	0	105.83 00032296
Vendor Subtotal:					105.83
1000-15-1311-52300	UNIFORM DEN INC	Ballistic Vest	11/25/2025	0	241.40
Vendor Subtotal:					241.40
1000-15-1311-52840	LOU'S GLOVES, INC	Case of Black Gloves-1/2 M 1/2 S	11/25/2025	0	99.00 00032000
1000-15-1311-52840	LOU'S GLOVES, INC	Case of Black Gloves-1/2 XL 1/2 L	11/25/2025	0	99.00 00032000
1000-15-1311-52840	LOU'S GLOVES, INC	Case of Black Gloves-Large	11/25/2025	0	99.00 00032000
1000-15-1311-52840	LOU'S GLOVES, INC	Case of Black Gloves-XL	11/25/2025	0	99.00 00032000
Vendor Subtotal:					396.00
1000-15-1311-61520	CARDIOVASCULAR MEDICINE PC	Medical C Said DOS 10/27/25 Code: 930	11/25/2025	0	40.00

1000-15-1311-61520	CARDIOVASCULAR MEDICINE PC	Medical C Said DOS 10/27/25 Code: 930	11/25/2025	0	60.00	
1000-15-1311-61520	CARDIOVASCULAR MEDICINE PC	Medical C Said DOS 10/27/25 Code: 930	11/25/2025	0	107.00	
		Vendor Subtotal:			207.00	
1000-15-1311-61550	HOPE RESTORED COUNSELING & C	Mental Health Visits	11/24/2025	0	600.00	
		Vendor Subtotal:			600.00	
1000-15-1311-62530	STERICYCLE INC	Shredding	11/25/2025	0	49.65	
		Vendor Subtotal:			49.65	
1000-15-1311-64120	WILLIAM REDDICK	Reimb Travel 10/13/25 - 10/15/25	11/26/2025	0	78.48	
		Vendor Subtotal:			78.48	
1000-15-1311-65210	MUSCATINE POWER & WATER	October Phones - PSB	11/25/2025	0	45.79	
		Vendor Subtotal:			45.79	
1000-15-1317-65260	VERIZON WIRELESS	October Cell Phone	11/25/2025	0	49.36	
		Vendor Subtotal:			49.36	
1000-15-1317-65270	MUSCATINE CO ADMINISTRATION	October Cell Phones - HIDTA	11/25/2025	0	131.57	
1000-15-1317-65270	MUSCATINE CO ADMINISTRATION	September Cell Phones - HIDTA	11/25/2025	0	134.99	
		Vendor Subtotal:			266.56	
1000-20-1321-51100	AMAZON.COM	At-A-Glance 2026 Diary	11/24/2025	0	101.64	00032187
1000-20-1321-51100	AMAZON.COM	Batteries/Stapler	11/26/2025	0	52.05	
1000-20-1321-51100	AMAZON.COM	Mouse	11/26/2025	0	13.64	
1000-20-1321-51100	AMAZON.COM	Binder	11/26/2025	0	12.34	
		Vendor Subtotal:			179.67	
1000-20-1321-51300	AMAZON.COM	Thermal Paper	11/26/2025	0	5.99	

Vendor Subtotal:					5.99
1000-20-1321-52300	FELD FIRE	F18H Haloflex Fire Helmet, Black Satin	11/24/2025	0	792.00 00031503
1000-20-1321-52300	FELD FIRE	F18H Haloflex Fire Helmet, Black Satin	11/24/2025	0	50.00
1000-20-1321-52300	FELD FIRE	F18H Haloflex Fire Helmet, Black Satin	11/24/2025	0	5.00
Vendor Subtotal:					847.00
1000-20-1321-52300	PANTHER UNIFORMS INC	MFD Logo Patch for Uniforms	11/24/2025	0	480.00 00032118
Vendor Subtotal:					480.00
1000-20-1321-52300	PHELPS CUSTOM IMAGE WEAR	Uniform Sweatshirt White Large - McSo	11/24/2025	0	76.59 00032070
1000-20-1321-52300	PHELPS CUSTOM IMAGE WEAR	Uniform Sweatshirt Navy Large - D. Rud	11/24/2025	0	51.06 00032070
1000-20-1321-52300	PHELPS CUSTOM IMAGE WEAR	Uniform Sweatshirt Navy Large - Zamas	11/24/2025	0	76.59 00032070
Vendor Subtotal:					204.24
1000-20-1321-52300	DINGES PARTNERS GROUP LLC	Globe Bunker Coat Repair S/N 5363185	11/24/2025	0	212.55 00032157
1000-20-1321-52300	DINGES PARTNERS GROUP LLC	Globe Bunker Pant Repair S/N 5363186,	11/24/2025	0	307.94 00032157
1000-20-1321-52300	DINGES PARTNERS GROUP LLC	Globe Bunker Pant Repair S/N 5590595,	11/24/2025	0	303.71 00032157
Vendor Subtotal:					824.20
1000-20-1321-52300	CONWAY SHIELD	Helmet Shields with Promotions - Rock,	11/24/2025	0	529.50 00031721
Vendor Subtotal:					529.50
1000-20-1321-52890	MENARDS (MUSC)	Nozzle	11/24/2025	0	9.99
1000-20-1321-52890	MENARDS (MUSC)	Mouse Traps	11/24/2025	0	3.98
1000-20-1321-52890	MENARDS (MUSC)	Thread Wood	11/24/2025	0	23.96
1000-20-1321-52890	MENARDS (MUSC)	Spin Mop	11/24/2025	0	80.94
1000-20-1321-52890	MENARDS (MUSC)	Metal Cutoff	11/24/2025	0	2.67
Vendor Subtotal:					121.54
1000-20-1321-52890	AMAZON.COM	Wax Bundle/Clay	11/26/2025	0	79.38
1000-20-1321-52890	AMAZON.COM	Frames	11/26/2025	0	36.89

Vendor Subtotal:					116.27
1000-20-1321-53120	MENARDS (MUSC)	Electrical Supplies for Cabinet	11/24/2025	0	131.86 00032088
Vendor Subtotal:					131.86
1000-20-1321-53150	MENARDS (MUSC)	Washer/Anchor/Hex Nut/Blades	11/24/2025	0	97.04
Vendor Subtotal:					97.04
1000-20-1321-53220	TANTARA TRANSPORTATION COR	Starter for Engine 313	11/26/2025	0	450.00 00031942
1000-20-1321-53220	TANTARA TRANSPORTATION COR	Starter for Engine 313	11/26/2025	0	2.00
Vendor Subtotal:					452.00
1000-20-1321-53220	RELIANT FIRE APPARATUS	Strap 1.5W Black Polypropylene - Ladde	11/24/2025	0	151.14 00032272
1000-20-1321-53220	RELIANT FIRE APPARATUS	Strap 1.5W Black Polypropylene - Ladde	11/24/2025	0	4.80
Vendor Subtotal:					155.94
1000-20-1321-53220	AMAZON.COM	Wiper Blades	11/24/2025	0	46.02
Vendor Subtotal:					46.02
1000-20-1321-61520	ADVANCED RADIOLOGY S.C	Medical D Petersen DOS 10/27/25 Code:	11/26/2025	0	22.49
Vendor Subtotal:					22.49
1000-20-1321-61520	HOPE RESTORED COUNSELING & C	Mental Health Visits	11/24/2025	0	7,468.80
Vendor Subtotal:					7,468.80
1000-20-1321-61520	EQUIAN LLC	Medical Fee J Hall DOS 9/22/25	11/25/2025	0	460.12
1000-20-1321-61520	EQUIAN LLC	Medical Fee J Hall DOS 9/16/25	11/25/2025	0	21.80
Vendor Subtotal:					481.92

1000-20-1321-61520	TMESYS LLC	Prescription - K McCarthy	11/25/2025	0	111.69
1000-20-1321-61520	TMESYS LLC	Prescription - M Collins	11/25/2025	0	39.53
1000-20-1321-61520	TMESYS LLC	Prescription - J Barnhart	11/25/2025	0	454.17
1000-20-1321-61520	TMESYS LLC	Prescription - T Eagle	11/25/2025	0	250.06
Vendor Subtotal:					855.45
1000-20-1321-61520	UNITY HEALTHCARE	Medical S Duncan DOS 7/10/23 Code: 9	11/25/2025	0	329.00
Vendor Subtotal:					329.00
1000-20-1321-61520	UNITY POINT HEALTH TRINITY M	Medical M Collins DOS 12/6/24	11/25/2025	0	186.00
Vendor Subtotal:					186.00
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 9/16/25 Code: 121	11/25/2025	0	861.29
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 9/16/25 Code: 352	11/25/2025	0	3,745.59
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 9/16/25 Code: 202	11/25/2025	0	14,769.10
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 9/16/25 Code: 250	11/25/2025	0	777.73
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 9/16/25 Code: 258	11/25/2025	0	590.60
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 9/16/25 Code: 259	11/25/2025	0	2,054.61
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 9/16/25 Code: 300	11/25/2025	0	5,756.43
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 9/16/25 Code: 311	11/25/2025	0	149.06
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 9/16/25 Code: 324	11/25/2025	0	341.23
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 9/16/25 Code: 310	11/25/2025	0	472.01
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 9/16/25 Code: 206	11/25/2025	0	12,308.76
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 9/16/25 Code: 450	11/25/2025	0	986.20
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 9/16/25 Code: 270	11/25/2025	0	648.48
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 9/16/25 Code: 402	11/25/2025	0	258.74
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 9/16/25 Code: 430	11/25/2025	0	155.85
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 9/16/25 Code: 730	11/25/2025	0	173.43
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 9/16/25 Code: 420	11/25/2025	0	469.90
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 9/16/25 Code: 410	11/25/2025	0	3,973.39
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 9/22/25 Code: 3255	11/25/2025	0	1,028.31
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 9/17/25 Code: 9929	11/25/2025	0	1,334.00
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 9/18/25 Code: 3225	11/25/2025	0	923.75
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 9/16/25 Code: 9928	11/25/2025	0	784.80
Vendor Subtotal:					52,563.26
1000-20-1321-61560	EQUIAN LLC	Medical Fee J Hall DOS 9/17/25	11/25/2025	0	210.81

1000-20-1321-61560	EQUIAN LLC	Medical Fee J Hall DOS 9/16/25	11/25/2025	0	39,604.72
Vendor Subtotal:					39,815.53
1000-20-1321-61560	TMESYS LLC	Prescription - J Hall	11/25/2025	0	305.40
1000-20-1321-61560	TMESYS LLC	Prescription - K McCarthy	11/25/2025	0	180.27
Vendor Subtotal:					485.67
1000-20-1321-62370	LUPTON & TOYNE PRINTERS	Business Cards - A. Summitt 250ct.	11/24/2025	0	30.00 00032227
1000-20-1321-62370	LUPTON & TOYNE PRINTERS	Business Cards - Verschoore 250ct.	11/24/2025	0	30.00 00032227
1000-20-1321-62370	LUPTON & TOYNE PRINTERS	Business Cards - Paustian 250ct.	11/24/2025	0	30.00 00032227
1000-20-1321-62370	LUPTON & TOYNE PRINTERS	Business Cards - Ripperger 250ct.	11/24/2025	0	30.00 00032227
1000-20-1321-62370	LUPTON & TOYNE PRINTERS	Business Cards - Edwards 250ct.	11/24/2025	0	30.00 00032227
1000-20-1321-62370	LUPTON & TOYNE PRINTERS	Business Cards - A. McSorley 250ct.	11/24/2025	0	30.00 00032227
1000-20-1321-62370	LUPTON & TOYNE PRINTERS	Business Cards - Joslyn 250ct.	11/24/2025	0	30.00 00032227
Vendor Subtotal:					210.00
1000-20-1321-62370	SYCAMORE PRINTING INC	Certificate of Completion	11/24/2025	0	22.00
1000-20-1321-62370	SYCAMORE PRINTING INC	Certificate of Completion	11/24/2025	0	21.00
1000-20-1321-62370	SYCAMORE PRINTING INC	Certificate of Exemplary Service	11/24/2025	0	7.00
Vendor Subtotal:					50.00
1000-20-1321-65240	MUSCATINE POWER & WATER	October Phones - S Fire	11/25/2025	0	21.39
1000-20-1321-65240	MUSCATINE POWER & WATER	October Phones - PSB	11/25/2025	0	42.78
Vendor Subtotal:					64.17
1000-20-1321-67140	A-1 QUALITY TIRE & CAR CARE	Emergency Repairs - Repair Flat Tire on	11/24/2025	0	206.30 00032233
1000-20-1321-67140	A-1 QUALITY TIRE & CAR CARE	Emergency Repairs - Replacement Tire, 1	11/24/2025	0	689.37 00032237
Vendor Subtotal:					895.67
1000-25-1411-52300	PHELPS CUSTOM IMAGE WEAR	Uniforms - Rangel	11/25/2025	0	36.46
Vendor Subtotal:					36.46
1000-25-1411-52830	ARNOLD MOTOR SUPPLY	Caliper	11/24/2025	0	41.99

		Vendor Subtotal:			41.99
1000-25-1411-53220	MUSCATINE LAWN & POWER	Slide Kit	11/24/2025	0	91.74
1000-25-1411-53220	MUSCATINE LAWN & POWER	117-0390 TORO HYDRO FILTER	11/24/2025	0	105.98 00032302
1000-25-1411-53220	MUSCATINE LAWN & POWER	604126 HUSTLER HYDRO FILTER	11/24/2025	0	56.38 00032302
1000-25-1411-53220	MUSCATINE LAWN & POWER	602768X HUSTLER HYDRO FILTER	11/24/2025	0	132.15 00032302
		Vendor Subtotal:			386.25
1000-25-1411-61660	ABIGT LETTERING LLC	WILLITS NICHE 72	11/26/2025	0	215.00 00031591
		Vendor Subtotal:			215.00
1000-25-1411-65310	ALLIANT ENERGY	October Gas - Greenwood	11/26/2025	0	68.20
		Vendor Subtotal:			68.20
1000-25-1423-38620	MAMMIE GLAHN	Refund	11/24/2025	0	40.00
		Vendor Subtotal:			40.00
1000-25-1423-52300	MENARDS (MUSC)	Glove	11/24/2025	0	17.99
		Vendor Subtotal:			17.99
1000-25-1423-52300	PHELPS CUSTOM IMAGE WEAR	Uniforms - M Baker	11/25/2025	0	68.33
		Vendor Subtotal:			68.33
1000-25-1423-52740	MENARDS (MUSC)	Oil	11/24/2025	0	50.91
		Vendor Subtotal:			50.91
1000-25-1423-52830	MENARDS (MUSC)	Pruning Saw	11/24/2025	0	8.99
		Vendor Subtotal:			8.99

1000-25-1423-53120	VAN METER INDUSTRIAL INC	Lamp	11/24/2025	0	42.12
1000-25-1423-53120	VAN METER INDUSTRIAL INC	Feeder Splice Kit	11/24/2025	0	83.96
1000-25-1423-53120	VAN METER INDUSTRIAL INC	Lockable Cover	11/24/2025	0	30.49
Vendor Subtotal:					156.57
1000-25-1423-53220	MUSCATINE LAWN & POWER	Filter/Plugs	11/25/2025	0	45.59
Vendor Subtotal:					45.59
1000-25-1423-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Weed Park	11/24/2025	0	14.40
1000-25-1423-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Weed Park	11/24/2025	0	14.40
Vendor Subtotal:					28.80
1000-25-1423-62260	PS3 Enterprises Inc.	Temp Sanitation	11/24/2025	0	110.00
Vendor Subtotal:					110.00
1000-25-1423-65310	ALLIANT ENERGY	October Gas - Dome	11/24/2025	0	320.09
1000-25-1423-65310	ALLIANT ENERGY	October Gas - Pearl City	11/24/2025	0	80.19
1000-25-1423-65310	ALLIANT ENERGY	October Gas - Harbor	11/24/2025	0	81.09
Vendor Subtotal:					481.37
1000-25-1423-67140	A-1 QUALITY TIRE & CAR CARE	Repair	11/26/2025	0	81.00
Vendor Subtotal:					81.00
1000-25-1424-62450	A TECH/FREEMAN ALARM	ALARM SYSTEMS AT KENT STEIN	11/26/2025	0	1,928.50 00032324
Vendor Subtotal:					1,928.50
1000-25-1424-65210	CENTURYLINK	November Phones - Kent Stein	11/26/2025	0	110.96
1000-25-1424-65210	CENTURYLINK	November Phoens - Kent Stein	11/25/2025	0	85.55
Vendor Subtotal:					196.51
1000-25-1427-52100	MIDWEST TURF SUPPORT	KNIFE PLUS	11/24/2025	0	1,325.00 00031669

			Vendor Subtotal:		1,325.00
1000-25-1427-53130	MENARDS (MUSC)	Ball Valve	11/24/2025	0	80.97
			Vendor Subtotal:		80.97
1000-25-1427-53130	PLUMB SUPPLY COMPANY	Threaded Cap	11/24/2025	0	13.05
			Vendor Subtotal:		13.05
1000-25-1427-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Soccer	11/24/2025	0	25.11
1000-25-1427-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Soccer	11/24/2025	0	25.11
			Vendor Subtotal:		50.22
1000-25-1427-62450	A TECH/FREEMAN ALARM	ALARM SYSTEMS AT SOCCER COM	11/26/2025	0	1,636.00 00032323
			Vendor Subtotal:		1,636.00
1000-25-1427-63300	PS3 Enterprises Inc.	Temp Sanitation	11/25/2025	0	110.00
			Vendor Subtotal:		110.00
1000-25-1427-65210	MUSCATINE POWER & WATER	October Phones - Soccer	11/26/2025	0	64.82
			Vendor Subtotal:		64.82
1000-25-1428-38620	Bethany O'Connor	Refund	11/24/2025	0	300.00
			Vendor Subtotal:		300.00
1000-25-1431-52810	BERLINS PRO SHOP	TURKEY TROT SHIRTS - LARGE	11/25/2025	0	141.50 00032266
1000-25-1431-52810	BERLINS PRO SHOP	TURKEY TROT SHIRTS - YOUTH LA	11/25/2025	0	14.15 00032266
1000-25-1431-52810	BERLINS PRO SHOP	TURKEY TROT SHIRTS - MEDIUM	11/25/2025	0	141.50 00032266
1000-25-1431-52810	BERLINS PRO SHOP	TURKEY TROT SHIRTS - YOUTH SM	11/25/2025	0	14.15 00032266
1000-25-1431-52810	BERLINS PRO SHOP	TURKEY TROT SHIRTS - XL	11/25/2025	0	119.80 00032266
1000-25-1431-52810	BERLINS PRO SHOP	TURKEY TROT SHIRTS - YOUTH ME	11/25/2025	0	14.15 00032266
1000-25-1431-52810	BERLINS PRO SHOP	TURKEY TROT SHIRTS - SMALL	11/25/2025	0	141.50 00032266

1000-25-1431-52810	BERLINS PRO SHOP	TURKEY TROT SHIRTS - XXL	11/25/2025	0	90.75 00032266
		Vendor Subtotal:			677.50
1000-25-1435-52300	ANTIGUA GROUP, INC THE	PARKS & REC POLO - MEDIUM	11/26/2025	0	305.79 00032196
1000-25-1435-52300	ANTIGUA GROUP, INC THE	PARKS & REC POLO - XL	11/26/2025	0	333.75 00032196
1000-25-1435-52300	ANTIGUA GROUP, INC THE	PARKS & REC POLO - 2XL	11/26/2025	0	111.25 00032196
1000-25-1435-52300	ANTIGUA GROUP, INC THE	PARKS & REC POLO - 4XL	11/26/2025	0	44.50 00032196
1000-25-1435-52300	ANTIGUA GROUP, INC THE	PARKS & REC POLO - LARGE	11/26/2025	0	333.75 00032196
		Vendor Subtotal:			1,129.04
1000-25-1435-52400	MENARDS (MUSC)	CLEANING SUPPLIES	11/24/2025	0	154.48 00032215
		Vendor Subtotal:			154.48
1000-25-1435-52890	MENARDS (MUSC)	Adhesive	11/25/2025	0	82.62
		Vendor Subtotal:			82.62
1000-30-1511-51300	CARRIAGE PAPER PRODUCTS	Thermal Paper Rolls	11/25/2025	0	89.95
		Vendor Subtotal:			89.95
1000-30-1511-51300	AMAZON.COM	CF413X HP #410X Magenta Toner Cart	11/25/2025	0	219.14 00032305
1000-30-1511-51300	AMAZON.COM	CF411X HP #410X Cyan Toner Cartridg	11/25/2025	0	491.12 00032305
		Vendor Subtotal:			710.26
1000-30-1511-52890	AMAZON.COM	Record Sleeves	11/24/2025	0	22.89
		Vendor Subtotal:			22.89
1000-30-1511-61660	UNIQUE MANAGEMENT SERVICES	MessageBee SMS Notification System A	11/25/2025	0	675.00 00031598
1000-30-1511-61660	UNIQUE MANAGEMENT SERVICES	SMS Notification Bucket of 10,000 As-N	11/25/2025	0	540.00 00031598
		Vendor Subtotal:			1,215.00
1000-30-1511-62370	SIGN WORKS OF MUSCATINE LLC	Vinyl Graphics	11/25/2025	0	12.00

			Vendor Subtotal:		12.00
1000-30-1511-62460	PICASSO'S PAINT YOUR OWN POTI	Library Craft Night	11/26/2025	0	181.90
			Vendor Subtotal:		181.90
1000-30-1511-62460	AMAZON.COM	Ornament Balls	11/24/2025	0	74.94
			Vendor Subtotal:		74.94
1000-30-1511-74500	AMAZON.COM	Books	11/26/2025	0	278.23
1000-30-1511-74500	AMAZON.COM	Books	11/26/2025	0	660.28
			Vendor Subtotal:		938.51
1000-30-1511-74500	LIBRARY SYSTEMS & SERVICES	L Books/Materials	11/25/2025	0	3,382.16
			Vendor Subtotal:		3,382.16
1000-40-1151-52400	MENARDS (MUSC)	Goo Gone	11/25/2025	0	33.12
1000-40-1151-52400	MENARDS (MUSC)	ZEP/Orange Goop	11/24/2025	0	94.30
1000-40-1151-52400	MENARDS (MUSC)	Bleach/XTRA	11/24/2025	0	83.00
1000-40-1151-52400	MENARDS (MUSC)	ZEP	11/24/2025	0	13.99
			Vendor Subtotal:		224.41
1000-40-1151-52890	MENARDS (MUSC)	Drain/Coupling	11/24/2025	0	69.65
			Vendor Subtotal:		69.65
1000-40-1151-53120	VAN METER INDUSTRIAL INC	Ballast Bypass	11/24/2025	0	65.32
1000-40-1151-53120	VAN METER INDUSTRIAL INC	Ballast Bypass	11/24/2025	0	65.32
1000-40-1151-53120	VAN METER INDUSTRIAL INC	Light Bulbs	11/24/2025	0	71.22
1000-40-1151-53120	VAN METER INDUSTRIAL INC	Ballast	11/24/2025	0	93.31
1000-40-1151-53120	VAN METER INDUSTRIAL INC	Fuse	11/25/2025	0	36.93
			Vendor Subtotal:		332.10

1000-40-1151-53120	AMAZON.COM	Replacement Macho Acorn Lamp Post G	11/24/2025	0	491.65 00032284
		Vendor Subtotal:			491.65
1000-40-1151-53130	PLUMB SUPPLY COMPANY	Bushing/Teflon Tape	11/25/2025	0	14.04
		Vendor Subtotal:			14.04
1000-40-1151-53140	SHERWIN WILLIAMS	Enamel Gloss Paint	11/25/2025	0	102.19 00032293
		Vendor Subtotal:			102.19
1000-40-1151-65310	ALLIANT ENERGY	October Gas - Lot 8	11/26/2025	0	47.60
1000-40-1151-65310	ALLIANT ENERGY	October Gas - City Hall	11/26/2025	0	312.30
1000-40-1151-65310	ALLIANT ENERGY	October Gas - PSB	11/26/2025	0	58.99
		Vendor Subtotal:			418.89
1000-40-1151-65310	AMAZON.COM	October Gas - Library	11/25/2025	0	60.69
		Vendor Subtotal:			60.69
1000-40-1151-67320	AMAZON.COM	Trigger Handles	11/24/2025	0	15.99
		Vendor Subtotal:			15.99
1000-40-1151-67330	QC SUPPLY	Modine Hot Dawg Heater	11/25/2025	0	2,239.98 00032267
		Vendor Subtotal:			2,239.98
1000-40-1151-67330	MIDWEST ALARM SERVICES	Sprinkler System Inspection	11/25/2025	0	252.00
1000-40-1151-67330	MIDWEST ALARM SERVICES	Sprinkler System Inspection	11/25/2025	0	192.00
1000-40-1151-67330	MIDWEST ALARM SERVICES	Sprinkler System Inspection	11/25/2025	0	192.00
		Vendor Subtotal:			636.00
1000-40-1611-52830	AMAZON.COM	Dewalt 20V Impact Driver w/Battery & C	11/24/2025	0	119.00 00032290
1000-40-1611-52830	AMAZON.COM	Dewalt Impact Driver Bit Set	11/24/2025	0	21.99 00032290

Vendor Subtotal:					140.99
1000-40-1611-52890	MENARDS (MUSC)	Concrete Form Release	11/25/2025	0	16.49
Vendor Subtotal:					16.49
1000-40-1621-53310	RIVER STONE GROUP	Hot Mix	11/25/2025	0	1,024.60
1000-40-1621-53310	RIVER STONE GROUP	35 Ton Hot Mix Asphalt	11/24/2025	0	1,537.63 00032198
Vendor Subtotal:					2,562.23
1000-40-1623-52830	MENARDS (MUSC)	Rakes	11/24/2025	0	99.83
Vendor Subtotal:					99.83
1000-40-1623-62410	TEAM STAFFING SOLUTIONS INC	Temp Employee Week Ending 11/9/25	11/25/2025	0	864.00
1000-40-1623-62410	TEAM STAFFING SOLUTIONS INC	Temp Employee Week Ending 11/16/25	11/25/2025	0	864.00
Vendor Subtotal:					1,728.00
1000-40-1624-65320	EASTERN IOWA LIGHT & POWER C	October Gas - Hwy 61 & University	11/25/2025	0	147.32
1000-40-1624-65320	EASTERN IOWA LIGHT & POWER C	October Power - Hwy 61 & University	11/24/2025	0	155.80
1000-40-1624-65320	EASTERN IOWA LIGHT & POWER C	October Gas - 38 & Bidwell	11/25/2025	0	60.05
Vendor Subtotal:					363.17
1000-40-1624-74200	IOWA PRISON INDUSTRIES	Large Sign Order for Zone 4	11/25/2025	0	13,136.10 00032019
1000-40-1624-74200	IOWA PRISON INDUSTRIES	Large Sign Order for Zone 4	11/25/2025	0	40.80
Vendor Subtotal:					13,176.90
1000-40-1641-51100	AMAZON.COM	Heated Desk Pads	11/24/2025	0	60.63
Vendor Subtotal:					60.63
Subtotal for FUND: 1000					192,011.34

