



City of Muscatine

CITY COUNCIL

Tuesday, December 16, 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 16, 2025, 5:30 PM

AGENDA

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

- A. Recognition of Corey Leonhard as an inductee into the Special Olympics Iowa Hall of Fame
- B. Recognition of Muscatine High School Elected Career Association Officers
Aralyn Anaya, Mallory Young, Aliviah Garcia, Alani Garcia, Davian Lopez, Kelina Rubio-Cruz, Alexis (Lexi) Sternberg, Josh Boisen, Victor-Hugo (Max) Morales, Emily Senatra, Xavier Quiroz, Jay'von Summerville, Zamiia Powell, Arianna Etter, Christian Byers, and Aysel Contreras
- C. Swearing in of Elected Mayor and Councilmembers
 - Mayor Brad Bark
 - Councilmember Nadine Brockert
 - Councilmember Angie Lewis
- D. Swearing in of Police Officer Chad Said

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. December 2, 2025 City Council Regular Meeting Minutes
- B. December 9, 2025 In-Depth City Council Meeting Minutes

11. * PETITIONS AND COMMUNICATIONS

- A. Liquor License:
 - 1. Request for renewal of a Class "F" Retail Alcohol License for Geneva Golf & Country Club, 3100 Bidwell Road – Geneva Golf & Country Club (pending inspections and insurance)
 - 2. Request for renewal of a Class "C" Retail Alcohol License for Flaming Embers, 131 West 2nd Street – Flaming Embers Inc (pending inspections and insurance)
 - 3. Request for renewal of a Class "E" Retail Alcohol License for West Side Store, 2201 Houser Street – West Side Houser Mart LLC (pending inspections and insurance)
 - 4. Request for renewal of a Class "C" Retail Alcohol License for Acapulco Mexican

Bakery, 2007 Grandview Avenue – Acapulco Inc. (pending inspections and insurance)

5. Request for renewal of a Class “C” Retail Alcohol License for Las Lomas, 1519 Park Avenue – Juan Inc. (pending inspections and insurance)

12. * COMMUNICATION – RECEIVE AND FILE

- A. December 1, 2025 Muscatine County Board of Supervisors Meeting Minutes
- B. November 24, 2025, Muscatine County Board of Supervisors Meeting Minutes
- C. Muscatine Power and Water 2026 Budget Documents

13. * PURCHASE ORDERS AND AGREEMENTS

- A. Request to Approve the Issuance of a Purchase Order to MTI Distributing, in the Amount of \$17,537.60, for a Snow Blower Attachment and Hard Cab for a Ventrac Tractor for the Musco Sports Center.
- B. Request to Approve the Issuance of a Purchase Order to Triple B Construction Corp., in the Amount of \$8,750.00 for a Storm Sewer Repair.

14. * APPROVAL OF BILLS It is recommended bills totaling \$2,716,217.83, 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 16, 2025, Bills for Approval

15. * PUBLIC HEARING

- A. Public Hearing on an ordinance amending 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

16. * FROM THE CITY ADMINISTRATOR

- A. First Reading of an Ordinance Amending 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
- B. Resolution setting the time and place to conduct a public hearing on the Comprehensive Plan of the City of Muscatine, Iowa
- C. Request to Approve an Amendment to a Professional Services Agreement With Bolton & Menk Inc. in the Amount of \$715,420.00 for the Carver Corner Roundabout Project.

- D. Request to Approve the Issuance of a Purchase Order to Martin & Whitacre Surveyors and Engineers, Inc. in the Amount of \$35,000.00, for Permanent Easement and Right of Way Acquisition Plats on the West Hill Sewer Separation Phase 6E Project
- E. Request to Approve Change Order Number 10 to the Park Avenue Four to Three Lane Conversion Project in the Amount of -\$50,865.50.
- F. Request to Approve a Professional Services Agreement with ProSource Land Services for Right of Way and Easement Acquisition on the Carver Corner Roundabout Project in the Amount of \$93,100.00

17. STAFF, COUNCIL AND MAYOR REPORTS Department Update Police Department Update Housing

- A. Department Update Police

18. ADJOURNMENT

City of Muscatine, City Council Meeting Minutes December 2, 2025 5:30 PM- City Hall

Mayor Bark called the City Council meeting for December 2, 2025, to order at 05:30 PM.

Ryan Buss was present to give the invocation.

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

Pledge of Allegiance was said.

From the Mayor:

Proclamation for the 40th Anniversary of Muscatine Sister Cities and Citizen Diplomacy Day. John Dabeet accepted Proclamation on behalf of Muscatine Sister Cities Police Department Merit Award presentation to Co-Responder Amy Gold. Police Department Merit Award presentation to Assistant Police Chief Steve Snider.

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

Conard/Brockert moved to approve the Consent Agenda to include: November 18, 2025 City Council Minutes, Liquor License (Jibaro De Puerto Rico, Maverik, and GM Food Mart), Misc. Receive and File Doc, Purchase Order to Martin & Whitacre, Purchase easement for West Hill Sewer Project and bills totaling \$3,631,159.99. All Ayes, motion passed.

From the City Administrator:

Lewis/Gordon moved to adopt 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. All ayes, motion passed.

Brockert/Lewis moved to adopt a 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. All ayes, motion passed.

Lewis/Conard moved to adopt a resolution accepting completed work performed by Merit Construction Company for the Muscatine Indoor Sports Complex Project and authorizing final payment. All ayes, motion passed.

Gordon/Lewis moved to adopt a 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. All ayes, motion passed.

Lampe/Conard moved to approve change order Number 9 to the Park Avenue Conversion Project in the Amount of \$273,332.64. All ayes, motion passed.

Brockert/Gordon moved to approve a contract to Valley Commercial Construction for the Riverview Center Improvement Project in the Amount of \$332,500.00. All ayes, motion passed.

Gordon/Lampe moved to approve the issuance of a Request for Qualifications for the Water Resource Recovery Facility Priority Assets Construction Manager At Risk Project. All ayes, motion passed.

Jodi Royal-Goodwin gave an update on Community Development.

Brian Stineman gave an update on Public Works Department.

Councilmember Lewis moved the meeting be adjourned at 06:56 PM.

CITY OF MUSCATINE, BILLS FOR APPROVAL, 12/2/2025, General Fund ,A Kleinfelder Company 1 services 1,071.00,A Notch Above Tree Service 4 services 4,770.00,A Tech/Freeman Alarm 2 services 3,564.50,A-1 Quality Tire & Car Care 3 services 976.67,Abigt Lettering Llc 1 service 215.00,Advanced Business Systems Inc 2 services 42.30,Advanced Radiology S.C 1 services 22.49,Alliant Energy 8 utilities 1,029.15,Amazon.Com 22 supplies 2,921.64,Antigua Group Inc The 5 resale merch 1,129.04,Arnold Motor Supply 1 part 41.99,Berlins Pro Shop 8 supplies 677.50,Cardiovascular Medicine Pc 3 services 207.00,Carriage Paper Products 1 supplies 89.95,Centurylink 2 phones 196.51,Conway Shield 1 equipment 529.50,Dinges Partners Group Llc 3 services 824.20,Drj Group Llc 1 supplies 8.62,Eastern Iowa Light & Power Co 3 utilities 363.17,Edwards Travis 1 safety glasses 75.00,Equian Llc 4 services 40,297.45,Feld Fire 3 equipment 847.00,Genesis Health System-Occ Hlth 1 services 40.00,Glahn Mammie 1 refund 40.00,Hope Restored Counseling & Consulting Pllc 2 services 8,068.80,Illinois Department Of Revenue 2 taxes 892.71,Iowa Prison Industries 2 supplies 13,176.90,Kellor & Kellor Landscape Inc 66 services 15,563.84,Law Offices Of Hopkins & Hubner P.C. 6 services 10,331.50,Library Systems & Services Llc 1 supplies 3,382.16,Lou'S Gloves Inc 4 supplies 396.00,Lupton & Toyne Printers 7 services 210.00,Martin & Whitacre Surveyors & Engineers Inc 1 services 4,400.00,Menards (Musc) 20 supplies 1,156.78,Midwest Alarm Services 3 services 636.00,Midwest Turf Support 1 equipment 1,325.00,Muscatine Co Administration Office 2 phones 266.56,Muscatine Lawn & Power 5 parts 431.84,Muscatine Power & Water 4 utilities 174.78,O'Connor Bethany 1 refund 300.00,Panther Uniforms Inc 1 uniforms 480.00,Pfm Financial Advisors Llc 1 services 2,000.00,Phelps Custom Image Wear 8 uniforms 467.71,Phelps The Uniform Specialists 4 services 79.02,Picasso'S Paint Your Own Pottery 1 services 181.90,Pin Center The 3 supplies 1,097.00,Plumb Supply Company 2 supplies 27.09,Point & Pay Llc 3 services 996.30,Ps3 Enterprises Inc. 2 services 220.00,Qc Supply 1 equipment 2,239.98,Quad City Times & Musc Journal 1 services 32.15,Reddick William 1 reimbursement 78.48,Reliant Fire Apparatus 2 equipment 155.94,River Stone Group 2 supplies 2,562.23,Sherwin Williams 1 supplies 102.19,Sign Works Of Muscatine Llc 1 supplies 12.00,Skye Hr Consulting Llc 1 services 1,000.00,Stericycle Inc 1 services 49.65,Sycamore Printing Inc 3 services 50.00,Tantara Transportation Corp 2 part 452.00,Team Staffing Solutions Inc 2 services 1,728.00,Tmesys Llc 6 services 1,341.12,Ui Health Care Med Center 22 services 52,563.26,Uniform Den Inc 2 uniforms 873.50,Unique Management Services Inc 2 services 1,215.00,Unity Healthcare 1 services 329.00,Unity Point Health Trinity Muscatine Occupational 1 services 186.00,Van Meter Industrial Inc 8 supplies 488.67,Verizon Wireless 2 phones 282.48,Xerox Corporation 2 services 28.12, Total 192,011.34, ,Capital Project Funds ,Boulder Contracting Llc 1 services 120,540.12,Esco Automation 1 services 8,827.25,Hdr Engineering Inc 1 services 74,728.03,Heuer Construction 1 services 136,320.02,Iowa Prison Industries 4 services 432.08,Ke Flatwork Inc 1 services 128,441.48,Keokuk Contractors 2 services 95,000.00,Langman Construction Inc 1 services 523,670.88,Martin & Whitacre Surveyors & Engineers Inc 1 services 32,400.00,Merit Construction 1 services 335,389.06,Pfm Financial Advisors Llc 2 services 12,127.87,Schulte Michael W 1 services 624.00,Stanley Consultants Inc 1 services 73,295.00, Total 1,541,795.79, ,Enterprise Utility Funds ,` 1 Resale merch 148.10,Advanced Business Systems Inc 3 services 426.45,Airgas Usa Llc 2 supplies 602.39,Alliant Energy 4 utilities 444.88,Amazon.Com 10 supplies 969.14,American Riggers Supply 2 equipment 593.30,Anchor Electric 1 services 490.00,Aquatic Informatics Inc 1 services 13,090.40,Arnold Motor Supply 13 equipment 1,106.29,Bambauer Equipment 1 equipment 13,400.00,Blue Flame Propane Llc 1 supplies 237.00,Bound Tree Medical Llc 36 supplies 5,013.61,Callaway Golf Company 2 resale merch 442.42,Carver Aero Inc 1 services 3,875.00,Clark'S

Muffler & Service Inc. 1 services 1,820.25, Coca-Cola Bottling Company 1 resale merch 124.87, Cole-Parmer Instrument Co 1 supplies 2,115.18, Courtesy Ford 2 services 2,424.92, Crawford Company Inc 6 services 32,362.38, Drj Group Llc 1 supplies 87.01, Eastern Ia Community College 1 dues 6.00, Eastern Iowa Light & Power Co 5 utilities 3,128.19, Gierke-Robinson Co Inc 2 equipment 5,520.90, Gordon Flesch Company 2 services 50.14, Grainger Dept 802675066 1 supplies 37.70, Habitat For Humanity 1 subsidy 2,500.00, Hawkins Inc 2 equipment 8,095.53, Iowa Dept Of Natural Resources 1 permit 115.00, Iowa Pump Works Inc 1 equipment 497.23, Iowa State University Extension & Outreach 1 services 45.00, Kirk Butcher Plbg-Htg Inc 1 services 148.04, Lupton & Toyne Printers 3 services 330.00, Mailboxes & Parcel Depot 2 shipping 38.60, Martin Sam 1 reimbursement 101.99, Menards (Musc) 8 supplies 439.00, Mfc (Midwest Flooring Concepts) 1 services 25,200.00, Midland Scientific Inc 5 supplies 1,158.05, Minnesota Valley Test Lab Inc 1 services 660.00, Muscatine Ag 1 supplies 132.84, Muscatine County Treasurer 1 reimbursement 5.00, Muscatine Power & Water 45 utilities 21,190.62, Neal'S Vacuum & Sewing Center 1 equipment 629.00, North Central International Llc 1 equipment 393,182.00, Pack-N-Ship 1 shipping 73.08, Pcc Inc 3 services 32,591.48, Pfm Financial Advisors Llc 2 services 4,000.00, Phelps Custom Image Wear 4 uniforms 302.48, Phelps The Uniform Specialists 5 services 442.00, Phenova Inc 1 services 482.04, Pletcher Enterprises Inc 1 services 255.99, Plumb Supply Company 1 part 63.83, Rainbo Oil Co-Jet Bulk Oil 2 equipment 542.82, Renew Biomedical Services Llc 4 services 918.00, Republic Services Inc Republic Services Of Iowa Llc 1 services 35,967.26, River City Power Wash 1 services 1,337.50, S.J. Smith Co. 9 supplie 953.09, Scott County Waste Commission 3 equipment 11,081.75, State Hygienic Laboratory A-R 1 services 661.50, Stericycle Inc 2 services 309.15, Stryker Sales Corporation 2 services 832.50, Stutsman Inc 2 part 8,423.00, Team Staffing Solutions Inc 2 services 289.60, T-Mobile 1 phones 210.66, Towboat Diving Service 2 services 27,130.00, United Rentals (Musc) 1 equipment 906.00, United Rentals (North Amer) Inc 1 equipment 5,239.06, Unitypoint Health 1 supplies 506.02, Usa Blue Book 2 supplies 276.91, Van Meter Industrial Inc 1 equipment 37.92, Van Wall Equipment Inc. 2 parts 274.40, Verizon Wireless 2 phones 359.71, Weikert Jr Michael 2 services 732.00, Wellmark Blue Cross & Blue 1 refund 10.40, Williams Clint 1 reimbursement 82.08, Zebros Outdoor Power 1 shipping 25.00, Total 678,301.65, , , Internal Service Funds , A-1 Quality Tire & Car Care 3 services 471.52, Amazon.Com 1 supplies 13.29, Arnold Motor Supply 17 supplies 807.23, Carquest Of Muscatine 3 parts 307.59, Moeller Randy 2 reimbursement 199.99, Napa Of Muscatine 1 part 5.39, Parts Authority 3 parts 277.00, Phelps Custom Image Wear 3 uniforms 101.59, Reist Douglas 1 services 162.00, Total 2,345.60, , , Special Revenue Funds , Martin Gardner Architecture P.C. 2 Services 18,427.97, Total 18,427.97, , Housing Funds , Advanced Business Systems Inc 1 services 14.12, Alliant Energy 3 utilities 873.61, Amazon.Com 2 equipment 434.29, Anderson Samuel 1 services 500.00, Arnold Motor Supply 1 equipment 10.75, Burns & Son'S Direct Appliance 4 service 150.74, City Of Muscatine 2 services 502.32, City Of Muscatine Housing Revolving Fund 61 services 36,242.68, Dhsr Llc 1 rent 980.00, Diercks Mark A 1 part 15.00, Grandview Senior Lofts Llc 1 rent 859.00, Hd Supply Facilities Maint 6 parts 478.36, Hill David 5 services 391.04, Jnb Oak Park Lp 1 rent 110.00, Kelly Stephanie Sue 1 rent 990.00, Lake Michael E 1 rent 1,161.00, Menards (Musc) 7 supplies 288.40, Muscatine Plaza Properties Llc 1 rent 880.00, Muscatine Power & Water 14 utiities 6,398.25, Neal'S Vacuum & Sewing Center 1 equipment 799.00, Plumb Supply Company 4 equipment 920.92, Rcn Llc 1 rent 519.00, Real Estate Resource Associates 1 rent 798.00, Sherwin Williams 1 supplies 19.09, Thomas L Spann Jr & Sonya Colbert-Spann 22 services 1,690.00, Us Cellular 2 phones 107.26, Van Meter Industrial Inc 1 supplies 95.55, Zaehring Lizabeth 1 refund 250.00, 56,478.38,

,BILLS FOR APPROVAL SUMMARY , , ,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 2,702,579.64, ,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 940,332.38, , , Voucher Program , Various Landlords Actual December Rent (11,290.28), (11,290.28), , Voids , Void Checks 11/18/25 Operating (428.31), Void CK 10/28/25 Elderly (33.44), Subtotal (461.75), , Total before Journal Entries 3,631,159.99, ,ACH PAYROLL MISSION SQUARE ICMA RETIRE 12,242.88,ACH PAYROLL MISSION SQUARE IMCA RC 1,891.29,ACH PAYROLL MUNICIPAL FIRE & POLICE 150,948.02,ACH PAYROLL NATIONWIDE 3,730.00,PAYROLL CHECKS AFA FLEX BILLING 4,526.96,PAYROLL CHECKS AFLAC 525.88,PAYROLL CHECKS ALLSTATE 14.94,PAYROLL CHECKS AMERICAN FIDELITY 3,091.26,PAYROLL CHECKS CITY OF MUSCATINE 33,173.53,PAYROLL CHECKS CLERK OF COURT 170.00,PAYROLL CHECKS IDAHO CHILD SUPPORT 99.12,PAYROLL CHECKS UNITED WAY 138.00,PAYROLL CHECKS VSP INSURANCE 1,743.32,SPECIAL CKS MODERN CO 378.59,SPECIAL CKS DALE OR KATHLEEN SHOPPA 31.25,SPECIAL CKS ALEXIS HUSKO 13.87,SPECIAL CKS JEREMY FERGUSON 500.00,

City of Muscatine, CITY COUNCIL MINUTES, Tuesday, December 9, 2025

Mayor Bark called the City Council meeting for December 9, 2025, to order at 05:30 PM. at City Hall.
Councilmembers Present: Brockert, Jindrich (left at 6:05 pm), Osborne (by phone), Gordon, Lewis, Don Lampe, Matt Conard.

Pledge of Allegiance

Council Discussion Items:

Carver Corner Construction Design Update (This discussion was cancelled to obtain more information)

Andrew Fangman - Senior Planner- presented the proposed the new Comprehensive Plan to City Council. Following his presentation, Mr. Fangman requested direction from City Council on how to move forward. There were no objections from City Council to move forward with the proposed plan. Councilmembers asked for periodic updates on items included in the plan.

City Administrator Matt Mardesen reviewed the City Council Goals and Objectives with City Council. The following changes were suggested.

Goal 2 — Add HNI property plans

Goal 3 — Faster turnaround for small business forgivable loans, Utilization of vacant City lots for housing projects

Goal 4 — Keeping ahead of structural issues in the downtown area to preserve the downtown atmosphere

Goal 5 — Change Indoor Sports Complex to making the sports complex an enterprise fund

New Projects to be initiated - Riverfront improvement plan, Art Center future plans, Dick Drake Way railroad overpass, HWY 61 access to sports complex area, South End Quiet Zone.

City Administrator Mardesen presented the statistics collected on the downtown's 2-hour free parking to date. Mr. Mardesen shared comparisons in tickets from 2024 and 2025 and shared an overview of how this could affect the general fund budget.

Mr. Mardesen stated he wanted to get an idea of where council would like to proceed with the downtown parking in order to be able to bring back a proposal to City Council prior to the end of the free holiday parking.

Councilmembers had comments regarding the loss of funds from meters as well as fewer tickets being written. The effect the parking has on downtown shopping, both in favor of and against.

Councilmember Conard stated he is in favor of getting rid of meters, putting up signs and trusting citizens to do the right thing.

Councilmember Lampe stated he feels that free parking creates a more vibrant downtown and he has received positive comments from citizens, but also has concerns about revenue loss.

Councilmember Osborne stated that the loss of ticket numbers could be made up by increasing the fines for tickets.

Councilmember Brockert stated if the parking revenue is removed what will have to be given up in the general fund to compensate.

Councilmembers asked to make a final decision after all data has been collected at the end of the free holiday parking and present to Council.

Council had no objections to the City Administrator moving forward with preparing financial information for the parking evaluation.

Councilmember Lewis moved the meeting be adjourned at 06:40 PM.

Muscatine County Board of Supervisors
Monday, December 1, 2025

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

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

County Attorney Jim Barry stated he has presented a letter of resignation to County Auditor, Tibe Vander Linden and Board Chairman, Nathan Mather, Board of Supervisors Chairman. Barry stated his retirement date from the County Attorney position will be effective January 4, 2026. Barry stated the resignation is an effort to provide a uniform and experienced transition in the County Attorney's office. Barry expressed his thanks to the Board and County Officials and stated his appreciation to serve Muscatine County. Vander Linden held discussion with the Board to review Iowa Code 69.14A for the procedures to fill the vacancy by appointment or special election.

On a motion by Sorensen, second by Kirchner, the Board accepted the letter of resignation from County Attorney Jim Barry. Ayes: All. Mather thanked Barry for his years of service.

Sorensen directed the Administration Department to prepare and publish a "Notice of Intent to Appoint a County Attorney" to interview applicants and bring forward a recommendation to the Board for action. The Board consensus was to publish the Notice of Intent by December 4, 2025, with a letter of interest and resume to be received by the Administration Office by December 12, 2025, and the proposed Board appointment action item to be placed on the agenda for December 22, 2025 meeting. Mather recommended the Board form a search committee with an attorney, law enforcement representative and a member of the community. The Board consensus was to finalize a search committee with an action item on next week's agenda.

Mike Nolan of Horizon Architecture held discussion with the Board regarding the eight bids for the Muscatine County Engineer/Zoning Office Building Project. The bids received were as follows: Bruce Builders-\$3,680,000; Bush Construction-\$4,140,000; Daxon Construction-\$3,477,000; Merit Construction-\$3,537,300; Myers Construction-\$3,861,829; Peak Construction-\$3,636,000; Swanson Construction-\$4,100,000 and Wolfe Contracting-\$3,844,000. Nolan recommended awarding the bid to Daxon Construction. Nolan stated the predicted start date for the project is April 2026.

On a motion by Sorensen, second by Sauer, the Board accepted a bid for the Muscatine County Engineer/Zoning Office Building Project with Daxon Construction in the amount of \$3,477,000. Ayes: All.

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

Correspondence:

No correspondence was reported.

Committee and Meetings Reports:

No committee or meetings were reported.

Information Services Director Bill Riley stated the password policy implementation changes will not occur today as planned. Riley stated the compromised password list is under review and may need to be a paid service instead of a bundle within the software. Riley will review the options and update the Board at a later time.

Conservation Director Katie Hammond updated the Board on the Deep Lakes Campground Project. Hammond stated a gate may be added to keep the public out of the area for the winter months. Hammond stated the project is under budget by \$100,000 to \$150,000.

The Board recessed at 9:22 A.M. and reconvened at 9:30 A.M.

The meeting was adjourned at 9:30 AM.

ATTEST:

Tibe Vander Linden
County Auditor

Nathan Mather, Chairperson
Board of Supervisors

Muscatine County Board of Supervisors
Monday, November 24, 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 amended. Ayes: All.

On a motion by Sorensen, second by Kirchner, the Board approved claims dated November 24, 2025 in the amount of \$969,828.99. Ayes: All.

On a motion by Sorensen, second by Sauer, the Board authorized the chair to sign a settlement and release agreement for Naylor v. Muscatine County, et al. Ayes: All.

On a motion by Sorensen, second by Sauer, the Board approved the FY2025 Urban Renewal Report. Ayes: All.

Information Services Director Bill Riley reviewed a lease agreement with Advanced Business Systems for two Jail copiers in the amount of \$465.00 per month for 60 months. Riley stated the copiers would be a refresh of the equipment that is already in use. The current lease has been \$253.00 a month plus \$168.00 for the usage of toner, and anything else included in the maintenance agreement. Riley noted that the cost difference between purchasing the copiers outright and leasing the equipment is just less than \$2,000.00. Sorensen inquired about whether the \$465.00 was per copier or the combined total. Riley stated it is the total for both copiers, including maintenance. Riley stated the copiers are rated at around 128,000 prints per month between the two, giving them a high-volume rating.

On a motion by Sorensen, second by Kirchner, the Board authorized the chair to sign a lease agreement with Advanced Business Systems for two Jail copiers in the amount of \$465.00 per month for 60 months. Ayes: All.

Riley discussed with the Board about moving forward with signing an agreement with Neapolitan Labs. Riley stated he is hoping to start having members of Neapolitan Labs on premises in late January 2026 for in person meetings and any remote video meetings to meet the March 31, 2026 deadline to go live.

On a motion by Sorensen, second by Sauer, the Board authorized the chair to sign a Website Development Agreement with Neapolitan Labs in the amount of \$32,000.00 with annual hosting and support fees of \$4,000.00. Ayes: All.

On a motion by Sauer, second by Sorensen, the Board approved the minutes of the November 17, 2025 regular meeting and the November 18, 2025 special meeting. Ayes: All.

Correspondence:

No Correspondence was reported.

Committee & Meeting Reports:

Kirchner attended the Lower Cedar Watershed Management Authority meeting on November 18, 2025.

Kirchner attended the Muscatine County Fair Board meeting on November 20, 2025.

Chick and Sorensen attended the Bi-State Regional Planning Commission meeting on November 19, 2025.

Chick attended the Mississippi Valley Workforce Area Board meeting on November 19, 2025.

Chick attended the Greater Muscatine Chamber of Commerce and Industry meeting on November 20, 2025.

Chick attended the Mississippi Valley Workforce Development CEO meeting on November 20, 2025.

Mather attended the Wilton Chamber and Development Alliance meeting on November 19, 2025.

Mather attended the Muscatine County Veterans Affairs Commission on November 19, 2025.

Mather attended the Community Action of Eastern Iowa meeting on November 20, 2025.

Sauer attended the Muscatine County Conservation Board meeting on November 17, 2025.

County Engineer Bryan Horesowsky stated he attended an online meeting with the Iowa Department of Transportation (DOT) last week regarding wintertime maintenance and snow removal. Horesowsky stated the DOT is looking into doing a proactive closure of the interstate in the event of significant weather. Horesowsky noted that the DOT pays for their own meteorologist forecast and if that forecast meets a certain threshold for a wintertime storm, the intent is to send out an Amber Alert style notification that there is an interstate closure to nearby citizens. Horesowsky stated that wintertime operations will continue during the closure so the interstate can open back up as soon as possible. Horesowsky stated the intent is to keep citizens and emergency responders off the road by avoiding possibilities of a large crash. Horesowsky stated that while Muscatine County does not have an interstate, the concern is that Muscatine County has multiple roads that parallel the interstate. Kirchner inquired if this would affect all interstates in Iowa and Horesowsky stated that it will affect Interstate Highways 35, 80 and 380.

Horesowsky updated the Board on secondary road projects.

The meeting was adjourned at 9:18 A.M.

ATTEST:

Tibe Vander Linden
County Auditor

Nathan Mather, Chairperson
Board of Supervisors



December 1, 2025

Sent via email

City Administrator Matt Mardesen
City of Muscatine City Hall
215 Sycamore Street
Muscatine, IA 52761

Mr. Mardesen:

As required by the State of Iowa, Department of Management, we are requesting the following information be placed on file with the City Council.

- Copy of Adopted Budget Certificate
- Copy of Adopted Budget Summary
- Copy of Revenues and Expenditures Detail
- One Proof of Publication

The State recommends that a copy of the items listed above be forwarded to the County Auditor after placing the documents on file with the City Council.

Please let me know if you have a question.

Best regards,

Mark Roberts
Director, Finance & Administrative Services
563 262 3303

Attachment

- c. Gage Huston
Cinda Hilger
LeAnna McCollough

ADOPTED BUDGET CERTIFICATE
CERTIFICATION

TO: Muscatine, Iowa, City Council

At the November 25, 2025, meeting of the Board of Water, Electric, and Communications Trustees of the City of Muscatine, Iowa, the proposed Budget for calendar year 2026 was adopted as summarized and attached hereto.

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

By: _____

Kelly Miller
Kelly Miller
Board Secretary

Record of Public Hearing and Adoption of Budget

On November 25, 2025, the Board of Water, Electric, and Communications Trustees of the City of Muscatine, Iowa, met for the purpose of conducting a public hearing on the proposed 2026 Budget as published. Notice of time and place of hearing had been published on November 7, 2025, in the Muscatine Journal and the affidavit of publication is available and will be filed with the City Council.

The hearing provided City of Muscatine (City) residents, City taxpayers and Muscatine Power and Water customers the opportunity to speak for or against the proposed budget for calendar year 2026.

The Board approved the following Resolution Adopting the Annual Budget for Calendar Year 2026:

BE IT RESOLVED, by the Board of Water, Electric, and Communications Trustees of the City of Muscatine, Iowa that the annual Budget for the calendar year 2026, as set forth in the Utility's Budget Estimate Summary showing the revenue and expenditure estimates for said calendar year is adopted, and the Secretary is directed to file the same with the Clerk of the City of Muscatine, Iowa.

Passed and approved on November 25, 2025, by the following vote:

Ayes:	<u>Kelly McGriff</u>	Nays:	<u>None</u>
	<u>Tammi Drawbaugh</u>		_____
	<u>Keith Porter</u>		_____
	<u>Susan Eversmeyer</u>		_____
	_____		_____

Susan Eversmeyer
Susan Eversmeyer
Board Chairperson

Kelly Miller
Kelly Miller
Board Secretary

ADOPTED BUDGET SUMMARY

Muscatine Power and Water		FISCAL		YEAR		2026	
NAME OF ENTERPRISE		(specify fiscal or calendar year budget)					
		Budget		Re-Estimated		Actual	
		2026		2025		2024	
(specify budget years)							
REVENUES & OTHER FINANCING SOURCES							
Use of Money and Property	(line 398)	241	9,125,033	271	5,580,725	301	4,381,804
Charges for Services	(line 414)	243	134,842,662	273	137,019,087	303	112,334,024
Miscellaneous	(line 416)	245	3,536,338	275	7,072,413	305	2,977,891
Operating Transfers In	(line 417)	247	0	277	0	307	0
Proceeds of Long Term Debt	(line 418)	248	0	278	164,100,266	308	1,268,925
Proceeds of Fixed Asset Sales	(line 419)	249	0	279	0	309	0
Total Revenues & Other Financing Sources		250	147,504,033	280	313,772,492	310	120,962,644
EXPENDITURES & TRANSFERS OUT							
Expenditures	(line 386)	255	212,573,180	285	146,867,975	315	122,808,981
Transfers Out	(line 387)	259	0	289	0	319	0
Total Expenditures & Transfers Out		260	212,573,180	290	146,867,975	320	122,808,981
Excess of Revenues & Other Sources							
Over (Under) Expenditures & Transfers Out		261	-65,069,148	291	166,904,516	321	-1,846,337
BEGINNING Fund Balance	(line 390)	262	240,839,826	292	73,935,309	322	75,781,646
ENDING Fund Balance	(line 388)	263	175,770,678	293	240,839,826	323	73,935,309

Muscatine Power and Water
NAME OF ENTERPRISE

REVENUES DETAIL

						2026	
						(specify if budget is fiscal or calendar year)	
		Budget		Re-Estimated		Actual	
		2026		2025		2024	
Beginning Fund Balance		390	240,839,826		73,935,309		75,781,646
Use of Money & Property		398	9,125,033		5,580,725		4,381,804
Charges for Services:		411					
	Hospital	411					
	Water	404	9,177,115		8,828,923		8,717,539
	Sewer	405					
	Electric	406	110,955,261		113,177,097		88,133,036
	Gas	407					
	Telecommunications	408	14,710,285		15,013,067		15,483,449
Total Charges for Services		414	134,842,662		137,019,087		112,334,024
Miscellaneous		416	3,536,338		7,072,413		2,977,891
Other Financing Sources:							
	Operating Transfers In	417					
	Proceeds of Long Term Debt	418	0		164100266.1		1,268,925
	Proceeds of Fixed Asset Sales	419					
Total Revenues - All Sources		421	388,343,858		387,707,801		196,744,290

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of The Muscatine Journal, morning edition, a daily newspaper printed and published by Lee Enterprises, Incorporated, in the City of Muscatine, Muscatine County, Iowa, and that a notice, a printed copy of which is made part of this affidavit, was published in said The Muscatine Journal, on the dates listed below.
November. 7 2025

NOTICE ID: KW2cXICwiKv4zS9z9mCM

PUBLISHER ID: COL-IA-401034

NOTICE NAME: 2026 Budget Public Hearing Notice

Publication Fee: \$101.43

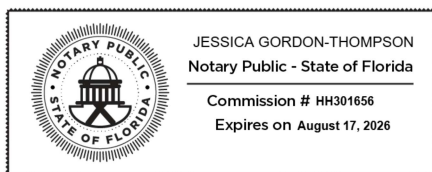
The affiant further deposes and says that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.

Edmar Corachia

(Signed) _____

VERIFICATION

State of Florida
County of Orange



Subscribed in my presence and sworn to before me on this: 11/07/2025

J. Thompson

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING
BUDGET ESTIMATE

Calendar Year 2026

The Board of Water, Electric, and Communications Trustees of the City of Muscatine, Iowa, will conduct a public hearing on the proposed 2026 Budget at the Administration Building, 3205 Cedar Street, Muscatine, Iowa, on November 25, 2025, beginning at 3:58 p.m.

The Budget Estimate Summary of proposed revenue and expenditures is shown below. Copies of the detailed proposed 2026 budget may be obtained or reviewed at MPW Administration Building, or at the Office of the City Clerk, and at the City Library.

At the public hearing, any resident, taxpayer or consumer may present objections to, or arguments in favor of, any part of the proposed budget.

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

Kelly Miller
Board Secretary

BUDGET ESTIMATE SUMMARY
COMBINED WATER, ELECTRIC, AND COMMUNICATIONS UTILITIES
For Current Proprietary Operations
Modified Cash and Accrual Basis

	2026 Budget	2025 Actual Estimated	2024 Actual
Revenues:			
Use of Money and Property	9,125,033	5,580,725	4,381,804
Charges for Services	134,842,662	137,019,087	112,334,024
Miscellaneous	3,536,338	7,072,413	2,977,891
Other Financing Sources	-	164,100,266	1,268,925
Total Revenues	147,504,033	313,772,492	120,962,644
Expenditures & Transfers Out:			
Expenditures	212,573,180	146,867,975	122,808,981
Transfers Out	-	-	-
Total Expenditures & Transfers Out	212,573,180	146,867,975	122,808,981
Excess of Revenues Over (Under) Expenditures	(65,069,148)	166,904,516	(1,846,337)
Beginning Balance Jan. 1	240,839,826	73,935,309	75,781,646
Ending Balance Dec. 31	175,770,678	240,839,826	73,935,309
COL-IA-401034			

**NOTICE OF PUBLIC HEARING
BUDGET ESTIMATE**

Calendar Year 2026

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

Kelly Miller
Board Secretary

**BUDGET ESTIMATE SUMMARY
COMBINED WATER, ELECTRIC, AND COMMUNICATIONS UTILITIES
For Current Proprietary Operations
Modified Cash and Accrual Basis**

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COL IA-401034

NOTICE OF PUBLIC HEARING
BUDGET ESTIMATE

Calendar Year 2026

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

Kelly Miller
Board Secretary

BUDGET ESTIMATE SUMMARY
COMBINED WATER, ELECTRIC, AND COMMUNICATIONS UTILITIES
For Current Proprietary Operations
Modified Cash and Accrual Basis

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Total Revenues	147,504,033	313,772,492	120,962,644
Expenditures & Transfers Out:			
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Transfers Out	-	-	-
Total Expenditures & Transfers Out	<u>212,573,180</u>	<u>146,867,975</u>	<u>122,808,981</u>
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Beginning Balance Jan. 1	<u>240,839,826</u>	<u>73,935,309</u>	<u>75,781,646</u>
Ending Balance Dec. 31	<u>175,770,678</u>	<u>240,839,826</u>	<u>73,935,309</u>



City of Muscatine

ITEM NUMBER 2025-0528

AGENDA ITEM SUMMARY

DATE: 12/16/2025

STAFF

Nick Gow, Assistant Director of Parks and Recreation
Brett Parcher, Golf Course Supervisor
Richard Klimes, Parks and Recreation Director

SUBJECT

Request to Approve the Issuance of a Purchase Order to MTI Distributing, in the Amount of \$17,537.60, for a Snow Blower Attachment and Hard Cab for a Ventrac Tractor for the Musco Sports Center.

EXECUTIVE SUMMARY

Presented to the City Council is a request to approve a purchase order to MTI Distributing in the amount of \$17,537.60 for the purchase of a snow blower attachment and hard cab for a 2025 Ventrac tractor. There is \$20,259 remaining in capital purchases between the Soccer Complex, Kent Stein Park and Park Maintenance to cover the costs of this purchase.

STAFF RECOMMENDATION

Approve the purchase order to MTI Distributing in the amount of \$17,537.60

BACKGROUND/DISCUSSION

A 2025 Ventrac tractor was purchased out of the equipment replacement fund in September 2025, with a snow blower attachment. The tractor/snow blower is being used to remove snow around the perimeter of the Musco Sports Center, and the current tractor does not have a hard cab. As we have made it through our first snowfall of the year, we now have a better understanding of snow removal requirements to keep the facility and user safe. During the snowfall, large amounts of snow were falling from the dome at the same time that we were removing snow with a cab-less tractor. In order to provide a safe working environment for our staff, we are recommending the purchase of a hard cab as soon as possible.

We are also recommending the purchase of an additional snow blower attachment for the 2023 Ventrac tractor for Park Maintenance. This snow blower will provide snow-blowing capabilities throughout our park's system, as well as provide a backup for the Musco Sports Center.

CITY FINANCIAL IMPACT

In the FY25/26 Soccer Complex, Kent Stein Park and Park Maintenance equipment purchases, there is a combination of \$20,259 savings in equipment replacement. Our recommendation is to use these savings to purchase the hard cab and snow blower attachment.

Due to the cab and snow blower attachment being used on a Ventrac tractor, there is only one quote for this purchase from our regional Ventrac distributor.

ATTACHMENTS

Broders Excavating

**1840 Iron City Ave
Nichols, IA 52766**

Invoice

Date	Invoice #
11/20/2025	194

Bill To
City of Muscatine zetzels@muscatineiowa.gov

		P.O. No.	Project		
		#1 ALLEY			
Quantity	Item	Description	Rate	Amount	
1	MISC	REPLACE STORM SEWER ON WEST END OF #1 ALLEY REPLACE WITH 15" SDR35 AND LEAVING EXISTING WATER RETENTION WALLS REPAIRING ANY CONCRETE STRUCTURES THAT ARE MODIFIED DURING REPLACEMENT REMOVE DEBRIS AND BEDDING STORM SEWER IN MODIFIED SUB-BASE	9,303.60	9,303.60	
Thank you for your business.			Total	\$9,303.60	



DATE: 12/4/2025

PROPOSAL

2360 BYPASS 61
MUSCATINE, IA 52761
PHONE: 563-264-8533
FAX: 563-263-4331

PROPOSAL NO. 4003

PAGE NO. 1 OF 1 PAGES

PROPOSAL SUBMITTED TO: CITY OF MUSCATINE

JOB NAME: STORM SEWER REPAIR

ATTN: ZACK ETZEL

JOB LOCATION: 107 SPRUCE
MUSCATINE, IOWA

EMAIL: ZETZEL@MUSCATINEIOWA.GOV

STORM SEWER REPAIR

\$9,224.00

WE PROPOSE to furnish material and labor – complete in accordance with above specifications for the sum of

NINE THOUSAND TWO HUNDRED TWENTY FOUR & 0/100 (\$ 9,224.00)

Payment to be made as follows:

NO DOWNPAYMENT REQUIRED—PAYMENT DUE IN FULL UPON COMPLETION

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature _____

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

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature: _____

Signature: _____

Triple B Construction Corp.
710 Ayres Progress Drive
Wilton, IA 52778



Office: (563) 732-DIRT

Fax: (563) 732-2105

Brad Cell: (319) 631-0320

brad@triplebconstructionia.com

Date: November 4, 2025

Project: Demolish Flume and install 12" Truss Pipe
Attention : Zack Etzel, Sewer Department Supervisor

Description:	Unit:	Quantity:	Unit Price:	Ex. Price:
1. Mobilization	LS	1	\$1,000	\$1,000
2. Sawcuts and Removals	LS	1	\$2,400	\$2,400
3. 12" Truss Storm	LF	40	\$60	\$2,400
4. Connection to existing pipe	2	EA	\$400	\$800
5. Backfill	1	LS	\$1,250	\$1,250
a. 15 tons 1" clean bedding + fill dirt to top of existing flume and topsoil to blend to existing				
6. Seed, Starter fertilizer, straw matting	1	LS	\$500	\$500

Total Proposed Amount: \$8,750.00

Exclusions: Fence replacement

Brad Jipp
President, Owner
Triple B Construction Corporation

BILLS FOR APPROVAL SUMMARY
December 17, 2025

Computer Bill Lists

Regular Bills 12/17/25		\$ 921,178.85
Special Ck Run 12/5/25	Operating	250,000.00
Payroll Vendor Checks 12/5/25		17,102.57
Payroll Vendor ACH Payments 12/5/25		99,511.99
	Subtotal	\$ 1,287,793.41

ACH Debit Memo Payments

Wellmark Insurance	Health/Dental Insurance Dec	\$ 84,000.00
Wellmark Insurance	Health/Dental Insurance Dec	84,000.00
Wellmark Insurance	Health/Dental Insurance Nov	84,000.00
Payroll Account	Transfer	504,278.49
Payroll Account	Transfer	1,968.59
Iowa Finance Authority	SRF Principle & Interest	57,330.00
Iowa Finance Authority	SRF Principle & Interest	63,505.89
Iowa Finance Authority	SRF Principle & Interest	73,422.94
Iowa Finance Authority	SRF Principle & Interest	6,032.88
Treasurer State of Iowa	State Tax Withholding	23,866.41
IPERS	November Contributions	135,176.88
Internal Revenue Service	Federal Withholding	130,842.34
	Subtotal	\$ 1,248,424.42

Voucher Program

Various Landlords	Estimated January Rent	\$ 180,000.00
		\$ 180,000.00

Total Expenditures	\$ 2,716,217.83
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Accounts Payable

Transactions by Account

User: SMeyer
 Printed: 12/11/2025 - 11:52AM
 Batch: 00004.12.2025



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

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
1000-00-0000-23550	RELIANCE STANDARD LIFE INS	CCPR Batch 00002.11.2025 Life Insurance	11/21/2025	0	1.20	
1000-00-0000-23550	RELIANCE STANDARD LIFE INS	CCPR Batch 00002.11.2025 Life Insurance	11/21/2025	0	1.45	
		Vendor Subtotal:			2.65	
1000-00-0000-23630	RELIANCE STANDARD LIFE INS	CCPR Batch 00001.11.2025 Optional Life	11/07/2025	0	315.07	
1000-00-0000-23630	RELIANCE STANDARD LIFE INS	CCPR Batch 00002.11.2025 Optional Life	11/21/2025	0	315.07	
		Vendor Subtotal:			630.14	
1000-01-1111-64200	TCM BANK NA VISA	Iowa League of Cities - Registration Gon	12/11/2025	0	80.00	
		Vendor Subtotal:			80.00	
1000-01-1111-64500	BRAD BARK	Reimb Mileage - IEDA Business Retenti	12/11/2025	0	204.12	
		Vendor Subtotal:			204.12	
1000-01-1111-69400	SISTER CITIES INTERNATIONAL	Dues 2/1/26 - 1/31/27	12/10/2025	0	440.00	
		Vendor Subtotal:			440.00	
1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUBI	November Legal - Engineer	12/09/2025	0	171.00	
1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUBI	November Legal - Albright	12/09/2025	0	300.00	
		Vendor Subtotal:			471.00	
1000-01-1121-61225	MUSCATINE COUNTY TREASURER	Quarterly Subsidy	12/10/2025	0	10,000.00	

			Vendor Subtotal:		10,000.00
1000-01-1131-46200	RELIANCE STANDARD LIFE INS CCLife Ins Dec		12/11/2025	0	58.88
			Vendor Subtotal:		58.88
1000-01-1131-46600	RELIANCE STANDARD LIFE INS CCLTD Dec 24		12/11/2025	0	72.78
			Vendor Subtotal:		72.78
1000-01-1131-61340	TCM BANK NA VISA	Adobe - Adobe ID	12/11/2025	0	69.99
			Vendor Subtotal:		69.99
1000-01-1132-46200	RELIANCE STANDARD LIFE INS CCLife Ins Dec		12/11/2025	0	20.10
			Vendor Subtotal:		20.10
1000-01-1132-46600	RELIANCE STANDARD LIFE INS CCLTD Dec 24		12/11/2025	0	24.76
			Vendor Subtotal:		24.76
1000-01-1132-62310	XEROX CORPORATION	Oct Copies	12/10/2025	0	1.53
			Vendor Subtotal:		1.53
1000-01-1132-62530	CROSSROADS INC.	Shredding	12/09/2025	0	22.00
1000-01-1132-62530	CROSSROADS INC.	Shredding	12/09/2025	0	22.00
			Vendor Subtotal:		44.00
1000-01-1132-69400	NATIONAL PELRA	Membership	12/09/2025	0	215.00
			Vendor Subtotal:		215.00
1000-01-1144-46200	RELIANCE STANDARD LIFE INS CCLife Ins Dec		12/11/2025	0	5.72

			Vendor Subtotal:		5.72
1000-01-1144-46600	RELiance STANDARD LIFE INS CCLTD Dec 24		12/11/2025	0	6.59
			Vendor Subtotal:		6.59
1000-01-1144-52890	TCM BANK NA VISA	Black Pearl - Safety Incentives	12/11/2025	0	40.00
1000-01-1144-52890	TCM BANK NA VISA	Maverick - Safety Incentives	12/11/2025	0	70.00
1000-01-1144-52890	TCM BANK NA VISA	Farm & Fleet - Safety Incentives	12/11/2025	0	255.00
1000-01-1144-52890	TCM BANK NA VISA	Menards - Safety Incentives	12/11/2025	0	170.00
1000-01-1144-52890	TCM BANK NA VISA	Casey's - Safety Incentives	12/11/2025	0	155.00
			Vendor Subtotal:		690.00
1000-01-1144-61550	GENESIS HEALTH SYSTEM-OCC HI	Pre Employment Drug - T Koch	12/09/2025	0	40.00
1000-01-1144-61550	GENESIS HEALTH SYSTEM-OCC HI	Drug Screen - L Lanfier	12/10/2025	0	40.00
			Vendor Subtotal:		80.00
1000-01-1144-61550	DSI MEDICAL SERVICES INC	Pre-Employment - McCracken/Slater	12/09/2025	0	146.50
			Vendor Subtotal:		146.50
1000-01-1531-61660	JEREMY FERGUSON	December 2025	12/10/2025	0	500.00
			Vendor Subtotal:		500.00
1000-05-1141-46200	RELiance STANDARD LIFE INS CCLife Ins Dec		12/11/2025	0	7.10
			Vendor Subtotal:		7.10
1000-05-1141-46600	RELiance STANDARD LIFE INS CCLTD Dec 24		12/11/2025	0	12.08
			Vendor Subtotal:		12.08
1000-05-1141-51300	OFFICE EXPRESS	CE410A HP #305A Black Toner Cartridg	12/09/2025	0	205.84 00032392
1000-05-1141-51300	OFFICE EXPRESS	CE411A HP #305A Cyan Toner Cartridg	12/09/2025	0	294.22 00032392
1000-05-1141-51300	OFFICE EXPRESS	CE413A HP #305A Magenta Toner Cart	12/09/2025	0	294.22 00032392

1000-05-1141-51300	OFFICE EXPRESS	CE412A HP #305A Yellow Toner Cartri	12/09/2025	0	294.22 00032392
		Vendor Subtotal:			1,088.50
1000-05-1143-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	46.10
		Vendor Subtotal:			46.10
1000-05-1143-46600	RELIANCE STANDARD LIFE INS CCLTD	Dec 24	12/11/2025	0	68.47
		Vendor Subtotal:			68.47
1000-05-1143-51100	QUILL CORPORATION	Packing Tape	12/09/2025	0	22.00
1000-05-1143-51100	QUILL CORPORATION	Calculator Rolls	12/09/2025	0	18.00
1000-05-1143-51100	QUILL CORPORATION	Custom Booked Deposit Tickets, Classic	12/09/2025	0	396.72 00032313
		Vendor Subtotal:			436.72
1000-05-1143-51100	AMAZON.COM	File Folders	12/09/2025	0	47.10
		Vendor Subtotal:			47.10
1000-05-1143-51300	QUILL CORPORATION	#901-845922Q - Cash Register Rolls Car	12/09/2025	0	145.34 00032369
		Vendor Subtotal:			145.34
1000-05-1143-51300	CREATIVE FORMS AND CONCEPTS	Laser Check Forms - 25,000 - Sky Blue	12/09/2025	0	1,382.50 00032312
		Vendor Subtotal:			1,382.50
1000-05-1143-52890	TCM BANK NA VISA	T 521150 W2 EMPLOYEE COPIES B,C	12/11/2025	0	140.70 00032225
1000-05-1143-52890	TCM BANK NA VISA	T DW19W50 1099 3-UP DOUBLE WIN	12/11/2025	0	85.00 00032225
1000-05-1143-52890	TCM BANK NA VISA	T 51115 1099 MISC RECIPIENT COPY	12/11/2025	0	56.28 00032225
1000-05-1143-52890	TCM BANK NA VISA	T 3333150 W-2 DOUBLE WINDOW EN	12/11/2025	0	85.00 00032225
1000-05-1143-52890	TCM BANK NA VISA	FREIGHT	12/11/2025	0	15.70 00032225
1000-05-1143-52890	TCM BANK NA VISA	T 3333150 W-2 DOUBLE WINDOW EN	12/11/2025	0	0.32
		Vendor Subtotal:			383.00

1000-05-1143-62310	XEROX CORPORATION	Oct Copies	12/10/2025	0	15.32
1000-05-1143-62310	XEROX CORPORATION	Oct Copier	12/10/2025	0	135.55
1000-05-1143-62310	XEROX CORPORATION	Oct Copies	12/10/2025	0	59.88
Vendor Subtotal:					210.75
1000-05-1145-61340	EUNA SOLUTIONS	Bidding Software 12/3/25 - 12/30/26	12/11/2025	0	14,135.00
Vendor Subtotal:					14,135.00
1000-05-1145-63300	XEROX CORPORATION	Oct Copier	12/10/2025	0	166.47
1000-05-1145-63300	XEROX CORPORATION	Oct Copies	12/10/2025	0	5.36
Vendor Subtotal:					171.83
1000-05-1146-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	30.38
Vendor Subtotal:					30.38
1000-05-1146-46600	RELIANCE STANDARD LIFE INS CC	LTD Dec 24	12/11/2025	0	39.81
Vendor Subtotal:					39.81
1000-05-1146-52890	TCM BANK NA VISA	Hy-Vee - Batteries	12/11/2025	0	6.94
Vendor Subtotal:					6.94
1000-05-1146-61340	WINSOR CONSULTING GROUP LLC	ConnectWise	12/09/2025	0	745.92
Vendor Subtotal:					745.92
1000-05-1146-61340	TCM BANK NA VISA	Jamb Software - Subscription	12/11/2025	0	20.00
Vendor Subtotal:					20.00
1000-05-1146-65240	MUSCATINE POWER & WATER	November Internet - Greenwood	12/10/2025	0	83.18
1000-05-1146-65240	MUSCATINE POWER & WATER	October Internet - PW	12/09/2025	0	387.00
1000-05-1146-65240	MUSCATINE POWER & WATER	November Internet - Weed Park	12/10/2025	0	83.18
1000-05-1146-65240	MUSCATINE POWER & WATER	Oct - Nov Machlink	12/10/2025	0	1,057.84

1000-05-1146-65240	MUSCATINE POWER & WATER	November Internet - Greenwood	12/10/2025	0	59.99
		Vendor Subtotal:			1,671.19
1000-05-1146-65260	VERIZON WIRELESS	November Cell Phones	12/09/2025	0	80.02
		Vendor Subtotal:			80.02
1000-10-1221-32580	CHAD BRISLAWN	Refund for Vacate ROW	12/10/2025	0	750.00
		Vendor Subtotal:			750.00
1000-10-1221-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	80.35
		Vendor Subtotal:			80.35
1000-10-1221-46600	RELIANCE STANDARD LIFE INS CC	LTD Dec 24	12/11/2025	0	119.47
		Vendor Subtotal:			119.47
1000-10-1221-61420	TCM BANK NA VISA	BP - Fuel	12/11/2025	0	25.58
		Vendor Subtotal:			25.58
1000-10-1221-61630	GOERDT INSPECTION & CONSULT	Inspection Services	12/09/2025	0	270.00
		Vendor Subtotal:			270.00
1000-10-1221-62310	XEROX CORPORATION	Oct Copies	12/10/2025	0	3.06
		Vendor Subtotal:			3.06
1000-10-1221-64120	TCM BANK NA VISA	Smash Park - Meal Wanger	12/11/2025	0	32.44
1000-10-1221-64120	TCM BANK NA VISA	Smash Park - Meal Lussow	12/11/2025	0	27.10
1000-10-1221-64120	TCM BANK NA VISA	Hilton Garden - Lodging Wagner	12/11/2025	0	257.60
1000-10-1221-64120	TCM BANK NA VISA	Hilton Garden - Lodging Lussow	12/11/2025	0	257.60
1000-10-1221-64120	TCM BANK NA VISA	Abelardos - Meal Wagner	12/11/2025	0	22.00
1000-10-1221-64120	TCM BANK NA VISA	Abelardos - Meal Lussow	12/11/2025	0	18.23
1000-10-1221-64120	TCM BANK NA VISA	Smash Park - Meal Wagner	12/11/2025	0	15.94

1000-10-1221-64120	TCM BANK NA VISA	Smash Park - Meal Lussow	12/11/2025	0	14.33
		Vendor Subtotal:			645.24
1000-10-1221-65275	TCM BANK NA VISA	Google - Google Voice	12/11/2025	0	59.42
		Vendor Subtotal:			59.42
1000-10-1221-65275	VERIZON	November GPS	12/09/2025	0	69.26
		Vendor Subtotal:			69.26
1000-10-1221-69400	TCM BANK NA VISA	Paddle Net - Subscription Upgrade	12/11/2025	0	59.99
		Vendor Subtotal:			59.99
1000-15-1311-33430	GATSO USA INC.	ATE Fees - November	12/09/2025	0	8,559.00
		Vendor Subtotal:			8,559.00
1000-15-1311-33435	TCM BANK NA VISA	IA Judicial Branch - ATE Filing	12/11/2025	0	95.00
1000-15-1311-33435	TCM BANK NA VISA	IA Judicial Branch - ATE Filing	12/11/2025	0	95.00
1000-15-1311-33435	TCM BANK NA VISA	IA Judicial Branch - ATE Filing	12/11/2025	0	95.00
1000-15-1311-33435	TCM BANK NA VISA	IA Judicial Branch - ATE Filing	12/11/2025	0	95.00
1000-15-1311-33435	TCM BANK NA VISA	IA Judicial Branch - ATE Filing	12/11/2025	0	95.00
		Vendor Subtotal:			475.00
1000-15-1311-33440	MUNICIPAL COLLECTIONS OF AMI	Collection Agent Fee	12/09/2025	0	428.00
		Vendor Subtotal:			428.00
1000-15-1311-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	308.90
		Vendor Subtotal:			308.90
1000-15-1311-46600	RELIANCE STANDARD LIFE INS CCLTD	Dec 24	12/11/2025	0	270.10
1000-15-1311-46600	RELIANCE STANDARD LIFE INS CCBW	LTD Dec	12/11/2025	0	12.49

			Vendor Subtotal:		282.59
1000-15-1311-51100	TCM BANK NA VISA	File Folder Box	12/11/2025	0	13.58 00032297
			Vendor Subtotal:		13.58
1000-15-1311-52300	PANTHER UNIFORMS INC	New Issue - C Said	12/09/2025	0	750.24
			Vendor Subtotal:		750.24
1000-15-1311-52300	TCM BANK NA VISA	Phelps - Hats Said	12/11/2025	0	35.89
1000-15-1311-52300	TCM BANK NA VISA	Phelps - Tax Refund	12/11/2025	0	-2.35
			Vendor Subtotal:		33.54
1000-15-1311-52600	TCM BANK NA VISA	Jimmy Johns - Meal Interview Panel	12/11/2025	0	63.20
			Vendor Subtotal:		63.20
1000-15-1311-52830	TCM BANK NA VISA	70 Inch Onn Smart Tv	12/11/2025	0	736.00 00032297
			Vendor Subtotal:		736.00
1000-15-1311-52890	MENARDS (MUSC)	Mop/Squeegee/Cleaners/Gloves/Oil Dri	12/09/2025	0	169.34
1000-15-1311-52890	MENARDS (MUSC)	Car Floor Mats	12/09/2025	0	21.99
			Vendor Subtotal:		191.33
1000-15-1311-52890	DIMENSIONAL GRAPHICS	10 Ft. Tension Fabric Backdrop	12/10/2025	0	346.00 00032452
			Vendor Subtotal:		346.00
1000-15-1311-53150	MENARDS (MUSC)	Braid Cord/Flat Washer/Hammer Drill B	12/09/2025	0	81.01
			Vendor Subtotal:		81.01
1000-15-1311-61340	TRANSUNION RISK & ALTERNATIVE	Investigative Software	12/09/2025	0	105.00

Vendor Subtotal:					105.00
1000-15-1311-61340	LEADSONLINE LLC	Tracking Software	12/09/2025	0	3,922.00
Vendor Subtotal:					3,922.00
1000-15-1311-61340	TCM BANK NA VISA	Roxio - Software	12/11/2025	0	32.09
1000-15-1311-61340	TCM BANK NA VISA	Tungsten - Software	12/11/2025	0	191.53
1000-15-1311-61340	TCM BANK NA VISA	Tungsten - Tax Refund	12/11/2025	0	-12.53
1000-15-1311-61340	TCM BANK NA VISA	TransUnion - Investigation Software	12/11/2025	0	210.00
Vendor Subtotal:					421.09
1000-15-1311-61520	EQUIAN LLC	Medical Fee J Jirak DOS 10/10/25	12/09/2025	0	1.30
Vendor Subtotal:					1.30
1000-15-1311-61520	ROCK VALLEY PHYSICAL THERAP	Medical J Jirak DOS 10/10/25 Code: 971	12/09/2025	0	63.70
1000-15-1311-61520	ROCK VALLEY PHYSICAL THERAP	Medical J Jirak DOS 10/10/25 Code: 971	12/09/2025	0	63.70
1000-15-1311-61520	ROCK VALLEY PHYSICAL THERAP	Medical J Jirak DOS 10/10/25 Code: 975	12/09/2025	0	63.70
1000-15-1311-61520	ROCK VALLEY PHYSICAL THERAP	Medical J Jirak DOS 10/10/25 Code: 971	12/09/2025	0	63.70
Vendor Subtotal:					254.80
1000-15-1311-61660	IOWA LAW ENFORCEMENT ACADIMMPI	Eval - C Said	12/10/2025	0	300.00
Vendor Subtotal:					300.00
1000-15-1311-62310	XEROX CORPORATION	Oct Copies	12/10/2025	0	1.53
Vendor Subtotal:					1.53
1000-15-1311-62370	LUPTON & TOYNE PRINTERS	Business Cards Hessling/Said	12/10/2025	0	60.00
Vendor Subtotal:					60.00
1000-15-1311-62530	STERICYCLE INC	Shredding	12/09/2025	0	49.65

		Vendor Subtotal:			49.65
1000-15-1311-64120	ANGELA SHOULTZ	Travel 11/17/25 - 11/21/25	12/09/2025	0	146.77
		Vendor Subtotal:			146.77
1000-15-1311-64120	TCM BANK NA VISA	Sleep Inn - Lodging Wheeler/Shoultz	12/11/2025	0	448.00
		Vendor Subtotal:			448.00
1000-15-1311-64120	SAMANTHA WHEELER	Travel 11/17/25 - 11/21/25	12/09/2025	0	142.30
		Vendor Subtotal:			142.30
1000-15-1311-64200	TCM BANK NA VISA	FBINAA - Registration O'Connor	12/11/2025	0	425.00
1000-15-1311-64200	TCM BANK NA VISA	FBINAA - Registration Buss	12/11/2025	0	425.00
1000-15-1311-64200	TCM BANK NA VISA	FBINAA - Registration Hesseling	12/11/2025	0	425.00
1000-15-1311-64200	TCM BANK NA VISA	FBINAA - Registration Hazelett	12/11/2025	0	425.00
		Vendor Subtotal:			1,700.00
1000-15-1311-65210	MUSCATINE POWER & WATER	November Phones - PSB	12/09/2025	0	45.91
		Vendor Subtotal:			45.91
1000-15-1311-65240	MUSCATINE POWER & WATER	Security Cameras	12/10/2025	0	850.00
		Vendor Subtotal:			850.00
1000-15-1311-67140	A-1 QUALITY TIRE & CAR CARE	Tire Repair #706	12/10/2025	0	29.07
		Vendor Subtotal:			29.07
1000-15-1311-67320	ADVANCED BUSINESS SYSTEMS	IT Copier	12/10/2025	0	75.01
		Vendor Subtotal:			75.01

1000-15-1311-69200	TCM BANK NA VISA	USPS - Postage	12/11/2025	0	21.90
1000-15-1311-69200	TCM BANK NA VISA	USPS - Postage	12/11/2025	0	5.30
1000-15-1311-69200	TCM BANK NA VISA	USPS - Postage	12/11/2025	0	21.95
1000-15-1311-69200	TCM BANK NA VISA	USPS - Postage	12/11/2025	0	7.20
Vendor Subtotal:					56.35
1000-15-1311-69400	TCM BANK NA VISA	FAA - Drone Registration	12/11/2025	0	5.00
1000-15-1311-69400	TCM BANK NA VISA	IA Secretary of State - Notary O'Connor	12/11/2025	0	30.00
Vendor Subtotal:					35.00
1000-15-1311-69400	IPCA	Membership - Patel	12/10/2025	0	75.00
1000-15-1311-69400	IPCA	Membership - Kies	12/10/2025	0	125.00
1000-15-1311-69400	IPCA	Membership - Jirak	12/10/2025	0	125.00
Vendor Subtotal:					325.00
1000-15-1312-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	3.13
Vendor Subtotal:					3.13
1000-15-1312-46600	RELIANCE STANDARD LIFE INS CCBW	LTD Dec	12/11/2025	0	15.42
Vendor Subtotal:					15.42
1000-15-1312-52890	AMAZON.COM	Adjustable Dog Slip Leads	12/10/2025	0	59.98
Vendor Subtotal:					59.98
1000-15-1312-61650	PETDATA, INC	Pet Licensing	12/10/2025	0	500.00
Vendor Subtotal:					500.00
1000-15-1312-68100	IT TAKES A VILLAGE	Impound Fees	12/09/2025	0	4,100.00
1000-15-1312-68100	IT TAKES A VILLAGE	Impound Fees	12/09/2025	0	1,600.00
1000-15-1312-68100	IT TAKES A VILLAGE	Vet Bills	12/09/2025	0	2,678.35
Vendor Subtotal:					8,378.35

1000-15-1315-52890	TCM BANK NA VISA	ARC V Drone Strobe Spotlight- 3 pk	12/11/2025	0	181.98 00032269
		Vendor Subtotal:			181.98
1000-20-1321-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	396.83
		Vendor Subtotal:			396.83
1000-20-1321-46600	RELIANCE STANDARD LIFE INS CC	LTD Dec 24	12/11/2025	0	165.69
		Vendor Subtotal:			165.69
1000-20-1321-52300	FELD FIRE	Boots	12/09/2025	0	219.99
		Vendor Subtotal:			219.99
1000-20-1321-52300	PANTHER UNIFORMS INC	Uniforms - BC Summitt	12/10/2025	0	351.10
1000-20-1321-52300	PANTHER UNIFORMS INC	Uniforms - Capt Verschoore	12/10/2025	0	215.35
1000-20-1321-52300	PANTHER UNIFORMS INC	Update Class A coat: Remove Red Braid.	12/10/2025	0	55.00 00031937
1000-20-1321-52300	PANTHER UNIFORMS INC	Uniforms for Promotion - Lt. Edwards	12/10/2025	0	57.45 00031937
1000-20-1321-52300	PANTHER UNIFORMS INC	Long-Sleeve Button-up (Light Blue) sz 1	12/10/2025	0	70.45 00031937
1000-20-1321-52300	PANTHER UNIFORMS INC	Uniforms for Promotion - Lt. Edwards	12/10/2025	0	98.00
1000-20-1321-52300	PANTHER UNIFORMS INC	Long-Sleeve Button-Up (White) sz 17/37	12/10/2025	0	76.45 00031934
1000-20-1321-52300	PANTHER UNIFORMS INC	Update Class A Coat: Remove 2 Rows Si	12/10/2025	0	107.60 00031934
1000-20-1321-52300	PANTHER UNIFORMS INC	Uniforms for Promotion - BC McSorley	12/10/2025	0	66.45 00031934
1000-20-1321-52300	PANTHER UNIFORMS INC	Uniforms for Promotion - Capt. Ripperge	12/10/2025	0	98.00 00031935
1000-20-1321-52300	PANTHER UNIFORMS INC	Update Class A Coat: Sew on Second Ro	12/10/2025	0	39.40 00031935
		Vendor Subtotal:			1,235.25
1000-20-1321-52300	PHELPS CUSTOM IMAGE WEAR	Uniforms - Fire	12/10/2025	0	85.45
		Vendor Subtotal:			85.45
1000-20-1321-52830	DRJ GROUP, LLC	15# Amerex CO 2 Extinguisher	12/09/2025	0	419.00 00032244
1000-20-1321-52830	DRJ GROUP, LLC	20# Amerex ABC Fire Extinguisher	12/09/2025	0	262.00 00032244
		Vendor Subtotal:			681.00

1000-20-1321-52890	MENARDS (MUSC)	Stove Knob	12/09/2025	0	1.28
		Vendor Subtotal:			1.28
1000-20-1321-52890	AMAZON.COM	Weighted Vests	12/09/2025	0	112.59
1000-20-1321-52890	AMAZON.COM	Return	12/09/2025	0	-9.45
1000-20-1321-52890	AMAZON.COM	Batteries	12/09/2025	0	120.00
1000-20-1321-52890	AMAZON.COM	Weighted Vest	12/09/2025	0	113.50
		Vendor Subtotal:			336.64
1000-20-1321-53220	ARNOLD MOTOR SUPPLY	Tune Up	12/09/2025	0	7.99
1000-20-1321-53220	ARNOLD MOTOR SUPPLY	Starter Cable	12/09/2025	0	9.18
1000-20-1321-53220	ARNOLD MOTOR SUPPLY	Spark Plug	12/09/2025	0	3.16
		Vendor Subtotal:			20.33
1000-20-1321-53220	MUSCATINE LAWN & POWER	Skid Shoes for Plow on Pickup, Unit #33	12/09/2025	0	162.00 00032437
		Vendor Subtotal:			162.00
1000-20-1321-53220	REEVES BATTERY SALES	Battery for Mule #350	12/09/2025	0	130.00 00032458
		Vendor Subtotal:			130.00
1000-20-1321-53220	RELIANT FIRE APPARATUS	Rebuild Kit for Air Primer on #310	12/09/2025	0	75.32 00031603
		Vendor Subtotal:			75.32
1000-20-1321-53220	AMAZON.COM	Fuel Pump Filter Kits	12/09/2025	0	32.99
		Vendor Subtotal:			32.99
1000-20-1321-61520	EQUIAN LLC	Medical Fee D Petersen DOS 10/27/25	12/10/2025	0	0.63
1000-20-1321-61520	EQUIAN LLC	Medical Fee S Duncan DOS 11/3/25	12/09/2025	0	30.47
		Vendor Subtotal:			31.10
1000-20-1321-61520	UNITY HEALTHCARE	Medical S Duncan DOS 11/3/25 Code: 9	12/09/2025	0	365.58

