



**Agenda for the Regular Meeting of the City Council of the City of Manchester
Monday, June 8, 2026**

The City Council meeting will start at 5:00 PM
Location: 204 East Main Street

Video Recordings: <https://www.youtube.com/@cityofmanchesteriowa9648>

1. Opening

- 1.1. Call to Order
- 1.2. Pledge of Allegiance
- 1.3. Roll Call
- 1.4. Approval of the Agenda
- 1.5. Presentation of Employee Service Awards

2. Public Input

Public Input: Please state your name and address for the record before proceeding with your comments. Individual remarks are limited to 5 minutes, with the overall Public Input period limited to 30 minutes. Under Iowa Open Meetings Law, the City Council can take no formal action on comments given during the Public Input period which do not relate to Action Items on the agenda.

3. Consent Agenda

- 3.1. Approval of the minutes of the May 26, 2026 Regular City Council meeting & the minutes of the June 1, 2026 Committee of the Whole meeting
- 3.2. R-074-2026 Resolution Approving Payment of Bills
- 3.3. Acknowledge receipt of the following City Reports & Minutes: minutes of the May 21, 2026 Planning & Zoning Commission meeting
- 3.4. Approval of the following renewal applications for Iowa Retail Cigarette Permits: Casey's #3854 at 1305 West Commercial Street; Casey's #2624 at 1413 North Franklin Street; Cork 'N Bottle Liquor Store at 900 East Main Street; Dollar General Store #4812 at 203 South 9th Street; Fareway Store #594 at 109 East Marion Street; Liquor, Tobacco & Vape at 316 East Main Street; Hy-Vee Dollar Fresh Market at 1080 West Main Street; Kwik Star #790 at 1000 West Main Street; Walmart #1506 at 1223 West Main Street
- 3.5. Approve payment of the following Downtown Incentive Program Grants: Facade Grant (front) in the amount of \$7,500.00 & Facade Grant (rear) in the amount of \$1,506.67 to Castle Theatre at 112 East Main Street; Facade Grant (side) in the amount of \$280.08 & Interior Grant in the amount of \$2,673.47 to The Quiltmakers Shoppe at 120 North Franklin Street
- 3.6. Approve payment of claims totaling \$22,059.25 to Fehr Graham for engineering services
- 3.7. Approve payment of claims totaling \$10,985.81 to Kirkham Michael for engineering

services

3.8. Second consideration of Ordinance 005-2026 Amending the City Code of the City of Manchester, Iowa to establish a default Publication Timeline for Notices of Public Hearings

3.9. R-075-2026 Resolution Amending Salary Resolution

3.10. Approval of Supplement Agreement for Maintenance of Primary Roads in Municipalities with the Iowa Department of Transportation for a term of one year (7/1/2026-6/30/2027)

4. Public Hearings

4.1. Public Hearing on a proposed Development Agreement with The Manchester Locker

4.2. Consider approval of Resolution R-076-2026 Approving Development Agreement with The Manchester Locker, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

5. Regular Agenda Items

5.1. Consider approval of Pay Estimate #3 in the amount of \$213,375.13 to Eastern Iowa Excavating & Concrete for the 2026 Anderson Street Improvements Project

5.2. Consider approval of the 10-year Police Officer Safety Plan T10 proposal from Axon Enterprise at a cost of \$76,233.70 per year

5.3. Consider approval of Pay Estimate #1 in the amount of \$1,067.00 to Midwest Concrete for the Grand Avenue Trail Project

6. Reports/Updates

6.1. Engineering Updates

6.2. City Attorney

6.3. City Manager

6.4. City Clerk

6.5. Police Chief

6.6. City Council Members

6.7. Mayor

7. Adjourn

Minutes of the Regular Meeting of the City Council of the City of Manchester, Iowa
Tuesday, May 26, 2026

Video recordings of City Council meetings are available at
<https://www.youtube.com/@cityofmanchesteriowa9648>

Mayor Behnken called the meeting to order at 5:00pm. The meeting began with the Pledge of Allegiance.

ROLL CALL

Council Members present: Mary Ann Poynor, Bill Scherbring, Bryan Gray, Diane Hammell. Absent: Joe Dittrick.

APPROVAL OF THE AGENDA

Motion by Hammell, seconded by Scherbring to approve the agenda as presented. On call of roll: Ayes: Hammell, Scherbring, Poynor, Gray. Nays: Non. Motion carried.

PUBLIC INPUT

None.

CONSENT AGENDA

- 3.1 Approval of the minutes of the May 11, 2026 Regular City Council meeting
- 3.2 R-057-2026 Resolution Approving Payment of Bills
- 3.3 Acknowledge receipt of the following City Reports & Minutes: minutes of the April 9, 2026 Library Board meeting; April 2026 Wastewater IDNR Reports
- 3.4 Approval of the following Liquor License application: Renewal Application for Class E Retail Alcohol License for Hy-Vee Dollar Fresh at 1080 West Main Street
- 3.5 Ordinance 001-2026 An Ordinance Amending the Official Zoning Map of the City of Manchester, Iowa (401 Lincoln Street), third consideration & final adoption
- 3.6 Approval of the request of the Hero Hustle Committee to use Schram Park on August 30, 2026 for the Hero Hustle Sprint Triathlon
- 3.7 R-058-2026 Resolution Amending Salary Resolution
- 3.8 R-059-2026 Resolution Approving Updated Lease Agreement with The Watershed LLC for 300 & 308 River Street
- 3.9 R-060-2026 Resolution Setting a Date of Meeting at which it is proposed to approve a Development Agreement with The Manchester Locker, including Annual Appropriation Tax Increment Payments
- 3.10 Approve payment of the following Commercial Incentive Grant: Interior Grant in the amount of \$1,020.63 to East End Collision at 945 East Main Street
- 3.11 R-061-2026 Resolution Approving Temporary Construction Easement for the Anderson Street Improvement Project
- 3.12 R-062-2026 Resolution Approving Reimbursement Agreements for Law Enforcement Academy Expenses
- 3.13 R-063-2026 Resolution Approving Additional Scope Agreement with Fehr Graham for East Main & Madison Street Sidewalk Ramp Improvements
- 3.14 R-064-2026 Resolution Declaring Windstream Non-Responsive to Request for Relocates for the Anderson Street Improvement Project
- 3.15 R-065-2026 Resolution Approving Final Plat of Sherman's Farm Subdivision
- 3.16 R-066-2026 Resolution Waiving Right to Review Plat (Loecke Sisters Subdivision)
- 3.17 R-067-2026 Resolution Waiving Right to Review Plat (Scovel's Honey Creek Heights Subdivision)

Mayor Behnken reviewed the items on the Consent Agenda with the City Council. Motion by Poynor, seconded by Hammell to approve the Consent Agenda. On call of roll: Ayes: Poynor, Hammell, Gray, Scherbring. Nays: None. Motion carried.

Bills approved for payment:

VENDOR	DESCRIPTION	AMOUNT
5K SPORTS & MORE	SAFETY VESTS	65.60
ACCENT LASER	TONER CARTRIDGES	258.85
ACE ELECTRIC	SUPPLIES/REPAIRS	567.17
ALLIANT ENERGY	ELECTRICITY	17,599.52
AMAZON BUSINESS	SUPPLIES	2,828.82
AMERICAN LIBRARY ASSOCIATION	MEMBERSHIP DUES	70.00
AMERICAN RED CROSS	LIFEGUARD RECERTIFICATION	480.00
ARNOLD MOTOR SUPPLY	VEHICLE MAINT SUPPLIES	339.55
AT&T	PHONE/INTERNET	50.15
BARD MATERIALS	ROCK	356.24
BLACK HILLS ENERGY	NATURAL GAS	3,845.30
BOUBIN TIRE & AUTOMOTIVE	TIRE DISPOSAL	6.00
BURRINGTON GROUP	ENGINEERING FEES	2,450.00
CARRICO AQUATIC RESOURCES	POOL MAINT	610.94
CHEMSEARCH	PARK CLEANING SUPPLIES	504.95
CHRISTOPHER FULLER	ACADEMY EXPENSE REIMB	4,083.20
CITY LAUNDERING	LIBRARY MAINT	65.21
CITY OF MANCHESTER	POOL START-UP CASH	400.00
COMELEC SERVICES,	SHOP INTERNET	153.00
CONNECTIONS EAP	EMPLOYEE ASSISTANCE PROGRAM	164.67
DAKTRONICS	SCOREBOARD POWER SUPPLY	320.00
DAVID TRUMBLEE	UNIFORM REIMB	123.25
DEL CO REC CENTER	FULLER MEMBERSHIP	250.00
DELHI LUMBER	BUILDING MAINT	230.23
DON & WALT	BUILDING REPAIRS/SUPPLIES	1,137.62
EAST END COLLISION	COMMERCIAL INCENTIVE GRANT	395.99
EASTERN IA EXCAVATING & CONCRETE	PAY #2 ANDERSON STREET PROJECT	95,342.47
EMS INDUSTRIAL	SUPPLIES	138.10
FEHR GRAHAM & ASSOCIATES	ENGINEERING FEES	21,931.25
HAUSERS WATER SYSTEMS	WATER TREATMENT SUPPLIES	20.00
HAWKINS	CHEMICALS	1,435.26
HENDERSON PRODUCTS	BEACON LIGHT	36.68
HY-VEE	POLICE ACADEMY MEALS	2,865.00
IA LEAGUE OF CITIES	MAYOR DUES	35.00
INGRAM LIBRARY SERVICES	LIBRARY MATERIALS	216.99
J & R SUPPLY	SUPPLIES	69.50
J'S AUTO	VEHICLE MAINT	1,069.10
JASMINE WHITE	AIRPORT MAINTENANCE	80.00
KAMMILLER TREE SERVICE	DISC MULCHING	1,015.00
KIRKHAM MICHAEL	ENGINEERING FEES	5,161.15
LOECKE ENTERPRISES	RADIO REPAIR	137.50
MAGGIE SOMMERS	WEBSITE	800.00

MANCHESTER SIGNS	PARK SIGNS	116.00
MAQUOKETA VALLEY ELECTRIC COOP	ELECTRICITY	153.30
MASTERPIECE CLEANING	CUSTODIAL	800.00
MEDICAL ASSOCIATES CLINIC	DRUG TESTS	196.00
MIDWEST TAPE/HOOPLA	LIBRARY MATERIALS	23.24
MYERS COX	CONCESSIONS	1,970.20
NEI3A	LIBRARY PROGRAM	90.00
ONE STEP PRINT SOLUTIONS	PERMIT CARDS	50.00
OPG-3	ANNUAL LASERFICHE FEE	1,346.64
OVERDRIVE	LIBRARY MATERIALS	2,629.64
PEPSI COLA BOTTLING	CONCESSIONS	1,071.24
PEYTON CLARK	ACADEMY EXPENSE REIMB	3,967.20
PITNEY BOWES	POSTAGE REFILL	1,014.75
RIVER CITY STONE	WARREN ST STORM WATER	656.04
SCHMITZ JANITORIAL SUPPLY	PARK SUPPLIES	373.40
SCHUMACHER ELEVATOR	ELEVATOR MAINTENANCE	202.26
SHIELD TECHNOLOGY	SOFTWARE	3,405.00
STATE CHEMICAL SOLUTIONS	LIFT STATION MAINTENANCE	346.80
STENDER LAWN CARE	LIBRARY MOWING	120.00
STERICYCLE/SHRED-IT	SHREDDING	77.47
STEVE HERINGTON	POOL RENTAL, LEAK DETECTION	1,120.00
STOREY KENWORTHY	SUPPLIES	312.96
T MOBILE	PHONE/INTERNET	435.30
TYLER TECHNOLOGIES	CHARGEBACK	15.00
US CELLULAR	PHONE/INTERNET	44.78
WALMART	SUPPLIES	85.04
WINDSTREAM	PHONE/INTERNET	577.58
	TOTAL	188,909.10
	FUND TOTALS	
	GENERAL	49,739.18
	HOTEL/MOTEL TAX	815.98
	ROAD USE TAX	3,906.05
	EMPLOYEE BENEFITS	164.67
	PARK GIFT & TRUST	200.58
	LIBRARY GIFT & TRUST	265.11
	DOWNTOWN/COMMERCIAL INCENTIVE	395.99
	BIKEWAY/WALKWAY PROJECTS	2,450.00
	STREET PROJECTS	117,273.72
	WATER	4,697.05
	SEWER	9,000.77
	TOTAL	188,909.10

PUBLIC HEARING ON PROPOSED BUDGET AMENDMENT FOR FISCAL YEAR ENDING JUNE 30, 2026
Mayor Behnken opened the Public Hearing at 5:05pm. City Clerk Erin Learn reviewed the proposed amendment with the City Council. There being no written comments on file and no public comments to be heard, Mayor Behnken closed the Public Hearing at 5:09pm.

Motion by Hammell, seconded by Scherbring to approve Resolution R-068-2026 Amending the Current Budget for the Fiscal Year ending June 30, 2026. On call of roll: Ayes: Hammell, Scherbring, Poynor, Gray. Nays: None. Motion carried.

PUBLIC HEARING ON PROPOSED DEVELOPMENT AGREEMENT WITH HENDERSON PROPERTIES, INC
Mayor Behnken opened the Public Hearing at 5:09pm. City Manager Brock Waters reviewed the proposed development agreement with the City Council, explaining that it provides for a 50% tax rebate over a ten-year period. Donna Boss, Delaware County Economic Development Director, stated that the expansion project is expected to create 25 new jobs and expressed appreciation to the City Council for their support of local industry. There being no written comments on file and no public comments to be heard, Mayor Behnken closed the Public Hearing at 5:11pm.

Motion by Poynor, seconded by Hammell to approve Resolution R-069-2026 Approving Development Agreement with Henderson Properties, Inc., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement. On call of roll: Ayes: Poynor, Hammell, Gray, Scherbring. Nays: None. Motion carried.

PUBLIC HEARING ON ORDINANCE 005-2026
Mayor Behnken opened the Public Hearing at 5:11pm. City Manager Brock Waters explained that the proposed ordinance was necessary to align the City Code with recent changes to the Iowa Code. There being no written comments on file and no public comments to be heard, Mayor Behnken closed the Public Hearing at 5:12pm.

Motion by Scherbring, seconded by Poynor to approve the first reading of Ordinance 005-2026 Amending the City Code of the City of Manchester, Iowa to Establish a Default Publication Timeline for Notices of Public Hearings. On call of roll: Ayes: Scherbring, Poynor, Hammell, Gray. Nays: None. Motion carried.

HIGHWAY 13 & HONEY CREEK ROAD TRAFFIC IMPACT STUDY
Anthony Bardgett, Kirkham Michael, presented the results of the Highway 13 and Honey Creek Road Traffic Impact Study to the City Council. He reviewed the study's recommended solution, which includes construction of a single roundabout at the intersection. Bardgett stated that the next steps would involve discussions with Delaware County and the Iowa Department of Transportation regarding potential funding opportunities and project feasibility.

FINAL PLAT – KEHRLI FARMSTEAD 6TH SUBDIVISION
Motion by Hammell, seconded by Gray to approve Resolution R-070-2026 Approving Final Plat of Kehrli Farmstead 6th Subdivision. On call of roll: Ayes: Hammell, Gray, Scherbring, Poynor. Nays: None. Motion carried.

OAKVIEW SUBDIVISION PHASE 2
Motion by Scherbring, seconded by Hammell to approve Resolution R-071-2026 Approving Final Plat of Oakview Subdivision Phase 2. On call of roll: Ayes: Scherbring, Hammell, Gray, Poynor. Nays: None. Motion carried.

VOLUNTARY EARLY RETIREMENT
Motion by Scherbring, seconded by Hammell to approve Resolution R-072-2026 Approving Voluntary Early Retirement Application. On call of roll: Ayes: Scherbring, Hammell, Gray, Poynor. Nays: None. Motion carried.

SUPPLEMENTAL AGREEMENT NO. 1 – WEST MARION STREET BRIDGE REHABILITATION PROJECT

Motion by Poynor, seconded by Hammell to approve Resolution R-073-2026 Approving Supplement Agreement No. 1 with Kirkham Michael for the West Marion Street Bridge Rehabilitation Project. On call of roll: Ayes: Poynor, Hammell, Gray, Scherbring. Nays: None. Motion carried.

BOW HUNTING REQUEST

Following discussion, motion by Gray, seconded by Hammell to approve the request of Taylor Hutchinson to bow hunt on his property at 521 South Brewer Street, excluding the front parcel containing the residence. On call of roll: Ayes: Gray, Hammell, Poynor, Scherbring. Nays: None. Motion carried.

CITY PARKING LOT CLOSURE REQUEST – DELAWARE COUNTY RELAY FOR LIFE

Motion by Scherbring, seconded by Gray to approve the request from Delaware County Relay for Life to close the City Parking Lot at 202 East Delaware Street on Friday, June 12, 2026 for the Relay for Life Event. On call of roll: Ayes: Scherbring, Gray, Hammell, Poynor. Nays: None. Motion carried.

CITY PARKING LOT CLOSURE REQUEST – MANCHESTER AREA CHAMBER OF COMMERCE

Motion by Poynor, seconded by Scherbring to approve the request of Manchester Area Chamber of Commerce to close the parking lot at 200 & 202 East Delaware Street on July 24, 2026 for a beer tent for RAGBRAI. On call of roll: Ayes: Poynor, Scherbring, Gray, Hammell. Nays: None. Motion carried.

LINCOLN VILLAGE REDEVELOPMENT & LINCOLN/GRANT STREET PROJECT – WES SCHULTE

City Manager Brock Waters reviewed a proposed housing incentive package providing an 85% property tax rebate over 12 years for the Lincoln Village Redevelopment and Lincoln/Grant Street Expansion Project. Council discussion focused on the need for additional housing, neighborhood revitalization, and the proposed incentive term. While most Council members expressed support for the project, Council Member Poynor voiced concerns with the 12-year rebate period. Motion by Gray, seconded by Hammell to approve the housing incentive package and direct City staff to work with the City's attorney to prepare the necessary documents for Council consideration and approval. On call of roll: Ayes: Gray, Hammell, and Scherbring. Nays: Poynor. Motion carried.

REPORTS

Engineering updates and City Staff and City Council reports were given.

Motion by Poynor, seconded by Scherbring that the meeting adjourn at 5:56pm. Motion carried, all ayes.

Connie Behnken, Mayor

ATTEST:

Erin Learn, City Clerk

Minutes of the Committee of the Whole Meeting of the City Council of the City of Manchester
Monday, June 1, 2026

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Mayor Behnken called the meeting to order at 5:00pm.

Roll call of members present: Bill Scherbring, Joe Dittrick, Mary Ann Poynor, Diane Hammell, Bryan Gray.
Absent: None.

The Council discussed with City Staff and those present the following items: regulation of E-bikes & E-Scooters; proposed contract with Axon for Police Department equipment; potential economic development projects; traffic warning signal installation; and urban chickens. Engineering, City Staff and City Council updates were given.

Motion by Dittrick, seconded by Scherbring that the meeting adjourn at 6:36pm. Motion carried, all ayes.

Connie Behnken, Mayor

Attest:

Erin Learn, City Clerk

R-074-2026
RESOLUTION APPROVING PAYMENT OF BILLS

BE IT RESOLVED by the City Council of the City of Manchester, Iowa, that the list of claims, attached hereto, be approved and payment authorized.

PASSED AND APPROVED this 8th day of June, 2026.