4157-40-4157-52860	IOWA PRISON INDUSTRIES	Maps for Wayfinding Pillars	11/24/2025	0	237.00 00032249
4157-40-4157-52860	IOWA PRISON INDUSTRIES	Shipping	11/24/2025	0	23.70 00032249
		Vendor Subtotal:			260.70
		Subtotal for FUND: 4157			260.70
4159-40-4159-61420	HDR ENGINEERING, INC	Isett Ave/Cypress Corridor	11/24/2025	0	74,728.03
		Vendor Subtotal:			74,728.03
		Subtotal for FUND: 4159			74,728.03
4187-40-4187-73200	BOULDER CONTRACTING LLC	Lake Park Blvd Bridge Pay App #2	11/25/2025	0	120,540.12
		Vendor Subtotal:			120,540.12
		Subtotal for FUND: 4187			120,540.12
4206-50-4206-61420	ESCO AUTOMATION	Electrical Upgrades	11/25/2025	0	8,827.25
		Vendor Subtotal:			8,827.25
		Subtotal for FUND: 4206			8,827.25
4207-50-4207-73900	KEOKUK CONTRACTORS	Houser St Lift Station Pay APP #2	11/26/2025	0	47,500.00
4207-50-4207-73900	KEOKUK CONTRACTORS	Houser Street Lift Station Pay App #3	11/25/2025	0	47,500.00
		Vendor Subtotal:			95,000.00
		Subtotal for FUND: 4207			95,000.00
4276-40-4276-61110	PFM Financial Advisors LLC	Annual Retainer Fee FY 25/26	11/26/2025	0	2,000.00
4276-40-4276-61110	PFM Financial Advisors LLC	Municipal Advisor Services	11/26/2025	0	10,127.87
		Vendor Subtotal:			12,127.87

4276-40-4276-61420	STANLEY CONSULTANTS INC	WHSSP	11/26/2025	0	73,295.00
		Vendor Subtotal:			73,295.00
4276-40-4276-61660	MARTIN & WHITACRE SURVEYOR	Additional Land Surveying for WHSSP I	11/26/2025	0	32,400.00 00031247
		Vendor Subtotal:			32,400.00
4276-40-4276-73100	LANGMAN CONSTRUCTION INC	WHSSP Phase 6C Pay App #17	11/26/2025	0	523,670.88
		Vendor Subtotal:			523,670.88
4276-40-4276-73100	KE FLATWORK INC	WHHSP Phase 6D Pay App #10	11/26/2025	0	128,441.48
		Vendor Subtotal:			128,441.48
		Subtotal for FUND: 4276			769,935.23
4498-25-4498-73900	MERIT CONSTRUCTION	Dome Project	11/26/2025	0	335,389.06
		Vendor Subtotal:			335,389.06
4498-25-4498-73900	MICHAEL W SCHULTE	MATERIALS AND LABOR FOR INST	11/24/2025	0	624.00 00032184
		Vendor Subtotal:			624.00
		Subtotal for FUND: 4498			336,013.06
4866-40-4866-73900	HEUER CONSTRUCTION	Taxilane Pay App #2	11/26/2025	0	136,320.02
		Vendor Subtotal:			136,320.02
		Subtotal for FUND: 4866			136,320.02
4903-00-4903-52860	IOWA PRISON INDUSTRIES	Metal Sign	11/24/2025	0	155.80 00032248
4903-00-4903-52860	IOWA PRISON INDUSTRIES	Shipping	11/24/2025	0	15.58 00032248

			Vendor Subtotal:		171.38
			Subtotal for FUND: 4903		171.38
5211-00-0000-24400	NORTH CENTRAL INTERNATIONAL	New Buses #265 & #266	11/25/2025	0	393,182.00
			Vendor Subtotal:		393,182.00
5211-40-5211-52300	PHELPS CUSTOM IMAGE WEAR	Uniforms - G Santiago	11/25/2025	0	36.82
			Vendor Subtotal:		36.82
5211-40-5211-52400	MENARDS (MUSC)	ZEP	11/24/2025	0	16.75
			Vendor Subtotal:		16.75
			Subtotal for FUND: 5211		393,235.57
5311-05-5311-69900	MUSCATINE COUNTY TREASURER	Reimb Fee - A Ungerman	11/25/2025	0	5.00
			Vendor Subtotal:		5.00
			Subtotal for FUND: 5311		5.00
5451-25-5451-52890	MENARDS (MUSC)	Lumber/Tap & Die Set	11/24/2025	0	43.41
5451-25-5451-52890	MENARDS (MUSC)	Lumber	11/24/2025	0	10.56
			Vendor Subtotal:		53.97
5451-25-5451-53110	MENARDS (MUSC)	FILTERS FOR CLUBHOUSE	11/24/2025	0	124.76 00032319
			Vendor Subtotal:		124.76
5451-25-5451-53140	MENARDS (MUSC)	Gloves/Spray Paint	11/24/2025	0	48.80
			Vendor Subtotal:		48.80

5451-25-5451-53220	ZEBROS OUTDOOR POWER	Shipping	11/26/2025	0	25.00
		Vendor Subtotal:			25.00
5451-25-5451-53220	MENARDS (MUSC)	Windshield Wash/Detailing Towels	11/25/2025	0	37.95
		Vendor Subtotal:			37.95
5451-25-5451-53220	VAN WALL EQUIPMENT INC.	BELTS	11/24/2025	0	243.20 00032322
5451-25-5451-53220	VAN WALL EQUIPMENT INC.	SCREWS	11/24/2025	0	31.20 00032322
		Vendor Subtotal:			274.40
5451-25-5451-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Golf	11/24/2025	0	96.24
		Vendor Subtotal:			96.24
5451-25-5451-65320	EASTERN IOWA LIGHT & POWER C	October Power - Golf	11/26/2025	0	780.91
5451-25-5451-65320	EASTERN IOWA LIGHT & POWER C	October Power - Golf	11/26/2025	0	591.55
		Vendor Subtotal:			1,372.46
5451-25-5451-67130	CRAWFORD COMPANY INC	ICE MACHINE REPAIR	11/26/2025	0	600.00 00031644
5451-25-5451-67130	CRAWFORD COMPANY INC	ICE MACHINE REPAIR	11/26/2025	0	167.26
		Vendor Subtotal:			767.26
5451-25-5452-52851	7G DISTRIBUTING LLC	Beer for Resale	11/26/2025	0	148.10
		Vendor Subtotal:			148.10
5451-25-5452-52852	COCA-COLA BOTTLING COMPANY	Soda for Resale	11/24/2025	0	124.87
		Vendor Subtotal:			124.87
5451-25-5452-52853	CALLAWAY GOLF COMPANY	Freight	11/26/2025	0	15.00
5451-25-5452-52853	CALLAWAY GOLF COMPANY	CALLAWAY ELYTE DRIVER	11/26/2025	0	427.42 00032220

Vendor Subtotal:					442.42
Subtotal for FUND: 5451					3,516.23
5642-45-5642-52300	PHELPS CUSTOM IMAGE WEAR	Uniforms - H Kemper	11/25/2025	0	133.97
Vendor Subtotal:					133.97
5642-45-5642-52840	S.J. SMITH CO.	Gloves	11/25/2025	0	99.84
Vendor Subtotal:					99.84
5642-45-5642-61310	MUSCATINE POWER & WATER	November Sanitation	11/25/2025	0	4,295.99
Vendor Subtotal:					4,295.99
5642-45-5642-62245	REPUBLIC SERVICES OF IOWA LLC	October Recycling	11/25/2025	0	35,967.26
Vendor Subtotal:					35,967.26
5642-45-5642-62285	MICHAEL WEIKERT JR	Scrap	11/25/2025	0	288.00
Vendor Subtotal:					288.00
5642-45-5642-65310	AMAZON.COM	October Gas - Transfer	11/25/2025	0	39.96
Vendor Subtotal:					39.96
5642-45-5642-65410	MUSCATINE POWER & WATER	October Water - Recycle	11/25/2025	0	39.09
Vendor Subtotal:					39.09
5642-45-5642-65420	MUSCATINE POWER & WATER	October Sewer - Recycle	11/25/2025	0	15.51
5642-45-5642-65420	MUSCATINE POWER & WATER	October Sewer - Recycle	11/25/2025	0	23.82
Vendor Subtotal:					39.33

Subtotal for FUND: 5642					40,903.44
5652-45-5652-52100	MUSCATINE AG	Grass Seed for Landfill	11/25/2025	0	132.84 00032286
Vendor Subtotal:					132.84
5652-45-5652-65320	EASTERN IOWA LIGHT & POWER C	October Gas - Ward	11/25/2025	0	64.14
5652-45-5652-65320	EASTERN IOWA LIGHT & POWER C	October Gas - Landfill	11/25/2025	0	55.73
Vendor Subtotal:					119.87
Subtotal for FUND: 5652					252.71
5658-45-5658-51300	AMAZON.COM	Thermal Paper	11/26/2025	0	17.99
Vendor Subtotal:					17.99
5658-45-5658-52750	ARNOLD MOTOR SUPPLY	Acetylene Tank	11/24/2025	0	164.95 00032318
5658-45-5658-52750	ARNOLD MOTOR SUPPLY	Lubricant	11/24/2025	0	53.60
Vendor Subtotal:					218.55
5658-45-5658-52750	S.J. SMITH CO.	Propane Gas	11/25/2025	0	95.20
Vendor Subtotal:					95.20
5658-45-5658-52890	ARNOLD MOTOR SUPPLY	Hose Clamp/Grommet	11/24/2025	0	62.51
5658-45-5658-52890	ARNOLD MOTOR SUPPLY	Lamp	11/24/2025	0	16.68
5658-45-5658-52890	ARNOLD MOTOR SUPPLY	Lamp	11/24/2025	0	50.04
Vendor Subtotal:					129.23
5658-45-5658-52890	MENARDS (MUSC)	Bucket/Sockets	11/24/2025	0	86.44
Vendor Subtotal:					86.44
5658-45-5658-52890	VAN METER INDUSTRIAL INC	Light	11/25/2025	0	37.92

			Vendor Subtotal:		37.92
5658-45-5658-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Transfer	11/25/2025	0	12.91
5658-45-5658-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Transfer	11/25/2025	0	12.91
			Vendor Subtotal:		25.82
5658-45-5658-62270	SCOTT COUNTY WASTE COMMISS	Monitors/TV's	11/25/2025	0	4,353.80
			Vendor Subtotal:		4,353.80
5658-45-5658-62285	MICHAEL WEIKERT JR	Scrap	11/25/2025	0	444.00
			Vendor Subtotal:		444.00
5658-45-5658-62290	SCOTT COUNTY WASTE COMMISS	Hazard Waste	11/25/2025	0	6,331.95
5658-45-5658-62290	SCOTT COUNTY WASTE COMMISS	Hazard Waste	11/25/2025	0	396.00
			Vendor Subtotal:		6,727.95
5658-45-5658-62310	GORDON FLESCH COMPANY	Copier	11/25/2025	0	37.00
			Vendor Subtotal:		37.00
5658-45-5658-62410	TEAM STAFFING SOLUTIONS INC	Temp Employee Week Ending 11/9/25	11/25/2025	0	99.80
5658-45-5658-62410	TEAM STAFFING SOLUTIONS INC	Temp Employee Week Ending 11/16/25	11/25/2025	0	189.80
			Vendor Subtotal:		289.60
5658-45-5658-65220	MUSCATINE POWER & WATER	October Phones - Transfer	11/25/2025	0	124.96
5658-45-5658-65220	MUSCATINE POWER & WATER	October Phones - Transfer	11/25/2025	0	1.54
			Vendor Subtotal:		126.50
5658-45-5658-65310	AMAZON.COM	October Gas - Transfer	11/25/2025	0	125.05
			Vendor Subtotal:		125.05

5658-45-5658-65320	MUSCATINE POWER & WATER	October Electric - Transfer	11/25/2025	0	2,624.07
		Vendor Subtotal:			2,624.07
5658-45-5658-65410	MUSCATINE POWER & WATER	October Water - Transfer	11/25/2025	0	52.58
		Vendor Subtotal:			52.58
5658-45-5658-65420	MUSCATINE POWER & WATER	October Sewer - Transfer	11/25/2025	0	15.51
5658-45-5658-65420	MUSCATINE POWER & WATER	October Sewer - Transfer	11/25/2025	0	41.02
		Vendor Subtotal:			56.53
5658-45-5658-67200	ANCHOR ELECTRIC	Tipping Floor Garage Door Repair	11/25/2025	0	490.00 00032258
		Vendor Subtotal:			490.00
		Subtotal for FUND: 5658			15,938.23
5660-50-5661-61110	PFM Financial Advisors LLC	Annual Retainer Fee FY 25/26	11/26/2025	0	2,000.00
		Vendor Subtotal:			2,000.00
5660-50-5661-61310	MUSCATINE POWER & WATER	November Sewer	11/25/2025	0	4,339.45
		Vendor Subtotal:			4,339.45
5660-50-5661-62370	GORDON FLESCH COMPANY	Copier	11/24/2025	0	13.14
		Vendor Subtotal:			13.14
5660-50-5662-52220	HAWKINS, INC	Aqua Hawk 607	11/25/2025	0	7,523.52 00032299
5660-50-5662-52220	HAWKINS, INC	Aqua Hawk 607	11/25/2025	0	572.01
		Vendor Subtotal:			8,095.53
5660-50-5662-52300	PHELPS CUSTOM IMAGE WEAR	Uniforms - J Danhke	11/25/2025	0	71.03

			Vendor Subtotal:		71.03	
5660-50-5662-52400	NEAL'S VACUUM & SEWING CENT	Sebo G4 Vacuum	11/25/2025	0	629.00	00032210
			Vendor Subtotal:		629.00	
5660-50-5662-52840	AMAZON.COM	Gloves	11/24/2025	0	69.60	
5660-50-5662-52840	AMAZON.COM	Safety Glasses	11/24/2025	0	26.98	
			Vendor Subtotal:		96.58	
5660-50-5662-52840	DRJ GROUP, LLC	First Aid Supplies	11/24/2025	0	87.01	
			Vendor Subtotal:		87.01	
5660-50-5662-53130	PLUMB SUPPLY COMPANY	Valve	11/25/2025	0	63.83	
			Vendor Subtotal:		63.83	
5660-50-5662-53210	AMAZON.COM	Wire Scratch Brushes/Weld Cap	11/24/2025	0	78.34	
			Vendor Subtotal:		78.34	
5660-50-5662-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - WRRF	11/24/2025	0	290.12	
			Vendor Subtotal:		290.12	
5660-50-5662-65260	VERIZON WIRELESS	October Cell Phones	11/24/2025	0	179.86	
			Vendor Subtotal:		179.86	
5660-50-5662-69400	IOWA STATE UNIVERSITY EXTENS	Forestry, Aquatics - B Cox	11/25/2025	0	45.00	
			Vendor Subtotal:		45.00	
5660-50-5662-73700	CRAWFORD COMPANY INC	Hydrant Project for 4 Hydrants at Finals	11/24/2025	0	17,372.00	00031455
5660-50-5662-73700	CRAWFORD COMPANY INC	Hydrant Project for 4 Hydrants at Finals	11/24/2025	0	12,704.03	

Vendor Subtotal:					30,076.03
5660-50-5663-52300	CLINT WILLIAMS	Reimb Uniforms - C Williams	11/25/2025	0	82.08
Vendor Subtotal:					82.08
5660-50-5663-52830	AMAZON.COM	Drill Bits	11/24/2025	0	28.49
Vendor Subtotal:					28.49
5660-50-5663-53120	STUTSMAN INC	Rotating Assembly for Cornell Pump at /	11/24/2025	0	5,550.00 00031947
5660-50-5663-53120	STUTSMAN INC	Rotating Assembly for Cornell Pump at /	11/24/2025	0	2,873.00
Vendor Subtotal:					8,423.00
5660-50-5663-53120	AMAZON.COM	Goldenmate 1000Va/800W Lithium UPS	11/24/2025	0	387.02 00032309
Vendor Subtotal:					387.02
5660-50-5663-53210	GRAINGER DEPT 802675066	Hardware	11/24/2025	0	37.70
Vendor Subtotal:					37.70
5660-50-5663-53210	IOWA PUMP WORKS, INC	Check Valve & Discharge Hose for Spar	11/25/2025	0	497.23 00032336
Vendor Subtotal:					497.23
5660-50-5663-53220	AMAZON.COM	304 SS 2" Schedule 40 72" Pipe for Papo	11/24/2025	0	137.77 00032276
Vendor Subtotal:					137.77
5660-50-5663-63300	GIERKE-ROBINSON CO INC	Trash Pump Rental	11/25/2025	0	3,960.00 00031897
5660-50-5663-63300	GIERKE-ROBINSON CO INC	Pump Rental	11/25/2025	0	1,560.90
Vendor Subtotal:					5,520.90
5660-50-5663-63300	UNITED RENTALS (NORTH AMER)	Pump for Papoose Rock Cleanout	11/25/2025	0	5,239.06 00032182

Vendor Subtotal:					5,239.06
5660-50-5663-63300	UNITED RENTALS (MUSC)	Chain Hoist Rental for Papoose	11/24/2025	0	906.00 00032203
Vendor Subtotal:					906.00
5660-50-5663-63500	PHELPS THE UNIFORM SPECIALIST	Laundry - WRRF	11/24/2025	0	29.82
Vendor Subtotal:					29.82
5660-50-5663-65260	VERIZON WIRELESS	October Cell Phones	11/24/2025	0	179.85
Vendor Subtotal:					179.85
5660-50-5663-65275	MUSCATINE POWER & WATER	October Internet - Arbor Commons	11/25/2025	0	42.51
5660-50-5663-65275	MUSCATINE POWER & WATER	October Internet - Tipton	11/25/2025	0	42.50
5660-50-5663-65275	MUSCATINE POWER & WATER	October Internet - Mad Creek	11/25/2025	0	42.50
Vendor Subtotal:					127.51
5660-50-5663-65310	AMAZON.COM	October Gas - Arbor Commons	11/25/2025	0	38.68
5660-50-5663-65310	AMAZON.COM	October Gas - Love's	11/25/2025	0	241.19
Vendor Subtotal:					279.87
5660-50-5663-65320	MUSCATINE POWER & WATER	October Electric - Sampson	11/25/2025	0	162.33
5660-50-5663-65320	MUSCATINE POWER & WATER	October Electric - Stewart	11/25/2025	0	483.55
5660-50-5663-65320	MUSCATINE POWER & WATER	October Electric - Arbor Commons	11/25/2025	0	112.99
5660-50-5663-65320	MUSCATINE POWER & WATER	October Electric - 57th	11/25/2025	0	148.69
5660-50-5663-65320	MUSCATINE POWER & WATER	October Electric - Tipton	11/25/2025	0	151.42
5660-50-5663-65320	MUSCATINE POWER & WATER	October Electric - Magnolia	11/25/2025	0	28.49
5660-50-5663-65320	MUSCATINE POWER & WATER	October Electric - Mad Creek	11/25/2025	0	1,560.13
5660-50-5663-65320	MUSCATINE POWER & WATER	October Electric - Stormwater	11/25/2025	0	57.15
5660-50-5663-65320	MUSCATINE POWER & WATER	October Electric - Spinning Wheel Ct	11/25/2025	0	36.47
5660-50-5663-65320	MUSCATINE POWER & WATER	October Electric - Houser	11/25/2025	0	116.21
5660-50-5663-65320	MUSCATINE POWER & WATER	October Electric - Slough	11/25/2025	0	47.47
5660-50-5663-65320	MUSCATINE POWER & WATER	October Electric - Sunset	11/25/2025	0	67.90
5660-50-5663-65320	MUSCATINE POWER & WATER	October Electric - Papoose	11/25/2025	0	2,213.74
5660-50-5663-65320	MUSCATINE POWER & WATER	October Electric - Isett	11/25/2025	0	2,348.17

5660-50-5663-65320	MUSCATINE POWER & WATER	October Electric - Love's	11/25/2025	0	364.89
Vendor Subtotal:					7,899.60
5660-50-5663-65410	MUSCATINE POWER & WATER	October Water - Sampson	11/25/2025	0	22.13
5660-50-5663-65410	MUSCATINE POWER & WATER	October Water - Stewart	11/25/2025	0	27.47
5660-50-5663-65410	MUSCATINE POWER & WATER	October Water - Arbor Commons	11/25/2025	0	26.54
5660-50-5663-65410	MUSCATINE POWER & WATER	October Water - 57th	11/25/2025	0	22.13
5660-50-5663-65410	MUSCATINE POWER & WATER	October Water - Tipton	11/25/2025	0	22.13
5660-50-5663-65410	MUSCATINE POWER & WATER	October Water - Mad Creek	11/25/2025	0	189.03
5660-50-5663-65410	MUSCATINE POWER & WATER	October Water - Houser	11/25/2025	0	23.06
5660-50-5663-65410	MUSCATINE POWER & WATER	October Water - Papoose	11/25/2025	0	46.10
5660-50-5663-65410	MUSCATINE POWER & WATER	October Water - Isett	11/25/2025	0	488.39
5660-50-5663-65410	MUSCATINE POWER & WATER	October Water - Love's	11/25/2025	0	35.39
Vendor Subtotal:					902.37
5660-50-5663-67130	CRAWFORD COMPANY INC	Repair of Papoose Creek Water Line	11/24/2025	0	385.41 00032241
Vendor Subtotal:					385.41
5660-50-5663-67130	TOWBOAT DIVING SERVICE	Papoose Rock Removal	11/24/2025	0	3,000.00 00032030
5660-50-5663-67130	TOWBOAT DIVING SERVICE	Papoose Rock Removal	11/24/2025	0	24,130.00
Vendor Subtotal:					27,130.00
5660-50-5665-52210	AIRGAS USA LLC	Argon	11/25/2025	0	456.43 00032069
5660-50-5665-52210	AIRGAS USA LLC	Compressed Air	11/25/2025	0	145.96 00032009
Vendor Subtotal:					602.39
5660-50-5665-52210	COLE-PARMER INSTRUMENT CO	Phenol Tubes 100-pack	11/25/2025	0	2,115.18 00032331
Vendor Subtotal:					2,115.18
5660-50-5665-52210	MIDLAND SCIENTIFIC INC	Lab Supplies	11/24/2025	0	231.80 00032254
5660-50-5665-52210	MIDLAND SCIENTIFIC INC	Lab Supplies	11/24/2025	0	284.44 00032332
5660-50-5665-52210	MIDLAND SCIENTIFIC INC	Nitric Acid	11/25/2025	0	219.68
5660-50-5665-52210	MIDLAND SCIENTIFIC INC	Yellow Cube	11/25/2025	0	104.53
5660-50-5665-52210	MIDLAND SCIENTIFIC INC	Packaging Bottle	11/25/2025	0	317.60

		Vendor Subtotal:			1,158.05
5660-50-5665-52210	USA BLUE BOOK	Lab Supplies	11/24/2025	0	187.51 00032308
5660-50-5665-52210	USA BLUE BOOK	Vented Wash Bottles	11/25/2025	0	89.40
		Vendor Subtotal:			276.91
5660-50-5665-62510	PHENOVA INC	Testing	11/24/2025	0	482.04
		Vendor Subtotal:			482.04
5660-50-5665-69200	MAILBOXES & PARCEL DEPOT	Shipping	11/24/2025	0	22.66
5660-50-5665-69200	MAILBOXES & PARCEL DEPOT	Shipping	11/25/2025	0	15.94
		Vendor Subtotal:			38.60
5660-50-5665-74200	AQUATIC INFORMATICS INC	WIMS Onsite Training	11/25/2025	0	13,090.40 00032341
		Vendor Subtotal:			13,090.40
5660-50-5666-52750	ARNOLD MOTOR SUPPLY	DEF	11/24/2025	0	19.58
5660-50-5666-52750	ARNOLD MOTOR SUPPLY	DEF	11/24/2025	0	19.58
		Vendor Subtotal:			39.16
5660-50-5666-52840	AMAZON.COM	Boots	11/24/2025	0	94.99
		Vendor Subtotal:			94.99
5660-50-5666-53130	MENARDS (MUSC)	Adapter/Nipple/Tee	11/24/2025	0	70.33
		Vendor Subtotal:			70.33
5660-50-5666-53210	AMAZON.COM	Tank Covers	11/24/2025	0	89.98
		Vendor Subtotal:			89.98

5660-50-5666-53210	AMERICAN RIGGERS SUPPLY	Replacement Bronze Bushed Sheaves for	11/24/2025	0	493.30 00031877
5660-50-5666-53210	AMERICAN RIGGERS SUPPLY	Order Fee	11/24/2025	0	100.00
		Vendor Subtotal:			593.30
5660-50-5666-53220	ARNOLD MOTOR SUPPLY	Hose	11/24/2025	0	8.40
		Vendor Subtotal:			8.40
5660-50-5666-62510	MINNESOTA VALLEY TEST LAB IN	Biosolids Lab Testing	11/25/2025	0	660.00 00032357
		Vendor Subtotal:			660.00
5660-50-5666-62510	STATE HYGIENIC LABORATORY A	Lab Testing	11/25/2025	0	661.50 00032340
		Vendor Subtotal:			661.50
5660-50-5666-65320	EASTERN IOWA LIGHT & POWER C	October Gas - Musser	11/25/2025	0	1,635.86
		Vendor Subtotal:			1,635.86
5660-50-5666-74200	BAMBAUER EQUIPMENT	5" x 660' Red Dragster XL Hose	11/24/2025	0	13,400.00 00032200
		Vendor Subtotal:			13,400.00
5660-50-5668-52750	BLUE FLAME PROPANE LLC	Propane	11/25/2025	0	237.00 00032356
		Vendor Subtotal:			237.00
5660-50-5668-67130	MFC (MIDWEST FLOORING CONCE	Install Epoxy/Polyaspartic Flooring Syste	11/24/2025	0	25,200.00 00032232
		Vendor Subtotal:			25,200.00
5660-50-5668-67130	CRAWFORD COMPANY INC	Exhaust Fan Repairs	11/25/2025	0	1,133.68 00032345
		Vendor Subtotal:			1,133.68
5660-50-5668-67130	RIVER CITY POWER WASH	Wash Prep for Trench Drains	11/25/2025	0	1,337.50 00032231