Vendor Subtotal:					365.58
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 9/20/25 Code: 7104:	12/09/2025	0	1,261.98
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 10/22/25 Code: 992	12/09/2025	0	362.70
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 10/22/25 Code: 7104:	12/09/2025	0	42.30
1000-20-1321-61560	UI HEALTH CARE MED CENTER	Medical J Hall DOS 9/24/25 Code: 7104:	12/09/2025	0	37.72
Vendor Subtotal:					1,704.70
1000-20-1321-61560	EQUIAN LLC	Medical Fee J Hall DOS 10/22/25	12/09/2025	0	10.08
1000-20-1321-61560	EQUIAN LLC	Medical Fee J Hall DOS 10/22/25	12/09/2025	0	1.18
1000-20-1321-61560	EQUIAN LLC	Medical Fee J Hall DOS 9/20/25	12/09/2025	0	34.76
1000-20-1321-61560	EQUIAN LLC	Medical Fee J Hall DOS 10/1/25	12/09/2025	0	5,903.77
1000-20-1321-61560	EQUIAN LLC	Medical Fee J Hall DOS 9/24/25	12/09/2025	0	0.82
Vendor Subtotal:					5,950.61
1000-20-1321-61560	TMESYS LLC	Prescription - K McCarthy	12/09/2025	0	111.69
1000-20-1321-61560	TMESYS LLC	Prescription - M Collins	12/09/2025	0	39.53
1000-20-1321-61560	TMESYS LLC	Prescription - J Barnhart	12/09/2025	0	454.17
1000-20-1321-61560	TMESYS LLC	Prescription - T Eagle	12/09/2025	0	250.06
1000-20-1321-61560	TMESYS LLC	Prescription - M Collins	12/09/2025	0	444.20
1000-20-1321-61560	TMESYS LLC	Prescription - J Barnhart	12/09/2025	0	694.17
1000-20-1321-61560	TMESYS LLC	Prescriptions - J Hall	12/09/2025	0	305.40
1000-20-1321-61560	TMESYS LLC	Prescriptions - K McCarthy	12/09/2025	0	15.37
1000-20-1321-61560	TMESYS LLC	Prescriptions - J Barnhart	12/09/2025	0	325.34
Vendor Subtotal:					2,639.93
1000-20-1321-61660	FIRE & POLICE SELECTION INC	Fire Testing	12/09/2025	0	500.00
Vendor Subtotal:					500.00
1000-20-1321-61660	STANARD & ASSOCIATES INC	EMS Testing	12/09/2025	0	262.00
Vendor Subtotal:					262.00
1000-20-1321-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Fire	12/09/2025	0	31.89
1000-20-1321-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Fire	12/10/2025	0	31.89

Vendor Subtotal:					63.78
1000-20-1321-62310	XEROX CORPORATION	Oct Copies	12/10/2025	0	3.06
Vendor Subtotal:					3.06
1000-20-1321-62370	SYCAMORE PRINTING INC	Fire Safety Poster	12/10/2025	0	28.59
Vendor Subtotal:					28.59
1000-20-1321-64120	TCM BANK NA VISA	Guest Services - Refund	12/11/2025	0	-549.08
1000-20-1321-64120	TCM BANK NA VISA	Guest Services - Refund	12/11/2025	0	-314.23
1000-20-1321-64120	TCM BANK NA VISA	NFA Meal Ticket - N. Paxston 11/30-12/	12/11/2025	0	314.23 00032397
Vendor Subtotal:					-549.08
1000-20-1321-65240	MUSCATINE POWER & WATER	November Phones - PSB	12/09/2025	0	42.79
1000-20-1321-65240	MUSCATINE POWER & WATER	November Phones - S End Fire	12/09/2025	0	21.39
Vendor Subtotal:					64.18
1000-20-1321-67130	TANTARA TRANSPORTATION COR	Emergency Repairs on Engine 311 Coola	12/09/2025	0	577.40 00032256
1000-20-1321-67130	TANTARA TRANSPORTATION COR	Fuel Pressure	12/09/2025	0	479.95 00031271
1000-20-1321-67130	TANTARA TRANSPORTATION COR	Fuel Pressure Sensor (Emergency repairs	12/09/2025	0	426.39 00031271
1000-20-1321-67130	TANTARA TRANSPORTATION COR	Labor	12/09/2025	0	840.00 00031271
1000-20-1321-67130	TANTARA TRANSPORTATION COR	Fuel Pressure Sensor (Emergency repairs	12/09/2025	0	7,065.55
Vendor Subtotal:					9,389.29
1000-20-1321-67130	INTERSTATE POWER SYTEMS INC	Emergency Repairs #313	12/09/2025	0	2,600.60
Vendor Subtotal:					2,600.60
1000-20-1321-67130	RELIANT FIRE APPARATUS	Field Labor Rate (Service Engine #312)	12/09/2025	0	820.00 00031208
1000-20-1321-67130	RELIANT FIRE APPARATUS	Lube & Filter (Service Engine #312)	12/09/2025	0	425.00 00031208
1000-20-1321-67130	RELIANT FIRE APPARATUS	Basic Chassis Service (Service Engine #3	12/09/2025	0	775.00 00031208
1000-20-1321-67130	RELIANT FIRE APPARATUS	Basic Chassis Service (Service Engine #3	12/09/2025	0	1,542.49

		Vendor Subtotal:			3,562.49
1000-20-1321-67320	FELD FIRE	SCBA Repair	12/10/2025	0	216.21
1000-20-1321-67320	FELD FIRE	SCBA Repair	12/09/2025	0	33.85
		Vendor Subtotal:			250.06
1000-20-1321-67320	MIDWEST BREATHING AIR LLC	Quarterly Testing	12/10/2025	0	1,364.83
		Vendor Subtotal:			1,364.83
1000-20-1321-69200	PACK-N-SHIP	Shipping	12/09/2025	0	7.25
		Vendor Subtotal:			7.25
1000-20-1321-69400	FIRE SERVICE TRAINING BUREAU HMAO & FF1 - T Davis		12/10/2025	0	100.00
1000-20-1321-69400	FIRE SERVICE TRAINING BUREAU HMAO & FF1 - D Hicks		12/10/2025	0	100.00
		Vendor Subtotal:			200.00
1000-25-1115-46200	RELIANCE STANDARD LIFE INS CCLife Ins Dec		12/11/2025	0	3.44
		Vendor Subtotal:			3.44
1000-25-1115-46600	RELIANCE STANDARD LIFE INS CCLTD Dec 24		12/11/2025	0	5.91
		Vendor Subtotal:			5.91
1000-25-1411-46200	RELIANCE STANDARD LIFE INS CCLife Ins Dec		12/11/2025	0	3.13
		Vendor Subtotal:			3.13
1000-25-1411-46600	RELIANCE STANDARD LIFE INS CCBW LTD Dec		12/11/2025	0	18.33
		Vendor Subtotal:			18.33
1000-25-1411-53130	PLUMB SUPPLY COMPANY	Tee/Adapter/Boiler Drain	12/10/2025	0	32.85

Vendor Subtotal:					32.85
1000-25-1411-53220	MENARDS (MUSC)	Coupling/PVC Cap	12/09/2025	0	18.11
Vendor Subtotal:					18.11
1000-25-1411-53220	REXCO EQUIPMENT INC	6666375 Air Filter	12/10/2025	0	44.03 00032303
1000-25-1411-53220	REXCO EQUIPMENT INC	6670207 Hydr Oil Filter	12/10/2025	0	144.72 00032303
1000-25-1411-53220	REXCO EQUIPMENT INC	46825328 Element Filter	12/10/2025	0	112.07 00032303
1000-25-1411-53220	REXCO EQUIPMENT INC	6692836 Hydr Cap	12/10/2025	0	48.06 00032303
1000-25-1411-53220	REXCO EQUIPMENT INC	6516722 Oil Filter	12/10/2025	0	15.80 00032303
1000-25-1411-53220	REXCO EQUIPMENT INC	6666376 Air Filter	12/10/2025	0	39.55 00032303
Vendor Subtotal:					404.23
1000-25-1411-53220	SIGUORNEY TRACTOR & IMPLEMENT	UC42090 FILTER	12/10/2025	0	51.48 00032294
1000-25-1411-53220	SIGUORNEY TRACTOR & IMPLEMENT	MIU12783 SPARK PLUG	12/10/2025	0	17.01 00032294
1000-25-1411-53220	SIGUORNEY TRACTOR & IMPLEMENT	AUC15083 FILTER KIT	12/10/2025	0	81.41 00032294
1000-25-1411-53220	SIGUORNEY TRACTOR & IMPLEMENT	AM125424 OIL FILTER	12/10/2025	0	10.42 00032294
1000-25-1411-53220	SIGUORNEY TRACTOR & IMPLEMENT	MIU11020 SPARK PLUG	12/10/2025	0	9.44 00032294
1000-25-1411-53220	SIGUORNEY TRACTOR & IMPLEMENT	AM116304 FUEL FILTER	12/10/2025	0	5.35 00032294
1000-25-1411-53220	SIGUORNEY TRACTOR & IMPLEMENT	MIA881446 FILTER KIT	12/10/2025	0	170.72 00032294
1000-25-1411-53220	SIGUORNEY TRACTOR & IMPLEMENT	UC42091 FILTER	12/10/2025	0	49.89 00032294
1000-25-1411-53220	SIGUORNEY TRACTOR & IMPLEMENT	AUC21555 KIT	12/10/2025	0	117.45 00032294
1000-25-1411-53220	SIGUORNEY TRACTOR & IMPLEMENT	TY22029 TURF-GARD	12/10/2025	0	20.64 00032294
1000-25-1411-53220	SIGUORNEY TRACTOR & IMPLEMENT	AUC11801 TRANSMISSION	12/10/2025	0	1,876.46 00032329
1000-25-1411-53220	SIGUORNEY TRACTOR & IMPLEMENT	Spacer/Round Retainer/Pin/Ball Bearing	12/09/2025	0	55.31
Vendor Subtotal:					2,465.58
1000-25-1411-53220	CARQUEST OF MUSCATINE	CFI 86011 FUEL FILTER	12/10/2025	0	9.75 00032295
1000-25-1411-53220	CARQUEST OF MUSCATINE	CFI 84035 LUBE	12/10/2025	0	6.91 00032295
1000-25-1411-53220	CARQUEST OF MUSCATINE	CFI 87985 AIR FILTER	12/10/2025	0	70.60 00032295
1000-25-1411-53220	CARQUEST OF MUSCATINE	NGK 7734 SPARK PLUG	12/10/2025	0	6.01 00032295
1000-25-1411-53220	CARQUEST OF MUSCATINE	CFI 86001 FUEL FILTER	12/10/2025	0	2.49 00032295
1000-25-1411-53220	CARQUEST OF MUSCATINE	CFI 85394HD LUBE SPIN	12/10/2025	0	8.56 00032295
1000-25-1411-53220	CARQUEST OF MUSCATINE	FRA 405 SPARK PLUG	12/10/2025	0	7.04 00032295
1000-25-1411-53220	CARQUEST OF MUSCATINE	CFI 84253 HYDRAULIC FILTER	12/10/2025	0	21.08 00032295
1000-25-1411-53220	CARQUEST OF MUSCATINE	CFI 85056 LUBE	12/10/2025	0	8.28 00032295
1000-25-1411-53220	CARQUEST OF MUSCATINE	PLU 71 SPARK PLUG	12/10/2025	0	8.64 00032295

1000-25-1411-53220	CARQUEST OF MUSCATINE	CFI 84000 OIL FILTER	12/10/2025	0	19.96 00032295
1000-25-1411-53220	CARQUEST OF MUSCATINE	WES W7340 BRAKE CLEAN	12/10/2025	0	31.44 00032295
1000-25-1411-53220	CARQUEST OF MUSCATINE	CFI 88438 AIR FILTER	12/10/2025	0	80.70 00032295
1000-25-1411-53220	CARQUEST OF MUSCATINE	Filters/Spark Plugs	12/10/2025	0	85.73
Vendor Subtotal:					367.19
1000-25-1411-62120	FREERS & SONS TREE SERVICE	DROP 2 TREES - CEMETERY	12/10/2025	0	1,100.00 00032183
Vendor Subtotal:					1,100.00
1000-25-1411-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Greenwood	12/10/2025	0	13.53
Vendor Subtotal:					13.53
1000-25-1411-65210	MUSCATINE POWER & WATER	November Phones - Greenwood	12/10/2025	0	33.70
1000-25-1411-65210	MUSCATINE POWER & WATER	November Phones - Greenwood	12/10/2025	0	30.69
Vendor Subtotal:					64.39
1000-25-1411-67140	A-1 QUALITY TIRE & CAR CARE	MOUNT DISMOUNT BALANCE	12/10/2025	0	27.00 00032415
1000-25-1411-67140	A-1 QUALITY TIRE & CAR CARE	SHOP SUPPLIES	12/10/2025	0	5.00 00032415
1000-25-1411-67140	A-1 QUALITY TIRE & CAR CARE	2585014 GAL MARATHONER R4 TL (	12/10/2025	0	298.00 00032415
Vendor Subtotal:					330.00
1000-25-1421-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	29.44
Vendor Subtotal:					29.44
1000-25-1421-46600	RELIANCE STANDARD LIFE INS CC	LTD Dec 24	12/11/2025	0	35.82
Vendor Subtotal:					35.82
1000-25-1421-51100	TCM BANK NA VISA	Day Timer - 2026 Planner Refill	12/11/2025	0	73.89
Vendor Subtotal:					73.89
1000-25-1421-62310	XEROX CORPORATION	Oct Copies	12/10/2025	0	1.53

		Vendor Subtotal:			1.53
1000-25-1421-65210	MUSCATINE POWER & WATER	November Base PRI	12/10/2025	0	73.10
		Vendor Subtotal:			73.10
1000-25-1421-69400	TCM BANK NA VISA	NPRA MEMBERSHIP - R KLIMES	12/11/2025	0	180.00 00032209
1000-25-1421-69400	TCM BANK NA VISA	NPRA MEMBERSHIP - R KLIMES	12/11/2025	0	9.00
		Vendor Subtotal:			189.00
1000-25-1423-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	32.35
		Vendor Subtotal:			32.35
1000-25-1423-46600	RELIANCE STANDARD LIFE INS CC	LTD Dec 24	12/11/2025	0	17.41
1000-25-1423-46600	RELIANCE STANDARD LIFE INS CC	BW LTD Dec	12/11/2025	0	99.00
		Vendor Subtotal:			116.41
1000-25-1423-52300	MENARDS (MUSC)	Gloves	12/09/2025	0	17.99
		Vendor Subtotal:			17.99
1000-25-1423-52740	ARNOLD MOTOR SUPPLY	Oil	12/10/2025	0	37.38
		Vendor Subtotal:			37.38
1000-25-1423-52810	COMMERCIAL RECREATION SPECI	SMALL GROUND SPRAY EXTENSIO	12/10/2025	0	390.00 00032134
1000-25-1423-52810	COMMERCIAL RECREATION SPECI	SHIPPING	12/10/2025	0	55.00 00032134
		Vendor Subtotal:			445.00
1000-25-1423-52890	MENARDS (MUSC)	Silicone	12/09/2025	0	15.96
1000-25-1423-52890	MENARDS (MUSC)	Bar Set/Cover Screws	12/09/2025	0	34.45
		Vendor Subtotal:			50.41

1000-25-1423-53110	MENARDS (MUSC)	Dolly/Pipe/Sealant	12/10/2025	0	85.53
		Vendor Subtotal:			85.53
1000-25-1423-53120	MENARDS (MUSC)	Bushing/Towels	12/09/2025	0	96.60
		Vendor Subtotal:			96.60
1000-25-1423-53220	ARNOLD MOTOR SUPPLY	Hydraulic Filter	12/10/2025	0	13.15
		Vendor Subtotal:			13.15
1000-25-1423-53220	MENARDS (MUSC)	Cable Tie	12/09/2025	0	29.99
		Vendor Subtotal:			29.99
1000-25-1423-53220	MUSCATINE LAWN & POWER	114-4717 GALLON HYDRO FLUID	12/09/2025	0	115.98 00032416
1000-25-1423-53220	MUSCATINE LAWN & POWER	114-4713 QUART HYDRO FLUID	12/09/2025	0	29.98 00032416
1000-25-1423-53220	MUSCATINE LAWN & POWER	117-0390 HYDRO FILTER	12/09/2025	0	105.98 00032416
1000-25-1423-53220	MUSCATINE LAWN & POWER	Filters/Plugs/Bolt	12/10/2025	0	99.44
1000-25-1423-53220	MUSCATINE LAWN & POWER	602341 DECK ROLLER	12/10/2025	0	22.62 00032353
1000-25-1423-53220	MUSCATINE LAWN & POWER	602338 BOLT	12/10/2025	0	16.48 00032353
1000-25-1423-53220	MUSCATINE LAWN & POWER	602768P HYDRO FILTER	12/10/2025	0	132.15 00032353
1000-25-1423-53220	MUSCATINE LAWN & POWER	Filters	12/10/2025	0	58.74
1000-25-1423-53220	MUSCATINE LAWN & POWER	Service Kit	12/09/2025	0	98.75
		Vendor Subtotal:			680.12
1000-25-1423-53220	NAPA OF MUSCATINE	Air Filter	12/09/2025	0	31.19
1000-25-1423-53220	NAPA OF MUSCATINE	Filter	12/10/2025	0	35.39
1000-25-1423-53220	NAPA OF MUSCATINE	Filters	12/10/2025	0	56.59
		Vendor Subtotal:			123.17
1000-25-1423-53220	SIGUORNEY TRACTOR & IMPLEMENT	Guide Bar/Chain Sprocket	12/09/2025	0	73.48
		Vendor Subtotal:			73.48
1000-25-1423-53220	AMAZON.COM	Filter	12/09/2025	0	19.18

Vendor Subtotal:					19.18
1000-25-1423-62120	FREERS & SONS TREE SERVICE	DROP 3 TREES - WEED PARK	12/10/2025	0	525.00 00032183
1000-25-1423-62120	FREERS & SONS TREE SERVICE	DROP 1 TREE - OAK PARK	12/10/2025	0	175.00 00032183
Vendor Subtotal:					700.00
1000-25-1423-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Weed Park	12/10/2025	0	35.40
Vendor Subtotal:					35.40
1000-25-1423-64200	TCM BANK NA VISA	Iowa Agriculture - IDALS Pesticide Lic	12/11/2025	0	25.00
1000-25-1423-64200	TCM BANK NA VISA	IPRA - Aquatic CEU M Bolt	12/11/2025	0	175.00
1000-25-1423-64200	TCM BANK NA VISA	Iowa Agriculture - IDALS Pesticide Lice	12/11/2025	0	25.00
Vendor Subtotal:					225.00
1000-25-1423-65210	MUSCATINE POWER & WATER	October Phones - River Center	12/10/2025	0	33.70
1000-25-1423-65210	MUSCATINE POWER & WATER	November Phones - River Center	12/10/2025	0	21.39
1000-25-1423-65210	MUSCATINE POWER & WATER	November Phones - Weed Park	12/10/2025	0	30.91
Vendor Subtotal:					86.00
1000-25-1423-65275	VERIZON WIRELESS	November Cell Phones	12/11/2025	0	40.01
Vendor Subtotal:					40.01
1000-25-1423-65310	ALLIANT ENERGY	November Gas - Weed Park	12/11/2025	0	167.63
1000-25-1423-65310	ALLIANT ENERGY	November Gas - Pearl City	12/11/2025	0	160.01
1000-25-1423-65310	ALLIANT ENERGY	November Gas - Harbor	12/11/2025	0	100.24
Vendor Subtotal:					427.88
1000-25-1423-65320	MUSCATINE POWER & WATER	October Electric - Park Comm	12/10/2025	0	19.62
1000-25-1423-65320	MUSCATINE POWER & WATER	October Electric - River Center	12/10/2025	0	85.52
1000-25-1423-65320	MUSCATINE POWER & WATER	October Electric - Maint Shed	12/10/2025	0	141.01
Vendor Subtotal:					246.15

1000-25-1423-65410	MUSCATINE POWER & WATER	October Water - River Center	12/10/2025	0	37.24
1000-25-1423-65410	MUSCATINE POWER & WATER	October Water - Maint Shed	12/10/2025	0	22.13
		Vendor Subtotal:			59.37
1000-25-1423-67130	RAYNOR DOOR CO INC OF THE QUREPAIR & REPLACEMENT OF GARA		12/10/2025	0	500.00 00032148
1000-25-1423-67130	RAYNOR DOOR CO INC OF THE QUREPAIR & REPLACEMENT OF GARA		12/10/2025	0	367.50
		Vendor Subtotal:			867.50
1000-25-1424-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	5.97
		Vendor Subtotal:			5.97
1000-25-1424-46600	RELIANCE STANDARD LIFE INS CC	LTD Dec 24	12/11/2025	0	4.63
1000-25-1424-46600	RELIANCE STANDARD LIFE INS CCBW	LTD Dec	12/11/2025	0	11.30
		Vendor Subtotal:			15.93
1000-25-1424-67140	POMP'S TIRE SERVICE	TIRES FOR TX GATOR	12/10/2025	0	270.00 00032350
		Vendor Subtotal:			270.00
1000-25-1425-62120	FREERS & SONS TREE SERVICE	ALLEY TREE BETWEEN SCOTT & H	12/10/2025	0	350.00 00032206
		Vendor Subtotal:			350.00
1000-25-1427-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	9.13
		Vendor Subtotal:			9.13
1000-25-1427-46600	RELIANCE STANDARD LIFE INS CC	LTD Dec 24	12/11/2025	0	4.63
1000-25-1427-46600	RELIANCE STANDARD LIFE INS CCBW	LTD Dec	12/11/2025	0	28.69
		Vendor Subtotal:			33.32
1000-25-1427-52720	SPRATT OIL SALES	UNLEADED GAS	12/10/2025	0	292.00 00032349
1000-25-1427-52720	SPRATT OIL SALES	UNLEADED GAS	12/10/2025	0	8.76

Vendor Subtotal:					300.76
1000-25-1427-52730	SPRATT OIL SALES	DIESEL FUEL	12/10/2025	0	626.00 00032349
1000-25-1427-52730	SPRATT OIL SALES	DIESEL FUEL	12/10/2025	0	40.69
Vendor Subtotal:					666.69
1000-25-1427-52890	TCM BANK NA VISA	Dog Waste Depot - Bags	12/11/2025	0	289.77
Vendor Subtotal:					289.77
1000-25-1427-53140	MENARDS (MUSC)	Paint/Cable Tie	12/10/2025	0	83.21
Vendor Subtotal:					83.21
1000-25-1427-53210	HYDROTEX INC	CASE OF GREASE	12/10/2025	0	439.00 00032365
1000-25-1427-53210	HYDROTEX INC	SHIPPING	12/10/2025	0	30.00 00032365
1000-25-1427-53210	HYDROTEX INC	SHIPPING	12/10/2025	0	0.95
Vendor Subtotal:					469.95
1000-25-1427-53220	PLUMB SUPPLY COMPANY	Plugs	12/10/2025	0	12.06
Vendor Subtotal:					12.06
1000-25-1427-53220	SIGUORNEY TRACTOR & IMPL	ISOLATER	12/10/2025	0	189.28 00032282
1000-25-1427-53220	SIGUORNEY TRACTOR & IMPL	BUSHING	12/10/2025	0	16.04 00032282
1000-25-1427-53220	SIGUORNEY TRACTOR & IMPL	BUSHING	12/10/2025	0	108.56 00032282
Vendor Subtotal:					313.88
1000-25-1427-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Soccer	12/10/2025	0	25.11
1000-25-1427-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Soccer	12/10/2025	0	25.11
1000-25-1427-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Soccer	12/10/2025	0	25.11
Vendor Subtotal:					75.33
1000-25-1427-63300	PS3 Enterprises Inc.	Temp Sanitation	12/10/2025	0	110.00

Vendor Subtotal:					110.00
1000-25-1427-65210	CENTURYLINK	December Phones	12/10/2025	0	85.55
Vendor Subtotal:					85.55
1000-25-1427-65210	VERIZON WIRELESS	November Cell Phones	12/11/2025	0	40.01
Vendor Subtotal:					40.01
1000-25-1427-67400	CR LANDSCAPING	LABOR & MATERIAL FOR CONCRE'	12/10/2025	0	495.00 00032273
Vendor Subtotal:					495.00
1000-25-1431-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	13.13
Vendor Subtotal:					13.13
1000-25-1431-46600	RELIANCE STANDARD LIFE INS CC	LTD Dec 24	12/11/2025	0	15.07
Vendor Subtotal:					15.07
1000-25-1431-52600	TCM BANK NA VISA	Hy-Vee - Cookies Turkey Trot	12/11/2025	0	37.96
1000-25-1431-52600	TCM BANK NA VISA	Wal-Mart - Candy Canes for Hunt	12/11/2025	0	61.92
Vendor Subtotal:					99.88
1000-25-1431-52810	TCM BANK NA VISA	Snowglobe Xmas Crafts	12/11/2025	0	49.80 00032394
1000-25-1431-52810	TCM BANK NA VISA	Nutcracker Xmas Crafts	12/11/2025	0	30.85 00032394
1000-25-1431-52810	TCM BANK NA VISA	Foam Xmas Crafts	12/11/2025	0	63.84 00032394
Vendor Subtotal:					144.49
1000-25-1431-69400	TCM BANK NA VISA	NPRA MEMBERSHIP - B ALLINGTO	12/11/2025	0	115.00 00032209
Vendor Subtotal:					115.00

1000-25-1432-65210	MUSCATINE POWER & WATER	November Phones - Weed Park	12/10/2025	0	71.27
		Vendor Subtotal:			71.27
1000-25-1435-36150	MONSTERS FASTPITCH SOFTBALL	Refund - MUSCO Sports Center	12/11/2025	0	500.00
		Vendor Subtotal:			500.00
1000-25-1435-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	17.75
		Vendor Subtotal:			17.75
1000-25-1435-46600	RELIANCE STANDARD LIFE INS CCLTD	Dec 24	12/11/2025	0	20.51
		Vendor Subtotal:			20.51
1000-25-1435-51100	TCM BANK NA VISA	Wal Mart - White Board/File Cabinet	12/11/2025	0	92.65
		Vendor Subtotal:			92.65
1000-25-1435-52400	TCM BANK NA VISA	Menards - Cleaning Supplies	12/11/2025	0	113.17
1000-25-1435-52400	TCM BANK NA VISA	Menards - Keys	12/11/2025	0	11.74
		Vendor Subtotal:			124.91
1000-25-1435-52830	FASTENAL COMPANY	Sockets/Screws	12/10/2025	0	41.30
		Vendor Subtotal:			41.30
1000-25-1435-52860	SYCAMORE PRINTING INC	Welcome Sign	12/09/2025	0	27.00
		Vendor Subtotal:			27.00
1000-25-1435-52890	MENARDS (MUSC)	Lumber	12/09/2025	0	95.58
1000-25-1435-52890	MENARDS (MUSC)	Step Ladder/Staples	12/09/2025	0	77.23
1000-25-1435-52890	MENARDS (MUSC)	Utility Knife/Screw Driver/Plier	12/09/2025	0	57.92
1000-25-1435-52890	MENARDS (MUSC)	MISCELLANEOUS OFFICE AND BUI	12/09/2025	0	275.00 00032367
1000-25-1435-52890	MENARDS (MUSC)	MISCELLANEOUS OFFICE AND BUI	12/09/2025	0	17.89
1000-25-1435-52890	MENARDS (MUSC)	Spring Snaps	12/10/2025	0	67.04

Vendor Subtotal:					590.66
1000-25-1435-52890	PLUMB SUPPLY COMPANY	PVC Cap	12/10/2025	0	1.49
Vendor Subtotal:					1.49
1000-25-1435-52890	MUSCATINE LUMBER	Keys	12/09/2025	0	44.91
1000-25-1435-52890	MUSCATINE LUMBER	Keys	12/10/2025	0	74.85
Vendor Subtotal:					119.76
1000-25-1435-52890	TCM BANK NA VISA	Harbor Freight - Caster Wheels	12/11/2025	0	35.98
Vendor Subtotal:					35.98
1000-25-1435-74200	MUSCATINE LAWN & POWER	CUB CADET SNOW BLOWER	12/10/2025	0	1,679.00 00032283
Vendor Subtotal:					1,679.00
1000-30-1511-46200	RELIANCE STANDARD LIFE INS CCLife Ins Dec		12/11/2025	0	82.63
Vendor Subtotal:					82.63
1000-30-1511-46600	RELIANCE STANDARD LIFE INS CCLTD Dec 24		12/11/2025	0	119.30
Vendor Subtotal:					119.30
1000-30-1511-51300	OFFICE EXPRESS	CF226A HP #26A Black Toner Cartridge	12/09/2025	0	137.59 00032392
1000-30-1511-51300	OFFICE EXPRESS	CF281A HP #81A Black Toner Cartridge	12/09/2025	0	199.92 00032392
Vendor Subtotal:					337.51
1000-30-1511-51300	SOURCE NOW LLC	Toner	12/09/2025	0	149.70
Vendor Subtotal:					149.70
1000-30-1511-52890	AMAZON.COM	Paper CD Sleeves	12/09/2025	0	7.89

		Vendor Subtotal:			7.89
1000-30-1511-52890	TCM BANK NA VISA	Custom Imprinted Round CD labels 2 Rc	12/11/2025	0	119.86 00032304
		Vendor Subtotal:			119.86
1000-30-1511-61340	TCM BANK NA VISA	Wall Street Journal - Monthly Fee	12/11/2025	0	60.49
1000-30-1511-61340	TCM BANK NA VISA	Mailchimp - Software	12/11/2025	0	120.00
1000-30-1511-61340	TCM BANK NA VISA	Big Imprint - Software	12/11/2025	0	116.00
		Vendor Subtotal:			296.49
1000-30-1511-61550	GENESIS HEALTH SYSTEM-OCC HI	Pre Employment Drug - N Colsch	12/09/2025	0	40.00
		Vendor Subtotal:			40.00
1000-30-1511-61660	UNIQUE MANAGEMENT SERVICES	Implementation of MessageBee One-Tim	12/09/2025	0	995.00 00031598
		Vendor Subtotal:			995.00
1000-30-1511-62370	TCM BANK NA VISA	Canva - Pledge Cards	12/11/2025	0	29.00
		Vendor Subtotal:			29.00
1000-30-1511-62460	MENARDS (MUSC)	Mesh Basket	12/09/2025	0	89.94
		Vendor Subtotal:			89.94
1000-30-1511-62460	AMAZON.COM	Adult Book Club (12)	12/09/2025	0	109.20
		Vendor Subtotal:			109.20
1000-30-1511-62460	JOHN ELSHOFF	Chair Yoga Classes	12/09/2025	0	125.00
		Vendor Subtotal:			125.00
1000-30-1511-62460	TCM BANK NA VISA	Bio Company - Discovery Lab	12/11/2025	0	75.20

1000-30-1511-62460	TCM BANK NA VISA	Wal-Mart - Genealogy Open House	12/11/2025	0	94.10
1000-30-1511-62460	TCM BANK NA VISA	Wal-Mart - Genealogy Open House	12/11/2025	0	82.11
1000-30-1511-62460	TCM BANK NA VISA	Wal-Mart - Curious Child Club	12/11/2025	0	99.43
1000-30-1511-62460	TCM BANK NA VISA	Wal-Mart - Curious Child Club	12/11/2025	0	4.09
1000-30-1511-62460	TCM BANK NA VISA	Wal-Mart - Jingle Mingle	12/11/2025	0	69.12
1000-30-1511-62460	TCM BANK NA VISA	Dollar Tree - Curious Child Club	12/11/2025	0	40.00
1000-30-1511-62460	TCM BANK NA VISA	Wal Mart - Children's Supplies	12/11/2025	0	97.79
		Vendor Subtotal:			561.84
1000-30-1511-63300	XEROX CORPORATION	November Copier/Copies	12/10/2025	0	214.41
		Vendor Subtotal:			214.41
1000-30-1511-64500	EMERSON TAYLOR	Reimb Mileage 11/6/25	12/10/2025	0	209.16
		Vendor Subtotal:			209.16
1000-30-1511-65210	MUSCATINE POWER & WATER	November Phones- Library	12/10/2025	0	204.77
		Vendor Subtotal:			204.77
1000-30-1511-65240	MUSCATINE POWER & WATER	November Internet - Library	12/10/2025	0	595.00
		Vendor Subtotal:			595.00
1000-30-1511-65240	T-MOBILE	Remote Hot Spots	12/09/2025	0	71.40
		Vendor Subtotal:			71.40
1000-30-1511-74500	AMAZON.COM	Books	12/09/2025	0	360.27
1000-30-1511-74500	AMAZON.COM	Books	12/09/2025	0	17.60
1000-30-1511-74500	AMAZON.COM	Books	12/09/2025	0	382.77
1000-30-1511-74500	AMAZON.COM	Books	12/09/2025	0	18.12
		Vendor Subtotal:			778.76
1000-35-1521-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	44.01

			Vendor Subtotal:		44.01
1000-35-1521-46600	RELIANCE STANDARD LIFE INS CCLTD Dec 24		12/11/2025	0	62.61
			Vendor Subtotal:		62.61
1000-35-1521-51100	AMAZON.COM	Envelopes/Wall Calendar	12/10/2025	0	38.57
			Vendor Subtotal:		38.57
1000-35-1521-52820	JULIE LEAR	Reimb Laura's Birthday Craft	12/10/2025	0	3.19
1000-35-1521-52820	JULIE LEAR	Reimb Laura's Birthday Craft	12/10/2025	0	16.01
			Vendor Subtotal:		19.20
1000-35-1521-52820	MENARDS (MUSC)	Filter/Adapter/Elbow	12/10/2025	0	85.06
			Vendor Subtotal:		85.06
1000-35-1521-52820	AMAZON.COM	Fire Clay	12/10/2025	0	87.10
1000-35-1521-52820	AMAZON.COM	Craft Bells/Craft Pompoms	12/10/2025	0	86.83
1000-35-1521-52820	AMAZON.COM	Silicone Mats	12/10/2025	0	65.14
			Vendor Subtotal:		239.07
1000-35-1521-52890	MENARDS (MUSC)	Coupling/Elbow/Pipe	12/10/2025	0	89.42
			Vendor Subtotal:		89.42
1000-35-1521-52890	AMAZON.COM	Silver Cleaner	12/10/2025	0	18.79
			Vendor Subtotal:		18.79
1000-35-1521-62370	GORDON FLESCH COMPANY	Copier	12/10/2025	0	87.00
			Vendor Subtotal:		87.00

1000-35-1521-65210	MUSCATINE POWER & WATER	Novemer Phones - Art Center	12/10/2025	0	166.94
		Vendor Subtotal:			166.94
1000-35-1521-65240	MUSCATINE POWER & WATER	Novemer Internet - Art Center	12/10/2025	0	82.97
		Vendor Subtotal:			82.97
1000-35-1521-69200	TCM BANK NA VISA	USPS - Postage	12/11/2025	0	84.00
		Vendor Subtotal:			84.00
1000-35-1521-69400	TCM BANK NA VISA	IMA - Membership	12/11/2025	0	150.00
		Vendor Subtotal:			150.00
1000-35-1522-61640	ANNETTE HOVLAND	Teaching Fee Class ID 7453	12/10/2025	0	75.00
1000-35-1522-61640	ANNETTE HOVLAND	Teaching Fee Class ID 7468	12/10/2025	0	50.00
1000-35-1522-61640	ANNETTE HOVLAND	Teaching Fee Class ID 7469	12/10/2025	0	50.00
		Vendor Subtotal:			175.00
1000-35-1522-61640	CAROL ANTHONY	Teaching Fee Class ID 7481	12/10/2025	0	75.00
		Vendor Subtotal:			75.00
1000-35-1522-61640	JULIE LEAR	Teaching Fee Class ID 7447	12/10/2025	0	50.00
		Vendor Subtotal:			50.00
1000-35-1522-61640	KAY FLANDERS	Teaching Fee Class ID 7454	12/10/2025	0	200.00
		Vendor Subtotal:			200.00
1000-35-1522-61640	HEATHER MICHELE SEIBEL	Teaching Fee Class ID 7450	12/10/2025	0	150.00
		Vendor Subtotal:			150.00

1000-40-1151-46200	RELiance STANDARD LIFE INS CCLife Ins Dec		12/11/2025	0	23.96
			Vendor Subtotal:		23.96
1000-40-1151-46600	RELiance STANDARD LIFE INS CCBW LTD Dec		12/11/2025	0	41.41
1000-40-1151-46600	RELiance STANDARD LIFE INS CCLTD Dec 24		12/11/2025	0	18.51
			Vendor Subtotal:		59.92
1000-40-1151-52400	MENARDS (MUSC)	Mop Bucket	12/09/2025	0	64.99
1000-40-1151-52400	MENARDS (MUSC)	Pine Cleaner	12/10/2025	0	97.37
			Vendor Subtotal:		162.36
1000-40-1151-52890	MENARDS (MUSC)	Pipe	12/10/2025	0	6.48
1000-40-1151-52890	MENARDS (MUSC)	Batteries	12/09/2025	0	17.87
			Vendor Subtotal:		24.35
1000-40-1151-53120	MENARDS (MUSC)	Bulbs	12/09/2025	0	91.96
1000-40-1151-53120	MENARDS (MUSC)	Socket	12/09/2025	0	4.99
1000-40-1151-53120	MENARDS (MUSC)	PVC Lampholder	12/09/2025	0	1.69
1000-40-1151-53120	MENARDS (MUSC)	Security Light	12/09/2025	0	99.99
1000-40-1151-53120	MENARDS (MUSC)	Security Light	12/09/2025	0	99.99
			Vendor Subtotal:		298.62
1000-40-1151-53120	VAN METER INDUSTRIAL INC	Ballast	12/09/2025	0	66.42
1000-40-1151-53120	VAN METER INDUSTRIAL INC	Lights	12/09/2025	0	25.82
1000-40-1151-53120	VAN METER INDUSTRIAL INC	Atlas Light	12/09/2025	0	296.90
1000-40-1151-53120	VAN METER INDUSTRIAL INC	Return	12/09/2025	0	-296.90
1000-40-1151-53120	VAN METER INDUSTRIAL INC	Lights	12/09/2025	0	48.57
1000-40-1151-53120	VAN METER INDUSTRIAL INC	Bulbs	12/09/2025	0	72.59
			Vendor Subtotal:		213.40
1000-40-1151-53120	TCM BANK NA VISA	Ebay - Lights	12/11/2025	0	158.00
			Vendor Subtotal:		158.00

1000-40-1151-53130	MENARDS (MUSC)	Drying Cloth	12/09/2025	0	23.97
1000-40-1151-53130	MENARDS (MUSC)	Cleanout Plugs	12/09/2025	0	25.97
1000-40-1151-53130	MENARDS (MUSC)	Cleanout Plug	12/09/2025	0	8.99
Vendor Subtotal:					58.93
1000-40-1151-62250	MENARDS (MUSC)	Mouse Traps	12/09/2025	0	41.43
Vendor Subtotal:					41.43
1000-40-1151-62450	MIDWEST ALARM SERVICES	Fire Alarm 12/17/25 - 12/16/26	12/10/2025	0	1,284.96
1000-40-1151-62450	MIDWEST ALARM SERVICES	Burglar Alarm 12/17/25 - 12/16/26	12/10/2025	0	635.04
Vendor Subtotal:					1,920.00
1000-40-1151-62530	DRJ GROUP, LLC	Annual Fire Extinguisher	12/09/2025	0	36.00
1000-40-1151-62530	DRJ GROUP, LLC	Annual Fire Extinguisher	12/09/2025	0	185.85
Vendor Subtotal:					221.85
1000-40-1151-65210	MUSCATINE POWER & WATER	October Phones - PW	12/09/2025	0	43.59
1000-40-1151-65210	MUSCATINE POWER & WATER	November Phones	12/10/2025	0	61.67
1000-40-1151-65210	MUSCATINE POWER & WATER	November Base PRI	12/10/2025	0	193.18
1000-40-1151-65210	MUSCATINE POWER & WATER	November Phones	12/10/2025	0	22.39
1000-40-1151-65210	MUSCATINE POWER & WATER	November Phones	12/10/2025	0	22.39
Vendor Subtotal:					343.22
1000-40-1151-65310	ALLIANT ENERGY	November Gas - S Fire	12/10/2025	0	258.19
1000-40-1151-65310	ALLIANT ENERGY	October Gas - Art Center	12/09/2025	0	759.38
1000-40-1151-65310	ALLIANT ENERGY	October Gas - Art Center	12/09/2025	0	84.22
Vendor Subtotal:					1,101.79
1000-40-1151-67330	AMERICAN INDUSTRIAL DOOR	Replace 9600 Electric Strike Under Parts	12/09/2025	0	170.00
Vendor Subtotal:					170.00
1000-40-1151-67330	MUSCATINE POWER & WATER	November Internet - PSB	12/09/2025	0	82.97

			Vendor Subtotal:		82.97
1000-40-1151-67330	PLUMB SUPPLY COMPANY	Programable Thermostat	12/09/2025	0	128.59 00032386
			Vendor Subtotal:		128.59
1000-40-1151-67330	RAYNOR DOOR CO INC OF THE QU	Repair Door @ Central Fire	12/09/2025	0	175.50
			Vendor Subtotal:		175.50
1000-40-1151-67330	JOHN WULF'S SEPTIC TANK SERVI	Water Jetting	12/09/2025	0	650.00
			Vendor Subtotal:		650.00
1000-40-1151-67330	TCM BANK NA VISA	Blower Assembly for Ultra 399 Boiler	12/11/2025	0	1,501.87 00032414
1000-40-1151-67330	TCM BANK NA VISA	Cast Iron Circulator	12/11/2025	0	539.83 00032261
			Vendor Subtotal:		2,041.70
1000-40-1611-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	37.42
			Vendor Subtotal:		37.42
1000-40-1611-46600	RELIANCE STANDARD LIFE INS CC	LTD Dec 24	12/11/2025	0	52.37
			Vendor Subtotal:		52.37
1000-40-1611-52300	JEREMY HOPKINS	Reimb Uniforms - J Hopkins	12/09/2025	0	50.00
			Vendor Subtotal:		50.00
1000-40-1611-64200	TCM BANK NA VISA	Paypay ISWEP - IA Stormwater Ed Train	12/11/2025	0	97.88
1000-40-1611-64200	TCM BANK NA VISA	Paypay ISWEP - IA Stormwater Ed Train	12/11/2025	0	-47.50
			Vendor Subtotal:		50.38
1000-40-1611-65260	US CELLULAR	December Cell Phones	12/09/2025	0	108.55

				Vendor Subtotal:	108.55
1000-40-1611-65275	VERIZON WIRELESS	November Cell Phones	12/09/2025	0	40.04
				Vendor Subtotal:	40.04
1000-40-1621-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	46.69
				Vendor Subtotal:	46.69
1000-40-1621-46600	RELIANCE STANDARD LIFE INS CCBW LTD	Dec	12/11/2025	0	159.19
1000-40-1621-46600	RELIANCE STANDARD LIFE INS CCLTD	Dec 24	12/11/2025	0	22.28
				Vendor Subtotal:	181.47
1000-40-1621-51300	AMAZON.COM	Toner	12/09/2025	0	85.26
1000-40-1621-51300	AMAZON.COM	Toner	12/09/2025	0	47.89
				Vendor Subtotal:	133.15
1000-40-1621-53310	RIVER STONE GROUP	Hot Mix	12/09/2025	0	1,557.47
				Vendor Subtotal:	1,557.47
1000-40-1621-61550	DSI MEDICAL SERVICES INC	Pre-Employment - L Hagens	12/09/2025	0	75.00
				Vendor Subtotal:	75.00
1000-40-1621-64400	TCM BANK NA VISA	Utility Lunch - Wedekind	12/11/2025	0	18.67
1000-40-1621-64400	TCM BANK NA VISA	Utility Lunch - Coon	12/11/2025	0	18.68
				Vendor Subtotal:	37.35
1000-40-1621-65210	MUSCATINE POWER & WATER	November Base PRI	12/10/2025	0	73.10
				Vendor Subtotal:	73.10

1000-40-1621-65260	US CELLULAR	December Cell Phones	12/09/2025	0	161.95
		Vendor Subtotal:			161.95
1000-40-1621-65275	MIDWEST WIRELESS LLC	Radios in Trucks	12/09/2025	0	185.90
		Vendor Subtotal:			185.90
1000-40-1621-65275	VERIZON WIRELESS	November Cell Phones	12/09/2025	0	80.08
		Vendor Subtotal:			80.08
1000-40-1621-65275	VERIZON	November GPS	12/09/2025	0	173.50
1000-40-1621-65275	VERIZON	November GPS	12/09/2025	0	34.70
		Vendor Subtotal:			208.20
1000-40-1621-65310	ALLIANT ENERGY	October Gas - DOT Bldg	12/09/2025	0	411.25
1000-40-1621-65310	ALLIANT ENERGY	November Gas - Lower Lot	12/09/2025	0	78.57
1000-40-1621-65310	ALLIANT ENERGY	November Gas - PW	12/09/2025	0	155.69
1000-40-1621-65310	ALLIANT ENERGY	November Gas - Morgan	12/09/2025	0	249.44
1000-40-1621-65310	ALLIANT ENERGY	November Gas - PW	12/09/2025	0	108.42
1000-40-1621-65310	ALLIANT ENERGY	November Gas - PW	12/09/2025	0	117.87
		Vendor Subtotal:			1,121.24
1000-40-1622-62470	JON BRAUNS	Snow Removal in CBD Storm 11/29/25	12/09/2025	0	23,390.00 00032453
		Vendor Subtotal:			23,390.00
1000-40-1623-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	5.95
		Vendor Subtotal:			5.95
1000-40-1623-46600	RELIANCE STANDARD LIFE INS CCBW LTD	Dec	12/11/2025	0	31.42
		Vendor Subtotal:			31.42
1000-40-1623-52300	DAVID FRY	Reimb Shoes - D Fry	12/09/2025	0	144.40

			Vendor Subtotal:		144.40
1000-40-1623-62410	TEAM STAFFING SOLUTIONS INC	Temp Employee Week Ending 11/23/25	12/09/2025	0	1,080.00
1000-40-1623-62410	TEAM STAFFING SOLUTIONS INC	Temp Employee Week Ending 11/30/25	12/09/2025	0	216.00
			Vendor Subtotal:		1,296.00
1000-40-1624-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	3.13
			Vendor Subtotal:		3.13
1000-40-1624-46600	RELIANCE STANDARD LIFE INS CC	BW LTD Dec	12/11/2025	0	18.33
			Vendor Subtotal:		18.33
1000-40-1624-52830	MENARDS (MUSC)	Tape Measure/Blades	12/09/2025	0	66.94
			Vendor Subtotal:		66.94
1000-40-1624-52860	FASTENAL COMPANY	Fasteners	12/09/2025	0	97.50
1000-40-1624-52860	FASTENAL COMPANY	Screws/Bolts/Nuts	12/09/2025	0	96.00
			Vendor Subtotal:		193.50
1000-40-1624-52890	MOBOTREX	Arrow Button for Pedestrian Crossing	12/09/2025	0	556.00 00032230
			Vendor Subtotal:		556.00
1000-40-1624-52890	MENARDS (MUSC)	Caulking	12/09/2025	0	17.74
			Vendor Subtotal:		17.74
1000-40-1624-65320	EASTERN IOWA LIGHT & POWER C	November Power - Hwy 61 & University	12/11/2025	0	146.96
1000-40-1624-65320	EASTERN IOWA LIGHT & POWER C	November Power - 38 & Bidwell	12/11/2025	0	61.63
			Vendor Subtotal:		208.59

1000-40-1641-46200	RELIANCE STANDARD LIFE INS CCLife Ins Dec		12/11/2025	0	29.33
	Vendor Subtotal:				29.33
1000-40-1641-46600	RELIANCE STANDARD LIFE INS CCLTD Dec 24		12/11/2025	0	35.14
	Vendor Subtotal:				35.14
1000-40-1641-65210	MUSCATINE POWER & WATER	October Phones - PW	12/09/2025	0	22.39
1000-40-1641-65210	MUSCATINE POWER & WATER	November Base PRI	12/10/2025	0	36.55
	Vendor Subtotal:				58.94
	Subtotal for FUND: 1000				161,093.46
4158-40-4158-61660	BOLTON & MENK INC	Oregon Trail Railroad Crossing	12/09/2025	0	201.00
	Vendor Subtotal:				201.00
	Subtotal for FUND: 4158				201.00
4166-40-4166-73200	MANATTS INC.	Park Ave 3 Lane Pay App #22	12/09/2025	0	11,213.94
	Vendor Subtotal:				11,213.94
	Subtotal for FUND: 4166				11,213.94
4206-50-4206-61420	STANLEY CONSULTANTS INC	WRRF & LS Priority Assets Projects	12/09/2025	0	8,575.00
	Vendor Subtotal:				8,575.00
	Subtotal for FUND: 4206				8,575.00
4276-40-4276-61660	MUSCATINE POWER & WATER	Relocate Conduit at 1106 Iowa Ave for V	12/09/2025	0	831.16 00032411
4276-40-4276-61660	MUSCATINE POWER & WATER	Relocation of Fiber & Power on Roscoe A	12/10/2025	0	2,000.00 00031978
4276-40-4276-61660	MUSCATINE POWER & WATER	Relocation of Fiber & Power on Roscoe A	12/10/2025	0	153.69

		Vendor Subtotal:			2,984.85
4276-40-4276-64400	TCM BANK NA VISA	Utility Lunch - Whitlow	12/11/2025	0	18.67
		Vendor Subtotal:			18.67
4276-40-4276-71200	BERGEN PERRY	ROW Purchase - 609 Hagerman Dr	12/09/2025	0	1,400.00
		Vendor Subtotal:			1,400.00
4276-40-4276-71200	DANIEL ALES	ROW Purchase 618 Hagerman Dr	12/09/2025	0	1,250.00
		Vendor Subtotal:			1,250.00
4276-40-4276-71200	STACY KNOCK	Temp Easement 1204 Logan St	12/11/2025	0	783.18
		Vendor Subtotal:			783.18
4276-40-4276-73100	KE FLATWORK INC	WHSSP Phase 6D Pay App #11	12/09/2025	0	32,121.16
		Vendor Subtotal:			32,121.16
4276-40-4276-74200	TCM BANK NA VISA	DuraSonde Transmitter to Locate Tunnel	12/11/2025	0	1,242.75 00032383
		Vendor Subtotal:			1,242.75
		Subtotal for FUND: 4276			39,800.61
4498-25-4498-73900	MERIT CONSTRUCTION	Final Payment	12/10/2025	0	29,337.90
4498-25-4498-73900	MERIT CONSTRUCTION	Retainage	12/10/2025	0	6,176.40
4498-25-4498-73900	MERIT CONSTRUCTION	Video Board Final Payment	12/10/2025	0	14,198.70
4498-25-4498-73900	MERIT CONSTRUCTION	Retainage	12/10/2025	0	2,989.20
		Vendor Subtotal:			52,702.20
4498-25-4498-74200	PARAGON INTERIORS	INSTALLATION & DELIVERY	12/10/2025	0	595.00 00031355
4498-25-4498-74200	PARAGON INTERIORS	MUSCO SPORTS CENTER WELCOMI	12/10/2025	0	3,771.72 00031355

			Vendor Subtotal:		4,366.72
4498-25-4498-74200	MENARDS (MUSC)	FOLDING CHAIRS	12/11/2025	0	1,931.64 00032426
4498-25-4498-74200	MENARDS (MUSC)	SHIPPING	12/11/2025	0	114.00 00032426
4498-25-4498-74200	MENARDS (MUSC)	FOLDING CHAIR CARTS	12/11/2025	0	299.99 00032426
			Vendor Subtotal:		2,345.63
4498-25-4498-74200	TCM BANK NA VISA	SETS OF BASES FOR DOME	12/11/2025	0	620.50 00032281
			Vendor Subtotal:		620.50
			Subtotal for FUND: 4498		60,035.05
4554-10-4554-72200	CORNERSTONE COMMERCIAL CO	Changer Order #201	12/09/2025	0	11,720.00
4554-10-4554-72200	CORNERSTONE COMMERCIAL CO	Changer Order #203	12/09/2025	0	12,382.00
			Vendor Subtotal:		24,102.00
			Subtotal for FUND: 4554		24,102.00
4639-40-4639-61420	LEGAT ARCHITECTS INC	Wash Bay	12/09/2025	0	159.00
			Vendor Subtotal:		159.00
			Subtotal for FUND: 4639		159.00
4658-40-4658-73900	PEARL CITY MAINTENANCE LLC	Art Center Heat Tape Install	12/09/2025	0	13,925.00
			Vendor Subtotal:		13,925.00
4658-40-4658-74200	CARRIAGE HOUSE CARPET ONE	Cove Base @ Fire Dept	12/09/2025	0	5,826.32
			Vendor Subtotal:		5,826.32
			Subtotal for FUND: 4658		19,751.32

5211-40-5211-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	19.26
		Vendor Subtotal:			19.26
5211-40-5211-46600	RELIANCE STANDARD LIFE INS CCLTD	Dec 24	12/11/2025	0	18.51
5211-40-5211-46600	RELIANCE STANDARD LIFE INS CCBW LTD	Dec	12/11/2025	0	14.29
		Vendor Subtotal:			32.80
5211-40-5211-51100	AMAZON.COM	Office Supplies - White Board Markers, 1	12/09/2025	0	23.48 00032359
		Vendor Subtotal:			23.48
5211-40-5211-61550	DSI MEDICAL SERVICES INC	Pre-Employment - M Peniston	12/09/2025	0	75.00
		Vendor Subtotal:			75.00
5211-40-5211-62250	LAJEK PEST CONTROL SOLUTIONS	Pest Control for Buses	12/09/2025	0	495.00 00032372
		Vendor Subtotal:			495.00
5211-40-5211-65210	MUSCATINE POWER & WATER	November Base PRI	12/10/2025	0	73.10
		Vendor Subtotal:			73.10
5211-40-5211-65275	VERIZON WIRELESS	November Cell Phones	12/09/2025	0	60.08
		Vendor Subtotal:			60.08
5211-40-5211-65275	T-MOBILE	November Data	12/09/2025	0	129.42
		Vendor Subtotal:			129.42
5211-40-5211-65310	ALLIANT ENERGY	November Gas - Wash Bay	12/11/2025	0	97.48
5211-40-5211-65310	ALLIANT ENERGY	November Gas - Transit	12/09/2025	0	66.73
5211-40-5211-65310	ALLIANT ENERGY	November Gas - Transit	12/09/2025	0	50.52
5211-40-5211-65310	ALLIANT ENERGY	November Gas - Transit	12/09/2025	0	46.46

		Vendor Subtotal:			261.19
5211-40-5211-74100	NORTH CENTRAL INTERNATIONAL	Shipping	12/09/2025	0	127.91
		Vendor Subtotal:			127.91
5211-40-5211-74200	AMAZON.COM	Standing Desk for Transit Supervisor	12/09/2025	0	159.98 00032359
		Vendor Subtotal:			159.98
5211-40-5212-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	0.63
		Vendor Subtotal:			0.63
5211-40-5212-46600	RELIANCE STANDARD LIFE INS CCBW LTD	Dec	12/11/2025	0	3.34
		Vendor Subtotal:			3.34
		Subtotal for FUND: 5211			1,461.19
5311-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR Batch 00001.11.2025	Optional Life	11/07/2025	0	1.81
5311-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR Batch 00002.11.2025	Optional Life	11/21/2025	0	1.81
		Vendor Subtotal:			3.62
5311-05-5311-37360	MUSCATINE DOWNTOWN INVEST	(Reimb Meter Hood Deposit	12/09/2025	0	10.00
		Vendor Subtotal:			10.00
5311-05-5311-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	6.05
		Vendor Subtotal:			6.05
5311-05-5311-46600	RELIANCE STANDARD LIFE INS CCBW LTD	Dec	12/11/2025	0	5.96
5311-05-5311-46600	RELIANCE STANDARD LIFE INS CCLTD	Dec 24	12/11/2025	0	8.50
		Vendor Subtotal:			14.46

5311-05-5311-51100	AMAZON.COM	White Labels	12/09/2025	0	63.84
5311-05-5311-51100	AMAZON.COM	Labels	12/09/2025	0	14.16
		Vendor Subtotal:			78.00
5311-05-5311-51400	AMAZON.COM	Parking Desks	12/09/2025	0	135.96
		Vendor Subtotal:			135.96
5311-05-5311-52890	AMAZON.COM	Christmas Bags	12/09/2025	0	65.96
		Vendor Subtotal:			65.96
5311-05-5311-62310	XEROX CORPORATION	Oct Copies	12/10/2025	0	0.38
		Vendor Subtotal:			0.38
5311-05-5311-65275	VERIZON WIRELESS	November Cell Phones	12/09/2025	0	76.96
		Vendor Subtotal:			76.96
5311-05-5311-69900	MUSCATINE COUNTY TREASURER	Reimb County Fee LQA063	12/10/2025	0	5.00
		Vendor Subtotal:			5.00
5311-05-5311-74200	NET TECH SOLUTIONS	Handheld	12/09/2025	0	3,137.75
		Vendor Subtotal:			3,137.75
		Subtotal for FUND: 5311			3,534.14
5451-25-5451-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	11.20
		Vendor Subtotal:			11.20
5451-25-5451-46600	RELIANCE STANDARD LIFE INS CCLTD	Dec 24	12/11/2025	0	9.27
5451-25-5451-46600	RELIANCE STANDARD LIFE INS CCBW LTD	Dec	12/11/2025	0	17.34

		Vendor Subtotal:			26.61
5451-25-5451-52100	MIDWEST TURF SUPPORT	RETAIN PELLETS	12/10/2025	0	190.00 00032321
		Vendor Subtotal:			190.00
5451-25-5451-52100	CENTRAL TURF AGRONOMY	0-0-50	12/09/2025	0	250.00 00032320
5451-25-5451-52100	CENTRAL TURF AGRONOMY	0-0-15 DOLOLIMIC LIME	12/09/2025	0	500.00 00032320
		Vendor Subtotal:			750.00
5451-25-5451-52300	BRETT PARCHER	Reimb Shoes - B Parcher	12/10/2025	0	150.00
		Vendor Subtotal:			150.00
5451-25-5451-52890	MENARDS (MUSC)	Gloves	12/09/2025	0	31.98
		Vendor Subtotal:			31.98
5451-25-5451-53220	FASTENAL COMPANY	Lock Nut/Hex Cap Screw	12/09/2025	0	12.05
		Vendor Subtotal:			12.05
5451-25-5451-53220	VAN WALL EQUIPMENT INC.	SEAL	12/09/2025	0	138.00 00032373
5451-25-5451-53220	VAN WALL EQUIPMENT INC.	BEARING	12/09/2025	0	45.21 00032373
5451-25-5451-53220	VAN WALL EQUIPMENT INC.	STRAP	12/09/2025	0	49.32 00032373
5451-25-5451-53220	VAN WALL EQUIPMENT INC.	BOLTS	12/09/2025	0	19.68 00032373
5451-25-5451-53220	VAN WALL EQUIPMENT INC.	LOCK NUTS	12/09/2025	0	9.68 00032373
		Vendor Subtotal:			261.89
5451-25-5451-53220	VAN WALL GOLF	BAR	12/10/2025	0	121.12 00032351
5451-25-5451-53220	VAN WALL GOLF	PIN	12/10/2025	0	3.94 00032351
5451-25-5451-53220	VAN WALL GOLF	GASKET	12/10/2025	0	20.00 00032351
5451-25-5451-53220	VAN WALL GOLF	GASKET	12/10/2025	0	0.18
		Vendor Subtotal:			145.24

5451-25-5451-53220	CARQUEST OF MUSCATINE	FILTERS FOR EQUIPMENT	12/10/2025	0	771.13 00032120
5451-25-5451-53220	CARQUEST OF MUSCATINE	Brake Cleaner	12/10/2025	0	31.44
Vendor Subtotal:					802.57
5451-25-5451-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Golf	12/10/2025	0	33.66
5451-25-5451-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Golf	12/10/2025	0	33.66
Vendor Subtotal:					67.32
5451-25-5451-64200	TCM BANK NA VISA	Shop at Iowa State - Registration	12/11/2025	0	65.00
Vendor Subtotal:					65.00
5451-25-5451-65210	MUSCATINE POWER & WATER	November Phone - Golf	12/10/2025	0	61.96
5451-25-5451-65210	MUSCATINE POWER & WATER	November Phones - Golf	12/10/2025	0	27.99
Vendor Subtotal:					89.95
5451-25-5451-65240	MUSCATINE POWER & WATER	Oct - Nov Machlink	12/10/2025	0	61.99
Vendor Subtotal:					61.99
5451-25-5451-65310	ALLIANT ENERGY	November Gas - Golf	12/10/2025	0	152.80
5451-25-5451-65310	ALLIANT ENERGY	November Gas - Golf	12/10/2025	0	109.60
Vendor Subtotal:					262.40
5451-25-5451-67130	MIDWEST TURF SUPPORT	TORO GREENS BEDKNIVES	12/10/2025	0	270.84 00032448
5451-25-5451-67130	MIDWEST TURF SUPPORT	JOHN DEERE SCREWS	12/10/2025	0	37.06 00032448
5451-25-5451-67130	MIDWEST TURF SUPPORT	JOHN DEERE GREENS BEDKNIVES	12/10/2025	0	145.59 00032448
5451-25-5451-67130	MIDWEST TURF SUPPORT	JOHN DEERE FAIRWAY BEDKNIVES	12/10/2025	0	485.30 00032448
5451-25-5451-67130	MIDWEST TURF SUPPORT	JACOBSEN BEDKNIVES	12/10/2025	0	140.16 00032448
5451-25-5451-67130	MIDWEST TURF SUPPORT	TORO SCREWS	12/10/2025	0	38.25 00032448
5451-25-5451-67130	MIDWEST TURF SUPPORT	JACOBSEN SCREWS	12/10/2025	0	31.09 00032448
5451-25-5451-67130	MIDWEST TURF SUPPORT	SHIPPING	12/10/2025	0	100.00 00032448
5451-25-5451-67130	MIDWEST TURF SUPPORT	JOHN DEERE COLLAR BEDKNIVES	12/10/2025	0	128.82 00032448
5451-25-5451-67130	MIDWEST TURF SUPPORT	SHIPPING	12/10/2025	0	13.82
5451-25-5451-67130	MIDWEST TURF SUPPORT	Discount	12/10/2025	0	-127.71

Vendor Subtotal:					1,263.22
5451-25-5451-69400	GCSAA	Membership Renewal	12/09/2025	0	530.00
Vendor Subtotal:					530.00
5451-25-5452-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	17.75
Vendor Subtotal:					17.75
5451-25-5452-46600	RELIANCE STANDARD LIFE INS CC	LTD Dec 24	12/11/2025	0	20.51
Vendor Subtotal:					20.51
5451-25-5452-51300	AMAZON.COM	106R03480 Xerox WorkCentre 6515 Hig	12/09/2025	0	167.99 00032393
Vendor Subtotal:					167.99
5451-25-5452-52852	TCM BANK NA VISA	Wal Mart - Food for Resale	12/11/2025	0	17.15
5451-25-5452-52852	TCM BANK NA VISA	Wal Mart - Food for Resale	12/11/2025	0	71.29
5451-25-5452-52852	TCM BANK NA VISA	Wal Mart - Food for Resale	12/11/2025	0	14.30
5451-25-5452-52852	TCM BANK NA VISA	Wal Mart - Food for Resale	12/11/2025	0	31.40
5451-25-5452-52852	TCM BANK NA VISA	Wal Mart - Food for Resale	12/11/2025	0	25.68
Vendor Subtotal:					159.82
5451-25-5452-52853	CALLAWAY GOLF COMPANY	CALLAWAY FAIRWAY PLUS BAG	12/10/2025	0	181.25 00032449
5451-25-5452-52853	CALLAWAY GOLF COMPANY	SHIPPING	12/10/2025	0	13.50 00032449
Vendor Subtotal:					194.75
5451-25-5452-65240	MUSCATINE POWER & WATER	Oct - Nov Machlink	12/10/2025	0	61.99
Vendor Subtotal:					61.99
5451-25-5452-65510	MUSCATINE POWER & WATER	November Cable - Golf	12/10/2025	0	147.24

			Vendor Subtotal:		147.24
5451-25-5452-69400	IOWA GOLF ASSOCIATION	Membership Fees	12/10/2025	0	75.00
			Vendor Subtotal:		75.00
			Subtotal for FUND: 5451		5,566.47
5642-00-0000-23550	RELIANCE STANDARD LIFE INS CCPR Batch 00002.11.2025	Life Insurance	11/21/2025	0	0.40
			Vendor Subtotal:		0.40
5642-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR Batch 00002.11.2025	Optional Life	11/21/2025	0	242.63
5642-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR Batch 00001.11.2025	Optional Life	11/07/2025	0	242.62
			Vendor Subtotal:		485.25
5642-45-5642-35210	MUNICIPAL COLLECTIONS OF AMI	Collection Agent Fee	12/09/2025	0	29.84
			Vendor Subtotal:		29.84
5642-45-5642-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	46.00
			Vendor Subtotal:		46.00
5642-45-5642-46600	RELIANCE STANDARD LIFE INS CCBW LTD	Dec	12/11/2025	0	107.60
5642-45-5642-46600	RELIANCE STANDARD LIFE INS CCLTD	Dec 24	12/11/2025	0	33.60
			Vendor Subtotal:		141.20
5642-45-5642-52300	TCM BANK NA VISA	Farm & Fleet - Overall/Coat - Stogdill	12/11/2025	0	259.97
			Vendor Subtotal:		259.97
5642-45-5642-52890	ARNOLD MOTOR SUPPLY	Antifreeze	12/09/2025	0	97.93
5642-45-5642-52890	ARNOLD MOTOR SUPPLY	Mud Flap	12/09/2025	0	30.44
5642-45-5642-52890	ARNOLD MOTOR SUPPLY	Antifreeze	12/09/2025	0	93.48

			Vendor Subtotal:	221.85
5642-45-5642-62280	LIBERTY TIRE SERVICE OF OHIO L Tire Recycling	12/09/2025	0	3,639.40
			Vendor Subtotal:	3,639.40
5642-45-5642-64200	IOWA STATE UNIVERSITY EXTENS Ornamental & Turfgrass - M Fulton	12/09/2025	0	45.00
			Vendor Subtotal:	45.00
5642-45-5642-65240	MUSCATINE POWER & WATER Oct - Nov Machlink	12/10/2025	0	61.99
			Vendor Subtotal:	61.99
5642-45-5642-65275	VERIZON November GPS	12/09/2025	0	121.45
			Vendor Subtotal:	121.45
5642-45-5642-65310	ALLIANT ENERGY November Gas - Transfer	12/09/2025	0	111.32
			Vendor Subtotal:	111.32
5642-45-5643-62260	PS3 Enterprises Inc. Temp Sanitation	12/09/2025	0	110.00
			Vendor Subtotal:	110.00
			Subtotal for FUND: 5642	5,273.67
5652-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR Batch 00002.11.2025 Optional Life	11/21/2025	0	41.13
5652-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR Batch 00001.11.2025 Optional Life	11/07/2025	0	41.14
			Vendor Subtotal:	82.27
5652-45-5652-46200	RELIANCE STANDARD LIFE INS CC Life Ins Dec	12/11/2025	0	10.84
			Vendor Subtotal:	10.84

5652-45-5652-46600	RELIANCE STANDARD LIFE INS CCLTD Dec 24		12/11/2025	0	12.50
			Vendor Subtotal:		12.50
5652-45-5652-53340	HARSCO METALS AMERICAS	3/4x1 Slag	12/09/2025	0	270.34 00032338
5652-45-5652-53340	HARSCO METALS AMERICAS	2x1 Slag	12/09/2025	0	660.00 00032338
			Vendor Subtotal:		930.34
5652-45-5652-62530	JON BRAUNS	November Landfill Operations	12/10/2025	0	41,760.00
			Vendor Subtotal:		41,760.00
5652-45-5652-69900	IA DEPT OF NATURAL RESOURCES	State Surcharge July - Sept	12/11/2025	0	20,536.45
			Vendor Subtotal:		20,536.45
			Subtotal for FUND: 5652		63,332.40
5658-45-5658-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	20.58
			Vendor Subtotal:		20.58
5658-45-5658-46600	RELIANCE STANDARD LIFE INS CCLTD Dec 24		12/11/2025	0	13.08
5658-45-5658-46600	RELIANCE STANDARD LIFE INS CCBW LTD Dec		12/11/2025	0	57.40
			Vendor Subtotal:		70.48
5658-45-5658-52830	ARNOLD MOTOR SUPPLY	Drill Bit	12/09/2025	0	5.49
5658-45-5658-52830	ARNOLD MOTOR SUPPLY	Drill	12/09/2025	0	27.45
			Vendor Subtotal:		32.94
5658-45-5658-52830	MENARDS (MUSC)	Flap Disc	12/09/2025	0	16.93
			Vendor Subtotal:		16.93
5658-45-5658-52890	ARNOLD MOTOR SUPPLY	Hose/Fittings	12/09/2025	0	41.34

5658-45-5658-52890	ARNOLD MOTOR SUPPLY	Light	12/09/2025	0	32.41
5658-45-5658-52890	ARNOLD MOTOR SUPPLY	Ice Melt	12/09/2025	0	87.96
Vendor Subtotal:					161.71
5658-45-5658-52890	MENARDS (MUSC)	Pail	12/09/2025	0	21.97
Vendor Subtotal:					21.97
5658-45-5658-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Transfer	12/09/2025	0	12.91
5658-45-5658-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Transfer	12/09/2025	0	12.91
5658-45-5658-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Transfer	12/09/2025	0	12.91
Vendor Subtotal:					38.73
5658-45-5658-62250	LAJEK PEST CONTROL SOLUTIONS	Pest Control	12/09/2025	0	48.00
Vendor Subtotal:					48.00
5658-45-5658-62410	TEAM STAFFING SOLUTIONS INC	Temp Employee Week Ending 11/23/25	12/09/2025	0	189.80
5658-45-5658-62410	TEAM STAFFING SOLUTIONS INC	Temp Employee Week Ending 11/30/25	12/09/2025	0	90.00
Vendor Subtotal:					279.80
5658-45-5658-62520	JON BRAUNS	November Fuel Surcharge	12/10/2025	0	1,997.09
5658-45-5658-62520	JON BRAUNS	November Leachate Hauling	12/10/2025	0	2,380.00
5658-45-5658-62520	JON BRAUNS	November Solid Waste Hauling	12/10/2025	0	18,078.00
Vendor Subtotal:					22,455.09
5658-45-5658-64120	TCM BANK NA VISA	Hilton Hotels - SWANA Conference	12/11/2025	0	717.67
Vendor Subtotal:					717.67
5658-45-5658-65275	VERIZON	November GPS	12/09/2025	0	34.70
Vendor Subtotal:					34.70
5658-45-5658-65310	ALLIANT ENERGY	November Gas - Transfer	12/09/2025	0	1,072.55