Connie Behnken, Mayor

Erin Learn, City Clerk



Manchester, IA

Expense Approval Report

By Vendor Name

Payment Dates 5/22/2026 - 6/4/2026

Vendor Name	Description (Payable)	Account Name	Amount
Vendor: 01737 - ABSOLUTE SCIENCE			
Fund: 171 - LIBRARY GIFT & TRUST			
Department: 410 - LIBRARY			
ABSOLUTE SCIENCE	LIB PROGRAM	EDUCATIONAL PROGRAMS	375.00
		Department 410 - LIBRARY Total:	375.00
		Fund 171 - LIBRARY GIFT & TRUST Total:	375.00
		Vendor 01737 - ABSOLUTE SCIENCE Total:	375.00
Vendor: 00037 - ALLIANT ENERGY			
Fund: 001 - GENERAL			
Department: 230 - STREET LIGHTING			
ALLIANT ENERGY	ELECTRICITY	STREET LIGHTING ELECTRICIT	8.33
		Department 230 - STREET LIGHTING Total:	8.33
Department: 430 - PARKS & RECREATION			
ALLIANT ENERGY	ELECTRICITY	ELECTRICITY	219.99
		Department 430 - PARKS & RECREATION Total:	219.99
Department: 445 - SPORTS COMPLEX			
ALLIANT ENERGY	ELECTRICITY	ELECTRICITY	348.75
		Department 445 - SPORTS COMPLEX Total:	348.75
		Fund 001 - GENERAL Total:	577.07
Fund: 600 - WATER			
Department: 810 - WATER			
ALLIANT ENERGY	ELECTRICITY	ELECTRICITY	1,842.31
		Department 810 - WATER Total:	1,842.31
		Fund 600 - WATER Total:	1,842.31
		Vendor 00037 - ALLIANT ENERGY Total:	2,419.38
Vendor: 00046 - AMAZON BUSINESS			
Fund: 001 - GENERAL			
Department: 410 - LIBRARY			
AMAZON BUSINESS	LIB BOOK ORDER	LIBRARY MATERIALS	16.50
AMAZON BUSINESS	LIB SUPPLIES & BOOKS	LIBRARY MATERIALS	670.53
AMAZON BUSINESS	LIB SUPPLIES & BOOKS	OFFICE SUPPLIES	145.56
AMAZON BUSINESS	LIB BOOK	LIBRARY MATERIALS	12.09
AMAZON BUSINESS	LIB SUPPLIES	LIBRARY MATERIALS	670.49
AMAZON BUSINESS	LIB SUPPLIES	OFFICE SUPPLIES	37.98
AMAZON BUSINESS	LIB DVD	LIBRARY MATERIALS	27.52
AMAZON BUSINESS	LIB SUPPLIES	PROGRAMS/EVENTS	138.03
		Department 410 - LIBRARY Total:	1,718.70
Department: 435 - AQUATIC CENTER			
AMAZON BUSINESS	POOL SUPPLIES	CONCESSION SUPPLIES	18.87
AMAZON BUSINESS	POOL SUPPLIES	OPERATING SUPPLIES	11.99
AMAZON BUSINESS	POOL LADDER CAPS	BUILDING/GROUNDS	39.96
		Department 435 - AQUATIC CENTER Total:	70.82
Department: 620 - CITY ADMINISTRATION			
AMAZON BUSINESS	OFFICE SUPPLIES	BUILDING/GROUNDS	43.76
AMAZON BUSINESS	OFFICE SUPPLIES	OFFICE SUPPLIES	7.98
AMAZON BUSINESS	ADMIN SUPPLIES.LAPTOP	OFFICE EQUIPMENT	691.97
		Department 620 - CITY ADMINISTRATION Total:	743.71
		Fund 001 - GENERAL Total:	2,533.23

Expense Approval Report

Payment Dates: 5/22/2026 - 6/4/2026

Vendor Name	Description (Payable)	Account Name	Amount
Fund: 171 - LIBRARY GIFT & TRUST			
Department: 410 - LIBRARY			
AMAZON BUSINESS	LIB EARBUDS	EDUCATIONAL PROGRAMS	19.99
AMAZON BUSINESS	LIB SUMMER READING	EDUCATIONAL PROGRAMS	850.53
AMAZON BUSINESS	LIB SUPPLIES	EDUCATIONAL PROGRAMS	467.24
Department 410 - LIBRARY Total:			1,337.76
Fund 171 - LIBRARY GIFT & TRUST Total:			1,337.76
Vendor 00046 - AMAZON BUSINESS Total:			3,870.99
Vendor: 00054 - AMERICAN RED CROSS			
Fund: 001 - GENERAL			
Department: 435 - AQUATIC CENTER			
AMERICAN RED CROSS	LG CERTIFICATION	LIFEGUARD/WSI TRAINING	288.00
Department 435 - AQUATIC CENTER Total:			288.00
Fund 001 - GENERAL Total:			288.00
Vendor 00054 - AMERICAN RED CROSS Total:			288.00
Vendor: 00111 - BARD MATERIALS			
Fund: 001 - GENERAL			
Department: 430 - PARKS & RECREATION			
BARD MATERIALS	PICKLEBALL SHELTER	BUILDING/GROUNDS	796.76
BARD MATERIALS	TIRRILL PLAYGROUND	BUILDING/GROUNDS	40.95
Department 430 - PARKS & RECREATION Total:			837.71
Fund 001 - GENERAL Total:			837.71
Vendor 00111 - BARD MATERIALS Total:			837.71
Vendor: 00116 - BASE			
Fund: 112 - EMPLOYEE BENEFITS			
Department: 699 - OTHER GENERAL GOVERNMENT			
BASE	SELF INSURANCE/HRA ADMIN	SELF INSURANCE/HRA/BENEFI	134.00
Department 699 - OTHER GENERAL GOVERNMENT Total:			134.00
Fund 112 - EMPLOYEE BENEFITS Total:			134.00
Vendor 00116 - BASE Total:			134.00
Vendor: 00149 - BOLAND RECREATION			
Fund: 001 - GENERAL			
Department: 430 - PARKS & RECREATION			
BOLAND RECREATION	PLAYGROUND RESURFACING	CAPITAL IMPROVEMENTS	40,240.00
Department 430 - PARKS & RECREATION Total:			40,240.00
Fund 001 - GENERAL Total:			40,240.00
Vendor 00149 - BOLAND RECREATION Total:			40,240.00
Vendor: 00154 - BOUBIN TIRE & AUTOMOTIVE			
Fund: 110 - ROAD USE TAX			
Department: 210 - STREETS			
BOUBIN TIRE & AUTOMOTIVE	TIRE DISPOSAL FEE	VEHICLE TIRES	36.00
BOUBIN TIRE & AUTOMOTIVE	VALVE STM HUSTLER MOWER	VEHICLE REPAIR/MAINT	62.77
Department 210 - STREETS Total:			98.77
Fund 110 - ROAD USE TAX Total:			98.77
Vendor 00154 - BOUBIN TIRE & AUTOMOTIVE Total:			98.77
Vendor: 00158 - BREHME DRUG INC			
Fund: 001 - GENERAL			
Department: 435 - AQUATIC CENTER			
BREHME DRUG INC	POOL FIRST AID SUPLIES	OPERATING SUPPLIES	54.02
BREHME DRUG INC	POOL FIRST AID SUPLIES	OPERATING SUPPLIES	22.34
Department 435 - AQUATIC CENTER Total:			76.36
Fund 001 - GENERAL Total:			76.36
Vendor 00158 - BREHME DRUG INC Total:			76.36

Expense Approval Report

Payment Dates: 5/22/2026 - 6/4/2026

Vendor Name	Description (Payable)	Account Name	Amount
Vendor: 02024 - BRUNKAN EQUIPMENT			
Fund: 110 - ROAD USE TAX			
Department: 210 - STREETS			
BRUNKAN EQUIPMENT	VEHICLE MAINT PARTS	VEHICLE REPAIR/MAINT	432.30
		Department 210 - STREETS Total:	432.30
		Fund 110 - ROAD USE TAX Total:	432.30
		Vendor 02024 - BRUNKAN EQUIPMENT Total:	432.30
Vendor: 01439 - CENGAGE LEARNING			
Fund: 171 - LIBRARY GIFT & TRUST			
Department: 410 - LIBRARY			
CENGAGE LEARNING	WILSON DONATION	LIBRARY MATERIALS	21.44
		Department 410 - LIBRARY Total:	21.44
		Fund 171 - LIBRARY GIFT & TRUST Total:	21.44
		Vendor 01439 - CENGAGE LEARNING Total:	21.44
Vendor: 00233 - CITIZENS STATE BANK			
Fund: 200 - DEBT SERVICE			
Department: 710 - DEBT SERVICE			
CITIZENS STATE BANK	2023B GENERAL OBLIGATION	PRINCIPAL	15,000.00
CITIZENS STATE BANK	2023B GENERAL OBLIGATION	INTEREST	4,810.00
		Department 710 - DEBT SERVICE Total:	19,810.00
		Fund 200 - DEBT SERVICE Total:	19,810.00
		Vendor 00233 - CITIZENS STATE BANK Total:	19,810.00
Vendor: 00234 - CITY LAUNDERING INC			
Fund: 001 - GENERAL			
Department: 620 - CITY ADMINISTRATION			
CITY LAUNDERING INC	RUG MAINTENANCE	BUILDING/GROUNDS	82.87
		Department 620 - CITY ADMINISTRATION Total:	82.87
		Fund 001 - GENERAL Total:	82.87
Fund: 610 - SEWER			
Department: 815 - SEWER			
CITY LAUNDERING INC	WWTP FIRST AID	OPERATING SUPPLIES	73.31
		Department 815 - SEWER Total:	73.31
		Fund 610 - SEWER Total:	73.31
		Vendor 00234 - CITY LAUNDERING INC Total:	156.18
Vendor: 00239 - CITY OF MANCHESTER			
Fund: 001 - GENERAL			
Department: 445 - SPORTS COMPLEX			
CITY OF MANCHESTER	COMPLEX WATER	WATER/SEWER	166.27
		Department 445 - SPORTS COMPLEX Total:	166.27
		Fund 001 - GENERAL Total:	166.27
		Vendor 00239 - CITY OF MANCHESTER Total:	166.27
Vendor: 00261 - COMELEC SERVICES, INC			
Fund: 110 - ROAD USE TAX			
Department: 210 - STREETS			
COMELEC SERVICES, INC	SHOP INTERNET	TELEPHONE/INTERNET	153.00
		Department 210 - STREETS Total:	153.00
		Fund 110 - ROAD USE TAX Total:	153.00
		Vendor 00261 - COMELEC SERVICES, INC Total:	153.00

Expense Approval Report

Payment Dates: 5/22/2026 - 6/4/2026

Vendor Name	Description (Payable)	Account Name	Amount
Vendor: 00165 - DAKOTA SUPPLY GROUP INC			
Fund: 320 - SUBDIVISION PROJECTS			
Department: 750 - CAPITAL PROJECTS			
DAKOTA SUPPLY GROUP INC	OAKVIEW PHASE2 VALVES	OAKVIEW SUBDIVISION	2,702.00
		Department 750 - CAPITAL PROJECTS Total:	2,702.00
		Fund 320 - SUBDIVISION PROJECTS Total:	2,702.00
		Vendor 00165 - DAKOTA SUPPLY GROUP INC Total:	2,702.00
Vendor: 00355 - DELAWARE COUNTY SOLID WASTE COMMISSION			
Fund: 001 - GENERAL			
Department: 290 - SOLID WASTE			
DELAWARE COUNTY SOLID W	MONTHLY LANDFILL CHARGES	LANDFILL CHARGE	1,056.50
		Department 290 - SOLID WASTE Total:	1,056.50
		Fund 001 - GENERAL Total:	1,056.50
		Vendor 00355 - DELAWARE COUNTY SOLID WASTE COMMISSION Total:	1,056.50
Vendor: 00357 - DELAWARE COUNTY TREASURER			
Fund: 168 - PARK GIFT & TRUST			
Department: 430 - PARKS & RECREATION			
DELAWARE COUNTY TREASUR	PROPERTY TAXES	PARK IMPROVEMENTS	48.00
		Department 430 - PARKS & RECREATION Total:	48.00
		Fund 168 - PARK GIFT & TRUST Total:	48.00
		Vendor 00357 - DELAWARE COUNTY TREASURER Total:	48.00
Vendor: 00399 - DON & WALT LLC			
Fund: 001 - GENERAL			
Department: 110 - POLICE			
DON & WALT LLC	MAINTENANCE & REPAIR	BUILDING/GROUNDS	85.00
		Department 110 - POLICE Total:	85.00
Department: 430 - PARKS & RECREATION			
DON & WALT LLC	MAINTENANCE & REPAIR	BUILDING/GROUNDS	182.74
		Department 430 - PARKS & RECREATION Total:	182.74
Department: 435 - AQUATIC CENTER			
DON & WALT LLC	MAINTENANCE & REPAIR	BUILDING/GROUNDS	46.32
		Department 435 - AQUATIC CENTER Total:	46.32
		Fund 001 - GENERAL Total:	314.06
		Vendor 00399 - DON & WALT LLC Total:	314.06
Vendor: 00405 - DORSEY & WHITNEY LLP			
Fund: 200 - DEBT SERVICE			
Department: 710 - DEBT SERVICE			
DORSEY & WHITNEY LLP	LEGAL FEES	BOND FEES	15,000.00
		Department 710 - DEBT SERVICE Total:	15,000.00
		Fund 200 - DEBT SERVICE Total:	15,000.00
		Vendor 00405 - DORSEY & WHITNEY LLP Total:	15,000.00
Vendor: 02057 - EAST END COLLISION			
Fund: 302 - DOWNTOWN/COMMERCIAL INCENTIVE			
Department: 520 - ECONOMIC DEVELOPMENT			
EAST END COLLISION	COMMERCIAL INCENTIVE GR	COMMERCIAL IMPROVEMEN	1,020.63
		Department 520 - ECONOMIC DEVELOPMENT Total:	1,020.63
		Fund 302 - DOWNTOWN/COMMERCIAL INCENTIVE Total:	1,020.63
		Vendor 02057 - EAST END COLLISION Total:	1,020.63

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Vendor Name	Description (Payable)	Account Name	Amount
Vendor: 00437 - EBSCO INC			
Fund: 001 - GENERAL			
Department: 410 - LIBRARY			
EBSCO INC	LIB SUBSCRIPTION	DUES/SUBSCRIPTIONS	8,516.00
		Department 410 - LIBRARY Total:	8,516.00
		Fund 001 - GENERAL Total:	8,516.00
		Vendor 00437 - EBSCO INC Total:	8,516.00
Vendor: 00438 - ECIA			
Fund: 161 - ACQUISITION/DEMOLITION			
Department: 530 - BUILDING/HOUSING			
ECIA	LEAD GRANT MATCH	ACQUISITION/DEMOLITION/R	2,000.00
		Department 530 - BUILDING/HOUSING Total:	2,000.00
		Fund 161 - ACQUISITION/DEMOLITION Total:	2,000.00
Fund: 324 - STREET PROJECTS			
Department: 210 - STREETS			
ECIA	TRAFFIC STUDY MATCH	PROFESSIONAL/LEGAL FEES	4,682.56
		Department 210 - STREETS Total:	4,682.56
		Fund 324 - STREET PROJECTS Total:	4,682.56
		Vendor 00438 - ECIA Total:	6,682.56
Vendor: 00490 - FAREWAY STORES INC			
Fund: 001 - GENERAL			
Department: 410 - LIBRARY			
FAREWAY STORES INC	SUPPLIES	PROGRAMS/EVENTS	52.68
		Department 410 - LIBRARY Total:	52.68
Department: 430 - PARKS & RECREATION			
FAREWAY STORES INC	SUPPLIES	OPERATING SUPPLIES	136.32
		Department 430 - PARKS & RECREATION Total:	136.32
Department: 435 - AQUATIC CENTER			
FAREWAY STORES INC	SUPPLIES	BUILDING/GROUNDS	44.51
FAREWAY STORES INC	SUPPLIES	CONCESSION SUPPLIES	714.56
FAREWAY STORES INC	SUPPLIES	CONCESSION SUPPLIES	750.44
FAREWAY STORES INC	SUPPLIES	OPERATING SUPPLIES	56.59
		Department 435 - AQUATIC CENTER Total:	1,566.10
Department: 445 - SPORTS COMPLEX			
FAREWAY STORES INC	SUPPLIES	CONCESSION SUPPLIES	31.91
FAREWAY STORES INC	SUPPLIES	CONCESSION SUPPLIES	519.19
FAREWAY STORES INC	SUPPLIES	CONCESSION SUPPLIES	1,721.33
		Department 445 - SPORTS COMPLEX Total:	2,272.43
		Fund 001 - GENERAL Total:	4,027.53
		Vendor 00490 - FAREWAY STORES INC Total:	4,027.53
Vendor: 00550 - GEORGEN AUTO LLC			
Fund: 001 - GENERAL			
Department: 110 - POLICE			
GEORGEN AUTO LLC	PD VEHICLE MAINTENANCE	VEHICLE REPAIR/MAINT	39.45
GEORGEN AUTO LLC	PD VEHICLE MAINTENANCE	VEHICLE REPAIR/MAINT	120.98
GEORGEN AUTO LLC	PD VEHICLE MAINTENANCE	VEHICLE REPAIR/MAINT	62.89
GEORGEN AUTO LLC	PD VEHICLE MAINTENANCE	VEHICLE REPAIR/MAINT	1,383.84
GEORGEN AUTO LLC	PD VEHICLE MAINTENANCE	VEHICLE REPAIR/MAINT	650.05
GEORGEN AUTO LLC	PD VEHICLE MAINTENANCE	VEHICLE REPAIR/MAINT	40.30
		Department 110 - POLICE Total:	2,297.51
		Fund 001 - GENERAL Total:	2,297.51
		Vendor 00550 - GEORGEN AUTO LLC Total:	2,297.51

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Vendor Name	Description (Payable)	Account Name	Amount
Vendor: 01929 - GNB BANK			
Fund: 200 - DEBT SERVICE			
Department: 710 - DEBT SERVICE			
GNB BANK	2023A GENERAL OBLIGATION	PRINCIPAL	45,000.00
GNB BANK	2023A GENERAL OBLIGATION	INTEREST	9,987.50
Department 710 - DEBT SERVICE Total:			54,987.50
Fund 200 - DEBT SERVICE Total:			54,987.50
Vendor 01929 - GNB BANK Total:			54,987.50
Vendor: 00603 - HAUSERS WATER SYSTEMS INC			
Fund: 600 - WATER			
Department: 810 - WATER			
HAUSERS WATER SYSTEMS IN	WATER TREATMENT SUPPLIES	OPERATING SUPPLIES	65.00
Department 810 - WATER Total:			65.00
Fund 600 - WATER Total:			65.00
Vendor 00603 - HAUSERS WATER SYSTEMS INC Total:			65.00
Vendor: 00649 - IA DEPT OF REVENUE			
Fund: 001 - GENERAL			
Department: 290 - SOLID WASTE			
IA DEPT OF REVENUE	MONTHLY SALES TAX	SALES TAX	25.05
Department 290 - SOLID WASTE Total:			25.05
Department: 435 - AQUATIC CENTER			
IA DEPT OF REVENUE	MONTHLY SALES TAX	SALES TAX	35.00
Department 435 - AQUATIC CENTER Total:			35.00
Fund 001 - GENERAL Total:			60.05
Fund: 600 - WATER			
Department: 810 - WATER			
IA DEPT OF REVENUE	MONTHLY SALES TAX	SALES TAX	32.77
IA DEPT OF REVENUE	MONTHLY WET TAX	SALES TAX	3,868.22
Department 810 - WATER Total:			3,900.99
Fund 600 - WATER Total:			3,900.99
Fund: 610 - SEWER			
Department: 815 - SEWER			
IA DEPT OF REVENUE	MONTHLY SALES TAX	SALES TAX	1,308.90
Department 815 - SEWER Total:			1,308.90
Fund 610 - SEWER Total:			1,308.90
Vendor 00649 - IA DEPT OF REVENUE Total:			5,269.94
Vendor: 00708 - IA ONE CALL			
Fund: 600 - WATER			
Department: 810 - WATER			
IA ONE CALL	W/S LOCATES	ONE CALL FEES	88.25
Department 810 - WATER Total:			88.25
Fund 600 - WATER Total:			88.25
Fund: 610 - SEWER			
Department: 815 - SEWER			
IA ONE CALL	W/S LOCATES	ONE CALL FEES	88.25
Department 815 - SEWER Total:			88.25
Fund 610 - SEWER Total:			88.25
Vendor 00708 - IA ONE CALL Total:			176.50