			Vendor Subtotal:		1,337.50
5660-50-5668-67320	PLETCHER ENTERPRISES INC	Replace Pins on Mounting Bracket on En	11/25/2025	0	255.99 00032246
			Vendor Subtotal:		255.99
			Subtotal for FUND: 5660		167,439.86
5664-40-5664-52300	PHELPS CUSTOM IMAGE WEAR	Uniforms - E Evans	11/25/2025	0	60.66
			Vendor Subtotal:		60.66
5664-40-5664-52840	S.J. SMITH CO.	Safety Glasses	11/24/2025	0	94.08
			Vendor Subtotal:		94.08
5664-40-5664-52890	AMAZON.COM	Batteries	11/24/2025	0	37.98
			Vendor Subtotal:		37.98
5664-40-5664-61110	PFM Financial Advisors LLC	Annual Retainer Fee FY 25/26	11/26/2025	0	2,000.00
			Vendor Subtotal:		2,000.00
5664-40-5664-67400	HABITAT FOR HUMANITY	Sewer Line Cost Share 1246 E 5th St	11/25/2025	0	2,500.00 00032333
			Vendor Subtotal:		2,500.00
5664-40-5664-67400	KIRK BUTCHER PLBG-HTG INC	Emergency Repair	11/24/2025	0	148.04
			Vendor Subtotal:		148.04
			Subtotal for FUND: 5664		4,840.76
5711-10-5711-61650	CARVER AERO INC	December 2025	12/01/2025	0	3,875.00

Vendor Subtotal:					3,875.00
5711-10-5711-65320	MUSCATINE POWER & WATER	October Electric - Airport Comm	11/24/2025	0	66.54
5711-10-5711-65320	MUSCATINE POWER & WATER	October Electric - Airport Lights	11/24/2025	0	36.84
5711-10-5711-65320	MUSCATINE POWER & WATER	October Electric - Airport Comm	11/24/2025	0	56.77
5711-10-5711-65320	MUSCATINE POWER & WATER	October Electric - Airport Runway	11/24/2025	0	219.10
5711-10-5711-65320	MUSCATINE POWER & WATER	October Electric - Airport Gate	11/24/2025	0	53.35
Vendor Subtotal:					432.60
5711-10-5711-69850	IOWA DEPT OF NATURAL RESOUR	Annual Water Use Permit Fee	11/25/2025	0	115.00
Vendor Subtotal:					115.00
Subtotal for FUND: 5711					4,422.60
5811-20-5811-35160	WELLMARK BLUE CROSS & BLUE	Refund A Glynn Claim #451494586100	11/25/2025	0	10.40
Vendor Subtotal:					10.40
5811-20-5811-52740	RAINBO OIL CO-JET BULK OIL	55-gal Drum 5w20 Oil for Ambulances	11/25/2025	0	542.81 00032242
5811-20-5811-52740	RAINBO OIL CO-JET BULK OIL	55-gal Drum 5w20 Oil for Ambulances	11/25/2025	0	0.01
Vendor Subtotal:					542.82
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Sodium Chloride	11/25/2025	0	77.88
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#30050 Curaplex Nasal Cannula Green 4	11/25/2025	0	20.00 00031921
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#1431-20000 Rapid Cold Disposable Ice	11/25/2025	0	24.18 00031921
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#12997 Curaplex Intubation Stylette 10F	11/25/2025	0	55.80 00031921
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#1714-31081 Curaplex IV Extension Set	11/25/2025	0	159.00 00031921
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#1613-862202 Curaplex CuraSlide BC S	11/25/2025	0	149.50 00031921
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#1012-47134 Curaplex TritonGrip TE Ex	11/25/2025	0	261.80 00031943
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#1012-47135 Curaplex TritonGrip TE Ex	11/25/2025	0	261.80 00031943
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Curaplex DART No Syringe	11/25/2025	0	85.00
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#2745-10108 Curaplex ECG Chart Paper	11/25/2025	0	38.60 00032014
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#1714-31081 Curaplex IV Extension Set	11/25/2025	0	159.00 00032014
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#1613-86218 Curaplex CuraSlide BC Sai	11/25/2025	0	149.50 00032014
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#2712-25120 Masimo M-LNCS Sensor I	11/25/2025	0	104.95 00032090
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#2712-40171 Masimo M-LNCS Sensor I	11/25/2025	0	101.45 00032090

5811-20-5811-52840	BOUND TREE MEDICAL LLC	#2712-03911 Masimo M-LNCS Sensor	11/25/2025	0	106.45 00032090
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#2712-29190 Masimo M-LNCS Sensor	11/25/2025	0	108.40 00032090
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#2142-03293 Single Use Blade for UESC	11/25/2025	0	406.74 00032129
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#230005 Ambu BlueSensor SP Pediatric	11/25/2025	0	412.00 00032195
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#1841-14000 Curaplex Tourniquet Blue	11/25/2025	0	40.64 00032195
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#1012-47135 Curaplex TritonGrip TE Ex	11/25/2025	0	261.80 00032195
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#2021-15134 Curaplex Fixed Silicone N	11/25/2025	0	34.90 00032195
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#1613-862202 Curaplex CuraSlide BC S	11/25/2025	0	139.60 00032195
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#2113-10280 Curaplex Cuffed Endotracheal	11/25/2025	0	15.70 00032195
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#16242 Curaplex Select Direct Connect I	11/25/2025	0	79.58 00032195
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Endotracheal Tube w/Stylette	11/25/2025	0	15.70
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Connector	11/25/2025	0	5.85
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Suction Unit Aspirator	11/25/2025	0	47.34
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Curaplex Nasopharyngeal Airway	11/25/2025	0	34.90
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Adult Adhesive Ear Sensors	11/25/2025	0	86.72
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Sensors	11/25/2025	0	81.16
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Curaplex Blankets	11/25/2025	0	95.05
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#2712-26963 Masimo Rainbow DCI Ser	11/26/2025	0	959.99 00032271
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#1714-31081 Curaplex IV Extension Set	11/26/2025	0	159.00 00032271
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Blood Glucose Test Strips	11/26/2025	0	99.00
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Fleece Blankets	11/26/2025	0	95.05
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Defib Pads	11/26/2025	0	79.58

Vendor Subtotal: 5,013.61

5811-20-5811-52840	S.J. SMITH CO.	Medical Oxygen Tank Rental	11/25/2025	0	109.80
5811-20-5811-52840	S.J. SMITH CO.	Medical Oxygen Tank Rental	11/25/2025	0	113.42
5811-20-5811-52840	S.J. SMITH CO.	Medical Oxygen	11/25/2025	0	219.39
5811-20-5811-52840	S.J. SMITH CO.	Medical Oxygen	11/25/2025	0	72.69
5811-20-5811-52840	S.J. SMITH CO.	Medical Oxygen	11/25/2025	0	121.65
5811-20-5811-52840	S.J. SMITH CO.	Pull Over Seal for Medical Post	11/25/2025	0	27.02

Vendor Subtotal: 663.97

5811-20-5811-52840	UNITYPOINT HEALTH	Ambulance Re-Stock September	11/25/2025	0	506.02
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Vendor Subtotal: 506.02

5811-20-5811-52890	ARNOLD MOTOR SUPPLY	Head W/Bumper	11/24/2025	0	26.98
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Vendor Subtotal: 26.98

5811-20-5811-53220	ARNOLD MOTOR SUPPLY	Brakes for Amb. #351	11/24/2025	0	264.45 00032071
5811-20-5811-53220	ARNOLD MOTOR SUPPLY	Filters/Oil	11/24/2025	0	83.10
5811-20-5811-53220	ARNOLD MOTOR SUPPLY	Brake Pad Set for Amb. #352	11/24/2025	0	355.84 00032121
5811-20-5811-53220	ARNOLD MOTOR SUPPLY	Return	11/24/2025	0	-19.42
Vendor Subtotal:					683.97
5811-20-5811-53220	STRYKER SALES CORPORATION	Cover Wing PR #63900010475 for Powe	11/25/2025	0	212.50 00031203
Vendor Subtotal:					212.50
5811-20-5811-61140	PCC INC	Ambulance Billing July	11/25/2025	0	7,753.36
5811-20-5811-61140	PCC INC	Ambulance Billing August	11/25/2025	0	7,619.41
5811-20-5811-61140	PCC INC	Ambulance Billing September	11/25/2025	0	17,218.71
Vendor Subtotal:					32,591.48
5811-20-5811-62220	STERICYCLE INC	Medical Waste Hauling - November	11/25/2025	0	259.49
Vendor Subtotal:					259.49
5811-20-5811-62290	STERICYCLE INC	Shredding	11/25/2025	0	49.66
Vendor Subtotal:					49.66
5811-20-5811-62370	LUPTON & TOYNE PRINTERS	AOB Ambulance Signature forms (1000c	11/25/2025	0	75.00 00032029
5811-20-5811-62370	LUPTON & TOYNE PRINTERS	Ambulance Refusal forms (1000qty in 50	11/25/2025	0	75.00 00032029
5811-20-5811-62370	LUPTON & TOYNE PRINTERS	Radio Report Forms 2-part 2-sided (2000	11/25/2025	0	180.00 00032029
Vendor Subtotal:					330.00
5811-20-5811-64200	EASTERN IA COMMUNITY COLLEC	BLS Renewal	11/25/2025	0	6.00
Vendor Subtotal:					6.00
5811-20-5811-64600	SAM MARTIN	Reimb Background Check Paramedic Clk	11/25/2025	0	101.99
Vendor Subtotal:					101.99

5811-20-5811-65240	MUSCATINE POWER & WATER	September Internet - S Fire	11/25/2025	0	255.00
		Vendor Subtotal:			255.00
5811-20-5811-65260	T-MOBILE	October Cell Phones	11/25/2025	0	210.66
		Vendor Subtotal:			210.66
5811-20-5811-67130	CLARK'S MUFFLER & SERVICE INC	Emergency Repairs to Ambulance #351	11/25/2025	0	1,820.25 00032156
		Vendor Subtotal:			1,820.25
5811-20-5811-67130	COURTESY FORD	Modify/Weld Exhaust Back in Place - En	11/25/2025	0	447.92 00032123
5811-20-5811-67130	COURTESY FORD	Remove and Replace Spark Plugs and Pl	11/25/2025	0	1,977.00 00032123
		Vendor Subtotal:			2,424.92
5811-20-5811-67310	ADVANCED BUSINESS SYSTEMS I	Copier	11/25/2025	0	186.95
5811-20-5811-67310	ADVANCED BUSINESS SYSTEMS I	Copier	11/25/2025	0	192.50
		Vendor Subtotal:			379.45
5811-20-5811-67310	ADVANCED BUSINESS SYSTEMS I	Copier	11/25/2025	0	47.00
		Vendor Subtotal:			47.00
5811-20-5811-67320	RENEW BIOMEDICAL SERVICES LI	Diagnose/Repair Issues with Eitan Medic	11/25/2025	0	175.00 00032191
5811-20-5811-67320	RENEW BIOMEDICAL SERVICES LI	Replace Rear Housing - LifePak 14 SN 4	11/25/2025	0	268.00 00032072
5811-20-5811-67320	RENEW BIOMEDICAL SERVICES LI	PM/Calibration	11/25/2025	0	300.00 00032072
5811-20-5811-67320	RENEW BIOMEDICAL SERVICES LI	Labor	11/25/2025	0	175.00 00032072
		Vendor Subtotal:			918.00
5811-20-5811-67320	STRYKER SALES CORPORATION	Cot Repair in Ambulance 353	11/25/2025	0	620.00 00031944
		Vendor Subtotal:			620.00
5811-20-5811-69200	PACK-N-SHIP	Postage	11/24/2025	0	73.08

Vendor Subtotal:					73.08
Subtotal for FUND: 5811					47,747.25
7625-40-7625-51100	AMAZON.COM	Large Erase Calendar	11/24/2025	0	13.29
Vendor Subtotal:					13.29
7625-40-7625-52300	RANDY MOELLER	Reimb Shoes - R Moeller	11/25/2025	0	149.99
7625-40-7625-52300	RANDY MOELLER	Reimb Uniforms - R Moeller	11/25/2025	0	50.00
Vendor Subtotal:					199.99
7625-40-7625-52400	ARNOLD MOTOR SUPPLY	Gloves	11/24/2025	0	22.99
Vendor Subtotal:					22.99
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Boxed Clamp/Swinger	11/24/2025	0	35.20
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Filters	11/24/2025	0	76.03
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Filters/Connectors	11/26/2025	0	64.78
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Anti-Gel	11/26/2025	0	91.14
Vendor Subtotal:					267.15
7625-40-7625-53210	CARQUEST OF MUSCATINE	Brake Cleaner/Filters	11/25/2025	0	69.60
Vendor Subtotal:					69.60
7625-40-7625-53220	PARTS AUTHORITY	Rad Hose for 901	11/25/2025	0	111.00 00032316
7625-40-7625-53220	PARTS AUTHORITY	Starter for 259	11/25/2025	0	131.00 00032344
7625-40-7625-53220	PARTS AUTHORITY	Starter for 259	11/25/2025	0	35.00
Vendor Subtotal:					277.00
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Tubing	11/24/2025	0	-12.69
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Plug Button	11/24/2025	0	-8.60
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Return	11/26/2025	0	-9.18
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Floor Mats for 429	11/24/2025	0	138.95 00032260

7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Plug Button	11/24/2025	0	8.60
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Hose for 2	11/24/2025	0	145.26 00032315
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Hydraulic Hoses & Fittings for #28	11/24/2025	0	184.26 00032339
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Hose	11/24/2025	0	29.95
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Fitting	11/24/2025	0	18.54
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Plug	11/24/2025	0	3.73
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Stop the Leak	11/24/2025	0	9.09
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Starter Cable	11/26/2025	0	9.18
Vendor Subtotal:					517.09
7625-40-7625-53220	NAPA OF MUSCATINE	Circuit Breaker	11/24/2025	0	5.39
Vendor Subtotal:					5.39
7625-40-7625-53220	CARQUEST OF MUSCATINE	1 Battery for Unit 262	11/25/2025	0	215.99 00032370
7625-40-7625-53220	CARQUEST OF MUSCATINE	1 Battery for Unit 262	11/25/2025	0	22.00
Vendor Subtotal:					237.99
7625-40-7625-67130	DOUGLAS REIST	Tow 743 to Shop	11/25/2025	0	162.00
Vendor Subtotal:					162.00
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Tire Repair	11/25/2025	0	29.07
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Repairs for #2	11/26/2025	0	323.95 00032368
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Repairs for 440	11/26/2025	0	118.50 00032376
Vendor Subtotal:					471.52
Subtotal for FUND: 7625					2,244.01
7921-00-7921-69900	PHELPS CUSTOM IMAGE WEAR	Uniform - Hilger	11/24/2025	0	21.44
7921-00-7921-69900	PHELPS CUSTOM IMAGE WEAR	Uniforms - Hilger	11/25/2025	0	38.07
7921-00-7921-69900	PHELPS CUSTOM IMAGE WEAR	Uniforms - Calcott	11/25/2025	0	42.08
Vendor Subtotal:					101.59
Subtotal for FUND: 7921					101.59

8144-10-8144-61610	MARTIN & WHITACRE SURVEYOR	Muscatine Downtown Facade Revitalizat	11/24/2025	0	6,658.68
		Vendor Subtotal:			6,658.68
		Subtotal for FUND: 8144			6,658.68
8146-10-8146-61660	MARTIN & WHITACRE SURVEYOR	Muscatine Downtown Historic Revitaliza	11/26/2025	0	11,769.29
		Vendor Subtotal:			11,769.29
		Subtotal for FUND: 8146			11,769.29
9002-00-0000-11220	DAVID HILL	A/R Credit	11/26/2025	0	499.00
		Vendor Subtotal:			499.00
9002-00-0000-21140	LIZABETH ZAEHRINGER	Pet Deposit Refund	11/24/2025	0	250.00
		Vendor Subtotal:			250.00
9002-00-0000-21140	DAVID HILL	Security Deposit Interest Refund	11/26/2025	0	2.35
9002-00-0000-21140	DAVID HILL	Security Deposit Refund	11/26/2025	0	250.00
		Vendor Subtotal:			252.35
9002-90-9020-41100	CITY OF MUSCATINE HOUSING RE Admin Full-Time Wages 11/21/25		11/25/2025	0	4,197.85
9002-90-9020-41100	CITY OF MUSCATINE HOUSING RE Admin Longevity 11/21/25		11/25/2025	0	5.20
		Vendor Subtotal:			4,203.05
9002-90-9020-41904	CITY OF MUSCATINE HOUSING RE MPW Oct Base PRI		11/24/2025	0	13.40
9002-90-9020-41904	CITY OF MUSCATINE HOUSING RE Mobile Phone Allowance 11/21/25		11/25/2025	0	4.50
		Vendor Subtotal:			17.90
9002-90-9020-41904	MUSCATINE POWER & WATER	October Phones - Clark House	11/24/2025	0	86.63

			Vendor Subtotal:		86.63
9002-90-9020-41905	CITY OF MUSCATINE HOUSING RE October Postage		11/24/2025	0	0.74
			Vendor Subtotal:		0.74
9002-90-9020-41914	CITY OF MUSCATINE HOUSING RE MPW Sept-Oct Machlink		11/24/2025	0	23.56
			Vendor Subtotal:		23.56
9002-90-9020-41914	MUSCATINE POWER & WATER	October Internet - Clark House	11/24/2025	0	82.97
			Vendor Subtotal:		82.97
9002-90-9020-43100	MUSCATINE POWER & WATER	October Water - Clark House	11/24/2025	0	343.28
			Vendor Subtotal:		343.28
9002-90-9020-43200	MUSCATINE POWER & WATER	October Electric - Clark House	11/24/2025	0	4,374.71
			Vendor Subtotal:		4,374.71
9002-90-9020-43700	ALLIANT ENERGY	October Gas - Clark House	11/24/2025	0	769.44
			Vendor Subtotal:		769.44
9002-90-9020-43900	MUSCATINE POWER & WATER	October Sewer - Clark House	11/24/2025	0	1,009.41
			Vendor Subtotal:		1,009.41
9002-90-9020-44100	CITY OF MUSCATINE HOUSING RE Maint Full-Time Wages 11/21/25		11/25/2025	0	3,265.49
9002-90-9020-44100	CITY OF MUSCATINE HOUSING RE Maint Part-Time Wages 11/21/25		11/25/2025	0	1,272.00
9002-90-9020-44100	CITY OF MUSCATINE HOUSING RE Maint Longevity 11/21/25		11/25/2025	0	14.30
			Vendor Subtotal:		4,551.79
9002-90-9020-44201	MENARDS (MUSC)	Cleaners	11/24/2025	0	36.24

			Vendor Subtotal:		36.24
9002-90-9020-44202	CITY OF MUSCATINE HOUSING RE October Fuel		11/24/2025	0	100.91
			Vendor Subtotal:		100.91
9002-90-9020-44204	HD SUPPLY FACILITIES MAINT	Door Lever	11/24/2025	0	85.30
9002-90-9020-44204	HD SUPPLY FACILITIES MAINT	Door Lever	11/24/2025	0	85.30
			Vendor Subtotal:		170.60
9002-90-9020-44204	MENARDS (MUSC)	Door Hangers	11/24/2025	0	60.11
			Vendor Subtotal:		60.11
9002-90-9020-44205	VAN METER INDUSTRIAL INC	Bulbs	11/24/2025	0	95.55
			Vendor Subtotal:		95.55
9002-90-9020-44206	HD SUPPLY FACILITIES MAINT	Aerator/Faucet	11/24/2025	0	98.72
9002-90-9020-44206	HD SUPPLY FACILITIES MAINT	Shower Parts	11/24/2025	0	91.44
9002-90-9020-44206	HD SUPPLY FACILITIES MAINT	Drain Plug	11/24/2025	0	36.32
			Vendor Subtotal:		226.48
9002-90-9020-44206	PLUMB SUPPLY COMPANY	CH Lavatory Faucet Stock: Delta model#	11/24/2025	0	375.05 00032158
9002-90-9020-44206	PLUMB SUPPLY COMPANY	CH 500 Toilet Replacement: Gerber Max	11/24/2025	0	492.73 00032035
			Vendor Subtotal:		867.78
9002-90-9020-44215	DAVID HILL	Repairs	11/26/2025	0	-73.87
			Vendor Subtotal:		-73.87
9002-90-9020-44301	CITY OF MUSCATINE	SS December Refuse	12/01/2025	0	182.32
			Vendor Subtotal:		182.32

9002-90-9020-44301	CITY OF MUSCATINE HOUSING RE October Refuse	11/24/2025	0	14.00
	Vendor Subtotal:			14.00
9002-90-9020-44302	DAVID HILL Cleaning	11/26/2025	0	-286.44
	Vendor Subtotal:			-286.44
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CO Pest Control 901	11/24/2025	0	20.00
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CODOS 11-13-25 CH 905 Bedbug Initial	11/24/2025	0	390.00 00032288
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CODOS 11-13-25 CH 707 Bedbug Follow U	11/24/2025	0	100.00 00032288
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CO Pest Control 204	11/24/2025	0	20.00
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CODOS 11-13-25 CH All Trash Rooms on /	11/24/2025	0	100.00 00032288
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CO Pest Control	11/24/2025	0	50.00
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CO Pest Control 405	11/24/2025	0	20.00
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CO Pest Control 504	11/24/2025	0	20.00
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CO Pest Control 600	11/24/2025	0	20.00
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CODOS 11-13-25 CH 413 & 304 BB Follow	11/24/2025	0	200.00 00032288
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CODOS 11-13-25 CH 1103, 801 & 606 BB	11/24/2025	0	300.00 00032288
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CO Pest Control	11/24/2025	0	250.00
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CO Pest Control 904	11/24/2025	0	20.00
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CO Pest Control 805	11/24/2025	0	20.00
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CO Pest Control 511	11/24/2025	0	20.00
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CO Pest Control 309	11/24/2025	0	20.00
9002-90-9020-44303	THOMAS L SPANN JR & SONYA CO Pest Control 602	11/24/2025	0	20.00
	Vendor Subtotal:			1,590.00
9002-90-9020-44306	CITY OF MUSCATINE HOUSING RE October Vehicle Mainteance	11/24/2025	0	256.69
9002-90-9020-44306	CITY OF MUSCATINE HOUSING RE Verizon Oct GPS	11/24/2025	0	17.45
	Vendor Subtotal:			274.14
9002-90-9020-44315	SAMUEL ANDERSON CH 413 Paint Walls	11/26/2025	0	500.00 00032211
	Vendor Subtotal:			500.00
9002-90-9020-44318	BURNS & SON'S DIRECT APPLIANC CH 5th Floor Dryer Repair: Labor per Hc	11/24/2025	0	36.00 00032250
9002-90-9020-44318	BURNS & SON'S DIRECT APPLIANC CH 5th Floor Dryer Repair: Belt Replace	11/24/2025	0	15.99 00032250
9002-90-9020-44318	BURNS & SON'S DIRECT APPLIANC CH 5th Floor Dryer Repair: Service Call	11/24/2025	0	79.00 00032250

9002-90-9020-44318	BURNS & SON'S DIRECT APPLIANC Repair	11/24/2025	0	19.75
	Vendor Subtotal:			150.74
9002-90-9020-45103	CITY OF MUSCATINE HOUSING RE Unemployment 11/21/25	11/25/2025	0	1.37
	Vendor Subtotal:			1.37
9002-90-9020-45401	CITY OF MUSCATINE HOUSING RE FICA 11/21/25	11/25/2025	0	633.25
	Vendor Subtotal:			633.25
9002-90-9020-45402	CITY OF MUSCATINE HOUSING RE IPERS 11/21/25	11/25/2025	0	826.46
	Vendor Subtotal:			826.46
9002-90-9020-45403	CITY OF MUSCATINE HOUSING RE Health Insurance 11/21/25	11/25/2025	0	3,743.48
	Vendor Subtotal:			3,743.48
9002-90-9020-45404	CITY OF MUSCATINE HOUSING RE Life Insurance 11/21/25	11/25/2025	0	24.11
	Vendor Subtotal:			24.11
9002-90-9020-45405	CITY OF MUSCATINE HOUSING RE Dental Insurance 11/21/25	11/25/2025	0	81.11
	Vendor Subtotal:			81.11
9002-90-9020-45406	CITY OF MUSCATINE HOUSING RE LTD Insurance 11/21/25	11/25/2025	0	32.02
9002-90-9020-45406	CITY OF MUSCATINE HOUSING RE LTD BW Insurance 11/21/25	11/25/2025	0	8.62
	Vendor Subtotal:			40.64
9002-90-9020-75400	NEAL'S VACUUM & SEWING CENT CH Vacuum Replacement: Sebo G5	11/24/2025	0	799.00 00032278
	Vendor Subtotal:			799.00
	Subtotal for FUND: 9002			26,522.81

9006-90-9060-41100	CITY OF MUSCATINE HOUSING RE Admin Full-Time Wages 11/21/25	11/25/2025	0	1,940.99
9006-90-9060-41100	CITY OF MUSCATINE HOUSING RE Admin Longevity 11/21/25	11/25/2025	0	2.60
	Vendor Subtotal:			1,943.59
9006-90-9060-41904	CITY OF MUSCATINE HOUSING RE Mobile Phone Allowance 11/21/25	11/25/2025	0	3.00
9006-90-9060-41904	CITY OF MUSCATINE HOUSING RE MPW Oct Base PRI	11/24/2025	0	6.35
	Vendor Subtotal:			9.35
9006-90-9060-41904	MUSCATINE POWER & WATER October Phones - Sunset	11/24/2025	0	49.43
	Vendor Subtotal:			49.43
9006-90-9060-41904	US CELLULAR November Cell Phones	11/24/2025	0	35.40
	Vendor Subtotal:			35.40
9006-90-9060-41905	CITY OF MUSCATINE HOUSING RE October Postage	11/24/2025	0	1.48
	Vendor Subtotal:			1.48
9006-90-9060-41914	CITY OF MUSCATINE HOUSING RE MPW Sept-Oct Machlink	11/24/2025	0	11.16
	Vendor Subtotal:			11.16
9006-90-9060-41914	MUSCATINE POWER & WATER October Internet - Sunset	11/24/2025	0	82.97
	Vendor Subtotal:			82.97
9006-90-9060-43100	MUSCATINE POWER & WATER October Water - 2904 Apt E	11/24/2025	0	11.48
9006-90-9060-43100	MUSCATINE POWER & WATER October Water - 2806 Apt F	11/24/2025	0	25.62
	Vendor Subtotal:			37.10
9006-90-9060-43200	MUSCATINE POWER & WATER October Electric - 2904 Apt E	11/24/2025	0	15.05
9006-90-9060-43200	MUSCATINE POWER & WATER October Electric - Sunset	11/24/2025	0	71.68
9006-90-9060-43200	MUSCATINE POWER & WATER October Electric - 2806 Apt F	11/24/2025	0	184.00