			Vendor Subtotal:	1,072.55
5658-45-5658-66300	IOWA COMMUNITIES ASSURANCE Equipment Rental Insurance	12/09/2025	0	3,270.00
			Vendor Subtotal:	3,270.00
5658-45-5658-67200	RAYNOR DOOR CO INC OF THE QU Tipping Floor Exit Door Repair	12/09/2025	0	541.50 00032384
			Vendor Subtotal:	541.50
5658-45-5658-67320	WALZ SCALE Replaced #1 Load Cell.	12/09/2025	0	3,445.50 00032450
			Vendor Subtotal:	3,445.50
			Subtotal for FUND: 5658	32,228.15
5660-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR Batch 00001.11.2025 Optional Life	11/07/2025	0	244.13
5660-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR Batch 00002.11.2025 Optional Life	11/21/2025	0	244.13
			Vendor Subtotal:	488.26
5660-50-5661-46200	RELIANCE STANDARD LIFE INS CCLife Ins Dec	12/11/2025	0	32.63
			Vendor Subtotal:	32.63
5660-50-5661-46600	RELIANCE STANDARD LIFE INS CCLTD Dec 24	12/11/2025	0	41.99
			Vendor Subtotal:	41.99
5660-50-5661-51100	AMAZON.COM Office Supplies	12/09/2025	0	61.43 00032389
			Vendor Subtotal:	61.43
5660-50-5661-51400	AMAZON.COM Chair	12/09/2025	0	361.71 00032418
			Vendor Subtotal:	361.71

5660-50-5661-65240	MUSCATINE POWER & WATER	Oct - Nov Machlink	12/10/2025	0	61.99
		Vendor Subtotal:			61.99
5660-50-5661-69400	WATER ENVIRONMENT FEDERATI WEF	Registration	12/09/2025	0	109.00
		Vendor Subtotal:			109.00
5660-50-5662-35230	MUNICIPAL COLLECTIONS OF AMI	Collection Agent Fee	12/09/2025	0	43.41
		Vendor Subtotal:			43.41
5660-50-5662-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	63.35
		Vendor Subtotal:			63.35
5660-50-5662-46600	RELIANCE STANDARD LIFE INS CCBW LTD	Dec	12/11/2025	0	85.67
5660-50-5662-46600	RELIANCE STANDARD LIFE INS CCLTD	Dec 24	12/11/2025	0	54.83
		Vendor Subtotal:			140.50
5660-50-5662-51400	AMAZON.COM	Lift Station Chair	12/09/2025	0	386.85 00032364
		Vendor Subtotal:			386.85
5660-50-5662-52220	GRAINGER DEPT 802675066	Bulbs	12/09/2025	0	26.32
		Vendor Subtotal:			26.32
5660-50-5662-52740	ARNOLD MOTOR SUPPLY	Oil	12/09/2025	0	35.16
		Vendor Subtotal:			35.16
5660-50-5662-52830	AMAZON.COM	Nozzles	12/09/2025	0	39.83
5660-50-5662-52830	AMAZON.COM	Gauge	12/09/2025	0	34.50
		Vendor Subtotal:			74.33

5660-50-5662-52830	TCM BANK NA VISA	Harbor Freight - Tools	12/11/2025	0	48.95	
5660-50-5662-52830	TCM BANK NA VISA	Harbor Freight - Tools	12/11/2025	0	45.97	
		Vendor Subtotal:			94.92	
5660-50-5662-52840	AMAZON.COM	Oxygen Sensor	12/09/2025	0	29.10	
		Vendor Subtotal:			29.10	
5660-50-5662-53120	TCM BANK NA VISA	Ebay - Back Up Power Supply	12/11/2025	0	9.75	
		Vendor Subtotal:			9.75	
5660-50-5662-53210	ARNOLD MOTOR SUPPLY	Corguard	12/09/2025	0	11.10	
		Vendor Subtotal:			11.10	
5660-50-5662-53210	SIGUORNEY TRACTOR & IMPLEMENT	Stihl fs111 Trimmer	12/09/2025	0	466.08	00031561
5660-50-5662-53210	SIGUORNEY TRACTOR & IMPLEMENT	Stihl fs111 Trimmer	12/09/2025	0	37.92	
		Vendor Subtotal:			504.00	
5660-50-5662-53210	AMAZON.COM	Inspection Books	12/09/2025	0	41.94	
		Vendor Subtotal:			41.94	
5660-50-5662-53210	TCM BANK NA VISA	Ebay - Switch	12/11/2025	0	83.96	
		Vendor Subtotal:			83.96	
5660-50-5662-53220	MENARDS (MUSC)	Filters, Gloves	12/09/2025	0	149.41	00032424
5660-50-5662-53220	MENARDS (MUSC)	Filters, Misc. Supplies	12/09/2025	0	185.91	00032425
5660-50-5662-53220	MENARDS (MUSC)	Gloves/Hose Barb	12/09/2025	0	38.22	
		Vendor Subtotal:			373.54	
5660-50-5662-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - WRRF	12/09/2025	0	289.01	

			Vendor Subtotal:		289.01	
5660-50-5662-62250	LAJEK PEST CONTROL SOLUTIONS	Pest Control	12/09/2025	0	48.00	
5660-50-5662-62250	LAJEK PEST CONTROL SOLUTIONS	Pest Control	12/09/2025	0	48.00	
			Vendor Subtotal:		96.00	
5660-50-5662-65210	CLEARFLY	November Phones	12/09/2025	0	193.98	
			Vendor Subtotal:		193.98	
5660-50-5662-65310	ALLIANT ENERGY	November Gas - Grit Bldg	12/09/2025	0	1,994.62	
5660-50-5662-65310	ALLIANT ENERGY	November Gas - WRRF	12/09/2025	0	3,337.19	
			Vendor Subtotal:		5,331.81	
5660-50-5662-67130	CRAWFORD COMPANY INC	Labor and Equipment for Plug Valve Rep	12/09/2025	0	6,676.57	00032408
5660-50-5662-67130	CRAWFORD COMPANY INC	Lab MAU Controls Update	12/09/2025	0	21,328.00	00031690
5660-50-5662-67130	CRAWFORD COMPANY INC	Lab MAU Controls Update	12/09/2025	0	850.00	
			Vendor Subtotal:		28,854.57	
5660-50-5662-69400	WATER ENVIRONMENT FEDERATI	WEF Registration	12/09/2025	0	761.00	
			Vendor Subtotal:		761.00	
5660-50-5662-73700	RIDDELL ROOFING	Maintenance Building Roof Replacement	12/09/2025	0	125,720.00	00031849
			Vendor Subtotal:		125,720.00	
5660-50-5663-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	18.51	
			Vendor Subtotal:		18.51	
5660-50-5663-46600	RELIANCE STANDARD LIFE INS CC	BW LTD Dec	12/11/2025	0	17.72	
5660-50-5663-46600	RELIANCE STANDARD LIFE INS CC	LTD Dec 24	12/11/2025	0	17.74	

		Vendor Subtotal:			35.46
5660-50-5663-52830	GRAINGER DEPT 802675066	Wrenches	12/09/2025	0	92.49
		Vendor Subtotal:			92.49
5660-50-5663-52830	MENARDS (MUSC)	Pliers	12/09/2025	0	107.27 00032420
5660-50-5663-52830	MENARDS (MUSC)	Squares	12/09/2025	0	22.98
		Vendor Subtotal:			130.25
5660-50-5663-52840	MENARDS (MUSC)	Gloves	12/09/2025	0	34.48 00032425
		Vendor Subtotal:			34.48
5660-50-5663-53120	TCM BANK NA VISA	Ebay - Electrical	12/11/2025	0	13.01
		Vendor Subtotal:			13.01
5660-50-5663-53130	GRAINGER DEPT 802675066	T-Bolt Hose Clamp for Arbor Commons	12/09/2025	0	119.25 00032361
		Vendor Subtotal:			119.25
5660-50-5663-53130	AMAZON.COM	Check Valve for Arbor Commons	12/09/2025	0	129.30 00032362
		Vendor Subtotal:			129.30
5660-50-5663-53210	MENARDS (MUSC)	Tank Sprayer/Smart Straw	12/09/2025	0	25.47
		Vendor Subtotal:			25.47
5660-50-5663-53210	IOWA PUMP WORKS, INC	Rebuild Kit for Sulzer Pump at Houser L	12/09/2025	0	804.00 00032380
5660-50-5663-53210	IOWA PUMP WORKS, INC	Rebuild Kit for E1 Pump at Magnolia	12/09/2025	0	1,056.90 00032337
		Vendor Subtotal:			1,860.90
5660-50-5663-53220	GRAINGER DEPT 802675066	Hardware	12/09/2025	0	37.70

Vendor Subtotal:					37.70
5660-50-5663-53220	MENARDS (MUSC)	Hardware	12/09/2025	0	17.45
Vendor Subtotal:					17.45
5660-50-5663-53220	AMAZON.COM	Screws	12/09/2025	0	9.75
Vendor Subtotal:					9.75
5660-50-5663-53220	ELECTRIC PUMP	Impeller for Pump at Miles	12/09/2025	0	3,609.28 00032423
Vendor Subtotal:					3,609.28
5660-50-5663-53220	CARQUEST OF MUSCATINE	Papoose Creek Bar Screen Parts	12/09/2025	0	183.66 00032240
Vendor Subtotal:					183.66
5660-50-5663-65275	MUSCATINE POWER & WATER	November Internet - Arbor Commons	12/09/2025	0	42.51
Vendor Subtotal:					42.51
5660-50-5663-65310	ALLIANT ENERGY	November Gas - Stewart	12/09/2025	0	196.26
5660-50-5663-65310	ALLIANT ENERGY	November Gas - Schley	12/09/2025	0	100.95
5660-50-5663-65310	ALLIANT ENERGY	November Gas - Bond	12/09/2025	0	36.82
5660-50-5663-65310	ALLIANT ENERGY	November Gas - Progress	12/09/2025	0	338.03
Vendor Subtotal:					672.06
5660-50-5663-65320	MUSCATINE POWER & WATER	October Electric - Miles	12/09/2025	0	174.60
5660-50-5663-65320	MUSCATINE POWER & WATER	November Electric - Stewart	12/09/2025	0	503.42
5660-50-5663-65320	MUSCATINE POWER & WATER	November Electric - Arbor Commons	12/09/2025	0	77.96
5660-50-5663-65320	MUSCATINE POWER & WATER	October Electric - Hershey	12/09/2025	0	61.83
5660-50-5663-65320	MUSCATINE POWER & WATER	October Electric - Hershey B.U.	12/09/2025	0	26.48
5660-50-5663-65320	MUSCATINE POWER & WATER	October Electric - Bond	12/09/2025	0	160.15
5660-50-5663-65320	MUSCATINE POWER & WATER	October Electric - Schley	12/09/2025	0	154.88
5660-50-5663-65320	MUSCATINE POWER & WATER	October Electric - Canon	12/09/2025	0	161.18
5660-50-5663-65320	MUSCATINE POWER & WATER	November Electric - Spinning Wheel	12/09/2025	0	35.20
5660-50-5663-65320	MUSCATINE POWER & WATER	November Electric - Houser	12/09/2025	0	336.85

Vendor Subtotal:					1,692.55
5660-50-5663-65410	MUSCATINE POWER & WATER	October Water - Miles	12/09/2025	0	22.13
5660-50-5663-65410	MUSCATINE POWER & WATER	November Water - Stewart	12/09/2025	0	26.54
5660-50-5663-65410	MUSCATINE POWER & WATER	November Water - Arbor Commons	12/09/2025	0	26.54
5660-50-5663-65410	MUSCATINE POWER & WATER	October Water - Hershey	12/09/2025	0	24.91
5660-50-5663-65410	MUSCATINE POWER & WATER	October Water - Bond	12/09/2025	0	22.13
5660-50-5663-65410	MUSCATINE POWER & WATER	October Water - Schley	12/09/2025	0	24.91
5660-50-5663-65410	MUSCATINE POWER & WATER	October Water - Canon	12/09/2025	0	44.24
5660-50-5663-65410	MUSCATINE POWER & WATER	November Water - Houser	12/09/2025	0	26.76
Vendor Subtotal:					218.16
5660-50-5663-67130	QUICK STRIP	Pump Housing Cleaned	12/09/2025	0	25.00
Vendor Subtotal:					25.00
5660-50-5663-69400	WATER ENVIRONMENT FEDERATI WEF Registration		12/09/2025	0	218.00
Vendor Subtotal:					218.00
5660-50-5665-46200	RELIANCE STANDARD LIFE INS CCLife Ins Dec		12/11/2025	0	30.52
Vendor Subtotal:					30.52
5660-50-5665-46600	RELIANCE STANDARD LIFE INS CCBW LTD Dec		12/11/2025	0	50.88
5660-50-5665-46600	RELIANCE STANDARD LIFE INS CCLTD Dec 24		12/11/2025	0	24.28
Vendor Subtotal:					75.16
5660-50-5665-51300	AMAZON.COM	Toner	12/09/2025	0	142.74 00032389
Vendor Subtotal:					142.74
5660-50-5665-52210	MIDLAND SCIENTIFIC INC	Volumetric Pipet Class A	12/09/2025	0	94.35
5660-50-5665-52210	MIDLAND SCIENTIFIC INC	Ammonia	12/09/2025	0	63.53
5660-50-5665-52210	MIDLAND SCIENTIFIC INC	Packaging Bottles	12/09/2025	0	209.05
5660-50-5665-52210	MIDLAND SCIENTIFIC INC	Wide Range Test Strips	12/09/2025	0	57.40
5660-50-5665-52210	MIDLAND SCIENTIFIC INC	Test Strips	12/09/2025	0	189.55

			Vendor Subtotal:		613.88
5660-50-5665-52210	USA BLUE BOOK	Sodium Hypochlorite Bottles	12/09/2025	0	64.26
5660-50-5665-52210	USA BLUE BOOK	Calcium Cholride	12/09/2025	0	71.90
			Vendor Subtotal:		136.16
5660-50-5665-52210	TCM BANK NA VISA	Lab Supplies	12/11/2025	0	1,367.00 00032255
5660-50-5665-52210	TCM BANK NA VISA	Lab Supplies	12/11/2025	0	890.00
			Vendor Subtotal:		2,257.00
5660-50-5665-52840	AMAZON.COM	Gas Detector	12/09/2025	0	31.29
			Vendor Subtotal:		31.29
5660-50-5665-62510	MICROBAC LABORATORIES INC	Testing	12/09/2025	0	113.18 00032409
			Vendor Subtotal:		113.18
5660-50-5665-63500	PHELPS THE UNIFORM SPECIALIST	Laundry - WRRF	12/09/2025	0	29.82
			Vendor Subtotal:		29.82
5660-50-5665-69200	PACK-N-SHIP	Shipping	12/09/2025	0	377.17
			Vendor Subtotal:		377.17
5660-50-5665-69200	MAILBOXES & PARCEL DEPOT	Shipping	12/09/2025	0	20.67
			Vendor Subtotal:		20.67
5660-50-5665-69400	WATER ENVIRONMENT FEDERATI	WEF Registration	12/09/2025	0	436.00
			Vendor Subtotal:		436.00
5660-50-5666-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	9.39

			Vendor Subtotal:		9.39
5660-50-5666-46600	RELIANCE STANDARD LIFE INS CCBW LTD Dec		12/11/2025	0	56.10
			Vendor Subtotal:		56.10
5660-50-5666-52750	ARNOLD MOTOR SUPPLY	DEF	12/09/2025	0	19.58
			Vendor Subtotal:		19.58
5660-50-5666-52750	MENARDS (MUSC)	Diesel Conditioner	12/09/2025	0	55.92
			Vendor Subtotal:		55.92
5660-50-5666-52830	AMAZON.COM	Right Angle Drill	12/09/2025	0	136.92 00031777
			Vendor Subtotal:		136.92
5660-50-5666-53120	MENARDS (MUSC)	Lugs	12/09/2025	0	33.52
			Vendor Subtotal:		33.52
5660-50-5666-53220	ARNOLD MOTOR SUPPLY	Wipers	12/09/2025	0	55.88
5660-50-5666-53220	ARNOLD MOTOR SUPPLY	Hose	12/09/2025	0	7.40
			Vendor Subtotal:		63.28
5660-50-5666-53220	MENARDS (MUSC)	Tarps, Bungees	12/09/2025	0	50.97 00032436
			Vendor Subtotal:		50.97
5660-50-5666-67130	BOB'S CRANE SERVICE L C	Crane Fee to Remove Lagoon Dredge	12/09/2025	0	590.00 00032429
			Vendor Subtotal:		590.00
5660-50-5666-69400	WATER ENVIRONMENT FEDERATI WEF Registration		12/09/2025	0	327.00

			Vendor Subtotal:		327.00
5660-50-5668-46200	RELiance STANDARD LIFE INS CCLife Ins Dec		12/11/2025	0	6.26
			Vendor Subtotal:		6.26
5660-50-5668-46600	RELiance STANDARD LIFE INS CC BW LTD Dec		12/11/2025	0	35.44
			Vendor Subtotal:		35.44
5660-50-5668-52890	MENARDS (MUSC)	Op Supplies	12/09/2025	0	38.96 00032436
			Vendor Subtotal:		38.96
5660-50-5668-53130	MENARDS (MUSC)	Plumbing Supp.	12/09/2025	0	45.91 00032436
			Vendor Subtotal:		45.91
5660-50-5668-62530	ALS GROUP USA, CORP	Digester Gas Testing	12/09/2025	0	1,068.00 00031254
			Vendor Subtotal:		1,068.00
5660-50-5668-67130	MH EQUIPMENT	Forklift Service	12/09/2025	0	678.75 00032446
			Vendor Subtotal:		678.75
5660-50-5668-67320	GIERKE-ROBINSON CO INC	Thompson Pump Repair and Labor	12/09/2025	0	8,818.12 00032363
5660-50-5668-67320	GIERKE-ROBINSON CO INC	Freight	12/09/2025	0	85.00
			Vendor Subtotal:		8,903.12
5660-50-5668-69400	WATER ENVIRONMENT FEDERATI WEF Registration		12/09/2025	0	216.00
			Vendor Subtotal:		216.00
			Subtotal for FUND: 5660		190,105.56

5664-00-0000-23550	RELiance STANDARD LIFE INS CCPR Batch 00002.11.2025 Life Insurance		11/21/2025	0	0.15
	Vendor Subtotal:				0.15
5664-40-5664-46200	RELiance STANDARD LIFE INS CCLife Ins Dec		12/11/2025	0	34.33
	Vendor Subtotal:				34.33
5664-40-5664-46600	RELiance STANDARD LIFE INS CCBW LTD Dec		12/11/2025	0	75.67
5664-40-5664-46600	RELiance STANDARD LIFE INS CCLTD Dec 24		12/11/2025	0	26.95
	Vendor Subtotal:				102.62
5664-40-5664-52300	ZACK ETZEL	Reimb Uniforms - Z Etzel	12/09/2025	0	50.00
	Vendor Subtotal:				50.00
5664-40-5664-52840	TCM BANK NA VISA	Harbor Frieght - Leather Gloves	12/11/2025	0	49.95
	Vendor Subtotal:				49.95
5664-40-5664-64400	TCM BANK NA VISA	Utility Lunch - Etzel	12/11/2025	0	18.67
	Vendor Subtotal:				18.67
5664-40-5664-65240	IOWA ONE CALLS	October Iowa One Calls	12/09/2025	0	266.40
	Vendor Subtotal:				266.40
5664-40-5664-65260	US CELLULAR	December Cell Phones	12/09/2025	0	45.66
	Vendor Subtotal:				45.66
5664-40-5664-65275	VERIZON WIRELESS	November Cell Phones	12/09/2025	0	40.04
	Vendor Subtotal:				40.04
5664-40-5664-65275	VERIZON	November GPS	12/09/2025	0	10.95

			Vendor Subtotal:		10.95
5664-40-5664-67150	ELLIOTT EQUIPMENT COMPANY	6173-00406 Adapter	12/10/2025	0	8.82 00032163
5664-40-5664-67150	ELLIOTT EQUIPMENT COMPANY	Shipping	12/10/2025	0	29.48
5664-40-5664-67150	ELLIOTT EQUIPMENT COMPANY	6137-00606 Adapter	12/10/2025	0	18.59 00032163
5664-40-5664-67150	ELLIOTT EQUIPMENT COMPANY	0025820 Check Valve	12/10/2025	0	252.22 00032163
5664-40-5664-67150	ELLIOTT EQUIPMENT COMPANY	6009-00006 Adapter	12/10/2025	0	4.73 00032163
5664-40-5664-67150	ELLIOTT EQUIPMENT COMPANY	0006328-01250 Hose Assembly	12/10/2025	0	26.76 00032163
5664-40-5664-67150	ELLIOTT EQUIPMENT COMPANY	Shipping	12/10/2025	0	29.62
			Vendor Subtotal:		370.22
5664-40-5664-73100	VISU-SEWER INC	Retainage	12/09/2025	0	6,277.20
			Vendor Subtotal:		6,277.20
5664-40-5664-73100	BRODERS EXCAVATING	Emergency Sewer Lateral - Code Enforcement	12/09/2025	0	2,838.00 00032481
			Vendor Subtotal:		2,838.00
5664-50-5667-46200	RELIANCE STANDARD LIFE INS CO	Life Insurance Dec	12/11/2025	0	7.91
			Vendor Subtotal:		7.91
5664-50-5667-46600	RELIANCE STANDARD LIFE INS CO	Life Insurance Dec 24	12/11/2025	0	10.87
			Vendor Subtotal:		10.87
5664-50-5667-62530	PS3 Enterprises Inc.	Temp Sanitation	12/09/2025	0	180.00
			Vendor Subtotal:		180.00
5664-50-5667-69400	WATER ENVIRONMENT FEDERATION	WEF Registration	12/09/2025	0	109.00
			Vendor Subtotal:		109.00
			Subtotal for FUND: 5664		10,411.97

5711-10-5711-62450	FSS INC	Annual Subscription	12/09/2025	0	218.00
		Vendor Subtotal:			218.00
5711-10-5711-65310	ALLIANT ENERGY	November Gas - Airport	12/09/2025	0	118.28
		Vendor Subtotal:			118.28
		Subtotal for FUND: 5711			336.28
5811-00-0000-11550	MUNICIPAL COLLECTIONS OF AMI	Collection Agent Fee	12/09/2025	0	64.25
		Vendor Subtotal:			64.25
5811-20-5811-35150	IOWA MEDICAID ENTERPRISE (IME	December GEMT	12/09/2025	0	13,605.57
		Vendor Subtotal:			13,605.57
5811-20-5811-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	22.32
		Vendor Subtotal:			22.32
5811-20-5811-46600	RELIANCE STANDARD LIFE INS CCLTD	Dec 24	12/11/2025	0	28.09
		Vendor Subtotal:			28.09
5811-20-5811-52840	MASTER MEDICAL EQUIPMENT LL	VOCSN Mount for New Ambulance #35	12/09/2025	0	2,930.40 00031512
5811-20-5811-52840	MASTER MEDICAL EQUIPMENT LL	VOCSN Mount for New Ambulance #35	12/09/2025	0	281.40
		Vendor Subtotal:			3,211.80
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Defib Pads	12/09/2025	0	79.58
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Dressing	12/09/2025	0	34.18
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#30050 Curaplex Nasal Cannula Green A	12/09/2025	0	20.00 00032400
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#2113-10290 Curaplex Cuffed Endotrach	12/09/2025	0	38.90 00032400
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#1613-86218 Curaplex CuraSlide BC Sa	12/09/2025	0	279.20 00032400
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#1613-86220 Curaplex CuraSlide BC Sa	12/09/2025	0	279.20 00032400
5811-20-5811-52840	BOUND TREE MEDICAL LLC	Carry Case	12/09/2025	0	72.99

5811-20-5811-52840	BOUND TREE MEDICAL LLC	#16242 Curaplex Select Direct Connect	12/09/2025	0	79.58 00032431
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#1714-31081 Curaplex IV Extension Set	12/09/2025	0	159.00 00032431
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#B9900-312 Primary IV Administration	12/09/2025	0	169.50 00032431
Vendor Subtotal:					1,212.13
5811-20-5811-52840	S.J. SMITH CO.	Medical Oxygen	12/09/2025	0	144.68
Vendor Subtotal:					144.68
5811-20-5811-52840	AMAZON.COM	Tackle Box	12/09/2025	0	63.14
Vendor Subtotal:					63.14
5811-20-5811-52840	UNITYPOINT HEALTH	Ambulance Restock - Oct	12/09/2025	0	702.83
Vendor Subtotal:					702.83
5811-20-5811-52840	TCM BANK NA VISA	Meal Overage - T Wagner	12/11/2025	0	2.83
5811-20-5811-52840	TCM BANK NA VISA	#2406 Masimo Rainbow RC-4 Patient C	12/11/2025	0	150.00 00032402
5811-20-5811-52840	TCM BANK NA VISA	#2406 Masimo Rainbow RC-4 Patient C	12/11/2025	0	15.00
Vendor Subtotal:					167.83
5811-20-5811-52840	3B MEDICAL	Valveless Adult	12/09/2025	0	101.44
Vendor Subtotal:					101.44
5811-20-5811-52890	AMAZON.COM	Plantronics CS540 Wireless Headset for	12/09/2025	0	129.50 00032330
5811-20-5811-52890	AMAZON.COM	Wireless Headset	12/09/2025	0	109.94
5811-20-5811-52890	AMAZON.COM	Return	12/09/2025	0	-129.50
Vendor Subtotal:					109.94
5811-20-5811-53220	ARNOLD MOTOR SUPPLY	Return	12/09/2025	0	-304.91
5811-20-5811-53220	ARNOLD MOTOR SUPPLY	Spin-On/Filter	12/09/2025	0	20.96
5811-20-5811-53220	ARNOLD MOTOR SUPPLY	Spin-On/Filter	12/09/2025	0	21.53
5811-20-5811-53220	ARNOLD MOTOR SUPPLY	Air and Oil Filters, 5W40 oil - Amb. #35	12/09/2025	0	123.76 00032122
5811-20-5811-53220	ARNOLD MOTOR SUPPLY	Brake Parts	12/09/2025	0	304.91

Vendor Subtotal:					166.25
5811-20-5811-53220	FELD FIRE	Rubber Fender Flares cut to fit #FLAR-0	12/09/2025	0	121.88 00031558
5811-20-5811-53220	FELD FIRE	Electro Hinge #10150714 - parts to repair	12/09/2025	0	148.96 00031558
5811-20-5811-53220	FELD FIRE	Welding Fender 3/16" #10128739	12/09/2025	0	33.72 00031558
5811-20-5811-53220	FELD FIRE	Electro Hinge #10150714 - parts to repair	12/09/2025	0	44.03
Vendor Subtotal:					348.59
5811-20-5811-53220	AMAZON.COM	Truck Lite Marker/Clearance Lamp Kit	12/09/2025	0	56.40
Vendor Subtotal:					56.40
5811-20-5811-53220	TCM BANK NA VISA	Whelen LINZ6 Super LED White	12/11/2025	0	154.50 00032360
5811-20-5811-53220	TCM BANK NA VISA	Whelen LINZ6 Super LED White	12/11/2025	0	9.73
Vendor Subtotal:					164.23
5811-20-5811-61220	LAW OFFICES OF HOPKINS & HUBBARD	November Legal - Janssen	12/09/2025	0	67.50
Vendor Subtotal:					67.50
5811-20-5811-61340	TCM BANK NA VISA	Zoom - Annual Licensing Fee	12/11/2025	0	149.90
Vendor Subtotal:					149.90
5811-20-5811-62220	STERICYCLE INC	Medical Waste Hauling	12/09/2025	0	259.49
Vendor Subtotal:					259.49
5811-20-5811-62290	STERICYCLE INC	Shredding	12/09/2025	0	49.66
Vendor Subtotal:					49.66
5811-20-5811-62370	TCM BANK NA VISA	Des Moines Stamp - Notary Stamp - S O	12/11/2025	0	30.50
Vendor Subtotal:					30.50

5811-20-5811-64200	KIRKWOOD COMMUNITY COLLEGE 2026 EM CEH Agreement		12/09/2025	0	300.00
	Vendor Subtotal:				300.00
5811-20-5811-64400	TCM BANK NA VISA	Golden Apple - Transfer Meal 25-043545	12/11/2025	0	37.72
5811-20-5811-64400	TCM BANK NA VISA	Wendy's - Transfer Meal 25-044398	12/11/2025	0	11.76
5811-20-5811-64400	TCM BANK NA VISA	Wendy's - Transfer Meal 25-044398	12/11/2025	0	19.35
	Vendor Subtotal:				68.83
5811-20-5811-65260	MUSCATINE POWER & WATER	October Internet - S Fire	12/09/2025	0	255.00
	Vendor Subtotal:				255.00
5811-20-5811-65260	T-MOBILE	November Cell Phones	12/09/2025	0	210.66
	Vendor Subtotal:				210.66
5811-20-5811-67130	CLARK'S MUFFLER & SERVICE INC	Emergency Repairs	12/09/2025	0	585.52
	Vendor Subtotal:				585.52
5811-20-5811-67130	DOUGLAS REIST	Emergency Repairs	12/10/2025	0	225.00
	Vendor Subtotal:				225.00
5811-20-5811-67310	ADVANCED BUSINESS SYSTEMS INC	Copier	12/09/2025	0	47.00
	Vendor Subtotal:				47.00
5811-20-5811-67320	RENEW BIOMEDICAL SERVICES LLC	Annual PM of Pumps	12/09/2025	0	600.00
5811-20-5811-67320	RENEW BIOMEDICAL SERVICES LLC	6275 Screen Protector	12/10/2025	0	61.88 00032280
5811-20-5811-67320	RENEW BIOMEDICAL SERVICES LLC	6195 Front Case Assembly	12/10/2025	0	700.00 00032280
5811-20-5811-67320	RENEW BIOMEDICAL SERVICES LLC	Unit Decals	12/10/2025	0	10.00 00032280
5811-20-5811-67320	RENEW BIOMEDICAL SERVICES LLC	6093 - 40577-000007 Bumper Set	12/10/2025	0	175.00 00032280
5811-20-5811-67320	RENEW BIOMEDICAL SERVICES LLC	PM/CAL Repairs to Physio Control LifePac	12/10/2025	0	300.00 00032280
5811-20-5811-67320	RENEW BIOMEDICAL SERVICES LLC	Labor	12/10/2025	0	262.50 00032280

Vendor Subtotal:					2,109.38
5811-20-5811-67320	TCM BANK NA VISA	Station Automation - Monthly Lic Renew	12/11/2025	0	333.33
Vendor Subtotal:					333.33
5811-20-5811-69200	PACK-N-SHIP	Shipping	12/10/2025	0	45.64
5811-20-5811-69200	PACK-N-SHIP	Shipping	12/09/2025	0	74.51
5811-20-5811-69200	PACK-N-SHIP	Shipping	12/10/2025	0	11.32
Vendor Subtotal:					131.47
5811-20-5811-69400	TCM BANK NA VISA	Illinois DPH - Vehicle Inspection	12/11/2025	0	127.81
Vendor Subtotal:					127.81
5811-20-5811-69400	EMS LEARNING RESOURCE CENTEBLS Renewal		12/10/2025	0	102.00
Vendor Subtotal:					102.00
Subtotal for FUND: 5811					25,222.54
7625-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR Batch 00002.11.2025 Optional Life		11/21/2025	0	47.00
7625-00-0000-23630	RELIANCE STANDARD LIFE INS CCPR Batch 00001.11.2025 Optional Life		11/07/2025	0	47.00
Vendor Subtotal:					94.00
7625-40-7625-46200	RELIANCE STANDARD LIFE INS CCLife Ins Dec		12/11/2025	0	25.52
Vendor Subtotal:					25.52
7625-40-7625-46600	RELIANCE STANDARD LIFE INS CCBW LTD Dec		12/11/2025	0	54.75
7625-40-7625-46600	RELIANCE STANDARD LIFE INS CCLTD Dec 24		12/11/2025	0	18.51
Vendor Subtotal:					73.26
7625-40-7625-52720	HARMS OIL COMPANY	Gas for Tank 2	12/10/2025	0	17,049.27 00032379

Vendor Subtotal:					17,049.27
7625-40-7625-52740	RILCO INC	55 Gallon Drum of 0w20	12/09/2025	0	650.00 00032433
7625-40-7625-52740	RILCO INC	55 Gallon Drum of Univrsal hyd	12/09/2025	0	375.00 00032433
Vendor Subtotal:					1,025.00
7625-40-7625-52760	RAINBO OIL CO-JET BULK OIL	DEF for Stock	12/09/2025	0	597.00 00032377
7625-40-7625-52760	RAINBO OIL CO-JET BULK OIL	DEF for Stock	12/09/2025	0	121.10
Vendor Subtotal:					718.10
7625-40-7625-53210	PARTS AUTHORITY	Rotors for Stock	12/09/2025	0	176.40 00032421
Vendor Subtotal:					176.40
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Power Service	12/09/2025	0	93.48
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Coupler	12/10/2025	0	20.18
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Filters	12/10/2025	0	66.38
Vendor Subtotal:					180.04
7625-40-7625-53210	NAPA OF MUSCATINE	Brakes and Wipers for Stock	12/10/2025	0	271.14 00032385
7625-40-7625-53210	NAPA OF MUSCATINE	Rotors and Pads	12/10/2025	0	421.97 00032390
7625-40-7625-53210	NAPA OF MUSCATINE	Connector	12/09/2025	0	89.58
7625-40-7625-53210	NAPA OF MUSCATINE	Pads and Rotors for Stock	12/09/2025	0	421.97 00032474
7625-40-7625-53210	NAPA OF MUSCATINE	Blades	12/09/2025	0	95.95
Vendor Subtotal:					1,300.61
7625-40-7625-53210	AMAZON.COM	Return	12/10/2025	0	-29.99
7625-40-7625-53210	AMAZON.COM	Plow Wipes	12/10/2025	0	89.97
Vendor Subtotal:					59.98
7625-40-7625-53210	RDO TRUCK CENTERS	Mud Flaps	12/10/2025	0	80.40
Vendor Subtotal:					80.40

7625-40-7625-53220	PARTS AUTHORITY	Alternator for Unit #259	12/09/2025	0	356.00 00032413
7625-40-7625-53220	PARTS AUTHORITY	Alternator for Unit #259	12/09/2025	0	30.00
Vendor Subtotal:					386.00
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Return	12/10/2025	0	-143.74
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Harness for 130	12/09/2025	0	374.93 00032451
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Plugs	12/09/2025	0	2.98
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Silicone	12/10/2025	0	20.58
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Plow Harness	12/10/2025	0	228.36
Vendor Subtotal:					483.11
7625-40-7625-53220	BONNELL INDUSTRIES INC	Curb Shoes	12/09/2025	0	641.10 00032435
7625-40-7625-53220	BONNELL INDUSTRIES INC	Freight	12/09/2025	0	119.00
Vendor Subtotal:					760.10
7625-40-7625-53220	NORTH CENTRAL INTERNATIONAL	Touch Pad for 262	12/09/2025	0	1,184.34 00031273
7625-40-7625-53220	NORTH CENTRAL INTERNATIONAL	Touch Pad for 262	12/09/2025	0	27.71
7625-40-7625-53220	NORTH CENTRAL INTERNATIONAL	Compressor, Switch, Drier for 260-263	12/09/2025	0	2,234.26 00032410
7625-40-7625-53220	NORTH CENTRAL INTERNATIONAL	Compressor, Switch, Drier for 260-263	12/09/2025	0	51.07
7625-40-7625-53220	NORTH CENTRAL INTERNATIONAL	Struts for 260-262	12/09/2025	0	653.73 00032049
7625-40-7625-53220	NORTH CENTRAL INTERNATIONAL	Struts for 260-262	12/09/2025	0	45.18
Vendor Subtotal:					4,196.29
7625-40-7625-53220	MARTIN EQUIPMENT OF IA-IL INC	Harness for Unit # 66	12/09/2025	0	403.08 00032427
Vendor Subtotal:					403.08
7625-40-7625-53220	MENARDS (MUSC)	Ball	12/09/2025	0	14.99
7625-40-7625-53220	MENARDS (MUSC)	Foam Brush	12/09/2025	0	12.75
Vendor Subtotal:					27.74
7625-40-7625-53220	NAPA OF MUSCATINE	Filters	12/10/2025	0	62.18
7625-40-7625-53220	NAPA OF MUSCATINE	Return	12/10/2025	0	-14.59
7625-40-7625-53220	NAPA OF MUSCATINE	Compressed Air Dryer for Truck #153	12/10/2025	0	369.29 00032484

7625-40-7625-53220	NAPA OF MUSCATINE	Compressed Air Dryer for Truck #153	12/10/2025	0	0.70
		Vendor Subtotal:			417.58
7625-40-7625-53220	GTG PETERBILT - DAVENPORT	Mounting Kit for 76	12/10/2025	0	125.96 00032378
		Vendor Subtotal:			125.96
7625-40-7625-53220	REEVES BATTERY SALES	Battery for 806	12/09/2025	0	150.00 00032419
		Vendor Subtotal:			150.00
7625-40-7625-53220	SADLER POWER TRAIN INC	Brake Kits for 440	12/10/2025	0	226.62 00032479
		Vendor Subtotal:			226.62
7625-40-7625-53220	TCM BANK NA VISA	Pump for AF	12/11/2025	0	551.20 00032234
		Vendor Subtotal:			551.20
7625-40-7625-53220	RDO TRUCK CENTERS	Radio for #153	12/09/2025	0	99.95
		Vendor Subtotal:			99.95
7625-40-7625-53220	CARQUEST OF MUSCATINE	Return	12/09/2025	0	-22.00
		Vendor Subtotal:			-22.00
7625-40-7625-61340	NOREGON	Annual Subscription	12/09/2025	0	2,199.00
		Vendor Subtotal:			2,199.00
7625-40-7625-65275	VERIZON	November GPS	12/09/2025	0	17.35
		Vendor Subtotal:			17.35
7625-40-7625-67130	ALTORFER INC	Repair Turbo on 418	12/09/2025	0	4,420.26 00032004

			Vendor Subtotal:		4,420.26
7625-40-7625-67130	TRUCKS UNLIMITED INC	Diagnose and Repair Turbo Issues on 15	12/10/2025	0	3,425.92 00032307
			Vendor Subtotal:		3,425.92
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Tire Repairs	12/09/2025	0	29.07
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Tires for Stock	12/09/2025	0	599.45 00032422
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Repairs, 12, 259, 264, 763	12/09/2025	0	305.20 00032445
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Repairs for 440	12/09/2025	0	112.50 00032432
			Vendor Subtotal:		1,046.22
7625-40-7625-67140	EASTERN IOWA TIRE INC	Bus Tires for Stock	12/09/2025	0	1,233.00 00032387
7625-40-7625-67140	EASTERN IOWA TIRE INC	Bus Tires for Stock	12/09/2025	0	10.00
			Vendor Subtotal:		1,243.00
7625-40-7625-69900	IOWA DEPARTMENT OF NATURAL	Annual Underground Fuel Tank Tags	12/09/2025	0	195.00
			Vendor Subtotal:		195.00
			Subtotal for FUND: 7625		41,134.96
7650-00-7650-46100	WELLMARK BLUE CROSS & BLUE	November Health Admin	12/11/2025	0	55,108.56
7650-00-7650-46100	WELLMARK BLUE CROSS & BLUE	November Health Claims	12/11/2025	0	468,669.71
7650-00-7650-46100	WELLMARK BLUE CROSS & BLUE	November Stop Loss	12/11/2025	0	-88,440.38
7650-00-7650-46100	WELLMARK BLUE CROSS & BLUE	PBM Rebate Credit	12/11/2025	0	-20,400.00
			Vendor Subtotal:		414,937.89
7650-00-7650-46150	WELLMARK BLUE CROSS & BLUE	November Weekly Deposits	12/11/2025	0	-336,000.00
			Vendor Subtotal:		-336,000.00
			Subtotal for FUND: 7650		78,937.89

7655-00-7655-46300	WELLMARK BLUE CROSS & BLUE	November Dental Admin	12/11/2025	0	810.00
7655-00-7655-46300	WELLMARK BLUE CROSS & BLUE	November Dental Claims	12/11/2025	0	9,510.57
Vendor Subtotal:					10,320.57
Subtotal for FUND: 7655					10,320.57
7921-00-7921-46400	IMWCA	Work Comp Install #6	12/10/2025	0	11,242.00
Vendor Subtotal:					11,242.00
7921-00-7921-69900	TCM BANK NA VISA	Overpayment Oct Bill	12/11/2025	0	-179.76
7921-00-7921-69900	TCM BANK NA VISA	Zoom - Monthly Fee	12/11/2025	0	63.99
7921-00-7921-69900	TCM BANK NA VISA	Kelmsale.com - Fraud Credit	12/11/2025	0	-34.95
Vendor Subtotal:					-150.72
Subtotal for FUND: 7921					11,091.28
7940-00-7940-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	24.11
7940-00-7940-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	18.29
7940-00-7940-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	7.69
7940-00-7940-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	15.45
Vendor Subtotal:					65.54
7940-00-7940-46600	RELIANCE STANDARD LIFE INS CCLTD	Dec 24	12/11/2025	0	20.69
7940-00-7940-46600	RELIANCE STANDARD LIFE INS CCLTD	Dec 24	12/11/2025	0	32.98
7940-00-7940-46600	RELIANCE STANDARD LIFE INS CCLTD	Dec 24	12/11/2025	0	32.02
7940-00-7940-46600	RELIANCE STANDARD LIFE INS CCBW	LTD Dec	12/11/2025	0	8.62
7940-00-7940-46600	RELIANCE STANDARD LIFE INS CCBW	LTD Dec	12/11/2025	0	8.62
Vendor Subtotal:					102.93
7940-00-7940-62310	XEROX CORPORATION	Oct Copies	12/10/2025	0	2.68
7940-00-7940-62310	XEROX CORPORATION	Oct Copies	12/10/2025	0	0.38
7940-00-7940-62310	XEROX CORPORATION	Oct Copies	12/10/2025	0	0.38
7940-00-7940-62310	XEROX CORPORATION	Oct Copies	12/10/2025	0	3.06

			Vendor Subtotal:		6.50
7940-00-7940-65210	MUSCATINE POWER & WATER	November Base PRI	12/10/2025	0	73.10
			Vendor Subtotal:		73.10
7940-00-7940-65240	MUSCATINE POWER & WATER	Oct - Nov Machlink	12/10/2025	0	123.98
			Vendor Subtotal:		123.98
7940-00-7940-65275	VERIZON	November GPS	12/09/2025	0	34.70
			Vendor Subtotal:		34.70
			Subtotal for FUND: 7940		406.75
8142-10-8142-61660	MUSCATINE CENTER SOCIAL ACT	Inspections	12/10/2025	0	9,375.00
			Vendor Subtotal:		9,375.00
			Subtotal for FUND: 8142		9,375.00
8148-10-8148-46200	RELIANCE STANDARD LIFE INS CC	Life Ins Dec	12/11/2025	0	16.84
			Vendor Subtotal:		16.84
8148-10-8148-46600	RELIANCE STANDARD LIFE INS CC	LTD Dec 24	12/11/2025	0	26.92
			Vendor Subtotal:		26.92
8148-10-8148-61660	EOCENE ENVIRONMENTAL GROU	ILHR Grant Program	12/10/2025	0	850.00
			Vendor Subtotal:		850.00
8148-10-8148-62370	SYCAMORE PRINTING INC	Recruitment Flyers	12/10/2025	0	120.00 00032335

Vendor Subtotal:					120.00
8148-10-8148-65260	VERIZON WIRELESS	November Cell Phones	12/09/2025	0	80.02
Vendor Subtotal:					80.02
8148-10-8148-65275	TCM BANK NA VISA	Google - Google Voice	12/11/2025	0	14.85
Vendor Subtotal:					14.85
Subtotal for FUND: 8148					1,108.63
8450-05-8450-74250	DELL MARKETING L.P.	452-BDVC Dell VESA Mount	12/09/2025	0	44.37 00032396
8450-05-8450-74250	DELL MARKETING L.P.	P2425H Dell Pro 24 Plus	12/09/2025	0	177.49 00032396
8450-05-8450-74250	DELL MARKETING L.P.	Dell Pro Micro Plus	12/09/2025	0	1,088.33 00032396
Vendor Subtotal:					1,310.19
8450-05-8450-74250	AMAZON.COM	STKP16000400 Seagate Expansion 16TE	12/09/2025	0	1,129.95 00032407
8450-05-8450-74250	AMAZON.COM	STGX4000400 Seagate Protable 4TB US	12/09/2025	0	1,199.88 00032407
Vendor Subtotal:					2,329.83
Subtotal for FUND: 8450					3,640.02
8750-01-8750-68300	Riverview Hotel Development	Reinvestment July - September 2025	12/10/2025	0	73,126.21
Vendor Subtotal:					73,126.21
Subtotal for FUND: 8750					73,126.21
9002-90-9020-41100	CITY OF MUSCATINE HOUSING RE Admin Full-Time Wages	11/30/25	11/30/2025	0	3,794.18
9002-90-9020-41100	CITY OF MUSCATINE HOUSING RE Admin Longevity	11/30/25	11/30/2025	0	5.20
Vendor Subtotal:					3,799.38

9002-90-9020-41500	CITY OF MUSCATINE HOUSING RE Auto Allowance		12/09/2025	0	37.50
		Vendor Subtotal:			37.50
9002-90-9020-41905	CITY OF MUSCATINE HOUSING RE November Postage		12/09/2025	0	12.34
		Vendor Subtotal:			12.34
9002-90-9020-41907	IOWA NAHRO	Membership Renwal	12/09/2025	0	66.50
		Vendor Subtotal:			66.50
9002-90-9020-41910	CROSSROADS INC.	Shredding	12/09/2025	0	11.00
		Vendor Subtotal:			11.00
9002-90-9020-44100	CITY OF MUSCATINE HOUSING RE Maint Full-Time Wages 11/30/25		11/30/2025	0	3,060.60
9002-90-9020-44100	CITY OF MUSCATINE HOUSING RE Maint Part-Time Wages 11/30/25		11/30/2025	0	1,373.76
9002-90-9020-44100	CITY OF MUSCATINE HOUSING RE Maint Longevity 11/30/25		11/30/2025	0	14.30
		Vendor Subtotal:			4,448.66
9002-90-9020-44201	MENARDS (MUSC)	Swiffer/Pine Sol/Wood Glue	12/09/2025	0	56.79
		Vendor Subtotal:			56.79
9002-90-9020-44204	MENARDS (MUSC)	Bulbs/Spray Paint	12/09/2025	0	62.88
		Vendor Subtotal:			62.88
9002-90-9020-44204	TCM BANK NA VISA	Home Depot - Cabinet Door	12/11/2025	0	83.26
		Vendor Subtotal:			83.26
9002-90-9020-44206	HD SUPPLY FACILITIES MAINT	Shower Head	12/09/2025	0	66.48
9002-90-9020-44206	HD SUPPLY FACILITIES MAINT	Shower Head	12/10/2025	0	66.48
		Vendor Subtotal:			132.96

9002-90-9020-44209	MENARDS (MUSC)	Starting Fluid/Seafoam	12/09/2025	0	16.31
		Vendor Subtotal:			16.31
9002-90-9020-44210	RIVER CITY TURF & ORNAMENTAL	CH Sidewalk Salt: Sno-Plow Ice Melt:	12/10/2025	0	513.52 00031650
		Vendor Subtotal:			513.52
9002-90-9020-44218	HD SUPPLY FACILITIES MAINT	Drip Bowls	12/10/2025	0	96.75
		Vendor Subtotal:			96.75
9002-90-9020-44301	CITY OF MUSCATINE HOUSING RE	Refuse	12/10/2025	0	11.40
		Vendor Subtotal:			11.40
9002-90-9020-44308	KELLY HEATING COOLING & PLBC	No Heat 203	12/10/2025	0	90.00
		Vendor Subtotal:			90.00
9002-90-9020-44311	KELLY HEATING COOLING & PLBC	Plugged Kitchen Sink 310	12/10/2025	0	160.00
9002-90-9020-44311	KELLY HEATING COOLING & PLBC	Kitchen Sink 400	12/10/2025	0	160.00
		Vendor Subtotal:			320.00
9002-90-9020-45103	CITY OF MUSCATINE HOUSING RE	Unemployment 11/30/25	11/30/2025	0	1.42
		Vendor Subtotal:			1.42
9002-90-9020-45401	CITY OF MUSCATINE HOUSING RE	FICA 11/30/25	11/30/2025	0	623.05
		Vendor Subtotal:			623.05
9002-90-9020-45402	CITY OF MUSCATINE HOUSING RE	IPERS 11/30/25	11/30/2025	0	778.60
		Vendor Subtotal:			778.60

Subtotal for FUND: 9002					11,162.32
9006-90-9060-31100	MUSCATINE POWER & WATER	December Utility Credit A Dickess 2704I	12/10/2025	0	112.00
9006-90-9060-31100	MUSCATINE POWER & WATER	December Utility Credit C Messer 2704C	12/10/2025	0	146.00
9006-90-9060-31100	MUSCATINE POWER & WATER	December Utility Credit E Chitwood 270	12/10/2025	0	112.00
9006-90-9060-31100	MUSCATINE POWER & WATER	December Utility Credit J Fisher 2708C I	12/10/2025	0	146.00
9006-90-9060-31100	MUSCATINE POWER & WATER	December Utility Credit A Rios 2708E B	12/10/2025	0	112.00
9006-90-9060-31100	MUSCATINE POWER & WATER	December Utility Credit A Carter 2800A	12/10/2025	0	112.00
9006-90-9060-31100	MUSCATINE POWER & WATER	December Utility Credit M Kennedy 280	12/10/2025	0	146.00
9006-90-9060-31100	MUSCATINE POWER & WATER	December Utility Credit M Mariani 2800	12/10/2025	0	112.00
9006-90-9060-31100	MUSCATINE POWER & WATER	December Utility Credit L Botellis 2804I	12/10/2025	0	178.00
9006-90-9060-31100	MUSCATINE POWER & WATER	December Utility Credit S Davis 2804 E	12/10/2025	0	112.00
9006-90-9060-31100	MUSCATINE POWER & WATER	December Utility Credit R Piaga Howard	12/10/2025	0	70.00
9006-90-9060-31100	MUSCATINE POWER & WATER	December Utility Credit A Garren 2812C	12/10/2025	0	146.00
9006-90-9060-31100	MUSCATINE POWER & WATER	December Utility Credit N Helmick 2812	12/10/2025	0	89.00
9006-90-9060-31100	MUSCATINE POWER & WATER	December Utility Credit T Rebman 2900	12/10/2025	0	112.00
9006-90-9060-31100	MUSCATINE POWER & WATER	December Utility Credit C Gomez 2904E	12/10/2025	0	94.00
9006-90-9060-31100	MUSCATINE POWER & WATER	December Utility Credit I Sherrill 2908C	12/10/2025	0	143.00
Vendor Subtotal:					1,942.00
9006-90-9060-41100	CITY OF MUSCATINE HOUSING RE Admin Full-Time Wages 11/30/25		11/30/2025	0	1,940.98
9006-90-9060-41100	CITY OF MUSCATINE HOUSING RE Admin Longevity 11/30/25		11/30/2025	0	2.60
Vendor Subtotal:					1,943.58
9006-90-9060-41500	CITY OF MUSCATINE HOUSING RE Auto Allowance		12/09/2025	0	25.00
Vendor Subtotal:					25.00
9006-90-9060-41904	TCM BANK NA VISA	Google - Google Voice	12/11/2025	0	14.85
Vendor Subtotal:					14.85
9006-90-9060-41905	CITY OF MUSCATINE HOUSING RE November Postage		12/09/2025	0	12.50
Vendor Subtotal:					12.50
9006-90-9060-41907	IOWA NAHRO	Membership Renwal	12/09/2025	0	31.50

			Vendor Subtotal:		31.50	
9006-90-9060-41910	CROSSROADS INC.	Shredding	12/09/2025	0	11.00	
			Vendor Subtotal:		11.00	
9006-90-9060-44100	CITY OF MUSCATINE HOUSING RE Maint Full-Time Wages 11/30/25		11/30/2025	0	2,430.60	
9006-90-9060-44100	CITY OF MUSCATINE HOUSING RE Maint Part-Time Wages 11/30/25		11/30/2025	0	1,857.12	
9006-90-9060-44100	CITY OF MUSCATINE HOUSING RE Maint Longevity 11/30/25		11/30/2025	0	21.45	
			Vendor Subtotal:		4,309.17	
9006-90-9060-44201	MENARDS (MUSC)	Water	12/09/2025	0	13.92	
9006-90-9060-44201	MENARDS (MUSC)	Stacker Box/Bracket	12/09/2025	0	99.90	
			Vendor Subtotal:		113.82	
9006-90-9060-44206	PLUMB SUPPLY COMPANY	SS Toilet Parts Stock: 3" Flapper	12/09/2025	0	32.40	00032277
9006-90-9060-44206	PLUMB SUPPLY COMPANY	SS Toilet Parts Stock: Fluidmaster Fill V	12/09/2025	0	287.85	00032277
9006-90-9060-44206	PLUMB SUPPLY COMPANY	SS Toilet Parts Stock: 2" Flapper	12/09/2025	0	50.40	00032277
9006-90-9060-44206	PLUMB SUPPLY COMPANY	SS Toilet Parts Stock: Fluidmaster Fill V	12/09/2025	0	0.01	
9006-90-9060-44206	PLUMB SUPPLY COMPANY	Flapper	12/09/2025	0	38.94	
			Vendor Subtotal:		409.60	
9006-90-9060-44215	ARNOLD MOTOR SUPPLY	Tip Cleaner	12/09/2025	0	8.75	
			Vendor Subtotal:		8.75	
9006-90-9060-44301	CITY OF MUSCATINE HOUSING RE Refuse		12/10/2025	0	21.00	
			Vendor Subtotal:		21.00	
9006-90-9060-44303	MENARDS (MUSC)	Mouse Bait	12/09/2025	0	35.88	
			Vendor Subtotal:		35.88	
9006-90-9060-44311	KELLY HEATING COOLING & PLBC	Drain Backing Up 2904D	12/10/2025	0	180.00	

9006-90-9060-44311	KELLY HEATING COOLING & PLBC Water Line Leak 2900A	12/10/2025	0	98.05
9006-90-9060-44311	KELLY HEATING COOLING & PLBC Washing Maching Drain 2908C	12/10/2025	0	160.00
	Vendor Subtotal:			438.05
9006-90-9060-45103	CITY OF MUSCATINE HOUSING RE Unemployment 11/30/25	11/30/2025	0	2.92
	Vendor Subtotal:			2.92
9006-90-9060-45401	CITY OF MUSCATINE HOUSING RE FICA 11/30/25	11/30/2025	0	471.97
	Vendor Subtotal:			471.97
9006-90-9060-45402	CITY OF MUSCATINE HOUSING RE IPERS 11/30/25	11/30/2025	0	590.26
	Vendor Subtotal:			590.26
	Subtotal for FUND: 9006			10,381.85
9007-90-9070-41100	CITY OF MUSCATINE HOUSING RE Admin Full-Time Wages 11/30/25	11/30/2025	0	4,752.13
9007-90-9070-41100	CITY OF MUSCATINE HOUSING RE Admin Longevity 11/30/25	11/30/2025	0	9.10
	Vendor Subtotal:			4,761.23
9007-90-9070-41500	CITY OF MUSCATINE HOUSING RE Auto Allowance	12/09/2025	0	12.50
	Vendor Subtotal:			12.50
9007-90-9070-41901	AMAZON.COM Sticky Note Pads/Printing Calculator	12/09/2025	0	91.68
	Vendor Subtotal:			91.68
9007-90-9070-41902	LUPTON & TOYNE PRINTERS Business Cards Dolan	12/10/2025	0	30.00
	Vendor Subtotal:			30.00
9007-90-9070-41904	MUSCATINE POWER & WATER November Phones	12/10/2025	0	22.39

			Vendor Subtotal:	22.39
9007-90-9070-41905	CITY OF MUSCATINE HOUSING RE November Postage	12/09/2025	0	188.23
			Vendor Subtotal:	188.23
9007-90-9070-41907	IOWA NAHRO Membership Renwal	12/09/2025	0	252.00
			Vendor Subtotal:	252.00
9007-90-9070-41907	TCM BANK NA VISA IowaACE - Subscription	12/11/2025	0	59.99
			Vendor Subtotal:	59.99
9007-90-9070-41910	CROSSROADS INC. Shredding	12/09/2025	0	22.00
			Vendor Subtotal:	22.00
9007-90-9070-45103	CITY OF MUSCATINE HOUSING RE Unemployment 11/30/25	11/30/2025	0	1.43
			Vendor Subtotal:	1.43
9007-90-9070-45401	CITY OF MUSCATINE HOUSING RE FICA 11/30/25	11/30/2025	0	349.58
			Vendor Subtotal:	349.58
9007-90-9070-45402	CITY OF MUSCATINE HOUSING RE IPERS 11/30/25	11/30/2025	0	449.50
			Vendor Subtotal:	449.50
9007-90-9071-41100	CITY OF MUSCATINE HOUSING RE Admin Full-Time Wages 11/30/25	11/30/2025	0	1,574.79
9007-90-9071-41100	CITY OF MUSCATINE HOUSING RE Admin Longevity 11/30/25	11/30/2025	0	6.50
			Vendor Subtotal:	1,581.29
9007-90-9071-45401	CITY OF MUSCATINE HOUSING RE FICA 11/30/25	11/30/2025	0	118.53

		Vendor Subtotal:		118.53
9007-90-9071-45402	CITY OF MUSCATINE HOUSING RE IPERS 11/30/25	11/30/2025	0	149.27
		Vendor Subtotal:		149.27
		Subtotal for FUND: 9007		8,089.62
		Report Total:		921,178.85

12/7/2025	ACH PAYROLL	MISSION SQUARE ICMA RETIRE	12,212.88
12/7/2025	ACH PAYROLL	MISSION SQUARE ICMA RC	1,891.29
12/7/2025	ACH PAYROLL	MUNICIPAL FIRE & POLICE RETIRE	81,677.82
12/7/2025	ACH PAYROLL	NATIONWIDE	3,730.00
12/7/2025	PAYROLL CHECKS	AFA FLEX BILLING	4,526.96
12/7/2025	PAYROLL CHECKS	AFLAC	525.88
12/7/2025	PAYROLL CHECKS	ALLSTATE	14.94
12/7/2025	PAYROLL CHECKS	AMERICAN FIDELITY	3,091.26
12/7/2025	PAYROLL CHECKS	CITY OF MUSCATINE	8,341.47
12/7/2025	PAYROLL CHECKS	CLERK OF COURT	170.00
12/7/2025	PAYROLL CHECKS	IDAHO CHILD SUPPORT	99.12
12/7/2025	PAYROLL CHECKS	POLICE & FIRE INS	194.94
12/7/2025	PAYROLL CHECKS	UNITED WAY	138.00
12/5/2025	SPECIAL CHECK	LUMBER LOFTS	250,000.00



City of Muscatine

ITEM NUMBER 2025-0527

AGENDA ITEM SUMMARY

DATE: 12/16/2025

STAFF

Andrew Fangman, Assistant Community Development Director

SUBJECT

First Reading of an Ordinance Amending 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 an ordinance making 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

On November 17th, the Planning and Zoning Commission reviewed this proposed amendment and voted 6-0 to recommend its approval, staff concurs with this recommendation.

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 10-32-1 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***
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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.

A public hearing was conducted on December 16, enabling the first reading to be acted on.

CITY FINANCIAL IMPACT

None.

ATTACHMENTS

1. Ord_2025-0527 (3)

**CITY OF MUSCATINE
ORDINANCE 2025-0527**

**ORDINANCE AMENDING TITLE 10 AND TITLE 13 OF CITY CODE TO ALIGN
WITH STATE LAW REGARDING 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

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

SECTION 1: **AMENDMENT** "10-32-1 Definitions" of the Muscatine Municipal Code is hereby *amended* as follows:

AMENDMENT

10-32-1 Definitions

For the purpose of this Ordinance, certain terms are hereby defined:

Words used in the present tense shall include the future; the singular number shall include the plural and the plural the singular; the word "building" shall include the words "structure" and "premises"; the word "shall" is mandatory and not directory; the words "used" or "occupied" include the words "intended", "designed", or "arranged to be used or occupied"; the word "lot" includes the words "plot" or "parcel"; and the word "person" includes a firm,

associations, organization, partnership, trust, company, or corporation, as well as an individual. Any word not herein defined shall be as defined in any recognized standard English dictionary.

"Accessory Building." A subordinate building, the use of which is incidental to and customary in connection with the principal building or use and which is located on the same lot with such principal building or use.

"Accessory Use." A subordinate use which is incidental to and customary in connection with the principal building or use and which is located on the same lot with such principal building or use.

"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 principle single-family residence.

"Agricultural Activity." Agricultural activity, including forests and forest products; harvest and management; dairy farming; livestock grazing and pasturage; truck gardening, the raising of crops, fruit, and nursery stock; fish farms; animal kennels and fur bearing animal farms; the harvesting, processing, packaging, packing, shipping, and selling of products produced on the premises, and incidental farm occupations and uses such as machinery, farm equipment, and domestic repair and construction; excluding commercial feed lots.

"Alley." A public or private thoroughfare which affords only a secondary means of access to abutting property.

"Ambient Noise." The all-encompassing noise associated with a given environment for a specified period of time, usually being a composite of sounds from many sources, near and far.

"Amortization." The established process of eliminating nonconforming uses over a period of time.

"Apartment." See Dwelling Unit.

"Assembling." Combining two (2) or more finished products into a single product.

"Automobile Service Station." Any land, building, structure, or premises used for the sale at retail of motor vehicle fuels, oils, or accessories, or for servicing or lubricating motor vehicles or installing or repairing parts and accessories; but not including the repairing or replacing of motors, bodies, or fenders of motor vehicles or painting motor vehicles, public garages, and the open storage of rental vehicles or trailers.

"Basement." A story having part, but not more than one-half (1/2) of its height below grade. A basement is counted as a story for the purposes of height regulation if subdivided and used for dwelling purposes other than by a janitor employed on the premises.

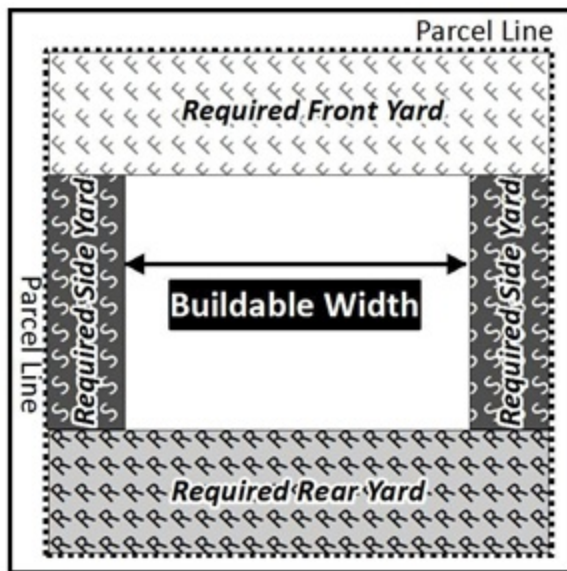
"Bed and Breakfast Home." Means a private residence which provides lodging and meals for guests, in which the owner resides and in which no more than two guest families are lodged at

the same time and which, while it may advertise and accept reservations, does not hold itself out to the public to be a restaurant, hotel or motel, does not require reservations and serves food only to overnight guests.

"Billboard." Any structure or portion thereof upon which are signs or advertisements used on an outdoor display. (See also Sign Ordinance.)

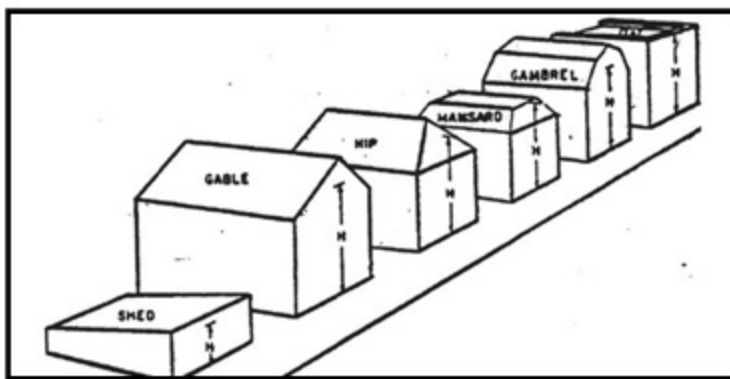
"Board." Means Zoning Board of Adjustment established in Chapter 31.

"Buildable Width." The width of the lot left to be built upon after the side yards are provided.



"Building." Any structure having a roof supported by columns of walls for the shelter or enclosure of persons or property. For the purposes of this definition "roof" shall include awning or other similar covering, whether permanent in nature or not.

"Building Height." The vertical distance from the grade to (a) the highest point of a flat roof; (b) the deck line of a mansard roof; (c) the average height between eaves and ridge for gable, hip, and gambrel roofs; or (d) the average height between high and low points of a shed roof.



"Cellar." That part of a building having more than one-half (1/2) of its height below the average grade of the adjoining ground.

"Cemetery." Land used or intended (10 acre minimum) to be used for the burial of deceased humans. A marker or memorial is erected at each gravesite for permanent remembrance of the deceased. Other principal uses permitted on land used or intended for use as a cemetery include columbariums and mausoleums; incidental uses include business designed for the benefit, service, convenience or spiritual uplift of cemetery lot owners or persons visiting the cemetery. Accessory uses include utility buildings, maintenance storage areas, chapels and cemetery administration offices. Note. Interior columbariums are permitted ancillary uses within places of worship.

"Chapel." A structure intended for use as a place of worship or nondenominational assembly or visitation.

"City." The City of Muscatine, Iowa.

"Club." Buildings and facilities owned or operated by a corporation, association, person, or persons for a social, educational, or recreational purpose, but not primarily for profit and not primarily to render a service which is customarily carried on as a business.

"Columbarium." A building or structure designed with niches for the location of urns to hold the ashes of cremated persons.

"Commercial Feed Lot." An area of and devoted to raising and feeding of livestock where the operation is not a part of normal agricultural activity.

"Commission." The City Planning and Zoning Commission of Muscatine, Iowa.

"Common Land." Land held and/or used jointly by two (2) or more owners of other land in proximity to it. Usually established by subdivision regulations.

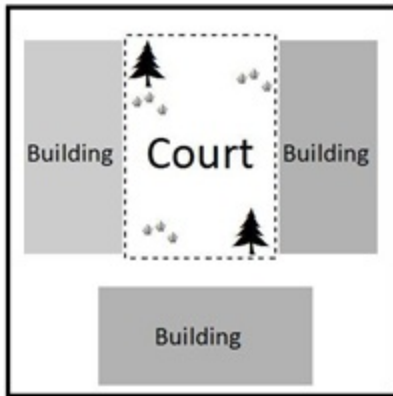
"Community Development Director." The individual designated to administer the Zoning Ordinance and who is responsible for the enforcement of the regulations imposed by said Ordinance.

"Conditional Use." The use allowed in a zoning district after a permit is granted by the Board of Adjustment according to the provisions of Section 10-31-1.

"Council." The City Council of Muscatine, Iowa.

"Condominium." A legal form of ownership of real property, usually individual ownership of a dwelling unit in a multi-unit development where some rights are held in common by the residents of that development.

"Court." An open space more than one-half (1/2) surrounded by buildings.



"dBA." A unit of measure of sound intensity as measured on the "A" scale, such scale being that which is audible to the human ear.

"Decibel." A unit of measure in determining sound intensity.

"District." A part of the City wherein regulations of this Ordinance are uniform.

"Drive-In Use." Any establishment designed for the general public to make use from their vehicles of the sales or service provided on the premises.

"Duplex." A building or structure limited to two (2) individual residential units. (See Dwelling Two-Family.)

"Dwelling." Any building or portion thereof which is designated and used exclusively for residential purposes.

"Dwelling Single-Family." A building designed for or occupied exclusively by one (1) family.

"Dwelling Two-Family." A building or structure limited to two (2) individual residential units. (See Duplex.)

"Dwelling Multiple." A building designed for or occupied exclusively by three (3) or more families.

"Dwelling Unit." One (1) or more rooms in a dwelling occupied or intended to be occupied as separate living quarters by a single family as defined herein.

"Farm." See Agricultural Activity.

"Feedlot." A tract of land or structure wherein any type of fowl or livestock are maintained in close quarters for the purpose of fattening for final shipment to market.

"Fence." A structure for enclosing or screening.