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Vendor Name	Description (Payable)	Account Name	Amount
Vendor: 00198 - INFRASTRUCTURE TECHNOLOGY			
Fund: 001 - GENERAL			
Department: 150 - FIRE			
INFRASTRUCTURE TECHNOLO	CLOUD CARE	IT/COMPUTER SERVICES	510.00
			Department 150 - FIRE Total:
			510.00
			Fund 001 - GENERAL Total:
			510.00
Vendor 00198 - INFRASTRUCTURE TECHNOLOGY Total:			510.00
Vendor: 00656 - IOWA LAW ENFORCEMENT ACADEMY			
Fund: 001 - GENERAL			
Department: 110 - POLICE			
IOWA LAW ENFORCEMENT AC	OFFICER TRAINING	TRAINING/TRAVEL	5,125.00
			Department 110 - POLICE Total:
			5,125.00
			Fund 001 - GENERAL Total:
			5,125.00
Vendor 00656 - IOWA LAW ENFORCEMENT ACADEMY Total:			5,125.00
Vendor: 00719 - J & R SUPPLY INC			
Fund: 600 - WATER			
Department: 810 - WATER			
J & R SUPPLY INC	SUPPLIES	DISTRIBUTION MAINT	1,037.00
			Department 810 - WATER Total:
			1,037.00
			Fund 600 - WATER Total:
			1,037.00
Vendor 00719 - J & R SUPPLY INC Total:			1,037.00
Vendor: 01901 - JASMINE WHITE			
Fund: 001 - GENERAL			
Department: 280 - AIRPORT			
JASMINE WHITE	AIRPORT MAINTENANCE	BUILDING/GROUNDS	40.00
JASMINE WHITE	AIRPORT MAINTENANCE	BUILDING/GROUNDS	50.83
			Department 280 - AIRPORT Total:
			90.83
			Fund 001 - GENERAL Total:
			90.83
Vendor 01901 - JASMINE WHITE Total:			90.83
Vendor: 02077 - JE & SM ENTERPRISES			
Fund: 001 - GENERAL			
Department: 435 - AQUATIC CENTER			
JE & SM ENTERPRISES	CONCESSIONS	CONCESSION SUPPLIES	352.00
			Department 435 - AQUATIC CENTER Total:
			352.00
			Fund 001 - GENERAL Total:
			352.00
Vendor 02077 - JE & SM ENTERPRISES Total:			352.00
Vendor: 00769 - JOHN DEERE FINANCIAL			
Fund: 001 - GENERAL			
Department: 150 - FIRE			
JOHN DEERE FINANCIAL	SUPPLIES	BUILDING/GROUNDS	39.23
			Department 150 - FIRE Total:
			39.23
Department: 430 - PARKS & RECREATION			
JOHN DEERE FINANCIAL	SUPPLIES	BUILDING/GROUNDS	43.46
			Department 430 - PARKS & RECREATION Total:
			43.46
Department: 620 - CITY ADMINISTRATION			
JOHN DEERE FINANCIAL	SUPPLIES	BUILDING/GROUNDS	17.58
			Department 620 - CITY ADMINISTRATION Total:
			17.58
			Fund 001 - GENERAL Total:
			100.27
Fund: 110 - ROAD USE TAX			
Department: 210 - STREETS			
JOHN DEERE FINANCIAL	SUPPLIES	VEHICLE REPAIR/MAINT	93.92
			Department 210 - STREETS Total:
			93.92
			Fund 110 - ROAD USE TAX Total:
			93.92

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Vendor Name	Description (Payable)	Account Name	Amount
Fund: 600 - WATER			
Department: 810 - WATER			
JOHN DEERE FINANCIAL	SUPPLIES	OPERATING SUPPLIES	50.67
		Department 810 - WATER Total:	50.67
		Fund 600 - WATER Total:	50.67
Fund: 610 - SEWER			
Department: 815 - SEWER			
JOHN DEERE FINANCIAL	SUPPLIES	BUILDING/GROUNDS	38.97
JOHN DEERE FINANCIAL	SUPPLIES	OPERATING SUPPLIES	93.98
		Department 815 - SEWER Total:	132.95
		Fund 610 - SEWER Total:	132.95
		Vendor 00769 - JOHN DEERE FINANCIAL Total:	377.81
Vendor: 00794 - KAMMILLER TREE SERVICE LLC			
Fund: 001 - GENERAL			
Department: 430 - PARKS & RECREATION			
KAMMILLER TREE SERVICE LL	DISC MULCH	MAINT (HOTEL/MOTEL TAX)	1,015.00
		Department 430 - PARKS & RECREATION Total:	1,015.00
Department: 510 - COMMUNITY BEAUTIFICATION			
KAMMILLER TREE SERVICE LL	TREE REMOVAL	TREE REMOVALS/CHIPPING F	1,400.00
KAMMILLER TREE SERVICE LL	& STUMP REMOVAL W UNIO	TREE REMOVALS/CHIPPING F	1,400.00
		Department 510 - COMMUNITY BEAUTIFICATION Total:	2,800.00
		Fund 001 - GENERAL Total:	3,815.00
		Vendor 00794 - KAMMILLER TREE SERVICE LLC Total:	3,815.00
Vendor: 01948 - KANOPY, INC			
Fund: 001 - GENERAL			
Department: 410 - LIBRARY			
KANOPY, INC	LIB SUBSCRIPTION	DUES/SUBSCRIPTIONS	72.00
		Department 410 - LIBRARY Total:	72.00
		Fund 001 - GENERAL Total:	72.00
		Vendor 01948 - KANOPY, INC Total:	72.00
Vendor: 00828 - KLUESNER SANITATION LLC			
Fund: 001 - GENERAL			
Department: 290 - SOLID WASTE			
KLUESNER SANITATION LLC	CITY CLEAN UP DAY	GARBAGE CONTRACT	1,290.90
KLUESNER SANITATION LLC	MONTHLY GARBAGE/RECYCLI	GARBAGE CONTRACT	28,965.69
		Department 290 - SOLID WASTE Total:	30,256.59
		Fund 001 - GENERAL Total:	30,256.59
		Vendor 00828 - KLUESNER SANITATION LLC Total:	30,256.59
Vendor: 00830 - KMCH INC/DEL CO BROADCASTING INC			
Fund: 001 - GENERAL			
Department: 470 - SPECIAL EVENTS			
KMCH INC/DEL CO BROADCASTAS	RADIO ANNOUNCEMENTS	PUBLIC RELATIONS/PUBLICATI	1,068.00
		Department 470 - SPECIAL EVENTS Total:	1,068.00
		Fund 001 - GENERAL Total:	1,068.00
		Vendor 00830 - KMCH INC/DEL CO BROADCASTING INC Total:	1,068.00
Vendor: 02058 - KONA ICE			
Fund: 171 - LIBRARY GIFT & TRUST			
Department: 410 - LIBRARY			
KONA ICE	SUMMER READING PROGRA	EDUCATIONAL PROGRAMS	455.00
		Department 410 - LIBRARY Total:	455.00
		Fund 171 - LIBRARY GIFT & TRUST Total:	455.00
		Vendor 02058 - KONA ICE Total:	455.00

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Vendor Name	Description (Payable)	Account Name	Amount
Vendor: 00910 - LYNCH DALLAS PC			
Fund: 001 - GENERAL			
Department: 620 - CITY ADMINISTRATION			
LYNCH DALLAS PC	LEGAL SERVICES	PROFESSIONAL/LEGAL FEES	1,078.00
		Department 620 - CITY ADMINISTRATION Total:	1,078.00
		Fund 001 - GENERAL Total:	1,078.00
Fund: 600 - WATER			
Department: 810 - WATER			
LYNCH DALLAS PC	LEGAL SERVICES	PROFESSIONAL/LEGAL FEES	480.00
		Department 810 - WATER Total:	480.00
		Fund 600 - WATER Total:	480.00
		Vendor 00910 - LYNCH DALLAS PC Total:	1,558.00
Vendor: 01998 - MAGGIE SOMMERS			
Fund: 003 - HOTEL/MOTEL TAX			
Department: 499 - OTHER CULTURE/RECREATION			
MAGGIE SOMMERS	WEBSITE MAINTENANCE	TOURISM/MARKETING	800.00
		Department 499 - OTHER CULTURE/RECREATION Total:	800.00
		Fund 003 - HOTEL/MOTEL TAX Total:	800.00
		Vendor 01998 - MAGGIE SOMMERS Total:	800.00
Vendor: 00942 - MANCHESTER SIGNS LLC			
Fund: 003 - HOTEL/MOTEL TAX			
Department: 499 - OTHER CULTURE/RECREATION			
MANCHESTER SIGNS LLC	RAGBRAI MAPS	RAGBRAI EXPENSES	129.50
		Department 499 - OTHER CULTURE/RECREATION Total:	129.50
		Fund 003 - HOTEL/MOTEL TAX Total:	129.50
		Vendor 00942 - MANCHESTER SIGNS LLC Total:	129.50
Vendor: 00967 - MASTERPIECE CLEANING LLC			
Fund: 001 - GENERAL			
Department: 110 - POLICE			
MASTERPIECE CLEANING LLC	CUSTODIAL	SALARIES	400.00
		Department 110 - POLICE Total:	400.00
Department: 620 - CITY ADMINISTRATION			
MASTERPIECE CLEANING LLC	CUSTODIAL	SALARIES	400.00
		Department 620 - CITY ADMINISTRATION Total:	400.00
		Fund 001 - GENERAL Total:	800.00
		Vendor 00967 - MASTERPIECE CLEANING LLC Total:	800.00
Vendor: 00997 - MES SERVICE COMPANY			
Fund: 001 - GENERAL			
Department: 150 - FIRE			
MES SERVICE COMPANY	SERVICE CALL	EQUIP REPAIR/MAINT	735.70
		Department 150 - FIRE Total:	735.70
		Fund 001 - GENERAL Total:	735.70
		Vendor 00997 - MES SERVICE COMPANY Total:	735.70
Vendor: 01723 - MICROBAC LABORATORIES INC			
Fund: 001 - GENERAL			
Department: 435 - AQUATIC CENTER			
MICROBAC LABORATORIES IN	POOL LAB TESTS	OPERATING SUPPLIES	50.00
		Department 435 - AQUATIC CENTER Total:	50.00
		Fund 001 - GENERAL Total:	50.00

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Vendor Name	Description (Payable)	Account Name	Amount
Fund: 600 - WATER			
Department: 810 - WATER			
MICROBAC LABORATORIES IN	WATER LAB TESTS	TESTING	256.50
		Department 810 - WATER Total:	256.50
		Fund 600 - WATER Total:	256.50
Fund: 610 - SEWER			
Department: 815 - SEWER			
MICROBAC LABORATORIES IN	WWTP LABS	TESTING	253.75
		Department 815 - SEWER Total:	253.75
		Fund 610 - SEWER Total:	253.75
		Vendor 01723 - MICROBAC LABORATORIES INC Total:	560.25
Vendor: 01056 - MYERS COX CO			
Fund: 001 - GENERAL			
Department: 435 - AQUATIC CENTER			
MYERS COX CO	CONCESSIONS	CONCESSION SUPPLIES	232.00
MYERS COX CO	POOL CONCESSIONS	CONCESSION SUPPLIES	532.10
		Department 435 - AQUATIC CENTER Total:	764.10
Department: 445 - SPORTS COMPLEX			
MYERS COX CO	CONCESSIONS	CONCESSION SUPPLIES	707.00
MYERS COX CO	COMPLEX CONCESSIONS	CONCESSION SUPPLIES	1,187.40
		Department 445 - SPORTS COMPLEX Total:	1,894.40
		Fund 001 - GENERAL Total:	2,658.50
		Vendor 01056 - MYERS COX CO Total:	2,658.50
Vendor: 01180 - NAPA AUTO PARTS			
Fund: 610 - SEWER			
Department: 815 - SEWER			
NAPA AUTO PARTS	JET VAC PARTS	VEHICLE REPAIR/MAINT	21.98
		Department 815 - SEWER Total:	21.98
		Fund 610 - SEWER Total:	21.98
		Vendor 01180 - NAPA AUTO PARTS Total:	21.98
Vendor: 01123 - PALMER HARDWARE INC			
Fund: 001 - GENERAL			
Department: 150 - FIRE			
PALMER HARDWARE INC	SUPPLIES	BUILDING/GROUNDS	48.48
		Department 150 - FIRE Total:	48.48
Department: 280 - AIRPORT			
PALMER HARDWARE INC	SUPPLIES	BUILDING/GROUNDS	459.40
		Department 280 - AIRPORT Total:	459.40
Department: 430 - PARKS & RECREATION			
PALMER HARDWARE INC	SUPPLIES	BUILDING/GROUNDS	97.13
PALMER HARDWARE INC	SUPPLIES	OPERATING SUPPLIES	91.73
		Department 430 - PARKS & RECREATION Total:	188.86
Department: 435 - AQUATIC CENTER			
PALMER HARDWARE INC	SUPPLIES	CONCESSION SUPPLIES	36.97
PALMER HARDWARE INC	SUPPLIES	OPERATING SUPPLIES	130.90
		Department 435 - AQUATIC CENTER Total:	167.87
Department: 620 - CITY ADMINISTRATION			
PALMER HARDWARE INC	SUPPLIES	BUILDING/GROUNDS	12.00
		Department 620 - CITY ADMINISTRATION Total:	12.00
		Fund 001 - GENERAL Total:	876.61

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Vendor Name	Description (Payable)	Account Name	Amount
Fund: 110 - ROAD USE TAX			
Department: 210 - STREETS			
PALMER HARDWARE INC	SUPPLIES	OPERATING SUPPLIES	235.43
		Department 210 - STREETS Total:	235.43
		Fund 110 - ROAD USE TAX Total:	235.43
Fund: 600 - WATER			
Department: 810 - WATER			
PALMER HARDWARE INC	SUPPLIES	BUILDING/GROUNDS	329.99
PALMER HARDWARE INC	SUPPLIES	OPERATING SUPPLIES	27.56
		Department 810 - WATER Total:	357.55
		Fund 600 - WATER Total:	357.55
Fund: 610 - SEWER			
Department: 815 - SEWER			
PALMER HARDWARE INC	SUPPLIES	OPERATING SUPPLIES	277.94
		Department 815 - SEWER Total:	277.94
		Fund 610 - SEWER Total:	277.94
		Vendor 01123 - PALMER HARDWARE INC Total:	1,747.53
Vendor: 01182 - PRICE ELECTRIC INC			
Fund: 610 - SEWER			
Department: 815 - SEWER			
PRICE ELECTRIC INC	WWTP PUMP MAINTENANCE	WASTEWATER PLANT REPAIRS	105.00
		Department 815 - SEWER Total:	105.00
		Fund 610 - SEWER Total:	105.00
		Vendor 01182 - PRICE ELECTRIC INC Total:	105.00
Vendor: 01203 - RADAR ROAD TEC			
Fund: 001 - GENERAL			
Department: 110 - POLICE			
RADAR ROAD TEC	RADAR CERTIFICATION	EQUIP REPAIR/MAINT	240.00
		Department 110 - POLICE Total:	240.00
		Fund 001 - GENERAL Total:	240.00
		Vendor 01203 - RADAR ROAD TEC Total:	240.00
Vendor: 02078 - ROTO-ROOTER			
Fund: 001 - GENERAL			
Department: 435 - AQUATIC CENTER			
ROTO-ROOTER	POOL LEAK FIX	CAPITAL IMPROVEMENTS	12,345.00
		Department 435 - AQUATIC CENTER Total:	12,345.00
		Fund 001 - GENERAL Total:	12,345.00
		Vendor 02078 - ROTO-ROOTER Total:	12,345.00
Vendor: 01282 - RUNDE AUTO GROUP			
Fund: 001 - GENERAL			
Department: 110 - POLICE			
RUNDE AUTO GROUP	VEH REPAIR	VEHICLE REPAIR/MAINT	191.85
		Department 110 - POLICE Total:	191.85
		Fund 001 - GENERAL Total:	191.85
		Vendor 01282 - RUNDE AUTO GROUP Total:	191.85
Vendor: 01796 - SARAH TAYLOR MARKETING LLC			
Fund: 003 - HOTEL/MOTEL TAX			
Department: 499 - OTHER CULTURE/RECREATION			
SARAH TAYLOR MARKETING L	SOCIAL MEDIA	TOURISM/MARKETING	759.00
SARAH TAYLOR MARKETING L	SOCIAL MEDIA	RAGBRAI EXPENSES	1,299.00
		Department 499 - OTHER CULTURE/RECREATION Total:	2,058.00
		Fund 003 - HOTEL/MOTEL TAX Total:	2,058.00
		Vendor 01796 - SARAH TAYLOR MARKETING LLC Total:	2,058.00

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Vendor Name	Description (Payable)	Account Name	Amount
Vendor: 01313 - SCHUMACHER ELEVATOR INC			
Fund: 001 - GENERAL			
Department: 410 - LIBRARY			
SCHUMACHER ELEVATOR INC	ELEVATOR MAINTENANCE	BUILDING/GROUNDS	1,796.58
		Department 410 - LIBRARY Total:	1,796.58
		Fund 001 - GENERAL Total:	1,796.58
		Vendor 01313 - SCHUMACHER ELEVATOR INC Total:	1,796.58
Vendor: 01855 - SLM LAWN MOWING & TRIMMING			
Fund: 001 - GENERAL			
Department: 280 - AIRPORT			
SLM LAWN MOWING & TRIM	MOWING CONTRACT	MOWING CONTRACT	891.67
		Department 280 - AIRPORT Total:	891.67
Department: 430 - PARKS & RECREATION			
SLM LAWN MOWING & TRIM	MOWING CONTRACT	MOWING CONTRACT	1,562.50
		Department 430 - PARKS & RECREATION Total:	1,562.50
Department: 510 - COMMUNITY BEAUTIFICATION			
SLM LAWN MOWING & TRIM	MOWING CONTRACT	MOWING CONTRACT (FEMA	796.67
		Department 510 - COMMUNITY BEAUTIFICATION Total:	796.67
Department: 530 - BUILDING/HOUSING			
SLM LAWN MOWING & TRIM	NUISANCE MOWING	NUISANCE ENFORCEMENT	250.00
		Department 530 - BUILDING/HOUSING Total:	250.00
		Fund 001 - GENERAL Total:	3,500.84
Fund: 110 - ROAD USE TAX			
Department: 210 - STREETS			
SLM LAWN MOWING & TRIM	MOWING CONTRACT	MOWING CONTRACT	708.33
		Department 210 - STREETS Total:	708.33
		Fund 110 - ROAD USE TAX Total:	708.33
Fund: 600 - WATER			
Department: 810 - WATER			
SLM LAWN MOWING & TRIM	MOWING CONTRACT	MOWING CONTRACT	704.17
		Department 810 - WATER Total:	704.17
		Fund 600 - WATER Total:	704.17
Fund: 610 - SEWER			
Department: 815 - SEWER			
SLM LAWN MOWING & TRIM	MOWING CONTRACT	MOWING CONTRACT	370.83
		Department 815 - SEWER Total:	370.83
		Fund 610 - SEWER Total:	370.83
		Vendor 01855 - SLM LAWN MOWING & TRIMMING Total:	5,284.17
Vendor: 01881 - STANARD & ASSOCIATES INC			
Fund: 001 - GENERAL			
Department: 110 - POLICE			
STANARD & ASSOCIATES INC	TESTING	PROFESSIONAL/LEGAL FEES	68.00
		Department 110 - POLICE Total:	68.00
		Fund 001 - GENERAL Total:	68.00
		Vendor 01881 - STANARD & ASSOCIATES INC Total:	68.00
Vendor: 01807 - STATE CHEMICAL SOLUTIONS			
Fund: 001 - GENERAL			
Department: 430 - PARKS & RECREATION			
STATE CHEMICAL SOLUTIONS	PARK SUPPLIES	BUILDING/GROUNDS	204.56
		Department 430 - PARKS & RECREATION Total:	204.56
		Fund 001 - GENERAL Total:	204.56
		Vendor 01807 - STATE CHEMICAL SOLUTIONS Total:	204.56