Vendor Subtotal:					270.73
9006-90-9060-43700	ALLIANT ENERGY	October Gas - Sunset Office	11/24/2025	0	58.85
9006-90-9060-43700	ALLIANT ENERGY	October Gas - Sunset Garage	11/24/2025	0	45.32
Vendor Subtotal:					104.17
9006-90-9060-43900	MUSCATINE POWER & WATER	October Sewer - 2904 Apt E	11/24/2025	0	25.13
9006-90-9060-43900	MUSCATINE POWER & WATER	October Sewer - 2806 Apt F	11/24/2025	0	35.89
Vendor Subtotal:					61.02
9006-90-9060-44100	CITY OF MUSCATINE HOUSING RE Maint Full-Time Wages 11/21/25		11/25/2025	0	2,635.49
9006-90-9060-44100	CITY OF MUSCATINE HOUSING RE Maint Part-Time Wages 11/21/25		11/25/2025	0	1,272.00
9006-90-9060-44100	CITY OF MUSCATINE HOUSING RE Maint Longevity 11/21/25		11/25/2025	0	21.45
Vendor Subtotal:					3,928.94
9006-90-9060-44201	MENARDS (MUSC)	Paper Towels	11/24/2025	0	50.94
9006-90-9060-44201	MENARDS (MUSC)	Paper Towels	11/24/2025	0	6.90
9006-90-9060-44201	MENARDS (MUSC)	Woven Cover	11/24/2025	0	45.26
Vendor Subtotal:					103.10
9006-90-9060-44202	CITY OF MUSCATINE HOUSING RE October Fuel		11/24/2025	0	49.70
Vendor Subtotal:					49.70
9006-90-9060-44204	MARK A DIERCKS	Master Cylinder	11/24/2025	0	15.00
Vendor Subtotal:					15.00
9006-90-9060-44204	MENARDS (MUSC)	Door Sweep Alarms	11/24/2025	0	41.97
Vendor Subtotal:					41.97
9006-90-9060-44204	PLUMB SUPPLY COMPANY	Foam Sealant	11/24/2025	0	22.32

			Vendor Subtotal:		22.32
9006-90-9060-44205	MENARDS (MUSC)	Bulbs	11/24/2025	0	46.98
			Vendor Subtotal:		46.98
9006-90-9060-44206	HD SUPPLY FACILITIES MAINT	Shower Faucet	11/24/2025	0	81.28
			Vendor Subtotal:		81.28
9006-90-9060-44207	SHERWIN WILLIAMS	Paint	11/24/2025	0	19.09
			Vendor Subtotal:		19.09
9006-90-9060-44208	PLUMB SUPPLY COMPANY	Offset Aviation Snips	11/24/2025	0	30.82
			Vendor Subtotal:		30.82
9006-90-9060-44209	ARNOLD MOTOR SUPPLY	Truck Light	11/24/2025	0	10.75
			Vendor Subtotal:		10.75
9006-90-9060-44301	CITY OF MUSCATINE	SS December Refuse	12/01/2025	0	320.00
			Vendor Subtotal:		320.00
9006-90-9060-44301	CITY OF MUSCATINE HOUSING RE	October Refuse	11/24/2025	0	22.00
			Vendor Subtotal:		22.00
9006-90-9060-44303	THOMAS L SPANN JR & SONYA CO	Pest Control 2700C	11/24/2025	0	20.00
9006-90-9060-44303	THOMAS L SPANN JR & SONYA CO	Pest Control 2900A	11/24/2025	0	20.00
9006-90-9060-44303	THOMAS L SPANN JR & SONYA CO	Pest Control 2900A	11/24/2025	0	20.00
9006-90-9060-44303	THOMAS L SPANN JR & SONYA CO	Pest Control 2812C	11/24/2025	0	20.00
9006-90-9060-44303	THOMAS L SPANN JR & SONYA CO	Pest Control 2804A	11/24/2025	0	20.00
			Vendor Subtotal:		100.00

9006-90-9060-44306	CITY OF MUSCATINE HOUSING RE Verizon Oct GPS	11/24/2025	0	17.45
	Vendor Subtotal:			17.45
9006-90-9060-45103	CITY OF MUSCATINE HOUSING RE Unemployment 11/21/25	11/25/2025	0	2.36
	Vendor Subtotal:			2.36
9006-90-9060-45401	CITY OF MUSCATINE HOUSING RE FICA 11/21/25	11/25/2025	0	421.54
	Vendor Subtotal:			421.54
9006-90-9060-45402	CITY OF MUSCATINE HOUSING RE IPERS 11/21/25	11/25/2025	0	554.37
	Vendor Subtotal:			554.37
9006-90-9060-45403	CITY OF MUSCATINE HOUSING RE Health Insurance 11/21/25	11/25/2025	0	3,376.52
	Vendor Subtotal:			3,376.52
9006-90-9060-45404	CITY OF MUSCATINE HOUSING RE Life Insurance 11/21/25	11/25/2025	0	15.45
	Vendor Subtotal:			15.45
9006-90-9060-45405	CITY OF MUSCATINE HOUSING RE Dental Insurance 11/21/25	11/25/2025	0	54.62
	Vendor Subtotal:			54.62
9006-90-9060-45406	CITY OF MUSCATINE HOUSING RE LTD Insurance 11/21/25	11/25/2025	0	20.69
9006-90-9060-45406	CITY OF MUSCATINE HOUSING RE LTD BW Insurance 11/21/25	11/25/2025	0	8.62
	Vendor Subtotal:			29.31
	Subtotal for FUND: 9006			11,869.97
9007-90-9070-41100	CITY OF MUSCATINE HOUSING RE Admin Full-Time Wages 11/21/25	11/25/2025	0	3,173.47
9007-90-9070-41100	CITY OF MUSCATINE HOUSING RE Admin Longevity 11/21/25	11/25/2025	0	9.10

			Vendor Subtotal:		3,182.57
9007-90-9070-41902	ADVANCED BUSINESS SYSTEMS IT	November Copier	11/24/2025	0	14.12
			Vendor Subtotal:		14.12
9007-90-9070-41903	AMAZON.COM	ScanSnap iX2500	11/25/2025	0	419.99 00032274
9007-90-9070-41903	AMAZON.COM	ScanSnap iX2500	11/25/2025	0	14.30
			Vendor Subtotal:		434.29
9007-90-9070-41904	CITY OF MUSCATINE HOUSING RE	MPW Oct Base PRI	11/24/2025	0	50.79
9007-90-9070-41904	CITY OF MUSCATINE HOUSING RE	Mobile Phone Allowance 11/21/25	11/25/2025	0	1.50
			Vendor Subtotal:		52.29
9007-90-9070-41904	US CELLULAR	November Cell Phones	11/24/2025	0	71.86
			Vendor Subtotal:		71.86
9007-90-9070-41905	CITY OF MUSCATINE HOUSING RE	October Postage	11/24/2025	0	336.47
			Vendor Subtotal:		336.47
9007-90-9070-41914	CITY OF MUSCATINE HOUSING RE	MPW Sept-Oct Machlink	11/24/2025	0	89.26
			Vendor Subtotal:		89.26
9007-90-9070-45103	CITY OF MUSCATINE HOUSING RE	Unemployment 11/21/25	11/25/2025	0	1.80
			Vendor Subtotal:		1.80
9007-90-9070-45401	CITY OF MUSCATINE HOUSING RE	FICA 11/21/25	11/25/2025	0	203.69
			Vendor Subtotal:		203.69
9007-90-9070-45402	CITY OF MUSCATINE HOUSING RE	IPERS 11/21/25	11/25/2025	0	300.44

			Vendor Subtotal:	300.44
9007-90-9070-45403	CITY OF MUSCATINE HOUSING RE Health Insurance 11/21/25	11/25/2025	0	4,068.13
			Vendor Subtotal:	4,068.13
9007-90-9070-45404	CITY OF MUSCATINE HOUSING RE Life Insurance 11/21/25	11/25/2025	0	18.29
			Vendor Subtotal:	18.29
9007-90-9070-45405	CITY OF MUSCATINE HOUSING RE Dental Insurance 11/21/25	11/25/2025	0	72.83
			Vendor Subtotal:	72.83
9007-90-9070-45406	CITY OF MUSCATINE HOUSING RE LTD Insurance 11/21/25	11/25/2025	0	32.98
			Vendor Subtotal:	32.98
9007-90-9070-47150	DHSR LLC New HAP Cook Nov & Oct	11/26/2025	0	980.00
			Vendor Subtotal:	980.00
9007-90-9070-47150	STEPHANIE SUE KELLY Abate - Oct & Nov	11/26/2025	0	990.00
			Vendor Subtotal:	990.00
9007-90-9070-47150	MUSCATINE PLAZA PROPERTIES L New HAP J Gulban Full Nov	11/26/2025	0	880.00
			Vendor Subtotal:	880.00
9007-90-9070-47150	RCN LLC New HAP D Moore Full Nov	11/26/2025	0	519.00
			Vendor Subtotal:	519.00
9007-90-9070-47150	MICHAEL E LAKE New HAP 11 of 31 Day Oct & Full Nov	11/26/2025	0	1,161.00
			Vendor Subtotal:	1,161.00

9007-90-9070-47150	REAL ESTATE RESOURCE ASSOCI/	New HAP C Mathias Full December	12/01/2025	0	798.00
		Vendor Subtotal:			798.00
9007-90-9070-47150	JNB OAK PARK LP	New HAP T Elliott Full December	12/01/2025	0	110.00
		Vendor Subtotal:			110.00
9007-90-9070-47150	GRANDVIEW SENIOR LOFTS LLC	New HAP Edaburn 8 of 31 Days Oct Ful	11/26/2025	0	859.00
		Vendor Subtotal:			859.00
9007-90-9071-41100	CITY OF MUSCATINE HOUSING RE	Admin Full-Time Wages 11/21/25	11/25/2025	0	1,574.79
9007-90-9071-41100	CITY OF MUSCATINE HOUSING RE	Admin Longevity 11/21/25	11/25/2025	0	6.50
		Vendor Subtotal:			1,581.29
9007-90-9071-45401	CITY OF MUSCATINE HOUSING RE	FICA 11/21/25	11/25/2025	0	111.87
		Vendor Subtotal:			111.87
9007-90-9071-45402	CITY OF MUSCATINE HOUSING RE	IPERS 11/21/25	11/25/2025	0	149.27
		Vendor Subtotal:			149.27
9007-90-9071-45403	CITY OF MUSCATINE HOUSING RE	Health Insurance 11/21/25	11/25/2025	0	1,042.91
		Vendor Subtotal:			1,042.91
9007-90-9071-45404	CITY OF MUSCATINE HOUSING RE	Life Insurance 11/21/25	11/25/2025	0	7.69
		Vendor Subtotal:			7.69
9007-90-9071-45405	CITY OF MUSCATINE HOUSING RE	Dental Insurance 11/21/25	11/25/2025	0	16.55
		Vendor Subtotal:			16.55

Subtotal for FUND: 9007 18,085.60

Report Total: 2,489,360.73

11/21/2025	ACH PAYROLL	MISSION SQUARE ICMA RETIRE	12,242.88
11/21/2025	ACH PAYROLL	MISSION SQUARE IMCA RC	1,891.29
11/21/2025	ACH PAYROLL	MUNICIPAL FIRE & POLICE	150,948.02
11/21/2025	ACH PAYROLL	NATIONWIDE	3,730.00
11/21/2025	PAYROLL CHECKS	AFA FLEX BILLING	4,526.96
11/21/2025	PAYROLL CHECKS	AFLAC	525.88
11/21/2025	PAYROLL CHECKS	ALLSTATE	14.94
11/21/2025	PAYROLL CHECKS	AMERICAN FIDELITY	3,091.26
11/21/2025	PAYROLL CHECKS	CITY OF MUSCATINE	33,173.53
11/21/2025	PAYROLL CHECKS	CLERK OF COURT	170.00
11/21/2025	PAYROLL CHECKS	IDAHO CHILD SUPPORT	99.12
11/21/2025	PAYROLL CHECKS	UNITED WAY	138.00
11/21/2025	PAYROLL CHECKS	VSP INSURANCE	1,743.32
11/18/2025	SPECIAL CKS	MODERN CO	378.59
11/18/2025	SPECIAL CKS	DALE OR KATHLEEN SHOPPA	31.25
11/18/2025	SPECIAL CKS	ALEXIS HUSKO	13.87
11/19/2025	SPECIAL CKS	JEREMY FERGUSON	500.00

BILLS FOR APPROVAL SUMMARY
December 3, 2025

Computer Bill Lists

Regular Bills 12/3/25		\$ 2,489,360.73
Special Ck Run 11/18/25	Operating	409.84
Special Ck Run 11/18/25	Elderly	13.87
Special Ck Run 11/19/25	Operating	500.00
Payroll Vendor Checks 11/21/25		43,483.01
Payroll Vendor ACH Payments 11/21/25		168,812.19
	Subtotal	<u>\$ 2,702,579.64</u>

ACH Debit Memo Payments

Wellmark Insurance	Health/Dental Insurance Oct	84,000.00
Payroll Account	Transfer	637,095.84
Treasurer State of Iowa	State Tax Withholding	25,928.12
Internal Revenue Service	Federal Withholding	13,207.12
Treasurer State of Iowa	State Tax Withholding	30,101.30
Internal Revenue Service	Federal Withholding	150,000.00
	Subtotal	<u>\$ 940,332.38</u>

Voucher Program

Various Landlords	Actual December Rent	<u>\$ (11,290.28)</u>
		<u>\$ (11,290.28)</u>

Voids

Void Checks 11/18/25	Operating	\$ (428.31)
Void CK 10/28/25	Elderly	(33.44)
	Subtotal	<u>\$ (461.75)</u>

Total before Journal Entries	<u>\$ 3,631,159.99</u>
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Total Expenditures	<u><u>\$ 3,631,159.99</u></u>
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City of Muscatine

ITEM NUMBER 2025-0508

AGENDA ITEM SUMMARY

DATE: 12/2/2025

STAFF

Matthew Mardesen, City Administrator

SUBJECT

Resolution Authorizing the Transfer of Property to Lumber Lofts and Execution of Quit Claim Deed to Correct Legal Description Pursuant to Post Closing Agreement

EXECUTIVE SUMMARY

Presented for City Council's consideration is a Resolution authorizing the transfer of property and execution of a quit claim deed with Lumber Lofts to correct a legal description pursuant to the Post Closing Agreement.

STAFF RECOMMENDATION

It is the recommendation of the City Administrator to approve the resolution and execute a quit claim deed to correct the record and transfer any interest necessary to complete the post-closing correction.

BACKGROUND/DISCUSSION

During the purchase process of the Lumber Lofts Project, the City of Muscatine provided the sellers with documentation describing the known legal description of the property that the City of Muscatine intended to sell to Lumber Lofts, LLC. In the closing process of the sale, it was determined that the legal description did not include a vacated alley that was intended to be part of the sale. It was determined at that time, in order to not delay the start of the project, the closing could continue if both parties entered into a Development Agreement to correct the legal description. A copy of the Agreement for Post-Closing Approvals and Conveyance between the City of Muscatine and Lumber Lofts, LLC. is attached.

The City of Muscatine sold the property to Lumber Lofts, LLC, by Quit Claim Deed dated July 24, 2025, pursuant to a Development Agreement entered into between the parties. Attached to the agenda item is a copy of the Agreement for Post-Closing Approvals and Conveyance between the City of Muscatine and Lumber Lofts, LLC. It has been determined that a correction to the legal description of the property included in the Development Agreement is necessary to properly reflect the parties' intentions and the proper legal description of the property pursuant to a post-closing agreement and the Development Agreement.

In addition to the Development Agreement, the city's legal council has prepared a resolution, Authorizing the Transfer of Property and Execution of a Quit Claim Deed to Correct Legal Descriptions Pursuant to the Post-Closing Agreement and a Quit Claim Deed that has been reviewed by both parties.

It is the recommendation of the City Administrator to approve the resolution and execute a quit claim deed to correct the record and transfer any interest necessary to complete the post-closing correction.

CITY FINANCIAL IMPACT

No financial impact if approved, merely clarifying the sale of the property to Lumber Lofts, LLC.

ATTACHMENTS

1. Quit Claim Deed (2)
2. RESOLUTION - Transfer of Property and Execution of Quit Claim Deed
3. Post-Closing Agreement EXECUTED

**QUIT CLAIM DEED
Recorder's Cover Sheet**

Preparer Information: (name, address and phone number)

Brett R. Marshall
Lane & Waterman LLP
220 N. Main Street, Suite 600
Davenport, IA 52801
(563) 324-3246

Taxpayer Information: (name and complete address)

Lumber Lofts, LLC
1805 State Street, Suite 101
Bettendorf, IA 52722

Return Document To: (name and complete address)

Brett R. Marshall
Lane & Waterman LLP
220 N. Main Street, Suite 600
Davenport, IA 52801

Grantors:

City of Muscatine, Iowa

Grantees:

Lumber Lofts

Legal Description: See page 2

Document or instrument number of previously recorded documents: N/A

QUIT CLAIM DEED

For the consideration of \$1.00 Dollar(s) and other valuable consideration, the **City of Muscatine, Iowa**, an Iowa municipality, does hereby Quit Claim to **Lumber Lofts, LLC**, all its right, title, interest, estate, claim and demand in the following described real estate in Muscatine County, Iowa:

All of Block 20, in the City of Muscatine, Muscatine County, Iowa, including the Northeasterly 240 feet of the vacated alley in Block 20; except Lots 1 and 10; except parts conveyed to State of Iowa by Warranty Deeds recorded in Book 206 of Lots, page 567, and in Book 252 of Lots, page 160; all referenced being to the real estate records of Muscatine County, Iowa. Subject to easements of record.

This transfer is exempt from transfer tax pursuant to Iowa Code section 428A.2(6) and exempt from the requirement of a Declaration of Value pursuant to Iowa Code section 428A.1(2).

Grantee shall commence construction of the footings for the project on this property by December 31, 2025, as outlined in the previously agreed to Development Agreement. If said condition as to all or any part of the project is not met, then, at the City's option, exercisable by written notice to Grantee at any time following the transfer and failure to meet any of the requirements, which Notice sets forth the nature of the breach or violation and further provided that if the breach or violation is not corrected to the City's reasonable satisfaction within thirty (30) days of the date of receipt of the Notice, then all right, title, and interest in and to the portion of the property in and to the real estate and to any improvements thereon, together with the right of immediate possession thereof, will revert to and revest in the City

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

[SIGNATURE PAGE TO FOLLOW]

Dated: _____, 2025

The City of Muscatine, Iowa

By: _____
Matthew Mardesen, City Administrator

STATE OF IOWA)
) SS
COUNTY OF MUSCATINE)

This instrument was acknowledged before me on _____, 2025 by
Matthew Mardesen, as City Administrator of the City of Muscatine, Iowa.

Notary Public

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING THE TRANSFER OF PROPERTY AND EXECUTION
OF QUIT CLAIM DEED TO CORRECT LEGAL DESCRIPTION PURSUANT TO
POST-CLOSING AGREEMENT**

WHEREAS, the City of Muscatine, Iowa, previously sold certain real property to Lumber Lofts, LLC, by Quit Claim Deed dated July 24, 2025, pursuant to a Development Agreement entered into between the parties, with said land being legally described as follows:

All of Block 20, in the City of Muscatine, Muscatine County, Iowa, including the Northeasterly 240 feet of the vacated alley in Block 20; except Lots 1 and 10; except parts conveyed to State of Iowa by Warranty Deeds recorded in Book 206 of Lots, page 567, and in Book 252 of Lots, page 160; all referenced being to the real estate records of Muscatine County, Iowa. Subject to easements of record; and

WHEREAS, it has been determined that a correction to the legal description of the property included in the Development Agreement is necessary to properly reflect the parties' intentions and the proper legal description of the property pursuant to a post-closing agreement and the Development Agreement; and

WHEREAS, the City desires to execute a quit claim deed to correct the record and transfer any interest necessary to complete the post-closing correction.

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

1. Authorization of Transfer

The City Council hereby authorizes the transfer of the real property legally described as

All of Block 20, in the City of Muscatine, Muscatine County, Iowa, including the Northeasterly 240 feet of the vacated alley in Block 20; except Lots 1 and 10; except parts conveyed to State of Iowa by Warranty Deeds recorded in Book 206 of Lots, page 567, and in Book 252 of Lots, page 160; all referenced being to the real estate records of Muscatine County, Iowa. Subject to easements of record.

to Lumber Lofts, LLC, as is necessary to correct the prior legal description included in the Development Agreement as well as to correct the legal description included in the quit claim deed transferring such property as is required pursuant to the post-closing agreement entered into between the parties.

2. **Execution of Quitclaim Deed**

The Mayor and City Clerk are hereby authorized and directed to execute a quit claim deed in favor of Lumber Lofts, LLC and to take any and all actions necessary to properly record and deliver such deed, reflecting the corrected legal description pursuant to the post-closing agreement.

3. **Approval of Form**

The form of the quit claim deed attached hereto as Exhibit A is hereby approved, and minor modifications may be made as necessary to comply with legal requirements or recording standards.

4. **Further Acts**

The Mayor, City Clerk, and other city officials are authorized to take any further acts necessary to effectuate the purpose of this resolution.

5. **Effective Date**

This resolution shall be in full force and effect immediately upon its adoption.

APPROVED AND ADOPTED this _____ day of _____, 2025.

CITY COUNCIL OF THE CITY OF MUSCAINE, IOWA

Brad Bark, Mayor

ATTEST:

Matthew Mardsen, City Administrator

AGREEMENT FOR POST-CLOSING APPROVALS AND CONVEYANCE

This Agreement for Post-Closing Approvals and conveyance (this "Agreement") is dated July __, 2025 between LUMBER LOFTS, LLC, an Iowa limited liability company ("Lumber Lofts") and the CITY OF MUSCATINE, IOWA (the "City").

RECITALS:

WHEREAS, Lumber Lofts and the City are parties to that certain Development Agreement dated April 17, 2025 (the "Development Agreement"), wherein the City has agreed to transfer the Property (as defined in the Development Agreement) to Lumber Lofts for the purpose of mixed-use building project consisting of commercial and residential units (the "Project").

WHEREAS, the legal description of the Property contained in the Development Agreement and approved by the City does not fully describe all the property to be transferred to Lumber Lofts under the Development Agreement, by omitting certain portions of Block 20 needed for the Project, including the Southwesterly 20 feet of Lots 2 and 9 and the Northeasterly 20 feet of the vacated alley (collectively, the "Omitted Property").

WHEREAS, it is the intent of the City to transfer the Omitted Property to Lumber Lofts under the Development Agreement.

WHEREAS, to facilitate Lumber Lofts' financing and construction schedule, the City and Lumber Lofts desire to close on the transfer of the Property (as defined in the Development Agreement), and to approve and transfer the Omitted Property to Lumber Lofts post-closing.

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lumber Lofts and the City agree as follows:

1. Transfer of Omitted Property. As soon as reasonably practicable following closing on the Property, the City agrees to transfer the Omitted Property to Lumber Lofts, and Lumber Lofts agrees to accept the transfer of the Omitted Property from the City. This shall include a public hearings and may include engineering work, site plans and specifications, and title work. For the avoidance of doubt, it may be necessary for the City to issue a deed reconveying the Property and conveying the Omitted Property in one instrument.

2. Cooperation. Lumber Lofts and the City agree to take such action as is necessary and desirable to facilitate the transfer of the Omitted Property.

3. No Additional Compensation. The Purchase Price paid under the Development Agreement shall be deemed to cover both the Property and the Omitted Property. Lumber Lofts shall not be required to pay any additional consideration under the Development Agreement or this Agreement.

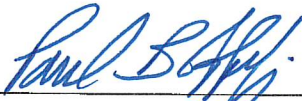
4. Development Agreement Binding. Once transferred pursuant to this Agreement, the Omitted Property shall be deemed "Property" as defined in the Development Agreement and shall be bound and benefitted by all the terms and conditions thereof. If there is a conflict between this Agreement and the Development Agreement, the Development Agreement controls.

5. Choice of Law. This Agreement shall be construed and interpreted in accordance with the laws of the State of Iowa.

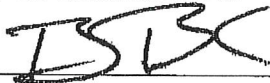
6. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall be deemed one and the same instrument.

IN WITNESS WHEREOF, Lumber Lofts and the City have executed this Agreement as of the date first set forth above.

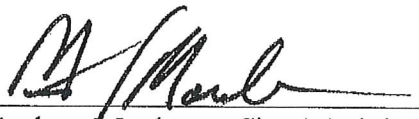
LUMBER LOFTS, LLC

By: 
Pual Boffeli, Manager

CITY OF MUSCATINE

By: 
Brad Bark, Mayor

Attest:


Matthew Mardesen, City Administrator



City of Muscatine

ITEM NUMBER 2025-0510

AGENDA ITEM SUMMARY

DATE: 12/2/2025

STAFF

Andrew Fangman, Assistant Community Development Director

SUBJECT

Resolution Setting the Time and Place of Public Hearing on an Amendment to Title 10 and Title 13 of City Code, to Reflect State Mandated Changes to the Regulation of Accessory Dwelling Units, Group Homes, and Manufactured Homes

EXECUTIVE SUMMARY

Presented for Council consideration is a resolution setting a public hearing on amendments to Title 10 and Title 13 of City Code for 5:30 PM on December 16, 2025. Changes to state law now mandate that cities permit Accessory Dwelling Units, Group Homes, and Manufactured Homes wherever a single-family home is allowed, provided they meet state criteria. To maintain transparency and reflect legally enforceable rules, this amendment updates the City Code to ensure full compliance with these state mandates.

STAFF RECOMMENDATION

Staff recommends Council adopt the resolution setting the time and place of public hearing.

BACKGROUND/DISCUSSION

Introduction

Comprehensive citywide zoning regulations governing all aspects of land use were first adopted by the City of Muscatine in 1957.

A defining feature of these initial regulations was the creation of zoning districts—encompassing much of Muscatine—that restrict land use almost exclusively to site-built single-family homes, with few exceptions for schools, churches, and parks.

Since then, there have been dozens of minor revisions and several major rewrites to the zoning regulations within the City Code. However, throughout all these changes accruing over nearly 70 years, the regulations governing what can be built and what land uses are permitted in the various single-family residential zoning districts remain substantially the same as in the regulations first adopted in 1957.