"Flood Channel (Floodway)." The areas shown as "Floodway Areas in Zone AE" as shown

on the Flood Insurance Rate Map (FIRM) for Muscatine County and Incorporated Areas, City of Muscatine Panels 19139C0185C, 192C, 225C, dated July 18, 2011; Panels 19139C0169D, 175D, 187D, 188D, 189D, 193D, 281D, 282D, 301D, dated April 16, 2014, and Panels 19139C0179E 183E, 184E, 191E, dated November 4, 2016, which were prepared as part of the Flood Insurance Study for Muscatine County.

"Flood Insurance Rate Map." The official map prepared as part of (but published separately from) the Flood Insurance Study, a study initiated, funded, and published by the Federal Emergency Management Agency for the purpose of evaluating in detail the existence and severity of flood hazards; providing the city with the necessary information for adopting a flood plain management program; and establishing actuarial flood insurance rates, which delineates both the flood hazard areas and the risk premium zones applicable to the community.

"Flood Plain." The areas classified as "Zone AE or Zone A" on the Flood Insurance Rate Map (FIRM) for Muscatine County and Incorporated Areas, City of Muscatine, Panels 19139C0185C, 192C, 225C, dated July 18, 2011; Panels 19139C0169D, 175D, 187D, 188D, 189D, 193D, 281D, 282D, 301D, dated April 16, 2014, and Panels 19139C0179E 183E, 184E, 191E, dated November 4, 2016 which were prepared as part of the Flood Insurance Study for Muscatine County.

"Floodproofing." Any combination of structural and nonstructural additions, changes, or adjustments to structures, including utility and sanitary facilities, which will reduce or eliminate flood damage to such structures.

"Floor Area." The square feet of floor space within the outside line of walls and includes the total of all space on all floors of a building. It does not include porches, garages, or space in a basement or cellar when said basement or cellar space is used for storage or incidental uses.

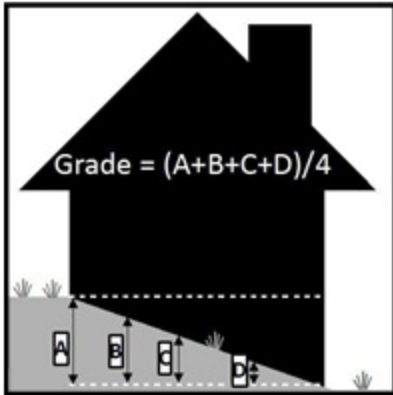
"Floor Area Ratio." The floor area of the building or buildings on any lot divided by the area of the lot.

"Garage, Private." A detached accessory or portion of a main building housing the motor driven vehicles of the occupants of the premises, but not commercial vehicles.

"Garage, Public." A building or portion thereof, other than a private or storage garage, designed or used for equipping, servicing, repairing, hiring, selling, storing, or parking motor-driven vehicles. The term repairing shall not include an automotive body repair shop nor the rebuilding, dismantling, or storage of wrecked or junked vehicles.

"Garage, Storage." Any building or premises used for housing only motor-driven vehicles, other than trucks and commercial vehicles.

"Grade." The average level of the finished surface of the ground adjacent to the exterior walls of the building.



"Group Home." ~~Any premises, privately or publicly sponsored, where board and supervision are given to persons not related by blood or marriage to the owner or primary occupant thereof, for the purpose of social rehabilitation and/or long-term sheltered care.~~ "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.

"Historic Site." A site, building, or structure which has local, state, or national historical significance, as determined by the appropriate authority.

"Home Occupation." An occupation or business activity which results in a product or service and is conducted in whole or in part in a dwelling unit, and is subordinate to the residential use of the dwelling unit.

"Hospital." An establishment providing physical or mental health service, inpatient or overnight accommodations, and medical or surgical care of the sick or injured. Hospital includes sanitariums.

"Hotel." A building in which lodging is provided and offered to the public for compensation, and which is open to transient guests in contradistinction to a boarding house or lodging house as herein defined.

"Institution." A nonprofit establishment for public use.

"Junk." Any worn out, cast off, or discarded article or material which is ready for destruction or has been collected or stored for salvage or conversion to some use.

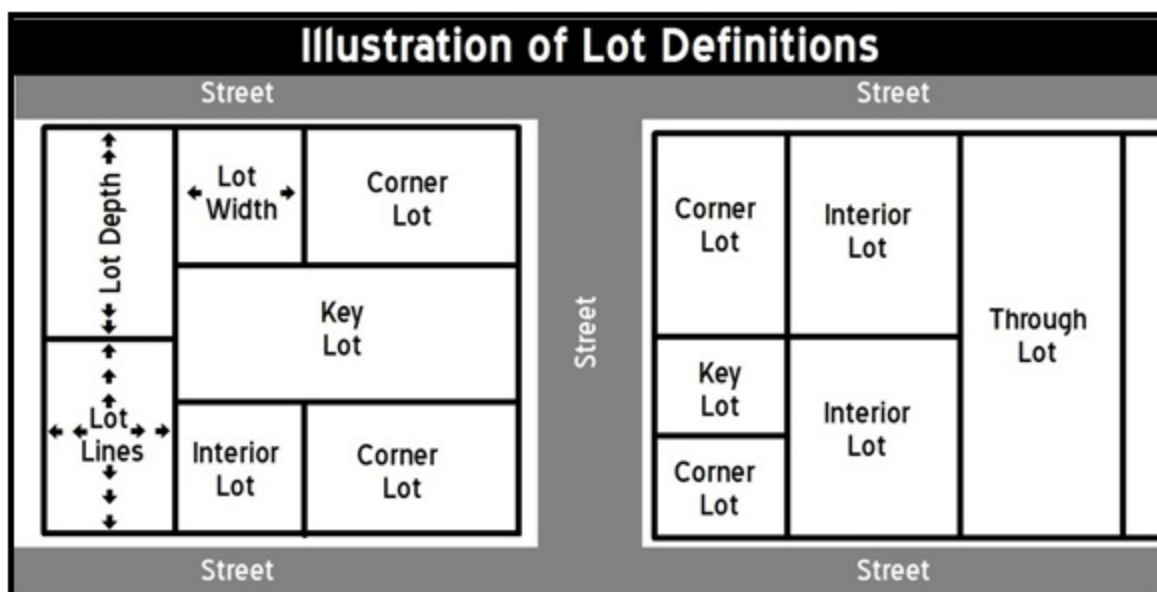
"Junk Yard." The use of land, whether inside or outside a structure, for the keeping or abandonment of junk. (Also see salvage.)

"Landscaped Area." An area that is permanently devoted and maintained to the growing of shrubbery, grass, and other plant material.

"Large Scale Retail Development." A property of twenty (20) acres or more including the main lot and subdivided lot(s), which is used primarily for purposes as defined in Section 10-11-1(A), (B), (F), and (G); and Section 10-11-2(A), (B), (F), (G), (H), and (I). The Large Scale Retail Development can be one or multiple owners for the entire property or any individual subdivided lot.

"Lot." A parcel of land occupied or intended for occupancy by a use permitted in this Ordinance, including one (1) main building together with its accessory buildings, open spaces, and parking spaces required by this Ordinance, and having its principal frontage upon an improved road or street.

"Lot Area." The total horizontal area within the lot lines of the lot.



"Lot, Corner." A lot abutting upon two (2) or more streets at their intersections.

"Lot, Depth." The mean horizontal distance between the front and rear lot lines.

"Lot, Double Frontage." A lot having a frontage on two (2) nonintersecting roads, as distinguished from a corner lot, also known as a through lot.

"Lot, Interior." A lot other than a corner lot or double frontage lot.

"Lot, Through." A lot having a frontage on two (2) nonintersecting roads, as distinguished from a corner lot., also known as a Double Frontage Lot.

"Lot of Record." A lot or parcel of land the plat or deed of which has been recorded prior to the adoption of this 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.

"Mausoleum." A building or structure designed with vaults to hold many caskets or crematory urns.

"Mobile Home (House Trailer)." 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.

"Modular Building." A prefabricated transportable building manufactured in whole or in part off the site, designed to be used by itself or to be incorporated with similar units at a building site into a modular structure. The term is intended to apply to major assemblies and does not include prefabricated panels, trusses, or sub-elements which are to be incorporated into a structure at the site.

"Motel, Motor Court, Motor Lodge, or Tourist Court." Any building or group of buildings containing guest rooms or dwelling units, some or all of which have a separate entrance leading directly from the outside of the building with garage or parking space conveniently located on the lot, and designed, used, or intended wholly or in part for the accommodation of automobile transients.

"Nonconforming Use." The use of any building, structure, or land existing at the time of the enactment of this Ordinance, or any amendments thereto, which does not conform in whole or in part to the provisions of this Ordinance or its amendments.

"Noxious Fumes." Fumes which are in sufficient quantity to be harmful to health.

"Nursery School (Child Care)." Any land, building, structure, or premises used for educational instruction and/or supplemental parental care for four (4) or more children, either on an hourly or daily basis, with or without compensation.

"Nursing Home." A home for the aged or infirm in which three (3) or more persons not of the immediate family are received, kept, or provided with food and shelter or care for compensation, but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick and injured.

"Office." The building, room, or series of rooms in which the affairs of a business, profession, or branch of government are conducted.

"One Hundred (100 Year) Frequency Flood." A flood, the magnitude of which has a one percent chance of being equaled or exceeded in any given year or which, on the average, will be equaled or exceeded at least once every one hundred (100) years, as determined by the Flood Insurance Study for Muscatine County, prepared by the Federal Emergency Management Agency.

"Open Area." That part of a lot on which no part of a building or structure extends above the following elevations:

- A. Two feet (2') above the highest curb elevation of the street or streets that bound the lot;
- B. One foot (1') above the adjacent curb elevation for each one and one-fourth foot (1 1/4') the building or structure is set back from the street lot line, except that no portion of the structure shall exceed twelve feet (12') above the adjacent curb elevation. This provision shall apply to walls or structures that do not extend more than four feet (4') above the adjacent curb elevation.

"Parking Area (Lot)." An open area, other than the street, intended and used for the temporary parking of motor vehicles.

"Parking Space." A surfaced area, enclosed or unenclosed, sufficient in size to store one (1) automobile less than nine feet and six inches (9'6") wide and eighteen feet (18') long, together with a driveway connecting the parking space with a street, road, or alley and permitting ingress and egress of that automobile without the necessity of moving any other automobile.

"Premises." A lot, together with all buildings and structures thereon.

"Processing." To prepare a product for sale by either a special treatment or to change it through a series of steps, but not the original manufacture of a component part.

"Salvage or Junk Yard." Any land, building, or other structure used for the storage, collection, processing, or conversion of any worn out, cast off, or discarded metal, paper, glass, or other material which is ready for destruction, or has been collected or stored for salvage or conversion to some use. This includes, but is not limited to, such things as automobiles, machinery, farm implements, household appliances, and construction materials. (Also see Junk Yard.)

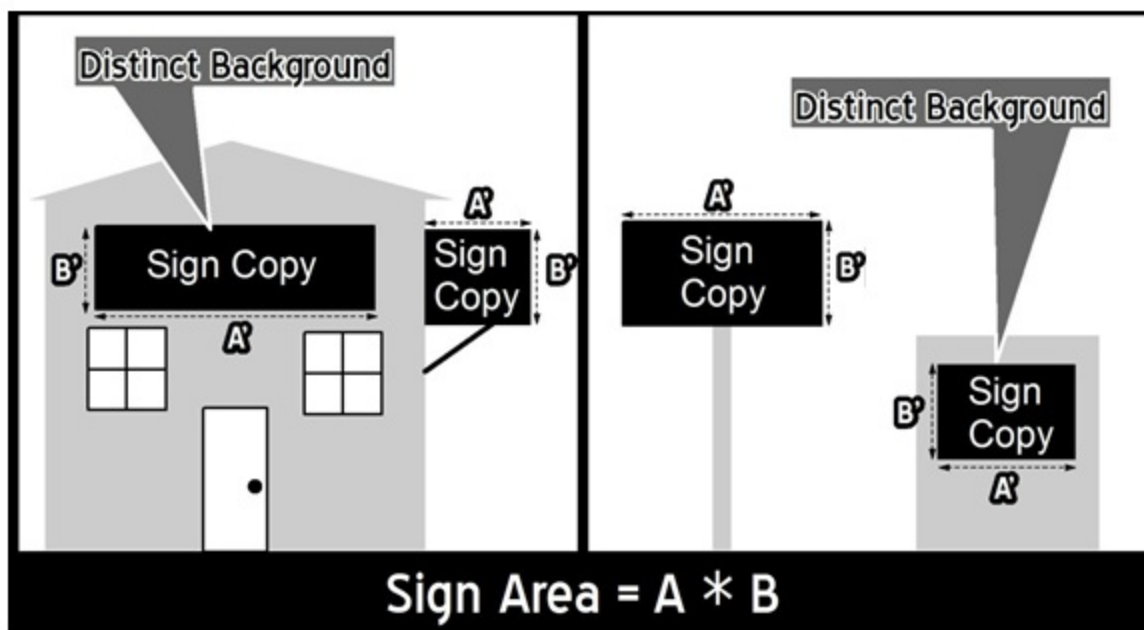
"Satellite Receiving Dish." An apparatus that allows microwaves to reflect back to an antenna, also commonly referred to as an earth station.

"Setback." The distance between any street line and the nearest point to which any building or structure can be erected. All measurements shall be to the outside edge of the ground floor wall nearest the lot line or street line.

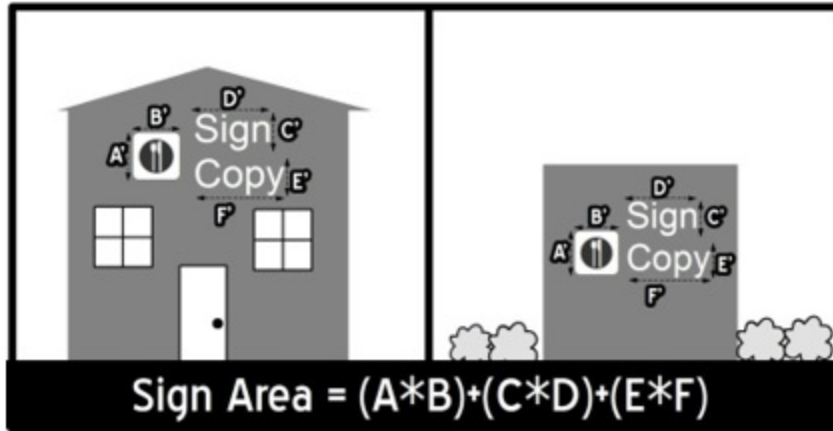
"Sign." A sign is any structure or part thereof or device attached thereto or painted or represented thereon, which shall be used to attract attention to any object, product, place, activity, person, institution, organization, or business; or which shall display or include any letter, word, model, banner, flag, pennant, insignia, device, or representation used as, or which is in the nature of, an announcement, direction, or advertisement. For the purpose of this Ordinance, the word "sign" does not include the flag, pennant, or insignia of any nation, state, city, or political unit, or other political, educational, charitable, philanthropic, civic, professional, religious, or like campaign, drive, moment, or event. (See Sign Ordinance.)

"Sign, Advertising." A sign which directs attention to a business or commodity, service, or entertainment conducted, sold, or offered elsewhere than on the premises. (See Sign Ordinance.).

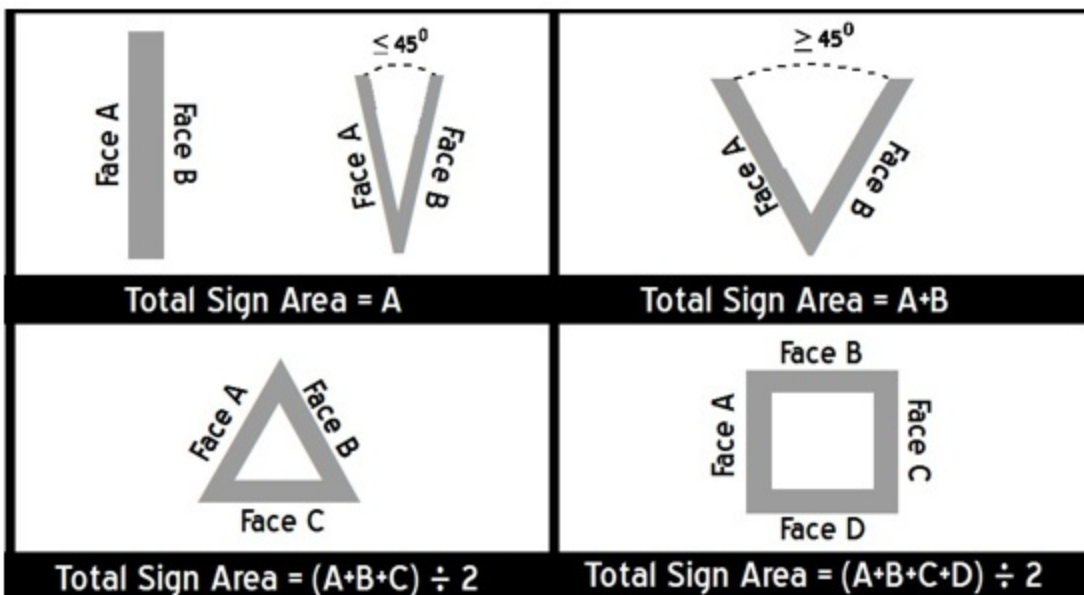
"Sign, Area." Sign area is measured as follows:



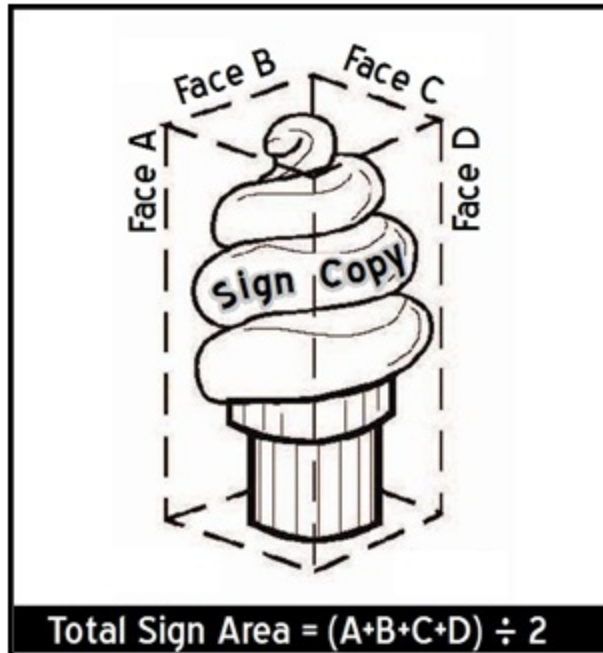
- A. Sign copy mounted, affixed, or painted on a background panel or surface distinctively painted, textured, or constructed as a background for the sign copy, is measured as that area contained within the sum of the smallest rectangle(s) that will enclose both the sign copy and the background.



- B. Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or surface of another structure, that has not been painted, textured or otherwise altered to provide a distinctive background for the sign copy, is measured as a sum of the smallest rectangle(s) that will enclose each word and each graphic in the total sign.



- C. Two-face signs, are measured as follows if the interior angle between the two sign faces is 45 degrees or less, the sign area is of one sign face only. If the angle between the any two sign faces is greater than 45 degrees, the sign area is the sum of the areas of the two sign faces.
- D. Multi-face signs, signs with three or more faces are measured as follows, the sum of the area of all the faces, divided by two.



- E. Spherical, free-form, sculptural or other non-planar sign area is measured as 50 percent of the sum of the areas using only the four vertical sides of the smallest four-sided polyhedron that will encompass the sign structure.

"Sign, Electronic Message Center." A light emitting diode (LED) sign that is controlled via electronic communication. An electronic message center (EMC) sign has information created on a computer using a software program that allows the user to display static or moving messages consisting of text, graphics, video graphics, and animation, including the use of multiple colors on a contrasting background. Unless otherwise provided herein, EMC's shall not be permitted to change pages or images more frequently than once every two (2) seconds. The use of EMC's shall be restricted to on-site advertising and/or the promotion of not-for-profit communitywide events or activities. Historic Consideration: The use of Electronic Message Center Signs within any Historic District as approved for listing to the National Register of Historic Places by the National Park Service is prohibited.

"Sign, Ground." Any sign erected, constructed, or maintained for the purpose of displaying outdoor advertising by means of posters, pictures, pictorial, and reading matter when such sign is supported by two (2) or more uprights, posts, or braces placed upon or affixed in the ground and not attached to any part of a building.

"Sign, Marquee." Any sign affixed to a marquee over the entrance to a building and supported from the building.

"Sign, Portable." A sign, banner, sandwich board, mannequin, or advertising display constructed of cloth, canvas, plastic, blackboard, cardboard, wall board, metal, or other light material as well as any vehicle or trailer, one of the major uses of which is as a fixed or mobile advertising display. Such described signs shall be deemed portable if they are capable of being carried or moved and not affixed in a permanent manner to the ground, a structure, or other supporting device.

"Sign, Post." Any permanent sign supported by one or more uprights or braces in or upon the ground and not attached to any building or wall, but not including a ground sign or billboard.

"Sign, Pylon." A sign which may identify the name of a Large Scale Retail Development (and may also identify the name and services or merchandise of each or any of the retail stores, offices, cinemas and restaurants located in the development), which must be constructed in accordance with the requirements of Section 10-21-7(D).

"Sign, Roof." Any sign erected, constructed, or maintained upon the roof of any building.

"Sign, Wall." Any painted sign or poster on any surface or plane that may be affixed to the front, side, or rear wall of any building.

"Solid Waste Transfer Station." A site with a permanent enclosed structure for receiving solid waste for the purpose of reducing its volume for transport to other destinations. Activities include, but are not limited to, the sorting and compacting of materials, shredding, and the temporary storage of said materials while awaiting transport to a landfill or recycling destination. Ancillary site activities may include the composting of yard waste material.

"Standard Shrub." A standard shrub is any bush or small evergreen tree occupying a space of at least eighteen cubic feet.

"Standard Tree." A standard tree is a tree with a minimum caliber of three inches of a variety normally capable of attaining a 25 feet height when the tree is twenty years old.

"Street." A public way at least 60 feet in width which affords the principal means of access to abutting property.

"Street Center Line." The street center line is a line halfway between the street lines.

"Street Line." A dividing line between a lot and a contiguous street.

"Structural Alteration." Any change, except those required by law or ordinance, which would prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams, or girders, not including openings in bearing walls as permitted by other Ordinances.

"Structure." Anything constructed or installed or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes, either temporarily or

permanently. Structure also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and advertising signs, whether located on a rock, tree, separate structure, or part of another structure.

"Tourist Home." An establishment used for dwelling purpose in which rooms, with or without meals, are offered to transient guests for compensation.

"Townhouse." A building that has one-family dwelling units erected in a row as a single building on adjoining lots, each being separated from the adjoining unit or units by a masonry party wall or walls extending from the basement floor to the roof along the dividing lot line, and each such building being separated from any other building by space on all sides.

"Yard." An open space, other than a court on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this Ordinance.

"Yard, Front." A yard across the full width of the lot extending from the front line of the main building to the front line of the lot or to the designated street line in cases where the present property line extends to the center line of the abutting street. On corner lots, the front yard shall face the shortest street dimension of the lot, except that if the lot is square or almost square, i.e., has dimensions in a ratio of from 3:2 to 3:3, then the front yard may face either street.

"Yard, Rear." A yard extending the full width of the lot between a principal building and the rear lot line.

"Yard, Side." A yard between the main building and the side line of the lot, and extending from the front yard line to the rear yard line.

"Yard Width and Depth." The shortest horizontal distance from a lot line to the main building.

SECTION 2: **ADOPTION** "10-20-6 Accessory Dwelling Units" of the Muscatine Municipal Code is hereby *added* as follows:

ADOPTION

10-20-6 Accessory Dwelling Units(*Added*)

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 3: **AMENDMENT** “13-6-2.1 Use Of POTW Required” of the Muscatine Municipal Code is hereby *amended* as follows:

AMENDMENT

13-6-2.1 Use Of POTW Required

A. ~~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 specifically approved in writing by the City.~~ 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

SECTION 4: AMENDMENT “10-6-1 Permissive Uses” of the Muscatine Municipal Code is hereby *amended* as follows:

A M E N D M E N T

10-6-1 Permissive Uses

- A. Single-family dwelling.
- B. Public park or playground.
- C. Place of worship.
- D. Public school, elementary and high, or private school having a curriculum equivalent to a public elementary or public high school and having no rooms regularly used for housing or sleeping purposes.
- E. Golf course, except miniature courses and driving tees operated for commercial purposes.
- F. Agricultural activity, except that all livestock operations or farms with livestock in excess of ten head shall have a minimum lot area of twenty acres and shall not locate any feed lot or accessory structures within 200 feet of any lot in any Residential District.
- G. Privately operated lake, swimming pool, tennis court, or similar recreational uses on a site of not less than five acres, provided that any building in connection therewith shall be located not less than 200 feet from any lot in any Residential District; but not a miniature golf course or driving tee operated for commercial purposes.
- H. Cemeteries existing at the time of the adoption and incorporation of this amendment December 4, 1986, namely Greenwood Cemetery, Saint Mary's Cemetery and Memorial Park Cemetery.
- I. Group Home

SECTION 5: **AMENDMENT** “10-7-1 Permissive Uses” of the Muscatine Municipal Code is hereby *amended* as follows:

AMENDMENT

10-7-1 Permissive Uses

- A. Two-family dwelling.
- B. Single-family dwelling.
- C. Rowhouses, townhouses, and three or four-family houses where the site being developed is one-half acre or larger.
- D. Public park or playground.
- E. Place of worship.
- F. Public school, elementary and high, or private school having a curriculum equivalent to a public elementary or high school and having no rooms regularly used for housing or sleeping purposes.
- G. Golf course, except miniature course and driving tees operated for commercial purposes.

~~H. mobile home park subdivision. Mobile home shall mean a factory-assembled or manufactured dwelling unit, with the necessary utility connections, which is transported to a site and affixed to a permanent frost-free foundation. Mobile homes shall be located as a Conditional Use in the R-4 District and comply with Title 10, Chapter 23 of City Code, if the site on which they are located is to be leased by the occupant of the mobile home. If the purpose of the development of a mobile home park is to sell individual lots in fee to the occupants of mobile homes, then the following shall apply:~~

~~1. Design and performance standards:~~

~~Proposed, mobile home parks shall be a minimum size of ten acres prior to the subdivision of the tract into individual lots. Mobile home parks shall be located in the R-4 Residential District. The rezoning shall be based on a development plan for the entire mobile home park. The subdivision of real estate for mobile home lots shall comply with all applicable standards of Title 11 of the City Code, entitled Subdivision Regulations. Further, said subdivisions shall comply with the provisions of the design criteria set forth in this Chapter. Upon development of a mobile home park, the axle, tongue, and wheels shall be removed, the unit shall be affixed to a permanent frost-free foundation and the license shall be turned over to the County Assessor and the unit shall then be taxed as real property along with the land on which it is situated. All mobile home park subdivisions shall be developed in accordance with the design and performance standards set forth in this Chapter. The minimum area to be considered for a mobile home park subdivision shall be ten acres. Individual lots shall be a minimum of 5,000 square feet; Each lot shall have a minimum of 50 feet of frontage on an improved public street. The following minimum setback criteria shall apply to the perimeter property lines of each individual lot: A minimum of two improved off-~~

~~street parking spaces shall be provided for each mobile home. All utilities shall be underground. The only accessory storage structure permitted shall be a maximum of nine feet by ten feet affixed to a four-inch-thick concrete slab. Garages for the storage of motor vehicles are permitted. The permanent frost-free foundation shall not extend more than 36 inches above grade. Landscaping will be required, as appropriate, by the Planning and Zoning Commission around the perimeter of the mobile home park subdivision. This will be determined on a case-by-case review. All standards for roads, sidewalks, utilities, easements, and other applicable criteria as outlined in Title 11 of the City Code, entitled Subdivision Regulations, shall apply to the subdivision of real estate for mobile homes. Private recreation areas are encouraged within the mobile home park subdivision. Deed covenants established by the subdivider may accomplish this, the ongoing maintenance would be the responsibility of the subdivider or a homeowner's association. All fences shall comply with Title 10, Chapter 22. In view of the reduced setback requirement, a safe line of sight is needed as vehicles back into the street. All restrictive covenants shall be submitted to the Commission for review, but enforcement of these provisions shall be the responsibility of the subdivider, his assigns or homeowners' association and shall not be the responsibility of the City of Muscatine. Other related items may be required by the Commission and City Council as determined on a case-by-case review. Front yard: 15 feet Side yard: 6 feet Rear yard: 10 feet Upon approval of the final plat, any future changes to the plat and lot arrangement shall be reviewed and approved by the Commission.~~

I. Group Home

SECTION 6: AMENDMENT “10-7-2 Conditional Uses” of the Muscatine Municipal Code is hereby *amended* as follows:

AMENDMENT

10-7-2 Conditional Uses

- A. Mobile homes in accordance with the provisions of Title 10, Chapter 23.
- B. ~~Group home sponsored by a religious, education, or eleemosynary institution; provided that such home: Has single kitchen facilities; Is under 24 hour adult supervision; and Is not a penal or mental institution.~~ Nursing, rest, or convalescent home, provided that it is:
 - 1. Located at least 50 feet from any lot in any Residential District; and
 - 2. Situated on a site of not less than 20,000 square feet.
- C. Nursery, day care center, or play school, provided that any play lot used in connection therewith be suitably fenced and screened in accordance with the requirements of the Zoning Board of Adjustment.
- D. Electrical distribution station, pipeline pumping station, or water tower.
- E. Funeral home, provided that:
 - 1. The facility is connected to a sanitary sewer;

2. Ample off-street parking is available as determined by the Zoning Board of Adjustment;
 3. All parking areas are screened from adjacent property with a minimum four-foot high (above vehicle headlights) screening fence (75% opaque), hedge-type landscaping, or the equivalent;
 4. Outside lighting does not shine directly onto adjacent property; and
 5. That the following not be permitted: crematory, emergency ambulance service, exterior display of grave monuments or markers.
- F. Barber or beauty shop within an owner-occupied home that:
1. Does not exceed a single chair
 2. Provides minimum two off-street standard parking stalls per chair;
 3. Otherwise complies with the definition of a Home Occupation (10-32-1);
 4. Where the predominate use of the structure prior to the ancillary use of a barber or beauty shop is non-residential, an outside employee with standard off-street parking (one per employee) may be considered.

SECTION 7: AMENDMENT “10-6-2 Conditional Uses” of the Muscatine Municipal Code is hereby *amended* as follows:

AMENDMENT

10-6-2 Conditional Uses

- A. ~~Group home sponsored by a religious, education, or eleemosynary institution; provided that such home: Has single kitchen facilities; Is under 24 hour adult supervision; Is not a penal or mental institution; and Has not more than 50% of the site area occupied by buildings.~~ Nursing, rest, or convalescent home, provided that it is:
 1. Located at least 50 feet from any lot in any Residential District;
 2. Situated on a site of not less than 20,000 square feet; and
 3. Has not more than 50% of the site area occupied by buildings.
- B. Hospital, provided that:
 1. It is located at least 100 feet from any lot in any Residential District;
 2. It is situated on a site of not less than five acres;
 3. It has not more than 50% of the site area occupied by buildings; and
 4. The building is set back from all required yard lines an additional foot for each foot of building height.
- C. Educational or philanthropic institution, provided that:
 1. It is located at least 50 feet from any lot in any Residential District;
 2. Is situated on a site of not less than 20,000 square feet; and
 3. Not more than 50% of the site area is occupied by buildings.
- D. Nursery, day care center, or play school, provided that any play lot used in connection therewith be suitably fenced and screened in accordance with the requirements of the Zoning Board of Adjustment.

- E. Conversion of single-family homes into two-family homes in those locations where on July 19, 1973, more than 40% of the frontage on one side of the street between two intersecting streets was used for two-family homes or two-family homes and multiple-family dwellings.
- F. Electrical distribution, substation, or pipeline pumping station or water tower.
- G. Cable T.V. broadcast facility and tower.
- H. Funeral home, provided that:
 - 1. The facility is connected to a sanitary sewer;
 - 2. Ample off-street parking is available as determined by the Zoning Board of Adjustment;
 - 3. All parking areas are screened from adjacent property with a minimum four-foot high (above vehicle headlights) screening fence (75% opaque), hedge-type landscaping, or the equivalent;
 - 4. Outside lighting does not shine directly onto adjacent property; and
 - 5. That the following not be permitted: crematory, emergency ambulance service, exterior display of grave monuments or markers.
- I. Any contiguous site expansion to existing cemeteries listed in 10-6-1(H) above shall be subject to review and approval by the Zoning Board of Adjustment.
- J. Bed and Breakfast Homes within an existing residence constructed prior to 1930 and located in an R-3 Zoning District. (Refer to DEFINITIONS in Chapter 32).
- K. Clinic as a Conditional Use in the R-3 Single Family Residential District specifically within the geographical area described as those lots adjacent to and fronting along Young Avenue, real estate located on the southeast side of Parham Street between Young Avenue and Cedar Street and that real estate north of Cedar Street between Parham Street and the hospital located at 1518 Mulberry Avenue.
- L. Barber or beauty shop within an owner-occupied home that:
 - 1. It consists of one (1) single chair;
 - 2. Has a minimum of two (2) off-street standard parking stalls for this chair; and
 - 3. Otherwise complies with the definition of a Home Occupation (10-32-1).
- M. **Iowa Certified Assisted Living Facility.** This development provides for integrated levels of services and housing for senior living arrangements. The intent is a campus like setting on a minimum of three (3) acres, served by all utilities. The project may consist of a mixture of single detached units, cluster units with shared common areas and townhouse type congregate living features.

SECTION 8: AMENDMENT “10-8-1 Permissive Uses” of the Muscatine Municipal Code is hereby *amended* as follows:

AMENDMENT

10-8-1 Permissive Uses

- A. Multiple-family dwellings or townhouses on tracts of not less than three acres.

- B. Rooming house or boarding house.
- C. Single and two-family dwelling.
- D. Group home sponsored by a religious, education, or eleemosynary institution, provided that such home:
 - ~~1. Has single kitchen facilities; Is under 24 hour adult supervision; and Is not a penal or mental institution.~~
- E. Nursing, rest, or convalescent home, provided that it is:
 - 1. Located at least 50 feet from any lot in any Residential District;
 - 2. Situated on a site of not less than 20,000 square feet; and
 - 3. Has not more than 50% of the site area occupied by buildings.
- F. Private club, fraternity, sorority, or lodge, excepting when the chief activity of which is a service customarily carried on as a business.
- G. Public park or playground.
- H. Place of worship.
- I. Public school, elementary and high, or private school having a curriculum equivalent to a public elementary or public high school and having no rooms regularly used for housing or sleeping purposes.
- J. Golf course, except miniature course and driving tees operated for commercial purpose.
- K. Clinics, but not animal clinics.

SECTION 9: AMENDMENT “10-9-1 Permissive Uses” of the Muscatine Municipal Code is hereby *amended* as follows:

AMENDMENT

10-9-1 Permissive Uses

- A. Single-family or two-family dwelling.
- B. Rowhouses, townhouses, or multiple-family dwellings on tract no less than three (3) acres nor more than five (5) acres.
- C. Public park or playground.
- D. Place of worship.
- E. Public school, elementary or high, or private school having a curriculum equivalent to a public elementary or high school and having no rooms regularly used for housing or sleeping purposes.
- F. Golf course, except miniature course and driving tees operated for commercial purposes.
- G. Public park or playground.
- H. Clinic, except animal clinic.
- I. Nursing, rest, or convalescent home, provided that it:
 - 1. Is located at least fifty feet (50') from any lot in any Residential District;
 - 2. Is situated on a site of not less than twenty thousand (20,000) square feet; and

3. Has not more than fifty percent (50%) of the site area occupied by buildings.

J. Group Home

SECTION 10: **AMENDMENT** “10-10-4 Permissive Uses” of the Muscatine Municipal Code is hereby *amended* as follows:

AMENDMENT

10-10-4 Permissive Uses

- A. Single-family, two-family, townhouse and multiple-family residential.
- B. Park or playground.
- C. Customary accessory or associated uses, such as private garages, storage spaces, recreational, and community facilities.
- D. Additional uses shall be allowed only to the extent that the Planning and Zoning Commission find them to be:
 1. Designed to serve primarily the residents of the R-L District.
 2. Compatibly and harmoniously incorporated into the unitary design of the development.
 3. Compatibly and harmoniously related to adjacent neighborhood uses. Such additional uses may include:
 - a. Place of worship.
 - b. Public or private school.
 - c. Institution.
 - d. Public or semi-public facility.
 - e. Golf course, tennis courts, swimming pool, or other sports facilities.
 - f. Nursery, rest, or convalescent home.
 - g. Day care center.

E. Group Home

SECTION 11: **AMENDMENT** “10-16-3 Permissive Uses” of the Muscatine Municipal Code is hereby *amended* as follows:

AMENDMENT

10-16-3 Permissive Uses

- A. Single-family dwelling, two family dwelling, or multi-family dwelling.
- B. Public park or playground.
- C. Place of worship.
- D. Public or private school.

- E. Rooming house or boarding house.
- F. Office building or medical clinic.
- G. Nursing, rest, or convalescent home.
- H. Public building erected by any governmental agency.
- I. Automobile parking lot or storage or parking garage.
- J. Bank or financial institution.
- K. Mortuary.
- L. Personal service uses, including barber shop, beauty parlor, photographic or art studio, messenger, taxicab, newspaper or telegraphic branch station, laundry or dry cleaning receiving station, and other uses of a similar character.
- M. Retail store, in connection with which there shall be no slaughtering of animals or poultry, nor commercial fish cleaning and processing on the premises.
- N. Theater, not including drive-in theaters.
- O. Restaurants, cafeterias, bars, and taverns, not including drive-in establishments.
- P. Automobile service station.
- Q. Bowling alley or billiard parlor.
- R. Dancing or music academy.
- S. Display and salesroom.
- T. Hotel or motel.
- U. Laboratory, research, experimental, or testing.
- V. Milk distributing station.
- W. Radio or television broadcasting station or studio.
- X. Rental agency.
- Y. Dyeing, cleaning, laundry, printing, painting, plumbing, tin smithing, tire sales and service, upholstering and other general service or repair establishment of similar character. Not more than ten percent of the lot or tract occupied by such establishment shall be used for the open and unenclosed storage of materials or equipment.
- Z. Bakery.
- AA. Bottling works.
- AB. Wholesale establishment or warehouse in a completely enclosed building.
- AC. Bus terminal.
- [AD. Group Home](#)

SECTION 12: **AMENDMENT** “10-17-1 Permissive Uses” of the Muscatine Municipal Code is hereby *amended* as follows:

AMENDMENT

10-17-1 Permissive Uses

- A. Single and two family dwellings.
- B. Bank.
- C. General business office.

- D. Professional office.
- E. Medical or dental clinic.
- F. Studio for artist, photographer, sculptor, or musician.
- G. Art gallery.
- H. Place of worship.
 - I. Hospital or sanitarium.
 - J. Public building.
- K. Educational, religious, or philanthropic institution.
- L. Nursing, rest, or convalescent home.
- M. Business, dancing, music, and other similar schools and colleges.
- N. Lodge, club, fraternity, or sorority.
- O. Library.
- P. Parking structure or lot.
- Q. Laboratory and research center.
- R. Private or public school.
- S. Group Home

SECTION 13: **AMENDMENT** “10-3-1 Permissive Uses” of the Muscatine Municipal Code is hereby *amended* as follows:

AMENDMENT

10-3-1 Permissive Uses

- A. Agricultural activity and raising and selling of livestock, except that all livestock operations or farms with livestock in excess of ten (10) head shall have a minimum lot area of twenty (20) acres and shall not locate any feed lot or accessory structures within two hundred feet (200') from any lot in any Residential District.
- B. Single-family dwelling, provided that it has a minimum lot area of two (2) acres.
- C. Group Home, provided that it has a minimum lot area of two (2) acres.
- D. Public park, playground, and recreational area.
- E. Privately operated recreational facility, including riding stable, lake, swimming pool tennis court, and golf course, except miniature course or driving range, provided that any accessory building in connection therewith shall be located not less than two hundred feet (200') from any lot in any Residential District.
- F. Public and private forest, wildlife preservation, or similar conservation project.
- G. Public school, elementary and high, or private school having a curriculum equivalent to a public elementary or public high school and having no rooms regularly used for housing or sleeping purposes.
- H. Place of worship.
 - I. Greenhouse or nursery for the raising of flowers and other horticultural products, including the raising of such products for sale on the premises.
- J. Cemeteries of ten (10) acres or more in size. Also note Chapter 10-25 for Cemetery

Development Standards.

- K. Roadside stand designed for temporary or seasonal use and which is adjacent to a road and which is used for the sale of farm products primarily produced or grown on the premises.
- L. Animal hospital, veterinary clinic, or kennel, provided that any building or enclosure in connection therewith shall be at least one hundred feet (100') from any lot in any Residential District.
- M. Grain bin and farm-related building, which is used in connection with on-premises agricultural activity.
- N. Watertower.
- O. Historic site open to the public.
- P. Law enforcement training facilities that include a shooting range, provided that such a facility is located at the Muscatine Municipal Airport, and is only open to use by law enforcement personnel

SECTION 14: **AMENDMENT** “10-14-1 Permissive Uses (See Section 10-14-4)” of the Muscatine Municipal Code is hereby *amended* as follows:

AMENDMENT

10-14-1 Permissive Uses (See Section 10-14-4)

- A. Any use permitted in the C-2 District, as long as the users are not offensive due to emission of noise, odor, dust, gas, smoke, or vibration, except that no dwelling other than that for a resident watchman or caretaker employed on the premises shall be permitted, with the exception of a single-family dwelling located on a lot two acres or more in size.
- B. The manufacturing, assembling, or treatment of articles or merchandise from the following prepared material: canvas, cellophane, cloth, fiber, glass, leather, paper, plastic, precious or semi-precious metals or stones, rubber, textiles, wood, and yarn.
- C. The manufacturing or assembly of bolts, nuts, screws, and rivets; boats; ornamental iron products; firearms; electrical appliances; electronic instruments and devices; tools, dies, machinery, and hardware products; medical and dental equipment; drafting and optical instruments; musical instruments; watches and clocks; and toys and games.
- D. The manufacturing or storage of food products, including beverage bottling, bakery products, candy manufacturing, fruit and vegetable processing and canning; but not packing and processing of meat and poultry products, distilling of beverages, or slaughtering of animals.
- E. The manufacturing, compounding, processing, packaging, or treatment of such products as cosmetics, pharmaceuticals, and toiletries.
- F. Builders or contractors plant or storage yard; building materials sales and storage yard, including concrete mixing; and lumber yard, including millwork.
- G. Open yard for storage and sale of feed, fertilizer, or fuel.

- H. Automobile, truck, trailer, and garden and farm implement establishments for sales, display, and hire, including sales lots.
- I. Truck or motor freight terminals, provided that service yards or docks are located at least 200 feet from any lot in any Residential District.
- J. Drive-in restaurant.
- K. Animal hospital, veterinary clinic, or kennel, provided that buildings or enclosures are at least 100 feet from any lot in any Residential District.
- L. Public or private open-air recreational uses, provided that such uses are not within 200 feet of any Residential District.
- M. Greenhouse or nursery.
- N. Agricultural activity, except that all livestock operations or farms in excess of ten head shall have a minimum of twenty acres.
- O. Group Home, provided provided that it has a minimum lot area of two (2) acres.

SECTION 15: **ADOPTION** “10-23-3 Manufactured-Mobile Home Park Standards” of the Muscatine Municipal Code is hereby *added* as follows:

A D O P T I O N

10-23-3 Manufactured-Mobile Home Park Standards(*Added*)

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.

SECTION 16: AMENDMENT “10-23-1 General Provisions” of the Muscatine Municipal Code is hereby *amended* as follows:

AMENDMENT

10-23-1 ~~General Provisions~~ Mobile Home Regulations

~~Regulations regarding mobile homes shall be as follows:~~ Mobile Homes shall comply with the following regulations:

- A. ~~All inhabited mobile homes shall be located in a mobile home court which has received a conditional use permit and which conforms with the requirements of this chapter~~ 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 mobile home court shall be connected to utilities, except those mobile homes being offered for sale and not inhabited.~~ 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 home shall be used as an accessory dwelling unit.

SECTION 17: AMENDMENT “10-23-2 Mobile Home Court Standards” of the Muscatine Municipal Code is hereby *amended* as follows:

A M E N D M E N T

10-23-2 ~~Mobile~~ Manufactured Home ~~Court Standards~~ Regulations

~~Mobile home courts shall meet the following minimum standards:~~ Manufactured homes shall comply with the following regulations and may only be located as follows:

~~Each lot provided for the occupancy of a single 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'). No court shall be permitted an average density of mobile home lots of more than nine (9) per acre. Each mobile home court shall provide an area of not less than ten (10) acres. Each lot shall have provisions for at least two (2) frame ties and two (2) over-the-top tiedowns equal to or better than the specifications outlined in Booklet TR-75 published by the Department of Defense. All mobile home courts shall provide lots sufficient in size that no mobile home or any structure, addition, or appurtenance thereto is located less than ten feet (10') from the nearest adjacent court boundary. Space between mobile homes may be used for the parking of motor vehicles if the space is clearly designated and the vehicle is parked at least ten feet (10') from the nearest adjacent buildings. Each 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. The mobile home court 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.~~

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

PASSED AND ADOPTED BY THE CITY OF MUSCATINE CITY COUNCIL

Presiding Officer

Attest

Dr. Brad Bark, Mayor, City of
Muscatine

Cinda Hilger, City Clerk, City of
Muscatine



City of Muscatine

ITEM NUMBER 2025-0531

AGENDA ITEM SUMMARY

DATE: 12/16/2025

STAFF

Andrew Fangman, Assistant Community Development Director

SUBJECT

Resolution setting the time and place to conduct a public hearing on the Comprehensive Plan of the City of Muscatine, Iowa

EXECUTIVE SUMMARY

Presented for Council's consideration is a resolution to set a public hearing for 5:30 pm on January 6, 2026, on the new City of Muscatine Comprehensive Plan. The Comprehensive Plan has three primary purposes in guiding decision-making over the next 10 to 20 years, providing the legal basis for land use regulations and establishing policies to fulfill the community's vision. A new Comprehensive Plan is required to replace the current Comprehensive Plan, adopted in 2013, which is now outdated. The proposed new plan is the product of over a year of dedicated work, extensive analysis, and, most importantly, robust public engagement designed to capture the true aspirations of Muscatine's residents.

STAFF RECOMMENDATION

Adopt the resolution setting a public hearing for 5:30 pm on January 6, 2026, on the new City of Muscatine Comprehensive Plan.

BACKGROUND/DISCUSSION

The Comprehensive Plan has three primary purposes in guiding decision-making over the next 15 to 20 years:

- To provide an essential legal basis for the City's land use regulations.
- To be the compelling vision, derived from the aspirations of its residents, for the City of Muscatine.
- To establish the policies necessary to fulfill this vision

Muscatine has a strong tradition of planning and executing projects. The City of Muscatine adopted its first comprehensive plan in 1968 and its current version dates to 2013. Supplementing these comprehensive plans have been numerous other initiatives focusing on specific areas or issues, including: 2024 Muscatine County Housing Study; 2022 Bike & Pedestrian Master Plan; 2020 Muscatine County Multi-Jurisdictional Hazard Mitigation Plan;

2018 Grandview Avenue Corridor Study; 2017 Housing Market Demand Study; and 2017 Riverfront Park Master Plan; and many others.

It's time for a new comprehensive plan. The need for a new plan arises because more than 12 years have passed since the last plan was adopted. During that time, many of the goals set in the 2013 Comprehensive Plan have been accomplished, and the community has continued to grow and change. For a comprehensive plan to remain an effective and useful decision-making tool, it needs to be revised to align with the current conditions, opportunities, challenges, and an updated vision of what the community wants to be.

To create this new comprehensive plan, RDG Planning and Design was hired. RDG was tasked, in conjunction with City staff and a steering committee, to prepare a draft of a new comprehensive plan through extensive public engagement and input. This draft plan builds on past successful planning initiatives while introducing new ideas to enhance Muscatine's appeal, improving residents' quality of life and attracting new people to call Muscatine home.

Public engagement is the most important component of creating a good plan. As such, it was a priority throughout the entire planning process over the past year. The public engagement process included these key components:

- **Technical Committee.** City staff and consultants met monthly to discuss the coordination of events and provide input/ feedback on emerging elements of the plan.
- **Steering Committee.** A committee of engaged community stakeholders provided guidance and feedback at key milestones in the planning process.
- **Stakeholder Interviews.** Stakeholder groups participated in several discussions about the city, its dynamics, and its potential. Property owners, businesses, neighbors, elected/ appointed officials, builders, and non-profit groups were among these stakeholders.
- **Interactive Map.** The planning process included the development of a project website as a platform for the project to provide updates on the planning process and make the process publicly accessible. Over 1,150 unique users visited the site and had the opportunity to share ideas on an interactive map.
- **Community Roundtable.** The kick-off event took place on October 15, 2024. This event included a brief presentation about the process and scope of the project. Discussion among participants helped to define the aspirations of the plan.
- **Design Studio.** An on-site Design Studio was held on January 22, 2024, to engage the public, stakeholders, and other interested parties in developing concepts for growth in the City. The event encouraged the public to work alongside the project team to test their emerging concepts that were subsequently refined by the project team.
- **Open House.** The Final Open House occurred on September 8, 2025, to provide the public with an opportunity to review, comment, and prioritize initiatives in the plan before its final publication and adoption.

A comprehensive plan is based on a guiding vision that identifies a community's aspirations for the future and the actions needed to support those who live, work, and do business there.

The public input process revealed four broad themes that form the guiding vision of this draft plan. They are:

- **Make it Ambitious:** Provide inspiration for the future. The Plan offers ambitious initiatives to strengthen Muscatine as "the place" to live, work, and play in Eastern Iowa.
- **Make it Home:** Improve and increase housing options for all. The Plan offers strategies to retain and care for the older existing housing stock while supporting new development, leading to a **broader range of options for current and future residents in search of a new place to call home.**
- **Make it Connected:** Ensure continuity and a complete transportation network. The plan offers strategies that expand on existing modes of transportation and ensure people can get to their destinations comfortably and confidently.
- **Make it Adventurous:** Enhance recreational opportunities. The Plan offers strategies that enhance and expand these recreational opportunities for residents and visitors alike to enjoy year-round.

The draft plan contains five chapters: Land Use & Design, Mobility, Parks & Trails, and Public Facilities. Each chapter addresses how the guiding vision will be achieved within its specific topic area. Following this is an overview detailing each chapter's guiding principles, the background information, and elements that detail the policy recommendations and projects needed to fulfill the community's vision.

Land Use & Design

This chapter includes Muscatine's land use policy and principles for urban design and is based on the following guiding principles.

- Grow with equitable housing options.
- Direct more intense uses, such as commercial and industrial uses, towards arterial and collector streets.
- Ensure connections between newer and older residential areas to build neighborhoods rather than isolated subdivisions.
- Manage transitions between land uses while supporting mixed use.
- Respect and protect the environment.

The Land Use & Design Chapter includes the following elements:

- **Future Land Use Map:** A series of maps depict the community's vision for ideal land use. They identify areas where land use should be transformed through future development and redevelopment, and also where existing land use patterns should be preserved. The future land use map provides the basis for decisions by the Planning and Zoning Commission, the City Council, and private developers. It is a critical part of the approval process for development proposals and zoning decisions.
- **Growth Areas:** While growth may expand in multiple directions, this plan recommends concentrating resources—including administrative efforts and incentive funding—on infill opportunities and in three specific areas well-suited to accommodate future growth.

- **Special Districts:** These are unique subareas within Muscatine that deserve their own tailored plans. These districts—which include downtown, the riverfront, the Park Avenue Corridor, the Grandview Avenue Corridor, the Highway 61 Corridor, and the historic districts—have been identified due to their importance and unique needs. This plan identifies elements that should be further studied within each of these areas. Any proposed development should comply with the stated policies until a detailed study is commissioned for the relevant special district. Creating specific plans for these districts will allow for targeted involvement from stakeholders who are directly affected by the recommendations.
-

Mobility

This chapter includes recommendations for improving mobility in Muscatine to support the Future Land Use Plan, and is based on the following guiding principles.

Ensure connections between newer and older residential areas to build neighborhoods rather than isolated subdivisions.

- Avoid building structures where a future road may eventually be built.
- Minimize conflicts at intersections and along corridors.
- Support multi-modal improvements for all streets, providing space for pedestrians and bicyclists.
- Repair and replace the City's aging streets annually to improve functionality, appearance, and private investment.

The Mobility Chapter includes the following elements:

- **Existing Conditions:** This section provides background information on the City's existing transportation system, including average daily traffic maps, crash frequency maps, and street classifications. This information serves as the basis for this chapter's guiding principles and future recommendations.
 - **Future Transportation Plan:** Identifies specific, key transportation improvement projects that will need to be constructed over the next 15 to 20 years to achieve the overall community vision. This is a much longer planning horizon than the five years used in the City's Capital Improvement Plan (CIP). Future revisions of the CIP should be guided by this Future Transportation Plan.
 - **Key Initiatives:** Key transportation projects and policies are detailed for the following areas and topics: Growth areas identified in the Future Land Use Plan, the Park Avenue Corridor, paving, wayfinding, bicycle and pedestrian infrastructure, transit, and landscaping standards.
-

Housing & Neighborhoods

This chapter cites and expands upon previous studies and supplemental strategies to provide adequate housing choices in Muscatine and is based on the following guiding principles.

- Support attainable housing options through partnerships, policy, and public incentives.

- Offer a range of housing types to accommodate workers and residents at all stages of life.
- Grow neighborhoods that create connected communities and not secluded enclaves.
- Have quality existing neighborhoods with support to encourage reinvestment, conservation, and enhancement of existing housing.

The Housing & Neighborhoods Chapter includes the following elements:

- **An analysis of demographic and housing trends:** An understanding of these factors is necessary in understating the community's current and future housing needs and developing polices to spur the construction of the needed housing stock.
 - **An analysis of Housing Needs and Forecasts:** If current demographic and housing trends continue, Muscatine will need to construct approximately 48 new housing units per year to keep up with demand. However, recent housing studies and community surveys show that a significant number of people who currently commute into Muscatine would choose to live here if the right housing options were available. To capitalize on this opportunity for community growth, the Collaborate Muscatine initiative has set an ambitious goal of 2,000 new housing units by 2033. This would require an average of 200 new units per year to be constructed.
 - **Housing Recommendations:** The housing policy recommendations from the 2024 Muscatine County Housing Analysis are restated here, along with additional, complementary policy recommendations that reflect this chapter's guiding principles for achieving a desirable housing stock.
-

Parks & Trails

This chapter offers priorities for strengthening one of Muscatine's chief assets — its parks, open spaces, and trails, and is based on the following guiding principles.

- Adapt the recreation system with features that serve the community's changing needs.
- Ensure an interconnected trail and sidewalk system, linking all major parks and community destinations.
- Maintain natural areas, parks, and open spaces that connect in and around the City using trails as the primary routes.
- Celebrate and promote the parks and trail system as a signature asset to attract and retain people to the City.

The Parks & Trails Chapter includes the following elements:

- **Existing Conditions:** An overview of the current parks and trail systems.
- **Future Parks Plan:** Recommendations for improving individual park sites over the next 20 years, in a manner consistent with this chapter's guiding principles, are provided.
- **Future Trails Plan:** This builds off of the 2022 Bike and Pedestrian Master Plan and identifies a complete network of pathways and polices that offers choices for users. Constructed and expanded trails should contribute to providing a safe network throughout the community. Building the network will take time and must be built incrementally.
- **Key Initiatives:** Key parks projects and policies are detailed for the following areas and

topics; Riverside Parks, the trail system, the Slough, and a new woodland park.

Public Facilities

This chapter reports on known needs for public facilities, ensuring that future development is appropriately served. and is based on the following guiding principles.

Maintain facilities in a state of good repair to prolong the life of facilities and equipment.

- Grow with incremental extensions of infrastructure that limit added service costs per resident.
- Ensure that future subdivision growth, within and on the fringe of city limits, is able to connect to future infrastructure.
- Responsibly invest in public facilities and infrastructure that strategically encourages private-sector investment.
- Deliver emergency services effectively, particularly for future growth areas.

The Public Facilities Chapter includes the following elements:

- **Public Facility Future Initiatives:** An overview of recommendations for improving and maintaining individual public facilities over the next 20 years, consistent with this chapter's guiding principles and based on interviews with facility managers.
- **Sanitary Sewer, Storm Sewer, and Water Services:** Identifies the existing service lines for sanitary sewer, water and stormwater. The maps show areas that require further investigation for improvement and possible origin locations for extending services into growth areas. The Plan does not provide a schedule for improvement, but rather acknowledges that facility managers will provide guidance to decision-makers for when projects should be commissioned.

CITY FINANCIAL IMPACT

None.

ATTACHMENTS

1. Draft Comprehensive Plan
2. Resolution Setting a Public Hearing on the Adoption of the Comp Plan
3. Public Notice Comp Plan



COMPREHENSIVE PLAN 2025-2045



DRAFT

ACKNOWLEDGEMENTS

Mayor & City Council

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Mayor

Don Lampe

First Ward

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Second Ward

Peggy Gordon

Third Ward

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Fourth Ward

John Jindrich

Fifth Ward

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HELLO!



The authors extend our deepest gratitude to the Steering Committee and City Staff, whose dedication and enthusiasm brought this plan to life. To everyone who attended meetings and shared their voices—you are the heartbeat of this inspiring vision. Your energy fuels progress, and because of you, Muscatine will continue to reach new milestones, shaping a community that captivates and connects people. You are living proof that a city, built on perseverance and shared purpose, can transform into a place where people don't just live and work—they thrive.

Sincerely,

RDG Planning & Design

01

VISION

This chapter provides the purpose of a comprehensive plan, summarizes the public engagement process, and highlights key community trends that shape Muscatine's future.

01

Contents

The Vision Chapter includes the following elements:

- *Purpose of the Plan*
- *Past Planning*
- *Planning Process*
- *Guiding Vision*
- *Future Framework*

Purpose of the Plan

The 2025 Make It Muscatine Comprehensive Plan (the Plan) has three primary purposes to guide decision-making for the City over the next 15-20 years:

- *Provide an essential legal basis for land use regulation.*
- *Present a compelling vision for the City of Muscatine derived from the aspirations of its citizens.*
- *Establish the policies necessary to fulfill that vision.*

Iowa Smart Planning Principles

Iowa Code 18B lists ten smart planning principles that form the umbrella that all policies fit underneath. The individual chapters in the document address all of these principles, which are all interconnected. These principles are captured in Figure 1.1.

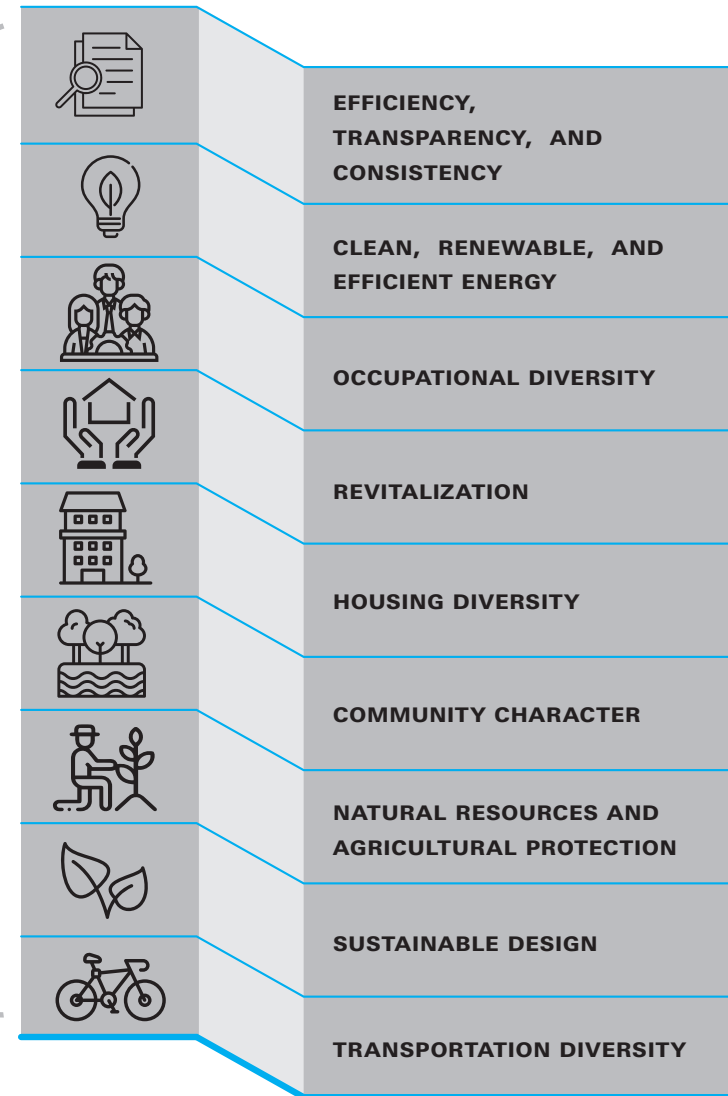


Figure 1.1: Iowa Smart Planning Principles

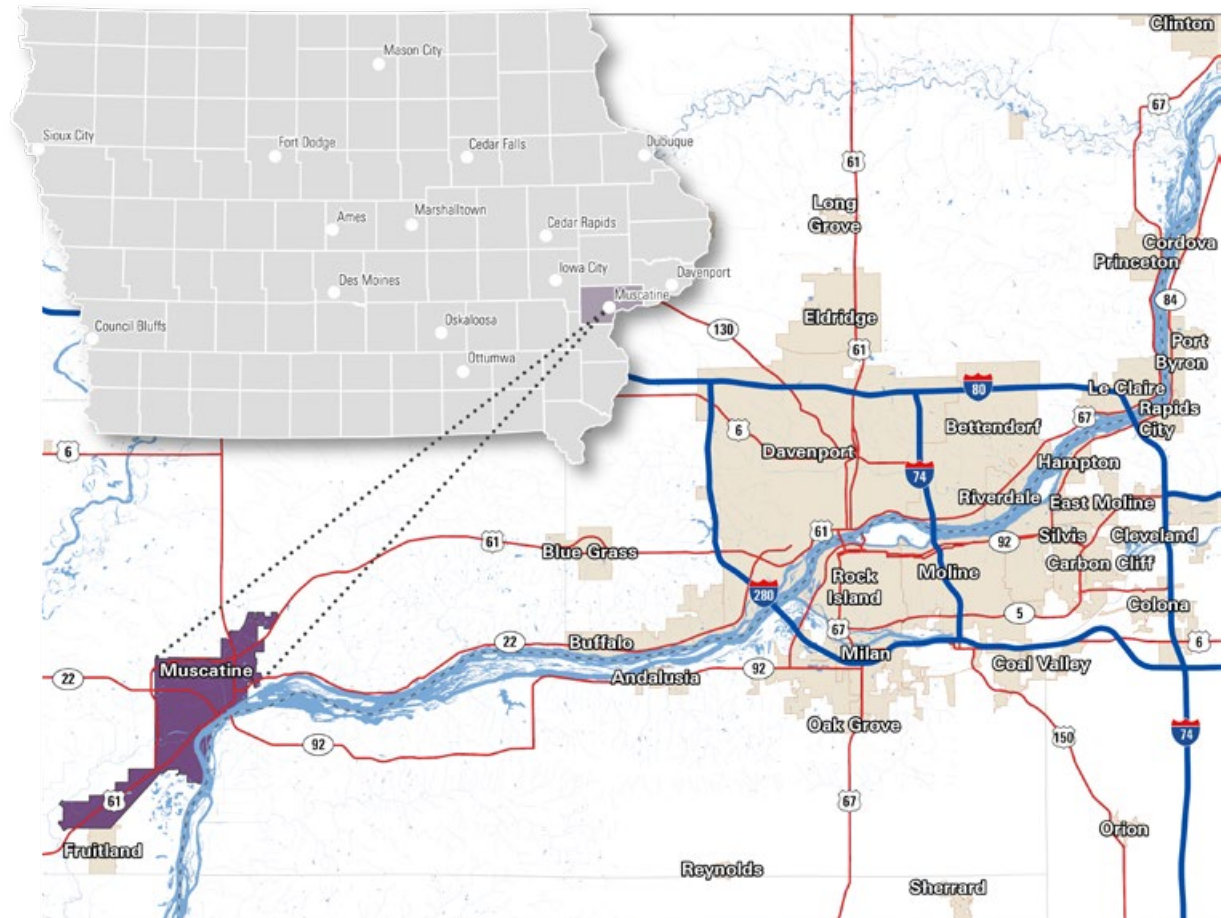
past planning

Muscatine has a strong tradition of planning and executing projects. This plan builds on past initiatives while introducing new ideas to enhance Muscatine's appeal—improving residents' quality of life and attracting new people to call Muscatine home.

The 2013 Comprehensive Plan established a solid foundation for this effort. Since its release, numerous related studies have helped shape the city's direction. While this plan follows a different structure than its predecessor, it adopts a more concise, high-level approach, emphasizing broad strategies over prescriptive details. It also builds upon and integrates key elements from past planning initiatives, including:

- 2024 Muscatine County Housing Study
- 2022 Bike & Pedestrian Master Plan
- 2020 Muscatine County Multi-Jurisdictional Hazard Mitigation Plan
- 2018 Grandview Avenue Corridor Study
- 2017 Housing Market Demand Study
- 2017 Port Feasibility Report
- 2017 Riverfront Park Master Plan
- 2013 Comprehensive Plan
- Several student-led academic studies with focus on branding, sustainability, growth, and riverfront enhancements.

Figure 1.2: Muscatine's Location



planning process

Public engagement is one of the most important pieces of planning, and as such, was carried throughout the entire planning process. Components of the public engagement process included:

- **Technical Committee.** City staff and consultants met monthly to discuss the coordination of events and provide input/feedback on emerging elements of the plan.
- **Steering Committee.** A committee of eleven engaged local representatives provided guidance and feedback at key milestones in the planning process.
- **Listening Sessions.** Stakeholder groups participated in several discussions about the city, its dynamics, and its potential. Property owners, businesses, neighbors, elected/appointed officials, builders, and non-profit groups were among these stakeholders.
- **Interactive Map (Public Activity #1).** The planning process included the development of a project website as a platform for the project to provide updates of the planning process, and make the process publicly accessible. Over 1,150 unique users visited the site and had the opportunity to share ideas on an interactive map.



8

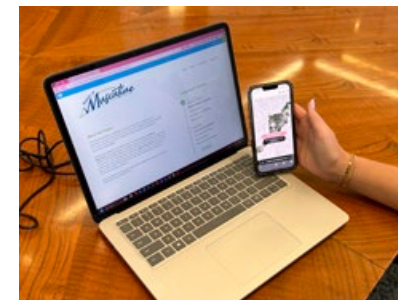
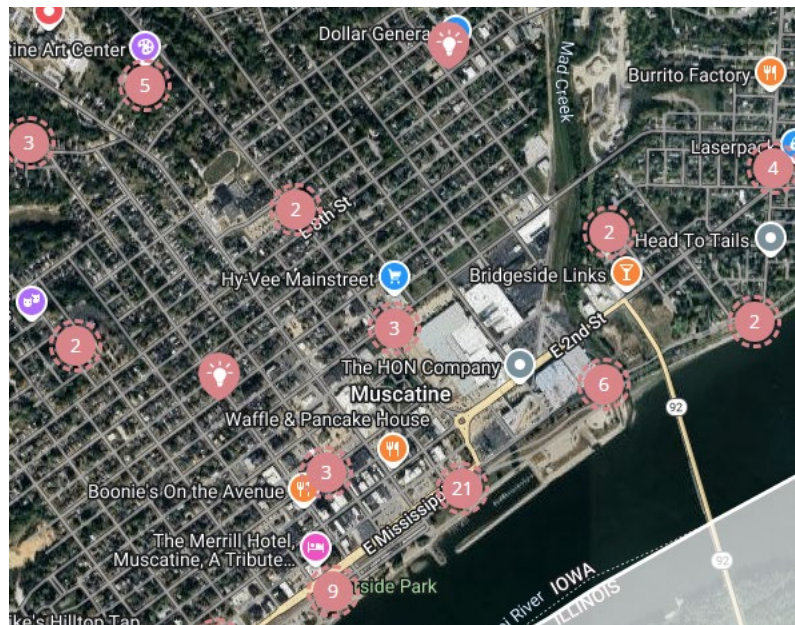
LISTENING
SESSIONS

4

PUBLIC ACTIVITIES

- **Community Roundtable (Public Activity #2).** The kick-off event took place on October 15, 2024. This event included a brief presentation about the process and scope of the project. Discussion among participants helped to define the aspirations of the plan.
- **Design Studio (Public Activity #3).** An on-site Design Studio was held on January 22, 2024 to engage the public, stakeholders, and other interested parties in developing concepts for growth in the City. The event encouraged the public to work alongside the project team to test their emerging concepts that were subsequently refined by the project team.
- **Open House (Public Activity #4).** The Final Open House occurred on September 8, 2025 to provide the public an opportunity to review, comment, and prioritize initiatives in the plan before its final publication and adoption.
- **Plan Approval Meetings.** The Planning and Zoning Commission recommended approval of the plan to City Council, who held a public hearing prior to their approval on [insert date].