Expense Approval Report

Payment Dates: 5/22/2026 - 6/4/2026

Vendor Name	Description (Payable)	Account Name	Amount
Vendor: 01972 - STENDER LAWN CARE			
Fund: 001 - GENERAL			
Department: 410 - LIBRARY			
STENDER LAWN CARE	LIB MOWING CONTRACT	MOWING CONTRACT	240.00
		Department 410 - LIBRARY Total:	240.00
		Fund 001 - GENERAL Total:	240.00
		Vendor 01972 - STENDER LAWN CARE Total:	240.00
Vendor: 01099 - THE NORTHWAY CORPORATION			
Fund: 001 - GENERAL			
Department: 435 - AQUATIC CENTER			
THE NORTHWAY CORPORATIO	POOL PUMP MAINTENANCE	BUILDING/GROUNDS	390.00
		Department 435 - AQUATIC CENTER Total:	390.00
		Fund 001 - GENERAL Total:	390.00
		Vendor 01099 - THE NORTHWAY CORPORATION Total:	390.00
Vendor: 01441 - THREE RIVERS FS			
Fund: 001 - GENERAL			
Department: 110 - POLICE			
THREE RIVERS FS	VEHICLE FUEL	VEHICLE FUEL	2,763.17
		Department 110 - POLICE Total:	2,763.17
Department: 150 - FIRE			
THREE RIVERS FS	VEHICLE FUEL	VEHICLE FUEL	201.70
		Department 150 - FIRE Total:	201.70
Department: 430 - PARKS & RECREATION			
THREE RIVERS FS	VEHICLE FUEL	VEHICLE FUEL	629.30
		Department 430 - PARKS & RECREATION Total:	629.30
Department: 530 - BUILDING/HOUSING			
THREE RIVERS FS	VEHICLE FUEL	VEHICLE FUEL	54.44
		Department 530 - BUILDING/HOUSING Total:	54.44
		Fund 001 - GENERAL Total:	3,648.61
Fund: 110 - ROAD USE TAX			
Department: 210 - STREETS			
THREE RIVERS FS	VEHICLE FUEL	VEHICLE FUEL	3,103.63
		Department 210 - STREETS Total:	3,103.63
		Fund 110 - ROAD USE TAX Total:	3,103.63
Fund: 600 - WATER			
Department: 810 - WATER			
THREE RIVERS FS	VEHICLE FUEL	VEHICLE FUEL	380.85
		Department 810 - WATER Total:	380.85
		Fund 600 - WATER Total:	380.85
Fund: 610 - SEWER			
Department: 815 - SEWER			
THREE RIVERS FS	VEHICLE FUEL	VEHICLE FUEL	133.34
THREE RIVERS FS	VEHICLE FUEL	EQUIP REPAIR/MAINT	448.05
		Department 815 - SEWER Total:	581.39
		Fund 610 - SEWER Total:	581.39
		Vendor 01441 - THREE RIVERS FS Total:	7,714.48
Vendor: 02076 - TOADALLY AWESOME PETS			
Fund: 001 - GENERAL			
Department: 410 - LIBRARY			
TOADALLY AWESOME PETS	AMPHIBIAN SUMMER PROGR	PROGRAMS/EVENTS	296.48
		Department 410 - LIBRARY Total:	296.48
		Fund 001 - GENERAL Total:	296.48
		Vendor 02076 - TOADALLY AWESOME PETS Total:	296.48

Expense Approval Report

Payment Dates: 5/22/2026 - 6/4/2026

Vendor Name	Description (Payable)	Account Name	Amount
Vendor: 01456 - TRAF-O-TERIA SYSTEM			
Fund: 001 - GENERAL			
Department: 110 - POLICE			
TRAF-O-TERIA SYSTEM	PARKING TICKETS	OPERATING SUPPLIES	367.18
		Department 110 - POLICE Total:	367.18
		Fund 001 - GENERAL Total:	367.18
		Vendor 01456 - TRAF-O-TERIA SYSTEM Total:	367.18
Vendor: 01172 - USPS			
Fund: 001 - GENERAL			
Department: 290 - SOLID WASTE			
USPS	2026 1ST CLASS PERMIT	POSTAGE	123.32
USPS	UTILITY BILLING POSTAGE	POSTAGE	413.30
		Department 290 - SOLID WASTE Total:	536.62
		Fund 001 - GENERAL Total:	536.62
Fund: 600 - WATER			
Department: 810 - WATER			
USPS	2026 1ST CLASS PERMIT	POSTAGE	123.32
USPS	UTILITY BILLING POSTAGE	POSTAGE	413.30
		Department 810 - WATER Total:	536.62
		Fund 600 - WATER Total:	536.62
Fund: 610 - SEWER			
Department: 815 - SEWER			
USPS	2026 1ST CLASS PERMIT	POSTAGE	123.36
USPS	UTILITY BILLING POSTAGE	POSTAGE	413.43
		Department 815 - SEWER Total:	536.79
		Fund 610 - SEWER Total:	536.79
		Vendor 01172 - USPS Total:	1,610.03
Vendor: 01520 - WALMART			
Fund: 001 - GENERAL			
Department: 410 - LIBRARY			
WALMART	LIB SUPPLIES	PROGRAMS/EVENTS	115.91
		Department 410 - LIBRARY Total:	115.91
		Fund 001 - GENERAL Total:	115.91
Fund: 171 - LIBRARY GIFT & TRUST			
Department: 410 - LIBRARY			
WALMART	LIB SUPPLIES	EDUCATIONAL PROGRAMS	29.88
WALMART	LIB SUPPLIES	EDUCATIONAL PROGRAMS	23.82
		Department 410 - LIBRARY Total:	53.70
		Fund 171 - LIBRARY GIFT & TRUST Total:	53.70
		Vendor 01520 - WALMART Total:	169.61
Vendor: 01535 - WELTER STORAGE EQUIPMENT INC			
Fund: 001 - GENERAL			
Department: 620 - CITY ADMINISTRATION			
WELTER STORAGE EQUIPMEN	COUNCIL TABLE	OFFICE EQUIPMENT	717.00
		Department 620 - CITY ADMINISTRATION Total:	717.00
		Fund 001 - GENERAL Total:	717.00
		Vendor 01535 - WELTER STORAGE EQUIPMENT INC Total:	717.00

Expense Approval Report

Payment Dates: 5/22/2026 - 6/4/2026

Vendor Name	Description (Payable)	Account Name	Amount
Vendor: 01539 - WEST DELAWARE SCHOOLS			
Fund: 001 - GENERAL			
Department: 410 - LIBRARY			
WEST DELAWARE SCHOOLS	LIB YEAR BOOK	LIBRARY MATERIALS	45.00
		Department 410 - LIBRARY Total:	45.00
		Fund 001 - GENERAL Total:	45.00
		Vendor 01539 - WEST DELAWARE SCHOOLS Total:	45.00
Vendor: 01563 - WIN LLC			
Fund: 001 - GENERAL			
Department: 110 - POLICE			
WIN LLC	PHONE/INTERNET	TELEPHONE/INTERNET	168.35
		Department 110 - POLICE Total:	168.35
Department: 620 - CITY ADMINISTRATION			
WIN LLC	PHONE/INTERNET	TELEPHONE/INTERNET	168.35
		Department 620 - CITY ADMINISTRATION Total:	168.35
		Fund 001 - GENERAL Total:	336.70
		Vendor 01563 - WIN LLC Total:	336.70
Vendor: 01564 - WINDSTREAM			
Fund: 001 - GENERAL			
Department: 410 - LIBRARY			
WINDSTREAM	LIB PHONE	TELEPHONE/INTERNET	106.77
		Department 410 - LIBRARY Total:	106.77
		Fund 001 - GENERAL Total:	106.77
Fund: 600 - WATER			
Department: 810 - WATER			
WINDSTREAM	PHONE	TELEPHONE/INTERNET	118.16
		Department 810 - WATER Total:	118.16
		Fund 600 - WATER Total:	118.16
Fund: 610 - SEWER			
Department: 815 - SEWER			
WINDSTREAM	WWTP PHONE	TELEPHONE/INTERNET	302.76
		Department 815 - SEWER Total:	302.76
		Fund 610 - SEWER Total:	302.76
		Vendor 01564 - WINDSTREAM Total:	527.69
Vendor: 01567 - WOODWARD COMMUNICATIONS INC			
Fund: 001 - GENERAL			
Department: 410 - LIBRARY			
WOODWARD COMMUNICATI	LIB AD	PROGRAMS/EVENTS	363.06
		Department 410 - LIBRARY Total:	363.06
		Fund 001 - GENERAL Total:	363.06
		Vendor 01567 - WOODWARD COMMUNICATIONS INC Total:	363.06
		Grand Total:	258,484.21

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
001 - GENERAL	134,171.82	134,171.82
003 - HOTEL/MOTEL TAX	2,987.50	2,987.50
110 - ROAD USE TAX	4,825.38	4,825.38
112 - EMPLOYEE BENEFITS	134.00	134.00
161 - ACQUISITION/DEMOLITION	2,000.00	2,000.00
168 - PARK GIFT & TRUST	48.00	48.00
171 - LIBRARY GIFT & TRUST	2,242.90	2,242.90
200 - DEBT SERVICE	89,797.50	89,797.50
302 - DOWNTOWN/COMMERCIAL INCENTIVE	1,020.63	1,020.63
320 - SUBDIVISION PROJECTS	2,702.00	2,702.00
324 - STREET PROJECTS	4,682.56	4,682.56
600 - WATER	9,818.07	9,818.07
610 - SEWER	4,053.85	4,053.85
Grand Total:	258,484.21	258,484.21

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-110-60100	SALARIES	400.00	400.00
001-110-62300	TRAINING/TRAVEL	5,125.00	5,125.00
001-110-63100	BUILDING/GROUNDS	85.00	85.00
001-110-63310	VEHICLE FUEL	2,763.17	2,763.17
001-110-63320	VEHICLE REPAIR/MAINT	2,489.36	2,489.36
001-110-63500	EQUIP REPAIR/MAINT	240.00	240.00
001-110-63730	TELEPHONE/INTERNET	168.35	168.35
001-110-64110	PROFESSIONAL/LEGAL F	68.00	68.00
001-110-65070	OPERATING SUPPLIES	367.18	367.18
001-150-63100	BUILDING/GROUNDS	87.71	87.71
001-150-63310	VEHICLE FUEL	201.70	201.70
001-150-63500	EQUIP REPAIR/MAINT	735.70	735.70
001-150-64190	IT/COMPUTER SERVICES	510.00	510.00
001-230-63710	STREET LIGHTING ELECT	8.33	8.33
001-280-63100	BUILDING/GROUNDS	550.23	550.23
001-280-64850	MOWING CONTRACT	891.67	891.67
001-290-64180	SALES TAX	25.05	25.05
001-290-64980	GARBAGE CONTRACT	30,256.59	30,256.59
001-290-64990	LANDFILL CHARGE	1,056.50	1,056.50
001-290-65080	POSTAGE	536.62	536.62
001-410-62100	DUES/SUBSCRIPTIONS	8,588.00	8,588.00
001-410-63100	BUILDING/GROUNDS	1,796.58	1,796.58
001-410-63730	TELEPHONE/INTERNET	106.77	106.77
001-410-64850	MOWING CONTRACT	240.00	240.00
001-410-64990	PROGRAMS/EVENTS	966.16	966.16
001-410-65020	LIBRARY MATERIALS	1,442.13	1,442.13
001-410-65060	OFFICE SUPPLIES	183.54	183.54
001-430-63100	BUILDING/GROUNDS	1,365.60	1,365.60
001-430-63310	VEHICLE FUEL	629.30	629.30
001-430-63710	ELECTRICITY	219.99	219.99
001-430-63990	MAINT (HOTEL/MOTEL T	1,015.00	1,015.00
001-430-64850	MOWING CONTRACT	1,562.50	1,562.50
001-430-65070	OPERATING SUPPLIES	228.05	228.05
001-430-67900	CAPITAL IMPROVEMENT	40,240.00	40,240.00
001-435-62350	LIFEGUARD/WSI TRAINI	288.00	288.00
001-435-63100	BUILDING/GROUNDS	520.79	520.79
001-435-64180	SALES TAX	35.00	35.00
001-435-65030	CONCESSION SUPPLIES	2,636.94	2,636.94
001-435-65070	OPERATING SUPPLIES	325.84	325.84
001-435-67900	CAPITAL IMPROVEMENT	12,345.00	12,345.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-445-63710	ELECTRICITY	348.75	348.75
001-445-63740	WATER/SEWER	166.27	166.27
001-445-65030	CONCESSION SUPPLIES	4,166.83	4,166.83
001-470-64140	PUBLIC RELATIONS/PUB	1,068.00	1,068.00
001-510-63990	TREE REMOVALS/CHIPPI	2,800.00	2,800.00
001-510-64850	MOWING CONTRACT (F	796.67	796.67
001-530-63310	VEHICLE FUEL	54.44	54.44
001-530-63990	NUISANCE ENFORCEME	250.00	250.00
001-620-60100	SALARIES	400.00	400.00
001-620-63100	BUILDING/GROUNDS	156.21	156.21
001-620-63730	TELEPHONE/INTERNET	168.35	168.35
001-620-64110	PROFESSIONAL/LEGAL F	1,078.00	1,078.00
001-620-65060	OFFICE SUPPLIES	7.98	7.98
001-620-67250	OFFICE EQUIPMENT	1,408.97	1,408.97
003-499-64900	TOURISM/MARKETING	1,559.00	1,559.00
003-499-64980	RAGBRAI EXPENSES	1,428.50	1,428.50
110-210-63310	VEHICLE FUEL	3,103.63	3,103.63
110-210-63320	VEHICLE REPAIR/MAINT	588.99	588.99
110-210-63330	VEHICLE TIRES	36.00	36.00
110-210-63730	TELEPHONE/INTERNET	153.00	153.00
110-210-64850	MOWING CONTRACT	708.33	708.33
110-210-65070	OPERATING SUPPLIES	235.43	235.43
112-699-61990	SELF INSURANCE/HRA/B	134.00	134.00
161-530-67930	ACQUISITION/DEMOLITI	2,000.00	2,000.00
168-430-67900	PARK IMPROVEMENTS	48.00	48.00
171-410-64900	EDUCATIONAL PROGRA	2,221.46	2,221.46
171-410-65020	LIBRARY MATERIALS	21.44	21.44
200-710-68010	PRINCIPAL	60,000.00	60,000.00
200-710-68510	INTEREST	14,797.50	14,797.50
200-710-68990	BOND FEES	15,000.00	15,000.00
302-520-67920	COMMERCIAL IMPROVE	1,020.63	1,020.63
320-750-67710	OAKVIEW SUBDIVISION	2,702.00	2,702.00
324-210-64110	PROFESSIONAL/LEGAL F	4,682.56	4,682.56
600-810-63100	BUILDING/GROUNDS	329.99	329.99
600-810-63310	VEHICLE FUEL	380.85	380.85
600-810-63710	ELECTRICITY	1,842.31	1,842.31
600-810-63730	TELEPHONE/INTERNET	118.16	118.16
600-810-64110	PROFESSIONAL/LEGAL F	480.00	480.00
600-810-64180	SALES TAX	3,900.99	3,900.99
600-810-64210	TESTING	256.50	256.50
600-810-64220	ONE CALL FEES	88.25	88.25
600-810-64850	MOWING CONTRACT	704.17	704.17
600-810-65070	OPERATING SUPPLIES	143.23	143.23
600-810-65080	POSTAGE	536.62	536.62
600-810-67800	DISTRIBUTION MAINT	1,037.00	1,037.00
610-815-63100	BUILDING/GROUNDS	38.97	38.97
610-815-63110	WASTEWATER PLANT RE	105.00	105.00
610-815-63310	VEHICLE FUEL	133.34	133.34
610-815-63320	VEHICLE REPAIR/MAINT	21.98	21.98
610-815-63500	EQUIP REPAIR/MAINT	448.05	448.05
610-815-63730	TELEPHONE/INTERNET	302.76	302.76
610-815-64180	SALES TAX	1,308.90	1,308.90
610-815-64210	TESTING	253.75	253.75
610-815-64220	ONE CALL FEES	88.25	88.25
610-815-64850	MOWING CONTRACT	370.83	370.83
610-815-65070	OPERATING SUPPLIES	445.23	445.23
610-815-65080	POSTAGE	536.79	536.79
	Grand Total:	258,484.21	258,484.21

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	<u>258,484.21</u>	<u>258,484.21</u>
Grand Total:	258,484.21	258,484.21

REGULAR MEETING OF THE MANCHESTER PLANNING AND ZONING COMMISSION

Thursday, May 21, 2026

CITY COUNCIL CHAMBERS

3:00 p.m.

PRESENT: Autumn Domeyer, Ryan Hauser, Nancy Oehler, Dave Smith, JoAnn Swinton, Stuart Sleper

ABSENT: Scott Wegmann

GUESTS: City Manager Brock Waters, Building Inspector Tim Heims, Mayor Connie Behnken, Randy Rattenborg (Burrington Group), Jason Wenger (Burrington Group), Scott & Sara Hermanson

The regular meeting of the Manchester Planning and Zoning Commission was called to order by Chairperson Smith at 3:01 p.m.

MINUTES

Commissioner Domeyer motioned to approve the following minutes of the Planning and Zoning Commission: April 2, 2026. The motion was seconded by Commissioner Hauser.

ON A CALL OF ROLL

AYES: Domeyer, Hauser, Oehler, Smith, Swinton, Sleper

NAYS: None

PUBLIC HEARING

REZONE 608 CHARLES ST

Owner Michael Krapfl requested to rezone 608 Charles Street from R1-80 (Single Family Low Density District) to C1 (Neighborhood Commercial District). Mr. Krapfl would like to reclassify the property to a commercial zoning designation to improve its marketability and usability.

Public Hearing Opened

Chairperson Smith declared the Public Hearing open at 3:01pm. No one else was present to speak, and no written comments, phone calls or other correspondence were received.

Public Hearing Closed

Chairperson Smith declared the Public Hearing closed at 3:03 p.m.

Discussion

Commissioners discussed parcel size, land use, setbacks, compatibility with surrounding properties, and comprehensive plan.

Motion

Commissioner Sleper motioned to recommend the City Council approve the rezoning request as submitted. The motion was seconded by Commissioner Swinton.

AN ORDINANCE AMDENDING THE OFFICIAL ZONING MAP

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANCHESTER, IOWA

SECTION 1. The Zoning Ordinance of the City of Manchester, Iowa is hereby amended by amending the official Zoning Map. The area affected, currently zoned R1 (Single Family Low Density District) described as follows:

Lots Eight (8) and Nine (9) of Paxson's Addition to Manchester, according to plat recorded in Book 1, Page 116 (Also known as 608 Charles Street.)

and is hereby amended and hereafter designated as R4 (Multi-Family Residential Medium District).

SECTION 2. The City Clerk, after adoption and publication of the Ordinance shall attach a certified copy to the Official Zoning Map.

SECTION 3. Effective Date. This ordinance shall be in effect after its passage, approval and publication as provided by law.

Passed and Approved this _____ day of _____, 2026.

ON A CALL OF ROLL

AYES: Sleper, Swinton, Domeyer, Hauser, Oehler, Smith

NAYS: None

PUBLIC HEARING

AMEND ORDINANCE RELATING TO PUBLICATION DATES

The purpose of this proposed Ordinance amendment is to clarify that Section 18.05 (Publication) establishes the default publication timeline for any notice of public hearing required by the Code of Ordinances of the City of Manchester, Iowa, unless a more specific publication timeline is required by another provision of this Code or by applicable State law.