The approach taken by Muscatine toward single-family zoning—creating districts that essentially only allow for site-built single-family homes and applying them to the overwhelming majority of residentially zoned areas—mirrors the approach taken by nearly every other Iowa community. However, the argument has been successfully made to the state legislature that dedicating so much available land exclusively to site-built, single-family residences has become a barrier to increasing housing options needed by many Iowans. For this reason, the state legislature has taken a number of recent actions that specifically limit how restrictive cities and counties in Iowa can be with single-family zoning regarding accessory dwelling units, group homes, and manufactured homes.

This memo is divided into two parts: an analysis of the new State Code requirements for single-family residential zones (concerning accessory dwelling units, group homes, and manufactured homes), and the text of the proposed changes in City Code that are necessary for compliance with state code.

Accessory Dwelling Units: Recent Changes in State Code

With the intent to increase housing availability and affordability, the Iowa State Legislature passed, and the Governor signed, Senate File 592 (SF 592). This legislation, which took effect on July 1, 2025, mandates that all cities and counties in Iowa must permit at least one accessory dwelling unit (ADU) on the same lot as a single-family home. This requirement applies even if the zoning of a lot does not allow for multiple dwelling units on a single lot.

An ADU is an additional residential dwelling unit located on the same lot as a single-family home. It can be either attached to or detached from the primary residence. For the purpose of SF 592, an ADU is further defined as not exceeding 1,000 square feet or 50% of the size of the primary residence, whichever is larger.

In addition to requiring cities to allow ADUs on all single-family lots, SF 592 also prohibits cities from imposing the following restrictions and regulations on the development of ADUs.

The following requirements imposed on ADUs cannot be more restrictive than those for the single-family residences they share a lot with: maximum building heights, minimum setback requirements, minimum lot sizes, minimum building frontages, maximum lot coverage, and density requirements.

Beyond this, the following restrictions on how ADUs can be regulated have been imposed:

- ADUs cannot be required to match the exterior design, roof pitch, or finishing materials of the single-family residence they share a lot with.

- The use of an ADU as a rental unit cannot be prohibited. Rental housing licensing and regulations must be applied to ADUs in the same manner as all other types of dwelling units.
- Cities cannot require that additional off-street parking spaces be constructed for an ADU beyond what is already required for the existing single-family home.
- Any requirement for new or separate utility lines between the accessory dwelling unit and public utility service connections can not be required.
- Restrictions on the occupancy of either the single-family residence or the ADU by any of the following manners are prohibited:
 - Requiring the property owner to be a resident of the single-family residence or the ADU.
 - Requiring a familial, marital, or employment relationship to exist between the occupants of the single-family residence and the occupants of the ADU.
 - Restricting the occupancy of an ADU based on income or age

SF 592 imposes the following restrictions and requirements on ADUs located on single family lots.

- An ADU's size is capped at 1,000 square feet or 50% of the primary residence's size, whichever is larger. However, cities may permit larger ADUs.
- ADUs must comply with the adopted building code.
- ADUs may be prohibited by a deed restriction (covenants) or the rules of a common interest community (such as a condominium association). Both are contractually based obligations between private property owners and, as such, cannot be enforced, mandated, or be required to exist by a city.

Currently, City Code does not allow ADUs in zoning districts that restrict residential uses to one dwelling unit per lot. However, as of July 1, SF 592 has made this local prohibition on ADUs in single-family residential areas unenforceable. For this reason, it is no longer enforced within the City of Muscatine.

Accessory Dwelling Units: Proposed Changes to City Code

For the sake of transparency and good customer service, the regulations in the City Code should reflect what is actually enforceable. This proposed amendment to the City Code will make all the necessary changes to allow for and regulate ADUs as mandated by state law. Below are the specific code changes being proposed to accomplish this.

The following definition of an “accessory dwelling unit” is being proposed for inclusion in Section 10-31-1 of City Code (the definition section of the zoning ordinance:

“Accessory Dwelling Unit (ADU)”: An additional residential dwelling unit located on the same lot as a single-family residence that is either attached to or detached from the principal single-family residence.

Chapter 20 of the zoning ordinance (Title 10 of the City Code) contains the specific regulations that apply to accessory structures and uses across all zoning districts. To comply with state law requiring cities to allow Accessory Dwelling Units (ADUs), a new section regulating ADUs is being proposed for inclusion in Chapter 20. The proposed language reflects the minimum standards now mandated by state code. The Council may either adopt these specific standards or more permissive standards.

Section 10-20-6 Accessory Dwelling Units

One accessory dwelling unit on the same lot as a single-family residence, shall be allowed, in accordance with the following conditions:

- A. An accessory dwelling unit shall not exceed one thousand square feet or fifty percent of the size of the single-family residence.*
- B. An accessory dwelling unit shall conform to the established setback requirements for its zoning district. However, the lesser setback requirements for accessory buildings, as established in Section 10-20-3, may be applied to detached accessory dwelling units under the following conditions:*
 - 1. The cumulative size of the accessory dwelling unit, all garages (attached to any structure on the parcel or detached), and any other accessory buildings present on the lot does not exceed the size restrictions for accessory buildings established in Section 10-20-2.*
 - 2. The placement and setbacks of the detached accessory dwelling unit conform to those established for accessory buildings in Section 10-20-3.*
- C. An accessory dwelling unit shall comply with all applicable building regulations as defined in Title 8, or if it a manufactured home have been constructed under the authority of 42 U.S.C. Section 5403 and which displays a seal from the U.S. Department of Housing and Urban Development certifying that it is in compliance with 42 U.S.C. Section 5403.*
- D. If a manufactured home is used as an accessory dwelling unit, it shall be converted to real property by being placed on a permanent foundation and assessed for real estate taxes.*
- E. Mobile homes, recreational vehicles, campers, or tents, shall not be used an accessory dwelling unit.*
- F. New or separate utility lines between the accessory dwelling unit and public utility service connections shall not be required. However, if full utility access that includes a separate metering system for billing purposes cannot be provided to the accessory dwelling unit, then new or separate utility lines may be required.*

Section 13-6-1(E) prohibits multiple structures from connecting to the public sewer using the

same private lateral (a multiple stack connection). Because state code now specifically allows ADUs to share a sanitary lateral with the primary dwelling unit, this section of City Code will need to be amended as follows to account for this state-mandated exception to the prohibition on multiple stack connections.

Section 13-6-1(E)

All multiple stack connections shall be prohibited. Every structure within the City which is required to connect to the public sewer, as provided in Section 13-6-2.1(D), shall have an independent connection made or caused to be made at no expense to the City unless:

- 1. **A MULTIPLE STACK connection is specifically approved in writing by the City.***
 - 2. **A MULTIPLE STACK CONNECTION IS SHARED BY A SINGLE-FAMILY RESIDENCE AND ACCESSORY DWELLING UNIT, AS DEFINED IN SECTION 10-31-1***
-

Group Homes: Recent Changes in State Code

Currently, the City Code defines and regulates group homes differently than it does single-family residences. The definition and regulations for group homes, contained within the City Code, haven't changed since 1976.

However, since that time, the state legislature has passed several mandates that require certain types of group homes to be treated as single-family homes for zoning purposes. The specifically protected types of group homes are:

- Residential care facilities serving three to five persons with an intellectual disability, chronic mental illness, a developmental disability, or a brain injury.
- Child foster care facilities with fewer than six children.
- Elder group homes with three to five residents.
- Maternity group homes.

There are fifteen different zoning districts within the City Code that allow for some or all forms of residential uses as a permitted use. Of these, only the R-6 Multi-Family Residential District permits group homes in a manner that is fully consistent with state law mandates.

The remaining 14 districts restrict group homes in ways that are currently unenforceable under state law. These restrictions specifically include provisions that:

- Do not permit group homes at all.
- Permit them, but with restrictions not permissible under state code.
- Require prior approval of a Conditional Use Permit by the Zoning Board of Adjustment and include restrictions not permissible under state code.

- Require the group home to be part of a City Council-approved development plan in districts where land uses are based on such a plan.

The City has been required by State Code to allow group homes even when the placements conflict with the zoning ordinance. This has led to awkward situations and confusion among residents, who question the City's lack of enforcement of its own rules.

Group Homes: Proposed Changes to City Code

For the sake of transparency and good customer service, the regulations in the City Code should reflect what is actually enforceable. This proposed amendment will make all the necessary changes to allow for and regulate group homes as mandated by state law.

To accomplish this, the existing definition of a "group home" in Section 10-31-1 of the City Code (the definition section of the zoning ordinance) would be deleted and replaced with the following definition:

"Group Home": A community-based residential home that meets one of the following criteria:

- A. Family home meaning a residential care facility as defined under Chapter 135C.1(21) of the Iowa Code or a child foster care facility as defined by Iowa Code Chapter 237.1(6).*
 - 1. Residential care facility means any institution, place, building, or agency providing for a period exceeding twenty-four (24) hours accommodation, board, personal assistance, and other essential daily living activities to three (3) individuals or more. Further, a care facility falling under the definition of Iowa Code 135C.1(21) must serve persons with an intellectual disability, chronic mental illness, a developmental disability, or brain injury as described by section 135.62 of the Code. A residential care facility is to have five (5) or fewer residences to remain in compliance with Iowa Code 135C.2.*
 - 2. Child foster care facility means the provision of parental nurturing, which includes but is not limited to the furnishing of food, lodging, training, education, supervision, treatment, or other care, to a child on a full-time basis. Child foster care exemptions are governed and fined by Iowa Code 237.1(6) as defined under Chapter 237.1(6) of the Iowa Code. This facility is limited to fewer than six (6) children and does not enumerate individual foster care family homes licensed under chapter 237 of the Iowa Code.*
- B. Elder group home meaning a single-family or multiple-family housing residence as required under Iowa Code 414.31 and is operated by a person who is providing room, board, and personal care and may provide health-related services to three (3) through five (5) elders, defined as those at least sixty (60) years of age or older, who are not related to the person providing the service within the third degree of consanguinity or*

affinity, and which is staffed by an on-site manager twenty-four (24) hours per day, seven (7) days per week as required under Iowa Code 231B.1.

- C. Maternity group home should be interpreted liberally pursuant to Iowa Code section 414.27 but means a community-based residential home as defined by section 414.22 that provides room and board, personal care, supervision, training, support, and education in a family environment for women who are either pregnant or who have given birth within the preceding twenty-four (24) months and live with their children, and includes overnight room accommodations and administrative and office space for those persons who provide such services. A conditional use permit, special use permit, special exception, or variance is not required. However, the group homes shall not be located within contiguous city block areas as provided for in Iowa Code 414.27(3).*
- D. Any other occupancy of a dwelling unit that state or federal law mandates be treated the same as a single-family residence in zoning-related matters and pursuant to section 103A.7, 104A.2, and 104A.6 of the Iowa Code. Further, the City Ordinance shall not be interpreted as more restrictive than the rules adopted for the special classification by the director and state building code requirements for single or multiple-family housing. In the event this section of the Ordinance conflicts with State or Federal law, then the ordinance is preempted.*
- E. None of the above definitions include alternatives to incarceration, such as halfway houses, where residents are placed by court order and are under 24-hour supervision by employees or contractors of the Iowa Department of Corrections. This definition does not include alternatives to incarceration, such as halfway houses, where residents are placed by court order and are under 24-hour supervision by employees or contractors of the Iowa Department of Corrections.*

In the following zoning districts, it is being proposed that group homes be removed as a conditional use and added as a permissive use:

- R-1 Residential – Remove 10-6-2(A) and add 10-6-1(I)
- R-2 Residential – Remove 10-6-2(A) and add 10-6-1(I)
- R-3 Residential – Remove 10-6-2(A) and add 10-6-1(I)
- R-4 Residential – Remove 10-7-2(B) and add 10-7-1(I)

Currently, certain types of group homes are permitted in the R-5 Residential District, but with specific limitations and restrictions. This amendment would remove those existing restrictions. This amendment would remove those existing restrictions and limitations, establishing group homes simply as a permitted use. 10-8-1(D)

The proposed new definition of “group home” would then be added a listed permissive use in the following zoning districts:

- R-6 Residential – 10-9-1(J)

- R-L Large Scale Residential – 10-10-4(E)
- S-1 Special Development– 10-16-3(AD)
- S-2 Institutional Office– 10-17-3(S)

This new definition of “group home” would then be added as a listed permissive use in the following zoning districts. However, it would include the same minimum lot size requirement of two acres that a single-family residential use requires in these districts:

- AG Agricultural – 10-3-1(B)
- M-1 Light Industrial – 10-14-1(O)

Manufactured & Mobile Homes: Recent Changes to State Code

The current City Code defines a “mobile home” as “A transportable manufactured structure built on a chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities.”

Since Muscatine’s initial adoption of its zoning ordinance, the City Code has severely restricted the placement of mobile homes, allowing them only in mobile home parks, mobile home park subdivisions, or as part of a City Council-approved development plan.

Recent changes to State code have made the severe restrictions on placing structures that City Code currently defines as mobile homes, but which were constructed after 1976, unenforceable.

State code now uses distinct and mutually exclusive definitions:

A "**manufactured home**" is a factory-built structure built under the authority of 42 U.S.C. §5403, the mandatory, uniform federal standards for manufactured homes built in the U.S., and which displays a seal from the U.S. Department of Housing and Urban Development, and was constructed on or after June 15, 1976.

A "**mobile home**" is a vehicle without motive power used or manufactured/constructed to permit its use as a conveyance on public streets and highways, and designed, constructed, or reconstructed to be used as a place for human habitation by one or more persons. It also includes any such vehicle with motive power not registered as a motor vehicle in Iowa. A mobile home is not built to a mandatory building code, contains no state or federal seals, and was built before June 15, 1976.

Under City Code, the current definition of a “mobile home” encompasses both the state's definition of a "mobile home" and a "manufactured home."

State code now prohibits cities from adopting or enforcing zoning regulations that deny a proposed residential structure solely based on it being a manufactured home. Structures built before 1976 (classified as mobile homes by the state) are exempt from this provision, meaning cities may still limit their placement.

State code requires that a manufactured home be located and installed using the same standards as a site-built, single-family dwelling on the same lot. This includes requirements for a permanent foundation system, setback, and minimum square footage. Additionally, the manufactured home must be assessed and taxed as a site-built dwelling.

To prevent cities from implementing de facto bans on manufactured homes through impossible development standards, the State imposed several limiting provisions. Cities shall not:

- Require a perimeter foundation system for a manufactured home which is incompatible with the structural design of the manufactured home structure.
- Require more than one permanent foundation system for a manufactured home.
- Adopt or enforce construction, building, or design ordinances, regulations, requirements, or restrictions which would mandate width standards greater than twenty-four feet, roof pitch, or other design standards for manufactured housing if the housing otherwise complies with the mandatory, uniform federal standards for manufactured homes built in the U.S. (42 U.S.C. §5403).

Manufactured & Mobile Homes: Proposed Changes to City Code

The City has been allowing the placement of manufactured homes as required by state code, even when such placements conflict with the current City Code. This practice has created awkward situations and led residents to question the enforcement of local regulations. For the sake of transparency and good customer service, the regulations in the City Code must be updated to reflect what is actually enforceable.

The following definitions are being proposed for inclusion in Section 10-31-1 of City Code (the definition section of the zoning ordinance):

“Manufactured Home”: A factory-built structure built under the authority of 42 U.S.C. §5403, that is required by federal law to display a seal from the United States Department of Housing and Urban Development, and was constructed on or after June 15, 1976.

“Manufactured-Mobile Home Park”: A property under single ownership, upon which multiple mobile or manufactured homes are located, occupied as dwellings, and each home may or may not be under separate ownership from the land on which it sits.

“Manufactured-Mobile Home Park Lot”: Means a leaseable or rentable portion of land within a

manufactured home park that has been reserved for the placement of a single manufactured or mobile home.

“Mobile Home”: *Any vehicle without motive power used or so manufactured or constructed as to permit its being used as a conveyance upon the public streets and highways and so designed, constructed, or reconstructed as will permit the vehicle to be used as a place for human habitation by one or more persons; but shall also include any such vehicle with motive power not registered as a motor vehicle in Iowa. A “mobile home” is not built to a mandatory building code, contains no state or federal seals, and was built before June 15, 1976.*

Chapter 23 of the zoning ordinance (Title 10) currently regulates mobile homes and mobile home courts. The proposed amendment will delete the current code language and replace it with a modified version. The intent of this modification is solely to reflect changes necessitated by state law without introducing any other significant alterations.

The key changes include:

- **Renaming:** The term "mobile home court" will be officially renamed "manufactured-mobile home park."
- **Mobile Home Placement:** The placement of mobile homes (pre-1976 units) will continue to be restricted to manufactured-mobile home parks, and their use as an accessory dwelling unit (ADU) will be prohibited.
- **Manufactured Home Placement:** Manufactured homes (post-1976 units) will be allowed in any location where a single-family dwelling is a permitted use, as an accessory dwelling unit, as well as within manufactured-mobile home parks.
- **Skirting Requirement:** A skirting requirement will be instituted for manufactured homes installed outside of manufactured-mobile home parks.
- **Zoning Designation:** Manufactured-mobile home parks will continue to be allowed only as a conditional use in the R-4 Residential District, mirroring the current restriction on mobile home courts. 10-7-2(A)

Full text of the proposed of the Chapter 23 of Title 10 is as follows:

CHAPTER 10-23 MANUFACTURED AND MOBILE HOME REGULATIONS

10-23-1 Mobile Home Regulations

10-23-2 Manufactured Home Regulations

10-23-3 Manufactured-Mobile Home Park Standards

10-23-1 Mobile Home Regulations

Mobile homes shall comply with the following regulations:

- A. *May only be used as a dwelling in a manufactured-mobile home park which conforms with the requirements of this chapter.*
- B. *No mobile home outside of an approved manufactured- mobile home park shall be connected to utilities, except those mobile homes being offered for sale and not inhabited.*
- C. *No mobile shall be used as an accessory dwelling unit.*

10-23-2 Manufactured Home Regulations

Manufactured homes shall comply with the following regulations and may only be located as follows:

- A. *In an approved manufactured-mobile home park*
- B. *If located on a residential lot outside of an approved manufactured-mobile home park, they must meet the following standards:*
 - 1. *The manufactured home shall be converted to real property by being placed on a permanent foundation and assessed for real estate taxes pursuant to State Code.*
 - 2. *Shall conform to the established height, area, and setback requirements for its zoning district.*
 - 3. *Skirting must be installed on manufactured homes to fully enclose the open space between the home and the ground. Skirting materials shall be durable, suitable for exterior exposures, and installed according to the manufacturer's instructions. The skirting must be secured to ensure stability, minimize vibrations, reduce susceptibility to wind damage, and compensate for possible frost heave.*
- C. *If a manufactured home is used as an accessory dwelling unit, it shall:*
 - 1. *Meet all requirements for an accessory dwelling unit as set forth in Section 10-20-6*
 - 2. *Meet the skirting requirements as set forth in Section 10-23-2(B)(3)*
 - 3. *The manufactured home shall be converted to real property by being placed on a permanent foundation and assessed for real estate taxes pursuant to State Code*

10-23-3 Manufactured-Mobile Home Park Standards

Manufactured-Mobile Home Parks shall meet the following minimum standards:

- A. *Each manufactured-mobile home park lot provided for the occupancy of a single manufactured or mobile home unit shall have an area of not less than four thousand (4,000) square feet and a width of not less than forty-five feet (45').*
- B. *No manufactured-mobile home park shall be permitted to have an average density of more than nine dwelling units per acre.*
- C. *Each manufactured-mobile home park shall provide an area of not less than ten (10) acres.*
- D. *Provide tie-downs, anchors, or a foundation in accordance with Iowa Admin. Code r. 661-322. State Building Code—Manufactured Housing Support and Anchorage Systems.*

- E. All lot services in a manufactured-mobile home park shall be provided in accordance with applicable building, plumbing, electrical, mechanical, housing, fire and gas codes.*
- F. All manufactured-mobile home parks shall provide manufactured-mobile home park lots sufficient in size that no manufactured or mobile home or any structure, addition, or appurtenance thereto is located less than ten feet (10') from the nearest adjacent park boundary.*
- G. Space between manufactured or mobile homes may be used for the parking of motor vehicles if the space is clearly designated, meets parking area surfacing standards contained within Section 10-27-8, and the vehicle is parked at least ten feet (10') from the nearest adjacent dwelling.*
- H. Each manufactured or mobile home site shall abut or face a clear unoccupied space, driveway, roadway, or street of not less than twenty feet (20') in width, which shall have unobstructed access to a public highway, street, or alley.*
- I. The manufactured-mobile home park shall be surrounded by a landscaped strip of open space fifty feet (50') wide along the street frontage of a major street and twenty-five feet (25') wide along all other lot lines or street frontage.*
- J. Manufactured and mobile home parks in existence as of January 1, 2025, shall be considered as having met all of the requirements of this section. Any enlargement, additions, or extensions to such manufactured and mobile home park shall be in accordance with the provisions of this section.*

The proposed amendment would remove "mobile home park subdivision" as an allowed use in the R-4 Residential District, 10-7-1(H). Under the current code, this is the only provision that allows a mobile home to be installed similarly to a traditional single-family home (one home on one privately owned parcel). Now that state code permits the placement of a manufactured home in all locations where stick-built construction is allowed, the specific provision for a mobile home park subdivision with unique development standards is unnecessary and confusing.

Conclusion

These proposed amendments represent a necessary and significant overhaul of Muscatine's long-standing zoning framework for single-family residential areas. By addressing Accessory Dwelling Units, Group Homes, and Manufactured Homes, the City Code will be brought into compliance with recent state legislative mandates. These amendments remove unenforceable, outdated restrictions that have historically limited housing options, thereby increasing transparency for residents, developers, and staff.

On November 17th, the Planning and Zoning Commission reviewed this proposed amendment and voted 6-0 to recommend its approval. Prior to any City Council action on the amendment, a public hearing must be held. This resolution sets that public hearing for the December 16th City Council meeting.

CITY FINANCIAL IMPACT

There is no impact to the general fund of approving this Code change.

ATTACHMENTS

1. Resolution Set PH SF Code Changes
2. Public Notice SF Code Changes

RESOLUTION NO. 2025-0510

RESOLUTION SETTING THE TIME AND PLACE OF PUBLIC HEARING ON AN AMENDMENT TO TITLE 10 AND TITLE 13 OF CITY CODE, TO REFLECT STATE MANDATED CHANGES TO THE REGULATION OF ACCESSORY DWELLING UNITS, GROUP HOMES, AND MANUFACTURED HOMES

WHEREAS, Changes in state law have significantly limited how restrictive cities can be regarding the placement of accessory dwelling units, group homes, and manufactured homes on parcels or lots where a site-built single-family home is permitted;

WHEREAS, Accessory dwelling units, group homes, and manufactured homes that meet the definitions and criteria set forth in state code must now be permitted by the City on any lot or parcel where a site-built single-family home would be allowed by the applicable zoning district;

WHEREAS, For the sake of transparency and good customer service, the regulations in the City Code must reflect what is actually enforceable;

WHEREAS, This proposed amendment will make all necessary changes to Muscatine's zoning framework for Accessory Dwelling Units (ADUs), Group Homes, and Manufactured Homes, bringing the City Code into compliance with all state legislative mandates;

WHEREAS, The Planning and Zoning reviewed this proposed amendment and voted 6-0 to recommend its approval; and

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Muscatine, that a Public Hearing is hereby set to allow the public to comment on the proposed ordinance bringing the regulation of the placement of accessory dwelling units, group homes, and manufactured homes into compliance with state code, by amending Title 10 and Title 13 of the City Code of Muscatine. Said hearing to be conducted at 5:30 P.M. on Tuesday, December 16, 2025, in the City Hall Council Chambers.

PASSED, APPROVED, AND ADOPTED by the City Council for the City of Muscatine, Iowa, on this, the 2nd day of December 2025.

Dr. Brad Bark, Mayor

ATTEST:

Matthew Mardesen, City Administrator

**PUBLIC NOTICE
NOTICE OF TIME AND PLACE OF PUBLIC HEARING
ON PROPOSED AMENDMENT TO TITLE 10 AND TITLE 13 OF CITY CODE,
TO REFLECT STATE MANDATED CHANGES TO THE REGULATION OF
ACCESSORY DWELLING UNITS, GROUP HOMES, AND MANUFACTURED
HOMES**

Changes in state law have significantly limited how restrictive cities can be regarding the placement of accessory dwelling units, group homes, and manufactured homes on parcels or lots where a site-built single-family home is permitted. Specifically, accessory dwelling units, group homes, and manufactured homes that meet the definitions and criteria set forth in state code must now be permitted by the City on any lot or parcel where a site-built single-family home would be allowed by the applicable zoning district.

For the sake of transparency and good customer service, the regulations in City Code should reflect what is actually enforceable. These proposed amendments will make necessary changes to Muscatine's zoning framework for Accessory Dwelling Units (ADUs), Group Homes, and Manufactured Homes, and bring the City Code into compliance with all state legislative mandates.

Full text of the proposed amendment can be revised in the City Clerk's Office, City Hall, 215 Sycamore Street, or online at www.muscatineiowa.gov.

Notice is further given that the City Council of the City of Muscatine, Iowa, will conduct a public hearing on said proposed changes to City Code on Tuesday, December 16, 2025, at 5:30 p.m. in the City Hall Council Chambers, 215 Sycamore Street, at which time all interested parties are invited to comment. The hearing will be held during the regular Muscatine City Council meeting.

Following such hearing, the Muscatine City Council may take action on said proposal without further notice or opportunity for hearing. If you are a person requiring a special accommodation for a disability or language barrier, please contact the City at 563-262-4141 at least three (3) business days in advance of the meeting date.

Cinda Hilger, City Clerk



City of Muscatine

ITEM NUMBER 2025-0509

AGENDA ITEM SUMMARY

DATE: 12/2/2025

STAFF

Blake Allington, Program Supervisor
Nick Gow, Assistant Director of Parks and Recreation
Richard Klimes, Parks and Recreation Director

SUBJECT

Resolution Accepting Completed Work Performed by Merit Construction Company for the Muscatine Indoor Sports Complex Project and Authorizing Final Payment of \$686,985.17, Including 5% Retainage to be Released 30 Days from the Date of this Acceptance or Until the Remaining Punch List Items are Completed to Satisfaction.

EXECUTIVE SUMMARY

Presented for City Council's consideration is a Resolution Accepting Completed Work Performed for the Muscatine Indoor Sports Complex Project. The City and the Project Engineer have completed final inspection of the project and have deemed it to be in general conformance to the approved plans and specifications. The original contract with Merit Construction Company was for the amount of \$6,954,600.00. There were four (4) change orders resulting in a net contract increase of \$77,320.68. The 5% retainage for this project is \$351,586.11.