The planning process began with shaping the Vision to assemble priorities for the future. The Vision is formed into four themes, which are braided into each other and each recommendation in the Plan. To realize the Vision, community leaders and residents must work together with persistence over time to **Make it Muscatine**.



guiding vision

Guiding Principles

Each chapter includes Guiding Principles that establish goals to shape decision-making. Adhering to these principles helps ensure near-term decisions provide for long-term opportunities.



MAKE IT AMBITIOUS

Provide inspiration for the future.

Located on the beautiful and iconic Mississippi River, Muscatine has accomplished many ambitious projects from riverfront enhancements to recreation amenities.

The Plan offers ambitious initiatives to strengthen Muscatine as “the ideal place” to live, work, and play in Eastern Iowa.



MAKE IT HOME

Improve and increase housing options for all.

The housing stock in Muscatine has both older neighborhoods and newer subdivisions.

The Plan offers strategies to retain and care for the older existing housing stock while supporting new development, leading to a broader range of options for current and future residents in search of a new place to call home.



MAKE IT CONNECTED

Ensure continuity and a complete transit network.

Muscatine has convenient access for different modes of transportation: driving, walking, cycling, and boating.

The Plan offers strategies that expand upon these modes of transportation, ensuring people can get to their destinations comfortably and confidently.



MAKE IT ADVENTUROUS

Enhance recreational opportunities.

The recreational opportunities in Muscatine are wide. With trails, river access, the Arts Center, sports fields, and playgrounds, there is something for people of all ages and abilities.

The Plan offers strategies that enhance and expand upon these recreational opportunities for residents and visitors alike to enjoy year-round.

future framework

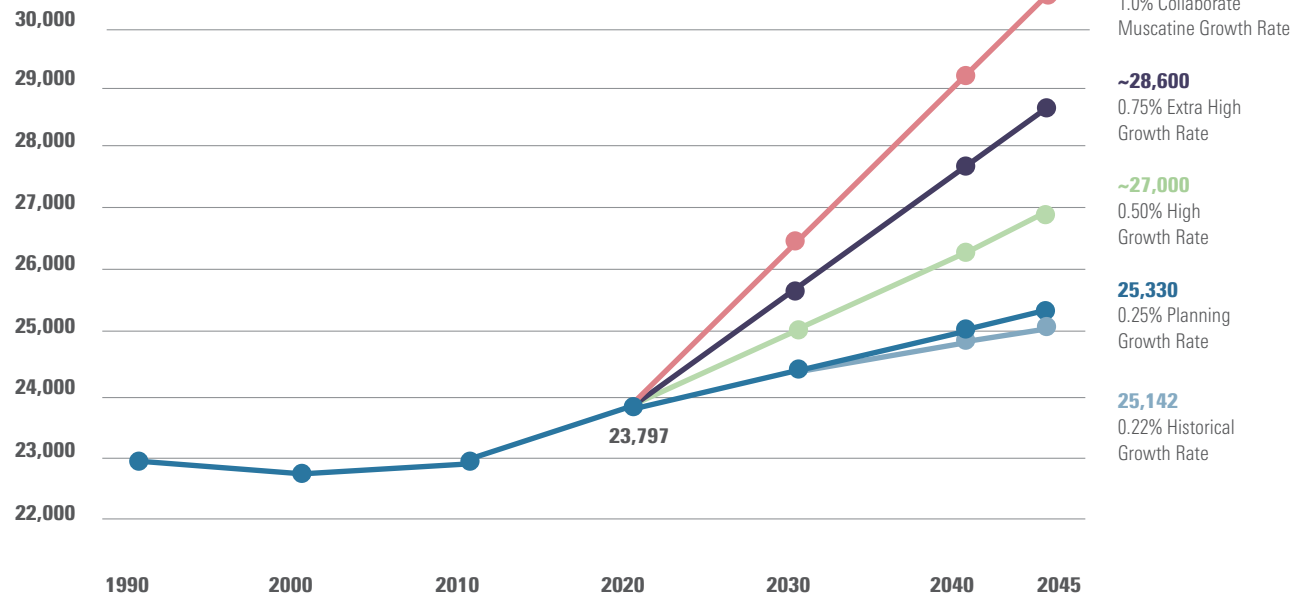
Population Forecast

Planning for future land use considers two population scenarios from market studies and discussions with stakeholders in Muscatine. Figure 1.3 shows these population forecasts through 2045.

In recent decades, population growth has been static in Muscatine. **Some of the growth shown in the 2010s was from an annexation that added 933 people.** This annexation boosted the community's growth rate, but did not result in the need for more resources.

Going forward, a slight growth rate is feasible if the city can add more housing to meet demand and advance quality of life initiatives. **At a 0.25% annual growth rate, Muscatine could reach over 25,000 residents by 2045, over 1,500 more than the 2020 Census population.**

Figure 1.3: Population Forecast, 2045



Source: RDG Planning & Design

What is the planning growth rate?

The plan projects a 2045 population of 25,330, based on a 0.25% annual growth rate—slightly above the city's historical trend of 0.22% since 1990.

Muscatine expects to grow by at least ≈1,500 people by 2045.

What is high growth rate?

If Muscatine's growth rate more than doubled, reaching 0.50%, the city's population could approach a population of 27,000 by 2045. Make it Muscatine's recommendations are flexible enough to accommodate growth up to this rate. If Muscatine experiences an accelerated growth trajectory, such as an ultra high growth rate of 0.75%, updating the comprehensive plan before 2045 will be essential to ensure it reflects the community's evolving needs.

future framework

Land Use Forecasts

Population growth requires land for homes and spurs uses like commercial, employment centers, and parks. Therefore, population growth directly correlates to new developments or redevelopments. Muscatine has enough land within city limits to support the 2045 land use needs. About 2,100 acres of vacant land, open space, or agricultural land are within city limits outside of floodplains and wetlands. This is more than 1,000 acres over the land demand to support the population forecast through 2045. Nonetheless, not all of this land can be easily served and/or developed; thus, opportunities that require annexation are still viable growth considerations.

Muscatine's projected growth of 0.25% translates into a need to convert land for residential, commercial, industrial, and park use.

- **Residential Land Needs.** Muscatine will need at least 284 acres of land to support residential growth by 2045.
- **Commercial Land Needs.** Muscatine will need at least 44 acres of land to support commercial growth by 2045.
- **Industrial Land Needs.** Muscatine will need at least 94 acres of land to support industrial growth by 2045.

Each table includes a calculation for "Land Need," which is based on forecasting methodologies. For planning purposes, the "Designated Land" uses a multiplier (x2 for residential, x1.5 for commercial,

Figure 1.4: Required Residential Land at 0.25% Annual Growth

	% of Demand	Housing Units	Gross Density (du/A)	Land Need (Acres)	Designated Land (x2)
2020-2035					
Low-Density	60%	420	3	140	280
Medium-Density	20%	140	8	18	35
High-Density	20%	140	14	10	20
Total	100%	701		168	335
2036-2045					
Low-Density	60%	293	3	98	195
Medium-Density	20%	98	8	12	24
High-Density	20%	98	14	7	14
Total	100%	488		117	234
Total		1,189		284	569

Source: RDG Planning & Design; Muscatine Housing Market Analysis, 2024

and x3 for industry), because not all land can or will be developed. Land owners decide if they want to develop their land, and some land is not suitable to be developed at all. Therefore, a multiplier attempts to assign more land for development than what can be absorbed during the planning period.

Residential Land

Forecasts for future residential land needs require assumptions about housing demand and preferences. Chapter 4: Housing and Neighborhoods provides the methodology for forecasting future housing needs, which reports a potential need of at least 1,200 units through 2045, an annual average of 48 new units. This is much higher than what has been produced in Muscatine in decades.

The mix of new housing units in Figure 1.4 comes from information in the 2024 Housing Analysis, market trends, and discussions during the planning process.

The housing mix includes:

- 60% low-density (about three units per acre)
- 20% medium-density (about 8 units per acre)
- 20% high-density (about 14 units per acre)

The housing mix results in a need for at least ~1,200 units that absorbs ~284 acres of land. A portion of the new units can be absorbed in existing neighborhoods on vacant lots or through redevelopment. Therefore, not all of the 284 acres is considered a conversion of greenfields.

Figure 1.5: Required Commercial Land at 0.25% Annual Growth

	2020	2035	2045	Land Need (Acres)	Designated Land (x1.5)
Population Proportion Method					
Projected Population	23,797	24,705	25,330		
Commercial Use/100 residents	2.84	2.84	2.84		
Projected Commercial Use (acres)	677	702	720	44	65
Residential Use Proportion Method					
Residential Land (acres)	2,898	3,066	3,183		
Commercial:Residential Ratio	0.23	0.23	0.23		
Projected Commercial Use (acres)	677	716	743	66	100
Projected Commercial Acres				44-66	65+

Source: RDG Planning & Design

Commercial and Industrial Land

Commercial and industrial land needs are difficult to project accurately since one large business could change the need dramatically. Conversely, remote work is changing the office environment, and the demand for commercial space is trending downward with more online presence. The forecasts for Muscatine do not stipulate a destiny or provide a ceiling on growth. Instead, they are a general guideline to evaluate how Muscatine is growing related to past trends.

Commercial Development.

Considering employment trends, the existing commercial land used by the population, and residential land uses, Muscatine can expect 44-66 acres of new commercial land through 2045 to provide a similar level of service per resident.

Industrial Development. Industrial development requires more flexibility and space depending on the use. Therefore, the need for industrial and flex space types is difficult to determine, and Muscatine already has a large industrial base. Using a past

Figure 1.6: Required Industrial Land at 0.25% Annual Growth

	2020	2035	2045	Land Need (Acres)	Designated Land (x3)
Population Proportion Method					
Projected Population	23,797	24,705	25,330		
Industrial Use/100 res.	6.16	6.16	6.16		
Projected Industrial Use (acres)	1,465	1,521	1,559	94	283
Residential Use Proportion Method					
Residential Land (acres)	2,898	3,066	3,183		
Industrial:Residential Ratio	0.51	0.51	0.51		
Projected Industrial Use (acres)	1,465	1,550	1,609	144	431
Projected Industrial Acres				94-144	283+

Source: RDG Planning & Design

population ratio trend translates to 94-144 acres through 2045.

Park Land

With population growth, Muscatine must continue to provide adequate parks. The forecast for park space should be considered minimum requirements to support the population at the same level of service. The forecast only includes programmed public parks, not passive natural areas and/or areas not meant for public access or use (such as private golf courses).

The City of Muscatine has 408 acres of designated park spaces. With a 2020 population of 23,797, this translates to 12.9 acres per 1,000 people.

Muscatine exceeds the national standard of 10 acres per 1,000 residents, and therefore forecasts do not generate a hard demand. However, that does not mean that everyone in Muscatine is equally served or that the menu of parks serves everyone's needs. The Parks & Trails chapter (page 65) goes into more detail on these needs.

future framework

The City of Muscatine includes 12,310 acres of land, which includes 7,439 developed acres and 2,663 acres of undeveloped area. For the purposes of this calculation, undeveloped land includes open spaces that are prime for development. Some land is excluded from this calculation because of environmental features, such as steep slopes, floodplains, and/or wetlands.

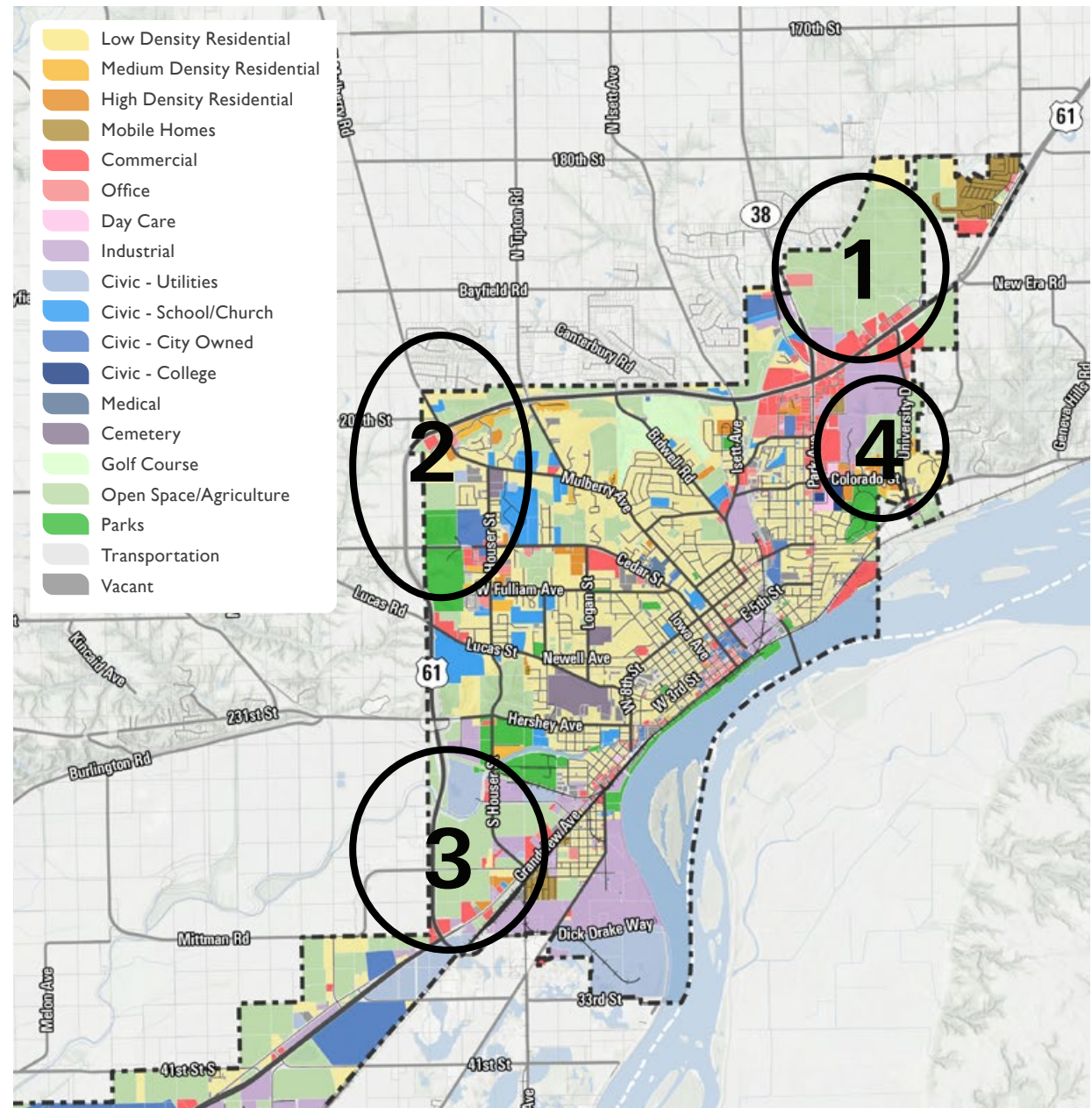
Growth comes in two forms: new development and redevelopment.

- New development occurs on property that is on open ground and can be served by the extension of infrastructure. Land may be in or outside of the city limits.
- Redevelopment occurs on property that is already developed and served by infrastructure, and is subject to change because its use is deteriorated or vacant.

Figure 1.7: Existing Land Use and Growth Areas shows the City's existing land use and defines anticipated growth areas, which were identified during the planning process. Chapter 2: Land Use and Design, includes a Future Land Use Map and land use compatibility guide for future development and redevelopment.

1. **Northeast Corridor.** Vacant within city limits.
2. **Northwest Area.** Vacant land outside of city limits with nearby areas being developed.
3. **West Area.** Vacant land with available services.
4. **East Area.** Vacant land within city limits.

Figure 1.7: Existing Land Use and Growth Areas



Source: RDG Planning & Design

An aerial photograph of a town, likely Muscatine, Iowa, featuring a river, a bridge, and a dense residential area. The image is overlaid with a semi-transparent blue filter.

02

LAND USE & DESIGN

This chapter includes Muscatine's land use policy and principles for urban design.

02

The Land Use & Design Chapter includes the following elements:

- *Guiding Principles*
- *Future Land Use Map*
- *Land Use Types*
- *Land Use Compatibility*
- *Growth Areas*
- *Special Districts*

Guiding Principles

- *Grow with equitable housing options.*
- *Direct more intense uses, such as commercial and industrial uses, towards arterial and collector streets.*
- *Ensure connections between newer and older residential areas to build neighborhoods rather than isolated subdivisions.*
- *Manage transitions between land uses while supporting mixed use.*
- *Protect and respect the environment.*

future land use map

The Future Land Use Map is based on population projections, economic trends, and public input. It plans for more development than projected or needed to allow for flexibility, avoid a land shortage, and provide long-term planning scenarios.

Property Owners Decide

The future land use map depicts new land uses for privately owned properties. The transition of these properties from their current use to the depicted use is expected to occur slowly over time in response to market demands, as property owners voluntarily sell, develop, or change the use of their land.

Generalized Map

The future land use map should be interpreted generally and is not intended to be rigid like the zoning map. The boundaries between land uses on the map show approximate areas of transition. Trails, collector streets, and arterial streets indicate connections that need to be made, but the exact areas will be determined by engineering studies.

Basis for Land Use Decisions

The future land use map should provide the basis for decisions by the Planning and Zoning Commission, the City Council, and private developers. The map is a critical part of the approval process for development proposals and zoning decisions.

Figure 2.1: Future Land Use Map

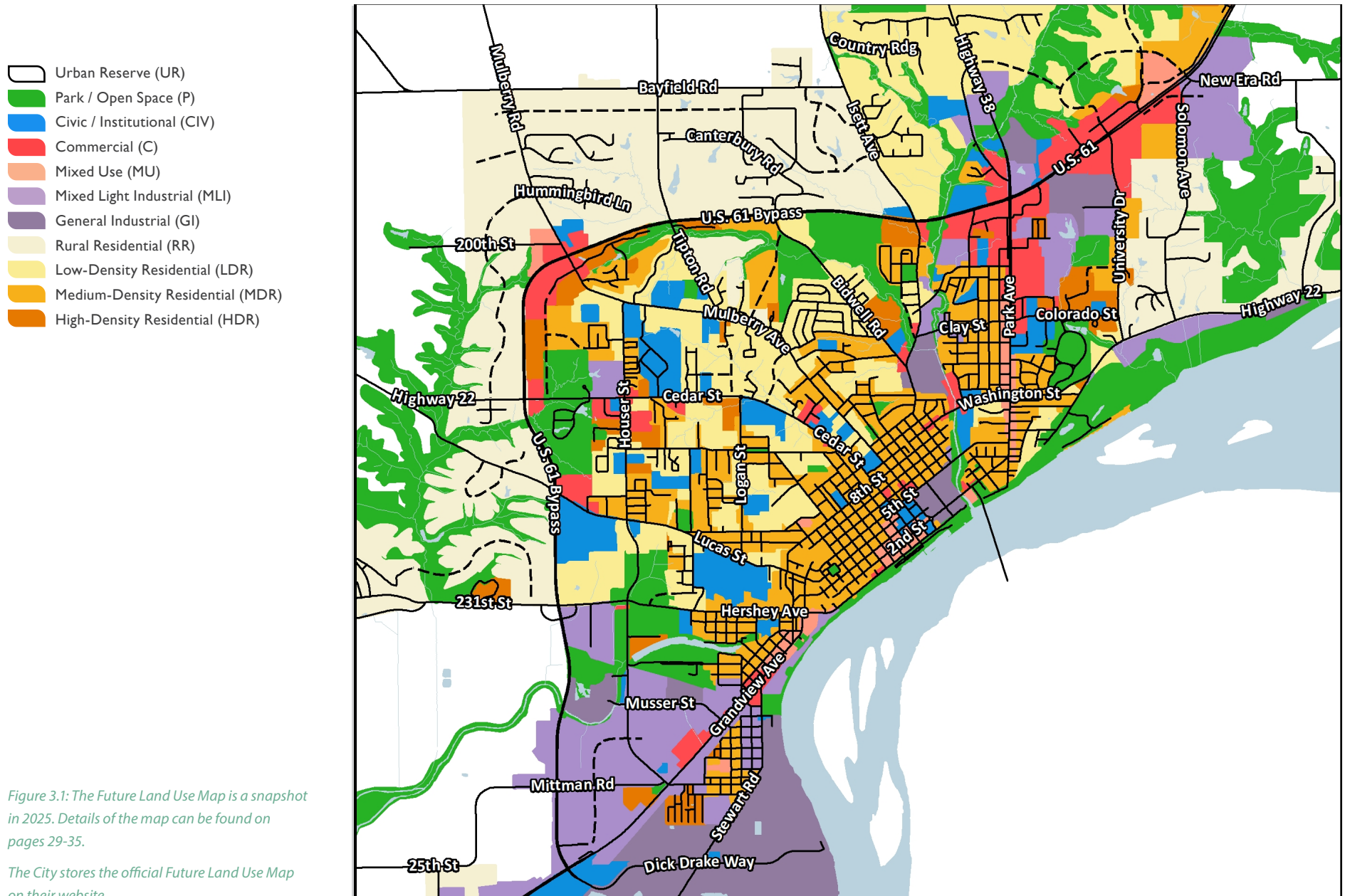


Figure 3.1: The Future Land Use Map is a snapshot in 2025. Details of the map can be found on pages 29-35.

The City stores the official Future Land Use Map on their website.

Source: RDG Planning & Design, 2025

land use types

The 2025 Future Land Use Map includes 11 types of land uses:

- Urban Reserve (UR)
- Parks / Open Space (P)/(OS)
- Civic / Institutional (CIV)
- Commercial (C)
- Mixed Use (MU)
- Mixed Light Industrial (MLI)
- General Commercial (GI)
- Rural Residential (RR)
- Low-Density Residential (LDR)
- Medium-Density Residential (MDR)
- High-Density Residential (HDR)

Urban Reserve (UR)

Use Characteristics

Long-term growth areas with an emphasis on land preservation, such as crop cultivation. These are holding areas beyond the areas needed to accommodate the next 20-25 years of growth. Any privately-led development in UR areas must be reviewed for consistency with the land development principles outlined in the Plan. These areas should be reserved for long-term urban development following the life of this Plan, with primary uses in the near term remaining as open space, agricultural, or low density residential.

General Intensity

Under two dwelling units per acre.

Parks / Open Space (P)/(OS)

Use Characteristics

Reserved spaces that can have recreational features. Significant development and impervious land are not permitted.

- Limited uses that are primarily natural.
- Any development is recreational with a low impact on nature (such as park shelters or ball fields) while complementary to the broader area's purpose for recreational uses. Complementary uses may include limited commercial that serves recreational users.
- Includes golf courses because of their open space characteristics.
- Open spaces are generally entirely undeveloped and left natural to protect floodplains, habitats, and forests.
- Passive recreation features like trails may be permitted in open space areas.

General Intensity

Residential uses are not applicable in the district.

Civic / Institutional (CIV)

Use Characteristics

Civic and institutional uses are larger scale public and semi-public spaces such as City-owned buildings, schools, medical facilities, major campuses, cemeteries, landfills, water plants, and major utilities.

General Intensity

Residential uses are not applicable in the district.

Commercial (C)

Use Characteristics

Includes various commercial uses, including auto-oriented developments, retailers, multi-use centers, restaurants, and other services.

- Office, retail, and service-oriented commercial.
- Limited heavy commercial that has outdoor storage (subject to standards for screening, traffic circulation to arterial or collector streets, and noise).
- High density residential uses may occur in a mixed-use environment, but commercial remains the dominant use. Upper-story residential allowed.

General Intensity

12+ dwelling units per acre (if provided).

Mixed Use (MU)

Use Characteristics

Urban areas that can include a mix of commercial, office, service, limited production light industrial, and medium to high density residential.

- A mix of complementary uses, including multi-family housing, schools, mid-sized parks and churches, commercial, and mixed-use structures.
- Detached single-family housing is generally not appropriate.
- Limited light industrial uses can be allowed with special permitting. Usually, these uses serve the community and are not meant for regional export production. Examples might include microbreweries, maker spaces, coops, art studios with heavier production equipment, etc.
- Amenities such as parks, plazas, and quality streetscapes should be more prevalent than in MDR and HDR areas.

General Intensity

7-12+ dwelling units per acre.

Mixed Light Industrial (MLI)

Use Characteristics

Areas of manufacturing, production, or heavier commercial uses.

- Uses include indoor production operations that may have higher outdoor loading and truck traffic levels for warehousing purposes.
- A variety of uses such as warehousing, distribution, office/industrial flex space, home improvement stores, and light manufacturing.

General Intensity

12+ dwelling units per acre if permitted with a master planned mixed-use development.

General Industrial (GI)

Use Characteristics

Areas reserved for more extensive production of materials and extracting. GI land uses require larger acreages for large operations, to maximize clustering, and offer efficient connections to export transportation routes.

- General industrial areas have more intense uses with outdoor areas for storage, equipment use, and other operations.
- All types of industries such as manufacturing, warehousing, distribution, and resource extraction are possible.

General Intensity

Residential uses are generally not appropriate.

Rural Residential (RR)

Use Characteristics

Existing residential acreages are not proposed for change in the future. Rural residences and associated uses are permitted. Rural residential can include acreages, homesteads, or cluster developments. New rural residential uses should not occur in areas where city services can be provided or are likely to have city services in the planning horizon.

General Intensity

Under two dwelling units per acre.

Low-Density Residential (LDR)

Use Characteristics

Neighborhoods with moderate to larger lot sizes compared to the overall density in the city. LDR areas tend to emphasize single-family development or other housing types with similar character.

- Similar density and scale duplex or attached housing arrangements are permitted.
- Civic uses, such as places of worship, are generally allowed, with special reviews for higher intensity civic uses like schools.
- Existing neighborhood-scale commercial that provides service to neighborhood residents may remain.
- New non-residential uses that serve the immediate neighborhood may be permitted through special review and approval to consider scale, design, and character that complements low-density residential uses.

General Intensity

2-6 dwelling units per acre.

Medium-Density Residential (MDR)

Use Characteristics

Neighborhoods that incorporate a mix of housing types, including single-family detached, single-family attached, townhouses, duplexes, and small-lot single-family.

- Limited medium-scale multi-family development may be allowed with a special review.
- Civic uses, such as places of worship, are generally allowed, with special reviews for higher intensity civic uses like schools.
- Existing neighborhood-scale commercial that service area residents can remain.
- New non-residential uses that serve the immediate neighborhood can be permitted through special reviews or approvals that consider scale, design, and character to complement medium-density residential uses.

General Intensity

5-12 dwelling units per acre.

High-Density Residential (HDR)

Use Characteristics

Neighborhoods that can incorporate a broad mix of housing types, including multi-family housing. The primary use is still residential.

- Allows attached, townhome, and multi-family housing at a more concentrated scale. Single-family detached uses can still be allowed, but more appropriate as small lots, tiny homes, or integrated arrangements with other housing types.
- Civic uses, such as places of worship, are generally allowed, with special reviews for higher intensity civic uses like schools.
- Neighborhood services, limited office, and retail commercial within primarily residential areas may be appropriate.

General Intensity

12+ dwelling units per acre.

land use compatibility

One of the most important concerns in land use planning is the relationship between different uses and their relative compatibility with each other. In areas where densities are low, compatibility is usually achieved using spacing between buildings and by congregating similar uses together. This simple method is easy to administer and understand. However, it can lead to some undesirable conditions, such as less walkable neighborhoods.

Compatibility in mixed-use districts and contexts can be attained in a more nuanced way by focusing more on the performance (effects) of various uses and designing land use regulations that allow for more integration of uses. If carefully done, the integration of uses can create transportation efficiencies and walkable neighborhoods, all while preserving privacy, security, and aesthetics.

The future land use types exist on a continuum of intensity and, therefore, have a continuum of compatibility methods. As land uses become more intense and uses become

more integrated, compatibility methods focus less on spacing and congregating similar uses and more on performance-based methods that directly address issues such as noise, traffic, privacy, and aesthetics.

It is important to remember that while many areas allow mixing

uses, it does not mean that every land use is appropriate everywhere. Location standards and compatibility requirements for higher impact uses are an important part of the land use system proposed in this plan.

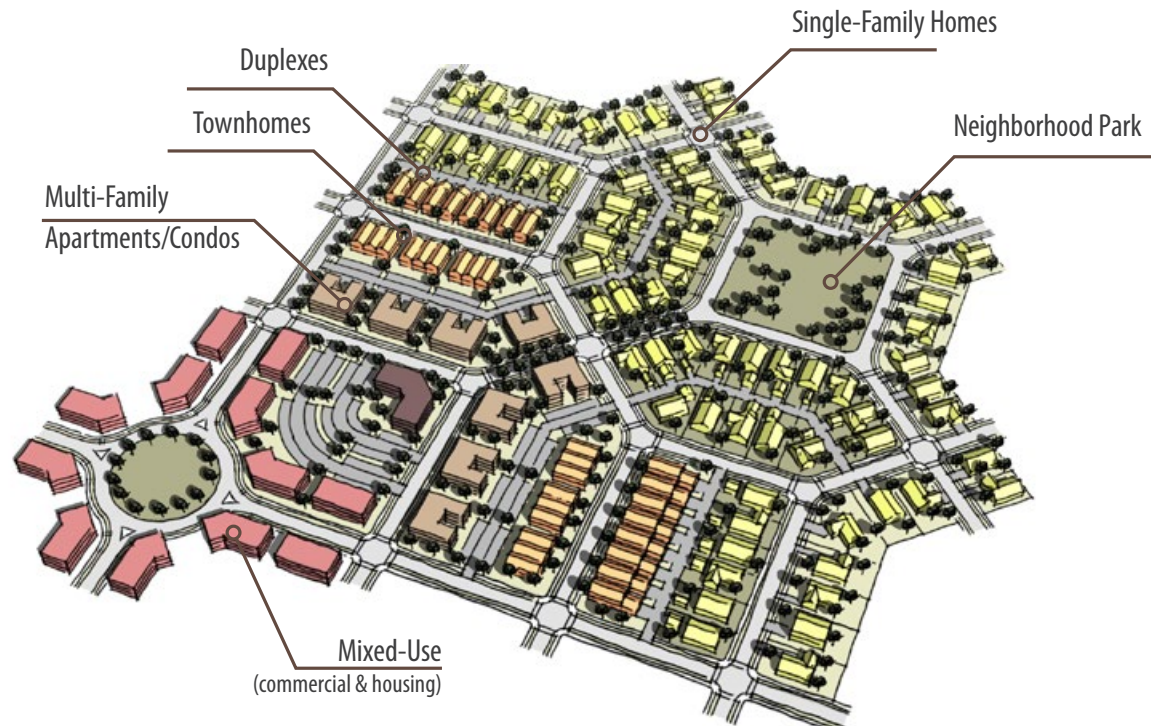


Figure 2.2: Land Use Compatibility

Land Use Compatibility

The further apart uses are on the intensity scale, the greater the level of mitigation is needed to protect or buffer - as defined in the zoning code - the less intense use. Potential mitigation techniques, and necessary documentation as determined by the City, should be outlined with the Zoning and Subdivision ordinances.

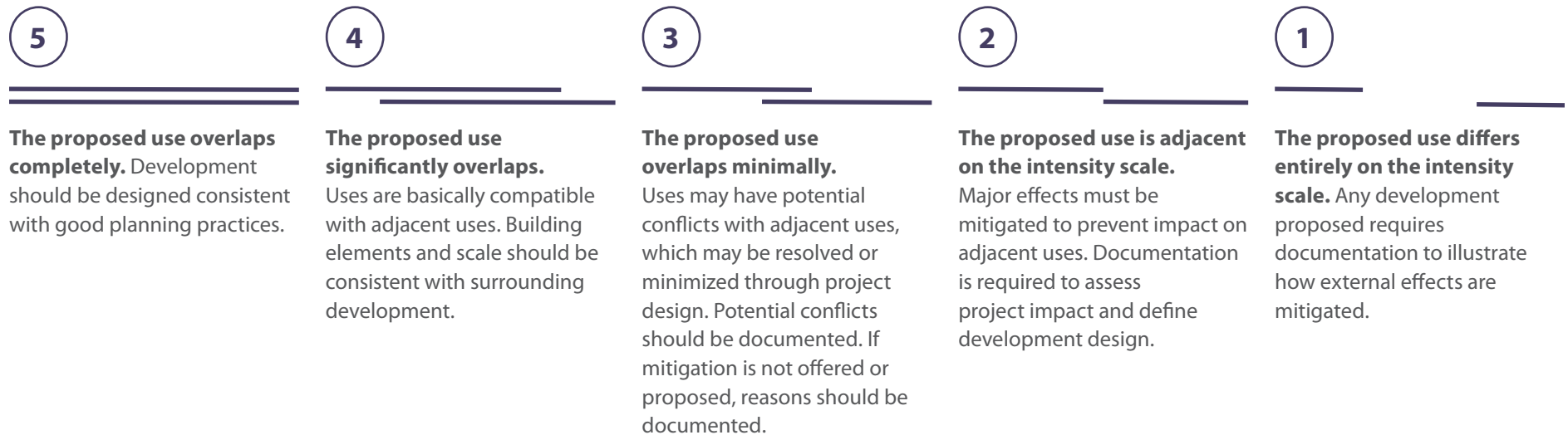
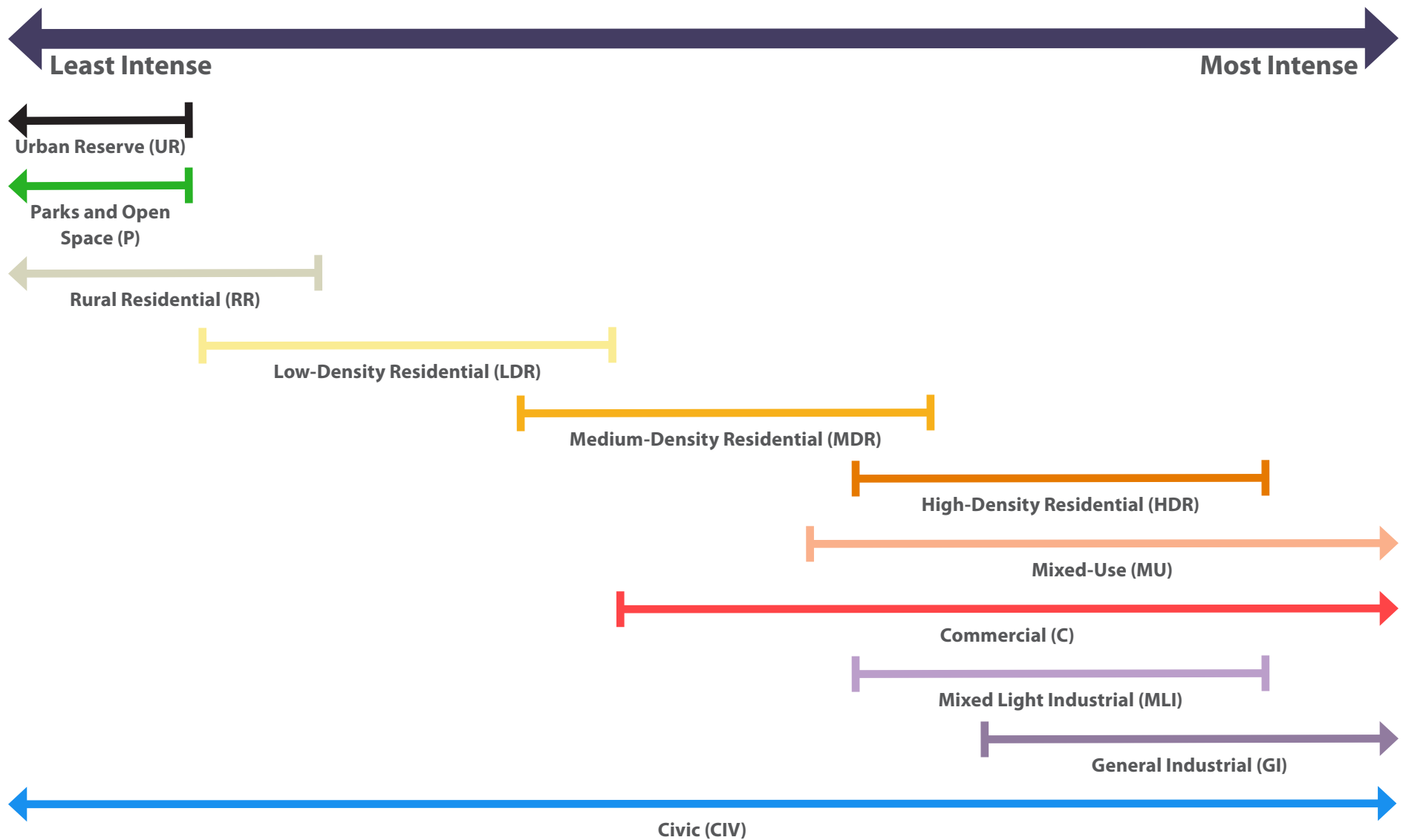


Figure 2.3: Future Land Use Intensity Scale



/// This chart should be used to assess the relationship between land uses and provide a basis for development proposal review in conjunction with the compatibility design guides.

Compatibility Design Guides

There are many ways to achieve compatibility between different land uses. Each land use district describes broad compatibility guidance for all uses in each district. This section provides additional guidance for the compatibility pairings to ensure specific types of development flow with adjacent uses and the visions of the Plan. These guidelines are applicable during land use changes, zoning reviews, site plan reviews, and for higher intensity project elements.

Environmental Features

- In sensitive areas, allow minor encroachments of residential zoning for existing uses and limit allowances for new development without specific plans to locate structures outside of sensitive areas to retain the natural, aesthetic, and environmental value of these features.
- Build around natural water flows rather than rerouting water and wetland areas.
- Encourage landscaping that more slowly filters rainwater and reduces the amount of pollutants entering streams and waterways.

Service Facilities

- Shield functional utility fixtures as much as possible when visible from the right-of-way. Options include landscaping, placement, art, and even creative paintings on the fixtures.
- Use stormwater detention and retention areas as opportunities for plant diversity, neighborhood paths, and features of development.

Undeveloped Fringe Areas

- In undeveloped areas designated for future residential uses, require bulk standards that prevent or discourage the development of rural subdivisions but still maintain agricultural possibilities until residential development occurs.
- Permit land divisions only to allow splitting off an existing home site or farmstead from a farm area.
- Limit high intensity agricultural and extraction uses that may prevent future neighborhood development.

Integrating Mobility

- Ensure there are accessible pedestrian paths to the entrances of all buildings from parking areas or sidewalks.
- Require infill and new development to connect to existing sidewalk or path systems.
- Require enhanced street crosswalk treatments along designated trail paths on the Future Land Use Map.

- Use a complete streets approach to the design of all streets, which includes pedestrian paths buffered from traffic, streets that are not overly wide, and consideration of on- and off-street protections for pedestrians and bicyclists.

Community Corridors

- Respect existing businesses and historic character of major corridors, like Park Avenue.
- Allow increases in the number of people living in and immediately around major corridors.
- Create environments on major corridors that allow people to comfortably walk, bike, or use other active modes to travel. This includes sidewalks and shared use paths that continue to the entrances of residences, restaurants, businesses, and public spaces.
- Allow and encourage transitions of underused parking lots, vacant sites, obsolete buildings, and marginal uses that do not

contribute to the character of these corridors.

- Maintain local street connections to major corridors that offer alternative routes.
- Manage the size and visibility of commercial signage along corridors and focus signage toward the major corridor.
- Limit and consolidate driveways when possible through access management policies.
- Keep drive-through lanes on the side or rear of buildings to maintain the character of the street corridor.

Residential Neighborhoods

- Make smooth transitions in scale and intensity of uses from pre-existing contexts to higher intensity development. Use prevailing density as the guide for redevelopment but allow for building variations to fit infill lots.
- Maintain street trees and landscaping features for a pedestrian friendly environment.

Plant street trees with street extensions. Ensure diversity to protect the longevity of tree coverage.

- For high density development, avoid secluded developments from adjacent areas. Instead of large campus style sites, encourage integration through multiple vehicle access points, walkways to adjacent areas and within the site, and parking lots shielded behind buildings. Locate buildings along collector and arterial streets if possible.
- Avoid monotony in multi-family building design and architectural features. Encourage design with variation in porches, facade articulation, and building placement.
- Avoid long cul-de-sacs or multiple cul-de-sacs in one neighborhood. Reserve pedestrian accessways at the end of cul-de-sacs that are wide enough to allow a paved pedestrian path when possible to logically connect to other neighborhoods, parks, or open spaces.

- Have sidewalks on both sides of the street in all neighborhoods if not prevented by environmental features.
- Use the Future Land Use Map to ensure most residents have access to neighborhood services within a reasonable walking distance.
- If neighborhoods are developed under Homeowner Association subdivisions, ensure that off-street paths across the subdivision allow public access.

Mixed-Use Areas and Sites

- For mixing uses across a site, focus uses with higher traffic volumes and activity along intersections or higher volume streets. Transitions to lower trafficked uses can be made gradually or more abruptly through public environments like public open spaces, interior streets or drive aisles with a residential street character, and trail and greenway corridors that separate residential and commercial uses.

- Orient commercial service areas toward each other, or locate commercial service areas in places that avoid impacts on neighboring residential development.
- Use mixed-use areas as opportunities to create walkable environments with buildings closer to the street, parking in the rear, and shorter block lengths.
- Taller buildings should be oriented on collector or arterial streets. Larger setbacks may be more appropriate if taller buildings are next to one-story residential uses.
- Place lower density residential farther away from main streets and closer to pre-existing neighborhoods.
- Share off-street parking spaces between uses whenever possible. Shared parking can occur between residential and non-residential uses. Avoid creating oversized parking lots.

growth areas

Figure 2.1 presents the Future Land Use Map (FLUM), and the following pages summarize the targeted individual growth areas. Although growth may expand in multiple directions, this plan recommends concentrating resources—administrative efforts and incentive funding—on these specific areas. The growth principles highlight two key elements for each area: Land Use and Connectivity. Target areas for future growth include:

- Infill
- West
- Northwest
- Northeast
- East
- Rural Subdivisions
- Annexation

The City has long recognized these areas as key opportunities for future growth and is now seeing a trend of rural residential subdivisions developing north of Highway 61. With access to city-supported services such as public safety and parks, these areas are well-positioned for future annexation, enhancing Muscatine’s potential for population growth.

Figure 2.4: Infill

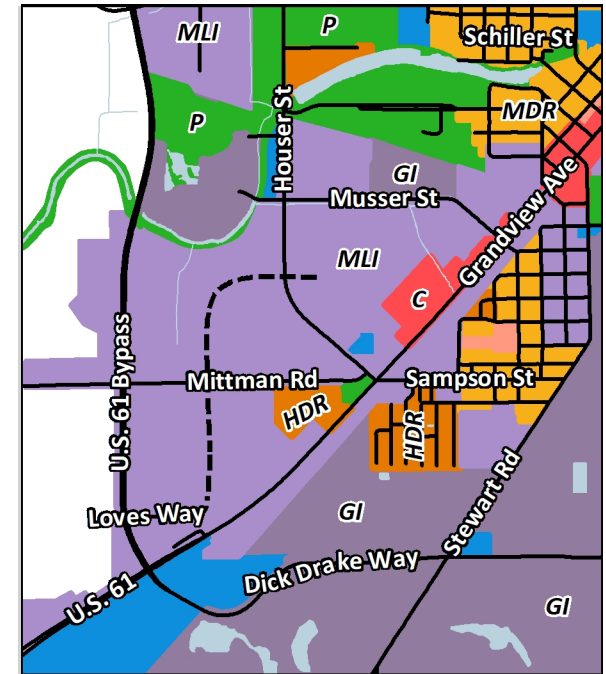


Infill (Priority)

The City has several parcels of land that remain undeveloped, sometimes through the loss of a home and the property owner decides to not rebuild. These lots are prime for new construction and infrastructure is readily available to these properties.

Infill in older neighborhoods should match the context of its surroundings in style and home and lot size. Acreage parcels within the City are opportunities to support more development as well.

Figure 2.5: West Growth

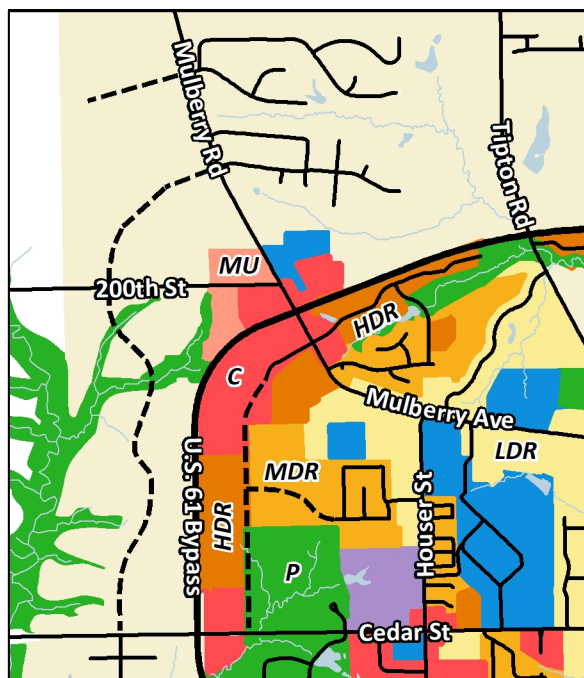


West Growth

The West Growth Area is convenient to Highway 61 and the airport. Growth should be limited to the east side of Highway 61.

- **Land Use.** Considered a “shovel ready” site, this area should be reserved for commercial and/or low-intensity industrial uses. Residential uses would likely be too fragmented from the rest of the community.
- **Connectivity.** Development should connect Loves Way to Mittman Road and Houser Street. Development should have interconnected parking areas so drivers can easily navigate between sites.

Figure 2.6: Northwest Growth

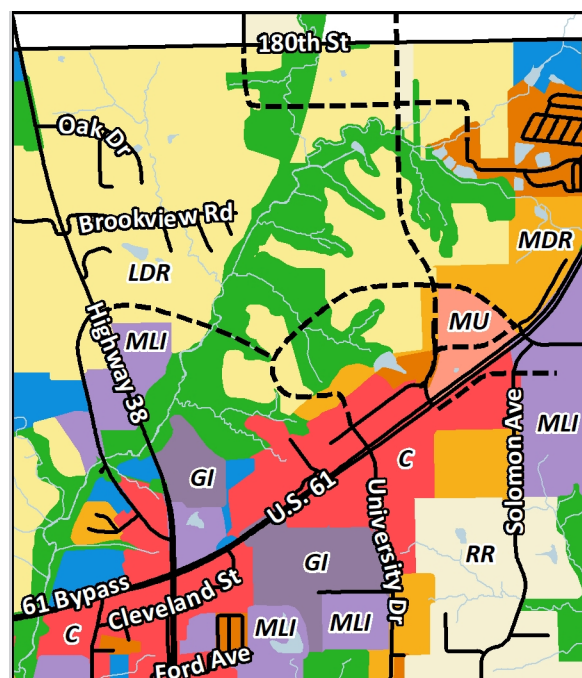


Northwest Growth

The Northwest Growth Area is a growth area that is conveniently accessible, desirable, and more development interest is probable.

- **Land Use and Density.** The area near Mulberry Avenue is designated for commercial use, while property further away from Mulberry Avenue tiers down to residential.
- **Connectivity.** Development should connect to a shared drive and have connected parking lots, similar to development along Highway 61.

Figure 2.7: Northeast Growth

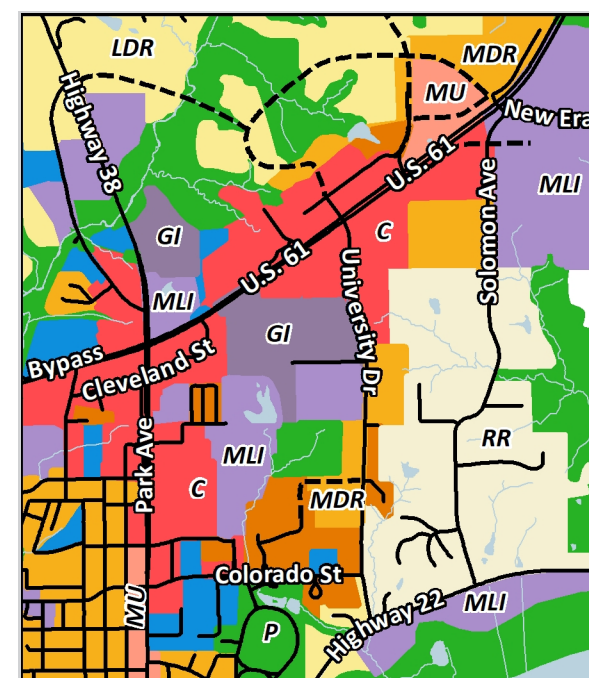


Northeast Growth

The Northeast Growth Area includes open land within the city limits and was previously subject of a growth study, Northeast Corridor Project (2014).

- **Land Use and Density.** The area is designated for residential (LDR/MDR). Commercial (C) uses should orient to Highway 61.
- **Connectivity.** Future streets should logically connect to Highway 61 and new buildings should not obstruct future street extensions.
 - » Retrofit and extend University Avenue.
 - » Connect frontage roads.
 - » Connect to Highway 38 and 180th Street.

Figure 2.8: East Growth



East Growth

The East Growth Area includes vacant land within city limits. Nearby development includes a mix of multi-family, duplexes, and townhouses.

- **Land Use and Density.** The area is designated for medium-density residential (MDR). Development should be allowed to cluster its density, allowing the overall unit count for the site to be achieved while preserving the woodlands as an amenity. Unbuilt portions of the Cobblestone subdivision (MDR) just west of this area has ready access to infrastructure.
- **Connectivity.** Development should have logical connections to its surroundings, this includes placing roads and intersections to minimize conflicts.

Rural Subdivisions

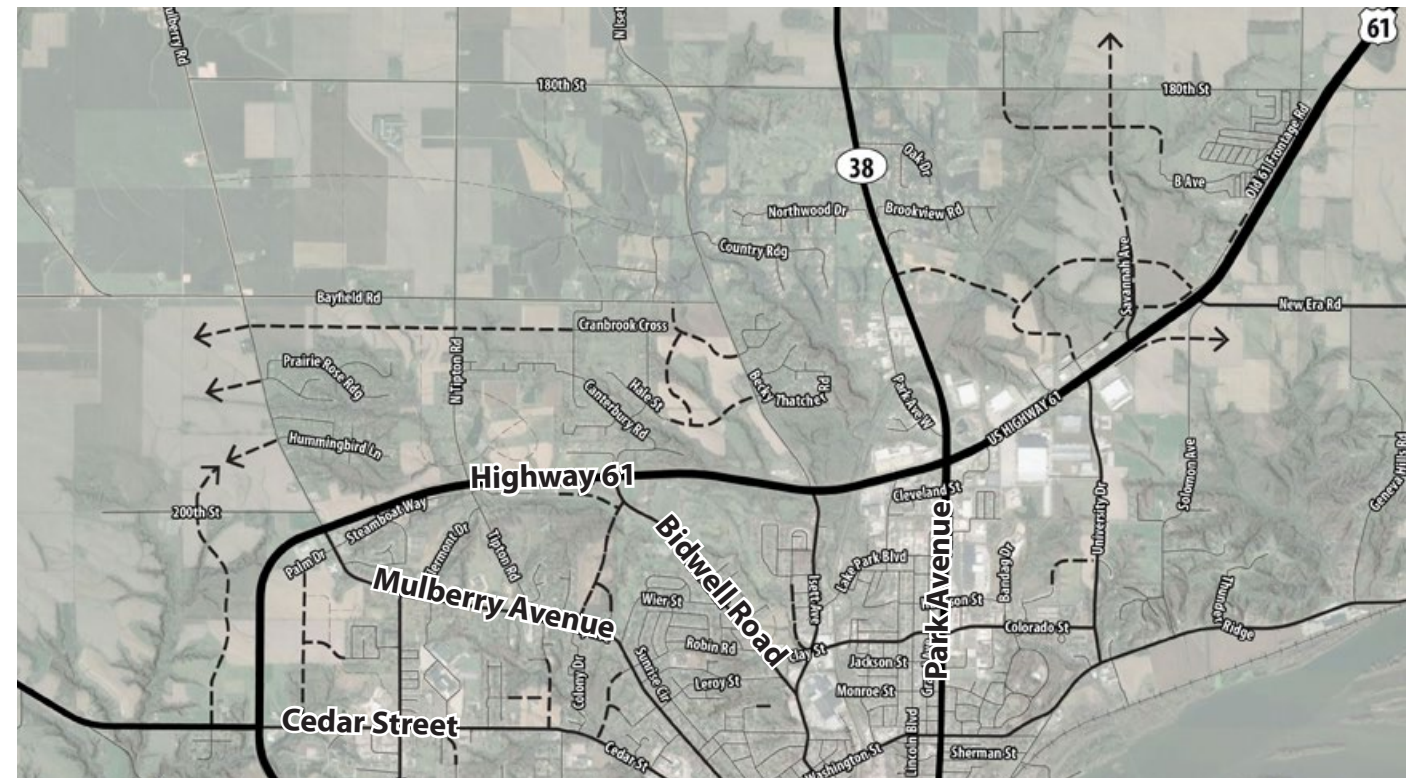
Muscatine has authority to review development applications for subdivisions located in the county within its 2-mile jurisdiction.

Several existing developments exhibit challenges that should be avoided in the future and corrected through the subdivision review process.

Challenges/Policies

- **Pattern of Cul-de-sacs.** Fire trucks, ambulances, snowplows, and school buses struggle to navigate cul-de-sacs efficiently, slowing down response times and services.
 - » Policy: Avoid cul-de-sacs. Where necessary, limit them to 500 feet.
- **Emergency and Service Access.** Many subdivisions have a single point of access to a major road, particularly between Isett Avenue and Highway 38. If the access road to one of these major roads were blocked, emergency services may not be able to respond in an emergency because alternative routes are unavailable. Conversely, residents evacuating a subdivision may be trapped if an obstruction blocked the road.

Figure 2.9: Rural Subdivision Connections



- » Policy: Subdivisions must have two points of access from a major road and planned connections to adjoining property.
- **Isolated Property.** Linear development along roadways prevents rear access to property and developed subdivisions lack planned connections to adjacent property. The result makes building future subdivisions tucked behind developed property much more difficult and expensive to retrofit. Figure 2.17 shows a demonstration for adding connections between existing and future developments.
 - » Policy: Future development must include planned connections to adjacent property, using the framework in Figure 2.9.

Annexation

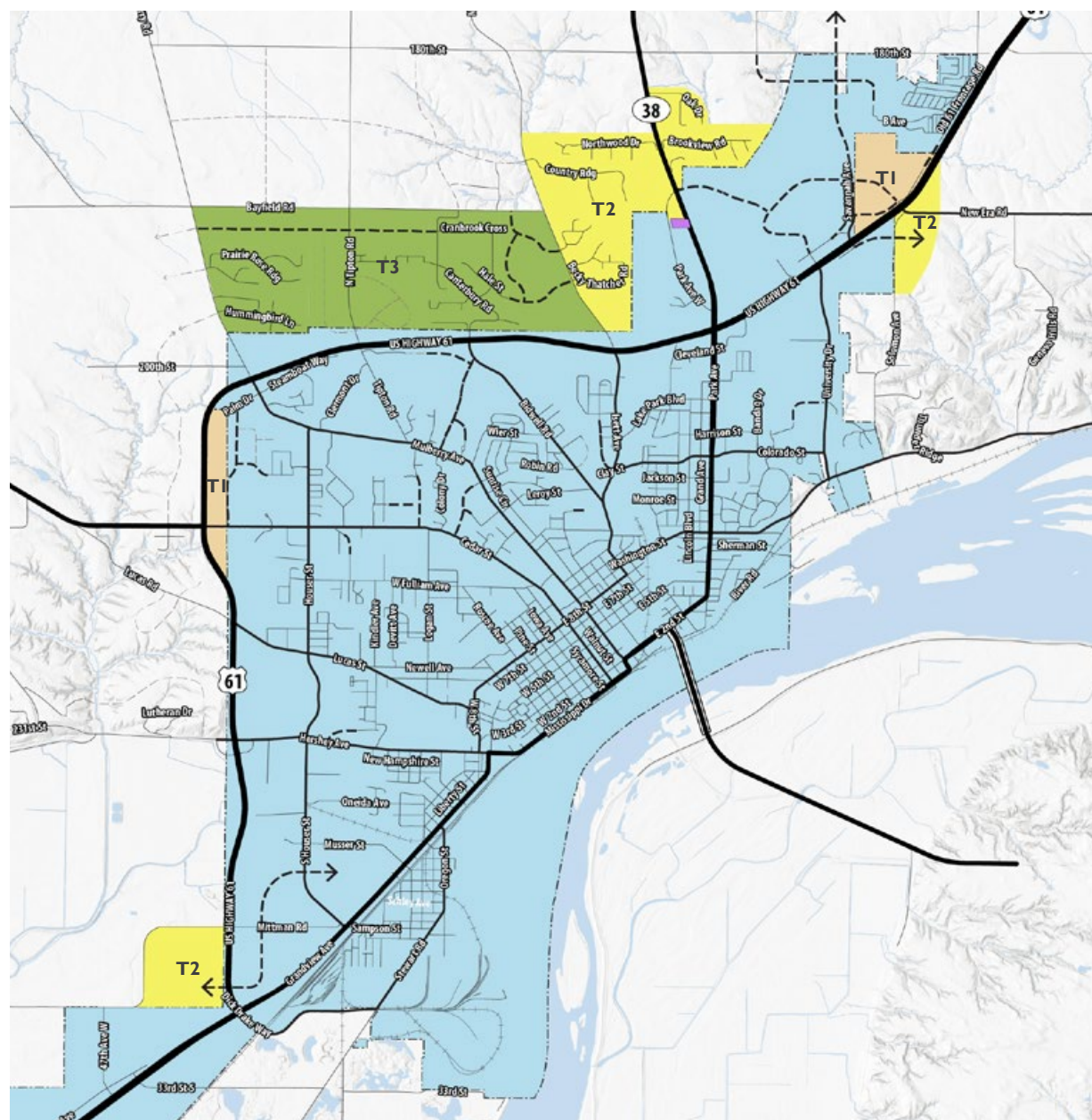
The Future Land Use Map, Figure 2.10, shows development inside and outside of the City's limits. This boundary is expected to change over time through voluntary annexation.

Figure 2.18: Annexation Tiers shows candidate areas for annexation through 2045. This map incorporates findings from Chapter 6, Facilities, which includes a review of infrastructure's ability to serve growth. Any annexation should include a study to determine fiscal implications. Muscatine's growth areas are categorized into three tiers, including:

- **Tier 1.** Tier 1 areas are continuous to the city and already served by infrastructure or serviceable by extension of public infrastructure from nearby property.
- **Tier 2.** Tier 2 areas are generally contiguous to Tier 1 areas and capable of being served after Tier 1 areas are served.
- **Tier 3.** Tier 3 areas are not expected for near-term annexation. Urban development should be reserved for Tier 1 and 2 areas before Tier 3 is permitted to develop.