Public Hearing Opened

Chairperson Smith declared the Public Hearing open at 3:06pm. No one else was present to speak, and no written comments, phone calls or other correspondence were received.

Public Hearing Closed

Chairperson Smith declared the Public Hearing closed at 3:06 p.m.

Motion

Commissioner Swinton motioned to recommend the City Council approve the ordinance amendment as submitted. The motion was seconded by Commissioner Sleper.

**AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF MANCHESTER, IOWA,
TO ESTABLISH A DEFAULT PUBLICATION TIMELINE FOR NOTICES OF PUBLIC HEARINGS**

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

SECTION 1. PURPOSE AND INTENT.

The purpose of this Ordinance is to clarify that Section 18.05 (Publication) establishes the default publication timeline for any notice of public hearing required by the Code of Ordinances of the City of Manchester, Iowa, unless a more specific publication timeline is required by another provision of this Code or by applicable State law.

SECTION 2. AMENDMENT TO CHAPTER 18.

Chapter 18 of the Code of Ordinances of the City of Manchester, Iowa, is hereby amended by adding the following subsection to Section 18.05:

18.05(3) DEFAULT PUBLIC HEARING NOTICE TIMELINE.

Whenever any provision of this Code of Ordinances requires that notice of a public hearing be published, and such provision does not specify a publication timeframe, the notice shall be published at least once, not less than four (4) days nor more than twenty (20) days prior to the date of the hearing. If another provision of this Code of Ordinances establishes a specific publication timeframe for a particular type of hearing, that specific provision shall control. If State law establishes a publication timeframe that differs from Section 18.05, the applicable provision of State law shall control.

SECTION 3. ORDINANCES AFFECTED.

The following sections of the Code of Ordinances include publication requirements for public hearings and shall be governed by Section 18.05 as amended herein:

General Publication

- § 18.05 – Publication

Street and Property Vacation

- § 137.03 – Notice of Vacation Hearing

Zoning Regulations (Chapter 165)

- § 165.29(29.7)(a) – Council Public Hearing (Zoning Amendments)
- § 165.29(29.7)(b) – Planning Commission Public Hearing (Zoning Amendments)
- § 165.29(29.14) – Board of Adjustment Notice of Hearing

Subdivision Regulations (Chapter 170)

- § 170.34 – Changes and Amendments (Subdivision Regulations)
- § 170.36(2)(C) – Combining Adjoining Lots (Mailed Notice Requirement)

This Ordinance shall amend or repeal the specific seven (7) to twenty (20) day publication requirements contained within City Code and shall apply to all sections of the Code requiring publication of a notice of public hearing that does not specify a publication timeframe.

SECTION 4. REPEALER.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. SEVERABILITY.

If any section, provision, or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the remaining portions.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall be in effect after its final passage, approval, and publication as provided by law.

ON A CALL OF ROLL

AYES: Sleper, Swinton, Domeyer, Hauser, Oehler, Smith

NAYS: None

KERHLI FARMSTEAD 6TH SUBDIVISION	FINAL PLAT
--	-------------------

The Commission reviewed the final plat of Kehrli Farmstead 6th Subdivision. There were no changes made since the review of the preliminary plat.

Motion:

Commissioner Hauser motioned to recommend the City Council approve the Preliminary Plat as presented. The motion was seconded by Commissioner Domeyer.

**PLANNING AND ZONING COMMISSION RESOLUTION
APPROVING FINAL PLAT KEHRLI’S FARMSTEAD 6TH SUBDIVISION**

WHEREAS, the Final Plat of **KEHRLI’S FARMSTEAD 6TH SUBDIVISION, City of Manchester, Delaware County, Iowa** Delaware County, Iowa, a subdivision of Lot E of Kehrli’s Farmstead 5th Subdivision, Section 30, T89N, R5W of the Fifth P.M., Delaware County Iowa, affecting premises more specifically described in the Surveyor’s Certificate of Randall L. Rattenborg, March 19, 2026, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

WHEREAS, Section 170.33 of Chapter 170 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 170.09); and

WHEREAS, the Manchester Planning and Zoning Commission has recommended to the Council that they accept the Final Plat of **KEHRLI’S FARMSTEAD 6TH SUBDIVISION, City of Manchester, Delaware County, Iowa**, as presented with the following variances, declarations and conditions;

- a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
- b. This subdivision is currently served by North 13th Street and North 14th Street. The subdivision may be subject to street assessments should future street improvements be necessary as determined by the City.
- c. North 14th Street right-of-way extension shall be dedicated to the City of Manchester if needed
- d. City sewer and water are readily available to the proposed subdivision. An extension of the City’s water main and sanitary sewer main along the South side of proposed Lot 2 will need to be completed.

NOW, THEREFORE, BE IT RESOLVED, that the Final Plat of **KEHRLI’S FARMSTEAD 6TH SUBDIVISION**, be, and the same is hereby acknowledged, approved and accepted, the Commission hereby recommending to the City Council that same be approved.

Adopted and passed this 21st day of May, A.D., 2026.

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By _____
Dave Smith, Chairperson

By _____
Laura Thomas, Recording Secretary

ON A CALL OF ROLL

AYES: Hauser, Domeyer, Oehler, Smith, Swinton, Sleper
NAYS: None

OAKVIEW SUBDIVISION PHASE 2 FINAL PLAT

The Commission reviewed the final plat of Oakview Estates Subdivision Phase 2. There were no changes made since the review of the preliminary plat.

Motion:

Commissioner Hauser motioned to recommend the City Council approve the Preliminary Plat as presented. The motion was seconded by Commissioner Domeyer.

**PLANNING AND ZONING COMMISSION RESOLUTION APPROVING FINAL PLAT
OAKVIEW ESTATES SECOND SUBDIVISION**

WHEREAS, the Final Plat of **OAKVIEW ESTATES SECOND SUBDIVISION**, A SUBDIVISION OF LOT B OF OAKVIEW ESTATES FIRST SUBDIVISION IN THE NE 1/4 OF THE SW 1/4, SECTION 33, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, affecting premises more specifically described in the Surveyor’s Certificate of Randall L. Rattenborg, dated May 12, 2026, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

WHEREAS, Section 170.33 of Chapter 170 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 170.09); and

WHEREAS, the Final Plat of **OAKVIEW ESTATES SECOND SUBDIVISION**, should be approved with the following variances, declarations and conditions;

1. The Manchester Planning and Zoning Commission has recommended to the City Council that they accept the dedication of road right of way for the following streets shown on the plat: Red Oak Street, White Oak Street and Bur Oak Drive along with all public easements as shown on the plat and Lot C.
2. The Manchester Planning and Zoning Commission has recommended to the City Council that they accept public infrastructure improvements.
3. Five foot wide sidewalks shall be constructed along the frontage of each lot in accordance with the City Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said Final Plat of **OAKVIEW ESTATES SECOND SUBDIVISION**, be, and the same is hereby acknowledged, approved and accepted on the part of the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, and exhibits attached thereto, subject to all conditions as presented and representations referred to above, and the Commission hereby recommends to the City Council the acceptance of the same and the Chairperson and the Recording Secretary are hereby authorized and directed to certify this resolution of approval and affix the same to said plat and all attachments referred to herein as provided by law.

Adopted and passed this 21st day of May, 2026.

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By _____
Dave Smith, Chairperson

By _____
Laura Thomas, Recording Secretary

ON A CALL OF ROLL

AYES: Domeyer, Oehler, Hauser, Smith, Swinton, Sleper

NAYS: None

SHERMAN'S FARM SUBDIVISION	REVIEW
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This subdivision is being requested by Scott and Sarah Hermanson. This property is located at approximately 413 S Wayne Street. The proposal will separate the existing house from the surrounding agricultural ground, with a subsequent rezoning request anticipated for the agricultural parcel. The subdivision will create two lots from two existing legal descriptions. Because the proposal involves a lot split and reconfiguration of existing property lines rather than the creation of multiple new development lots, it meets the criteria for a minor subdivision.

Planning and Zoning Commission review and approval are not required for this type of subdivision. However, because the property is located within the city limits and a rezoning request is expected to follow, staff believed it would be beneficial for the Commission to review the proposal and provide input.

Motion:

Commissioner Hauser motioned to recommend the City Council approve the Preliminary Plat as presented. The motion was seconded by Commissioner Domeyer.

PLANNING & ZONING RESOLUTION APPROVING SHERMAN'S FARM SUBDIVISION FINAL PLAT

WHEREAS, the subdivision plat of **SHERMAN'S FARM SUBDIVISION**, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated May 11, 2026, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa;

WHEREAS, the Planning and Zoning Commission has fully considered the same and found the same to be in accordance with the ordinances of the City of Manchester, Iowa, relating to plats and additions to cities or within a two mile radius of the City;

WHEREAS, the subdivision plat and its attachments conform to Sections 354.6, 354.11 and 355.8 of the Iowa Code and therefore can be approved pursuant to 354.8 of the Iowa Code;

WHEREAS, the Manchester Planning and Zoning Commission is recommending to the Council that they accept the subdivision plat of **SHERMAN'S FARM SUBDIVISION**, Delaware County, Iowa, as presented with the following variances, declarations and conditions;

- a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
- b. This subdivision complies with all the criteria of Manchester City Code 170.22 Minor Subdivision Requirements.
- c. The construction of sidewalks is deferred according to Resolution No. R-006- 2003, Resolution Regarding Procedures and Guidelines for Implementation of Sidewalk Construction Program, under Item No. 4 (a) ("streets developed as a rural cross section").

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said **SHERMAN'S FARM SUBDIVISION**, Delaware County, Iowa, be, and exhibits attached thereto, and the same is hereby acknowledged, approved and accepted on the part of the City of Manchester, Delaware County, Iowa. The Chairperson and Secretary are hereby directed to certify this approval and affix the same to said Preliminary plat as by law provided.

Adopted and passed this 21st day of May, 2026.

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By _____
Dave Smith, Chairperson

By _____
Laura Thomas, Recording Secretary

ON A CALL OF ROLL

AYES: Sleper, Hauser, Domeyer, Smith, Swinton, Sleper

NAYS: None

LOECKE SISTERS SUBDIVISION

REVIEW

This property is located directly west of 1985 200th Avenue. This subdivision qualifies for an exception to the subdivision ordinance, as all proposed lots will be 35 acres or greater in size. As a result, Planning and Zoning Commission review and approval are not required.

However, in past instances involving similar exceptions, the City has elected to place the matter on the Planning and Zoning Commission agenda to formally acknowledge and document that the City's right to review the subdivision was waived. Staff is requesting that this item be placed on the agenda for that purpose.

Motion:

Commissioner Sleper motioned to recommend the City Council approve the Preliminary Plat as presented. The motion was seconded by Commissioner Domeyer.

RESOLUTION WAIVING RIGHT TO REVIEW THE LOECKE SISTERS SUBDIVISION

WHEREAS, a Subdivision Plat is located on the premises described as:

THE LOECKE SISTERS SUBDIVISION, A SUBDIVISION OF THE SW 1/4-SE 1/4 & PART OF THE SE 1/4 - SE 1/4 IN SECTION 22, AND THE N 1/2 OF THE NE 1/4, SECTION 27, ALL IN T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

WHEREAS, said plat falls under Manchester Code Chapter 170.23 Plats Required and Exemptions Allowed under item 3. *“A division of property where all new lots or parcels are for agricultural purposes, all lots will be greater than 35 acres and no street, road, highway opening or widening or easement of any kind is required by these regulations.”*

WHEREAS, all the lots in this subdivision have a net acreage of 39.64 acres, and

WHEREAS, the owner of the property, the Jeanne T. Freking Living Trust has requested the City waive their right to review this property division, and

NOW, THEREFORE, BE IT RESOLVED by the Planning & Zoning Commission of the City of Manchester, Iowa that the Planning & Zoning Commission of the City of Manchester, Iowa hereby waives it’s right to review the plat of **THE LOECKE SISTERS SUBDIVISION**.

Adopted and passed this 21st day of May, 2026.

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By _____
Dave Smith, Chairperson

By _____
Laura Thomas, Recording Secretary

ON A CALL OF ROLL

AYES: Sleper, Domeyer, Oehler, Hauser, Smith, Swinton
NAYS: None

SCOVEL HONEY CREEK HEIGHTS

REVIEW

This property is located at approximately 1830 Honey Creek Road. This subdivision is being requested by the Scovels. The proposal will create a new Lot 1 located between Lot 1 of Scovel Addition and Lot 1 of Scovel Second Addition. The newly created lot will contain the existing barn/shed, which the property owners intend to renovate and improve. As part of the subdivision process, Delaware County has required a survey of the balance of the remaining 40-acre tract. The subdivision primarily involves the creation of a separate parcel around the existing structure while maintaining the remainder of the agricultural property.

Planning and Zoning Commission review and approval are not required for this subdivision. However, in similar situations, the City has elected to place the matter on the Planning and Zoning Commission agenda to formally acknowledge and document that the City's right to review the subdivision was waived.

Motion:

Commissioner Hauser motioned to recommend the City Council approve the Preliminary Plat as presented. The motion was seconded by Commissioner Domeyer.

RESOLUTION WAIVING RIGHT TO REVIEW SCOVEL'S HONEY CREEK HEIGHTS SUBDIVISION

WHEREAS, a Subdivision Plat is located on the premises described as:

Scovel's Honey Creek Heights Subdivision, A SUBDIVISION OF

WHEREAS, said plat falls under Manchester Code Chapter 170.23 Plats Required and Exemptions Allowed under item 6. *"Adjustments of boundary lines and/or easements between two abutting parcels where such adjustments do not increase or decrease the size of either lot affected by the adjustment by more than 25 percent. No such adjustments of boundary lines shall be permitted if such adjustment would cause either affected lot to be in violation of minimum size standards, setback requirements, or other provisions of the City zoning ordinance. Any adjustment in lot lines shall be shown by plat of survey which shall be recorded in the Office of the Delaware County Recorder. The cost of recording shall be paid by the property owner."*

WHEREAS, the lots in this subdivision have a net acreage of 36.85 acres, and

WHEREAS, the owner of the property, the Clyde A. Scovel & Doris A. Scovel Joint Revocable Trust has requested the City waive their right to review this property division, and

NOW, THEREFORE, BE IT RESOLVED by the Planning & Zoning Commission of the City of Manchester, Iowa that the Planning & Zoning Commission of the City of Manchester, Iowa hereby waives it's right to review the plat of **Scovel's Honey Creek Heights Subdivision.**

Adopted and passed this 21st day of May, 2026.

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By _____
Dave Smith, Chairperson

By _____
Laura Thomas, Recording Secretary

ON A CALL OF ROLL

AYES: Hauser, Swinton, Domeyer, Oehler, Smith, Sleper
NAYS: None

CITY MANAGER & BUILDING OFFICIAL UPDATES

Commissioners received updates on miscellaneous building, economic development, and street projects. Commissioners were also updated on the airport runway overlay, pool leak and RAGBRAI.

ADJOURN

Commissioner Hauser motioned to adjourn the Planning and Zoning Commission meeting at 3:48 p.m. The motion was seconded by Commissioner Domeyer. AYES: All.

Laura K. Thomas, Recording Secretary



FY 2027 - Cigarette Permits

(July 1, 2026 - June 30, 2027)

FOR COUNCIL ACTION: June 8, 2026
 APPROVED: June 8, 2026

NAME	ADDRESS	CONTACT	LICENSE #
1. Casey's (HWY 13) #3854	1305 W Commercial St	927.3043	2027-01
2. Casey's (N Franklin) #2624	1413 N Franklin St	927.6517	2027-02
3. Cork 'N Bottle Liquor Store	900 E Main St	927.6911	2027-03
4. Dollar General Store #4812	203 S 9 th St	615.855.4981	2027-04
5. Fareway Stores, Inc #594	109 E Marion St	927.5979	2027-05
6. Liquor, Tobacco & Vape	316 E Main St	319.610.6264	2027-06
7. Hy-Vee Dollar Fresh Market	1080 W Main St	515.267.2800	2027-07
8. Kwik Star #790	1000 W Main St	927.4100	2027-08
9. Walmart #1506	1223 W Main St	927.3377	2027-10

cc: City Council
 Erin Learn, City Clerk
 Ben Davis, Chief of Police
 GovConnectIowa License Administration

Invoice



Remit Payment to:
 101 W. Stephenson Street
 Freeport, IL 61032
 Phone: 815.235.7643

Erin Learn
 City of Manchester, Iowa
 208 East Main Street
 Manchester, IA 52057

May 22, 2026
 Invoice No: 140135

Purchase Order:

Project 405.0025546.000 2026 Anderson Street Improvements

Phase PH02 Utility Coordination

Professional Personnel

	Hours	Amount
Ertl, Samuel - Project Manager 1	1.75	
Total Labor		306.25

Total this Phase \$306.25

Phase PH03 Easement Services

Professional Personnel

	Hours	Amount
Recker, Adam - Land Surveyor 1	1.00	
Total Labor		164.00

Total this Phase \$164.00

Phase PH05 Construction Services - Admin

Total Fee	41,000.00		
Percent Complete	40.00	Total Earned	16,400.00
		Previous Fee Billing	12,300.00
		Current Fee Billing	4,100.00
		Total Fee	4,100.00

Total this Phase \$4,100.00

Phase PH06 Construction Services - Survey & Observa

Professional Personnel

	Hours	Amount
Grawe, Austin - Engineering Technician 4	10.00	
Recker, Adam - Land Surveyor 1	1.00	
Ertl, Samuel - Project Manager 1	2.25	
Juergens, Johnathan - Surveyor 1	21.00	
Total Labor		4,226.75

Other Reimbursable Expenses

GPS Equipment Survey (\$20/Hour)	20.00
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Project	405.0025546.000	City of Manchester - 2026 Anderson Stree	Invoice	140135
Fully-Equipped Survey Vehicle (\$68/Day)			272.00	
Total Station Survey Eqt (\$20/Hour)			310.00	
Total Other Reimbursable Expenses			602.00	602.00
		Total this Phase		\$4,828.75
		INVOICE TOTAL:		<u><u>\$9,399.00</u></u>

Email invoice to eleam@manchester-ia.org

Invoice



Remit Payment to:
 101 W. Stephenson Street
 Freeport, IL 61032
 Phone: 815.235.7643

Erin Learn
 City of Manchester, Iowa
 208 East Main Street
 Manchester, IA 52057

May 22, 2026
 Invoice No: 140136

Purchase Order:

Project 405.0264890.000 2027 Anderson Street Improvements PH2 Manchester IA
 Phase PH01 Field Work and Design

Total Fee	69,900.00		
Percent Complete	40.00	Total Earned	27,960.00
		Previous Fee Billing	24,465.00
		Current Fee Billing	3,495.00
		Total Fee	3,495.00
		Total this Phase	\$3,495.00

Phase PH02 Utility Coordination (T&M)

Professional Personnel

	Hours	Amount
Ertl, Amy - Engineering Technician 4	.25	
Ertl, Samuel - Project Manager 1	.75	
Total Labor		160.50

Other Reimbursable Expenses

CAD Equipment (\$5/Hour)	1.25	
Total Other Reimbursable Expenses	1.25	1.25
Total this Phase		\$161.75

Phase PH03 Easement Services (T&M)

Professional Personnel

	Hours	Amount
Ertl, Amy - Engineering Technician 4	3.75	
Recker, Adam - Land Surveyor 1	5.00	
Ries, Amy - Project Administrator 1	.50	
Ertl, Samuel - Project Manager 1	8.75	
Total Labor		2,843.00

Other Reimbursable Expenses

CAD Equipment (\$5/Hour)	11.25	
Total Other Reimbursable Expenses	11.25	11.25
Total this Phase		\$2,854.25

INVOICE TOTAL: \$6,511.00

Email invoices to eliam@manchester-ia.org

Invoice



Remit Payment to:
101 W. Stephenson Street
Freeport, IL 61032
Phone: 815.235.7643

Erin Learn
City of Manchester, Iowa
208 East Main Street
Manchester, IA 52057

May 22, 2026
Invoice No: 140137

Purchase Order:

Project 405.2686500.000 East Main & Madison Ramps Improvements Manchester IA

Professional Personnel

	Hours	Amount	
Ryan Wicks - Principal 3	.50	135.00	
Amy Ries - Project Administrator 1	.50	53.00	
Samuel Ertl - Project Manager 1	5.50	962.50	
Total Labor			1,150.50

INVOICE TOTAL: \$1,150.50

Outstanding Invoices

Number	Date	Balance	
139565	4/24/2026	1,410.50	
Total		1,410.50	
All Outstanding Invoices Total			\$2,561.00

Email invoice to Erin (ellearn@manchester-ia.org) and copy Tim (tvick@manchester-ia.org)

Invoice



Remit Payment to:
101 W. Stephenson Street
Freeport, IL 61032
Phone: 815.235.7643

Erin Learn
City of Manchester, Iowa
208 East Main Street
Manchester, IA 52057

May 22, 2026
Invoice No: 140138

Purchase Order:

Project 405.0251183.000 Water System Booster Pumps, Manchester, IA
Phase PH01 Original Contract

Total Fee	99,975.00		
Percent Complete	35.00	Total Earned	34,991.25
		Previous Fee Billing	29,992.50
		Current Fee Billing	4,998.75
		Total Fee	4,998.75
		Total this Phase	\$4,998.75
		INVOICE TOTAL:	<u><u>\$4,998.75</u></u>

[Email invoice to ellearn@manchester-ia.org](mailto:ellearn@manchester-ia.org)



12700 West Dodge Road
 Omaha, NE 68154
 Billing Questions: 402-255-3819

INVOICE

Invoice Number: 100218
 Date: May 29, 2026
 Project Number: 2412250

City of Manchester
 208 E Main Street
 Manchester, IA 52057
 Manchester RWY Rehab

For Professional Services Rendered Through: May 22, 2026

AIP Project No:
 3-19-0137-008-2025
 3-19-0137-009-2025

- Items completed this period: Project Administration
- Review Shop Drawings and data submittals
 - Issue Notice to Proceed
 - Provide On-site Construction Observation
 - Submit Weekly FAA Form 5370-1 "Construction Progress and Inspection Reports"
 - Provide a weekly photo log with the Construction Reports

003 - Construction Phase

Maximum Allowable	\$58,177.19
Previously Billed	\$5,349.02
Current Invoice Amount	\$8,229.84
Contract Cap Exceeded	\$0.00
Remaining Contract	\$44,598.33

Professional Services

	Hours	Rate	Amount
Azeez, Noor - Technician II	7.0	\$29.00	\$203.00
Bardgett, Anthony - Principal Engineer	3.0	\$73.08	\$219.23
Beauchamp, Susan E - Office Coordinator II	3.0	\$30.20	\$90.60
Christensen, Nathan - Engineering Intern I	2.0	\$34.62	\$69.23
Gaston, Cory - Senior Engineer	2.0	\$63.46	\$126.92
Hazelton, Alexa - Senior Engineer	33.0	\$56.73	\$1,872.12
Wemhoff, Blake - Summer Intern	8.5	\$28.00	\$238.00
Wemhoff, Blake - Summer Intern	3.0	\$22.00	\$66.00
Total Labor	61.5		\$2,885.10
Overhead		170.24%	\$4,915.19
Total Labor Costs			\$7,800.29

Reimbursable Expenses

	Quantity	Unit Rate	Amount
Company Truck (mileage)	551	\$0.7250	\$399.55
Meals	1	\$30.0000	\$30.00
Subtotal			<u>\$429.55</u>

003 - Construction Phase Total: \$8,229.84

Fixed Fee

	<u>Contract Amount</u>	<u>Previously Billed</u>	<u>% Complete</u>	<u>Amount</u>
003 - Construction Phase	\$6,035.06	\$602.30	25.49	\$935.98
004 - Closeout Phase	\$8,735.44	\$0.00	0.00	\$0.00

Invoice Total **\$9,165.81**



4390 114th Street
Urbandale, IA 50322
Billing Questions: 402-255-3819

INVOICE

Invoice Number: 100240
Date: May 29, 2026
Project Number: 2604620

City of Manchester
208 E Main Street
Manchester, IA 52057
City of Manchester Traffic Impact Study

For Professional Services Rendered Through: May 22, 2026

Professional Services

	Hours	Rate	Amount
Bardgett, Anthony - Principal Engineer	2.00	250.00	\$500.00
Cabalka, Gregory D - Principal	1.00	300.00	\$300.00
Holtzman, Mitchell L - Associate Engineer	6.00	170.00	\$1,020.00
	9.00		\$1,820.00

Invoice Total \$1,820.00

ORDINANCE NO. 005-2026
AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF MANCHESTER, IOWA, TO ESTABLISH A
DEFAULT PUBLICATION TIMELINE FOR NOTICES OF PUBLIC HEARINGS

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

SECTION 1. PURPOSE AND INTENT.

The purpose of this Ordinance is to clarify that Section 18.05 (Publication) establishes the default publication timeline for any notice of public hearing required by the Code of Ordinances of the City of Manchester, Iowa, unless a more specific publication timeline is required by another provision of this Code or by applicable State law.

SECTION 2. AMENDMENT TO CHAPTER 18.

Chapter 18 of the Code of Ordinances of the City of Manchester, Iowa, is hereby amended by adding the following subsection to Section 18.05:

18.05(3) DEFAULT PUBLIC HEARING NOTICE TIMELINE.

Whenever any provision of this Code of Ordinances requires that notice of a public hearing be published, and such provision does not specify a publication timeframe, the notice shall be published at least once, not less than four (4) days nor more than twenty (20) days prior to the date of the hearing. If another provision of this Code of Ordinances establishes a specific publication timeframe for a particular type of hearing, that specific provision shall control. If State law establishes a publication timeframe that differs from Section 18.05, the applicable provision of State law shall control.

SECTION 3. ORDINANCES AFFECTED.

The following sections of the Code of Ordinances include publication requirements for public hearings and shall be governed by Section 18.05 as amended herein:

General Publication

- § 18.05 – Publication

Street and Property Vacation

- § 137.03 – Notice of Vacation Hearing

Zoning Regulations (Chapter 165)

- § 165.29(29.7)(a) – Council Public Hearing (Zoning Amendments)
- § 165.29(29.7)(b) – Planning Commission Public Hearing (Zoning Amendments)
- § 165.29(29.14) – Board of Adjustment Notice of Hearing

Subdivision Regulations (Chapter 170)

- § 170.34 – Changes and Amendments (Subdivision Regulations)
- § 170.36(2)(C) – Combining Adjoining Lots (Mailed Notice Requirement)

This Ordinance shall amend or repeal the specific seven (7) to twenty (20) day publication requirements contained within City Code and shall apply to all sections of the Code requiring publication of a notice of public hearing that does not specify a publication timeframe.

SECTION 4. REPEALER.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. SEVERABILITY.

If any section, provision, or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the remaining portions.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall be in effect after its final passage, approval, and publication as provided by law.

Passed and approved this _____ day of _____, 2026.

ATTEST:

Connie Behnken, Mayor

Erin Learn, City Clerk

R-075-2026
RESOLUTION AMENDING SALARY RESOLUTION

BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANCHESTER

SECTION 1. That the following individual be hired and be paid as follows:

<u>Name</u>	<u>Position</u>	<u>Hourly Rate</u>	<u>Effective</u>
Timothy LeHew-Juhl	Circulation Clerk	\$14.00	06/09/2026

All other requirements shall be the same as that set out in Resolution R-059-2025 as passed and approved on June 30th, 2025.

PASSED AND APPROVED this 8th day of June, 2026.

Connie Behnken, Mayor

ATTEST:

Erin Learn, City Clerk



**SUPPLEMENTAL AGREEMENT
For Maintenance of Primary Roads in Municipalities**

This Supplemental Agreement made and entered into by and between the Municipality of City of Manchester, Delaware County, Iowa, hereinafter referred to as the Municipality, and the Iowa Department of Transportation, Ames, Iowa, hereinafter referred to as the Department.

AGREEMENT:

- I. This Agreement supplements the Agreement for Maintenance and Repair of Primary Roads in Municipalities entered into by the parties on March 18, 2026, and in effect from July 1, 2026 to June 30, 2031.
- II. The Municipality agrees to perform and accept all responsibility for those maintenance activities listed in Sections I.B.1, I.B.3, I.B.4 and I.C.1 of the basic Agreement, with respect to the primary roads within the corporate limits of the Municipality specifically described in this section.

In consideration thereof, the Department agrees to pay the Municipality at the rate of \$2,405.00 / lane mile for acceptable work at the end of the fiscal year ending on June 30th:

Route	From	To	Lane Miles	Total Cost
Iowa 13	WCL/N. 13 th St inters.	Franklin St	2.16	\$5,194.80
Iowa 13	Main St	NCL/Quaker Mill Dr	2.50	\$6,012.50
				Total =
				\$11,207.30

Pavement maintenance does not include full depth patching and bituminous resurfacing. I.C.1 does not include traffic services and painting and structural repair to bridges.

- III. The Municipality further agrees to perform additional maintenance for the Department on primary roads as specifically described below:

Any special maintenance will be covered by a supplemental contract.

In consideration thereof, the Department agrees to pay the Municipality the following amounts after the work has been completed:

N/A

- IV. This Supplemental Agreement may be terminated at any time by either party upon 30 days written notice.
- V. This Supplemental Agreement shall be in effect from July 1, 2026 to June 30, 2027 unless re-negotiated or terminated.

IN WITNESS WHEREOF, the parties hereto have set their hands, for the purposes herein expressed on the dates indicated below.

City of Manchester
MUNICIPALITY

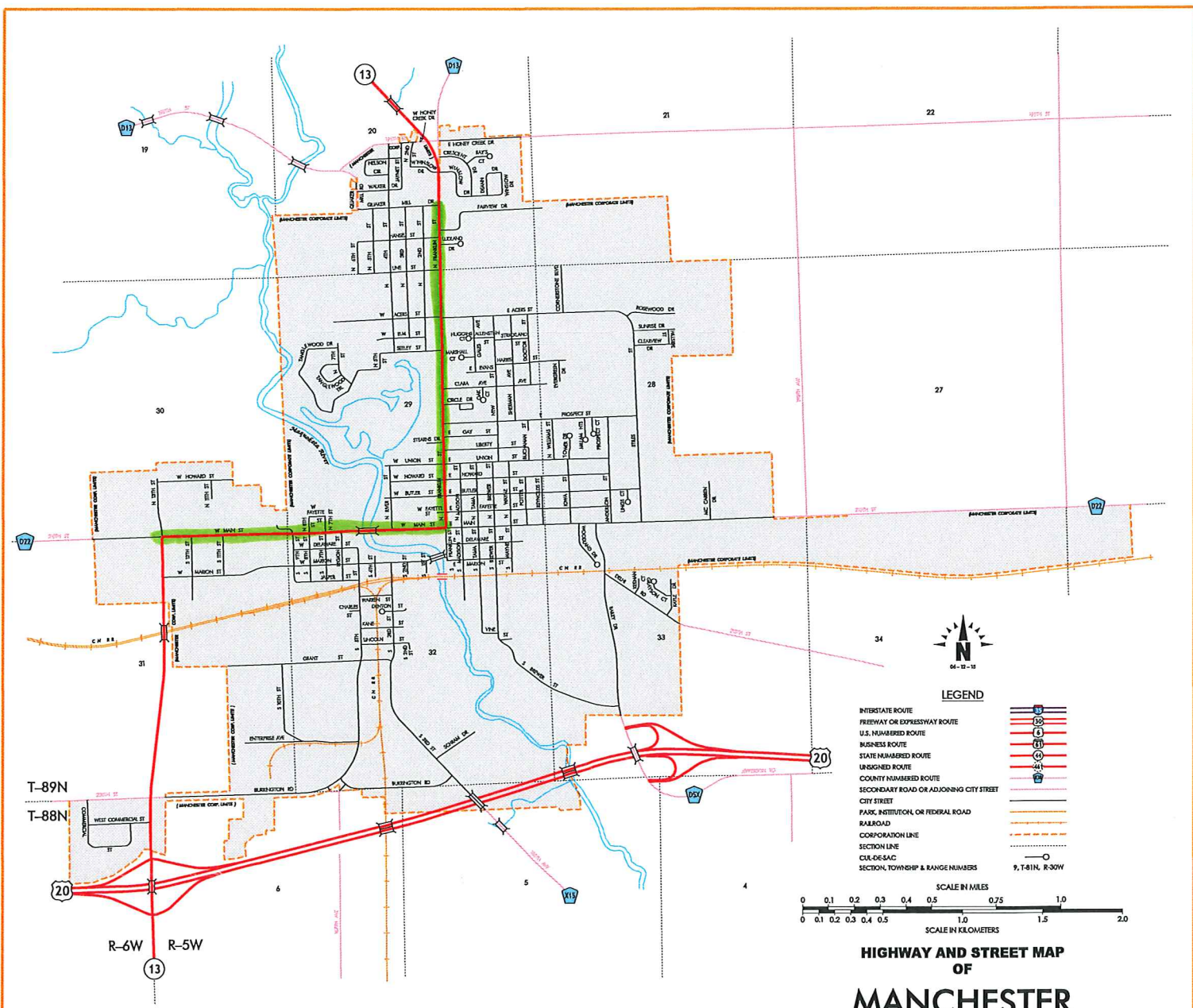
IOWA DEPARTMENT OF TRANSPORTATION

By _____

BY _____
District Engineer

Date _____

Date _____



**HIGHWAY AND STREET MAP
OF
MANCHESTER
IOWA**

PREPARED BY
IOWA DEPARTMENT OF TRANSPORTATION
PLANNING, PROGRAMMING, AND MODAL DIVISION
OFFICE OF SYSTEMS PLANNING
PHONE (515) 239-1664
IN COOPERATION WITH
UNITED STATES DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
28-4682

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Manchester, Iowa (the “City”) and Dan’s Locker, L.L.C. d/b/a The Manchester Locker (the “Company”) as of the ____ day of _____, 2026 (the “Commencement Date”).

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

WHEREAS, the Company owns certain real property, which is situated in the City, lies within the Urban Renewal Area and is more specifically described on Exhibit A hereto (the “Property”); and

WHEREAS, the Company has proposed to undertake the construction of a new meat locker and retail building (the “Project”) for use in its business operations on the Property; and

WHEREAS, the Company has requested that the City provide financial assistance in the form of incremental property tax payments to be used by the Company in paying the costs of constructing and maintaining the Project; and

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

NOW THEREFORE, the parties hereto agree as follows:

A. Company’s Covenants

1. Project Construction; Business Operations Requirement; Maintenance of Project.

Project

The Company agrees to construct the Project on the Property. Furthermore, the Company expects to invest approximately \$3,200,000 into land acquisition costs and capital improvements for the Project, including construction work, equipment, furnishings and other capital improvements. The Company has submitted a detailed site plan (the “Site Plan”) for the development of the Project to the City. The Site Plan, as approved by the City Council, is attached hereto as Exhibit B. The Company agrees to construct the Project in accordance with the Site Plan and to substantially complete such construction by no later than December 31, 2026. Further, the Company agrees to construct the Project in compliance with local zoning, land use, building and safety codes and regulations.

Business Operations Requirement

The Company shall ensure that the completed Project is used in connection with its meat locker operations, including related retail activities, throughout the Term (as hereinafter defined) of this Agreement (the “Business Operations Requirement”).

Maintenance of Property

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

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

3. Company's Certifications. Upon request by the City, the Company agrees to certify (the "Operational Certification") to the City that the Business Operations Requirement is being met by the Company. Each Operational Certification shall be accompanied by documentation demonstrating, to the reasonable satisfaction of the City, that the Company is in compliance with the Business Operations Requirement.

4. Property Tax Payment Certification. The Company agrees to certify to the City by no later than October 15 of each year during the Term, commencing October 15, 2027, an amount (the "Company's Estimate") equal to eighty percent (80%) (the "Annual Percentage") of the estimated Incremental Property Tax Revenues (as hereinafter defined) anticipated to be paid in the fiscal year immediately following such certification with respect to the taxable valuation of the Property. In submitting each such Company's Estimate, the Company will complete and submit the worksheet attached hereto as Exhibit C. The City reserves the right to review and request revisions to each such Company's Estimate to ensure the accuracy of the figures submitted.

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

The "Base Valuation" of the Property for purposes of calculating Incremental Property Tax Revenues under this Agreement and Section 403.19 of the Code of Iowa shall be the assessed valuation of the Property as of January 1, 20[___].

Upon request, the City staff shall provide reasonable assistance to the Company in completing the worksheet required under this Section A.4.

5. Default Provisions.

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

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

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

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

B. City’s Obligations

1. Payments. In recognition of the Company’s obligations set out above, the City agrees to make twenty (20) semiannual economic development tax increment payments (the “Payments” and each, individually a “Payment”) to the Company during the Term pursuant to Chapters 15A and 403 of the Code of Iowa, provided however that the aggregate, total amount of the Payments shall not exceed \$600,000 (the “Maximum Payment Total”), and all Payments under this Agreement shall be subject to annual appropriation by the City Council, as provided hereunder.

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

This Agreement assumes the taxable valuation resulting from the Project will go on the property tax rolls as of January 1, 2027. Accordingly, Payments will be made on December 1

and June 1 of each fiscal year, beginning December 1, 2028, and continuing through and including June 1, 2038, or until such earlier date upon which total Payments equal to the Maximum Payment Total have been made.

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

In any given fiscal year, if the City Council determines to not obligate the then-considered Appropriated Amount, then the City will be under no obligation to fund the Payments scheduled to become due in the following fiscal year, and the Company will have no rights whatsoever to compel the City to make such Payments, to seek damages relative thereto, or to compel the funding of such Payments in future fiscal years. A determination by the City Council to not obligate funds for any particular fiscal year’s Payments shall not render this Agreement null and void, and the Company shall make the next succeeding submission of the Company’s Estimate as called for in Section A.4 above, provided however that no Payment shall be made after June 1, 2038.

3. Payment Amounts. The aggregate Payments to be made in a fiscal year shall not exceed an amount equal to the corresponding Appropriated Amount (for example, for the Payments due on December 1, 2028 and on June 1, 2029, the aggregate maximum amount of such Payments would be determined by the Appropriated Amount determined for certification by December 1, 2027). Furthermore, the amount of each such Payment shall not exceed the Annual Percentage of Incremental Property Tax Revenues (excluding allocations of “back-fill” or “make-up” payments from the State of Iowa for property tax credits or roll-back) actually received by the City from the Delaware County Treasurer attributable to the taxable incremental valuation of the Property in the six (6) months immediately preceding such Payment date.

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

C. Administrative Provisions

1. Amendment and Assignment. Neither party may cause this Agreement to be amended, assigned, assumed, sold or otherwise transferred without the prior written consent of the other party. However, the City hereby gives its permission that the Company’s rights to receive the Payments hereunder may be assigned by the Company to a private lender, as security on a credit facility taken with respect to the Project, without further action on the part of the City.

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

3. **Term.** The term (the “Term”) of this Agreement shall commence on the Commencement Date and end on June 1, 2038, or on such earlier date upon which the aggregate sum of Payments made to the Company equals the Maximum Payment Total.

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

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

CITY OF MANCHESTER, IOWA

By: _____
Mayor

Attest:

City Clerk

DAN’S LOCKER, L.L.C.

By: _____
[Name, Title]

EXHIBIT A
DESCRIPTION OF THE PROPERTY

Certain real property situated in the City of Manchester, Delaware County, State of Iowa, bearing Delaware County property tax parcel identification numbers 630323002910 and 641323002900.