STAFF RECOMMENDATION

Staff recommends Council approve the attached Resolution Accepting Completed Work Performed and authorize release of retainage 30 days after approval or until remaining punch list items are completed to satisfaction.

BACKGROUND/DISCUSSION

The City of Muscatine staff, the community design team and the engineering firm of ISG developed the plans and specifications for the Muscatine Indoor Sports Complex Project. On June 20, 2024, the Muscatine City Council adopted the resolution approving the plans, specifications, form of contract, cost estimate and setting the bid opening date. The proposed new complex is located at the Muscatine Soccer West site directly across from the Muscatine Soccer Complex. The project includes the construction of an indoor, temperature-controlled, multi-use facility that consists of a synthetic turf field, an inflatable year-round dome structure, with restrooms and a concession area on site. The facility will be able to host regulation

football, soccer, softball, baseball, pickleball, volleyball and general group gatherings and events. The substantial project completion took place in November 2025.

CITY FINANCIAL IMPACT

The original Muscatine Indoor Sports Complex Project construction contract was approved at \$6,954,600.00. Change orders have adjusted the project contract total to \$7,031,920.68. The City will receive a refund in the amount of \$219,454.80 from the engineering firm to help offset the total project cost change order adjustments. The total project public funds and private donations and contributions committed to date equal \$8,089,279.57. The total project expenditures, including the general contract, change order #1- #4, engineering services, project incidental costs (Soil geo report, builders risk insurance, soil compaction testing, concrete testing) and internal operations items already procured equal \$8,007,572.50. To date, the project City/County/State funding amount equals \$4,440,595.27, and the project private donation funding amount equals \$3,648,727.30.

ATTACHMENTS

1. AIS - Resolution Accepting Completed Work - Muscatine Indoor Sports Complex
2. Merit Construction Pay App
3. Cert. Substantial Completion Dome

RESOLUTION NO. 2025-0509

**RESOLUTION ACCEPTING COMPLETED WORK PERFORMED
FOR THE MUSCATINE INDOOR SPORTS COMPLEX PROJECT AND AUTHORIZING
FINAL PAYMENT**

WHEREAS, the City of Muscatine approved the Plans, Specifications, and Form of Contract for the Muscatine Indoor Sports Complex Project; and

WHEREAS, the City of Muscatine entered into a contract for said project with Merit Construction Company for \$6,954,600.00 with four (4) change orders, for a total contract amount of \$7,031,920.68; and

WHEREAS, all work under the contract has been completed by Merit Construction Company, and approved and accepted by the Project Engineer and appears to meet the requirements of the Plans and Specifications heretofore adopted by this Council, as evidenced by the Project Engineer's Certificate; and

WHEREAS, the amount of \$6,344,935.51 has been previously paid to Merit Construction Company and a balance of \$686,985.17 which includes the 5% retainage, remains due and payable;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, that the City of Muscatine make immediate payment of \$355,389.06 to Merit Construction Company for completed and accepted work under the Muscatine Indoor Sports Complex Project; thereafter make an additional payment of \$351,596.11, which represents the 5% retainage, thirty (30) days from the date of this acceptance or until the remaining punch list items are completed and approved by the City and the Project Engineer.

PASSED, APPROVED, ADOPTED THIS 2nd DAY OF DECEMBER, 2025.

CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA

BY: _____
Brad Bark, Mayor

Matthew Mardesen, City Administrator

APPLICATION AND CERTIFICATION FOR PAYMENT



Page: 1 of 3

TO OWNER:

City of Muscatine
215 Sycamore Street
Muscatine, IA, 52761

PROJECT: Muscatine Indoor Sports Complex

215 Sycamore Street
Muscatine, IA, 52761

APPLICATION NO: 24-2-025-14

Distribution to:

PERIOD TO:

11/13/2025

☐ OWNER

☐ ARCHITECT

PROJECT:

24-2-025

☐ CONTRACTOR

FROM CONTRACTOR: Merit Construction Company
1000 29th Ave. SW
Cedar Rapids, IA, 52404

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

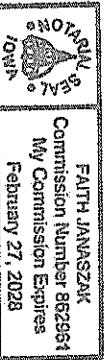
Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM \$6,954,600.00
2. Net Change by Change Orders \$77,320.68
3. CONTRACT SUM TO DATE (Line 1+2) \$7,031,920.68
4. TOTAL COMPLETED & STORED TO DATE \$7,031,920.68
5. RETAINAGE:
 - a. 5 % of Completed Work & Stored Material \$351,596.11
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) \$6,680,324.57
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$6,344,935.51
8. CURRENT PAYMENT DUE \$335,389.06
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 Less Line 6 Total) \$351,596.11

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by	\$516,357.23	\$438,871.00
Total Approved this Month	\$0.00	\$165.55
TOTAL	\$516,357.23	\$439,036.55
NET CHANGES by Change Order	\$77,320.68	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:



By:

[Signature]

Date:

11/17/2025

State of: IA

Country of: US

Subscribed and sworn to before me this

14th

day of

November, 2025

Notary Public:

[Signature]
My Commission expires: 2/27/26

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ 335,389.06

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation sheet that are changed to conform with the amount certified.)

ARCHITECT:

[Signature]

Date: November 14, 2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET



Page: 2 of 3

APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

APPLICATION NO: 24-2-025-14
PERIOD TO: 11/13/2025
ARCHITECT'S PROJECT NO:

LINE	DESCRIPTION OF WORK	REVISED SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION	THIS PERIOD	STORED MATERIALS	TOTAL % Comp COMPLETED & STORED TO DATE	BALANCE TO RETAINAGE HELD FINISH
1	General Conditions	\$241,897.00	\$239,478.03	\$2,418.97	\$0.00	100.0 %	\$12,094.85
2	Performance and Payment Bond	\$35,439.00	\$35,439.00	\$0.00	\$0.00	100.0 %	\$1,771.95
3	Earthwork/Grading	\$478,803.00	\$474,014.97	\$4,788.03	\$0.00	100.0 %	\$23,940.14
4	Surveying/Grade Staking Allowance	\$10,237.00	\$10,237.00	\$0.00	\$0.00	100.0 %	\$511.86
5	Seeding	\$6,132.00	\$4,599.00	\$1,533.00	\$0.00	100.0 %	\$306.60
6	SWPPP Mgmt/Erosion Control	\$18,133.00	\$17,951.67	\$181.33	\$0.00	100.0 %	\$906.66
7	Parking Lot Striping & Handicap Signs	\$3,922.00	\$0.00	\$3,922.00	\$0.00	100.0 %	\$196.10
8	Precast Concrete	\$149,858.00	\$149,858.00	\$0.00	\$0.00	100.0 %	\$7,492.90
9	Cast-In-Place Concrete	\$1,571,936.00	\$1,556,216.64	\$15,719.36	\$0.00	100.0 %	\$78,596.80
10	Masonry	\$95,618.00	\$95,618.00	\$0.00	\$0.00	100.0 %	\$4,780.90
11	Structural & Misc Steel	\$239,953.00	\$237,553.47	\$2,399.53	\$0.00	100.0 %	\$11,997.66
12	Finish Carpentry	\$7,817.00	\$6,253.60	\$1,563.40	\$0.00	100.0 %	\$390.85
13	Rough Carpentry	\$7,513.00	\$7,513.00	\$0.00	\$0.00	100.0 %	\$375.65
14	Metal Wall Panels	\$70,521.00	\$70,521.00	\$0.00	\$0.00	100.0 %	\$3,526.05
15	Sealants	\$1,203.00	\$1,142.85	\$60.15	\$0.00	100.0 %	\$60.15
16	Weather Barrier	\$7,915.00	\$7,915.00	\$0.00	\$0.00	100.0 %	\$395.75
17	Roofing	\$19,282.00	\$19,282.00	\$0.00	\$0.00	100.0 %	\$964.09
18	Sectional Overhead Doors	\$6,505.00	\$6,505.00	\$0.00	\$0.00	100.0 %	\$325.25
19	Glazing & Aluminum	\$26,229.00	\$26,229.00	\$0.00	\$0.00	100.0 %	\$1,311.45
20	Doors and Hardware	\$23,104.00	\$21,948.80	\$1,155.20	\$0.00	100.0 %	\$1,155.20
21	Drywall/Metal Studs	\$40,278.00	\$40,278.00	\$0.00	\$0.00	100.0 %	\$2,013.91
22	Flooring	\$2,845.00	\$1,422.50	\$1,422.50	\$0.00	100.0 %	\$142.26

merritt
CONSTRUCTION

APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's

APPLICATION NO: 24-2-025-14
PERIOD TO: 11/13/2025
ARCHITECT'S PROJECT NO:

	2009	2008	% Change	2007	% Change
\$0.00	\$68,015.85	100.0 %	\$0.00	\$3,400.79	
\$0.00	-\$438,874.00	-100.0 %	\$0.00	-\$21,943.55	
\$0.00	-\$165.55	100.0 %	\$0.00	-\$6.28	
\$0.00	\$7,031,920.66	100.0 %	\$0.00	\$851,566.11	

Date	P.O.	F	B	Description	Amount	Activity Account



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
Muscatine Indoor Sports Complex
Muscatine, IA

CONTRACT INFORMATION:
Contract For: General Construction
Date: August 06, 2024

CERTIFICATE INFORMATION:
Certificate Number: 1
Date: October 31, 2025

OWNER: *(name and address)*
City of Muscatine
City Hall 215 Sycamore Street
Muscatine, IA 52761

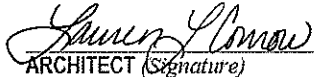
ARCHITECT: *(name and address)*
I & S Group, Inc. (ISG)
217 East 2nd Street + Suite 110
Des Moines, IA 50309

CONTRACTOR: *(name and address)*
Merit Construction Company
1000 29th Avenue SW
Cedar Rapids, IA 52404

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.

(Identify the Work, or portion thereof, that is substantially complete.)

Entire project as defined by Drawings & Specifications in the Contract Documents.


ARCHITECT *(Signature)*

BY: Lauren Corrow, Project Manager
(Printed name, title, and license number if required)

October 31, 2025
Date Of Substantial Completion

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

No Exceptions

WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:

(Identify the list of Work to be completed or corrected.)

See Punchlist Report completed 10/22/2025

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within Thirty(30) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$50,000.00

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

As per Contract Documents.

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:


CONTRACTOR *(Signature)*

BY: Elias Schroeder, Project Manager
(Printed name and title)

11/21/25
Date


OWNER *(Signature)*

BY: Brad Bark, Mayor
(Printed name and title)

11-21-25
Date



City of Muscatine

ITEM NUMBER 2025-0519

AGENDA ITEM SUMMARY

DATE: 12/2/2025

STAFF

Kevin Coon, City Engineer
Brian Stineman, Public Works Director

SUBJECT

Resolution Accepting Completed Work by Boulder Contracting, LLC. for the Lake Park Boulevard Over Mad Creek Bridge Deck Overlay Project, and Authorizing Release of Retainage in the Amount of \$5,236.14.

EXECUTIVE SUMMARY

Presented for City Council's consideration is a resolution accepting completed work by Boulder Contracting, LLC. of Grundy Center, Iowa, on the Lake Park Boulevard Over Mad Creek Bridge Deck Overlay Project, and authorizing release of retainage in the amount of \$5,236.14. This resolution also states that an immediate payment of \$120,540.12 will be made. This payment is for pay application number 2.

STAFF RECOMMENDATION

Staff recommends adoption of the resolution.

BACKGROUND/DISCUSSION

The city entered into a contract with Boulder Contracting, LLC. of Grundy Center, Iowa, to complete a bridge deck overlay on the Lake Park Boulevard Bridge crossing Mad Creek. This construction took place in November 2025. There were no change orders on the project and minor quantity overruns on the amount of deck to be repaired sub-surface. Initial quantities are estimated by sounding a bridge deck, then final quantities are expanded depending upon the amount of damaged concrete found under the top surface of the bridge. The initial bid amount was \$165,504.30 and the end project total was \$174,537.96. The construction estimate was \$226,050.00.

CITY FINANCIAL IMPACT

This project is funded through Road Use Tax through the Pavement Management Program.

ATTACHMENTS

1. compwork.resolution (9)

RESOLUTION NO. 2025-0519

RESOLUTION ACCEPTING COMPLETED WORK PERFORMED UNDER

**LAKE PARK BOULEVARD OVER MAD CREEK
BRIDGE DECK OVERLAY PROJECT
AND AUTHORIZING FINAL PAYMENT**

WHEREAS, the City of Muscatine approved the Plans, Specifications, and Form of Contract for the Lake Park Boulevard Over Mad Creek Bridge Deck Overlay Project; and

WHEREAS, the City of Muscatine entered into a contract for said project with Boulder Contracting, LLC. for \$165,504.30 with no change orders, and a total final contract amount of \$174,537.96; and

WHEREAS, all work under the contract has been completed by Boulder Contracting, LLC and approved and accepted by the City Engineer and appears to meet the requirements of the Plans and Specifications heretofore adopted by this Council, as evidenced by the Project Engineer's Certificate; and

WHEREAS, the amount of \$48,761.70 has been previously paid to Boulder Contracting, LLC. and a balance of \$125,776.26 including 3% retainage remains due and payable;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, that the City of Muscatine make immediate payment of \$120,540.12 to Boulder Contracting, LLC for completed and accepted work under the Lake Park Over Mad Creek Bridge Deck Overlay Project, thereafter make an additional payment of \$5,236.14 which represents the 3% retainage thirty (30) days from the date of this acceptance.

PASSED, APPROVED, ADOPTED THIS 2nd DAY OF DECEMBER, 2025.

CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA

BY: _____
Brad Bark, Mayor

Matthew Mardesen, City Administrator



City of Muscatine

ITEM NUMBER 2025-0520

AGENDA ITEM SUMMARY

DATE: 12/2/2025

STAFF

Kevin Coon, City Engineer
Brian Stineman, Public Works Director
Jodi Royal-Goodwin, Community Development Director

SUBJECT

Resolution Accepting Completed Work by Eastern Iowa Excavating & Concrete, LLC for the Mulberry Avenue Sidewalk Reconstruction Project, and Authorizing Release of Retainage in the Amount of \$12,975.84.

EXECUTIVE SUMMARY

Presented for City Council's consideration is a resolution accepting completed work by Eastern Iowa Excavating & Concrete, LLC, on the Mulberry Avenue Sidewalk Reconstruction Project, and authorizing release of retainage in the amount of \$12,975.84.

STAFF RECOMMENDATION

Staff recommends adoption of the resolution.

BACKGROUND/DISCUSSION

The city entered into a contract with Eastern Iowa Excavating & Concrete LLC of Cascade, Iowa, to construct the Mulberry Avenue Sidewalk Reconstruction Project. This construction took place from July 2025 through September 2025 on the east side of Mulberry Avenue, located between 6th and 10th Street. There was one change order on the project in the amount of \$4,843.00 due to unforeseen conditions of how an existing intake was originally constructed. The initial bid amount was \$269,305.70 and the end project total was \$259,516.79; approximately \$10,000 under budget despite a change order. The savings were realized by eliminating the need to rebuild a retaining wall and not needing to adjust fire hydrant elevations.

CITY FINANCIAL IMPACT

Funds for this project are available through the CDBG grant as part of the Mulberry and 6th Revitalization Project.

ATTACHMENTS

1. compwork.resolution (10)

RESOLUTION NO. 2025-0520

**RESOLUTION ACCEPTING COMPLETED WORK PERFORMED UNDER
MULBERRY AVENUE SIDEWALK RECONSTRUCTION PROJECT
AND AUTHORIZING FINAL PAYMENT**

WHEREAS, the City of Muscatine approved the Plans, Specifications, and Form of Contract for the Mulberry Avenue Sidewalk Reconstruction Project; and

WHEREAS, the City of Muscatine entered into a contract for said project with Eastern Iowa Excavating & Concrete, LLC. for \$269,305.70 with one change order in the amount of \$4,843.00, and a total final contract amount, including quantity changes, of \$259,516.79; and

WHEREAS, all work under the contract has been completed by Eastern Iowa Excavating & Concrete, LLC and approved and accepted by the City Engineer and appears to meet the requirements of the Plans and Specifications heretofore adopted by this Council, as evidenced by the Project Engineer's Certificate; and

WHEREAS, the amount of \$246,540.95 has been previously paid to Boulder Contracting, LLC. and a balance of \$12,975.84 including 5% retainage remains due and payable;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, that the City of Muscatine make immediate payment of \$0.00 to Eastern Iowa Excavating & Concrete, LLC for completed and accepted work under the Mulberry Avenue Sidewalk Reconstruction Project, thereafter make an additional payment of \$12,975.84 which represents the 5% retainage thirty (30) days from the date of this acceptance.

PASSED, APPROVED, ADOPTED THIS 2nd DAY OF DECEMBER, 2025.

CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA

BY: _____
Brad Bark, Mayor

Matthew Mardesen, City Administrator



City of Muscatine

ITEM NUMBER 2025-0516

AGENDA ITEM SUMMARY

DATE: 12/2/2025

STAFF

Kevin Coon, City Engineer
Brian Stineman, Public Works Director

SUBJECT

Request to Approve Change Order Number 9 to the Park Avenue Four to Three Lane Conversion Project in the Amount of \$273,332.64.

EXECUTIVE SUMMARY

For Council consideration is a request to approve change order number 9 for the Park Avenue Four to Three Lane Conversion Project in the amount of \$273,332.64. Please note that this is a balancing change order required per contract in order to document quantity overruns. These overages were previously paid at the time of construction.

STAFF RECOMMENDATION

Staff recommends approval of the request.

BACKGROUND/DISCUSSION

City staff has been working diligently along with the design consultants to close out older projects that have been remaining open with the DOT. Following the closeout of Grandview Avenue, attention was then moved to the Park Avenue Four to Three Lane Conversion. This change order is a required DOT balancing change order to formally document quantity overruns over a certain dollar amount. These costs have already been paid from when construction occurred. The quantity overruns of note are the full depth repair patches and the slip form pavement items. It is the understanding of staff, that at the time of construction, the side street intersections were in need of further repair than what the construction plans had outlined, leading to the overrun on these quantities.

After this change order, there will be a small payment to account for items that were missed and caught during audit, a second balancing change order for smaller items, and then the official acceptance and release or retainage documentation. Full closeout of the project is expected to be completed at the first or second council meeting in January.

CITY FINANCIAL IMPACT

Funding for this project was done through four different State Funding Sources (USTEP, DOT 3R, DOT ADA, and TSIP). The amount shown in this change order has previously been paid, and the majority of grant reimbursements have taken place.

ATTACHMENTS

1. CO_09 - DOC EXPRESS SIGNED

CHANGE ORDER
For Local Public Agency Projects

No.: 9

Non-Substantial: ☒

Substantial: ☐

Administering Office
Concurrence Date

Accounting ID No. (5-digit number):36964

Project Number: STPN-038-1(15)--2J-70

Contract Work Type: HMA Resurfacing with Milling

Local Public Agency: City of Muscatine

Contractor: Manatts, Inc.

Date Prepared: October 31, 2025

You are hereby authorized to make the following changes to the contract documents.

A - Description of change to be made:

This is a no cost change order as required per DOT policy for contract item underrun or overrun of items of \$50,000 and adjustments to plan quantity pay items per specifications, to actual field quantities due underrun or overrun to those items.

0040 - Increase Item MODIFIED SUBBASE. Item is a plan quantity pay item per specification 2115, adjustment of contract quantity to field quantity due to additional areas of PCC Pavement.

0050 - Increase Item PATCHES, FULL-DEPTH REPAIR. Administrative quantity adjustment per DOT policy for item overrun greater than \$50K. Adjustment of contract quantity to field quantity, additional patching was done.

0080 - Increase Item STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 8 IN. Item is a plan quantity pay item per specification 2301, adjustment of contract quantity to field quantity due to additional areas of PCC Pavement.

0170 - Increase Item REMOVAL OF PAVED DRIVEWAY. Item is a plan quantity pay item per specification 2515, adjustment of contract quantity to field quantity due to additional areas of paved driveways removed.

0530 - Decrease Item INTAKE, SW-541, TOP ONLY. Administrative quantity adjustment per DOT policy for item overrun greater than \$50K. Adjustment of contract quantity to field quantity, item not used.

0550 - Increase Item DRIVEWAY, P.C. CONCRETE, 6 IN. Item is a plan quantity pay item per specification 2315, adjustment of contract quantity to field quantity due to additional areas of driveways installed.

0610 - Increase Item SPECIAL BACKFILL. Item is a plan quantity pay item per specification 2102, adjustment of contract quantity to field quantity due to additional special backfill quantity was used under the additional sidewalks.

0640- Increase Item SIDEWALK, P.C. CONCRETE, 4 IN. Item is a plan quantity pay item per specification 2315, adjustment of contract quantity to field quantity due to additional areas of sidewalk installed.

0650 - Decrease Item SIDEWALK, P.C. CONCRETE, 6 IN. Item is a plan quantity pay item per specification 2315, adjustment of contract quantity to field quantity due to additional areas of sidewalk installed.

B - Reason for change:

0040 - MODIFIED SUBBASE: Item is a plan quantity pay item per specification 2115, adjustment of contract quantity to field quantity due to additional areas of PCC Pavement replaced at East 4th Street, Willow Street, Hawthorn Lane and Washington Street intersections which required additional modified subbase.

0050 - PATCHES, FULL-DEPTH REPAIR: Administrative quantity adjustment per DOT policy for item overrun greater than \$50K. Adjustment of contract quantity to field quantity, additional patching was needed due to further pavement deterioration from the time of design to the time of construction and to improve ADA compliance and maintain/improve drainage at intersection radii.

0080 - STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 8 IN.: Item is a plan quantity pay item per specification 2301, adjustment of contract quantity to field quantity due to expansion of pavement areas at East 4th Street, Willow Street, Hawthorn Lane and Washington Street intersections .

0170 - REMOVAL OF PAVED DRIVEWAY (INC 303 SY): Item is a plan quantity pay item per specification 2515, adjustment of contract quantity to field quantity due to additional areas of paved driveways removed to improve transitions and maintain drainage at tie in points from existing pavement to new pavement areas.

0530 - INTAKE, SW-541, TOP ONLY: Administrative quantity adjustment per DOT policy for item overrun greater than \$50K. Adjustment of contract quantity to field quantity, item not used.

0550- DRIVEWAY, P.C. CONCRETE, 6 IN.: Item is a plan quantity pay item per specification 2315, adjustment of contract quantity to field quantity due to additional areas of paved driveways removed to improve transitions and maintain drainage at tie in points from existing pavement to new pavement areas.

0610 - SPECIAL BACKFILL: Item is a plan quantity pay item per specification 2102, adjustment of contract quantity to field quantity due to additional special backfill quantity was used under the additional sidewalks.

0640- SIDEWALK, P.C. CONCRETE, 4 IN.: Item is a plan quantity pay item per specification 2315, adjustment of contract quantity to field quantity due to additional areas of sidewalk installed due to further deterioration in areas and to improve the ability to comply with ADA requirements as well as adjustments to tie in points from the original plan.

0650 - SIDEWALK, P.C. CONCRETE, 6 IN.: Item is a plan quantity pay item per specification 2315, adjustment of contract quantity to field quantity due to significant reduction areas of sidewalk installed.

C - Settlement for cost(s) of change as follows with items addressed in Sections F and/or G:

0040 - Contract Unit Price

0050 - Contract Unit Price

0080 - Contract Unit Price

0170 - Contract Unit Price

0530 - Contract Unit Price

0550 - Contract Unit Price

0610 - Contract Unit Price

0640 - Contract Unit Price

0650 - Contract Unit Price

D - Justification for cost(s) (See I.M. 6.000, Attachment D, Chapter 2.36, for acceptable justification):

0040 - Contract Unit Price

0050 - Contract Unit Price

0080 - Contract Unit Price

0170 - Contract Unit Price

0530 - Contract Unit Price

0550 - Contract Unit Price

0610 - Contract Unit Price

0640 - Contract Unit Price

0650 - Contract Unit Price

E - Contract time adjustment: ☒ No Working Days added ☐ Working Days added: _____ ☐ Unknown at this time

Justification for selection:
None required.

F - Items included in contract:

Participating				For deductions enter as "-x.xx"		
Federal-aid	State-aid	Line Number	Item Description	Unit Price .xx	Quantity .xxx	Amount .xx
	x	0040	MODIFIED SUBBASE	\$54.50	427.660	\$23,307.47
	x	0050	PATCHES, FULL-DEPTH REPAIR	\$115.00	772.800	\$88,872.00
	x	0080	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 8 IN.	\$88.00	1,116.270	\$98,231.76
	x	0170	REMOVAL OF PAVED DRIVEWAY	\$15.75	303.380	\$4,778.23
	x	0530	INTAKE, SW-541, TOP ONLY	\$2,100.00	-24.000	-\$50,400.00
	x	0550	DRIVEWAY, P.C. CONCRETE, 6 IN.	\$94.50	711.190	\$67,207.46
	x	0610	SPECIAL BACKFILL	\$47.25	523.300	\$24,725.92
	x	0640	SIDEWALK, P.C. CONCRETE, 4 IN.	\$68.25	340.030	\$23,207.05
	x	0650	SIDEWALK, P.C. CONCRETE, 6 IN.	\$78.25	-84.310	-\$6,597.26
				Add Row	Delete Row	TOTAL
						\$273,332.64

G - Items not included in contract:

Participating					For deductions enter as "-x.xx"		
Federal-aid	State-aid	Change Number	Item Number	Item Description	Unit Price .xx	Quantity .xxx	Amount .xx
				Add Row	Delete Row	TOTAL	

H. Signatures

Signatures will be applied through DocExpress.

Doc Express® Document Signing History

Contract: 70-0381-015 Document: CO 09

This document is in the process of being signed by all required signatories using the Doc Express® service. Following are the signatures that have occurred so far.

Date	Signed By
11/18/2025	Ashley Lint Manatt's Inc. Electronic Signature (Approved by Contractor)
11/18/2025	Eric Cowles Bolton & Menk, Inc. - Iowa Electronic Signature (Recommended by Engineer / Approved)
	(Approved by PIRC (when applicable))
	(Approved by Administering Office or designee)
	(Approved by FHWA (when applicable))



City of Muscatine

ITEM NUMBER 2025-0512

AGENDA ITEM SUMMARY

DATE: 12/2/2025

STAFF

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

SUBJECT

Request to Approve a Contract to Valley Commercial Construction for the Riverview Center Improvement Project in the Amount of \$332,500.00.

EXECUTIVE SUMMARY

Presented for City Council's consideration is a request to approve a contract to Valley Commercial Construction for the Riverview Center Improvement Project in the amount of \$332,500.00.