Figure 2.10: Annexation Tiers



Source: RDG Planning & Design, 2025

Figure 2.11: Future Land Use Map

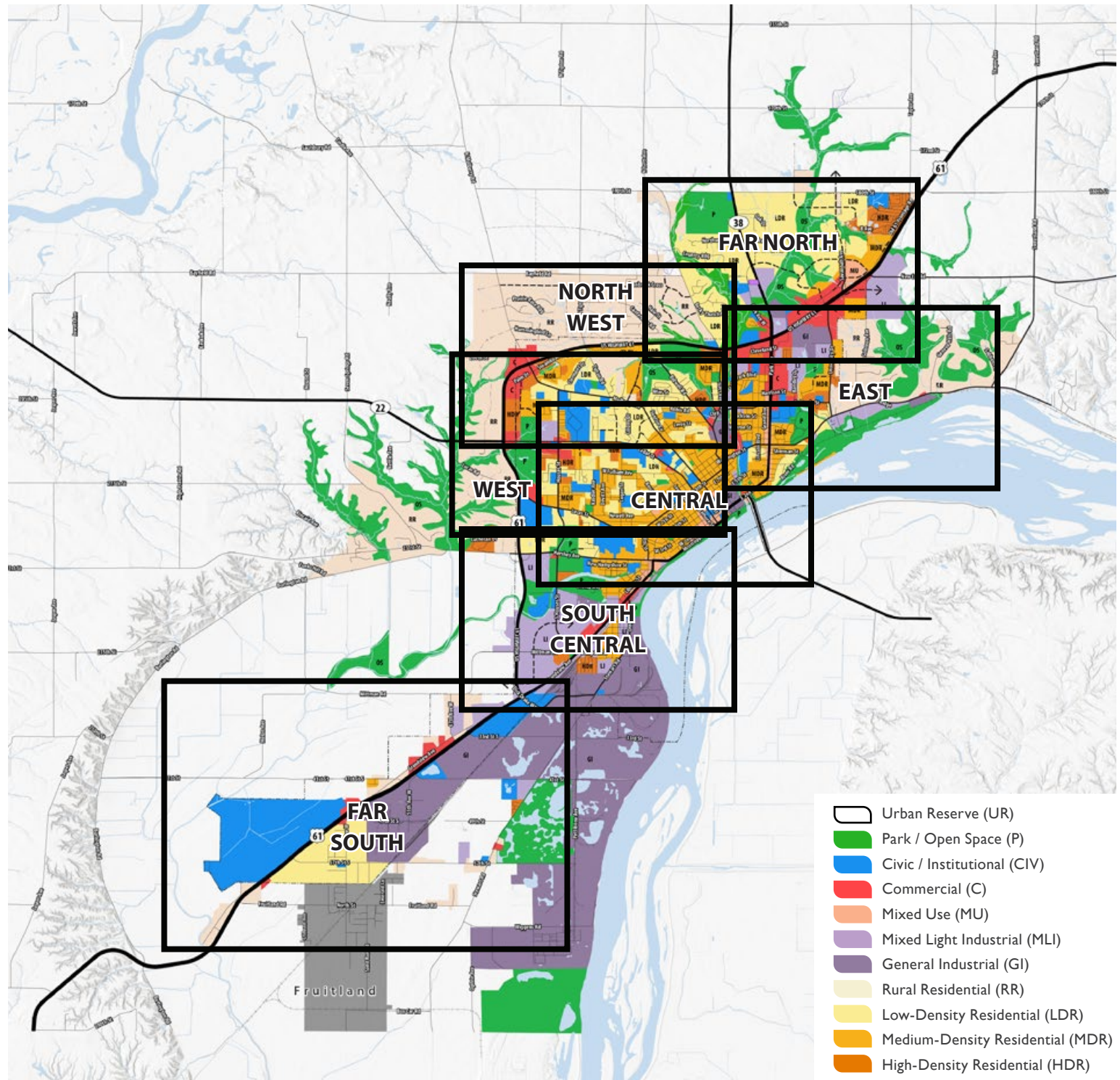


Figure 2.12: Central

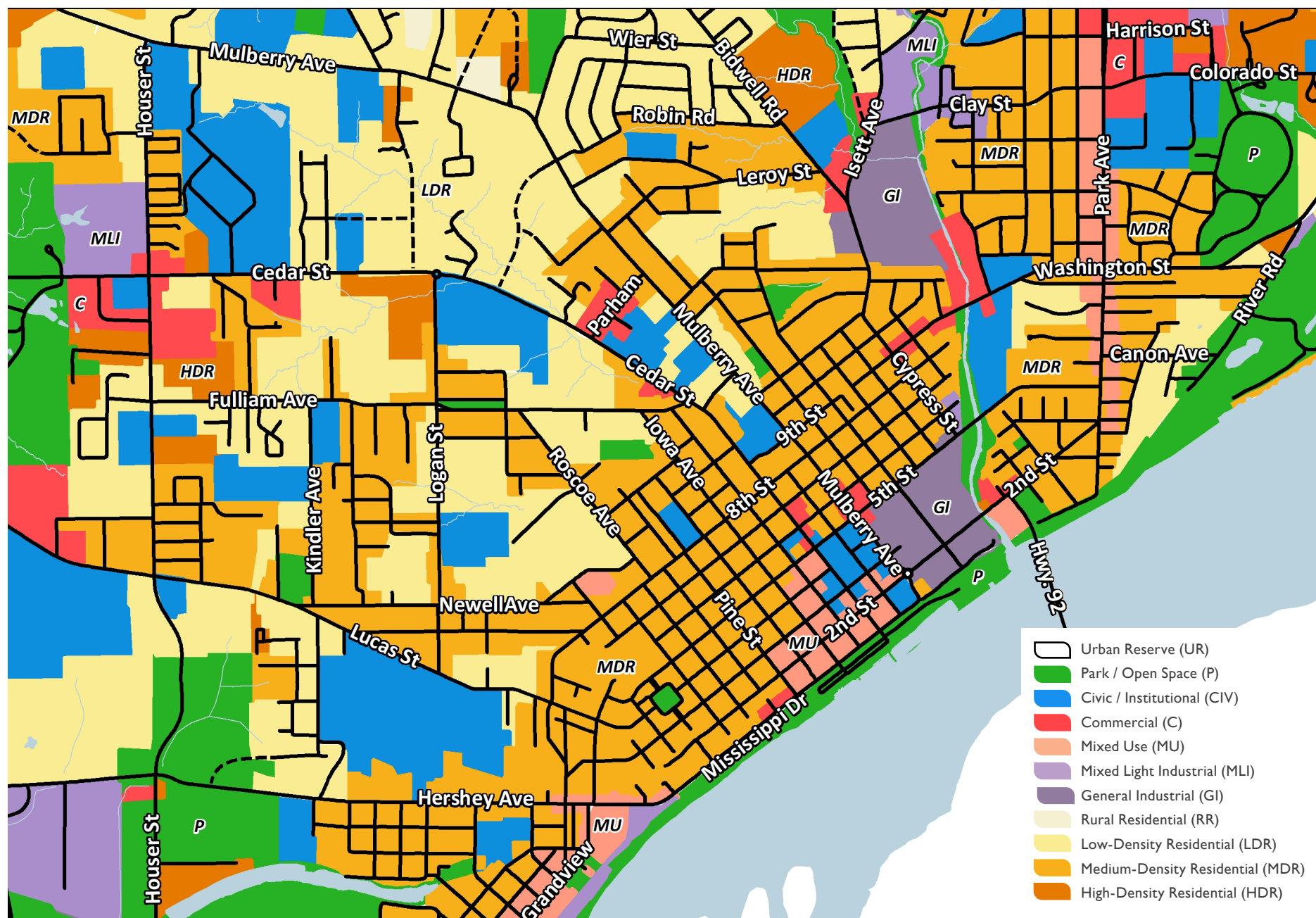


Figure 2.13: East

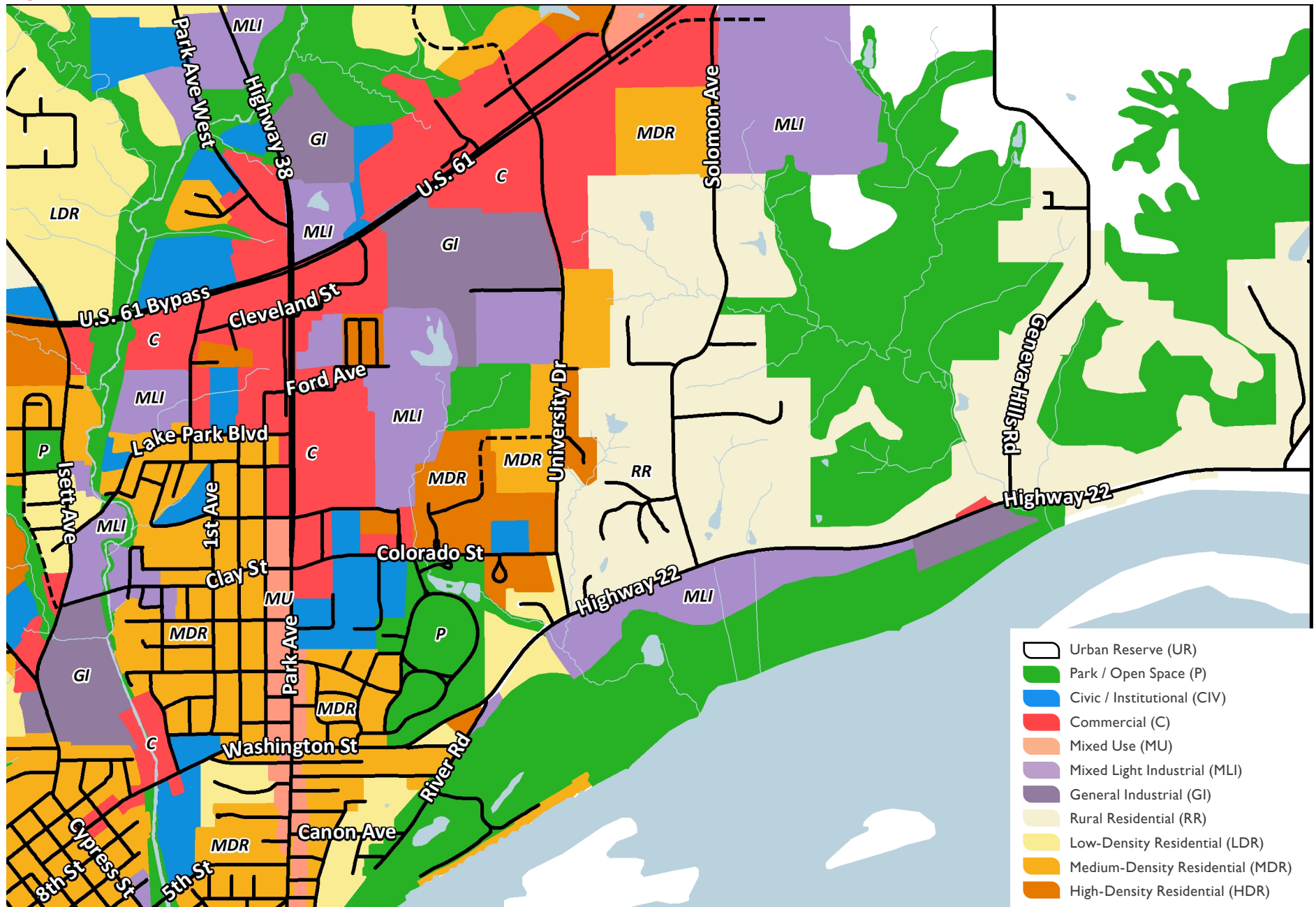


Figure 2.14: Far North

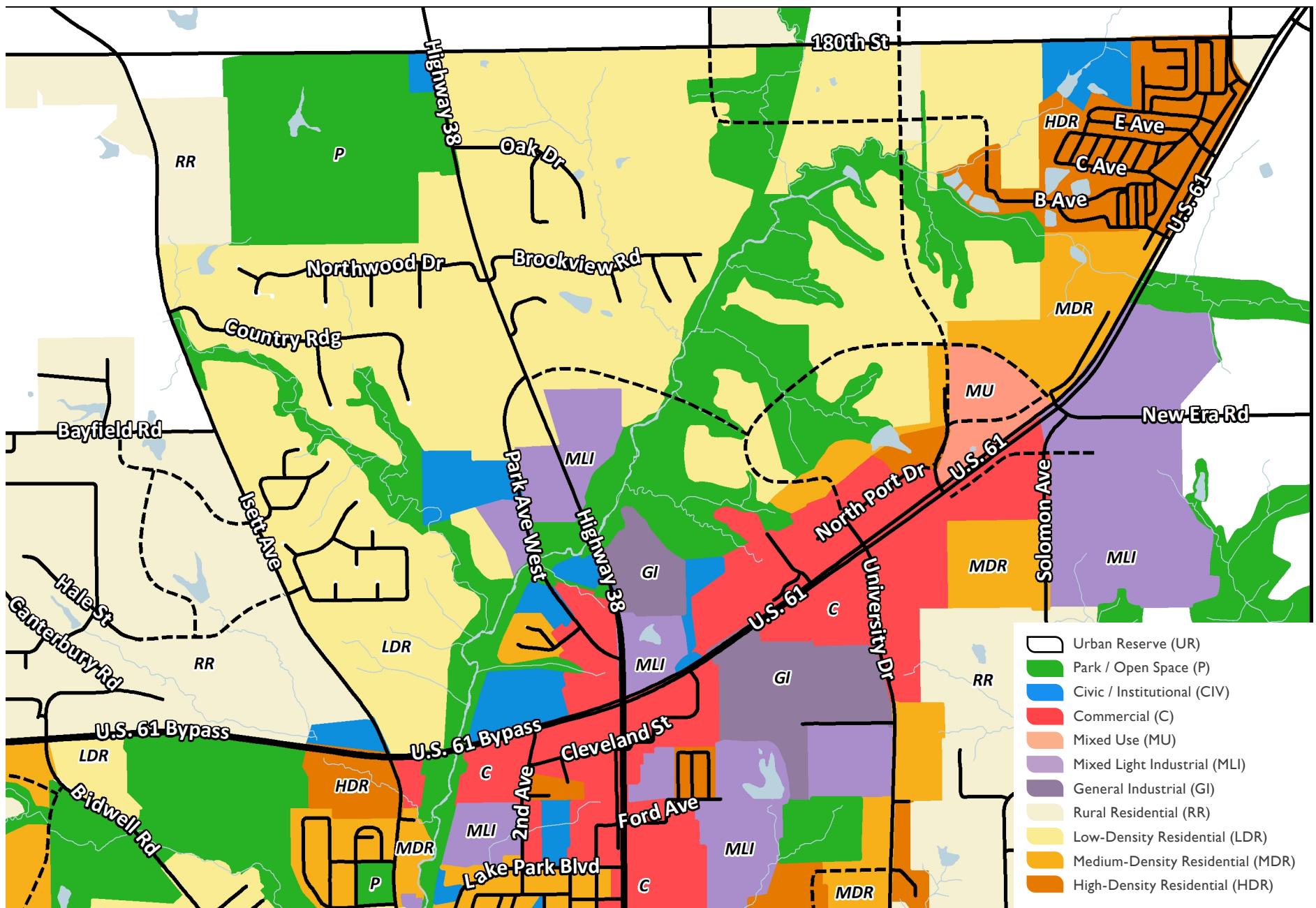


Figure 2.15: North West

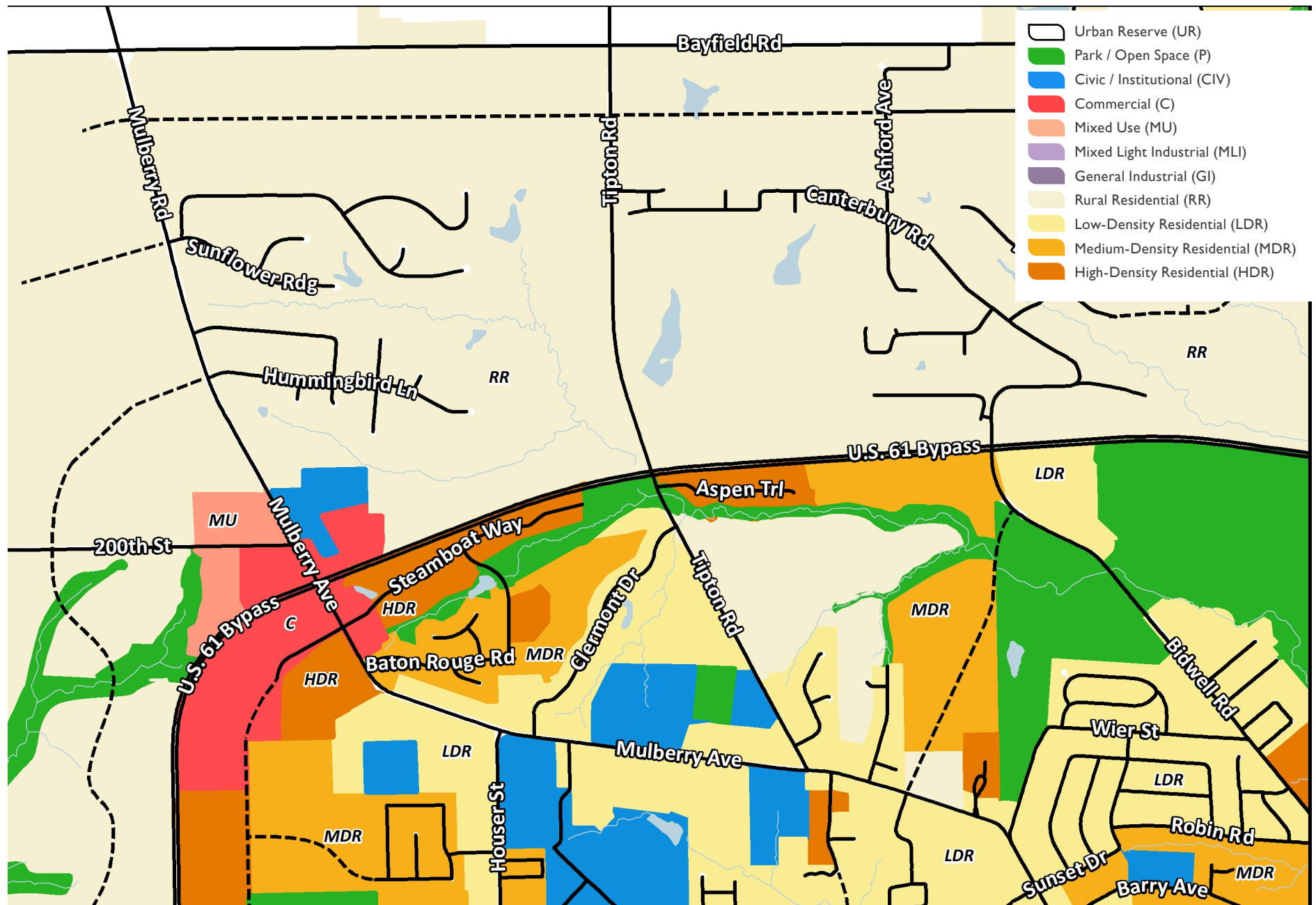


Figure 2.16: West

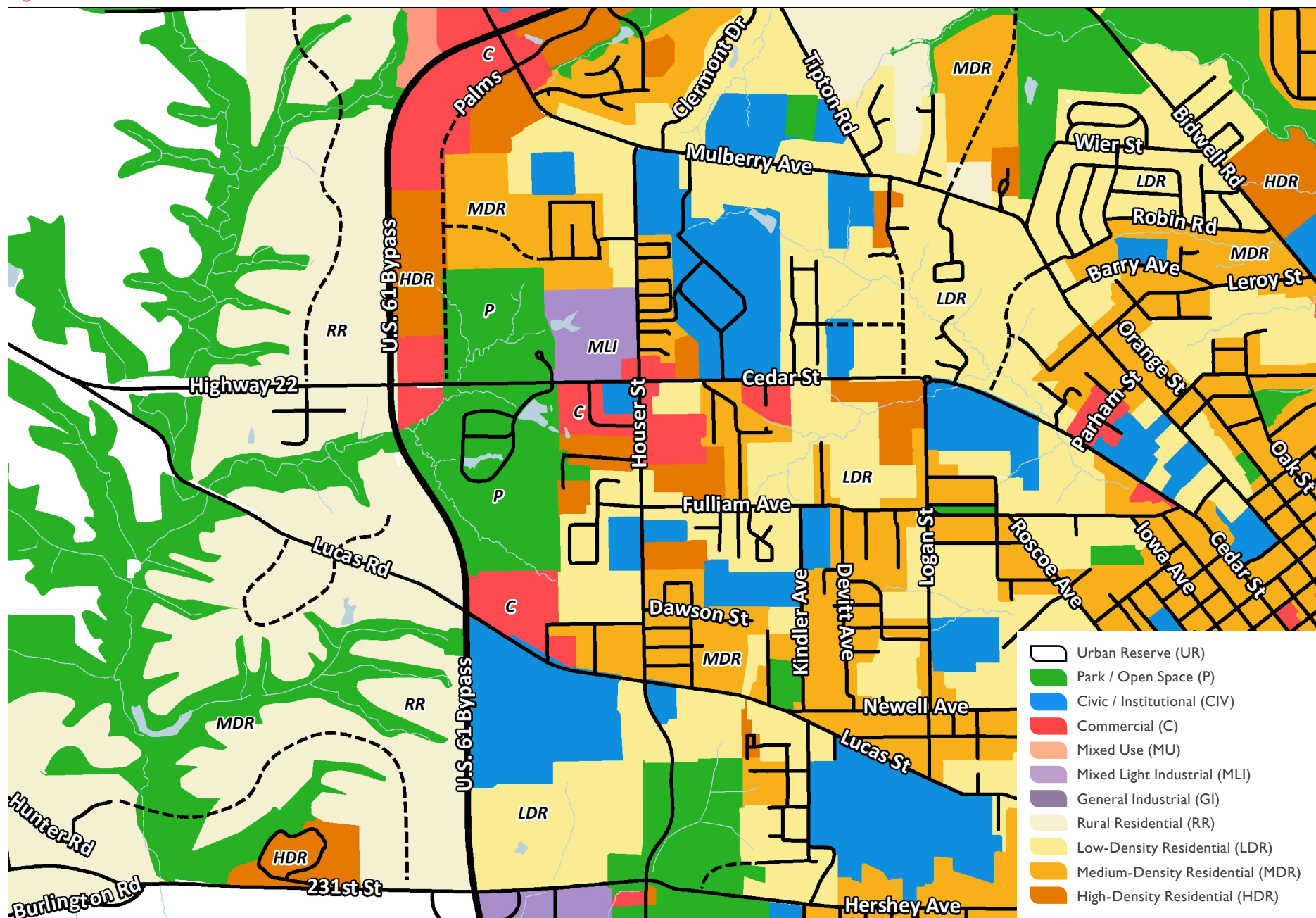


Figure 2.17: South Central

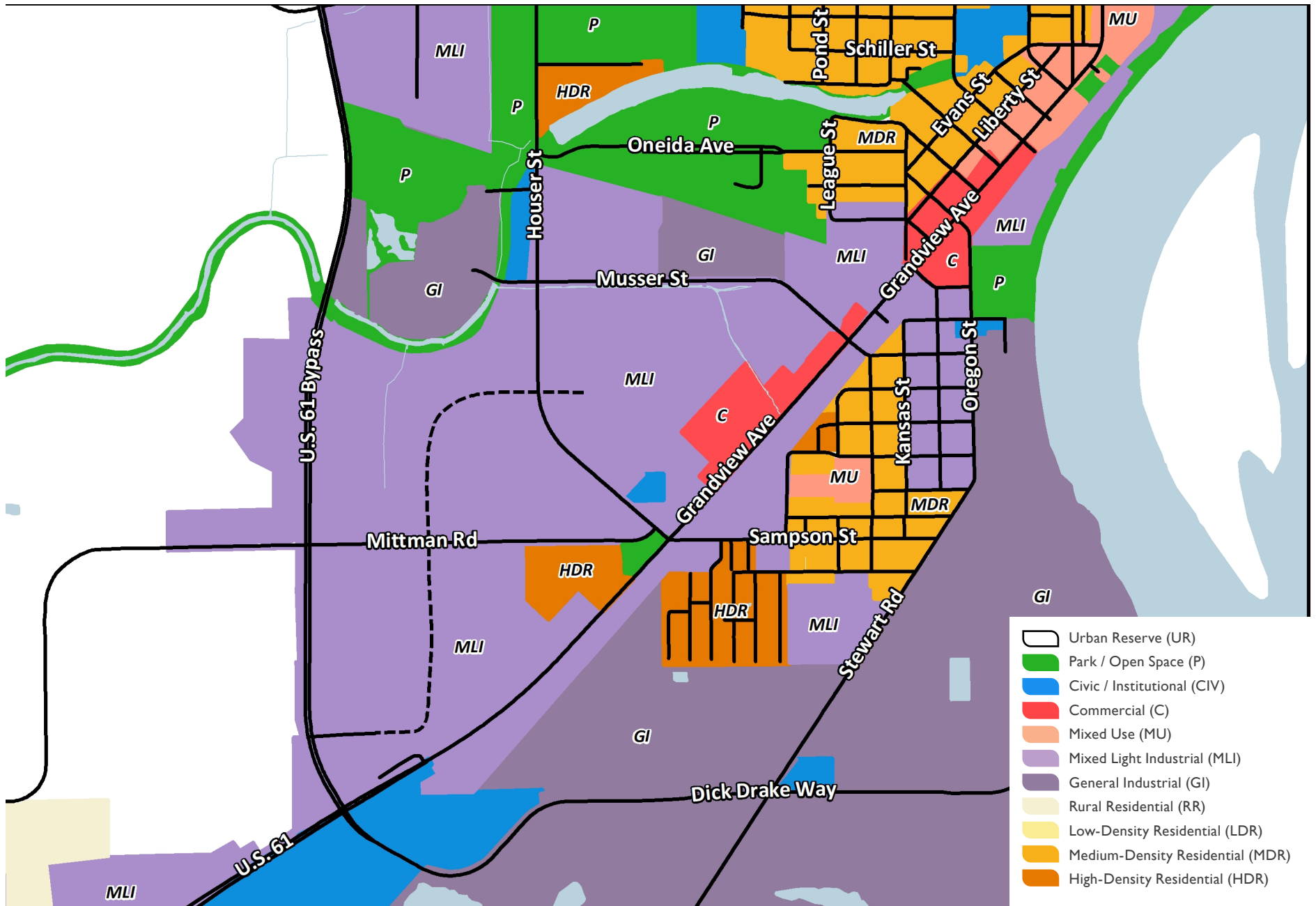
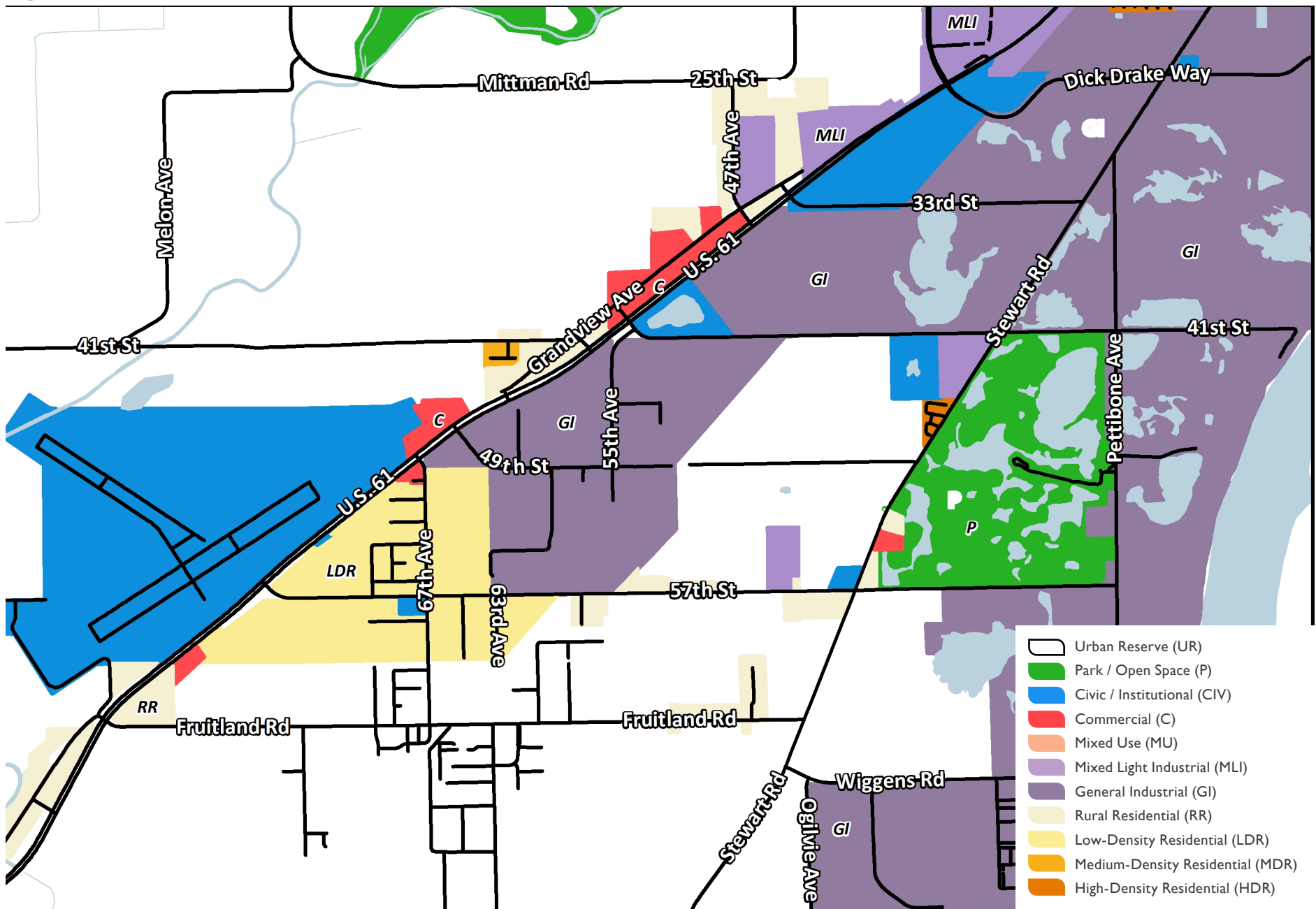


Figure 2.18: Far South



special districts

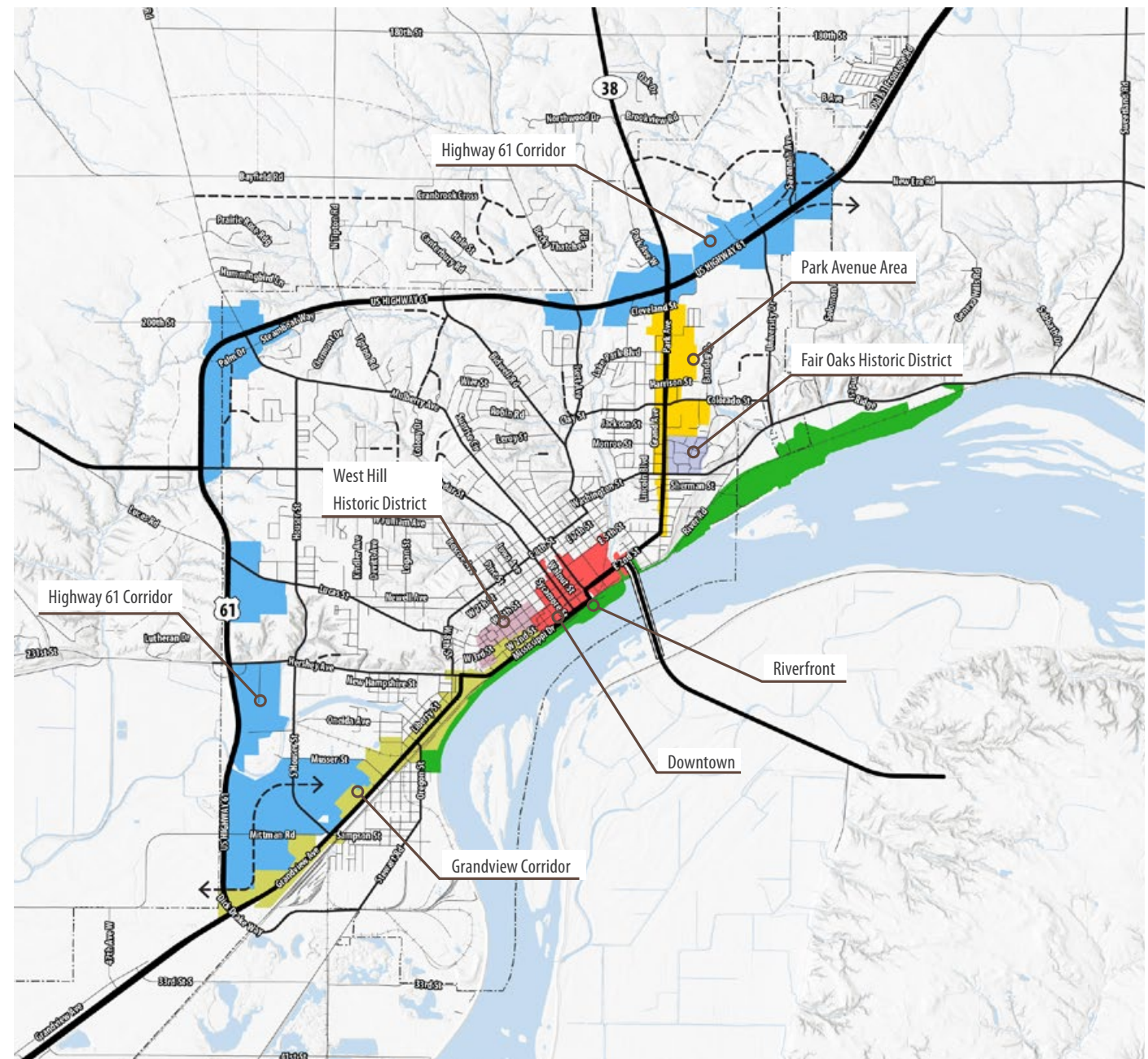
Special Districts are subareas within Muscatine that deserve their own tailored plan that targets the involvement of stakeholders that are directly affected by their recommendations.

Make it Muscatine acknowledges these special districts and recommends a list of studies that can be adopted as part of the Comprehensive Plan in the future.

Figure 2.19 Special Districts identifies Muscatine's character areas and the narrative on the following pages provides elements that should be further studied within each area. Any proposed development within these districts are subject to the policies until commissioning a detailed study. These districts include:

- Downtown & Riverfront (page 39)
- Park Avenue (page 39)
- Highway 61 (page 40)
- Historic Districts (page 40)

Figure 2.19: Special Districts



Key Initiatives



Downtown & Riverfront

Downtown is never complete and will continue to remain a priority. The completion of the Merrill Hotel in 2018 represents an important milestone for both downtown and the riverfront. More initiatives, both private and public, will continue to add charm and function to the district and improve people's perception of the area. Policies for downtown include:

- **Author a downtown plan.**

The City should continue their economic development initiatives for supporting investment in downtown and consider adopting a downtown plan that establishes a unified strategy for the area. The study area should include the area between the Mississippi River and 7th Street, from Mad Creek to Pine Street and 2nd Street corridor to Park Avenue.

- » Identify underused sites and prepare redevelopment scenarios. Concepts should include housing opportunities and mixed use.
- » Provide design guidelines for new development.
- » Prioritize preservation and reuse of quality older buildings.
- » Improve mobility. Pedestrian and bicycle movements are paramount along with parking.
- » Partner with property owners to replace unneeded parking areas with stormwater management features.

Key Initiatives



Park Avenue Area

Park Avenue serves as the gateway corridor to Muscatine's commercial center and neighborhoods. While Park Avenue is no longer part of US 61, it remains a state highway. Park Avenue was partially reconfigured in 2021 from four lanes to three lanes south of Colorado Street. This change enhanced traffic flow and safety along the corridor, which is lined with commercial properties and single-family homes. Policies for Park Avenue will require State DOT partnerships and include:

- Improve pedestrian circulation, particularly north of Colorado Street.
- Design gateway enhancements at Park Avenue and Highway 61.
- Design adaptations to the streetscape, including plantings,

lighting, art, graphics, and furniture.

- Adhere to and implement the Wayfinding Plan.
- Redesign the five-way intersection at Park Avenue and 2nd Street to reconcile awkward and potentially dangerous movements.
- Create an overlay district that manages signage, access, setbacks, and development.
- Retrofit private parking lots to improve connections for customers and add stormwater management features.
- Identify an incentive program for improving the curb appeal of residential homes.

Key Initiatives



Highway 61 Corridor

Highway 61 is experienced by everyone who lives or visits the city. Its appearance influences people's impression of the community. Policies for the corridor include:

- Design and implement intersection enhancements for key impression areas, particularly at heavily-trafficked intersections. This includes plantings, artwork, and wayfinding.
- Author and adopt landscaping standards for private/public property.
- Build trails that follow the highway and establish connections to businesses.
- Development must share access to Highway 61, rather than have independent points of access.
- Prepare feasibility studies to connect fragmented frontage road routes. Prohibit development that would obstruct these future connections or until a feasibility study is complete.
 - » Reconnect Old 61 Frontage Road.
 - » North Port Road to Old 61 Frontage Road.
 - » Oakview Place to North Port Drive.

Key Initiatives

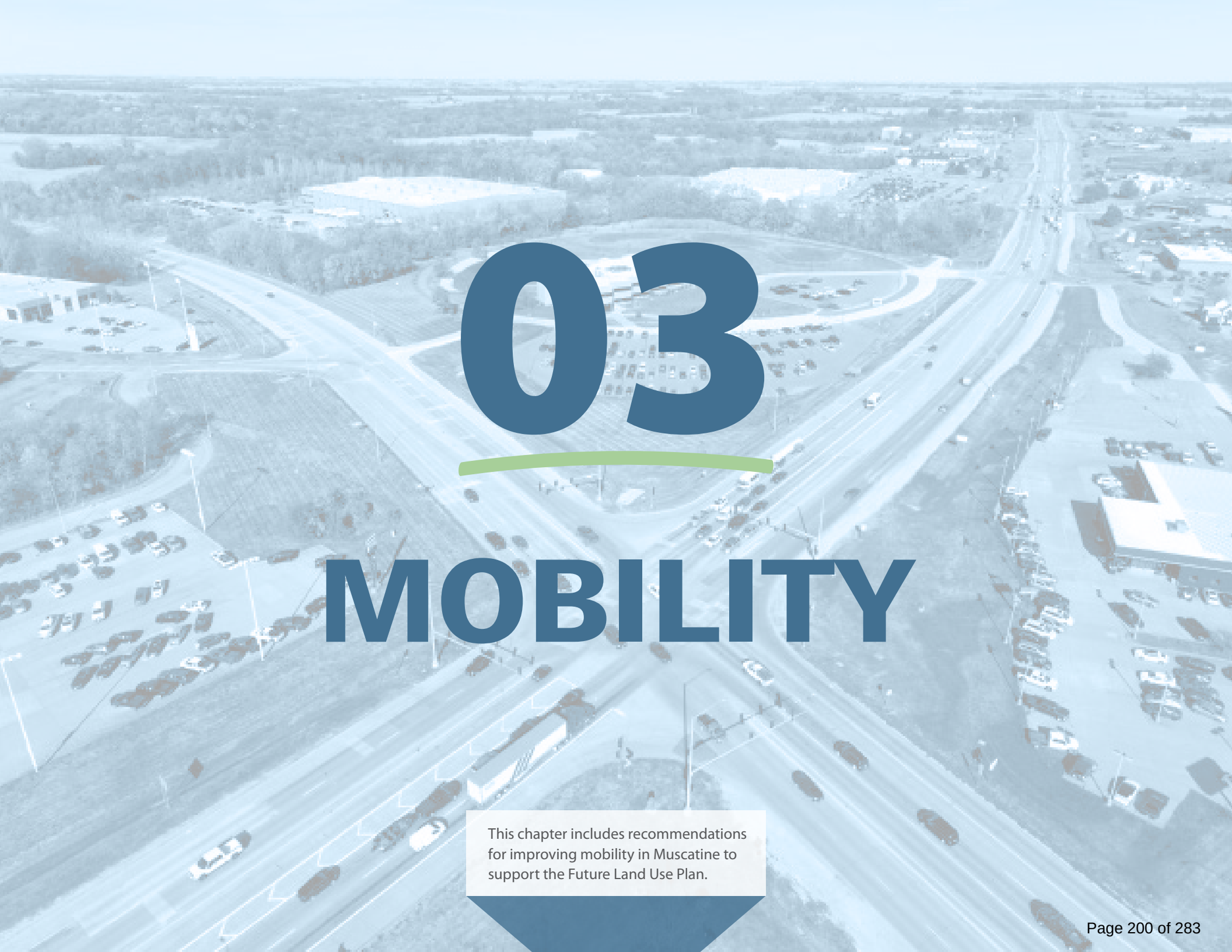


Historic Districts

Muscatine's historic neighborhoods offer some of the city's most distinctive living environments. Preserving their charm and historical significance ensures future generations can appreciate their legacy. The city contains several historic neighborhoods and other areas that may qualify for historic designation. The Historic Preservation Commission has previously studied areas such as West Hill, Fair Oaks, Colver Street, and Laura Musser McCole. Their past and future efforts can help shape planning projects that develop strategies and resources to enhance these districts beyond regulatory measures.

Policies for Historic Neighborhoods:

- Develop a neighborhood preservation plan that addresses all neighborhoods and establishes both required standards and advisory guidelines for preserving improving private and public properties.
- Launch the neighborhood preservation plan with a city-funded capital project to generate interest and encourage participation. This could include a street reconstruction project or park improvements.
- Identify grant funding to help private property owners meet preservation requirements and alleviate financial burdens.



03

MOBILITY

This chapter includes recommendations for improving mobility in Muscatine to support the Future Land Use Plan.

03

The Mobility Chapter includes the following elements:

- *Guiding Principles*
- *Existing Conditions*
- *Future Transportation Plan*
- *Key Initiatives*

Guiding Principles

- *Ensure connections between newer and older residential areas to build neighborhoods rather than isolated subdivisions.*
- *Avoid building structures where a future road may eventually be built.*
- *Minimize conflicts at intersections and along corridors.*
- *Support multi-modal improvements for all streets, providing space for pedestrians and bicyclists.*
- *Repair and replace the City's aging streets annually to improve functionality, appearance, and private investment.*

Existing Conditions

Understanding the City's existing transportation system provides a basis for authoring the guiding principles and future recommendations. The data to generate Figures 3.1-3.3 were sourced from the Iowa Department of Transportation (DOT).

Figure 3.1: Street Classification Map. The Iowa DOT classifies the City's streets into three categories:

- Arterial streets provide direct, relatively higher speed service for longer trips and large traffic volumes than collector and local streets.
- Collector streets typically provide direct service to neighborhoods, commercial areas, and local destinations.
- Local streets primarily serve residential areas.

Figure 3.2: Average Daily Traffic Map. The Iowa DOT provides a report on the City's average daily traffic (ADT) and some street data is dated back to 2010. Counts for arterial roads are collected more frequently, having data as recent as 2023. Arterial streets experience a higher traffic volume than collector and local streets.

Figure 3.3: Crash Frequency Map. The heat map spotlights conflict areas in the City's transportation network where crashes occur. Many of these incidents occur at intersections, particularly along Highway 61, Park Avenue, 5th Street, and Mulberry Avenue. Notably, these streets are all arterial roads.

future transportation plan

Muscatine's transportation system is vital for sustaining quality of life and economic appeal. The Future Transportation Plan is influenced by the Guiding Principles and applies to all of the concepts.

Figure 3.4: Transportation Plan Map. The Plan identifies 11 projects and future streets.

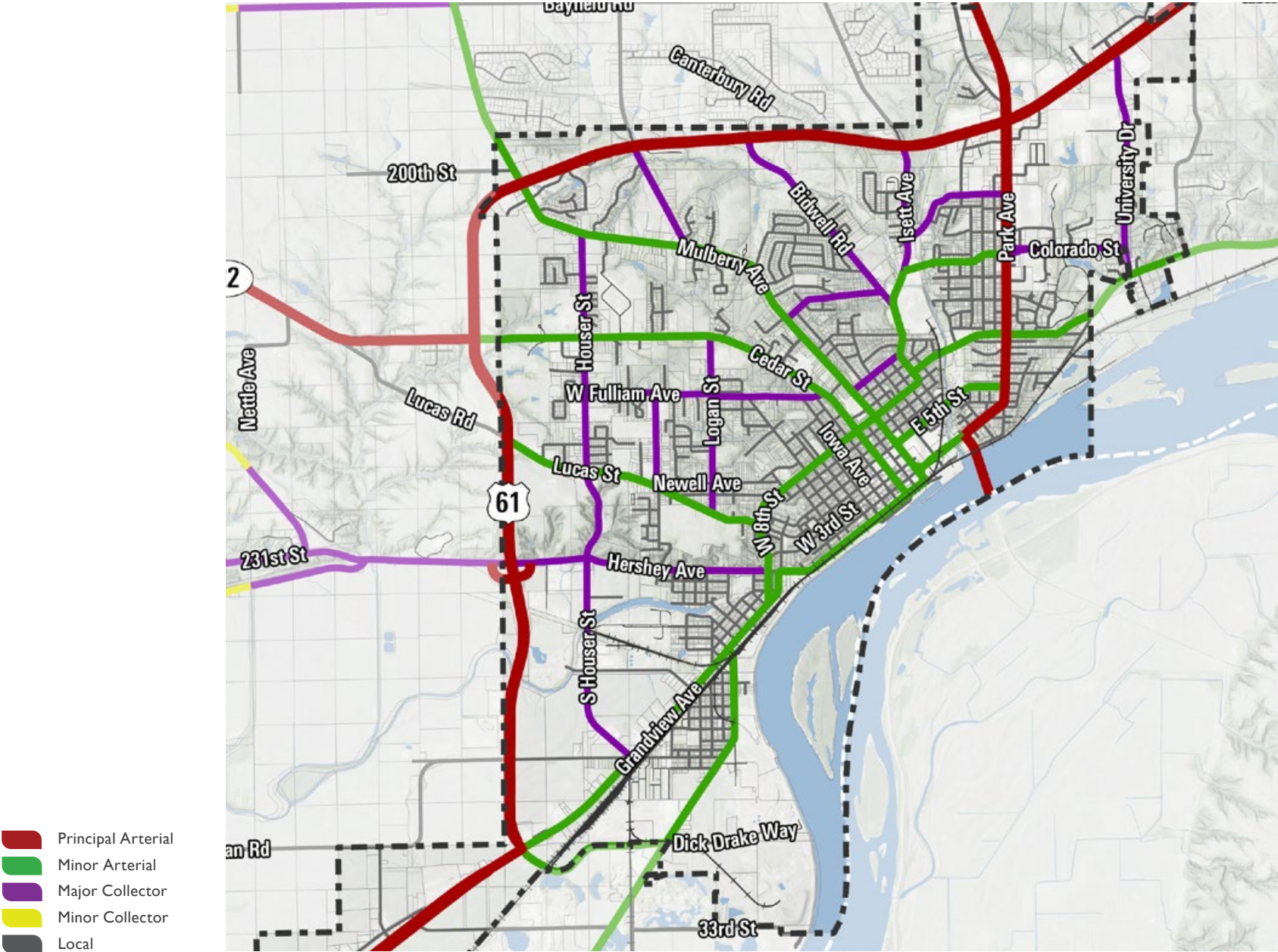
Figure 3.5: Transportation Plan Projects. The figure provides supporting narrative for the projects identified in the map.

Policies & Projects

Future transportation policies and projects include:

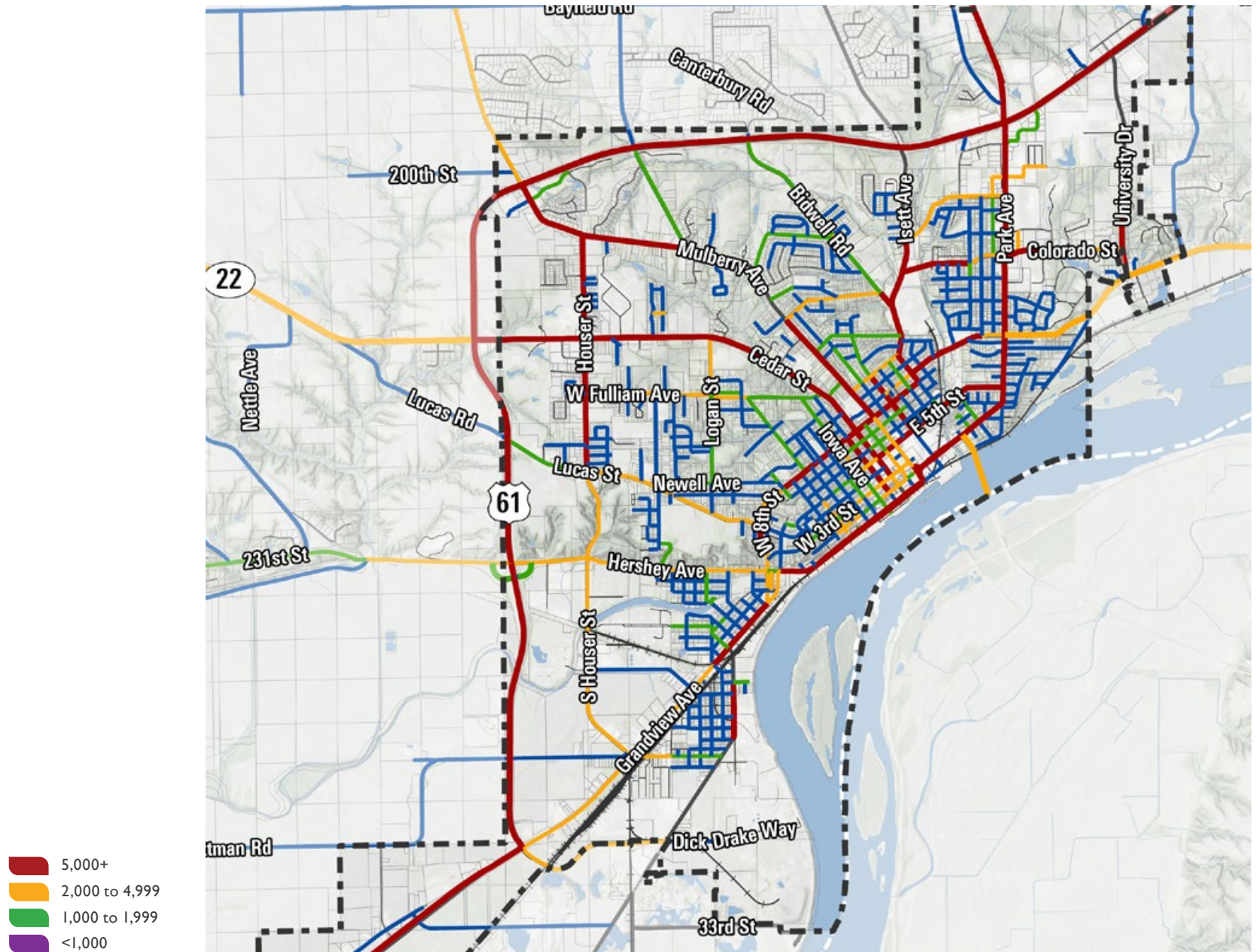
- West Growth Policies
- Northwest Growth Policies
- Northeast Growth Policies
- East Growth Policies
- Park/4th Alignment Project
- Paving Program
- Wayfinding Program
- Bike/Pedestrian Projects
- Transit Projects
- Landscaping Standards

Figure 3.1: Street Classification



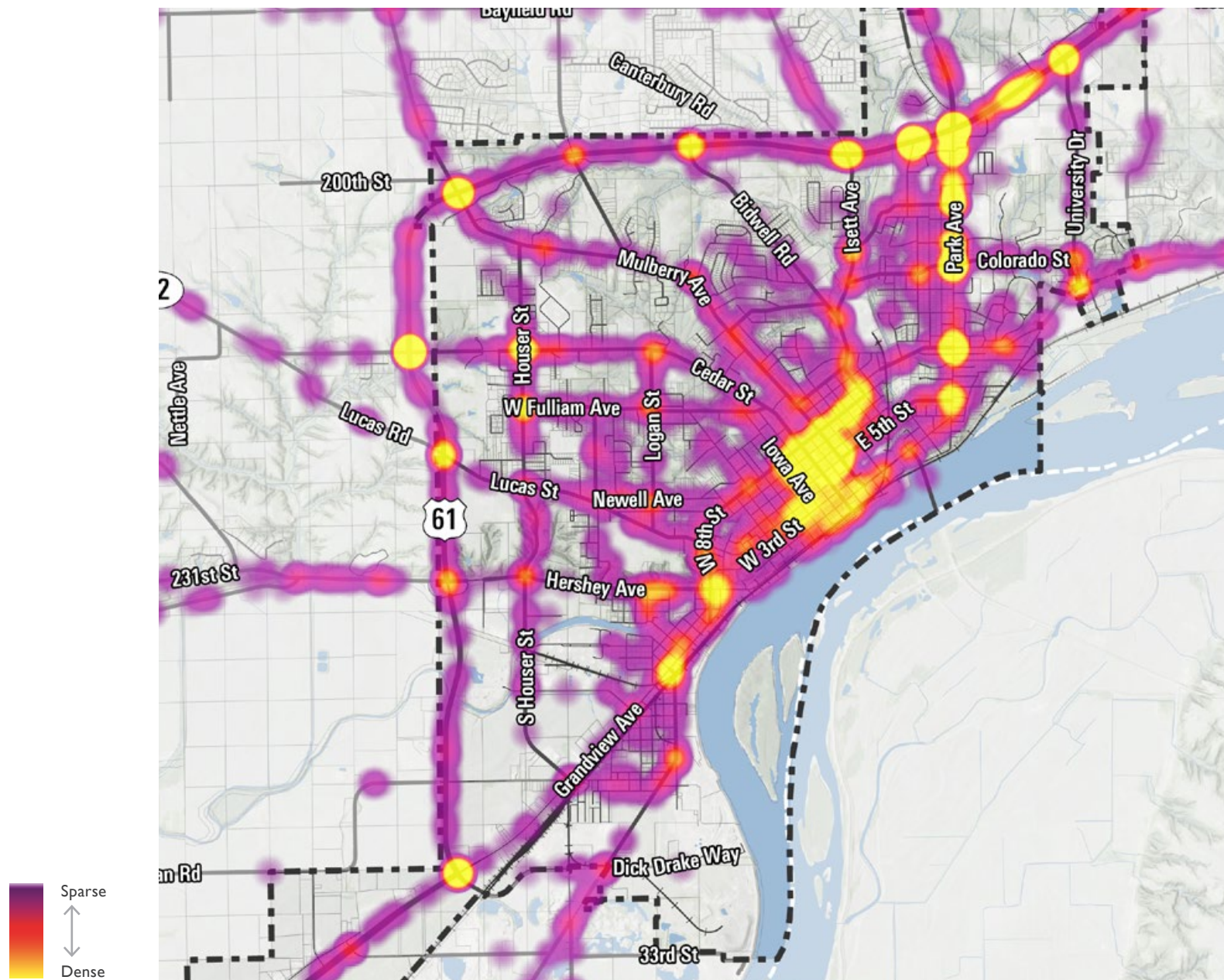
Source: Iowa Department of Transportation

Figure 3.2: Average Daily Traffic



Source: Iowa Department of Transportation, 2010-2023

Figure 3.3: Crash Frequency



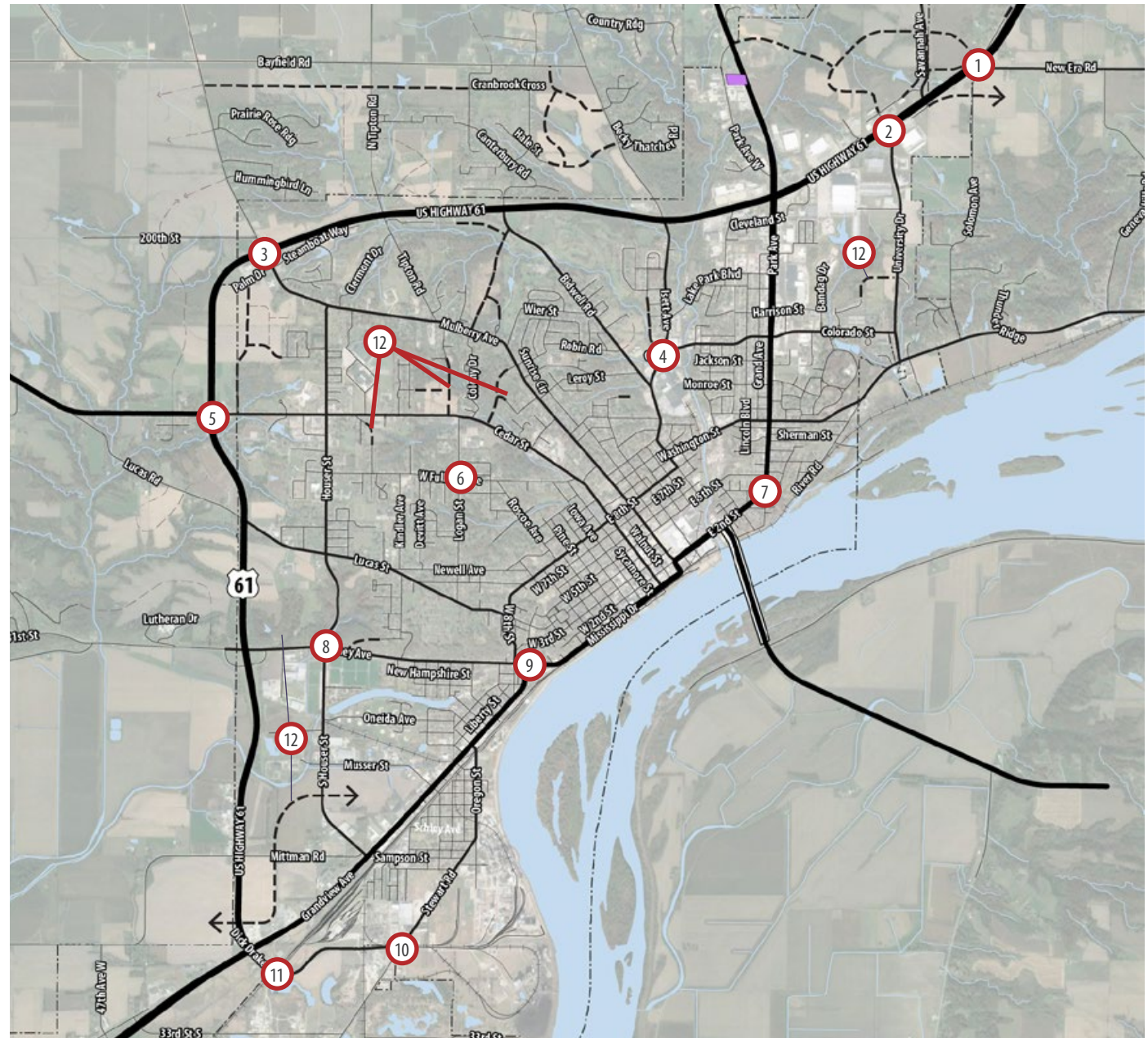
Source: Iowa Department of Transportation, RDG Planning & Design

Figure 3.4: Future Transportation Plan

- 1 US 61 and New Era Road
- 2 US 61 and University Drive
- 3 U.S. 61 and Mulberry Avenue
- 4 Isett Avenue
- 5 Cedar Street and Old U.S. 61
- 6 Fulliam Avenue and Logan Street
- 7 Park Avenue Corridor
- 8 Hershey Avenue and Houser Street
- 9 Hershey Avenue and Green Street
- 10 Dick Drake Highway and Steward Road
- 11 Dick Drake Highway and Railroad
- 12 New Streets

Note: While several street improvements and extensions are identified in the map, they do not necessitate further description in Figure 3.5. Descriptions for new streets are described in Key Initiatives on page 47.

- Proposed Improvements
- Proposed Street Extensions



Source: RDG Planning & Design

Figure 3.5: Transportation Projects

Street Segment	Schedule			Project Description
	<10 Years	10-20 Years	20+ Years	
1 New Era Road Extension			●	New Era Road is an important connection to having a continuous, connected street network. Future development in the Northeast Corridor will rely on this access. Reconnect gaps along Old US 61 to Port Drive and Ripley Court to create a frontage road.
2 University Drive Extension	●			University Drive provides a critical connection for the future development of the Northeast Growth Area. Also, University Drive can become an important collector street that links Highway 22, Highway 61, and possibly Highway 38. › Add a dedicated left-turn lane from northbound University Drive to westbound Highway 61. › Extend University Drive, north of Highway 61
3 Mulberry Avenue and Highway 61 Intersection	●			Retrofit intersection with street lights and turn lanes. Update the intersection to allow for safer pedestrian movements.
4 Isett Avenue/Cypress Street Reconstruction	●			Complete planned improvements for Isett Avenue. Also, improve the intersection at Clay Street.
5 Cedar Street and Highway 61 Intersection		●		Work with DOT to determine feasibility of retrofitting with intersection with turn lanes.
6 Fulliam Avenue	●			Reconstruct Fulliam Avenue from Kindler Avenue to east of Roscoe Avenue. Also improve the intersection at Logan Street. Construct a new roundabout at the Fulliam/Houser intersection for improved intersection safety.
7 Park Avenue Corridor		●	●	Work with DOT to redesign the five-way intersection at Park Avenue and 2nd Street to improve safety and circulation. Update and maintain the gateway at Park Avenue and Highway 61 with plantings, artwork, and pedestrian pathways. Design and install a unified landscaping theme for the entire corridor. Manage and retrofit large access drives to minimize conflict zones.
8 Houser Street	●			Complete improvements to Houser Street to improve visibility, connectivity, and general safety for all users.
9 Green Street and Hershey Avenue Intersection "Carver Corner"	●			Complete planned improvements to better connect Mississippi Drive and Grandview Avenue.
10 Dick Drake Highway and Stewart Road		●		Complete planned improvements at the intersection of Dick Drake Highway and Stewart Road.
11 Dick Drake Highway Railroad Tracks			●	Prepare a feasibility to build a bridge over the railroad tracks at Dick Drake Highway. The south neighborhoods can be effectively cutoff from the City when a train covers the road. This creates a public safety conflict when emergency vehicles are prevented from responding to calls in the neighborhood or industrial facilities.
12 Street Extensions and New Streets	●	●	●	The key initiatives on the following pages identify new streets to provide stronger connectivity between existing and older areas of the community.

Figure 3.6: West Growth Area | Key Initiatives



West Growth Policies

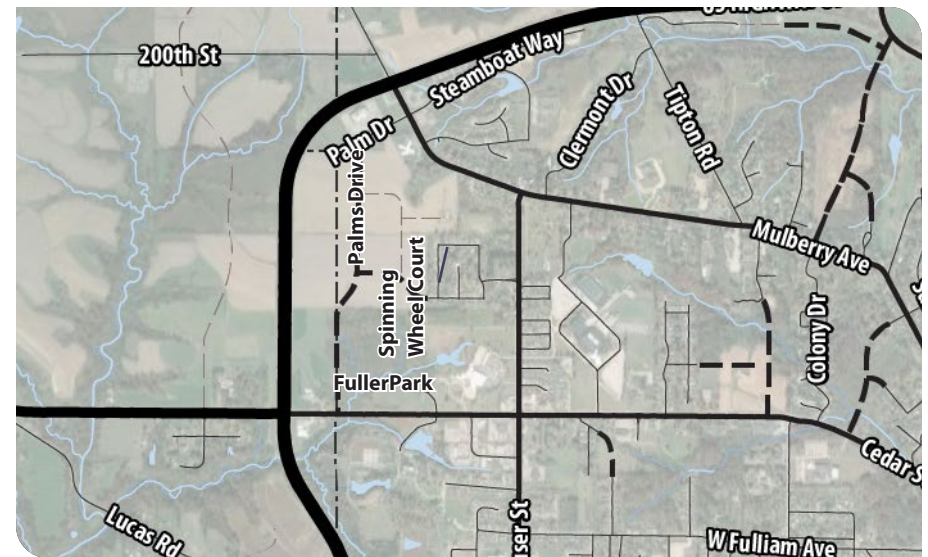
The Future Land Use Map for the West Growth Area focuses on projects that form a Business Park. The concept shows a roadway that connects to Houser Street; this connection also supports commercial/industrial uses. The street alignment allows for properties to support various scales of development and, combined with a connection to Houser Street, creates a unified circulation system for this future Business Park.

- **Platting for Roadways.** A new road that connects Loves Way to Houser Street, becoming a common road that links future development and offers internal circulation.
- **Prepare West 61 Business Park Master Plan.** The process for preparing the Master Plan should engage area property owners. Elements of the plan should include an alignment of new and existing roadways, including a connection from Houser Street to the truck stop and Mittman Road.

Related Reference:

- *West Growth Area, page 26*

Figure 3.7: Northwest Growth Area | Key Initiatives



Northwest Growth Policies

Palms Drive should eventually connect to Cedar Street, providing a parallel route to Highway 61. Spinning Wheel Court, which serves a pocket neighborhood and is stubbed for a future extension, should connect to Palms Drive. This will provide options for circulation and stronger emergency access to residents.

- **Platting for Roadways.** Future development should ensure that Palms Drive extends to Cedar Street.
- **Preserve Street Continuity in Rural Subdivisions.** Page 28 provides policies for street continuity for future subdivision design outside of the city limits.

Related Reference:

- *Northwest Growth Area, page 27*

Figure 3.8: Northeast Growth Area | Key Initiatives



Northeast Growth Policies

As land develops in the Northeast Growth Area, it should provide a well-connected street network. Many of the subdivisions built north of Highway 61, particularly along Isett Avenue, have a single access point and lack the level of connectivity to tether neighborhoods to each other.

- **Platting for Roadways.** Future subdivisions should be platted to reserve future roadway connections, including extensions of University Drive, New Era Road, connecting Cobblestone to University, and a bridge over Mad Creek to Highway 38. These connections promote local circulation, providing options for movement and stronger emergency access.
- **Redesign University Drive, north of Highway 61.** Continuing University Drive north is not possible because of existing development. The City will need to realign the roadway, which will require negotiating with area property owners. Until achieving a design solution, the City should discourage any new development in this area.

Related Reference:

- *Northeast Growth Area, page 27*

Figure 3.9: East Growth Area | Key Initiatives



East Growth Policies

The East Growth Area focuses on developing property along University Drive. Key principles for the mobility network, include:

- **Connect Roadways and Align Intersections.** Cobblestone Drive, Oak Valley Drive, and Colorado Street are all possible connections to the growing neighborhood. Preferably, all of these streets align to create a unified network of streets. Most importantly, Cobblestone Drive should connect to University Avenue.
- **Platting for Roadways.** With multiple property owners, development will be phased over time. The development concepts should consider future roadway connections.

Related Reference:

- *East Growth Area, page 27*

Park Avenue Corridor | Key Initiatives



Park Avenue Corridor

Park Avenue is the main route from the north to downtown. Its function and appearance influence people's perception of the community. Figure 3.3 shows that intersections along Park Avenue experience a greater frequency of accidents than other areas of the community. Redesigning the street from a 4-lane to 3-lane section will ultimately improve the safety of left-turning movements into businesses. Priorities for the corridor include:

1. Redesign the five-way intersection at Park Avenue to improve safety and circulation.
2. Update the gateway at Park Avenue and Highway 61 with plantings, artwork, and pedestrian pathways.
3. Design and install a unified landscaping theme for the entire corridor.
4. Manage and retrofit large access drives to minimize conflict zones.

North of Colorado Street, priorities include:

- Install sidewalks on both sides of Park Avenue.
- Replace roadside ditches.
- Improve stormwater management.

Paving | Key Initiatives



Paving

The City of Muscatine has and maintains 128 miles of roadway.

- Inventory and assess the condition of all streets, noting defects. This includes a systematic review of all streets every 5 years.
- Identify a funding mechanism to finance street repair/replacement. Cedar Rapids adopted a local option sales tax to fund the improvement of their streets. Alternative approaches include approving a bond.
- Replace at least 1% of the City's roads each year, which indicates approximately 1.25 miles each year.
- In conjunction with the paving program, the City should establish an incentive program for residential properties for intercepting stormwater. This may include rain gardens and/or rain barrels.

Wayfinding | Key Initiatives



Wayfinding

Muscatine needs to implement the Comprehensive Wayfinding program that directs people to popular destinations in the community. The program includes:

- Vehicle-oriented signage to community and cultural destinations.
- Trail signage to guide users to major districts and recreation areas.
- Pedestrian wayfinding for downtown, the riverfront, and around recreational amenities near Kent-Stein Park.

Bike/Ped | Key Initiatives



Bike/Ped

Muscatine supports a multi-modal transportation system, with a goal of providing a safe route to make any trip within town by non-motorized means. Several community-supported plans provide detail for implementation, including the Bicycle and Pedestrian Master Plan (2022), the Complete Streets Policy, the Sidewalk Policy, and the Capital Improvement Plan. Make it Muscatine recommends:

- Continue to review and refine projects and policies related to Complete Streets.
- Require sidewalks for any new development.
- Fund and implement an annual sidewalk replacement program. Priorities should focus on connections to schools, parks, and businesses.
- Implement recommendations from the Bicycle and Pedestrian Master Plan.

Transit | Key Initiatives



Transit

MuscaBus operates three routes during peak commuting hours on weekdays. The Red and Blue routes also run during the day on Saturdays. The Plan recommends:

- Evaluate each bus stop to ensure ADA accessibility, and prepare a program of improvements.
- Provide routine maintenance of bus shelters and stops. This includes retrofitting existing stops to ensure that they are ADA accessible.
- Continue to evaluate routes and utilization.

Landscaping Standards

The condition and appearance of Muscatine's arterial streets influences people's impression of the quality and values of the community. These corridors are the gateways into the business and neighborhood districts, and should be carefully maintained to elevate their identity as a desirable destination.

- **Highway 61.** Improvements should focus on changes to the public right-of-way, having more mounted banners to existing poles, and introducing native grasses and wildflowers in the median. Planning for this will require partnership with Iowa DOT, since they own the right-of-way.
- **Park Avenue.** Park Avenue deserves its own detailed study to identify the types of plantings and design configuration for both public and private property. Planning for this will require the partnership of the Iowa DOT because Park Avenue is a state highway. Implementation should be a public-private initiative.
- **Neighborhood Streets.** Initiate a Re-Tree program and Stormwater Water Assistance Program (SWAP) that offers grant assistance to residential owners for improving their yards.

Figure 3.10: Key Initiative - Landscaping Highway 61



Example images of desirable applications for business corridors and neighborhood streets



04

HOUSING & NEIGHBORHOODS

This chapter recites and expands upon previous studies and supplemental strategies to provide adequate housing choices in Muscatine.

04

The Housing & Neighborhoods Chapter includes the following elements:

- Guiding Principles
- Demographic and Population Insights
- Housing Insights
- Housing Needs
- Housing Forecasts
- Housing Recommendations

Guiding Principles

- Support attainable housing options through partnerships, policy, and public incentives.
- Offer a range of housing types to accommodate workers and residents in all stages of life.
- Grow neighborhoods that create connected communities and not secluded enclaves.
- Have quality existing neighborhoods with support to encourage reinvestment, conservation, and enhancement of existing housing.

Existing Conditions

The Muscatine Submarket Analysis was prepared as part of the Muscatine County Housing Market Analysis in 2024. It provides a detailed analysis of the community's demographics and key findings. The Executive Summary of that publication is as follows:



Population Key Trends & Challenges

In recent years, the City of Muscatine has witnessed modest population **growth**, particularly among **aging** demographics, alongside a notable **increase in minority** populations, of which a majority are Latinos. Despite a slight decline in the overall workforce, incomes have continued to rise, showcasing the community's resilience amidst economic fluctuations in the late 2000s and early 2020s.

Housing Key Trends & Challenges

Over time, Muscatine's supply and demand shifted, going from high demand for owner units in the 2000s to constructing rental units in the 2010s to keep up with an **influx of renters** after the 2008 market crash. Current **homeowners have experienced more favorable conditions than renters**, who have struggled to find affordable housing or break into homeownership due to rising costs across the spectrum. The widening gap in appropriately priced housing for all segments of households adds to these existing difficulties, creating an overarching sense of frustration among both current homeowners and renters.

Future Housing for Muscatine

Muscatine is likely to see limited **population growth** in the foreseeable future, primarily driven by aging demographics, mirroring trends dating back to 2000. Consequently, it becomes crucial for the community to ready itself to accommodate the housing needs of its older residents, who may need **different housing options**. Furthermore, Muscatine needs to achieve a more balanced distribution of housing units relative to their occupants. The current situation, where **higher-income households occupy lower-cost units**, exacerbates constraints and competition for lower-income households with limited options. It is imperative to **introduce additional housing units** across various income brackets throughout the community to expand choices and enhance overall housing quality.

Source: Muscatine Submarket Analysis



Collaborate Muscatine

After the adoption of the latest housing study, a coalition of community leaders, Collaborate Muscatine, launched a coordinated, community-wide effort to expand housing options throughout Muscatine. This initiative set a bold target of **2,000 new housing units by 2033**, with the intention of growing population, strengthening neighborhood vitality, and supporting the stability of the community.

Demographics Trends

The 2024 Muscatine Housing Analysis provides a detailed analysis of Muscatine's demographics. This Plan provides a brief overview of its content without full reproduction.

Population. Since 1960, Muscatine has been experiencing slow growth; items to note in this pattern include:

- 2020 Census population: 23,797
- 2022 ACS population: 23,671
- 2022 ACS Average age: 35.9
- 2022 ACS Average household size: 2.5

Race and Ethnicity. Distribution of population for the non-white population rose from 19.5% to 28.4% between 2010 and 2022. Hispanic/Latino represent the most growth. The 2022 ACS data reports:

- 71% White
- 20% Hispanic/Latino
- 9% Other

Education

- 65% with high school diploma or higher

Median Household Income

- Muscatine: \$58,474
- State of Iowa: \$69,588

Available Labor Force. Muscatine's labor force is stable compared to other communities.

- Manufacturing industry represents about 25% of the labor force.
- Labor force participation: 64.9%
- Unemployment: 4.3%

Commuting Patterns. More employees live in and commute to Muscatine for their job than leave.

- 5,734 people live and work in Muscatine.
- 9,720 people commute to Muscatine for work.
- 5,361 people leave Muscatine to work.

Population Change Insights

The demographics of Muscatine are fairly consistent with a community of its size. As a supplement to the Housing Analysis, this Plan provides an analysis that lends support to diversifying the future housing options offered in the community.

- **Historical annual growth rate of 0.2%.** Since 1960, Muscatine has been experiencing an average annual growth rate of 0.2%. The annual growth rate between 2000 and 2020 was 0.39%. Between 2010 and 2020, Muscatine had faster annual growth than Muscatine County, 0.39% and 0.11% respectively.
- **Growth in family-formation age groups.** The age groups with the largest growth between 2010 and 2020 were adults under the age of 35 and adults between the ages of 65 and 74. One key piece of information this can tell us is that young adults are choosing Muscatine as a community to raise their families, and older adults are choosing Muscatine as a community to retire in. This information is imperative to planning for future housing to determine the most in-demand housing styles, sizes, and price points.
- **In-migration of older adults.** The large Baby Boomer generation is entering retirement age. Over 10% of people that moved to Muscatine in 2022 were

55 or older. The in-migration of people in this age cohort resulted in the city's population of those 65 and older growing 39.6% between 2010 and 2020.

- **Higher birth rates and in-migration.** When standard birth and death rates are applied to the city's 2010 population, the city grew at a faster rate than expected through in-migration. Based on the city's 2010 population, it was predicted that the city would have declined in population. The increase in population indicated that the city had both in-migration of new residents and/or higher than expected birth rates.
- **Growing population scenario.** The Plan anticipates that Muscatine will grow by at least 1,350 between 2020 and 2045, representing a growth rate of 0.25%. This rate is supported by shifts in demographic trends, which include growth in family formation age groups, higher than expected birth rates, new employment opportunities, and in-migration.

Housing Insights

The housing market in Muscatine has changed over time. Some of the most notable changes between 2010 and 2023 are:

- **Owner-occupancy rates in Muscatine are holding steady.** This is different than the national trend of communities Muscatine's size, where renting is becoming increasingly popular. This may be partially due to Muscatine's higher median age, indicating that more residents are in or reaching a stage of life where home ownership is preferred or possible.
- **The cost of homes in Muscatine rose 49.9%.** Over that same period of time, homes in Muscatine County rose 43.3% and homes across Iowa rose 64.0%.
- **Rent costs rose 51.1% in Muscatine.** For context, over the same period of time, the annual median household income rose just 28.5%. While incomes are rising, they are not rising at the same rate as housing costs.
- **Households in Muscatine are highly cost burdened.** Any household paying more than 30% of its income on housing is considered cost burdened. Nearly 1/3 of owners and nearly 1/2 of renters in Muscatine fell under this designation in 2023.
- **Vacancy rates are influenced by multiple factors, and may not be high enough to provide options within the housing market.** Vacancy rates below 5.0% are often considered too low to provide new residents with the options they desire if the vacant units are in livable condition. Of vacant units in Muscatine, most are rental options, providing less options for residents pursuing ownership. The vacancy rate of 8.7% in Muscatine includes all vacant units, vacant for any reason, including units in poor or uninhabitable conditions or units being used as short-term rentals. The vacancy rate for available units for rent or for sale in Muscatine is closer to 2.6%.

Figure 4.1 Housing Snapshot

MEDIAN HOUSEHOLD SIZE: 2.41

Source: American Community Survey

HOUSING OCCUPANCY

Owner-Occupied

	2010	2023	
	72.2%	68.7%	Muscatine
	77.7%	74.9%	Muscatine County
	73.1%	71.5%	Iowa

Renter-Occupied

	2010	2023	
	27.8%	31.3%	Muscatine
	22.3%	25.1%	Muscatine County
	26.9%	28.5%	Iowa

HOUSING AFFORDABILITY

% Cost Burdened Households, 2023

	Renters	Owners	
	43.9%	29.1%	Muscatine
	40.0%	23.2%	Muscatine County
	43.5%	19.9%	Iowa

HOUSING VALUES

Median Value

	2010	2023	
	\$98.0k	\$146.9k	Muscatine
	\$120.3k	\$172.4k	Muscatine County
	\$119.2k	\$195.5k	Iowa

Median Contract Rent

	2010	2023	
	\$493	\$745	Muscatine
	\$482	\$741	Muscatine County
	\$489	\$775	Iowa

VACANCY

% Vacant Units

	2010	2023	
	7.1%	8.7%	Muscatine
	7.7%	6.8%	Muscatine County
	8.3%	8.6%	Iowa

Available Housing

Figures 4.2 and 4.3 show Muscatine's housing stock by year built and recent construction trends. The median year built for housing units is 1962.

Newer homes tend to be more expensive, making older homes a more affordable option. When it comes to increasing the availability of affordable housing, older housing stock plays a crucial role.