EXHIBIT B
SITE PLAN

EXHIBIT C
COMPANY'S ESTIMATE WORKSHEET

- (1) Date of Preparation: October _____, 20____.
- (2) Assessed Taxable Valuation of Property as of January 1, 20____:
\$_____.
- (3) Base Valuation of Property (January 1, 20[____]):
\$_____.
- (4) Incremental Taxable Valuation of Property (2 minus 3):
\$_____ (the "TIF Value").
- (5) Current City fiscal year consolidated property tax levy rate for purposes of calculating Incremental Property Tax Revenues (the "Adjusted Levy Rate"):
\$_____ per thousand of value.
- (6) The TIF Value (4) factored by the Adjusted Levy Rate (5):
\$_____ x \$_____/1000 = \$_____ (the "TIF Estimate").
- (7) Subtract anticipated property tax credits from the TIF Estimate (6 minus 7) =
\$_____ (the "Available TIF Estimate").
- (8) Factor the Available TIF Estimate (7) by the Annual Percentage (80%):
Company's Estimate = \$_____ x .80 = _____.

RESOLUTION R-076-2026

Resolution Approving Development Agreement with Dan’s Locker, L.L.C. d/b/a The Manchester Locker, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

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

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

WHEREAS, the City has proposed to enter into a certain development agreement (the “Agreement”) with Dan’s Locker, L.L.C. d/b/a The Manchester Locker (the “Company”) in connection with the construction by the Company of a new meat locker and retail building for use in its business operations in the Urban Renewal Area (the “Project”); and

WHEREAS, under the Agreement, the City would provide financial incentives to the Company in the form of annual appropriation incremental property tax payments (the “Payments”) in an aggregate amount not to exceed \$600,000; and

WHEREAS, this City Council, pursuant to Section 403.9 of the Code of Iowa, has published notice, has held a public hearing on the Agreement on June 8, 2026, and has otherwise complied with statutory requirements for the approval of the Agreement; and

WHEREAS, Chapter 15A of the Code of Iowa (“Chapter 15A”) declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Manchester, Iowa, as follows:

Section 1. Pursuant to the factors listed in Chapter 15A, the City Council hereby finds that:

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

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

Section 2. The City Council further finds that a public purpose will reasonably be accomplished by entering into the Agreement and providing the Payments to the Company as provided for therein.

Section 3. The Agreement is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Agreement on behalf of the City in substantially the form and content in which the Agreement has been presented to this City Council. The Mayor, the City Manager, and the City Clerk are also authorized to make such changes, modifications, additions or deletions as they, with the advice of bond counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Agreement.

Section 4. The Payments by the City under the Agreement shall be subject to annual appropriation by the City Council, in the manner set out in the Agreement. As provided and required by Chapter 403 of the Code of Iowa, the City's obligations under the Agreement shall be payable solely from a subfund (the "Manchester Locker Subfund"), into which shall be paid that portion of the income and proceeds of the Urban Renewal Tax Revenue Fund attributable to property taxes derived from the property as described as follows:

Certain real property situated in the City of Manchester, Delaware County, State of Iowa bearing Delaware County property tax parcel identification numbers 630323002910 and 641323002900.

Section 5. The City hereby pledges to the payment of the Agreement the Manchester Locker Subfund and the taxes referred to in Subsection 2 of Section 403.19 of the Code of Iowa to be paid into such Subfund, provided, however, that no Payment will be made under the Agreement unless and until monies from the Manchester Locker Subfund are appropriated for such purpose by the City Council.

Section 6. After its adoption, a copy of this resolution shall be filed in the office of the county auditor of Delaware County to evidence the continuing pledging of Manchester Locker Subfund and the portion of taxes to be paid into such Subfund and, pursuant to the direction of Section 403.19 of the Code of Iowa, the county auditor shall allocate the taxes in accordance therewith and in accordance with the tax allocation ordinance referred to in the preamble hereof.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed.
Passed and approved June 8, 2026.

Mayor

Attest:

City Clerk

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Manchester, Iowa (the “City”) and Dan’s Locker, L.L.C. d/b/a The Manchester Locker (the “Company”) as of the ____ day of _____, 2026 (the “Commencement Date”).

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

WHEREAS, the Company owns certain real property, which is situated in the City, lies within the Urban Renewal Area and is more specifically described on Exhibit A hereto (the “Property”); and

WHEREAS, the Company has proposed to undertake the construction of a new meat locker and retail building (the “Project”) for use in its business operations on the Property; and

WHEREAS, the Company has requested that the City provide financial assistance in the form of incremental property tax payments to be used by the Company in paying the costs of constructing and maintaining the Project; and

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

NOW THEREFORE, the parties hereto agree as follows:

A. Company’s Covenants

1. Project Construction; Business Operations Requirement; Maintenance of Project.

Project

The Company agrees to construct the Project on the Property. Furthermore, the Company expects to invest approximately \$3,200,000 into land acquisition costs and capital improvements for the Project, including construction work, equipment, furnishings and other capital improvements. The Company has submitted a detailed site plan (the “Site Plan”) for the development of the Project to the City. The Site Plan, as approved by the City Council, is attached hereto as Exhibit B. The Company agrees to construct the Project in accordance with the Site Plan and to substantially complete such construction by no later than December 31, 2026. Further, the Company agrees to construct the Project in compliance with local zoning, land use, building and safety codes and regulations.

Business Operations Requirement

The Company shall ensure that the completed Project is used in connection with its meat locker operations, including related retail activities, throughout the Term (as hereinafter defined) of this Agreement (the “Business Operations Requirement”).

Maintenance of Property

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

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

3. Company's Certifications. Upon request by the City, the Company agrees to certify (the "Operational Certification") to the City that the Business Operations Requirement is being met by the Company. Each Operational Certification shall be accompanied by documentation demonstrating, to the reasonable satisfaction of the City, that the Company is in compliance with the Business Operations Requirement.

4. Property Tax Payment Certification. The Company agrees to certify to the City by no later than October 15 of each year during the Term, commencing October 15, 2027, an amount (the "Company's Estimate") equal to eighty percent (80%) (the "Annual Percentage") of the estimated Incremental Property Tax Revenues (as hereinafter defined) anticipated to be paid in the fiscal year immediately following such certification with respect to the taxable valuation of the Property. In submitting each such Company's Estimate, the Company will complete and submit the worksheet attached hereto as Exhibit C. The City reserves the right to review and request revisions to each such Company's Estimate to ensure the accuracy of the figures submitted.

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

The "Base Valuation" of the Property for purposes of calculating Incremental Property Tax Revenues under this Agreement and Section 403.19 of the Code of Iowa shall be the assessed valuation of the Property as of January 1, 20[___].

Upon request, the City staff shall provide reasonable assistance to the Company in completing the worksheet required under this Section A.4.

5. Default Provisions.

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

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

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

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

B. City’s Obligations

1. Payments. In recognition of the Company’s obligations set out above, the City agrees to make twenty (20) semiannual economic development tax increment payments (the “Payments” and each, individually a “Payment”) to the Company during the Term pursuant to Chapters 15A and 403 of the Code of Iowa, provided however that the aggregate, total amount of the Payments shall not exceed \$600,000 (the “Maximum Payment Total”), and all Payments under this Agreement shall be subject to annual appropriation by the City Council, as provided hereunder.

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

This Agreement assumes the taxable valuation resulting from the Project will go on the property tax rolls as of January 1, 2027. Accordingly, Payments will be made on December 1

and June 1 of each fiscal year, beginning December 1, 2028, and continuing through and including June 1, 2038, or until such earlier date upon which total Payments equal to the Maximum Payment Total have been made.

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

In any given fiscal year, if the City Council determines to not obligate the then-considered Appropriated Amount, then the City will be under no obligation to fund the Payments scheduled to become due in the following fiscal year, and the Company will have no rights whatsoever to compel the City to make such Payments, to seek damages relative thereto, or to compel the funding of such Payments in future fiscal years. A determination by the City Council to not obligate funds for any particular fiscal year’s Payments shall not render this Agreement null and void, and the Company shall make the next succeeding submission of the Company’s Estimate as called for in Section A.4 above, provided however that no Payment shall be made after June 1, 2038.

3. Payment Amounts. The aggregate Payments to be made in a fiscal year shall not exceed an amount equal to the corresponding Appropriated Amount (for example, for the Payments due on December 1, 2028 and on June 1, 2029, the aggregate maximum amount of such Payments would be determined by the Appropriated Amount determined for certification by December 1, 2027). Furthermore, the amount of each such Payment shall not exceed the Annual Percentage of Incremental Property Tax Revenues (excluding allocations of “back-fill” or “make-up” payments from the State of Iowa for property tax credits or roll-back) actually received by the City from the Delaware County Treasurer attributable to the taxable incremental valuation of the Property in the six (6) months immediately preceding such Payment date.

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

C. Administrative Provisions

1. Amendment and Assignment. Neither party may cause this Agreement to be amended, assigned, assumed, sold or otherwise transferred without the prior written consent of the other party. However, the City hereby gives its permission that the Company’s rights to receive the Payments hereunder may be assigned by the Company to a private lender, as security on a credit facility taken with respect to the Project, without further action on the part of the City.

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

3. **Term.** The term (the “Term”) of this Agreement shall commence on the Commencement Date and end on June 1, 2038, or on such earlier date upon which the aggregate sum of Payments made to the Company equals the Maximum Payment Total.

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

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

CITY OF MANCHESTER, IOWA

By: _____
Mayor

Attest:

City Clerk

DAN’S LOCKER, L.L.C.

By: _____
[Name, Title]

EXHIBIT A
DESCRIPTION OF THE PROPERTY

Certain real property situated in the City of Manchester, Delaware County, State of Iowa, bearing Delaware County property tax parcel identification numbers 630323002910 and 641323002900.

EXHIBIT B
SITE PLAN

EXHIBIT C
COMPANY'S ESTIMATE WORKSHEET

- (1) Date of Preparation: October _____, 20____.
- (2) Assessed Taxable Valuation of Property as of January 1, 20____:
\$_____.
- (3) Base Valuation of Property (January 1, 20[____]):
\$_____.
- (4) Incremental Taxable Valuation of Property (2 minus 3):
\$_____ (the "TIF Value").
- (5) Current City fiscal year consolidated property tax levy rate for purposes of calculating Incremental Property Tax Revenues (the "Adjusted Levy Rate"):
\$_____ per thousand of value.
- (6) The TIF Value (4) factored by the Adjusted Levy Rate (5):
\$_____ x \$_____/1000 = \$_____ (the "TIF Estimate").
- (7) Subtract anticipated property tax credits from the TIF Estimate (6 minus 7) =
\$_____ (the "Available TIF Estimate").
- (8) Factor the Available TIF Estimate (7) by the Annual Percentage (80%):
Company's Estimate = \$_____ x .80 = _____.

PARTIAL PAY ESTIMATE NUMBER THREE
2026 ANDERSON STREET IMPROVEMENTS, MANCHESTER, IOWA
PROJECT NUMBER 25-546

Name of Contractor: Eastern Iowa Excavating & Concrete LLC 121 Nixon Street, PO Box 189 Cascade, Iowa 52033						Name of Owner: City of Manchester 208 East Main Street Manchester, Iowa 52057				
Date of Completion: Original: Complete by September 4, 2026 Revised:				Amount of Contract: Original: \$ 1,140,231.40 Revised: \$ 1,144,541.40 Through: Change Order 1			Dates of Estimate: From: April 26, 2026 Through: May 30, 2026			
Item	Code	Description	BID Quantity	CO Quantity	Unit	Unit Price	This Period		Total To Date	
							Quantity	Amount	Quantity	Amount
BID ITEMS										
1	2010-A	CLEARING AND GRUBBING	45		UNIT	\$ 36.00		\$ -		\$ -
2	2010-D-1	TOPSOIL, ON-SITE	350		CY	\$ 16.50	120	\$ 1,980.00	120	\$ 1,980.00
3	2010-D-3	TOPSOIL, OFF-SITE	180		CY	\$ 48.75		\$ -		\$ -
4	2010-E	EXCAVATION, CLASS 10	2780		CY	\$ 13.50	840	\$ 11,340.00	1390	\$ 18,765.00
5	2010-F	CORE OUT EXCAVATION	100		CY	\$ 38.00		\$ -		\$ -
6	2010-H	GRANULAR STABILIZATION	2500		TON	\$ 17.25	817.17	\$ 14,096.18	817.17	\$ 14,096.18
7	2010-K-1	REMOVAL OF STRUCTURE, STONE HEADWALL	1		EA	\$ 1,455.00		\$ -		\$ -
8	2010-999-A	EXPLORATORY EXCAVATION	20		HR	\$ 215.00		\$ -	14	\$ 3,010.00
9	3010-D	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	1000		CY	\$ 37.85		\$ -	68	\$ 2,573.80
10	3010-999-B	DEWATERING OPERATIONS	1		LS	\$ 10,000.00	0.25	\$ 2,500.00	0.75	\$ 7,500.00
11	4010-A-1	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC SDR-26, 8 IN.	707		LF	\$ 58.50	103	\$ 6,025.50	147	\$ 8,599.50
12	4010-A-2	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC SDR-26, 10 IN.	636		LF	\$ 55.25	98	\$ 5,414.50	578	\$ 31,934.50
13	4010-A-3	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC SDR-26, 12 IN.	10		LF	\$ 230.25		\$ -		\$ -
14	4010-B-2	SANITARY SEWER GRAVITY MAIN CASING PIPE, TRENCHLESS, STEEL, 20 IN.	20		LF	\$ 1,520.00		\$ -		\$ -
15	4010-E-1	SANITARY SEWER SERVICE STUB, SDR 23.5, 4 IN.	381		LF	\$ 41.25	28	\$ 1,155.00	149.5	\$ 6,166.88
16	4010-E-2	SANITARY SEWER SERVICE STUB, SDR 23.5, 6 IN.	46		LF	\$ 59.00		\$ -	45	\$ 2,655.00
17	4010-H	REMOVAL OF SANITARY SEWER, 12 IN. OR LESS	400		LF	\$ 9.25		\$ -	150	\$ 1,387.50
18	4010-I	SANITARY SEWER CLEANOUT, 8 IN. PVC	1		EA	\$ 1,900.00		\$ -		\$ -
19	4010-K	SANITARY SEWER ABANDONMENT, PLUG, 4 AND 6 IN. SERVICE	8		EA	\$ 180.00		\$ -	4	\$ 720.00
20	4010-L	SANITARY SEWER ABANDONMENT, FILL AND PLUG, 10 IN. OR LESS	730		LF	\$ 7.00	25	\$ 175.00	100	\$ 700.00

Item	Code	Description	BID Quantity	CO Quantity	Unit	Unit Price	This Period		Total To Date	
							Quantity	Amount	Quantity	Amount
21	4010-999-A-1	SANITARY SEWER SERVICE WYE, 8 IN.	5		EA	\$ 175.50		\$ -		\$ -
22	4010-999-A-2	SANITARY SEWER SERVICE WYE, 10 IN.	8		EA	\$ 381.50	1	\$ 381.50	8	\$ 3,052.00
23	4010-999-B	TEMPORARY SANITARY SEWER PUMPING	1		LS	\$ 2,500.00	0.25	\$ 625.00	0.75	\$ 1,875.00
24	4020-A-1	STORM SEWER, TRENCHED, 15 IN. RCP	327		LF	\$ 61.00	42	\$ 2,562.00	42	\$ 2,562.00
25	4020-A-2	STORM SEWER, TRENCHED, 18 IN. RCP	120		LF	\$ 57.00		\$ -		\$ -
26	4020-A-3	STORM SEWER, TRENCHED, 42 IN. RCP	30		LF	\$ 285.00		\$ -		\$ -
27	4020-D	REMOVAL OF STORM SEWER, RCP, 24 IN. OR LESS	216		LF	\$ 12.25	42	\$ 514.50	42	\$ 514.50
28	4020-999-A	TEMPORARY STORM SEWER BYPASS PUMPING	1		LS	\$ 1,875.00		\$ -		\$ -
29	4030-B	PIPE APRON, RCP, 42 IN.	2		EA	\$ 2,435.00		\$ -		\$ -
30	4030-C	FOOTING FOR CONCRETE PIPE APRON, 42 IN.	2		EA	\$ 1,965.00		\$ -		\$ -
31	4040-A	SUBDRAIN, PERFORATED HDPE, 8 IN.	1990		LF	\$ 10.80	1130	\$ 12,204.00	1130	\$ 12,204.00
32	4040-C-1	SUBDRAIN CLEANOUT, PVC, 8 IN.	10		EA	\$ 1,000.00		\$ -		\$ -
33	4040-D-1	SUBDRAIN OUTLETS AND CONNECTIONS, 8 IN.	10		EA	\$ 300.00	1	\$ 300.00	1	\$ 300.00
34	4040-999-A	SUMP PUMP, PVC SCH. 40, 2 IN. AND CONNECTION	30		LF	\$ 31.85	45	\$ 1,433.25	45	\$ 1,433.25
35	5010-A-1	WATER MAIN, TRENCHED, PVC, 4 IN.	16		LF	\$ 128.15		\$ -		\$ -
36	5010-A-2	WATER MAIN, TRENCHED, PVC, 6 IN.	80		LF	\$ 69.00	-30.5	\$ (2,104.50)	59.5	\$ 4,105.50
37	5010-A-2	WATER MAIN, TRENCHED, PVC, 8 IN.	1255		LF	\$ 45.25	147.5	\$ 6,674.38	655.5	\$ 29,661.38
38	5010-B-2	WATER MAIN CASING PIPE, TRENCHLESS, STEEL, 16 IN.	20		LF	\$ 1,465.00		\$ -		\$ -
39	5010-C-2	FITTINGS, DUCTILE IRON	1360		LB	\$ 14.00	226	\$ 3,164.00	519	\$ 7,266.00
40	5010-E-1	WATER SERVICE STUB, POLYETHYLENE CTS, 1 IN.	543		LF	\$ 29.00	253	\$ 7,337.00	253	\$ 7,337.00
41	5010-E-2	WATER SERVICE CORPORATION, BRASS, 1 IN., INSTALLATION ONLY	18		EA	\$ 62.00	9	\$ 558.00	9	\$ 558.00
42	5010-E-3	WATER SERVICE CURB STOP AND BOX, 1 IN., INSTALLATION ONLY	17		EA	\$ 103.00	9	\$ 927.00	9	\$ 927.00
43	5010-999-A	CONNECTION TO EXISTING WATER MAIN	6		EA	\$ 1,015.00	2	\$ 2,030.00	3	\$ 3,045.00
44	5020-A-1	VALVE, GATE, 6 IN., INSTALLATION ONLY	2		EA	\$ 965.00	1	\$ 965.00	1	\$ 965.00
45	5020-A-2	VALVE, GATE, 8 IN., INSTALLATION ONLY	7		EA	\$ 880.00	1	\$ 880.00	2	\$ 1,760.00
46	5020-C	FIRE HYDRANT ASSEMBLY, INSTALLATION ONLY	1		EA	\$ 3,455.00		\$ -		\$ -
47	5020-K	VALVE REMOVAL	2		EA	\$ 410.00		\$ -		\$ -
48	5020-L	VALVE BOX REMOVAL	3		EA	\$ 135.00		\$ -		\$ -
49	6010-A	MANHOLE, SW-301, 48 IN.	4		EA	\$ 5,515.00	1	\$ 5,515.00	2	\$ 11,030.00
50	6010-B-1	INTAKE, SW-501	3		EA	\$ 3,325.00	1	\$ 3,325.00	1	\$ 3,325.00
51	6010-B-2	INTAKE, SW-505	2		EA	\$ 4,700.00		\$ -		\$ -
52	6010-B-3	INTAKE, SW-507	1		EA	\$ 6,375.00	1	\$ 6,375.00	1	\$ 6,375.00
53	6010-H-1	REMOVE MANHOLE	6		EA	\$ 935.00	1	\$ 935.00	4	\$ 3,740.00
54	6010-H-2	REMOVE INTAKE	4		EA	\$ 760.00	2	\$ 1,520.00	2	\$ 1,520.00
55	6010-999-A	CONNECTION TO EXISTING PIPE	2		EA	\$ 1,950.00	1	\$ 1,950.00	1	\$ 1,950.00