STAFF RECOMMENDATION

Staff recommends approval.

BACKGROUND/DISCUSSION

The scope of work for the Riverview Center Improvement Project includes the removal and replacement of the doors, windows and deck to include the stairs and electricity for the lights under the deck at the Riverview Center located on the Muscatine Riverfront. The facility is used by the community for social rentals for weddings, birthdays, celebrations of life and community events to name a few.

Three bids were received for this project, with Valley Commercial Construction having the low bid of \$332,500.00. The bid tab is attached for review.

CITY FINANCIAL IMPACT

The Riverview Center Improvement Project has an approved budget of \$400,000.00. Three bids were received, and the bid tab is attached for review.

ATTACHMENTS

1. Bid Results - RVC
2. STANDARD FORM OF AGREEMENT

CITY OF MUSCATINE
MUSCATINE PARKS AND RECREATION DEPARTMENT
RIVERVIEW CENTER IMPROVEMENT PROJECT
BID RESULTS

Company Name	Bid Amount
1. Hy-Brand Industrial Contractors, LTD.	\$394,500.00
2. Wolfe Contracting Inc.	\$366,615.00
3. Valley Commercial Construction	\$322,500.00

STANDARD FORM OF AGREEMENT

THIS AGREEMENT, made this 2nd day of December, 2025, by and between
City of Muscatine, hereinafter called "OWNER" and Valley Commercial
Construction 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 Riverview Center 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 April 3, 2026 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 \$332,500.00.
- 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 Hoffman Inc.
 - Lighting & Electrical 1-2
 - Windows & Doors 1-6
 - Deck Replacement 1-4
 - (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 Brad Bark

Name _____
(Please Type)

Title Mayor

(SEAL)

ATTEST:

Name _____
(Please Type)

Title _____

CONTRACTOR:

Valley Commercial Construction

BY _____

Name _____
(Please Type)

Title _____

(SEAL)

ATTEST:

Name _____
(Please Type)

Title _____

or to WORK to be performed thereunder or the SPECIFICATIONS accompanying the same shall in any wise affect its obligation on this BOND, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the WORK or to the SPECIFICATIONS.

PROVIDED, FURTHER, that no final settlement between the OWNER and the CONTRACTOR shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN WITNESS WHEREOF, this instrument is executed in _____
(number)

counterparts, each one of which shall be deemed an original, this the _____ day of _____, 20____.

ATTEST:

(Principal)

(Principal Secretary)

BY _____

(Witness to Principal)

(Address)

(Address)

(Surety)

(Address)

ATTEST:

BY _____
(Attorney-in-Fact)

(Witness to Surety)

BY _____
(Attorney-in-Fact)

(Address)

(Address)

NOTE: Date of BOND must not be prior to date of Contract. If CONTRACTOR is Partnership, all partners should be execute BOND.

IMPORTANT: Surety companies executing BONDS appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State where the PROJECT is located.



City of Muscatine

ITEM NUMBER 2025-0518

AGENDA ITEM SUMMARY

DATE: 12/2/2025

STAFF

SUBJECT

Request to Approve the Issuance of a Request For Qualifications for the Water Resource Recovery Facility Priority Assets Construction Manager At Risk Project.

EXECUTIVE SUMMARY

Request to approve the issuance of a Request For Qualifications for the Water Resource Recovery Facility Priority Assets CMAR Project.

STAFF RECOMMENDATION

Staff recommends approval of this request.

BACKGROUND/DISCUSSION

The CMAR project that has been discussed with Council is ready to be sent out. The first phase as required by State law is a Request For Qualifications. This will not include any project pricing as that will happen in conjunction with the engineers in phase 2. This project will replace multiple electrical systems, pumps, valves and control integration. This is a planned project that started with the Rate Study and has been planned in the budget.

CITY FINANCIAL IMPACT

This is a planned project that started with the Rate Study and has been planned in the budget. It will be funded by SRF.

ATTACHMENTS

1. DIS CMAR111 Ad for RFQ 2023 (2)
2. DIS CMAR210 Statement of Qualifications 2023 (1)
3. DIS CMAR200 RFQ 2023 (1)

ADVERTISEMENT OF REQUEST FOR QUALIFICATIONS

CITY OF MUSCATINE, IOWA MUSCATINE, IOWA WRRF PRIORITY ASSETS REPLACEMENT PROJECT

General Notice

City of Muscatine (Owner) will be requesting Statements of Qualifications from Construction Manager at Risk (CMAR) organizations (Proposers) for the construction of the following Project, and for related pre-construction and procurement CMAR services:

WRRF Priority Assets Replacement Project [Insert City Project Number]

Owner will receive Statements of Qualifications demonstrating the Proposer's qualifications and ability to provide CMAR services and construct the Project on its IonWAVE portal: <https://muscatineiowa.ionwave.net/SourcingEvents.aspx?SourceType=1> until **December 24, 2026 at 10 a.m.** local time. After that time, Owner will no longer accept Statements of Qualifications. See Requests for Qualifications for details on preparing and submitting the Statement of Qualifications.

The CMAR Contract will include the following services and Work:

The City of Muscatine is undertaking a major renovation project to update the Water and Resource Recovery Facility (WRRF) electrical systems, replace various sludge pumps, replace plant drain pumps, miscellaneous valve and piping modifications, modify Thickener Building floor plan and associated exterior wall changes, Thickener Building HVAC system replacements, and miscellaneous controls. The project will also replace or update electrical systems at five lift stations and add access platforms, new wet well cover, and miscellaneous valve/piping work at the Isett Lift Station. The project is being financed by Iowa's Clean Water State Revolving Fund (SRF) and CMAR will need to conform to SRF requirements. Sludge pumps and major electrical gear will be Owner procured.

Owner anticipates that the total equipment procurement and construction contract price will be approximately \$6,000,000.

The CMAR Contract has an expected start date of **February 24, 2026 for preconstruction services. A notice to proceed for construction to begin is anticipated by May 22, 2026** and duration for construction of **365** calendar days.

Obtaining the Proposal Documents

Project Information and Proposal Documents for the CMAR Contract can be found at the following designated website:

<https://muscatineiowa.ionwave.net/SourcingEvents.aspx?SourceType=1>

The Proposal Documents may be downloaded from the designated website. All prospective Proposers are urged to register with the designated website as an interested party, even if the Proposer has obtained the Proposal Documents from a source other than the designated website.

The Issuing Office for Proposal Documents is:

**City of Muscatine
215 Sycamore Street
Muscatine, IA 52761**

Prospective Proposers may obtain the Proposal Documents at the Issuing Office on Monday through Friday between the hours of **8 a.m. and 4 p.m.**

Neither Owner, Owner's Advisor, nor Engineer will be responsible for Proposal Documents, including addenda, if any, obtained from sources other than the **official designated website**.

Information Conference

A virtual Information Conference regarding the CMAR Contract and CMAR selection process will be held on **Tuesday, December 16, 2025 at 10:00 a.m.** to go over the CMAR selection process, provide project overview and receive proposer questions. Attendance at the Information Conference is encouraged but not required. Questions will be received until 2:00 p.m. Wednesday, December 17, 2025. Questions and responses will be posted on the procurement website.

Two-Step Process

Selection of the Construction Manager will be made using a two-step process. Step One: Owner will receive Statements of Qualification and evaluate these, along with other information, to develop a list of the most highly qualified Proposers. Step Two: The most highly qualified Proposers will receive a Request for Proposals and will submit a detailed Proposal for the CMAR Contract for the Owner's consideration. The Proposal and the previously-submitted Statement of Qualifications will be used together to determine the final ranking of Proposers for award of the CMAR Contract. Details regarding the selection criteria and the selection process are included in the Request for Qualifications.

Under the two-step process the selection of the Construction Manager at Risk will be made using the following selection criteria and scoring:

Criterion	Description	Weighting Value (Points)
A	Experience and past performance of Proposer	25
B	Experience and qualifications of proposed key personnel	25
C	Proposer's approach to the Project including PM and QC Plan	15
D	State of Iowa/Local Market Experience	10
F	Timely Completion of Recent Projects	15
G	Estimated Guaranteed Maximum Price	10
Total Points		100

Proposal Documents

Details regarding the selection criteria and the selection process are included in the Request for Qualifications. Refer to the Proposal Documents for all further requirements regarding Statements of Qualifications, Proposals, CMAR selection, and other Proposal submittals, qualifications, and procedures.

This Advertisement is issued by:

Owner: **City of Muscatine, Iowa**

By: **[Name of individual authorized to issue legal notice]**

Title: **[Title of individual]**

Date: **[Date of initial publication of Advertisement]**

[Date of second publication of Advertisement]

Statement of Qualifications Certification

Project: **Muscatine WRRF Priority Assets Replacement Project**

Project Number: **[Project Number]**

By submitting this Statement of Qualifications and related information, Proposer certifies that it has read the Proposal Documents and that Proposer's representations are true and correct and contain no material misrepresentations, and that the individual signing below is authorized to make this certification on behalf of the Proposer's organization.

Proposer:

(typed or printed name of organization)

Signature:

(individual's signature)

Name:

(typed or printed)

Title:

(typed or printed)

Designated Representative:

Name:

Title:

Address for giving notices:

Phone:

Email:

(Attach evidence of authority to sign if Proposer is a corporation, partnership, or a joint venture.)

Table 1—General Information

Organization			
Legal Name of Business:			
Form of Business: ☐ Sole Proprietorship ☐ General Partnership ☐ Limited Partnership ☐ Corporation			
☐ Limited Liability Company ☐ Joint Venture comprised of the following companies:			
1.			
2.			
3.			
Provide a separate Statement of Qualifications for each Joint Venturer			
Date Business was formed:		State under which Business was formed:	
Is this Business authorized to operate in the Project location: ☐ Yes ☐ No ☐ Pending			
Is this Business licensed as a general contractor in the Project location: ☐ Yes ☐ No ☐ Pending ☐ N/A			
List of companies, firms, or organizations that own any part of this Business.			
Name of company, firm, or organization.			Percent ownership
Principal Office			
Primary contact		Main telephone number	
Email address		Website address	
Business address of principal office			
Regional Office			
Primary contact		Main telephone number	
Email address		Website address	
Business address of regional office			
Business officers, partners, and limits of authority			
Name:		Title:	
Authorized to sign contracts: ☐ Yes ☐ No		Limit of Authority:	
Name:		Title:	
Authorized to sign contracts: ☐ Yes ☐ No		Limit of Authority:	
Name:		Title:	
Authorized to sign contracts: ☐ Yes ☐ No		Limit of Authority:	

Table 1 –General Information (Continued)

Business History			
List of names that this Business currently has or anticipates operating under over the history of the Business, including the names of related companies presently doing business:			
Names of organization	From date	To date	

Indicators of Organization Size	
Average number of current full-time employees	
Estimate of revenue for the current year	
Estimate of average revenue for the previous 3 years	

Licensure			
Name of License:			
Licensing Agency:			
License Number:		Expiration Date:	
Name of License:			
Licensing Agency:			
License Number:		Expiration Date:	
Name of License:			
Licensing Agency:			
License Number:		Expiration Date:	

Diverse Business Certifications		
Name of Certification	Certifying Agency	Certification Date
☐ Disadvantage Business Enterprise:		
☐ Minority Business Enterprise:		
☐ Woman Business Enterprise:		
☐ Disabled Veteran Owned Business:		
☐ Historically Underutilized Business:		
☐ Small Business Enterprise:		
☐ Other:		
☐ None		

Table 1 –General Information (Continued)

Previous Contracting Experience			
Years of experience in projects similar to the proposed project:			
As a general contractor		As a joint venture partner	
Has this or a participating or a predecessor organization ever been disqualification as a proposer by any local, state, or federal agency within the last 5 years? ☐ Yes ☐ No If yes provide full details in a separate attachment.			
Has this or a participating or a predecessor organization ever been barred from contracting by any local, state, or federal agency within the last 5 years? ☐ Yes ☐ No If yes provide full details in a separate attachment.			
Has this, a participating or a predecessor organization been released from a proposal in the past 5 years? ☐ Yes ☐ No If yes provide full details in a separate attachment.			
Has this or a participating or a predecessor organization ever defaulted on a project or failed to complete any contract awarded to it? ☐ Yes ☐ No If yes provide full details in a separate attachment.			
Has this or a participating or a predecessor organization ever refused to construct or refused to provide materials defined in the contract documents or in a change order? ☐ Yes ☐ No If yes provide full details in a separate attachment.			
Is this or a participating or a predecessor organization currently involved in any litigation or contemplating litigation? ☐ Yes ☐ No If yes provide full details in a separate attachment.			
Previous History with Owner			
List projects that have been completed with the Owner over the last 5 years. If more than 5 projects, list only the most recent.			
	Project Name		Year
1			
2			
3			
4			
5			
Previous Claims History and Litigation Experience			
List all claims or litigation involving owners on other construction projects that have been active over the last 5 years or that are currently unresolved.			
	Description of Claim or Litigation		Status
1			
2			
3			
4			
5			

Table 1 –General Information (Continued)

Surety			
Surety Name			
Mailing address (principal place of business):		Physical address (principal place of business):	
Telephone (main number)		Telephone (claims notices)	
Name of Local Agent for Surety			
Telephone		Email	
Surety is a corporation organized and existing under the laws of the state of:			
Is surety authorized to provide surety bonds in the Project location? ☐ Yes ☐ No			
Is surety listed in the U.S. Department of the Treasury’s Listing of Approved Sureties (Department Circular 570 “Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies”)? ☐ Yes ☐ No			
Financial Summary Information for Proposer			
Date of Proposer’s most current financial statement:		☐ Attached	
Date of Proposer’s most current audited financial statement:		☐ Attached	
Financial indicators from the most current financial statement:			
Proposer’s Current Ratio (Current Assets / Current Liabilities)			
Proposer’s Quick Ratio ((Cash and Cash Equivalents + Accounts Receivable + Short Term Investments) / Current Liabilities)			
Describe the resources that are available to the Proposer to provide adequate cash flow for the project if Proposer’s Current Ratio or Quick Ratio are less than 1.0:			

Table 1 –General Information (Continued)

Insurance									
Name of Insurance Provider:									
Provider is a corporation organized and existing under the laws of the state of:									
Is Provider licensed or authorized to issue insurance policies in the Project location?						☐ Yes ☐ No			
Does Provider have an A.M. Best Rating of A-VIII or Better?						☐ Yes ☐ No			
Mailing Address (principal place of business)									
Physical Address (principal place of business)									
Telephone (Main)									
Telephone for Notice of Claims									
Local Agent for Provider									
Address for Local Agent									
Telephone for Local Agent									
Coverage Providers									
Insurance Provider				Type of Policy (Coverage Provided)					
Construction Site Safety Experience									
Provide Proposer's Worker's Compensation Experience Modification Ratio (EMR), Total Recordable Frequency Rate (TRFR) for incidents and Total Number of Recorded Manhours for the last 3 years and the EMR, TRFR, and MH history for the last 3 years of any proposed Subcontractor(s) that will provide Work valued at 25% or more of the Contract Price. Provide documentation of the EMR and TRFR history for the Proposer.									
Year									
Company	EMR	TRFR	MH	EMR	TRFR	MH	EMR	TRFR	MH
Safety Officer Experience and Certifications									
Safety Officer									
Years of Experience									
Certification Name									
Issuing Agency									
Expiration									

Table 2—Current Projects and Projects Completed within the last 5 Years

Name of Organization							
Project Owner				Project Name			
General Description of Project							
Project Cost				Date Project Completed			
Key Project Personnel	Project Manager	CM Services Manager	Project Superintendent	Safety Manager	Quality Control Manager	Lead Electrical Work Manager	
Name							
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)							
	Name	Title/Position	Organization	Telephone	Email		
Owner							
Designer							
Construction Manager							

Project Owner				Project Name			
General Description of Project							
Project Cost				Date Project Completed			
Key Project Personnel	Project Manager	CM Services Manager	Project Superintendent	Safety Manager	Quality Control Manager	Lead Electrical Work Manager	
Name							
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)							
	Name	Title/Position	Organization	Telephone	Email		
Owner							
Designer							
Construction Manager							

Project Owner				Project Name			
General Description of Project							
Project Cost				Date Project Completed			
Key Project Personnel	Project Manager	CM Services Manager	Project Superintendent	Safety Manager	Quality Control Manager	Lead Electrical Work Manager	
Name							
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)							
	Name	Title/Position	Organization	Telephone	Email		

Owner					
Designer					
Construction Manager					

Table 3a—Proposed Project Managers

Name of Organization			
Primary Candidate			
Name of individual			
Years of experience as project manager			
Years of experience with this organization			
Number of similar projects as project manager			
Number of similar projects in other positions			
Current Project Assignments			
Name of assignment	Percent of time used for this project	Estimated project completion date	
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	
Alternate Candidate			
Name of individual			
Years of experience as project manager			
Years of experience with this organization			
Number of similar projects as project manager			
Number of similar projects in other positions			
Current Project Assignments			
Name of assignment	Percent of time used for this project	Estimated project completion date	
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	

Table 3b—CMAR Services Managers

Name of Organization			
Primary Candidate			
Name of individual			
Years of experience as CMAR Services manager			
Years of experience with this organization			
Number of similar projects as CMAR Services manager			
Number of similar projects in other positions			
Current Project Assignments			
Name of assignment	Percent of time used for this project	Estimated project completion date	
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	
Alternate Candidate			
Name of individual			
Years of experience as CMAR Services manager			
Years of experience with this organization			
Number of similar projects as CMAR Services manager			
Number of similar projects in other positions			
Current Project Assignments			
Name of assignment	Percent of time used for this project	Estimated project completion date	
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	

Table 3c—Proposed Project Superintendents

Name of Organization			
Primary Candidate			
Name of individual			
Years of experience as project superintendent			
Years of experience with this organization			
Number of similar projects as project superintendent			
Number of similar projects in other positions			
Current Project Assignments			
Name of assignment		Percent of time used for this project	Estimated project completion date
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	
Alternate Candidate			
Name of individual			
Years of experience as project superintendent			
Years of experience with this organization			
Number of similar projects as project superintendent			
Number of similar projects in other positions			
Current Project Assignments			
Name of assignment		Percent of time used for this project	Estimated project completion date
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	

Table 3d—Proposed Project Safety Managers

Name of Organization			
Primary Candidate			
Name of individual			
Years of experience as project safety manager			
Years of experience with this organization			
Number of similar projects as project safety manager			
Number of similar projects in other positions			
Current Project Assignments			
Name of assignment		Percent of time used for this project	Estimated project completion date
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	
Alternate Candidate			
Name of individual			
Years of experience as project safety manager			
Years of experience with this organization			
Number of similar projects as project safety manager			
Number of similar projects in other positions			
Current Project Assignments			
Name of assignment		Percent of time used for this project	Estimated project completion date
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	

Table 3e—Proposed Project Quality Control Managers

Name of Organization			
Primary Candidate			
Name of individual			
Years of experience as quality control manager			
Years of experience with this organization			
Number of similar projects as quality control manager			
Number of similar projects in other positions			
Current Project Assignments			
Name of assignment	Percent of time used for this project	Estimated project completion date	
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	
Alternate Candidate			
Name of individual			
Years of experience as quality control manager			
Years of experience with this organization			
Number of similar projects as quality control manager			
Number of similar projects in other positions			
Current Project Assignments			
Name of assignment	Percent of time used for this project	Estimated project completion date	
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	

Table 3f– Proposed Lead Electrical Work Manager

Name of Organization			
Primary Candidate			
Name of individual			
Years of experience as Lead Electrical Work Manager			
Years of experience with this organization			
Number of similar projects as Lead Electrical Work Manager			
Number of similar projects in other positions			
Current Project Assignments			
Name of assignment	Percent of time used for this project	Estimated project completion date	
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	
Alternate Candidate			
Name of individual			
Years of experience as Lead Electrical Work Manager			
Years of experience with this organization			
Number of similar projects as Lead Electrical Work Manager			
Number of similar projects in other positions			
Current Project Assignments			
Name of assignment	Percent of time used for this project	Estimated project completion date	
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	

Table 4–Project Information for Key Personnel

Name of Organization							
Provide information on all projects completed by the Organization within the last 5 years							
Project Owner				Project Name			
General Description of Project:							
Project Budget and Schedule Performance							
Budget History	Amount	% of Contract	Schedule Performance		Date	Days	
Original Contract Price			Notice to Proceed				
Change Orders			Contract Substantial Completion Date at Notice to Proceed				
Owner Enhancements			Contract Final Completion Date at Notice to Proceed				
Unforeseen Conditions			Change Order Authorized Substantial Completion Date				
Design Issues			Change Order Authorized Final Completion Date				
Total			Actual / Estimated Substantial Completion Date				
Final Cost			Actual / Estimated Final Completion Date				
Key Project Personnel							
	Project Manager	CMAR Services Manager	Project Superintendent	Safety Manager	Quality Manager	Lead Electrical Work Manager	
Name							
Percentage of time devoted to the project.							
Percentage of time proposed for this Project.							
Did Individual start and complete the project?							
If not, who started or completed the project?							
Reason for change?							
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)							
	Name	Title/Position	Organization	Telephone	Email		
Owner							
Designer							
Owner's Advisor							
Surety							
Issues / disputes resolved or pending resolution by arbitration, litigation, or dispute review boards							
Number of issues resolved		Total amount involved in resolved issues		Number of issues pending		Total amount involved in issues pending	

Table 5–Demonstration of Budget Performance

Name of Proposer							
Provide information on all projects completed by the Proposer within the last 5 years.							
Owner Name	Project Description	Original Contract Price	Value of Change Orders			Total Change Orders	Percent of Changes to Original Contract Price
			Owner Enhancements	Unforeseen Conditions	Design Issues		
Notes:							
Notes:							
Notes:							
Notes:							
Notes:							
Notes:							
Notes:							
Notes:							
Notes:							
Notes:							
Notes:							

Table 6—Demonstration of On-Time Performance

[illegible]

REQUEST FOR QUALIFICATIONS— CONSTRUCTION MANAGER AT RISK SERIES

ORGANIZATION

Article 1 – General Information

Article 2 – Evaluation Criteria

Article 3 – Requirements for the Statement of Qualifications

Article 4 – Instructions for Preparing the Statement of Qualifications

Article 5 – Submitting the Statement of Qualifications

Article 6 – Evaluation of Statements of Qualifications

Attachment 1 - Muscatine WRRF & Lift Station Asset Replacement Project Facility Plan/Engineering Report dated November 27, 2024.

Attachment 2 - Project Revised Scope Items dated _____

Attachment 3 - Iowa Clean Water SRF Requirements.

ARTICLE 1—GENERAL INFORMATION

1.01 Definitions

- A. Terms used in the Proposal Documents have the meanings indicated in the General Conditions and Supplementary Conditions. Additional terms have the meanings indicated below:
1. Proposal Documents—The Advertisement of Request for Qualifications (Advertisement), Request for Qualifications, Statement of Qualifications, Request for Proposals, Proposal, Proposal Bond, and other documents so designated in Paragraph 1.04.
 2. Proposer—A Construction Manager at Risk (CMAR) entity that submits a Statement of Qualifications and, if invited to do so in a two-step selection process, submits a Proposal for the CMAR Contract.
 3. Request for Qualifications (RFQ)—The document issued by Owner to prospective Proposers requesting that they submit qualifications and other information to be used by the Owner in ranking Proposers and either selecting the successful Proposer in a one-step selection process or determining which Proposers in a two-step selection process will be invited to submit a Proposal for the CMAR Contract.
 4. Statement of Qualifications (SOQ)—The document submitted to Owner by a Proposer in response to the RFQ, including any completed forms, attachments, and exhibits, to demonstrate experience, competence, and ability to successfully perform the CMAR Services and furnish and complete the Work.
 5. Request for Proposal (RFP)—The document issued directly to the most highly ranked Proposers in a two-step selection process based on evaluations of the submitted Statements of Qualifications, asking each selected Proposer to submit a Proposal for providing CMAR Services and furnishing and completing the Work.

6. Proposal—The document submitted to Owner by a Proposer in response to the RFP, including any completed forms, attachments, and exhibits presenting the compensation (price) terms to be included in the Agreement between Owner and Construction Manager at Risk if the selected Proposer is awarded the CMAR Contract.
 7. Proposal Bond—The surety bond provided by Proposer at the time the Proposal is submitted and held by Owner until the Agreement is executed and the evidence of insurance and bonds required by the Contract Documents are provided.
- B. In addition to terms specifically defined, terms with initial capital letters in the Proposal Documents include references to identified articles and paragraphs, and the titles of other documents or forms.

1.02 Project Description

- A. The Project is identified as:

City of Muscatine, Iowa
WRRF Priority Assets Replacement Project
Project Number

- B. The scope of the CMAR Contract is summarized as follows:

The City of Muscatine is undertaking a major renovation project to update the Water and Resource Recovery Facility (WRRF) electrical systems, replace various sludge pumps, replace plant drain pumps, miscellaneous valve and piping modifications, modify Thickener Building floor plan and associated exterior wall changes, Thickener Building HVAC system replacements, and miscellaneous controls. The project will also replace or update electrical systems at five lift stations and add access platforms, new wet well cover, and miscellaneous valve/piping work at the Isett Lift Station.

Revised project scope items from the Facility Plan are included as a separate informational item.

The project is being financed by Iowa's Clean Water State Revolving Fund (SRF) and CMAR will need to conform to SRF requirements. Sludge pumps and major electrical gear will be Owner procured.

CMAR services will be performed in two phases, with two separate contracts. Phase I, the first contract, will include the pre-construction services and the preparation and submission of the Guaranteed Maximum Price (GMP) for construction. Phase II, the second contract, will include complete construction services for the construction of the Project.

After being selected, the CMAR will execute a contract with CITY to provide pre-construction services during the design phase of the project as follows:

- Participate as part of the project design team, perform project reviews and consult with CITY staff and the Project Engineer during project design.
- Provide value analysis services, value engineering and offer cost savings suggestions and best value recommendations.
- Provide project planning and scheduling.
- Provide constructability studies and reviews.
- Assist with coordination of Contract Documents.
- Assist with identifying project risk areas and approaches to minimize risk while constraining cost.

- **Provide Construction Cost Estimates based on marketplace conditions.**
- **At the completion of the design or at any earlier time as required by CITY, the CMAR will submit a Construction Guaranteed Maximum Price (GMP) to CITY.**
- **The CMAR will act as the City of Muscatine’s fiduciary and have a relationship of trust and confidence between itself and CITY. For that reason, the Project will be an “open book” job whereby CITY may attend any and all meetings of the CMAR firm relating to the Project and have access to any and all books and records of the CMAR relating to the Project.**

After CMAR has submitted a Construction GMP acceptable to CITY, CMAR and CITY intend to execute a second contract for complete construction services for the construction of the project. The CMAR will assume the risk of delivering the Project through a guaranteed maximum price contract. The CMAR will be responsible for construction means and methods.