Figure 4.2: Year Units Built

	Units
Before 1900	340
1900 to 1939	3,390
1940 to 1969	2,021
1970 to 2000	1,345
After 2000	3,390
Median Year Built	1962

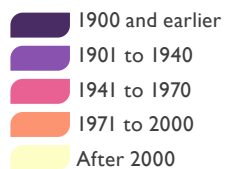
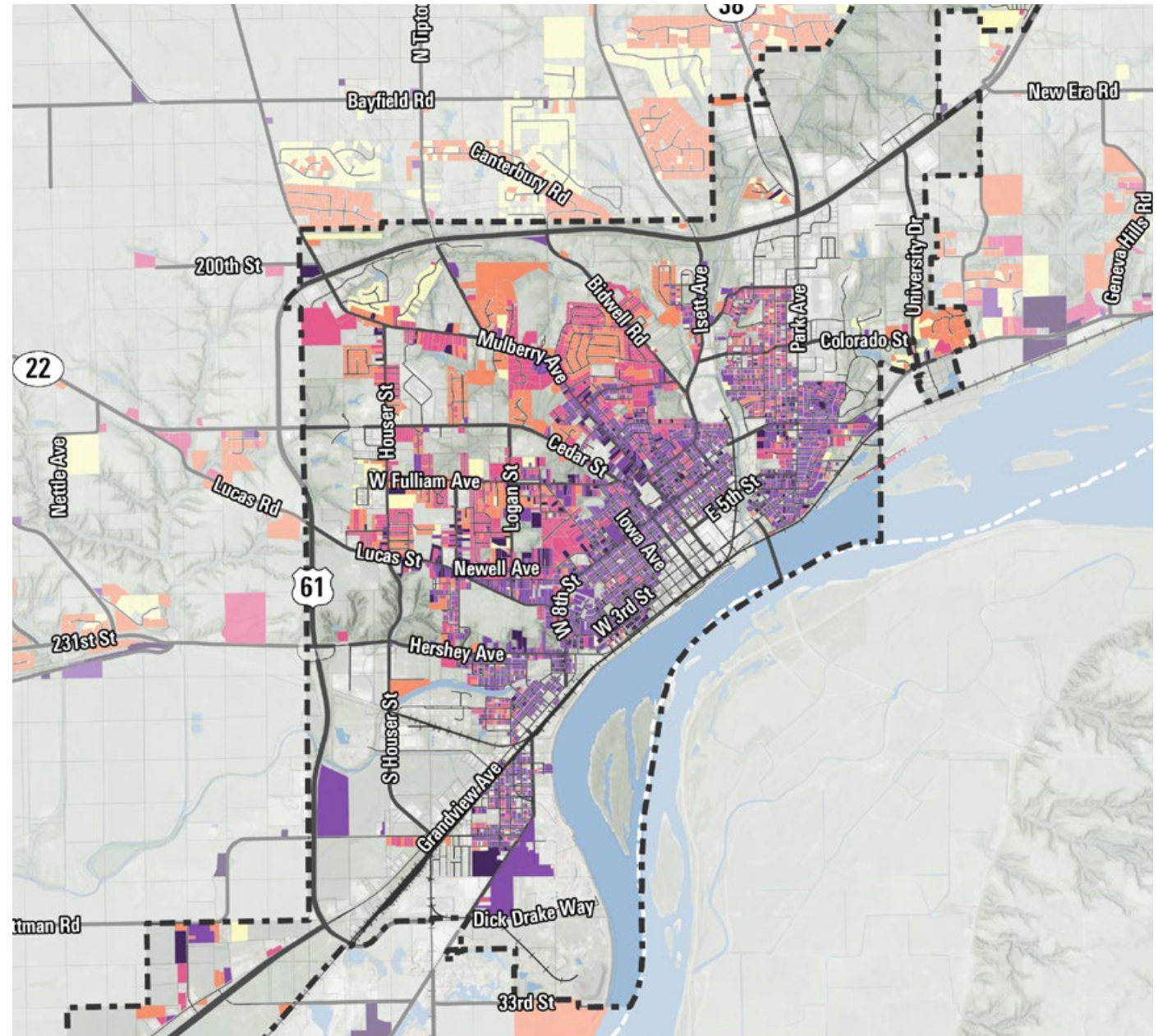


Figure 4.3: Historical Residential Construction



Source: RDG Planning & Design

Housing Needs

Muscatine could grow by at least 1,350 people by 2045. Chapter 1 includes the methodology for Muscatine's future population growth and its implications for future land needs for residential use. Muscatine needs more housing and options to provide for this growth.

Collaborate Muscatine's initiatives aim to add 2,000 new housing units by 2033, encouraging in-commuters to become residents. This growth is directly tied to their goal of increasing Muscatine Community School District enrollment by 5%, reaching over 4,000 students. The dual targets emphasize the importance of housing development to encourage a growing population.

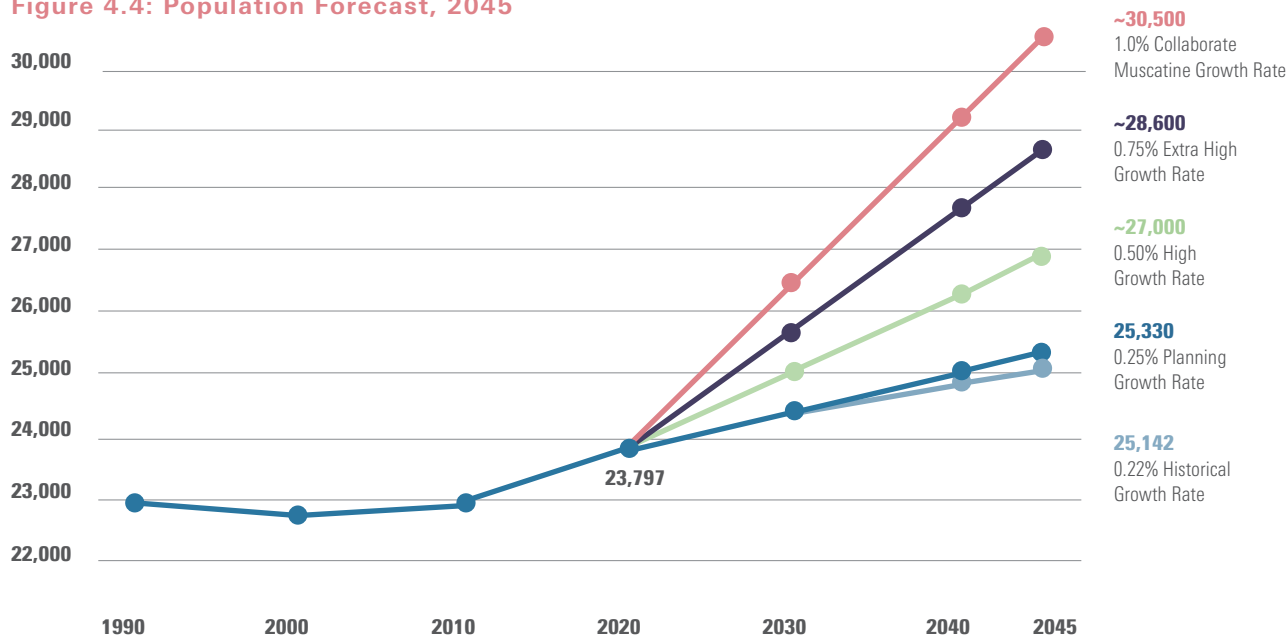
Housing frames Muscatine's past and is paramount for Muscatine's future to support growth. **The growth of neighborhoods in Muscatine spurs the need for more community services and housing to keep up with demand.** People in Muscatine express desire for more housing options, which is illustrated in the Future Land Use map. The context for how these homes get provided or sustained is critical for meeting the vision in other parts of the Plan.

Muscatine's greatest housing needs include:

- New Entrants to Homeownership
- Households with Children
- Older Adults
- Attainability for the Workforce

Like the Future Land Use Map, the policies to meet housing goals are multi-faceted. These policies allow more flexibility in the market. Muscatine will need to be flexible for how the market can fit into the community's vision for the future. Accommodating the market means accommodating new resident demands and existing resident needs, as well as the developer's ability to help meet those demands and needs.

Figure 4.4: Population Forecast, 2045



Source: RDG Planning & Design

Housing Projections

Residential Land Needs

Muscatine needs to convert at least 250 acres of land to residential use. Chapter 1 includes methodology for forecasting future land needs to support residential development. Based on the residential mix of housing types, a planning mix should include:

- 60% low density (average of 3 units/ acre)
- 20% medium density (average of 8 units/acre)
- 20% high density (over 14 units/acre)

Baseline projections in Make it Muscatine call for 250 acres of residential development, but achieving Collaborate Muscatine's aspirational goal of 2,000 new housing units by 2033 may require more land. This will depend on strategic land assembly, infill projects, and growth area expansions to provide needed diverse housing options.

Housing Demand

Housing demand to support future population growth indicates a need for 1,200 new units at minimum through 2045. This demand is based on the planning growth rate of 0.25%. If Muscatine grows at a faster rate, more units may be needed (see figure 4.6). The Make it Muscatine housing model anticipates that an annual average of at least 48 units will achieve this growth. This model assumes:

- Average household size will continue to shrink from 2.41 in 2020 to 2.31 by 2045 with the aging population.
- Vacancy rate will shrink from 8.7% to 6.8%, allowing some units to be reoccupied.
- Replacement of about 200 units over the next 20 years. There may be redevelopment opportunities to provide new, high quality units after removal of blighted units.

Collaborate Muscatine's ambitious goal of 2,000 new units by 2033 will require the construction of 200 units per year, far above the baseline need of 48 units per year. Reaching this benchmark will demand stronger policies, incentives, and expanded land supply to support this accelerated growth.

Figure 4.5: Housing Unit Forecasts at 0.25% Growth, Planning Growth

	2020	2035	2045	Total
Population at End of Period	23,797	24,705	25,330	
Household Population at End of Period	23,433	24,327	24,942	
Average Population Per Household	2.41	2.35	2.31	
Household Demand at End of Period	9,723	10,352	10,798	
Projected Vacancy Rate	8.7%	7.6%	6.8%	
Unit Needs at End of Period	10,650	11,201	11,589	
Replacement Need (Total Lost Units)		120	100	220
Cumulative Need During Period		701	488	1,189
Average Annual Construction Need		47	49	48

Source: RDG Planning & Design

Figure 4.5b: Housing Unit Forecasts at 0.75% Growth, Extra High Growth

	2020	2035	2045	Total
Population at End of Period	23,797	26,619	28,684	
Household Population at End of Period	23,433	26,193	28,225	
Average Population Per Household	2.41	2.35	2.31	
Household Demand at End of Period	9,723	11,146	12,219	
Projected Vacancy Rate	8.7%	7.6%	6.8%	
Unit Needs at End of Period	10,650	11,993	13,050	
Replacement Need (Total Lost Units)		120	100	220
Cumulative Need During Period		1,463	1,156	2,620
Average Annual Construction Need		98	116	105

Source: RDG Planning & Design

housing recommendations

Table 4.6 provides a summary of recommendations from previous studies that are relevant to this Plan. This Plan provides additional recommendations, which includes some crossover with past recommendations. These studies include:

- **2024 County Housing Study.** The 2024 Muscatine County Housing Analysis (2024 MCHA) includes a framework for future housing policy that applies to this comprehensive plan.
- **2017 City Housing Demand Study.** The 2017 Housing Demand Study (2017 HDS) provides several recommendations that are still relevant today.

The four Make it Muscatine housing goals are not meant to replace the findings of recent, detailed housing studies, but rather build upon and reinforce them. The four Make it Muscatine housing goals are:

1. **Support attainable housing options through partnerships, policy, and public incentives.**
2. **Offer a range of housing types to accommodate workers and residents in all stages of life.**
3. **Grow neighborhoods that create connected communities and not secluded streets.**
4. **Have quality existing neighborhoods with support to encourage reinvestment, conservation, and enhancement of existing housing.**

Table 4.6 shares the policies and strategies the Make it Muscatine housing goals are built upon, and have been the findings of previous recent studies.

Table 4.6: Housing Recommendations

Housing Policy/Strategy	Source*
1. Build 2,000 new housing units in the City of Muscatine by 2033.	Collaborate Muscatine
1a. Attract 10-20% of in-commuters (or other new workers) to reside in Muscatine by 2033.	Collaborate Muscatine
1b. Support population growth and attract new families to achieve a 5% increase in K-12 enrollment in MSCD by 2033.	Collaborate Muscatine
2. Invest in the existing housing stock: Improve existing units for current and future residents.	2024 MCHA
3. Incentivize new housing types: Encourage the private sector to develop missing middle housing.	2024 MCHA
4. Promote infill development: Build new units on existing lots to fill in depleted neighborhoods.	2024 MCHA
5. Expand educational opportunities for future homeowners: Increase outreach and funding of existing programs.	2024 MCHA
6. Create intentional planned developments: Design needed housing developments with functionality, connectivity, and affordability in mind.	2024 MCHA
7. Become investment ready: Establish policies, practices, and partnerships to prepare for future housing investment and development.	2024 MCHA
8. Plan transportation routes to enable future development, reserve rights-of-way in advance, and build with development as it occurs.	2017 HDS
9. Require a minimum amount of street connectivity to enable efficient service by fire and police. Limit the number of cul-de-sacs and dead-ends permitted.	2017 HDS
10. Growth should be contiguous to existing development to reduce the amount of infrastructure required.	2017 HDS
11. Be consistent with the Future Land Use Map contained in the Comprehensive Plan.	2017 HDS
12. Reinforce public features and amenities to encourage private market action.	2017 HDS
13. Maintain the housing stock in a good state of repair.	2017 HDS
14. Target property maintenance initiatives on properties with moderate infractions.	2017 HDS
15. For any structures that cannot be rehabilitated, the parcels should be targeted for infill development that respects the character of the surrounding neighborhood in terms of use, style, and density.	2017 HDS

Table 4.6b: Housing Recommendations (Continued)

Housing Policy/Strategy	Source*
16. For historic neighborhoods, continue to seek state assistance and historic status for neighborhoods of potential significance.	2017 HDS
17. Reinforce public features and amenities to encourage private market action.	2017 HDS
18. Often neighborhood deterioration occurs, in part, because of compatibility issues with adjacent land uses. These compatibility issues should be explored and the impacts should be mitigated through relocation of the use or an improved buffer between the land uses.	2017 HDS
19. Targeted land assembly and appropriate infill redevelopment.	2017 HDS
20. Target rehabilitation programs to blighted areas with the highest priority given to those homes with structural issues and a lower priority given to homes with aesthetic issues only.	2017 HDS
21. Target areas with high concentrations of vacant or underutilized land for acquisition, redevelopment, and/or rehabilitation.	2017 HDS
22. Solicit competitive proposals from the development community to generate the best reuse/redevelopment plan for strategic redevelopment opportunities.	2017 HDS
23. Consider an expedited review process for infill and redevelopment projects led by the private market.	2017 HDS
24. Explore creative financing and program applications to create a positive and concentrated impact on a neighborhood.	2017 HDS

**Wording is cited from some previous planning documents for consistency. For more detailed information, visit the referenced source.*

Guiding Principle: Support attainable housing options through partnerships, policy, and public incentives.

Base policies on the understanding that delivery of attainable units at lower price points requires public or community-based assistance to achieve economic feasibility. The 2024 Muscatine Submarket Analysis of the Muscatine County Housing Market Analysis identified significant gaps in housing availability across several income ranges. Recommendations include:

- **Update regulations to align with the Future Land Use Plan.** Adjustments to zoning regulations should encourage moderately priced housing forms in new developments and on infill lots. These forms include small lot single-family development, duplexes or two-unit structures that may include an owner-occupant, and smaller townhomes or rowhome structures.
- **Review and update ordinances and building codes, where possible, for barriers to housing diversity.** Traditional zoning ordinances value low density and separation of different land uses. The possibility of tiny homes, accessory dwelling units, lot sizes narrower than 50 feet in width, or other housing types should not require special approvals in most residential districts.
- **Coordinate with private developers to discuss barriers to building mixed-income developments.** Developers often have the best insight on the market, and can help identify issues with being able to provide lower price points. Often, this requires pooling funds from many sources for the greater good of the community. The public and private sectors should work together to identify additional barriers, and create a plan for how to overcome them.
- **Accommodate innovation.** Policy should encourage and moderate the risks of non-conventional or emerging forms of residential development that accommodate emerging markets but are unfamiliar to many conventional builders and developers.
- **Grow the number of affordable, builder-ready lots.** By making more land available for development, the community can attract builders and encourage the construction of housing at a lower cost. The cost to bring a lot up to “builder-ready” standards can significantly increase the price of the final product.
- **Build partnerships to share development risk.** The private market cannot meet the cost to build new at an affordable price point alone. Partnerships between private developers, government entities, and/or non-profit organizations will be necessary.
- **Continue to invest in first-time home-buyer programs.** Investment in first-time home-buyer programs helps Muscatine attract and retain young professionals and their families. These programs make homeownership more accessible by reducing financial barriers, such as down payments and closing costs.
- **Establish home buying incentives for target sectors.** These sectors could include education and health care workers. Incentives may include downpayment assistance and/or closing costs. These incentives may be organized by Collaborate Muscatine to incorporate their effort specifically targeting households in the 25 to 40 age range. Those most active in the workforce and most likely to have children enrolled in Muscatine schools, strengthening the labor force and community institutions.

Guiding Principle: Offer a range of housing types to accommodate workers and residents in all stages of life.

Young families and independent and active older adults in Muscatine each seek settings that provide them with the features they need in their stages of life. The 2024 Muscatine Submarket Analysis identified need for all housing types, including senior housing. Recommendations include:

- **Regularly review recent housing studies and update when necessary.** Recent housing studies done in Muscatine and Muscatine County help understand the underlying causes of housing shortages. Consistently reviewing recent housing studies ensures that the community tracks its progress on the goals, policies, and strategies, and can help identify the right time for necessary updates.
- **Consider Universal Design Standards for at least a portion of all units within a more substantial project or subdivision.** Closely tied to accessible design, Universal Design means that every aspect of a home from the bathroom to the garage is more convenient and comfortable to use for every individual, not labeled by age or ability.
- **Increase the availability of rental units at all price points.** In order to attract and retain a diverse population, Muscatine should strive to increase the availability of rental units across all price points. A wider range of rental options ensures that young professionals, families, and seniors can all find housing that meets their needs and budgets. A well-balanced rental market enhances community stability and can help prevent housing shortages, reducing financial strain on residents.
- **Encourage incentives for large scale projects to incorporate accessible design standards into at least a portion of units.** The City should review its codes as they relate to housing. Accessible design standards include features that are difficult to add later. Therefore, homes can easily be adapted for aging or physical disabilities and should be considered as requirements in certain developments.
- **Use data from the most recent Housing Submarket Analysis to develop and encourage policy that provides mixed-use neighborhoods.** Flexibility for mixed-use areas is integrated into the Future Land Use Map. Integrating complementary uses can help encourage activity at various times of day, increasing the security, vitality, and number of people using public spaces. Mixed-use developments also allow residents in them to receive some or all of their necessary goods and services without needing to drive. Policy should not discourage integrating services near and within neighborhoods.
- **Enhance mobility by expanding housing options.** Mixed-use neighborhoods provide walkable access to schools, parks, and essential amenities while offering retirees convenient, low-maintenance living. A diverse housing supply, including apartments, townhomes, and single-family homes within a neighborhood, ensures that residents can find suitable housing as their needs change over time.
- **Increase housing options for aging adults.** Adults over the age of 55 are the fastest-growing age cohort in Muscatine. To accommodate for their growth, and open up existing units for the next generation, new options should be made available.

Guiding Principle: Grow neighborhoods that create connected communities and not secluded enclaves.

As Muscatine continues to grow into the neighborhood growth areas, the connection between the new neighborhoods and the existing community are vital. Neighborhoods should have several access points and allow for traffic, pedestrians, and bicyclists to move throughout them. Recommendations include:

- **Develop policy and strategies for infill development, ensuring incentives match needs/costs.** Demolitions often result in vacant lots that add to other vacant lots in the city that have not been developed for various reasons. A portion of new housing options to accommodate needs or to replace dilapidated housing should happen on these vacant infill lots. Infill development takes advantage of existing infrastructure, helps increase property values, and stabilizes neighborhoods.

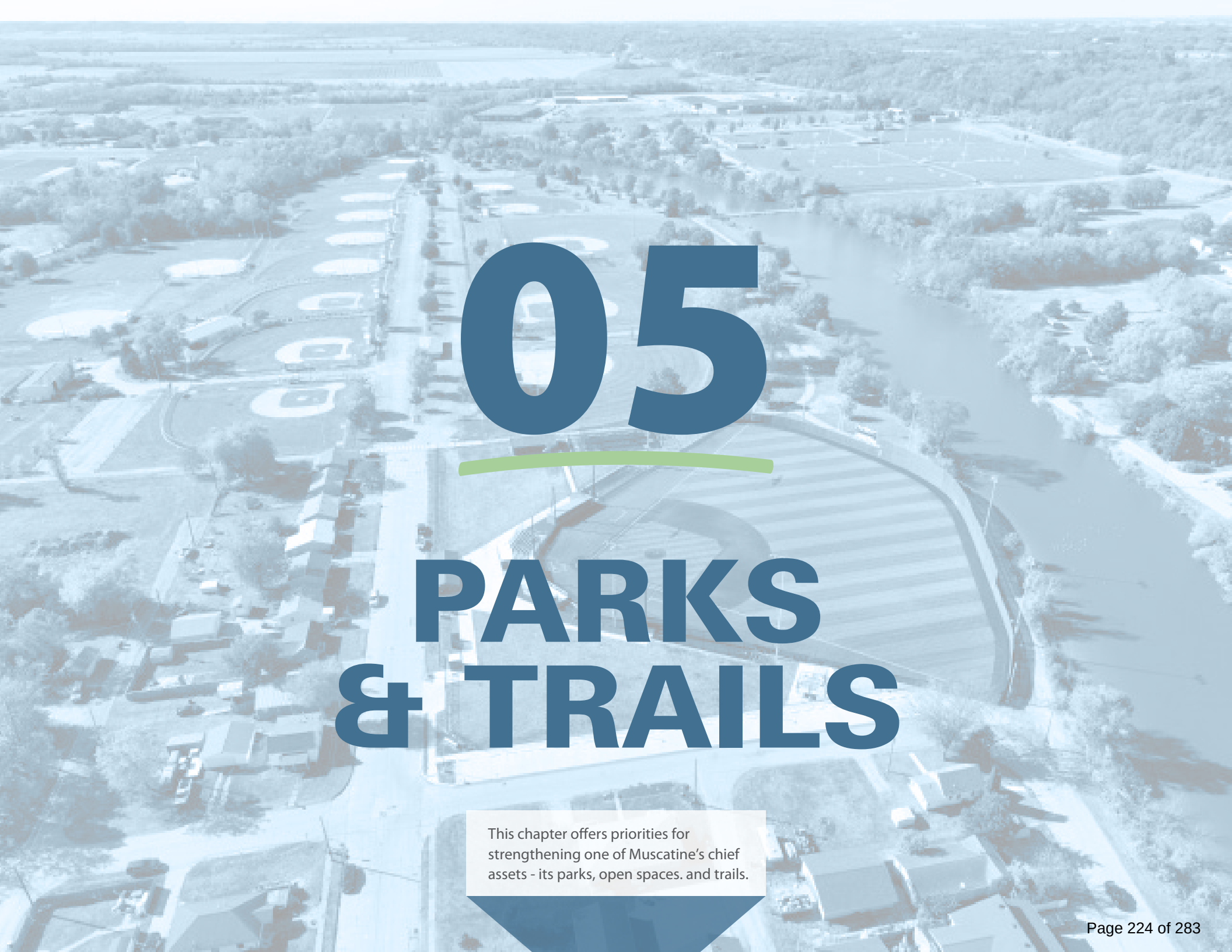
- **Prioritize infill development by creating streamlined approval processes for infill development proposals.** Infill development makes better use of existing infrastructure while addressing housing needs efficiently. By reducing hurdles, the community can encourage builders and developers to revitalize underused land, creating new housing options without the added costs of lot development.
- **Follow the Future Mobility Plan in development of new and growth of existing neighborhoods.** Connection throughout and between neighborhoods is important for emergency vehicles and the general feeling of a community. Developments should limit use of cul-de-sacs and dead ends.

Guiding Principle: Have quality existing neighborhoods with support to encourage reinvestment, conservation, and enhancement of existing housing.

Muscatine's housing stock is aging, largely because Muscatine is such a historic community. Muscatine's oldest homes are more attainable from a price perspective than other parts of Muscatine. Recommendations include:

- **Complete studies of core neighborhoods.** Specific neighborhood studies should identify where maintenance and rehabilitation funds can be most effective. These neighborhoods may benefit from already installed infrastructure and can have a similar home value on a per acre basis as new neighborhoods.
- **Incentivize investment in rehabilitation of existing homes.** The existing housing stock in Muscatine is the lowest-cost housing in the community. Investing in their rehabilitation ensures they remain safe, functional, and appealing for residents.

- **Invest in neighborhood engagement programs.** Investing in effective neighborhood engagement programs involves partnerships of the City, residents, and non-profit groups. Consider developing formal neighborhood associations that can help lead outreach and build social connections.
- **Create micro reinvestment and enhancement programs for the most vulnerable neighborhoods.** Targeted reinvestment funding for neighborhoods in need can be more effective than broad, city-wide programs. Targeted reinvestment allows neighbors to see the results of new investment happening more easily than a city-wide program where the effects are more diffused.

An aerial photograph of a park area, featuring several baseball fields with white bases and green grass, a winding river, and surrounding trees and residential areas. The image is overlaid with a semi-transparent blue filter.

05

PARKS & TRAILS

This chapter offers priorities for strengthening one of Muscatine's chief assets - its parks, open spaces, and trails.

05

Contents

The Parks & Trails Chapter includes the following elements:

- *Guiding Principles*
- *Existing Conditions*
- *Future Parks Plan*
- *Future Trails Plan*
- *Key Initiatives*

Guiding Principles

- *Adapt the recreation system with features that serve the community's changing needs.*
- *Ensure an inter-connected trail and sidewalk system, linking all major parks and community destinations.*
- *Maintain natural areas, parks, and open spaces that connect in and around the City, using trails as the primary routes.*
- *Celebrate and promote the parks and trail system as a signature asset to attract and retain people to the City.*

Existing Conditions

Parks and recreation spaces play an important role in community quality of life. Muscatine needs places that provide opportunities for exercise, relaxation, socialization, and connection with nature.

This chapter provides an overview of the parks and trails that are accessible to the people of Muscatine, and includes spaces that are managed by the City and affiliate organizations.

The City of Muscatine has 25 parks and recreation facilities. Figure 5.1 shows the overall acreage of parks in the City and compares it to the standards shared by the National Recreation and Park Association (NRPA).

Overall, the City exceeds the NRPA standard for acres of park space per 1,000 residents. Golf courses, the cemetery, and Pollinator Park are excluded from the calculations and represent ~274 acres in Muscatine.

Figure 5.2 shows the location of Muscatine's parks and service area rings. A quarter-mile to a half-mile ring is considered the range that residents are more likely to access a park by walking or bicycling. Barriers, such as Highway 61, influence the convenience of accessing parks. Most neighborhoods have convenient access to parks except for the northwest area near Mulberry Avenue.

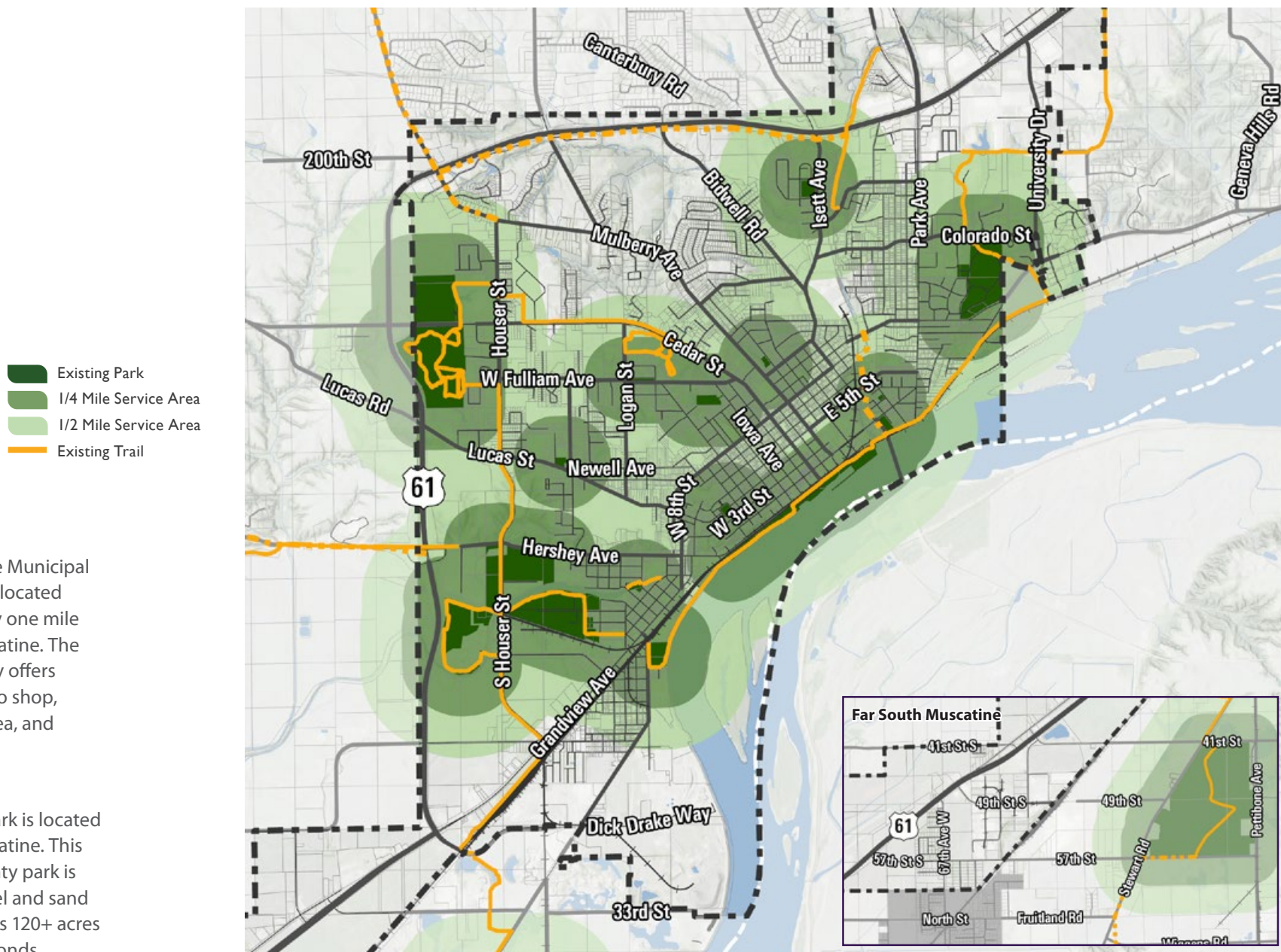


Figure 5.1: Park Acreage and Comparison

	Existing Acreage	Acres Per 1,000 Residents	NRPA Standard (per 1,000 residents)
Community Park	~253	10.6	8 acres
Neighborhood Park	~43	1.8	2 acres
Mini Park	~11	0.5	Varies
Total	~308	12.9	10 acres

Sources: NRPA, City of Muscatine, RDG

Figure 5.2: Existing Parks and Service Areas



Not shown:

The Muscatine Municipal Golf Course is located approximately one mile north of Muscatine. The 18-hole facility offers a complete pro shop, concession area, and driving range.

Deep Lakes Park is located south of Muscatine. This 435-acre County park is a former gravel and sand quarry that has 120+ acres of lakes and ponds.

Source: RDG Planning & Design, City of Muscatine

future parks plan

User preferences for parks and trails change throughout their lifetime and often follow lifestyle trends. A balanced park and recreation system should include both active and passive opportunities.



Policies

Key policies of the Plan include:

- Engage residents in the design of neighborhood and community parks.
- Reinvest into existing parks, adapting their program to serve residents. This may include changes in circulation, new equipment, and additional landscaping.
- Create park spaces that are diverse, accessible, and meet the needs of current and future residents.
- Ensure that developers dedicate land for parks and that the land provides functional space for the public use.
- Protect natural drainage ways and steep terrain for its ecosystem services, biodiversity, natural beauty, agriculture, and recreation.
- Identify maintenance costs for park improvements to ensure that investments are sustainable.
- Design a unified signage system as set forth in the adopted Wayfinding Plan.

Priorities

The Plan includes recommendations for improving individual parks shown in Figures 5.3a-5.3c. More detailed study is necessary to fully understand each park's unique needs. A key priority of this Plan is to **prepare a Parks & Recreation Comprehensive Plan**. The City should initiate a

Parks & Recreation Comprehensive Plan that inventories the condition of each park, ADA accessibility, and replacement needs. The plan should also include benchmarking standards to other communities and designs for parks and trails enhancements. Launching this plan should occur before any new parks are incorporated into the system.

Implementation Tools

- **Conservation easements.** Conservation easements are legal mechanisms for landowners to place voluntary restrictions on the future use of their land.
- **Public acquisition.** In certain instances, the City may have the opportunity to acquire land in sensitive flood or drainage areas.
- **Subdivision regulations.** Regulations can require buffers, typically maintained in outlots that work with vegetation to improve water quality and water management. These preserved areas may be able to double as community parks or gathering spaces.

Figure 5.3: Park Priorities

	Park Name	Schedule			Priorities
		<10 Years	10-20 Years	20+ Years	
1	Brook Street Park 0.4 acres			●	Replace Playground
2	Deep Lakes Park Owned by County				Owned by County
3	Discovery Park Owned by County			●	Owned by County
4	Duncan Park 2 acres		●		Decommission Park
5	Eversmeyer Park 1.9 acres		● ● ●		Replace Playground Enhance Shelter Add Water/Electric
6	Fourth Street Park 1.9 acres		● ●		Replace Playground Add Shelter
7	Fuller Park 53 acres	● ● ● ●			Improve Parking Lot Improve Stormwater Management Update Restrooms Continue Trail Connections
8	Greenwood Cemetery 80 acres	● ●	● ●		Improve Water Utility Infrastructure Add Columbarium Erosion Management Complete Chapel Maintenance
9	Iowa Field 5.6 acres			●	Implement Stormwater Basin for Flash Flood Relief
10	Kent-Stein Park 66 acres	● ● ● ●	●		Expand Maintenance Building Add Miracle Baseball Field Add Trail Connection to Taylor Park Renovate Slough and Bank Replace Restroom/Concessions

Figure 5.3b: Park Priorities

	Park Name	Schedule			Priorities
		<10 Years	10-20 Years	20+ Years	
11	Longview Park 2 acres	●	●		Replace Fence/Lighting Reforestation
12	Lucas Street Park Owned by Utility 2 acres		● ● ●		Replace Baseball Fields Improve Shelter Update Parking
13	Mad Creek Greenway 1.1 acres	● ●			Replace Trail Connections to River Continue Trail Connections
14	Mark Twain Overlook Owned by State 3 acres	●	●		Acquire from the State Prepare Master Plan for Site
15	McKee Park 9 acres		● ●		Prepare Park Master Plan Enhance Natural Areas
16	Municipal Golf Course 164 acres	● ●			Replace Clubhouse Prepare Master Plan for Course
17	Muscatine Dog Park 6 acres	●	●		Add Restroom Continue Trail Connections
18	Soccer Complex 39 acres	●	●		Expand Maintenance Facility Upgrade Concessions & Admin
19	Musser Park 11 acres	●	● ●		Improve Stormwater Management Replace Playground Replace Skate Park

Figure 5.3c: Park Priorities

Park Name	Schedule			Priorities
	<10 Years	10-20 Years	20+ Years	
20 Oak Park 6 acres	● ●	●	● ●	Replace Shelter Improve Stormwater Management Update Restroom Replace Playground Add Splashpad
21 Riverside Park 31 acres	●	●		Implement Riverfront Plan
22 Taylor Park 3 acres				Continue Maintenance
23 Weed Park 64 acres		●	●	Prepare Park Master Plan Upgrade Aquatics Center
24 Woodland Park <i>Proposed New Park</i> <i>(see page 78)</i> ~38 acres	● ● ●			Property Aquisition (<10 years) Commission Park (<10 years) Continue Trail Connections (<10 years) Prepare Park Master Plan (<10 years)
25 MUSCO Sports Center and the Dome ~3 acres	●			Complete Facility (2025) Continue Maintenance
26 Kruse Memorial Park	●			Complete Facility Continue Maintenance

Muscatine boasts an exceptional park system which should continue evolving to meet emerging trends.

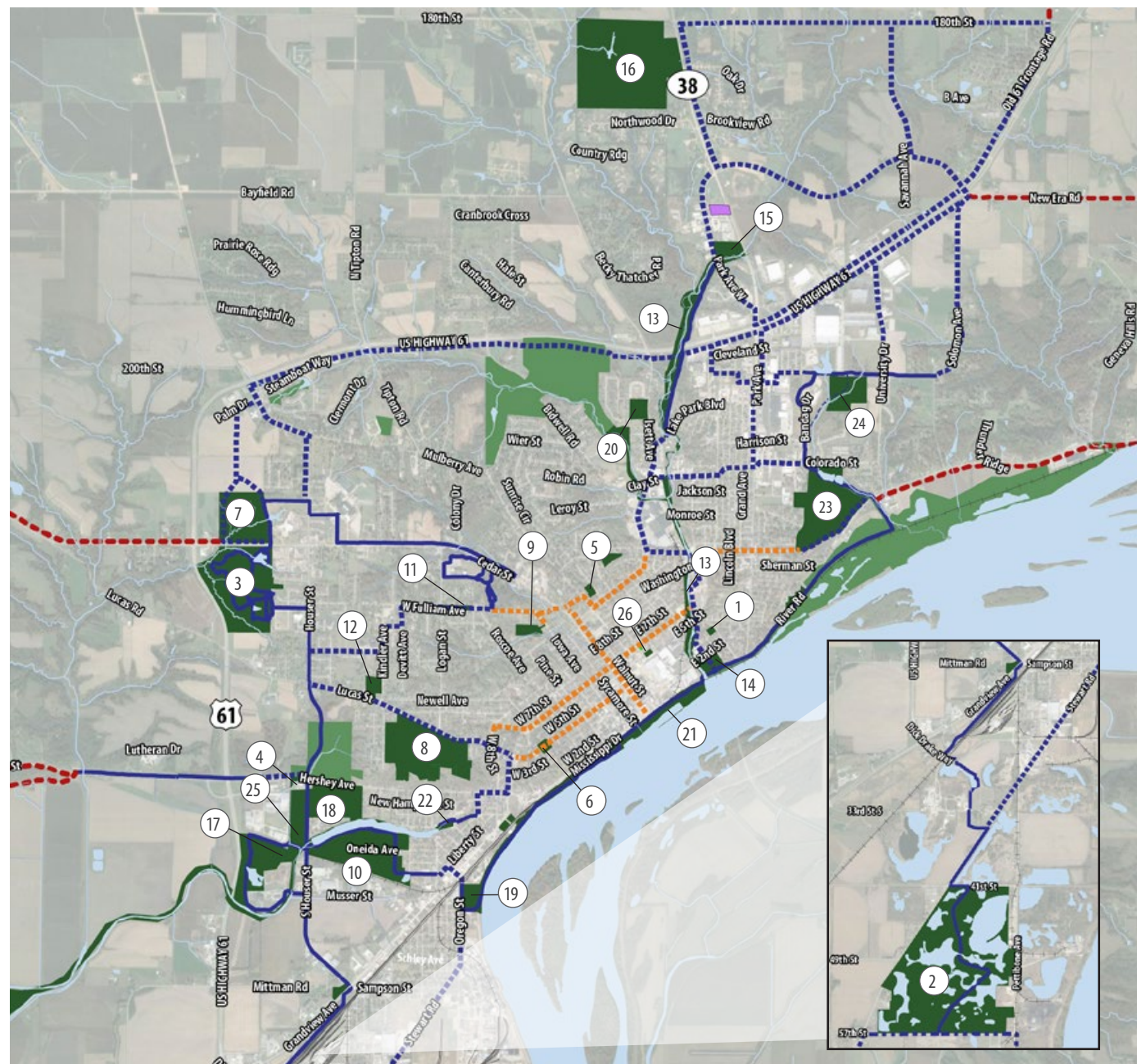
Growing enthusiasm for soccer and pickleball in Muscatine highlight the opportunity to enhance and expand recreational spaces.



Figure 5.4: Future Parks Plan

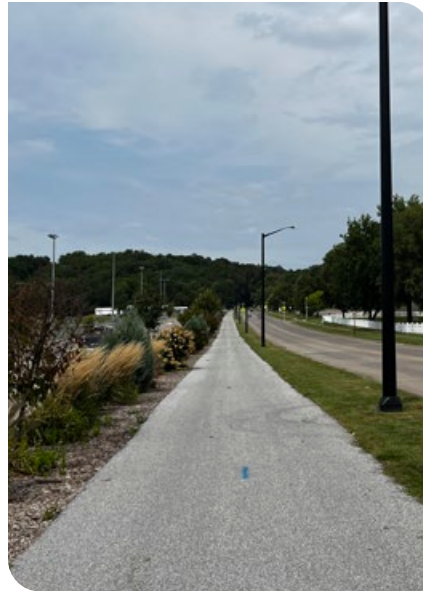
- 1 Brook Street Park
- 2 Deep Lakes Park (County Park)
- 3 Discovery Park
- 4 Duncan Park
- 5 Eversmeyer Park
- 6 Fourth Street Park
- 7 Fuller Park
- 8 Greenwood Cemetery
- 9 Iowa Field
- 10 Kent-Stein Park
- 11 Longview Park
- 12 Lucas Street Park
- 13 Mad Creek Greenway
- 14 Mark Twain Overlook
- 15 McKee Park
- 16 Municipal Golf Course
- 17 Muscatine Dog Park
- 18 Muscatine Soccer Complex
- 19 Musser Park
- 20 Oak Park
- 21 Riverside Park
- 22 Taylor Park
- 23 Weed Park
- 24 Woodland Park
- 25 MUSCO Sports Center and the Dome
- 26 Kruse Memorial Park

-  Existing Park
-  Proposed Park
-  Other Greenspace (Golf/Cemetery)



future trails plan

The City of Muscatine maintains over 13 miles of paved multi-use trails. Connecting individual trail segments together will begin to form a network where users can choose different routes and access multiple locations in the community.



Trail Demonstration



Improved Pathway Demonstration



Advisory Shoulder Demonstration

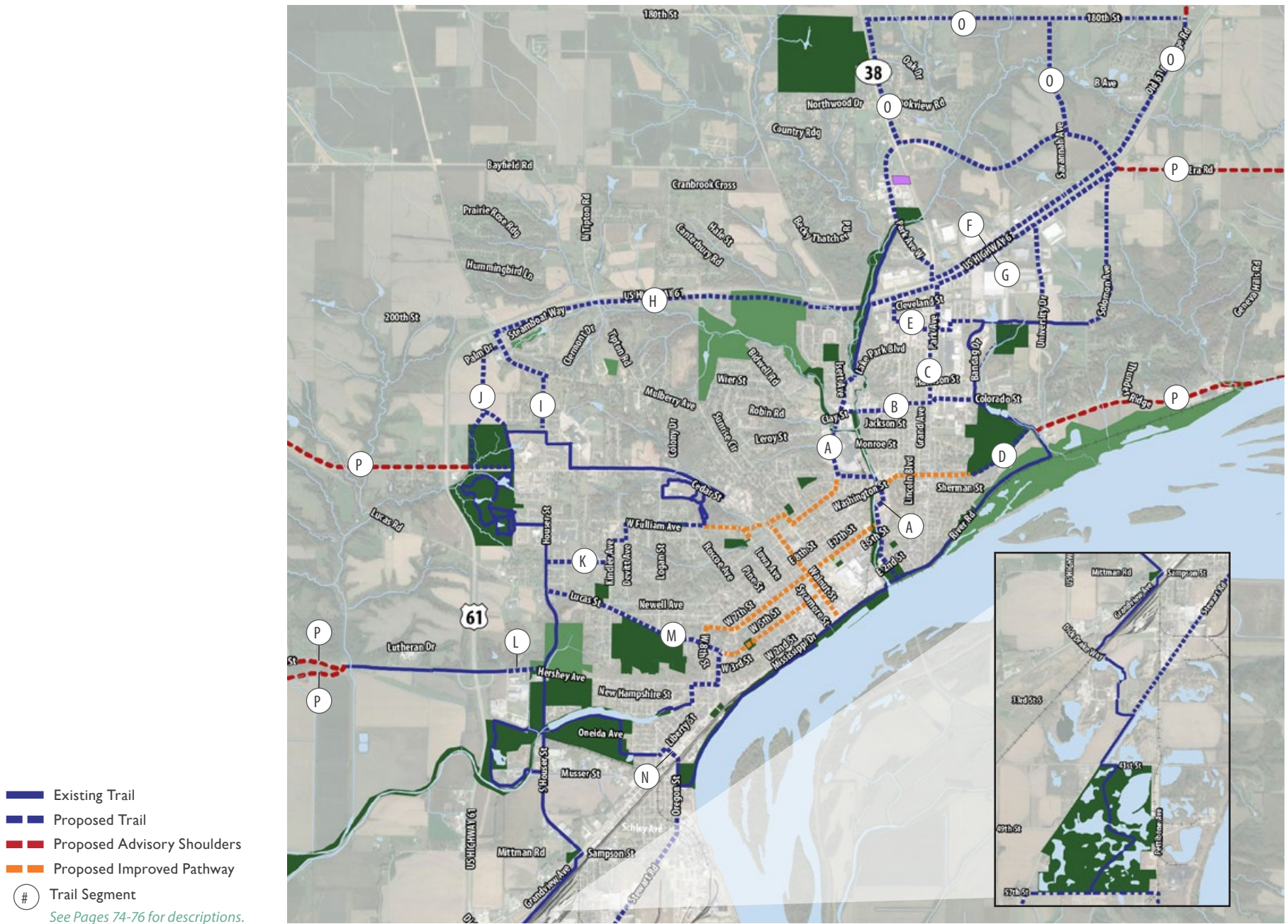
Figure 5.5 identifies a complete network of trails and include various types of application, including:

- **Trail.** Trails should be 10' minimum and should include mile-markers so users are aware of their location in the event of reporting an emergency.
- **Proposed Improved Pathways.** For the purpose of this plan, "Improved Pathways" are intended to be shared routes that require a custom design to support slower modes of transportation - pedestrians and bicyclists. The amount of right-of-way is often constrained, making the design of a trail or wide sidewalk challenging. These pathways are most often located near downtown.
- **Advisory Shoulder.** For the purposes of this plan, Advisory Shoulders are roads that have a 6' (minimum) shoulder, up to 10'. This supports slow moving vehicles, including tractors and bikes.

Policies

- Create a network of trails by linking them together and connecting them to destinations.
- Implement the Bike & Pedestrian Plan (2022).
- Ensure that trails are a minimum of 10' wide.
- Provide parking for trail users near key access points.

Figure 5.5: Future Trails Plan



Source: RDG Planning & Design

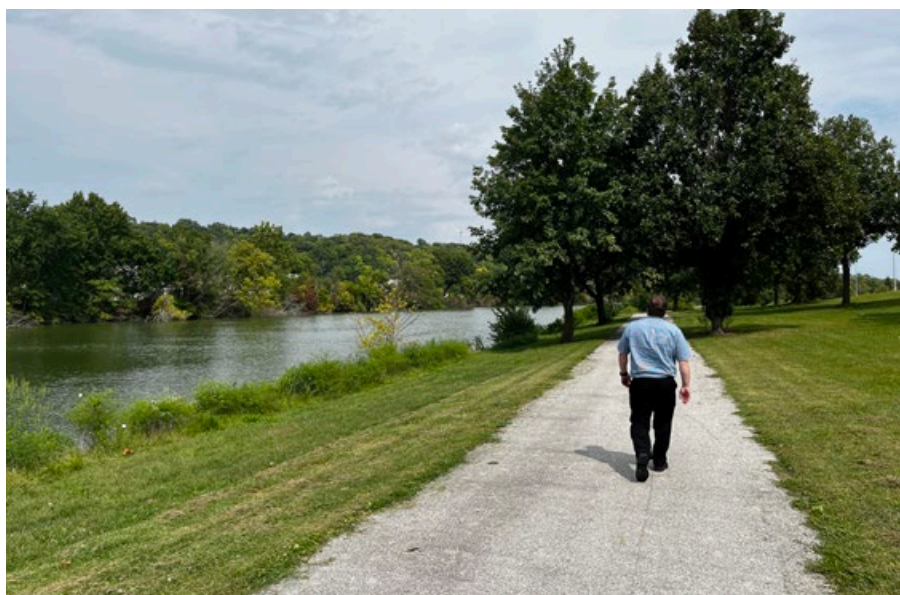
Priorities

The Future Trails Plan identifies a complete network of pathways that offers choices for users. Constructed and expanded trails should contribute to providing a safe network throughout the community. Building the network will take time and will be built incrementally.

Currently, trails are located in the right-of-way and separated from the road. Users prefer this design, yet to achieve a complete network, other facility types must be considered, such as bike lanes.

Top priorities for Muscatine to complete the local trail network include:

- **Connect Kent-Stein Park to Musser Park.** Completing the trail segment (~2,000 feet) between Kent-Stein Park and Musser Park will connect the City's premier trail with its premier park, while also connecting it to the western trail network.
- **Complete the Mad Creek Greenbelt Trail.** Completing the Mad Creek Greenbelt Trail will create a north/south spine route that connects Riverfront Park to areas north of Highway 61.
- **Complete the Highway 61 Trail.** Building a trail along Highway 61 from Mad Creek Trail



to University Drive will improve access to businesses (commuters and patrons). Extending the trail along University Drive to Keener Road would close a loop in the trail network.

- **Add Amenities to Trails.** Adding mile markers, benches, trail heads, water fountains, trash cans, and lighting are all features that should be considered for new and old trails. The Parks & Recreation Department should budget for these amenities as they see appropriate.
- **Complete the Cedar Street Path.** Adding a wide path along Cedar Street will improve the connection between downtown and Discovery Park, which also

connects to the western trails. The condition of the sidewalks along Cedar Street are in various condition, have ADA issues and obstructions, and are sometimes missing. Any street improvement project should include a new sidewalk and consider rebuilding the street to modify the placement of the curb, lane striping, and burying overhead utilities.

Projects

Many trail segments are proposed in this plan and are equally important to achieving a complete network. These trail segments are identified on page 73.

- A. **Mad Creek Greenbelt Trail.** Trail that connects Riverside Park to Highway 61. Project may need to be built in phases.
- B. **Clay/Colorado Neighborhood Trail.** Sidepath along Clay and Colorado Streets that connects the Mad Creek Trail to Weed Park.
- C. **Park Avenue Trail.** Sidepath along Park Avenue that extends to the proposed Highway 61 Trail.
- D. **Washington Street Trail.** Trail along the south edge of Weed Park, following Washington Street and connecting to the Running River Trail.
- E. **Running River Trail Extension.** Extension of the Running River Trail that follows Ford Avenue from the Bridgestone Bandag Learning Center, crossing at Park Avenue, and continuing west to 2nd Avenue, and then follows 2nd Avenue north to close a loop with the Highway 61 Trail.
- F. **Highway 61 Northside Path.** Continuous path that follows the northside of Highway 61 between Park Avenue and New Era Road. The alignment may shift to connect to business frontages or remain parallel to the highway.
- G. **Highway 61 Trail Phase 1.** Trail that follows the southside of Highway 61 between Park Avenue and New Era Road.

Figure 5.6: Park Avenue and Cleveland Crossing Node



New pathways setback from Park Avenue with connections to business entrances.

- H. **Highway 61 Trail, Phase 2.** Trail along Highway 61 between Park Avenue and Mulberry Avenue.
- I. **Saulsbury Trail, Phase 1.** Widening of the sidewalk along Mulberry Avenue and Houser Street, ultimately connecting to the High School.
- J. **Palms Drive Sidepath.** Trail that connects Mulberry Street (proposed Saulsbury Trail) and future west growth area. The trail should include a connection to the High School.

Reference names for trails were created by the author and are not considered the formal name.

- K. **Dawson Street Connection.** Widened pathway between the Houser Street Trail and Kindler Avenue that connects the Junior High to the trail network.
- L. **Hershey Avenue Trail.** Complete the 1,200' gap from Houser Street to Newcomb Boulevard.
- M. **Lucast Street Sidepath.** Trail along Lucas Street that connects the existing Houser Street Trail to Kent-Stein Park by way of Main and Mill Streets.
- N. **Musser Park to Kent-Stein Park Trail.** Trail from Kent-Stein Park, beginning at Roby Avenue to Liberty Street to Warren Street,

crossing Grandview Avenue and ending at Musser Park. This trail should include improved railroad crossings for pedestrian and bicycle safety.

- O. **Northeast Growth Area Trail Network.** Ensure that development proposals envision a trail network that connects into the City's overall trail system.
- P. **Advisory Shoulders.** Improvements to rural roads should include a 6' (minimum) shoulder up to 10'. This supports slow moving vehicles, including tractors and bicyclists.

Q. Proposed Widened Sidewalks.

Recommendation is to widen sidewalks from 4' to 6-8'. These routes provide important east/west connections in the heart of the City and include:

- » 4th Street Widened Sidewalk. East/west connection between Mad Creek Greenbelt Trail and Lucas Street.
- » 5th Street Pathway. East/west connection with fewer complications than 4th Street.
- » 11th Street Pathway. East/west connection that ties together multiple proposed trails.

National Trail Network

The Muscatine Riverfront Trail is a component of two federally recognized trail systems, including:

- **Mississippi River Trail.** Mississippi River Trail (US Bicycle Route 45) follows the Mississippi River from Minnesota to Louisiana.
- **American Discovery Trail.** The American Discovery Trail crosses the nation from San Francisco to Delaware. The closest connection passes through the Quad Cities, Davenport and Bettendorf.

The Iowa Department of Transportation prepared several studies for the alignment of these trails and are included in the Iowa Bicycle and Pedestrian Long Range Plan (2020) and Iowa's Mississippi River Trail Plan (2003). Both identify routes for the overall system. Actions to complete the missing segments for Muscatine include:

- **Connect to the Quad Cities with a trail.** The City should collaborate with the Quad Cities MPO and County to realize this project. The completion of this trail benefits the entire region of the State. Alternative routes to Highway 22 should be considered due to the roadway's constraints.

Figure 5.7: National Trail Network



Source: Adventure Cycling

- **Design a trail route from Deep Lakes Park to the City of Burlington.** The alignment of the Mississippi River Trail is not formally designated beyond following the Mississippi River. This Plan supports any initiative by the State or supporting agencies to complete this project.

Regional Trail Network

More local regional trail initiatives that would benefit local recreation include connections to regional recreation areas and parks, including:

- Saulsbury Bridge Recreation Area
- Muscatine Izaak Walton League
- Deep Lakes Park
- Wildcat Den State Park
- City of Blue Grass

The City and trails committee should collaborate with the Quad Cities MPO and County to adopt a policy that any roadway improvements to corridors between the City and the aforementioned destinations include the design and construction of a advisory shoulders or a trail.

Key Initiatives



RIVERSIDE PARK

Riverside Park has been the focus of numerous studies, most recently in 2017 as an update to its original 1997 plan. As a signature destination, the park continues to draw visitors to the city, offering stunning river views and a variety of recreational activities. Ongoing enhancements will further strengthen its appeal, attracting more visitors for special events and boosting consumer spending at local businesses. Priorities include:

1. Completing the amphitheater by 2030.
2. Initiating design and construction of the Great Lawn.
3. Initiating design of the trailhead of Mad Creek Greenbelt and Running River Trail.

Key Initiatives



TRAIL SYSTEM

The Bike and Pedestrian Master Plan (2022) identifies a complete network of trails that connect neighborhoods and destinations. Priorities include:

1. Completing the Mad Creek Greenbelt Trail from Riverside Park to Highway 61 through phases.
 - » The north segment of the Mad Creek Greenbelt trail is planned as part of the reconstruction of Isett/Cypress project.
 - » Securing funding to connect trail to Isett/Cypress project
 - » The trail from 5th Street to the riverfront should be built as a premier segment of Muscatine's overall trail system that includes points of interest and public art.
 - » The confluence of the Running River Trail and Mad Creek Trail should include a new trailhead.
2. Connecting Kent-Stein Park to Musser Park and Taylor Park.
3. Completing Highway 61 Trail.

Key Initiatives



THE SLOUGH

The slough is one of Muscatine's urban water features that links Kent-Stein Park, Taylor Park, and Soccer Complex. The City should prepare a master plan for all improvements. Priorities include:

1. Improving the water quality to support recreation and fishing.
2. Improving the surrounding landscape and creating spaces to engage the water, such as fishing platforms, seating overlooks and educational spaces.
3. Building a trail around the slough that connects all of the parks and creates a continuous loop for recreation.
4. Assembling property along the northside of the slough to create unified public space between parks.

Key Initiatives



NEW WOODLAND PARK

The plan recommends creating a new nature park east of the Bridgestone Bandage Learning Center. The rolling landscape has a labyrinth of primitive pathways hidden in a forested area. The area's proximity to the Learning Center and Running Riv-Trail System make it an ideal location to formalize this trail system into a community park, similar to Brown's Woods in Des Moines, Iowa. Priorities include:

1. Adopting the land into the park system.
2. Preparing a Master Plan for the park.



06

FACILITIES

This chapter reports on known needs for public facilities, ensuring that future development is appropriately served.

06

Contents

The Facilities Chapter includes the following elements:

- *Guiding Principles*
- *Public Facilities*
- *Sanitary Sewer Service*
- *Water service*

Guiding Principles

- *Maintain facilities in a state of good repair to prolong the life of facilities and equipment.*
- *Grow with incremental extensions of infrastructure that limits added service costs per resident.*
- *Ensure that future subdivision growth, within and on the fringe of city limits, may be able to connect to future infrastructure.*
- *Responsibly invest in public facilities and infrastructure that strategically encourages private-sector investment.*
- *Deliver emergency services effectively, particularly for future growth areas.*

Existing Conditions

The scope of this comprehensive plan does not include a technical evaluation for each public facility and service, but rather identifies needs based on interviews with facility managers.

Future initiatives are identified for each facility and service and a schedule is provided for tracking purposes. In some instances, the Plan recommends additional study because the managers of those facilities recognize that a future study requires its own process and scope of services. Content in this chapter is organized by public facilities and utilities.

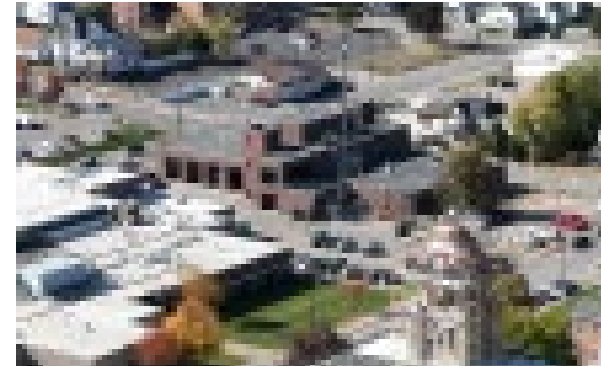
Public Facilities

Figure 6.1 identifies the public facilities managed by the City and Figure 6.2 shows their location. Facilities managed by the County and School District are excluded from Figure 6.1.

Generally, the City does not have any immediate needs for making substantial investments.

Utilities

Figures 6.3-6.5 identifies the existing service lines for sanitary sewer, water and stormwater. The maps show areas that require further investigation for improvement and possible origin locations for extending services into growth areas. The Plan does not provide a schedule for improvement, but rather acknowledges that facility managers will provide guidance to decision-makers for when projects should be commissioned.



Public Safety Building



Musser Public Library

Figure 6.1: Public Facility Future Initiatives

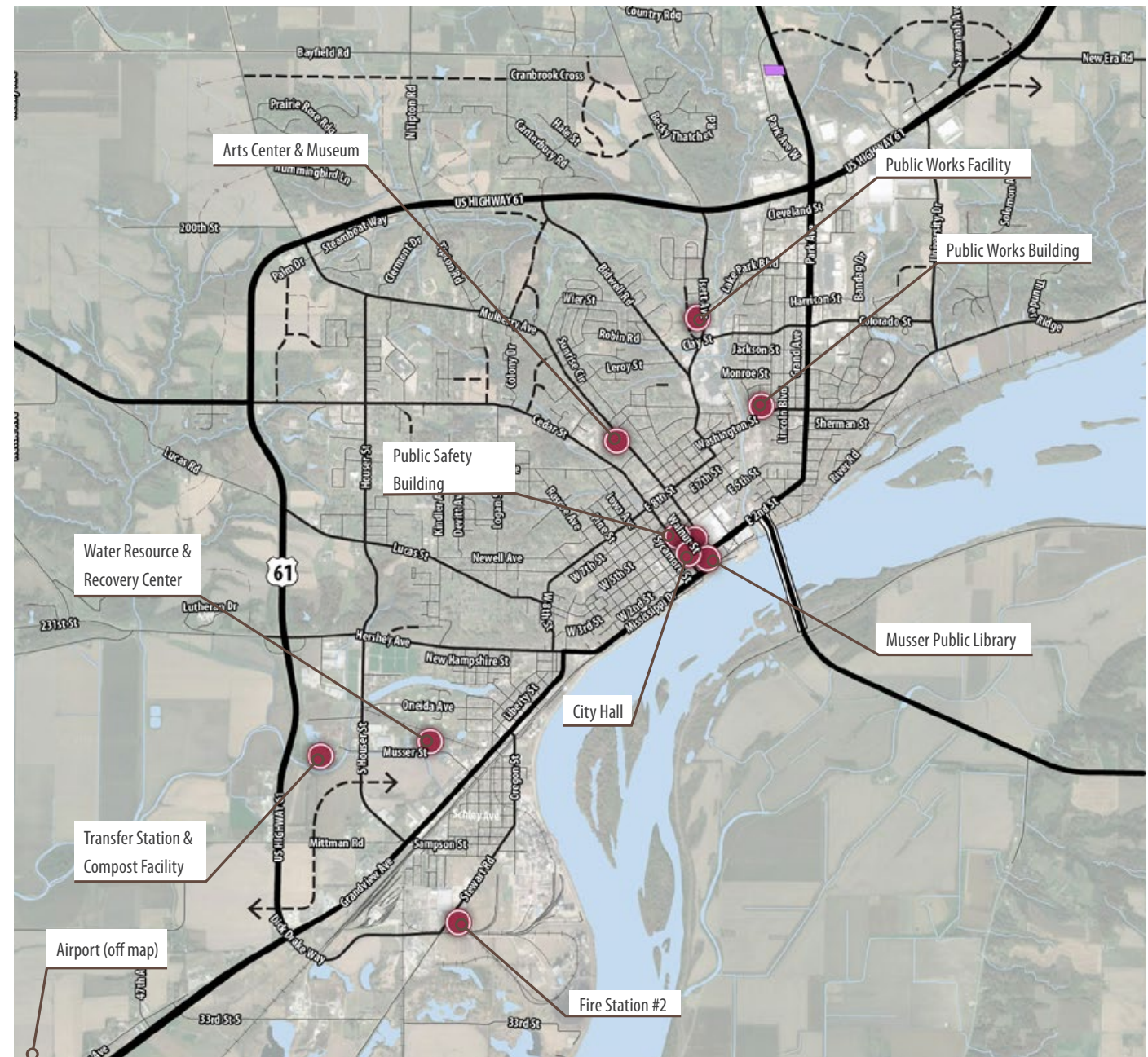
Facility	Schedule			Priorities	Notes
	<10 Years	10-20 Years	20+ Years		
City Hall 215 Sycamore Street	●			Prepare a space needs analysis to assess adequacy.	
Musser Public Library 408 E 2nd Street	●			Continue routine maintenance. The library opened in 2018. Implement plans for future outdoor patio.	
Public Works Building 1459 Washington Street			●	Continue routine maintenance	The Public Works Department has ~75 employees and 10 divisions, making it the largest city department.
Public Works Facility 1459 Washington Street			●	Continue routine maintenance.	
Arts Center & Museum 1314 Mulberry Avenue		●		Explore opportunities for expansion of space and/or services.	The Muscatine Art Center is funded in part by the Iowa Arts Council, a division of the Iowa Department of Cultural Affairs and the National Endowment for the Arts.
Public Safety Building Fire Station #1 312 E. 5th Street		●		The building (30,000 sf) supports police, fire, rescue unit and civil defense personnel.	
Fire Station #2 2124 Stewart Avenue		●		Continue routine maintenance.	
Future Fire Station #3 East of Mad Creek			●	As the City grows, the fire protection services should be studied to determine if a new fire station should be built to provide more coverage or replace an existing fire station.	
Transfer Station & Compost 1000 S. Houser Street			●	Continue routine maintenance.	
Water and Resource Recovery Facility 1202 Musser Street		●		Continue to update and implement the CIP as it relates to the Water and Resource Recovery Facility.	
Airport 5701 US-61		●		Continue to update and implement the CIP as it relates to the Airport.	
Possible Port of Muscatine	●	●	●	Collaborate with State, Regional and County to understand feasibility of the facility, and scenarios for ownership and operation of the Port of Muscatine.	

facilities

Figure 6.2 Public Facilities identifies the public facilities that are managed by the City of Muscatine. Other public uses within the community that are managed by other organizations include:

- **Muscatine Community School District.** The Muscatine Community School District serves approximately 4,800 students, providing primary and secondary education to Muscatine, Fairport, Montpelier, and parts of the rural areas of Letts and Blue Grass. Since 2013, enrollment has dropped from about 7,600 students, a decrease of 2,800. The school district operates independently from the City, so this plan does not include recommendations.
- **County Facilities.** The Muscatine County Courthouse, jail, and administration buildings are all located in downtown. Other county facilities include parks and wildlife areas. County facilities provide services to Muscatine residents, but are not maintained by the City, and thus this plan does not include recommendations.

Figure 6.2: Public Facility Map



sanitary sewer

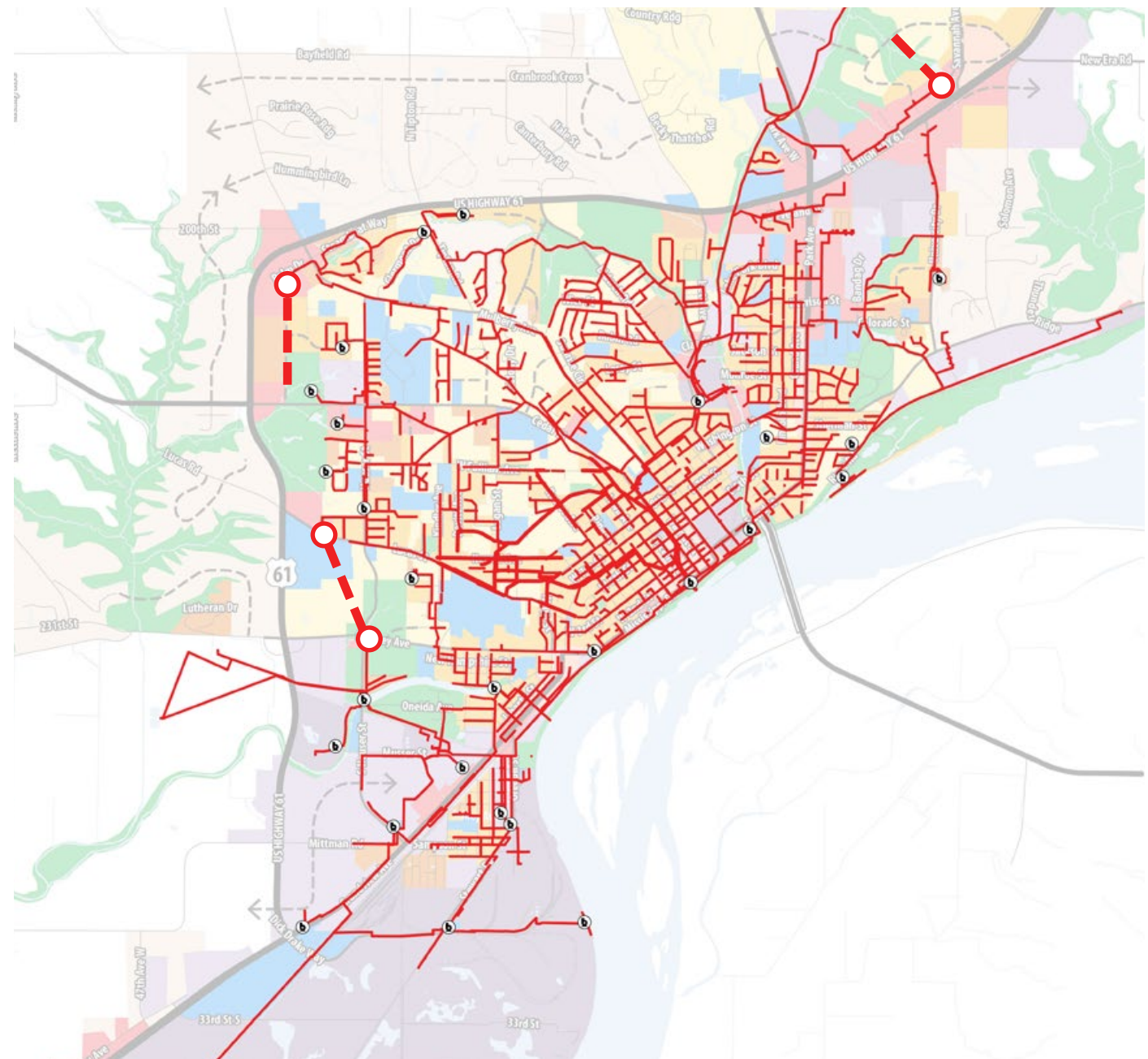
Figure 6.3 Sanitary Sewer Service Map shows existing sanitary sewer lines that serve the City of Muscatine.

The figure shows possible extensions of the system to serve future growth areas.

Policy recommendations for sanitary sewer service include:

- **West Growth Area.** Construct an interceptor within the Muscatine Slough watershed to minimize lift stations, which will allow for more growth.
- **Northeast Growth Area.** Update the feasibility study to extend services to the northeast growth area based on the land use plan and upon any proposed development. Hawkeye Engineering prepared an initial study of the “The North East Corridor Project” in 2014.

Figure 6.3: Sanitary Sewer Service Needs

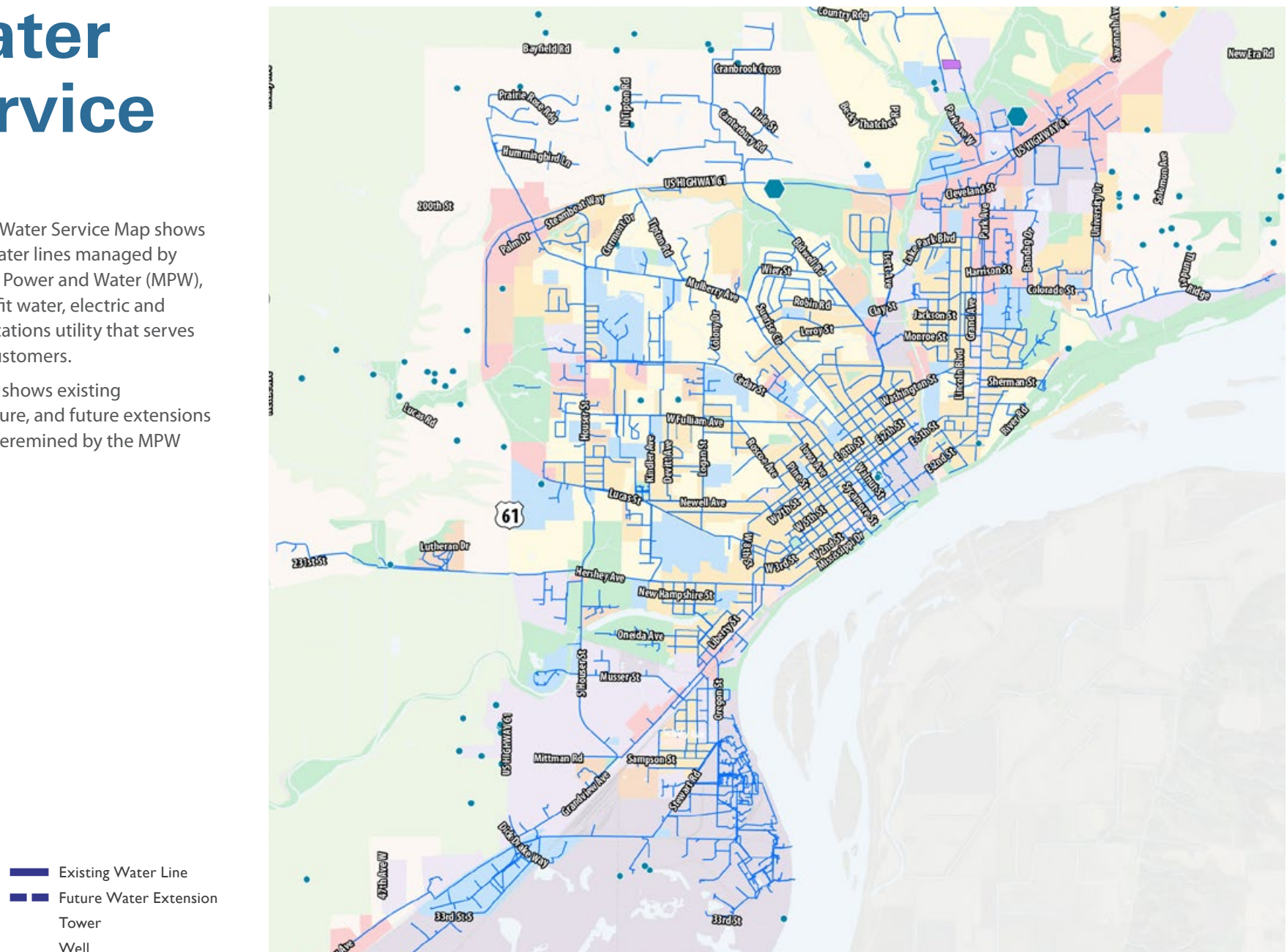


water service

Figure 6.4 Water Service Map shows existing water lines managed by Muscatine Power and Water (MPW), a non-profit water, electric and communications utility that serves ~13,000 customers.

The figure shows existing infrastructure, and future extensions will be determined by the MPW Board.

Figure 6.4: Water Service Needs



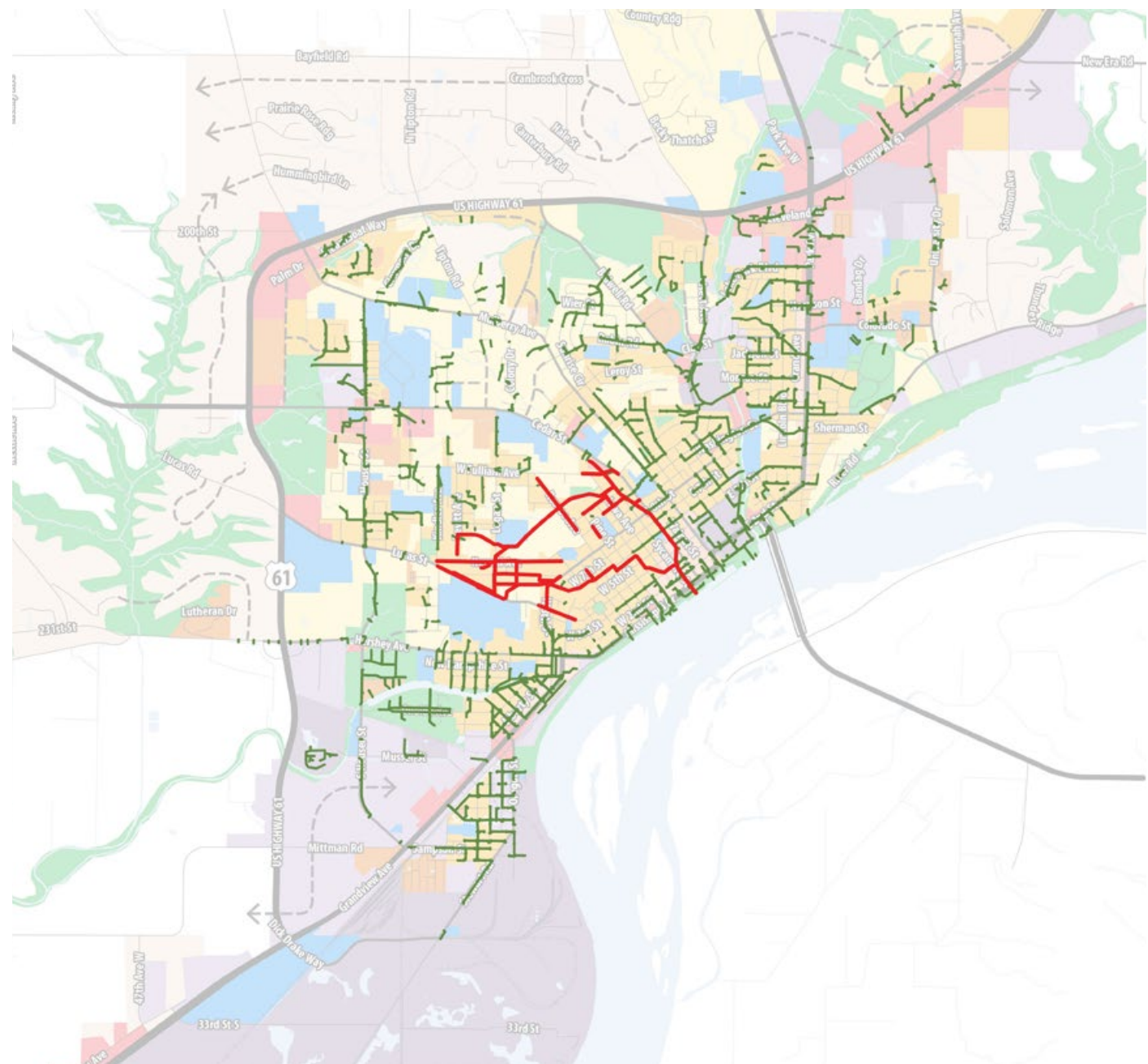
storm water

Figure 6.5 Storm Water Map shows existing lines. The Map identifies locations that reportedly experience issues during high rainfalls.

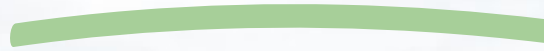
Policy recommendations for stormwater service include:

- **Prepare a stormwater management plan for the City.** Elements of the plan should consider methods for intercepting water before draining into the City's stormwater system.

Figure 6.5: Water Service Needs



A1



APPENDIX

Figure A.1: Environmental Constraints

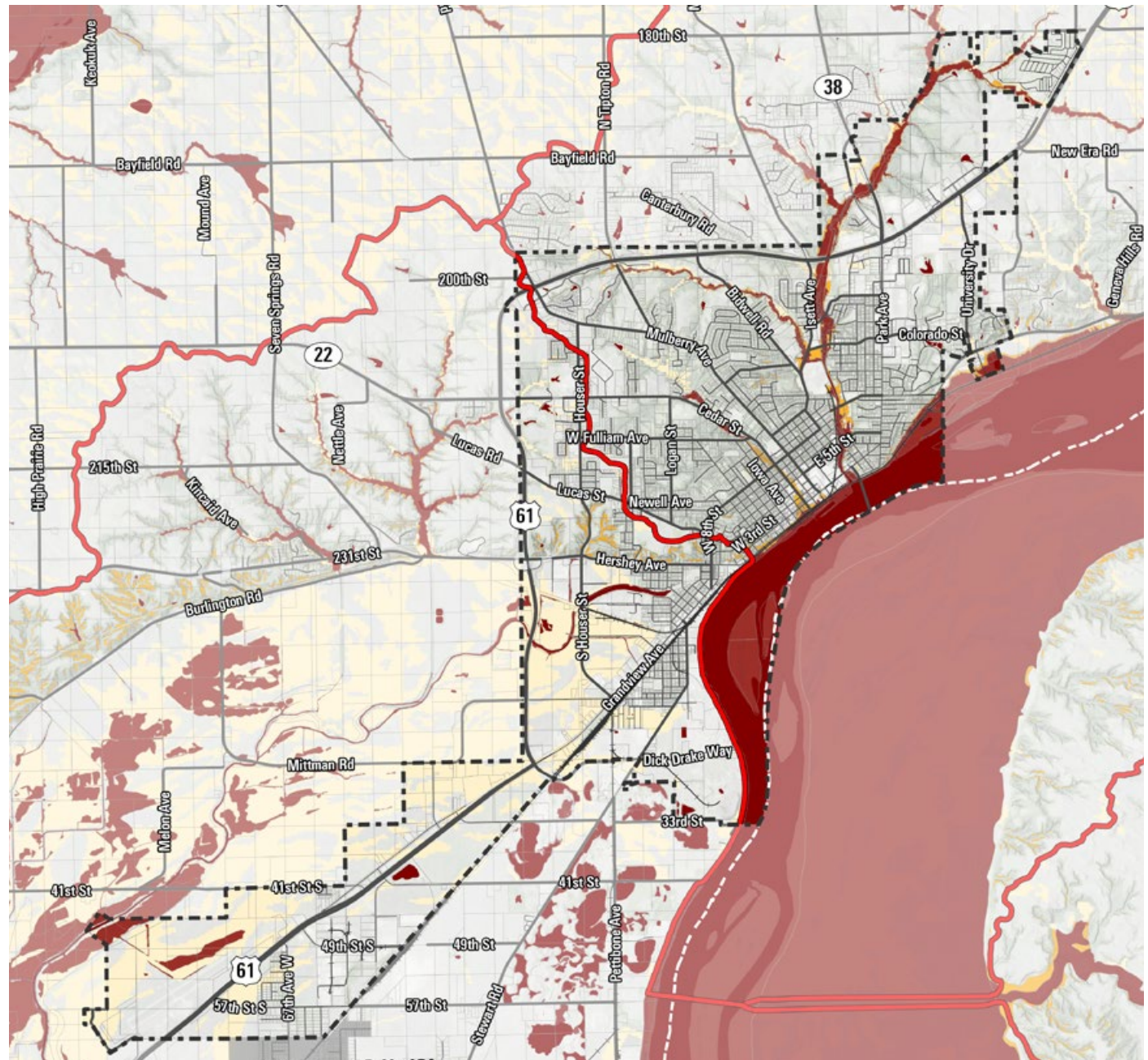
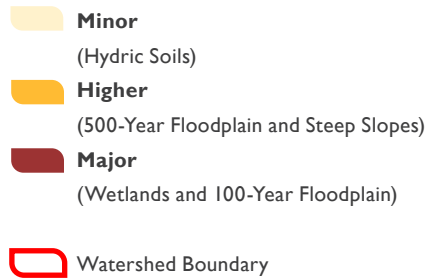


Figure A.2: Floodplain and Wetlands

-  500-Year Floodplain
-  100-Year Floodplain
-  Regulatory Floodway
-  Wetlands

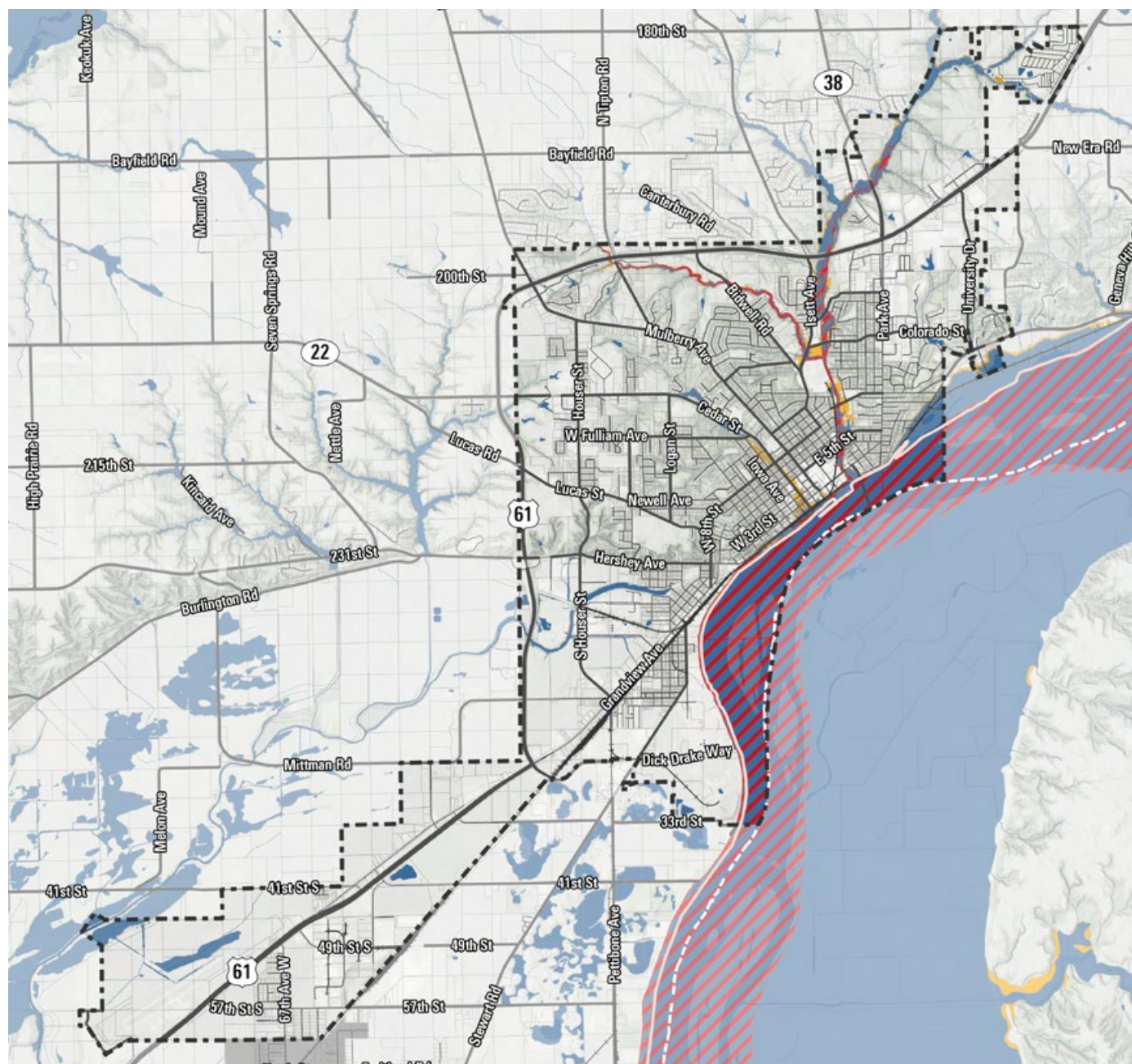


Figure A.3: Steep Slopes

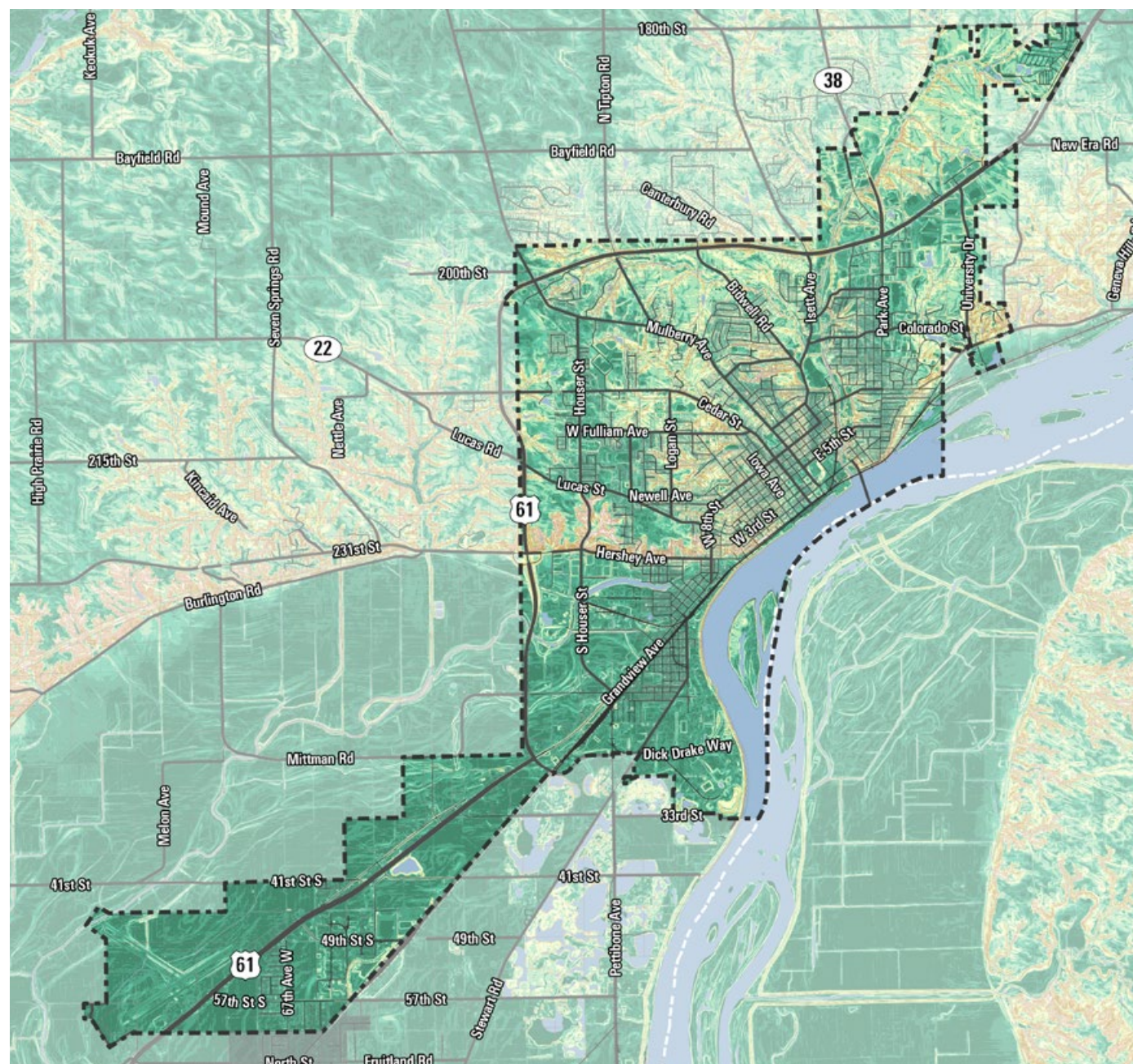
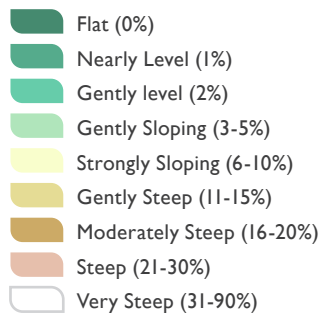
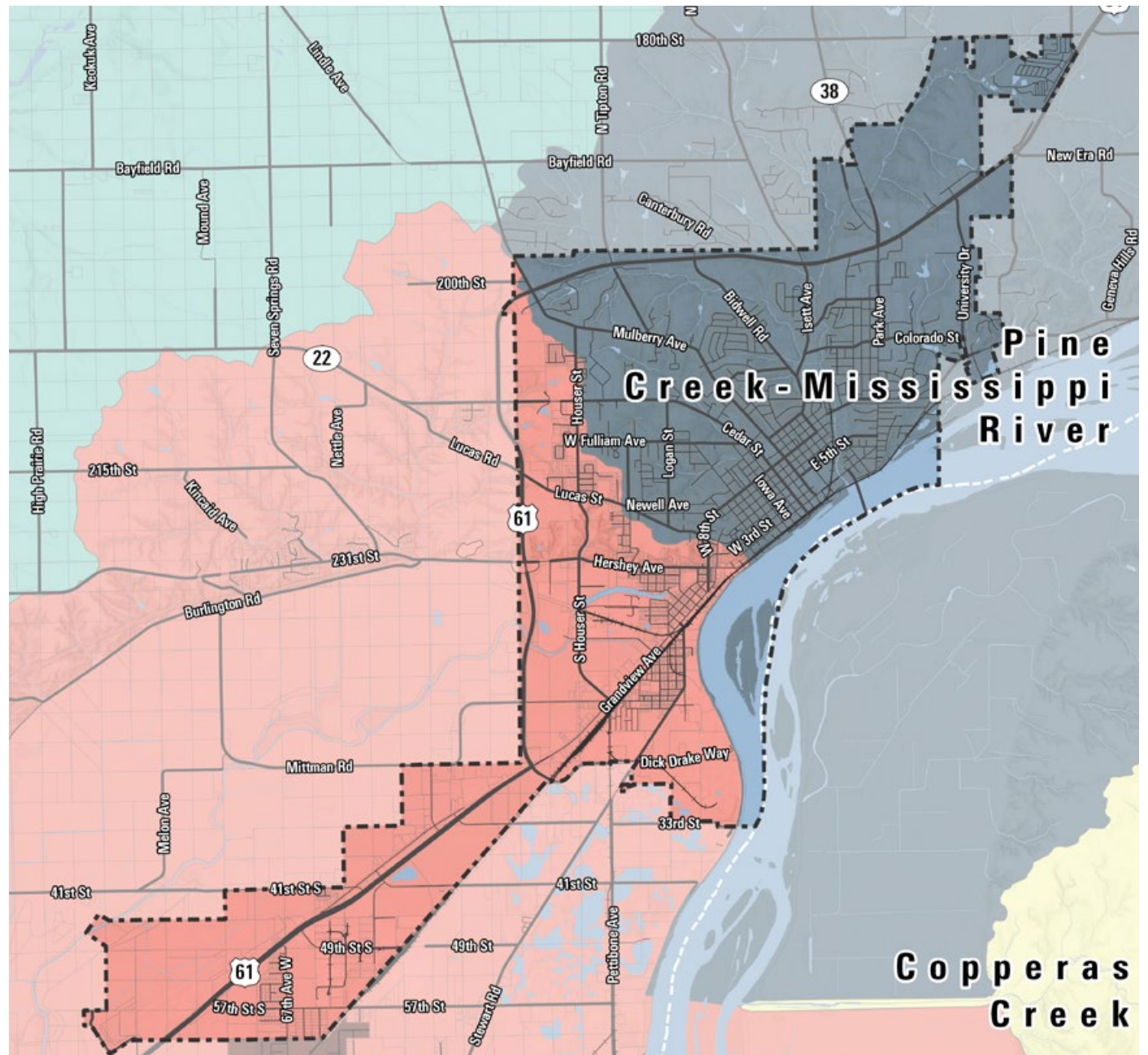


Figure A.4: Watersheds



RESOLUTION NO. _____

**A RESOLUTION SETTING THE TIME AND PLACE TO
CONDUCT A PUBLIC HEARING ON THE COMPREHENSIVE PLAN OF THE
CITY OF MUSCATINE, IOWA**

WHEREAS, The Comprehensive Plan has three primary purposes in guiding decision-making over the next 10 to 20 years, providing the legal basis for land use regulations and establishing policies to fulfill the community's vision; and

WHEREAS, A new Comprehensive Plan is necessary to replace the current Comprehensive Plan, adopted in 2013. Over the past 12 years, the community has grown and achieved many previous goals, creating a need for a refreshed vision that aligns with current challenges, opportunities, and the community's evolving aspirations; and

WHEREAS, RDG Planning and Design has developed a new comprehensive plan, relying heavily on community input gathered through a Technical Committee, Steering Committee, interactive digital maps, and public events such as the Design Studio and Open House; and

WHEREAS, Public feedback established the core vision of the plan built on four pillars: Make it Ambitious (inspiration), Make it Home (housing options), Make it Connected (transportation), and Make it Adventurous (recreation); and

WHEREAS, The new comprehensive plan details how to achieve this core vision through specific chapters focused on Land Use & Design, Mobility, Parks & Trails, and Public Facilities, translating high-level aspirations into actionable projects and policies; and

WHEREAS, the Planning and Zoning Commission on October 20, 2025, voted to recommend approval the Comprehensive Plan of the City of Muscatine, Iowa; and

WHEREAS, The full, proposed comprehensive plan is available for review online at www.muscatineiowa.gov or in-person at the City Clerk's Office (City Hall, 215 Sycamore Street); and

WHEREAS, a public hearing must be conducted by the City Council of Muscatine prior to the adoption of a comprehensive plan.

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Muscatine, that a Public Hearing is hereby established to allow the public to comments on the proposed Comprehensive Plan. Said hearing to be conducted at 5:30 P.M. on Tuesday, January 6, 2026, in the City Hall Council Chambers, 215 Sycamore Street.

PASSED, APPROVED, AND ADOPTED by the City Council for the City of Muscatine, Iowa, on this, the 16th day of December 2025.

Dr. Brad Bark, Mayor

ATTEST:

Cinda Hilger, City Clerk

**PUBLIC NOTICE
NOTICE OF TIME AND PLACE OF PUBLIC HEARING
ON THE COMPREHENSIVE PLAN OF THE CITY OF MUSCATINE, IOWA**

The Comprehensive Plan has three primary purposes in guiding decision-making over the next 15 to 20 years, providing the legal basis for land use regulations and establishing policies to fulfill the community's vision. A new Comprehensive Plan is required to replace the current Comprehensive Plan, adopted in 2013. Over the past 12 years, the community has grown and achieved many previous goals, creating a need for a refreshed vision that aligns with current challenges, opportunities, and the community's evolving aspirations. RDG Planning and Design has developed a new comprehensive plan, relying heavily on community input gathered through a Technical Committee, Steering Committee, interactive digital maps, and public events such as the Design Studio and Open House. Public feedback established the core vision of the plan built on four pillars: Make it Ambitious (inspiration), Make it Home (housing options), Make it Connected (transportation), and Make it Adventurous (recreation). The new comprehensive plan details how to achieve this core vision through specific chapters focused on Land Use & Design, Mobility, Parks & Trails, and Public Facilities, translating high-level aspirations into actionable projects and policies. The Planning and Zoning Commission on October 20, 2025, voted to recommend approval the Comprehensive Plan of the City of Muscatine, Iowa.

Full text of the proposed comprehensive plan can be reviewed at 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 change to City Code on Tuesday, January 6, 2026, 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 2025-0515

AGENDA ITEM SUMMARY

DATE: 12/16/2025

STAFF

Brian Stineman, Public Works Director
Kevin Coon, City Engineer

SUBJECT

Request to Approve an Amendment to a Professional Services Agreement With Bolton & Menk Inc. in the Amount of \$715,420.00 for the Carver Corner Roundabout Project.

EXECUTIVE SUMMARY

For Council consideration is a request to approve an amendment to a professional services agreement with Bolton & Menk Inc. in the Amount of \$715,420.00 for the Carver Corner Roundabout Project

STAFF RECOMMENDATION

To approve the request.

BACKGROUND/DISCUSSION

In February of 2023, the original design contract for the "Carver Corner" intersection was approved. This contract was done with the assumption that the project was going to be a local-bid project without federal/state funding. Since that point, the city has received STBG grant funding. This grant funding converts the project to a state-bid process, which takes substantially more effort in regard to plan set complexity, paperwork and regulatory clearances, and project documentation. The fees below cover those costs:

Plan Design Extras: \$189,000.00

For additional design fees related to switching to a federally funded project.

Construction Services: \$129,860.00

For the paperwork and closeout costs related to a federal project. Similar to the processes gone through for the Grandview Avenue and Park Avenue projects.

Construction Observation: \$396,560.00

This item covers having a full-time staff member on site for construction inspection throughout the project. This cost is estimated using an hourly rate assuming 50-60 hours a week for the

person on site. This cost estimate assumes the worst case scenario of how the project could go for construction inspection and will very likely require less on-site inspection hours and therefore have a lower cost. Typically, this item would be completed using the City Construction Inspector. However, our City Inspector is currently working on multiple phases of West Hill Sewer Separation and, it is unrealistic for staff to be able to adequately inspect this project.

All of these items are estimates and on a not-to-exceed basis with hourly rates from the consultant primarily at \$175/hr. There is also another related item for property acquisition that will be brought forward at a future meeting and will utilize a different consultant.

CITY FINANCIAL IMPACT

Funds are available through the change in jurisdiction swap funds from the Iowa DOT. Please note this is the final project as a result of the change in jurisdiction.

ATTACHMENTS

1. Amendment 2_Carver Corner(1)

**AMENDMENT #2 TO AGREEMENT FOR PROFESSIONAL SERVICES
BETWEEN THE CITY OF MUSCATINE AND BOLTON & MENK, INC.**

This AMENDMENT #2 ("Amendment") to the original Agreement for Professional Services between City of Muscatine, Iowa ("OWNER") and Bolton & Menk, Inc. ("ENGINEER") dated February 2, 2023 (the "Agreement") is made and entered into on this _____ day of _____ December _____, 2025.

WHEREAS, OWNER has engaged ENGINEER, pursuant to the Agreement, to furnish OWNER with engineering design services in connection with the Carver Corner Roundabout project (the "Project");

WHEREAS, the limits of the project have been extended 800 feet south along Grandview Avenue to connect to the recently completed Grandview Avenue Reconstruction project; and

WHEREAS, the project has received federal Surface Transportation Block Grant funding, requiring Iowa DOT design standards, review, approval, bid letting, and construction administration; and

WHEREAS, the construction of the project is scheduled to begin in 2026; and

WHEREAS, the OWNER desires the ENGINEER to provide additional design services for the expanded project area and construction engineering and administration services to comply with federal funding and Iowa DOT design and construction documentation requirements; and

WHEREAS, the ENGINEER proposes to provide additional design, construction engineering and construction administration services in accordance with the additional scope of services described in Attachment A; and

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

WHEREAS, OWNER and ENGINEER agree to extend the period of agreement to remain in effect until July 31, 2027, after which time the Agreement may be extended upon mutual agreement of both parties.

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

1. Provide the additional services as described in Attachment A.
2. ADDITIONAL FEE \$715,420
3. ALL OTHER TERMS AND CONDITIONS OF THE AGREEMENT. Any conflict or inconsistency as to terms set forth in this Amendment and the Agreement or other writing will be governed by this Amendment.

IN WITNESS WHEREOF, the parties have caused this AMENDMENT #1 to be executed by their duly authorized representatives on the dates written below.

CITY OF MUSCATINE, IOWA.

BOLTON & MENK, INC.

SIGNED: _____

SIGNED:  _____

NAME: _____

NAME: Adrian Holmes

TITLE: _____

TITLE: Municipal Practice Leader | Principal

DATE: _____

DATE: 12/08/2025

EXHIBIT A – SCOPE ATTACHMENT TO AMENDMENT #2

This **SCOPE ATTACHMENT** is part of **AMENDMENT #2** to the Agreement. Unless otherwise agreed to in writing by the parties, any conflict or inconsistency as to the terms set forth in the Amendment and the Agreement shall be governed by the Amendment.

Amendment #2 includes all services as outlined in the Agreement, expanded to cover additional project area 800 feet south along Grandview Avenue to connect to the recently completed Grandview Avenue Reconstruction. Plans will be modified to conform to Iowa DOT design criteria. This amendment also includes limited utility coordination and construction phase engineering services as outlined in the additional Task E and Task F below. It is understood the project will be bid as a single construction project with construction beginning in 2026 and ending in 2027. The CONSULTANT will provide project administration services during the design and construction phase to assist the City with compliance with federal Surface Transportation Block Grant funding and project administration including plan review, bidding, and construction through the Iowa DOT's procedures for local systems federal aid projects.

TASK E – Utility Coordination

The Consultant will develop preliminary plans for the purpose of coordinating with existing utility owners in the corridor. Consultant will coordinate with the City and private utility companies to discuss location of facilities and potential impacts as a result of the project, review utility relocation plans prepared by the utility company, and help facilitate a schedule with the City and utility companies to perform relocations prior to and during the project construction. The Consultant will provide the following services:

1. Attendance at one (1) utility meeting following Check Plan and Final Plan submittals
2. Follow up correspondence with utilities which identify potential impacts
3. Assist the City with completing Iowa DOT I.M. 3.640 Utility Coordination Checklist

It is agreed CONSULTANT shall not be directed to or be empowered to enforce utility relocation to facilitate the construction. The CONSULTANT's responsibility and obligations do not include the following actions nor responsibilities:

1. Attendance at additional utility coordination meetings beyond those described above or additional correspondence with non-responsive utility representatives
2. Design of utilities to be relocated
3. Review of relocation compensation agreements or terms
4. Review or issue utility permits for adjustments within the right-of-way
5. Issuance of Notice to Proceed with utility relocations
6. Negotiation, creation, or recording of any disclaimers of interest from utilities whose property interests have been or will be acquired due to the project

TASK F – Construction Phase

1.0 Construction Phase

It is estimated the construction contract will provide for 135 working days of construction. The total assumed hours and estimated fees are based on this working day estimate and the following construction schedule:

Construction will occur during Six (6) months in year 2026, and Three (3) months in year 2027. One (1) staff member of the Consultant will be available for Observation for 50 hours per week for 36 weeks while the CONTRACTOR is on site. The construction period estimate includes a maximum of 1,800 hours of on-site construction observation and 840 hours of construction documentation and administration. In the event the construction period exceeds the contract working day estimate or unanticipated conditions require construction observation and administration in excess of 1,800 hours, the Consultant shall notify the City as it approaches this limit and determine the additional effort to complete the project. The Consultant and City shall work to develop a mutual resolution for the remaining effort.

1.1 Construction Observation and Resident Project Representative

The CONSULTANT will provide an on-site Resident Project Representative (RPR) during the construction of the project to assist CLIENT in observing performance of the Work of the CONTRACTOR. Through more extensive on-site observations of the Work in progress and field checks of materials and equipment by the RPR and assistants, CONSULTANT assists the CLIENT in monitoring the progress and quality of the work; but, it is agreed that the furnishing of such services will not make CONSULTANT responsible for or give CONSULTANT control over construction means, methods, techniques, sequences or procedures or for safety precautions or programs, or responsibility for CONTRACTOR'S failure to perform the Work in accordance with the Contract Documents.

The duties and responsibilities of the RPR are limited to those of CONSULTANT in the construction Contract Documents, and are further limited and described as follows:

A. General

RPR is CONSULTANT'S agent at the site, will act as directed by and under the supervision of CONSULTANT, and will confer with CONSULTANT regarding RPR's actions. RPR's dealings in matters pertaining to the on-site work shall in general be with CONSULTANT and CONTRACTOR keeping CLIENT advised as necessary. RPR's dealings with subcontractors shall only be through or with the full knowledge and approval of CONTRACTOR. RPR shall generally communicate with CLIENT with the knowledge of and under the direction of CONSULTANT.

B. Duties and responsibilities of Resident Project Representative

1. Schedules: Review the progress schedule, prepare a schedule of Shop Drawing submittals and review the schedule of values prepared by CONTRACTOR and consult with CONSULTANT concerning acceptability.
2. Conferences and Meetings: Attend meetings with CONTRACTOR, such as preconstruction conferences, progress meetings, job conferences and other project related meetings, and prepare and circulate copies of minutes thereof.
3. Liaison:
 - a. Serve as CONSULTANT'S liaison with CONTRACTOR, working principally through CONTRACTOR'S superintendent and assist in understanding the intent of the Contract Documents; and assist CONSULTANT in serving as CLIENT'S liaison with CONTRACTOR when CONTRACTOR'S operations affect CLIENT'S on-site operations.
 - b. Assist in obtaining from CLIENT additional details or information, when required for proper execution of the Work.
4. Shop Drawings and Samples:
 - a. Record date of receipt of Shop Drawings and samples.
 - b. Receive samples which are furnished at the site by CONTRACTOR, and notify CONSULTANT of availability of samples for examination.
 - c. Advise CONSULTANT and CONTRACTOR of the commencement of any Work requiring a Shop Drawing or sample if the submittal has not been approved by CONSULTANT.
5. Review of Work, Rejection of Defective Work, Inspections and Tests:
 - a. Conduct on-site observations of the Work in progress to assist CONSULTANT in determining if the Work is in general proceeding in accordance with the Contract Documents.
 - b. Report to CONSULTANT whenever RPR believes that any Work is unsatisfactory, faulty or defective or does not conform to the Contract Documents, or has been damaged, or does not meet the requirements of any inspection, test or approval required to be made; and advise CONSULTANT of Work that RPR believes should be corrected or rejected or should be uncovered for observation, or requires special testing, inspection or approval.
 - c. Verify that tests, equipment and systems startups and operating and maintenance training are conducted in the presence of appropriate personnel, and that CONTRACTOR maintains adequate records thereof; and observe, record and report to CONSULTANT appropriate details relative to the test procedures and startups.
 - d. Accompany visiting inspectors representing public or other agencies having jurisdiction over the Project, record the results of these inspections and report to CONSULTANT.
6. Interpretation of Contract Documents: Report to CONSULTANT when clarifications and interpretations of the Contract Documents are needed and transmit to CONTRACTOR clarifications and interpretations as issued by CONSULTANT.

7. Modifications: Consider and evaluate CONTRACTOR'S suggestions for modifications in Drawings or Specifications and report with RPR's recommendations to CONSULTANT. Transmit to CONTRACTOR decisions as issued by CONSULTANT.
8. Records:
 - a. Maintain orderly files for correspondence, reports or job conferences, Shop Drawings and samples, reproductions of original Contract Documents including all Work Directive Changes, Addenda, Change Orders, Field Orders, additional Drawings issued subsequent to the execution of the Contract, CONSULTANT'S clarifications and interpretations of the Contract Documents, progress reports, and other Project related documents.
 - b. Keep a diary or log book, recording CONTRACTOR hours on the job site, weather conditions, data relative to questions of Work Directive Changes, Change Orders or changed conditions, list of job site visitors, daily activities, decisions, observations in general, and specific observations in more detail as in the case of observing test procedures.
 - c. Record names, addresses and telephone numbers of all CONTRACTORS, subcontractors and major suppliers of materials and equipment.
9. Reports:
 - a. Furnish CONSULTANT periodic reports as required of progress of the Work and of CONTRACTOR'S compliance with the progress schedule and schedule of Shop Drawing and sample submittals.
 - b. Consult with CONSULTANT in advance of scheduled major tests, inspections or start of important phases of the Work.
 - c. Draft proposed Change Orders and Work Directive Changes, obtaining backup material from CONTRACTOR and recommend to CONSULTANT Change Orders, Work Directive Changes, and Field Orders.
 - d. Report immediately to CONSULTANT and CLIENT upon the occurrence of any accident.
10. Payment Requests: Review applications for payment with CONTRACTOR for compliance with the established procedure for their submission and forward with recommendations to CONSULTANT, noting particularly the relationship of the payment requested to the schedule of values, Work completed and materials and equipment delivered at the site but not incorporated in the Work.
11. Certificates, Maintenance and Operation Manuals: During the course of the Work, verify that certificates, maintenance and operation manuals and other data required to be assembled and furnished by CONTRACTOR are applicable to the items actually installed and in accordance with the Contract Documents, and have this material delivered to CONSULTANT for review and forwarding to CLIENT prior to final payment for the Work.
12. Completion:
 - a. Conduct final inspection in the company of CONSULTANT, CLIENT, and CONTRACTOR and prepare a final list of items to be completed or corrected.
 - b. Observe that all items on final list have been completed or corrected and make recommendations to CONSULTANT concerning acceptance.

- c. Assist in preparation of Record Drawings and provide copies of documentation requested by CLIENT for occupation of the Project.

C. Limitations of Authority

It is agreed that Resident Project Representative's responsibility and obligations do not include the following actions nor shall RPR be directed to or be empowered to:

1. Authorize any deviation from the Contract Documents or substitution of materials or equipment, unless authorized by CLIENT and Engineer of Record.
2. Exceed limitations of CONSULTANT'S authority as set forth in the Contract Documents.
3. Undertake any of the responsibilities of CONTRACTOR, subcontractor or CONTRACTOR'S superintendent.
4. Advise on, issue directions relative to or assume control over any aspect of the means, methods, techniques, sequences or procedures of construction unless such advice or directions are specifically required by the Contract Documents.
5. Advise on, issue directions regarding or assume control over safety precautions and programs in connection with the Work.
6. Accept Shop Drawing or sample submittals from anyone other than CONTRACTOR.
7. Authorize CLIENT to occupy the Project in whole or in part.
8. Participate in specialized field or laboratory tests or inspections conducted by others except as specifically authorized by CONSULTANT.

1.2 Construction Administration:

1. The CONSULTANT will convene and preside over the preconstruction conference to be attended by the CLIENT, contractors and any affected utility companies.
2. The CONSULTANT will provide supervision and support to the resident project representative.
3. The CONSULTANT will convene and preside over construction progress meetings and any property owner meetings during the construction.
4. The CONSULTANT will make visits to the site at intervals appropriate for the various stages of construction, observe the progress and quality of the executed work of the contractors, and determine, in general, if such work is proceeding in accordance with the contract documents.
5. The CONSULTANT will meet with affected property owners and business owners as required to answer specific questions or to address construction or design related concerns.
6. The CONSULTANT will obtain additional information or clarifications from the CLIENT when required for the proper execution of the work.
7. The CONSULTANT and its representatives will not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the contractor or the safety precautions or programs incident to the work of the contractor.
8. The CONSULTANT will review and make a recommendation on the Contractor's request for partial payments. Such review will be based upon the CONSULTANT'S on-site observations and such written documentation as may be available to the CONSULTANT at the time of review.
9. The CONSULTANT will conduct an inspection of the project in the company of the CLIENT and the Contractor for conformance with contract documents.
10. The CONSULTANT will develop an itemization of construction issues to be corrected or

resolved (punchlist).

11. The CONSULTANT will monitor the completion of the punchlist items and itemization of construction issues to be corrected or resolved.
12. The CONSULTANT will conduct a final inspection of the project in the company of the CLIENT and Contractor to verify that the punchlist items have been addressed to the satisfaction of the CLIENT.
13. The CONSULTANT will prepare a final pay estimate and submit to the Contractor for review and approval.
14. The CONSULTANT will secure all required documentation required from the Contractor for final payment.

ADDITIONAL SERVICES

Additional Services are services not included in this Agreement. If authorized under a Supplemental Agreement the Consultant shall furnish or obtain from others the following services:

1. Right-of-Way Acquisition Services
 2. Inspection of cast-in-place structures
 3. Construction Survey
 4. Construction Testing Services
 5. As-Built Survey
-



City of Muscatine

ITEM NUMBER 2025-0533

AGENDA ITEM SUMMARY

DATE: 12/16/2025

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 \$35,000.00, for Permanent Easement and Right of Way Acquisition Plats 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 \$35,000.00 for permanent easement and right of way acquisition plats on the West Hill Sewer Separation Phase 6E Project.

STAFF RECOMMENDATION

Staff recommends approval of the request.

BACKGROUND/DISCUSSION

At the December 2nd, 2025 City Council Meeting an initial request for a purchase order to Martin & Whitacre Surveyors and Engineers, Inc. was approved with a note that a further request would be coming forward for plats of survey. This is that request. Staff has received two previous purchase orders on other phases of West Hill that were not fully used, and the remainder of those purchase orders are being used prior to the use of this purchase order as outlined in the attached scope of services. The pricing for these plats is the same cost per plat as the purchase order on West Hill Phase 6D.

There are 16 potential plats on Climer Street, 1 on Terrace Heights, 1 on Maiden Lane, and 1 on Hagerman Drive. This purchase order is on a per-easement basis and will be paid as such.

CITY FINANCIAL IMPACT

Funds are available through the Local Option Sales Tax in conjunction with the State Revolving Fund.

ATTACHMENTS

1. West Hill Task 10



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

December 9th, 2025

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

Re: West Hill Phase 6E – Task 10

Karmen,

Thank you for your request to provide Boundary Surveying services. We propose to provide all labor and material to complete Task 10 per email from Karmen Heim on 11/14/2025 and as described on page 2 of this document.

Research, Field Search and Easement Plats for 602 Hagerman, 703 Maiden Lane and 1311 Terrace Heights – Fee = \$9000

Easement Plats (16 total) on Climer Street – One (1) can be covered from remaining funds from PO #25989 at \$1500 and two (2) can be covered from remaining funds from PO #28649 at \$2000 each.

The remaining Easement plats (13) can be completed for \$2000 each.

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 2025-0534

AGENDA ITEM SUMMARY

DATE: 12/16/2025

STAFF

Kevin Coon, City Engineer
Brian Stineman, Public Works Director

SUBJECT

Request to Approve Change Order Number 10 to the Park Avenue Four to Three Lane Conversion Project in the Amount of -\$50,865.50.

EXECUTIVE SUMMARY

For Council consideration is a request to approve change order number 10 for the Park Avenue Four to Three Lane Conversion Project in the amount of -\$50,865.50. Please note that this is a balancing change order required per contract in order to document quantity overruns. This change order results in a net reduction in cost.

STAFF RECOMMENDATION

Staff recommends approval of the request

BACKGROUND/DISCUSSION

At the December 2nd City Council Meeting change order 9 on the Park Avenue Project was approved. That change order was a balancing change order for large quantity items. Change order 10 is for small quantity items and is a balancing change order required by Iowa DOT in order to close out the project. Most of this change order are items that were underrun on the project resulting in a reduction in cost. With these balancing change orders, these are actions that were automatically taken during pay applications and we are neither receiving or paying funds out with this change order.

After this change order, there will be a closeout item on the project in January to start the timeline on retainage. This will be the final council action for the project.

CITY FINANCIAL IMPACT

Funding for this project was done through four different State Funding Sources (USTEP, DOT 3R, DOT ADA, and TSIP).

ATTACHMENTS

1. CO_10_BALANCING_

CHANGE ORDER
For Local Public Agency Projects

No.: 10

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: November 13, 2025

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

A - Description of change to be made:

Balancing Change Order - No cost administrative change order to adjust contract quantities to as constructed quantities for over/under run items. None of these are plan quantity items.

B - Reason for change:

Balancing Change Order - No cost administrative change order to adjust contract quantities to as constructed quantities for over/under run items

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

0010, 0020, 0030, 0060, 0090, 0100, 0110, 0130, 0140, 0190, 0200, 0210, 0270, 0290, 0300, 0310, 0320, 0330, 0360, 0400, 0410, 0420, 0430, 0440, 0450, 0460, 0470, 0480, 0481, 0540, 0560, 0580, 0600, 0620, 0630, 0660, 0670, 0680 - Contract Unit Price

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

0010, 0020, 0030, 0060, 0090, 0100, 0110, 0130, 0140, 0190, 0200, 0210, 0270, 0290, 0300, 0310, 0320, 0330, 0360, 0400, 0410, 0420, 0430, 0440, 0450, 0460, 0470, 0480, 0481, 0540, 0560, 0580, 0600, 0620, 0630, 0660, 0670, 0680 - 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	0010	EXCAVATION, CLASS 10, UNSUITABLE OR UNSTABLE MATERIAL	\$42.00	-50.000	-\$2,100.00
	x	0020	EXCAVATION, CLASS 10, WASTE	\$26.25	-121.410	-\$3,187.01
	x	0030	TOPSOIL, FURNISH AND SPREAD	\$52.50	-438.400	-\$23,016.00
		0060	RELOCATION OF MAIL BOXES	\$525.00	-2.000	-\$1,050.00
	x	0090	HOT MIX ASPHALT HIGH TRAFFIC, SURFACE COURSE, 1/2 IN. MIX, FRICTION L-3	\$57.00	365.290	\$20,821.53
	x	0100	ASPHALT BINDER, PG 58-28H, HIGH TRAFFIC	\$425.00	-6.390	-\$2,715.75
	x	0110	TEMPORARY PAVEMENT	\$51.75	-570.500	-\$29,523.38
	x	0130	MANHOLE ADJUSTMENT, MINOR	\$735.00	3.000	\$2,205.00
	x	0140	REMOVAL OF PAVEMENT	\$15.75	1,573.220	\$24,778.22
	x	0190	PERFORATED SQUARE STEEL TUBE POSTS	\$12.50	48.000	\$600.00
	x	0200	PERFORATED SQUARE STEEL TUBE POST ANCHOR, BREAK-AWAY SOIL INSTALLATION	\$200.00	-23.000	-\$4,600.00
	x	0210	TYPE A SIGNS, SHEET ALUMINUM	\$24.00	-125.450	-\$3,010.80
	x	0270	PAINTED PAVEMENT MARKINGS, DURABLE	\$94.50	-13.010	-\$1,229.44
	x	0290	PAINTED SYMBOLS AND LEGENDS, DURABLE	\$126.00	-4.000	-\$504.00
	x	0300	PAVEMENT MARKINGS REMOVED	\$68.25	-138.000	-\$9,418.50
	x	0310	SYMBOLS AND LEGENDS REMOVED	\$105.00	-5.000	-\$525.00
	x	0320	GROOVES CUT FOR PAVEMENT MARKINGS	\$51.00	-13.010	-\$663.51
	x	0330	GROOVES CUT FOR SYMBOLS AND LEGENDS	\$105.00	-4.000	-\$420.00
	x	0360	VALVE BOX EXTENSION	\$525.00	-18.000	-\$9,450.00
	x	0400	PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE, 12 IN. DIA.	\$2.65	-6,998.000	-\$18,544.70
	x	0410	REMOVAL OF PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE	\$0.80	-6,998.500	-\$5,598.80
	x	0420	OPEN-THROAT CURB INTAKE SEDIMENT FILTER, EC-602	\$10.50	-151.000	-\$1,585.50
	x	0430	MAINTENANCE OF OPEN-THROAT CURB INTAKE SEDIMENT FILTER	\$5.25	-26.000	-\$136.50
	x	0440	REMOVAL OF OPEN-THROAT CURB INTAKE SEDIMENT FILTER	\$5.25	-34.000	-\$178.50
	x	0450	GRATE INTAKE SEDIMENT FILTER BAG	\$147.00	-1.000	-\$147.00
	x	0460	MAINTENANCE OF GRATE INTAKE SEDIMENT FILTER BAG	\$52.50	-1.000	-\$52.50
	x	0470	REMOVAL OF GRATE INTAKE SEDIMENT FILTER BAG	\$52.50	-1.000	-\$52.50
	x	0480	MOBILIZATIONS, EROSION CONTROL	\$500.00	-6.000	-\$3,000.00
	x	0481	PATCHES BY COUNT (REPAIR)	\$175.00	50.000	\$8,750.00
	x	0540	INTAKE ADJUSTMENT, MAJOR (QYT DEC CO#4)	\$2,100.00	-1.000	-\$2,100.00

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	

Signatures will be applied through DocExpress.

Doc Express® Document Signing History

Contract: 70-0381-015 Document: CO 10 (BALANCING)

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)
11/24/2025	Brian Stineman City of Muscatine - Iowa Electronic Signature (Approved by PIRC (when applicable))
12/01/2025	Dillon Feldmann Iowa Local Systems Electronic Signature (Approved by Administering Office or designee)



City of Muscatine

ITEM NUMBER 2025-0535

AGENDA ITEM SUMMARY

DATE: 12/16/2025

STAFF

Kevin Coon, City Engineer
Brian Stineman, Public Works Director

SUBJECT

Request to Approve a Professional Services Agreement with ProSource Land Services for Right of Way and Easement Acquisition on the Carver Corner Roundabout Project in the Amount of \$93,100.00

EXECUTIVE SUMMARY

For Council consideration is a request to approve a professional services agreement with ProSource Land Services for right of way and easement acquisition on the Carver Corner Roundabout Project in the amount of \$93,100.00

STAFF RECOMMENDATION

Staff recommends approval of the request

BACKGROUND/DISCUSSION

With the Carver Corner project being federally funded, the requirements for property acquisition increased in complexity to a point beyond what city staff can reasonably perform. On a project with this level of documentation required, hiring a professional land services company is the best course of action to ensure that all regulations are met.

This item would have been brought forward sooner, however, staff spent time looking at options to try to reduce this cost. What was found was that the pool for these services is extremely small and the best course for moving forward was with ProSource. There are some slight savings by contracting directly with ProSource and not routing the contract through our design consultant.

CITY FINANCIAL IMPACT

Funds are available through the change in jurisdiction swap funds from the Iowa DOT. Please note this is the final project as a result of the change in jurisdiction.

ATTACHMENTS

1. City of Muscatine Carver Corner Acquisitions Proposal



City of Muscatine Carver Corner Acquisitions Proposal

Right-of-Way Acquisition Services Proposal

Submitted To:

Kevin Coon, P.E.
City Engineer
City of Muscatine
kcoon@muscatineiowa.gov
563.263.8933

Submitted By:

Christopher Happ
Senior Contract/Project Manager
ProSource Technologies, LLC
chapp@prosourcetech.com
319.440.7902

December 12, 2025

Deliver via Email: kcoon@muscatineiowa.gov

Ms. Kevin Coon, P.E.
City Engineer
City of Muscatine
1459 Washington Street
Muscatine, Iowa 52761

RE: City of Muscatine Carver Corner Acquisitions Proposal

Dear Mr. Coon, P.E.,

ProSource Technologies, LLC (ProSource) is pleased to submit this proposal to provide professional right-of-way acquisition services to the City of Muscatine (the City). We are confident that our team possesses the qualifications, experience, and capacity to successfully fulfill the land service requirements associated with your right-of-way acquisition and relocation projects.

ProSource fully understands the scope of services required in assisting the City with the acquisition of real property for right-of-way purposes, including permanent and temporary easements for construction activities such as slope placement and drainage. We recognize that these projects typically involve multiple parcels and often require a combination of appraisal, appraisal review, acquisition, relocation, and on-site staff services.

Our licensed professionals are equipped to perform all required services in full compliance with applicable federal and state regulations. ProSource is prepared to efficiently execute the work outlined in this RFP with the highest level of quality and professionalism.

Why Choose ProSource?

- **Proven Public Sector Experience:** Our team has extensive experience supporting the Iowa Department of Transportation and various municipal projects involving federal funding. We are well-versed in all related regulatory requirements, procedures, and documentation standards.
- **Depth of Expertise:** We have successfully managed a wide range of complex right-of-way acquisition projects across Iowa, delivering quality outcomes on time and within budget.
- **Licensing & Compliance:** ProSource is a licensed Iowa Real Estate Brokerage. Our acquisition agents are fully licensed to perform services under both federal and state statutes. We also have relocation agents experienced with federal and state program requirements, in addition to title specialists and legal counsel on staff.
- **Technology & Training:** We invest heavily in ongoing professional development through workshops, courses, and seminars. We also utilize a proprietary landowner acquisition database to generate title and acquisition documents, track landowner communications, and monitor project budgets.
- **Financial Stability:** ProSource maintains the financial resources and insurance coverage necessary to safeguard the interests of our clients, including municipal entities.

Work Plan & Timeline

Tasks

1. Parcel Identification
 - Verification of affected properties and required ROW footprint. See Appendix A, which includes the parcel list as provided by the City.
2. Title Reports
 - Title research and abstracting services are currently budgeted under 'By Others.' ProSource is prepared to coordinate with a subcontractor to ensure delivery of the 16 required reports. A review of all title reports will be conducted by ProSource staff to ensure accuracy and completeness.
3. Appraisals & Reviews
 - Independent narrative appraisals and review appraisals are compliant with USPAP. All appraisals and reviews will be conducted in strict conformance with both USPAP and Yellowbook (Uniform Appraisal Standards for Federal Land Acquisitions) guidelines. Note there are 12 parcels for which an Appraisal Waiver/Compensation Estimate will be prepared.
 - Acquiring authority shall provide approval of all compensation amounts prior to ProSource presenting to any property owners.
4. Negotiations
 - Offers based on just compensation as approved by the acquiring authority, documented contact logs, and correspondence.
 - All negotiations shall be completed following State and Federal guidelines, with a required minimum of 30 days of Good Faith Negotiations.
5. Documentation
 - Drafting acquisition documents, letters, compensation estimates, as relevant, easements, and closing coordination. All document templates are to be provided by the acquiring authority. All exhibits are to be provided by the engineering group

Estimated Timeline

- GIN Letter/Property Owner Notifications, creation and mailing: 1 week
- Title Research: 2 weeks
- Appraisal/Review Process: 6 weeks
- Document Preparation: 2 weeks
- Acquisition & Negotiation: 45 days
- Closeout: 1 month

Total Estimated Duration: 3-4 months

Timeline will be refined upon grant award and notice to proceed

The proposed schedule is contingent upon the timely delivery of title reports, legal descriptions, appraisal products, and City review comments. Delays in the delivery or approval of these items may extend the overall project timeline.

Project guidelines and procedures

- ProSource understands that construction is anticipated to begin in Spring 2026. As such, we remain flexible and can adjust our acquisition schedule accordingly should the anticipated Right-of-Way Certification date change.
- All Temporary Construction Easements (TCEs) will be acquired for a one-year duration unless otherwise directed.
- All work shall be completed in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), ProSource will also ensure issuance of 90-Day Notices to Vacate, as required for federally funded projects involving displacement or relocation. All services will also adhere to Iowa DOT Right-of-Way Acquisition Manual standards and the Uniform Act requirements as defined by 49 CFR Part 24.

GENERAL ASSUMPTIONS & CONDITIONS

The following assumptions will guide the acquisition process for the City of Muscatine Carver Corner Project:

- All title work, including ownership verification and lienholder identification, will be completed by the subcontractors and will be provided to ProSource and the City.
- Title curative work or legal review is excluded from this scope.
- ProSource will ensure compliance with Federal URA standards and Iowa DOT guidelines.
- All easement document templates will be City-approved prior to use.
- Sixteen (16) parcels will be acquired, with a minimum of three good-faith negotiation attempts per parcel. One of the three good-faith negotiation attempts shall be delivered via U.S. Mail.
- ProSource will prepare all General Information Notices, offer packages, easement documents, and supporting materials. The City of Muscatine shall review and approve all documents prior to presentation to property owners.
- Appraisal waivers will be prepared in accordance with **49 CFR §24.102(c)(2)** and the **current Iowa DOT-approved waiver valuation threshold**, presently allowing waiver valuations up to \$10,000 unless a higher threshold has been formally adopted by the Iowa DOT. ProSource will confirm the applicable threshold with the City prior to initiating waiver valuations.
- All appraisal, review, and negotiation services will comply with URA conflict-of-interest provisions under **49 CFR §24.102(n)**. No ProSource staff member who prepares or reviews an appraisal will participate in negotiations for the same parcel.
- ProSource will maintain complete parcel acquisition logs and prepare eminent domain packets if needed.
- This proposal assumes **no residential or business displacements** will occur as part of the Carver Corner project. If URA-triggered relocation assistance becomes necessary, a contract amendment will be required to cover the preparation of a Relocation Plan and the associated relocation advisory services.
- **Parcel mapping, survey exhibits, and legal descriptions provided by the City will be used without modification.**
- Coordination meetings will be conducted virtually unless otherwise requested.
- Schedule assumes stakeholder cooperation and timely review and feedback by City staff.
- In the event of an impasse, In the event of an impasse, ProSource will prepare the **administrative parcel files, negotiation documentation, and supporting materials** required for the City to initiate the eminent domain process. Preparation of legal pleadings or attorney work product is **expressly excluded** from this scope.
- ProSource will prepare parcel files and acquisition documentation sufficient to support the City's **Right-of-Way Certification (Certification 1 or Certification 3)** in accordance with FHWA requirements. ProSource will provide all supporting documentation needed by the City to complete its ROW Certification to the Iowa DOT and/or FHWA.
- All right-of-way acquisition activities will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), 49 CFR Part 24, and the Federal Highway Administration right-of-way program requirements outlined in **23 CFR 710.201 and 710.311**

Cost Breakdown - Acquisition Services

Task	Number of Parcels	Total Cost
By Others		
Title Reports	16	\$5,000
Appraisals	4	\$12,000
Review Appraisals	4	\$6,000
<i>Subtotal = Others</i>		\$23,000
By ProSource		
GIN preparation, Doc Prep, Mailing, File Closeout	16	\$6,300
Acquisition/Negotiation & Tenant Releases	16	\$56,500
Project Management	16	\$5,800
<i>Project Expenses Estimate*</i>		\$1,500
<i>Subtotal = ProSource</i>		\$70,100
Total Acquisition Cost		\$93,100

* Mileage/Per Diem: Reimbursed at prevailing IRS/CONUS rates. Other potential costs may include shipping, communications, document copies, courier, and other miscellaneous expenses.

Estimated Timeline - Phase Services

Phase Task	Duration
GIN preparation, Doc Prep, Mailing	1 week
Title Research & Completed Reports	2 Weeks
Appraisals & Review Appraisals	6 Weeks
Acquisition Negotiation & Documentation	45 Days
Closing & File Closeout	1 Month
Total Estimated Timeline	3-4 Months

Rate Schedule

LABOR CLASSIFICATIONS	RATE/HOUR
Principal/Project Attorney	\$345
Sr. Project/Contract Manager	\$144
Acquisition/Relocation Project Manager	\$100
GIS Specialist	\$100
Acquisition/Title/Relocation Agent	\$100
Sr. Database/Document Specialist/Technician/Drafter	\$100
Administrative Staff	\$61
Mileage & Per Diem	Prevailing IRS/CONUS Rate +10%
Shipping, Communications, Courier, Appraisal, Equipment Rental, and Misc. Expenses	Cost +10%

Project Experience

ProSource's right-of-way acquisition services are performed in full compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). This includes delivery of General Information Notices, full narrative appraisals, appraisal reviews, just compensation offers, and required 90-Day Notices to Vacate for impacted property owners. Our team has extensive experience managing federally funded projects that require strict adherence to URA and 49 CFR Part 24 standards. All services will also adhere to Iowa DOT Right-of-Way Acquisition Manual standards and the Uniform Act requirements as defined by 49 CFR Part 24.

ProSource's team brings extensive experience in providing consistent, high-quality assurance services, supported by a seasoned management staff well-versed in the specific requirements of City of Muscatine projects. Our specialists are highly trained professionals who maintain the highest standards of performance.

We prioritize open communication among team members to facilitate the exchange of information and the timely resolution of issues with property owners. This internal collaboration promotes consistency in work product and supports ongoing staff development through peer-to-peer feedback and retraining as needed.

For more complex challenges, ProSource's Project or Contract Manager, along with other senior personnel, are readily available to evaluate options and deliver effective solutions.

Our long-standing commitment to employee retention means the City of Muscatine can be confident that the staff assigned at the outset of the project will remain in place through its completion. This continuity ensures sustained quality control and operational efficiency throughout the duration of the project.

Below are examples of ProSource's right-of-way acquisition projects and professional services we have performed for various transportation and government entities.

Right-of-Way Experience

Cedar Rapids Flood Control System Project – Cedar Rapids, IA

Over 3 miles of property acquisition along the east side of the Cedar River through developed industrial and commercial areas of downtown Cedar Rapids, as per the regulatory agency requirements of the United States Army Corps of Engineers (USACE).

5th Avenue Pavement Rehabilitation Project – Cedar Rapids, IA

A 139-parcel project to replace curb lines, lead water services, and place a new asphalt surface.

35th Street NE Pavement Reconstruction Project – Cedar Rapids, IA

An 82-parcel project for pavement reconstruction, sidewalk extension on both sides of the street, primarily all residential properties.

First Avenue/CEMAR Trail ROW Acquisition Project – Cedar Rapids, IA

Right-of-way acquisition for 72 parcels to update its water main, sanitary sewer, and stormwater utilities. The project included residential and commercial properties.

Chandler Street Pavement Improvement Project – Cedar Rapids, IA

A 62-parcel residential project.

Mt. Vernon Road Pavement Improvement Project – Cedar Rapids, IA

A 26-parcel right-of-way acquisition project within an older established neighborhood.

1st Avenue Paving for Progress ROW Acquisition Project – Cedar Rapids, IA

Right-of-way acquisition for 111 parcels, including residential and commercial properties.

6th Street/Ellis Boulevard Improvement Project – Cedar Rapids, IA

This was a 17-parcel acquisition project with residential, commercial, and industrial properties.

CDBG & HMGP Flood-Related Acquisition and Relocation – Cedar Rapids, IA

Turn-key acquisition for over 1,300 parcels.

Right-of-Way, Appraisal, Property Management Manual Updates – Iowa DOT – Cedar Rapids, IA

Turn-key management and administration of Iowa DOT Right-of-Way Manuals Update project.

Clinton County Bridge Replacement - Iowa DOT – Cedar Rapids, IA

Right-of-way acquisition for 10 parcels.

Appendix A - Carver Corner Acquisition Parcel List

Street Address	Mailing Address	Deed Holder	Right-of-way Acquisition	Temporary Construction Easement	Right-of-way Vacation	Parcel Acquisition
1020 Hershey Ave	2905 Hwy 61 N PO Box 749 Muscatine, IA 52761	KENT SHARED SERVICES LLC	-	300 sq. ft	-	-
1033 Hershey Ave	1033 Hershey Ave Muscatine, IA 52761	A GUY AND A GRILL INC	-	5783 sq. ft	1371 sq. ft	-
1045 Hershey Ave	1484 Isett Ave Muscatine, IA 52761	PONCE RENTALS LLC	112 sq. ft	3564 sq. ft	232 sq. ft	-
1303 Hershey Ave	1707 Foster St Muscatine, IA 52761	RAMIRO & GUADALUPE VAZQUEZ	-	470 sq. ft	-	-
1304 Hershey Ave	1304 Hershey Ave Muscatine, IA 52761	MAX & JOYCE WESTFALL	-	225 sq. ft	-	-
1307 Hershey Ave	1307 Hershey Ave Muscatine, IA 52761	TARA LUSSOW & MATTHEW DUSENBERRY	-	170 sq. ft	-	-
1208 Hershey Ave	206 Pearl St Muscatine, IA 52761	JESUS ZEPEDA BECERRA	2971 sq. ft	3711 sq. ft	-	3093 sq. ft
216 Green St	216 Green St Muscatine, IA 52761	RELIATEST LLC	-	6682 sq. ft	-	
208 Green St	208 Green St Muscatine, IA 52761	HUEY MCPHERSON	-	121 sq. ft	-	-
206 Green St	13043 130th St Wapello, IA 52653	CPS ENTERPRISES LLC	-	131 sq. ft	-	-
204 Green St	409 Liberty St Muscatine, IA 52761	CARMEN SANTANA	-	162 sq. ft	-	-
202 Green St	202 Green St Muscatine, IA 52761	CESAR A ROCHA	11 sq. ft	187 sq. ft	-	-
200 Green St	200 Green St Muscatine, IA 52761	BGA LLC	11 sq. ft	1781 sq. ft	-	-
103 Grandview Ave	124 Turkey Rd Fruitland, IA 52749	COTTRELL LLC	-	3498 sq. ft	-	-
205 Grandview Ave	3707 W River Dr Davenport, IA 52802	SMITH FAMILY PARTNERSHIP LLC	531 sq. ft	4461 sq. ft	-	-
810 Main St	1115 Iowa Ave Muscatine, IA 52761	PROLINE STRIPING INC	-	427 sq. ft	-	-

If you agree with the proposal language, assumptions, and estimated total, please sign in the space provided below, and return via email to: chapp@prosourcetech.com

Feel free to contact me at 319.289.0602 if you have questions or comments. We look forward to working with you on this project.

Sincerely,



Christopher Happ
Senior Contract/Project Manager
ProSource Technologies, LLC
chapp@prosourcetech.com
(319) 440-7902

Accepted By:

Signature/Title

Date