Construction Services will include, but are not necessarily limited to, the following:

- **Manage the Work, including the activities of contractors and subcontractors during the construction of the project.**
- **Engage subcontractors and material suppliers pursuant to Iowa Code Chapter 26A requirements.**
- **Develop and administer the project schedule in accordance with contract documents.**
- **Coordinate on-site construction activities.**
- **Coordinate, receive, handle, and install Owner-procured equipment.**
- **Coordinate and participate in MEP commissioning.**
- **Utilize a web-based program for construction management activities including but not limited to submittals, RFIs and change orders.**
- **Develop and administer the project safety program.**
- **Monitor the Work on the project for quality control and site safety.**
- **Manage contract closeout and turnover processes.**
- **Communicate with owner’s Project Management personnel.**
- **Oversee, monitor, and coordinate any remedial work required during the project warranty period.**

1.03 Selection Process

- A. The Owner is issuing this Request for Qualifications as the first step in a two-step process for selecting a CMAR. First step: Owner will receive and evaluate SOQs based on the prescribed selection criteria (which will not include price) to determine which of the responding Proposers the Owner deems most qualified to deliver the Project. Owner will identify no more than 5 Proposers that will continue in the selection process.
 1. In the second step, Owner will issue a Request for Proposals to the 5 (or fewer) Proposers deemed most qualified to deliver the Project, inviting each thus identified to submit proposed prices for CMAR Services, Construction Support Costs, the CMAR Fee on the Cost of the Work, and an Estimated Preliminary Guaranteed Maximum Price based on the Estimated Cost of the Work.

2. The price information submitted in the Proposal, and the scoring of qualifications from the Statements of Qualifications previously submitted, all as adjusted by Interviews, if any are conducted, will be used to prepare a final ranking of Proposers and identification of the successful Proposer to which an award of the CMAR Contract will be issued.

1.04 Proposal Documents

- A. Instructions for obtaining the Proposal Documents are set forth in the Advertisement.
- B. Proposers must obtain a complete set of the Proposal Documents indicated below for use in preparation of the Statement of Qualifications. Proposers are responsible for ensuring that a complete set of documents is obtained and used and assume sole responsibility for errors or misinterpretations resulting from the use of incomplete Proposal Documents. For those Proposers that qualify for the Proposal step, the Owner will provide additional Proposal Documents as attachments to the Request for Proposals.

The Proposal Documents available for the Statement of Qualifications step consist of the following:

1. Advertisement;
2. Request for Qualifications;
3. Statement of Qualifications;
4. Informational Documents including:
 - a. **Attachment 1 - Muscatine WRRF & Lift Station Asset Replacement Project Facility Plan/Engineering Report dated November 27, 2024.**
 - b. **Attachment 2 - Project Revised Scope Items dated _____**
 - c. **Attachment 3 - Iowa Clean Water SRF Requirements.**
- C. For those Proposers that are invited to submit a Proposal, the Owner will issue the following additional Proposal Documents:
 1. Request for Proposals;
 2. Proposal;
 3. Interim drafts of Contract Documents (including draft Front-End Contract Documents), to be determined. Note: It is Owner's intention to utilize Engineers Joint Contract Documents Committee (EJCDC) CMAR series of contract documents.
- D. Owner makes copies of the Proposal Documents, including any Addenda and related supplemental data, available for the sole purpose of obtaining Statements of Qualifications or, subsequently, as to Proposal Documents issued to short-listed Proposers only, to obtain Proposals, and does not confer a license or grant permission or authorization for any other use. Authorization to download documents includes the right for Proposers to print documents for their use. Electronic or printed documents may not be re-sold under any circumstances.

1.05 Information Conference

- A. See Advertisement for instructions regarding date, time, and attendance at an Information Conference regarding the CMAR Contract and CMAR selection process.

1.06 Examination of Proposal Documents

- A. Examine the Proposal Documents before submitting a Statement of Qualifications.
 - 1. Carefully study the Proposal Documents, including any draft or supplemental information made available to the Proposer.
 - 2. Become familiar with all federal, state, and local Laws and Regulations that may affect cost, progress, or the completion of Work.
 - 3. Make observations and investigations, correlate knowledge and observations with the requirements of the Proposal Documents and consider these in preparation of a Statement of Qualifications.
 - 4. Determine that the Proposal Documents, Addenda, and supplemental data are adequate to indicate and convey understanding of all terms and conditions for preparing a Statement of Qualifications.
 - 5. Promptly notify the Owner's Advisor of all conflicts, errors, ambiguities, or discrepancies that the Proposer discovers in the Proposal Documents, Addenda, or supplemental information.
- B. The submission of a Statement of Qualifications will constitute an incontrovertible representation by the Proposer that it has complied with every requirement of the RFQ and other Proposal Documents, that the Proposer has given the Owner's Advisor written notice of all conflicts, errors, ambiguities, and discrepancies that the Proposer has discovered in the Proposal Documents, and that the Proposal Documents indicate and convey understanding of all terms and conditions required for preparation of the Proposal.

1.07 Site Visit

- A. **No Site visits will be conducted during the Statement of Qualifications step.**
- B. Owner will subsequently provide Site visit instructions to short-listed Proposers in the Request for Proposals.

1.08 Questions regarding the Statement of Qualifications

- A. Submit questions about the meaning or intent of the Proposal Documents, Addenda, and the related supplemental data to **the official designated website**. All inquiries must be received no later than **5 business** days prior to the date for submittal of SOQs.
- B. Responses to questions will be posted on the designated website for the benefit of all Proposers. Responses to questions do not modify or supplement the Proposal Documents, including any draft Contract Documents, unless set forth in an Addendum that expressly modifies or supplements such documents. Any response that requires a modification or supplementation of the Proposal Documents, including any draft Contract Documents, will be made by Addendum posted on the designated website. Owner will not be responsible for any explanations or interpretations other than those posted.

1.09 Addenda

- A. The Owner reserves the right to issue Addenda to the Proposal Documents. Proposer is responsible for being aware of all Addenda issued by the Owner.

1.10 Confidentiality of Submitted Information

- A. To the fullest extent permitted by Laws and Regulations:

1. Trade secrets and confidential information in Statements of Qualifications, and subsequently in Proposals, are not open for public inspection;
 2. Statements of Qualifications and Proposals will be opened in a manner that avoids disclosure of confidential information to competing Proposers and keeps the Statements of Qualifications and Proposals from the public until a CMAR Contract is awarded; and
 3. If it is necessary to make Statements of Qualifications or Proposals open for public inspection after the CMAR Contract is awarded, trade secrets and confidential information in Statements of Qualifications or Proposals will be shielded from public inspection.
- B. Each Proposer must clearly indicate in its SOQ submittal, and subsequently in a Proposal, which specific documents are considered to be trade secrets or confidential information by stamping or watermarking all such documents with the word “confidential” prominently on each page or sheet or on the cover of bound documents. Place “confidential” stamps or watermarks so that they do not obscure any of the required information on the document, either in the original or in a way that would obscure any of the required information in a photocopy of the document. Submit all confidential information in a distinct binder or electronic file so this confidential material is separate from the rest of the SOQ or Proposal.
- C. The Owner is a governmental body subject to the limitations of Laws and Regulations and has limited authority to withhold confidential information submitted by Proposers when presented with an open records request. The Owner, upon receiving an application or other request for the disclosure of confidential information, will promptly notify Proposer of the request as required by Laws and Regulations. Proposer may request a ruling by the agency having jurisdiction as to whether any such information may be withheld.
- D. Proposer acknowledges and agrees that it will be solely responsible for submitting any arguments, authorities, or other information to the agency having jurisdiction regarding release of the information marked as confidential as provided by Laws and regulations, and that if disclosure is required by the agency having jurisdiction, the Owner has no liability for releasing this information and Proposer will not be entitled to exercise any remedy for a disclosure made pursuant to the Laws and Regulations.
- E. The obligations of the Owner, as recipient of information indicated to be confidential in a Statement of Qualifications or Proposal, are subject to the following exceptions:
1. If confidential information becomes a part of the public domain through publication or otherwise but through no fault of the Owner;
 2. If Owner can demonstrate through suitable documentation that the confidential information was already in the Owner’s possession or otherwise publicly available prior to the date of disclosure;
 3. If the confidential information is subsequently disclosed to Owner by a third party who has a lawful right to disclose such information; or
 4. If Owner is required to disclose the confidential information by court order or by applicable law.
- F. If the Owner is requested or becomes legally compelled, by oral questions, interrogatories, requests for information or documents, subpoena, civil or criminal investigative demand, public information requests, including requests under Laws and Regulations, or similar process, or is required by a regulatory body to make any disclosure that is prohibited or

otherwise constrained by this RFQ, the Owner will provide Proposer with prompt notice of this request so that Proposer may seek an appropriate protective order or other appropriate remedy.

- G. By submitting a Statement of Qualifications or Proposal, the Proposer consents to the procedure outlined in this section of the RFQ as its sole remedy and waives any claim against the Owner because of actions taken under this procedure.
 - 1. Notwithstanding any other provision of the RFQ, it is stipulated and agreed that by accepting a Statement of Qualifications or Proposal, the Owner has not and does not waive its sovereign immunity from suit and/or liability.
 - 2. To the extent that the Owner withholds from disclosure all or any portion of Proposer's documents at Proposer's request, Proposer, by submitting a Statement of Qualifications or Proposal in response to this RFQ or a RFP agrees to fully indemnify, defend, and hold harmless the Owner from all damages, penalties, attorneys' fees and costs the Owner incurs related to withholding information from public disclosure.

1.11 Expenses and Pre-contract Costs

- A. Participants in this selection process do so voluntarily without compensation. The RFQ and RFP process does not commit the Owner to pay costs incurred by participants in preparation and submission of initial qualifications and subsequent proposals or for costs incurred prior to award of a formal contract.

ARTICLE 2—EVALUATION CRITERIA

2.01 Evaluation Categories

- A. The table in this paragraph lists the rating categories (A through E) by which Owner will make a final determination of the successful Proposer and make an award of the CMAR Contract. Rating categories A through D will be applied to the evaluation of the Statements of Qualifications. These scores will be used to identify no more than 5 fully qualified Proposers, to which Owner will issue Requests for Proposals. In the second step of the CMAR selection process, rating category E will be derived from the Proposals, submitted solely by invited Proposers. The maximum point value for each category is indicated in the final column of the table:

Rating Category	Description	Point Value
A	Experience and past performance of Proposer	30
B	Experience and qualifications of proposed key personnel	30
C	Proposer's approach to the Project including PM and QC Plan	20
D	State of Iowa/Local Market Experience	10
E	Pricing Factors	10
Total		100

2.02 Evaluation for Rating Categories

- A. Rating Category A—Experience/Past Performance of Proposer
 - 1. Owner will consider the experience and past performance of the Proposer as a company, including, but not limited to:

- a. Proposer's current experience and performance on similar projects involving wastewater treatment plant and lift station rehabilitation and primary and secondary electrical gear and distribution replacements.
 - b. Qualifications of the offered management team;
 - c. Organization's operating philosophy and approach to managing project risk and changes in project scope;
 - d. Financial stability and approach to financial management of projects;
 - e. Safety programs and past safety performance;
 - f. Experience on claims and litigation ; **and**
 - g. **Project experience where proposer served as CMAR. Include as appendix to the SOQ Tables.**
 - 2. Companies that cannot meet the requirements for similar projects defined in the Statement of Qualifications may be disqualified.
- B. Rating Category B—Experience and Qualifications of Proposed Key Personnel
- 1. Owner will consider the experience and qualification of the proposed Project Manager, CMAR Services Manager, Project Superintendent, Safety Manager, Quality Control Manager, and **Lead Electrical Work Manager (Key Personnel)** for this Project, including:
 - a. Education, training, and personal experience in delivering similar projects while serving in the capacity for which they are being proposed;
 - b. Demonstrated ability to complete quality projects on time and within budget as demonstrated by proposal information and reference checks for offered individuals;
 - c. Demonstrated leadership, character, and capability of proposed individuals; **and**
 - d. Availability and commitments to other projects ; **and**.
 - e. **Statement on how each proposed key individual benefits the project. Include as appendix to the SOQ Tables.**
 - f.
- C. Rating Category C—Project Approach
- 1. Owner will consider the Proposer's approach to constructing, completing, and commissioning projects, including:
 - a. Demonstrated experience in providing Preconstruction and Procurement Services including types of services provided;
 - b. Demonstrated ability of the Proposer to complete projects for the Contract Price and how proposer intends to manage contract price;
 - c. Demonstrated ability to complete projects on time and how proposer intends to manage project schedule;
 - d. Construction contract administration including systems, softwares, and procedures proposer uses to administer contract;
 - e. Construction site safety and risk management including summary of proposer's safety program and approach to risk management;

- f. Quality management;
- g. Management of Subcontractors and Suppliers;
- h. Resolving construction issues and resolving disputes and claims.; **and**
- i. **Demonstrated prior performance with managing Owner-procured equipment. Include as appendix to the SOQ Tables.**

D. Rating Category D—**State of Iowa/Local Market Experience**

- 1. Owner will consider the Proposer's experience as CMAR in the State of Iowa and experience with Iowa Clean Water SRF requirements as a company, including, but not limited to:
 - a. Proposer's current experience and performance as a CMAR in the state of Iowa. Experience shall identify the type and sector of work performed.
 - b. Proposer's experience and performance with Iowa Clean Water (wastewater) SRF requirements.
 - c. **Include as appendix to the SOQ Tables.**

E. Rating Category F—Pricing Factors

- 1. Owner will consider the Proposer's pricing factors including hourly rates, overhead, profit, pre-construction services price, and preliminary proposed Estimated Guaranteed Maximum Price for completion of the CMAR Contract as well as any specified intermediate milestones in determining best value to the Owner. Scoring for this rating category will be made after receipt and evaluation of Proposals.

ARTICLE 3—REQUIREMENTS FOR THE STATEMENT OF QUALIFICATIONS

- 3.01 The Statement of Qualifications (SOQ) as submitted must include the information described in this RFQ, as a minimum, to allow the Owner (a) to assess the qualifications of each Proposer to successfully perform CMAR Services and complete the Work, and (b) to rank the Proposer's qualifications objectively and as compared to the qualifications of other prospective Proposers. The information requested in the RFQ must be provided completely and in detail.
- 3.02 The SOQ as furnished to Proposers is set up to require that certain information be provided in forms included in the SOQ. The information in these forms will be used to make direct comparisons with the information provided by other Proposers in response to this RFQ. Failure to submit the required information in the Statement of Qualifications may result in the Owner considering the Proposer as non-responsive. Failure to provide the information completely and clearly may result in lower scores in the evaluations which could result in the Proposer not being **invited to submit a Proposal**. Proposers may be required to provide supplemental information, if so requested by the Owner, to clarify, enhance, or supplement the information provided in the Statement of Qualifications.
- 3.03 Information requested in the forms that cannot be totally incorporated in the forms may be included as an appendix to the form. This appendix must be clearly referenced by appendix number on the form, and the appended material must include the appendix number on every sheet of the appendix. The appendix must include only the information that responds to the question or item number to which the appendix applies.
- 3.04 The information requested is used to address each of the selection categories presented in the RFQ (not including any price category) and should be presented in that order and be keyed

specifically for each selection category. Proposers may provide supplemental information to the Statement of Qualifications such as organizational brochures or other marketing information to help demonstrate their qualifications to the Owner. This supplemental information may not be submitted as a substitute for the information specifically requested in this document. The reference must include the specific selection category to demonstrate strengths for each criterion.

3.05 Proposal Format and Presentation

- A. Provide an electronic copy of the SOQ. Individual files may not exceed 100 MB. Provide confidential information in a separate file. Divide files into parts if necessary.
- B. Submit confidential information in accordance with the requirements in this RFQ. Information marked confidential, but not placed in a separate binder or electronic file as required will not be considered confidential and will be treated as other non-confidential information in the SOQ.

ARTICLE 4—INSTRUCTIONS FOR PREPARING THE STATEMENT OF QUALIFICATIONS

Guidance Notes—Coordinate the following provisions with the Statement of Qualifications form furnished to Proposers.

- 4.01 The following Tables, provided in the Statement of Qualifications, are to be used in preparing the Statement of Qualifications:

Table	Document Title
	Statement of Qualifications Certification
1	General Information
2	Current Projects and Projects Completed within the last 5 Years
3a	Proposed Project Managers
3b	Proposed CMAR Services Manager
3c	Proposed Project Superintendents
3d	Proposed Project Safety Managers
3e	Proposed Project Quality Control Managers
3f	Lead Electrical Work Manager
4	Project Information for Key Personnel
5	Demonstration of Budget Performance
6	Demonstration of On-Time Performance

4.02 Proposer's Organization and General Information

- A. Provide general information about the Proposer's organization using copies of Table 1. Provide the same information for each joint venture partner if the Proposer is a joint venture.
- B. Provide information regarding the operational structure of the Proposer's organization, including a list of officers, the limits of authority for these individuals with regards to the proposed CMAR Contract, documentation of authority to execute documents, and a copy of organizations' certificate of authorization to conduct business in the state where the Project is located.
- C. Financial Management
 1. Provide Proposer's most recent audited financial statement and the most recent financial statement if the most recent audited financial statement is more than 2 years old.

2. Provide the Proposer's financial summary information in Table 1, including the financial indicators from the Proposer's most recent financial statement using the formulas below:

Current Ratio:	$\text{Current Assets} \div \text{Current Liabilities}$
Quick Ratio:	$(\text{Cash and Cash Equivalents} + \text{Accounts Receivable} + \text{Short Term Investments}) \div \text{Current Liabilities}$

3. Describe the resources that are available to the Proposer to provide adequate cash flow for the project if Proposer's Current Ratio or Quick Ratio are less than 1.0.

D. Safety

1. Provide a narrative describing the Proposer's safety program and a statement regarding the organization's commitment to safety. Also provide a narrative, not to exceed four pages, describing the organization's success in implementing a specific site safety program. Proposers should not provide copies of safety manuals or programs.
 2. Provide Experience Modification Ratio (EMR), Total Recordable Frequency Rate (TRFR), and Recorded Man Hour history for the last 3 years for the Proposer and any proposed Subcontractors that will provide Work valued at 25 percent or more of the Contract Price. Provide this information in Table 1.
 - a. The Proposer's EMR is a computation by the insurance industry that compares a company's annual losses in workers' compensation insurance claims against its policy premiums over a three-year period, excluding the current year.
 - b. The Proposer's TRFR is a calculation of a firm's total number of OSHA-recordable injuries and illnesses over a given period (usually a year), divided by the total number of personnel-hours worked.
- E. Claims Experience and Litigation History: Provide a list of all pending, active, and unresolved claims or litigation involving owners on other construction projects. Include this information in Table 1. Provide a narrative describing the issues being contested and when it is anticipated that the disputes will be resolved. Claims are to include only those items which have progressed through the change management process for the project and are being disputed by the Proposer or the project owner.
- F. Experience with the Owner: Provide a list of projects that have been completed with the Owner over the last **ten** years. Include this information in Table 1. Provide a narrative not to exceed two pages describing how this experience will impact the performance of the organization on this Project.

4.03 Project Experience

- A. Provide a list of projects completed by the Proposer in the last **5** years using copies of Table 2.
- B. Provide information on a **minimum of 6 and up to 10** projects which demonstrate the experience of the Proposer's team with construction of similar projects. Experience must include, as a minimum, the satisfactory completion of at least **3** similar projects within the last **5** years. Companies not meeting this requirement for similar projects may be disqualified as being non-responsive. Similar projects must include:

Successfully completed three wastewater treatment plant renovation projects that included significant pumping and electrical system replacements with a cost in the \$5 to \$20 million range within the last 5 years. Identify SRF funded projects, CMAR projects, and State of Iowa projects.

- C. Provide a narrative not to exceed two pages for each project describing up to 6 specific projects that qualify as similar projects. Projects selected must demonstrate the capabilities of the organization.

4.04 Experience and Qualifications of Proposed Key Personnel

- A. Provide a narrative not to exceed four pages describing the Proposer's project management structure and the qualifications of the project management team for this Project. Include an organization chart showing the relationship between Proposer and key Subcontractors and Suppliers.
- B. Provide information on the key personnel proposed for this project on Tables 3 through 7. Key personnel include the Project Manager, Project Superintendent, Safety Manager, Quality Control Manager, and **Lead Electrical Work Manager**. The Proposer may provide information on an alternate individual if the Proposer is not able to commit to one individual for the Project at the time the Proposal is submitted. Qualifications of these individuals will be considered in evaluating the qualifications of the Proposer. The Proposer must commit to providing the services of the proposed key personnel or alternate for the life of the Project as a condition of qualification. Unexcused failure to provide the proposed key personnel may provide the basis for termination of the CMAR Contract at the discretion of the Owner.
- C. Include a list of the current project assignments for each of the individuals proposed, the anticipated completion date for this assignment and the percentage of the time they will have available to devote to this Project. The Project Superintendent must be dedicated to the CMAR Contract full-time for the Projects duration. If any other key personnel are not devoted solely to the CMAR Contract, indicate how time is to be divided between the CMAR Contract and their other assignments. Specifically address how and when individuals currently on other assignments will transition into this CMAR Contract.
- D. Provide resumes not exceeding two pages for each individual proposed for the key personnel positions and their alternates. Resumes must describe the qualifications of the individual and include the following as a minimum: technical experience, managerial experience, education and formal training, primary language, and a work history which describes project experience, including the roles and responsibilities for each assignment. Additional information highlighting the experience which makes them the best candidate for the assignment should also be included. Focus on projects on which the individuals proposed have had significant involvement in the last 5 years and which demonstrate their experience with similar projects.
- E. Identify individuals that will fill one or more of these key roles and describe their ability to manage multiple responsibilities. Provide a written narrative describing the percentage of the time that will be devoted to each role and their qualifications to fulfill each role if an individual is to fulfill more than one of the key personnel roles.
- F. Provide a tabulation of the projects in which these key personnel have been personally involved using copies of Table 7. This tabulation is to include the name and a current telephone number for references for each of these project assignments.

- G. Provide a narrative not to exceed two pages for each project the proposed individuals have worked on that qualify as similar projects. Specifically identify the roles and responsibilities of the individual on these similar projects. Projects selected must demonstrate the capabilities of the proposed key personnel.
 - H. Provide a narrative not to exceed ten pages to describe the overall performance of the individuals on these projects. This narrative may include references to letters of recommendation, project awards, and other references to demonstrate experience in providing services or constructing a project which meets the Owner's expectations for a quality project constructed on time and within budget.
- 4.05 **Proposer's Ability to Complete Projects within the Contract Price and Contract Times**
- A. Provide a tabulation of budget performance on projects completed by the Proposer within the last 5 years using copies of Table 8 to demonstrate the ability of the Proposer to complete projects for the Contract Price. Notes may be added to each line item to describe circumstances for contract modifications beyond the control of the Proposer.
 - B. Provide a tabulation of all projects completed by the Proposer within the last 5 years on Table 9 to demonstrate performance in completing projects on time. Notes may be added to the tabulations to indicate the reasons for not meeting original contract completion dates.
- 4.06 **Diverse Business Participation Program**
- A. Provide a narrative not to exceed four pages describing the organization's approach to provide subcontracting opportunities and management of DBE subcontractors and suppliers to promote their growth and development as required by the SRF requirements.
- 4.07 **Other Items:**
- A. **Provide Certification of Non-Segregated Facilities Form (*to be completed and signed by Prime Contractor and submitted with the Statement of Qualifications*).**
 - B. **Provide Certification Regarding Debarment, Suspension, and Other Responsibility Matters (*to be completed and signed by Prime Contractor and submitted with the Statement of Qualifications*).**
 - C. **Certification of with Iowa public bidding laws (completed and signed by Prime Contractor and submitted with the Statement of Qualifications)**

ARTICLE 5—SUBMITTING THE STATEMENT OF QUALIFICATIONS

- 5.01 **Delivery of Statement of Qualifications**
- A. Deliver the SOQ no later than the date and time prescribed and at the place indicated in the Advertisement.
 - B. If the Advertisement permits or requires delivery of a printed SOQ, enclose the SOQ and Confidential or Proprietary Information, along with other required documents, in an opaque sealed package plainly marked with the Project name, and the name and address of the Proposer.. Enclose these sealed packages in a separate package plainly marked on the outside with the notation "SOQ ENCLOSED" if the SOQ is sent by mail or other delivery system. Address the outer package to the mailing address shown in the Request for Qualifications. Assume full responsibility for ensuring that the SOQ arrives at the prescribed location before the prescribed time.

- C. If the Advertisement permits or requires electronic delivery of the SOQ, email or upload the SOQ as indicated in the Advertisement.
- D. Statements of Qualifications may be modified or withdrawn using a document executed in the same manner that a SOQ must be executed. Using a method permitted for delivery of the SOQ, deliver the modification/withdrawal document prior to the date and time for the receipt of SOQs.
- E. Statements of Qualifications submitted in response to this RFQ will become the property of the Owner.

ARTICLE 6—EVALUATION OF STATEMENTS OF QUALIFICATIONS

- 6.01 The Owner will evaluate and rank each SOQ using the selection criteria within **20** days after the date SOQs are received. The Owner will determine if SOQs comply with the prescribed requirements and will consider the qualifications of the Proposers, and other factors as described in this Article to determine which Proposers are best qualified to complete the Project.
- 6.02 Owner may conduct investigations as it deems necessary to establish the responsibility, qualifications, and capability of Proposers.
- 6.03 Owner, at its discretion, may choose to conduct interviews with Proposers to clarify any points in the SOQ to gain a better understanding of how the Proposers can provide the best value to the Owner for the CMAR Contract.
 - A. If the Owner chooses to conduct interviews with some or all Proposers, they will be notified of:
 - 1. The time and place for the interview;
 - 2. Interview format and agenda;
 - 3. Topics to be discussed at the interview; and
 - 4. Individuals expected to participate in the interview.
 - B. Failure to participate in the interview may result in disqualification from consideration for the award of the CMAR Contract.
- 6.04 Submission of a Statement of Qualifications indicates the Proposer's acceptance of the evaluation technique and methodology in this RFQ as well as the Proposer's recognition that some subjective judgments must be made by the Owner during the evaluation and selection process.
- 6.05 Ranking of Proposers
 - A. Based on the evaluation of the Proposals and their preliminary scoring, Owner will develop a short list of Proposers and send each a Request for Proposals.