Item	Code	Description	BID Quantity	CO Quantity	Unit	Unit Price	This Period		Total To Date	
							Quantity	Amount	Quantity	Amount
56	7030-A-1	REMOVAL OF SIDEWALK	1035		SY	\$ 8.15	168	\$ 1,369.20	518	\$ 4,221.70
57	7030-A-3	REMOVAL OF DRIVEWAY	711		SY	\$ 8.50	154	\$ 1,309.00	490	\$ 4,165.00
58	7030-E-1	SIDEWALK, PCC, 4 IN. THICK	820		SY	\$ 39.00		\$ -		\$ -
59	7030-E-2	SIDEWALK, PCC, 5 IN. THICK	451		SY	\$ 40.00		\$ -		\$ -
60	7030-E-3	SIDEWALK, PCC, 6 IN. THICK	344		SY	\$ 72.00		\$ -		\$ -
61	7030-G	DETECTABLE WARNING	176		SF	\$ 44.50		\$ -		\$ -
62	7030-H-1-a	DRIVEWAY, PAVED, PCC, 6 IN. THICK	897		SY	\$ 47.25		\$ -		\$ -
63	7030-H-1-b	DRIVEWAY, PAVED, PCC, 6 IN. THICK REINFORCED	12.5		SY	\$ 102.50		\$ -		\$ -
64	7040-H-1	PAVEMENT REMOVAL HMA	220		SY	\$ 10.00	40	\$ 400.00	150	\$ 1,500.00
65	7040-H-2	PAVEMENT REMOVAL PCC AND CURB	4887		SY	\$ 6.25	100	\$ 625.00	2500	\$ 15,625.00
66	8020-B	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	1		LS	\$ 910.00		\$ -		\$ -
67	8030-A	TEMPORARY TRAFFIC CONTROL	1		LS	\$ 37,675.00	0.1	\$ 3,767.50	0.5	\$ 18,837.50
68	9010-B	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING	0.6		AC	\$ 14,500.00		\$ -		\$ -
69	9010-D	WATERING	12		EA	\$ 135.00		\$ -		\$ -
70	9040-D-1	FILTER SOCKS, 12 IN.	200		LF	\$ 5.15		\$ -		\$ -
71	9040-D-2	FILTER SOCKS, REMOVAL	200		LF	\$ 1.75		\$ -		\$ -
72	9040-E	TEMPORARY RECP, TYPE 1	200		SY	\$ 3.85		\$ -		\$ -
73	9040-T-1	INLET PROTECTION DEVICE	8		EA	\$ 85.00	2	\$ 170.00	4	\$ 340.00
74	9040-T-2	INLET PROTECTION DEVICE, MAINTENANCE	8		EA	\$ 40.00		\$ -		\$ -
75	11,030-A	MAINTENANCE OF POSTAL SERVICE	1		LS	\$ 785.00	0.1	\$ 78.50	0.5	\$ 392.50
76	11,030-B	MAINTENANCE OF SOLID WASTE COLLECTION	1		LS	\$ 650.00	0.2	\$ 130.00	0.5	\$ 325.00
77	11,050-A	CONCRETE WASHOUT	1		LS	\$ 725.00		\$ -		\$ -
1.1	2010-J	SUBBASE, MODIFIED, 6 IN. THICK	2900		TON	\$ 18.25	1619.84	\$ 29,562.08	1619.84	\$ 29,562.08
1.2	7010-A	PAVEMENT, PCC, 6 IN. THICK	4900		SY	\$ 48.00	2078	\$ 99,744.00	2078	\$ 99,744.00
1.3	7010-E	CURB AND GUTTER, PCC, 30 IN. 6 IN. THICK	145		LF	\$ 28.00		\$ -		\$ -
1.4	7020-A	PAVEMENT, ASPHALT	55		TON	\$ 209.00		\$ -		\$ -
1.5	11,020-A	MOBILIZATION	1		LS	\$ 13,750.00		\$ -	0.5	\$ 6,875.00
A01	CCO1	SANITARY SEWER MAHMHOLE BASE		2	EA	\$ 2,155.00		\$ -	2	\$ 4,310.00
		TOTAL BID ITEMS						\$ 237,912.59		\$ 391,491.77
		STOCKPILED SEWER AND WATER MATERIALS	1		LS	\$ 87,000.40	-0.2	\$ (17,400.08)	0.56	\$ 48,720.22

*Modified by Change Order

PARTIAL PAY ESTIMATE NUMBER THREE
 2026 ANDERSON STREET IMPROVEMENTS, MANCHESTER, IOWA
 PROJECT NUMBER 25-546

This Period	Retainer 3.00%	Total to Date	
\$ 237,912.59	Amount Earned	\$ 391,491.77	
\$ 7,137.38	Amount Retained	\$ 11,744.75	
XXXXXXXXXXXXXXXXXXXX	Previous Payments	\$ 215,092.10	
\$ (17,400.08)	Stockpiled Materials	\$ 48,720.22	
\$ 213,375.13	Amount Due	\$ 213,375.13	

Estimated Percent of Job Completed 34.21%

Is Contractor's Construction Progress on Schedule? Yes

Submitted By:

 Eastern Iowa Excavating and Concrete LLC

Council Approval Date:

 City of Manchester

By: *Matt Menster* Date: 5-29-2026
 Matt Menster, Project Manager

By: _____ Date: _____
 Connie Behnken, Mayor

Recommended By:

 Fehr Graham

By: _____ Date: _____
 Erin Learn, City Clerk

By: *Samuel R. Ertl* Date: 05/29/2026
 Samuel R. Ertl, PE, Project Manager

Officer Safety Plan T10

Manchester Police Department

Manchester, IA

10

Officers Equipped

120 Mo.

Program Length

\$292,254

Total Savings vs. List

6 → 1

Contracts Consolidated

Background & Why This Proposal

Current Situation

- Manchester Police Department has a TAP refresh on the current body camera contract, meaning Axon is contracted to ship 10 new body at no additional cost for the Manchester Police. This presents an opportunity to restructure agreements and upgrade equipment through a contract consolidation proposal.
- 6 separate Axon contracts (00136311, 00124986, 00108617, Q-618059, 00108618, 00083588) expire on different dates across 2026–2029, requiring up to 10 separate renewal negotiations over the next decade.
- Technology has significantly evolved since prior contracts began — TASER 10, Axon Body 4, AI Era Plan, and Full VR Training represent major capability upgrades over current hardware and software.
- Fragmented invoicing across 6 contracts creates budget complexity; this proposal consolidates into one annual July invoice.

OSP T10 Bundle Addresses

- Upgrades all 10 officers from TASER 7 to TASER 10 — extending range from 25 ft to 45 ft and adding 10 individually targeted probes, dramatically reducing force escalation risk.
- Equips every officer with Axon Body 4 cameras, with TAP hardware refreshes at years 2.5, 5, 7.5, and 10 — ensuring Manchester PD always has current-generation technology throughout the full 10-year term.
- Consolidates 6 contracts into one streamlined 120-month agreement, simplifying administration via 1 annual invoice and locking in today's Axon pricing for the next decade.
- Delivers \$292,254.50 in total savings versus unbundled list pricing — an average of \$29,225 per year.

How This Proposal Supports Our Public Safety Mission

I.

Officer & Community Safety

- TASER 10 extends effective range to 45 ft (vs. 25 ft with TASER 7) and adds 10 individually targeted probes — increasing standoff distance and dramatically reducing force escalation.
- Signal Sidearm sensor auto-activates BWC the moment an officer draws their firearm, ensuring the most critical incidents are always captured without manual intervention.
- Full VR training equips officers with immersive, scenario-based TASER skills and crisis response practice, building judgment and confidence before high-stakes encounters.

II.

Transparency & Accountability

- Axon Body 4 with TAP hardware refreshes at years 2.5, 5, 7.5 and 10 ensures every officer is always equipped with current-generation cameras for the full 10-year contract term.
- Fusus Livestream integration enables command to locate and view any officer's BWC feed in real time — improving situational awareness and coordinated response.
- AI Era Plan ensures Manchester Police has access to every AI tool released by Axon and access to any future AI solution Axon launches within the next decade at no additional cost.

III.

Officer Efficiency & Staffing

- AI Era Plan Draft One generates complete report narratives from body camera audio in seconds — agencies report 60–82% reduction in report writing time, recovering patrol hours every shift.
- Auto-Transcribe converts BWC and interview audio to searchable text automatically — eliminating the 3–4 hour manual transcription bottleneck after every interview.
- Axon AI Assistant provides real-time translation (50+ languages) and instant policy lookup directly from the field — removing language barriers and keeping officers' eyes on the scene.

Proposed Program — Hardware & Core Platform

PRODUCT	DESCRIPTION / BENEFIT	CURRENT CONTRACT	PROPOSED OSP T10
Body-Worn Cameras	Axon Body 4 with auto-activation via Signal Sidearm, Fusus Livestream integration, unlimited evidence storage, and real-time communication. TAP refreshes included at years 2.5, 5, 7.5 and 10.	AB4 cameras under 3 existing contracts — being consolidated into one agreement	10 Axon Body 4 cameras + TAP hardware refreshes
TASER 10 Devices	Upgrades from TASER 7. 45-ft range vs. 25-ft, 10 individually targeted probes vs. 2. Reduces force escalation risk and associated liability. Full cartridge replenishment throughout contract. Includes full hardware refresh halfway through contract.	TASER 7 handles — contract expires Nov 2027	10 TASER 10 handles + Signal Sensors + full cartridge supply (live, training, inert). Year 6–10 TASER hardware refresh included.
Axon VR Training	Immersive TASER and crisis response skills training via VR. Includes HTC Focus Vision headset, TASER 10 VR controller, handgun controller, scenario library, TAP refresh, and VR Instructor Certification.	Not included in any current contracts	Full VR training suite (headset, TASER & handgun controllers, holster, bag, tablet, TAP refresh + onsite training)
Axon Outpost ALPR	Solar-powered fixed ALPR camera for 24/7 license plate scanning. Auto-runs plates against NCIC hotlists. Includes installation, TAP refresh, and extended warranty.	4× mobile ALPR units on Fleet 3 cameras — no fixed surveillance capability	1× Axon Outpost solar ALPR camera — completely discounted at \$0.00 ✓

Proposed Program — Software & Services

PRODUCT	DESCRIPTION / BENEFIT	CURRENT CONTRACT	PROPOSED OSP T10
AI Era Plan	Every AI tool Axon has built — and every tool released within the 10-year term — at no additional cost. Draft One (60–82% faster reports), Auto-Transcribe, AI Assistant, Auto-Tagging, Smart Detection, and 8 more tools. \$199/license/mo bundle vs. \$290+ à la carte.	Not included in any current contracts	10 AI Era Plan licenses — all 14 current and future AI tools for 10 years
TASER Data Science (TREND)	Included within the Officer Safety Plan T10 bundle. Analyzes TASER 10 deployment data: probe connect rates, de-escalation tracking, incident analysis, and nationwide benchmarking — shaping targeted training for better field outcomes.	Basic TASER Evidence.com license in current TASER 7 contract	10 TREND licenses — included in OSP T10 bundle at no extra cost
Fusus Livestream + Evidence Storage	Command locates and livestreams any officer's Body 4 feed in real time for faster, coordinated response. Unlimited storage for all Axon BWC footage included.	Axon Community Add-On (Q-618059) providing community features — being consolidated	10 Fusus licenses + unlimited storage — included in OSP T10
Fleet 3 Advanced (6 vehicles)	Upgrades 6 in-car cameras from Fleet 3 Basic to Fleet 3 Advanced, adding full ALPR capability per vehicle. TAP refresh at year 5 included. Cradlepoint Netcloud license included.	6× Fleet 3 Basic (00108618) — no ALPR license, expiring July 2028	6× Fleet 3 Advanced with ALPR license — TAP refresh at year 5, plus Cradlepoint renewal
On-Demand Cert & Services	Officers recertify on flexible schedules. Includes TASER CEW + VR Instructor Cert (2-day on-site), VR implementation, and Axon Evidence Auto-	Certification services in prior contracts	10 On-Demand Certs + 1 VR Instructor Cert + implementation — \$0.

AI Era Plan — Why This Bundle Makes Sense

60–82%

faster report writing

Draft One

Generates a complete narrative draft from BWC audio in seconds. 10 officers × ~1 hr saved per shift = hours of patrol time recovered every week without adding to payroll.

65–75%

transcription time saved

Auto-Transcribe

Converts BWC and interview audio to searchable text automatically. Eliminates the 3–4 hour manual transcription bottleneck after every recorded interview.

50+

languages, real-time

AI Assistant

Real-time translation, policy lookup, and evidence search directly from the Body 4 camera — no language line delays, no returning to the station to check policy.

80%

evidence automation rate

Auto-Tagging

Applies incident type, officer, location, and date metadata on upload. Evidence is tagged and searchable the moment it arrives — not hours later after manual entry.

Bundle (AI Era Plan)

\$199

/mo

All 14 capabilities included

- ✓ Auto-Transcribe
- ✓ Draft One
- ✓ AI Assistant
- ✓ Policy Chat
- ✓ Brief One
- ✓ Form One
- ✓ Smart Detection
- ✓ Smart Capture
- ✓ AI Auto-Tagging
- ✓ Prepared 911
- ✓ Non-emergency Triage
- ✓ Quality Assurance
- ✓ Auto Dispatch
- ✓ All Future AI Tools

À La Carte Pricing

Purchased separately

\$290+

/mo



Massive Savings: \$91/mo per license = 31% discount vs. purchasing à la carte

Manchester PD: 10 licenses × \$91/mo savings = \$910/mo · \$10,920/yr · \$109,200 over 10 years vs. buying each tool separately

10-Year Investment Summary

\$762,337.00

Total Program Cost

\$292,254.50

Total Savings vs. Unbundled

\$29,225.45

Average Annual Savings

6 → 1

Contracts Consolidated

PAYMENT DATE	ANNUAL SUBTOTAL	ANNUAL TOTAL DUE
July 2026 (Year 1) *	\$76,233.70	\$76,233.70
July 2027 (Year 2)	\$76,233.70	\$76,233.70
July 2028 (Year 3)	\$76,233.70	\$76,233.70
July 2029 (Year 4)	\$76,233.70	\$76,233.70
July 2030 (Year 5)	\$76,233.70	\$76,233.70
July 2031 (Year 6)	\$76,233.70	\$76,233.70
July 2032 (Year 7)	\$76,233.70	\$76,233.70
July 2033 (Year 8)	\$76,233.70	\$76,233.70
July 2034 (Year 9)	\$76,233.70	\$76,233.70
July 2035 (Year 10)	\$76,233.70	\$76,233.70
TOTAL	\$762,337.00	\$762,337.00

Quote Pricing Detail — What's Included

Line-Item Pricing Summary

Officer Safety Plan T10 (10 × 120 mo.)	\$316,956.54
AI Era Plan (10 × 120 mo.)	\$229,424.00
Fleet 3 Advanced Renewal (6 × 60 mo. × 2)	\$151,279.20
SSR TAP Plan OSP Add-On (10 × 120 mo.)	\$8,370.00
VR Full Plan Upgrade (10 × 120 mo.)	\$17,292.00
Basic License Bundle (1 × 120 mo.)	\$2,161.20
Transfer Balance — Software & Services	(\$6,628.25) credit
Transfer Balance — Goods	\$19,293.23
AB4 Connected Hardware Bundle (10)	\$0.00 ✓
AB4 Multi-Bay Dock Bundle	\$0.00 ✓
Outpost TAP Plan (1 × 120 mo.)	\$0.00 ✓
All Certifications & Implementation Services	\$0.00 ✓

✓ Included at no additional cost within OSP T10 bundle

Discount Summary

Unbundled List Price	\$1,044,407.70
Quote List Price	\$812,730.90
Quote Net Price	\$762,337.00
TOTAL SAVINGS	\$292,254.50

Key Program Terms

- Quote: Q-847250-46154WS
- Program: 120 Months (10 Years)
- Contract Start: August 15, 2026
- Quote Expires: June 15, 2026
- Payment Terms: N30, Annual July invoicing

Delivery & Refresh Timeline

1

Jul 2026

Initial Delivery

- 10 Axon Body 4 Cameras
- 10 TASER 10 Handles + Signal Sensors
- 1 AB4 Multi-Bay 8-Bay Dock
- VR Headset, TASER & Handgun Controllers
- 1 Axon Outpost Solar ALPR Camera
- Full cartridge supply (live, training, inert)
- Holsters, bags, all accessories

2

Aug 2026

Contract Activation

- All software licenses go live (08/15/2026)
- AI Era Plan, Fusus Livestream, TREND
- Fleet 3 Advanced installation (6 vehicles)
- Outpost camera installation
- TASER On-Demand Certifications
- VR Instructor Cert (2-day) implementation

3

Jan 2029

TAP Refresh 1 (Yr 2.5)

- 10 replacement AB4 cameras
- 1 replacement multi-bay dock
- VR Headset, TASER & Handgun Controller refresh
- Continued annual cartridge resupply

4

Jul 2031

TAP Refresh 2 (Yr 6)

- 10 replacement AB4 cameras (2nd gen)
- 1 replacement multi-bay dock
- TASER 10 Year 6–10 hardware refresh
- Outpost camera TAP refresh
- Signal Sensor refresh (x10)
- VR Refresh 2 (headset + controllers)

NEXT STEPS

Moving Forward with Manchester PD

01

Obtain department and city approval for the 10-year OSP T10 consolidation proposal

02

Execute contract before Quote Expiration: June 15, 2026

03

Axon coordinates hardware delivery, TASER training, and Outpost installation for August 2026 contract start

APPLICATION FOR PAYMENT NO. 1

Name of Contractor: Midwest Concrete, Inc. Dated: June 3, 2026
 Name of Owner City of Manchester, Iowa
 Contract For: Grand Avenue Trail Extension Engineer's Project No. 24-150

Date of Completion:		Amount of Contract:			Dates of Estimate:			
Original	08/14/26	Original	\$ 199,862.20		From			
Revised		Revised			To			
Item No.	Item Description	Contract Items			This Period		Total to Date	
		Quant.	Unit	Unit Price	Quantity	Amount	Quantity	Amount
Base Bid								
1	SPECIAL BACKFILL	7.10	TON	21.00	0	-	0	-
2	EMBANKMENT-IN-PLACE	480	CY	26.00	0	-	0	-
3	EXCAVATION, CLASS 10, ROADWAY AND BORROW	820	CY	10.00	0	-	0	-
4	TOPSOIL, STRIP, SALVAGE AND SPREAD	600	CY	11.00	0	-	0	-
5	SHOULDER FINISHING, EARTH	37.5	STA	100.00	0	-	0	-
6	REMOVAL OF PAVEMENT	90	SY	14.00	0.0	-	0	-
7	RECREATIONAL TRAIL, PORTLAND CEMENT CONCRETE, 5 IN.	2,298	SY	46.00	0.0	-	0	-
8	RECREATIONAL TRAIL, PORTLAND CEMENT CONCRETE, 6 IN.	19.9	SY	90.00	0.0	-	0	-
9	DETECTABLE WARNINGS	52	SF	52.00	0.0	-	0	-
10	CURB AND GUTTER, P.C. CONCRETE, 2.5 FT.	28	LF	53.00	0	-	0	-
11	DRIVEWAY, P.C. CONCRETE, 8 IN.	97.9	SY	68.00	0.0	-	0	-
12	PAINTED PAVEMENT MARKINGS, WATERBORNE OR SOLVENT-BASED	6.2	STA	260.00	0.0	-	0.00	-
13	TRAFFIC CONTROL	1	LS	2,000.00	0.0	-	0.00	-
14	PATCHES, FULL-DEPTH FINISH, BY AREA	43.8	SY	100.00	0.0	-	0.00	-
15	PATCHES, FULL-DEPTH FINISH, BY COUNT	2	EACH	100.00	0	-	0	-
16	MOBILIZATION	1	LS	11,000.00	0.1	1,100.00	0.1	1,100.00
17	MULCHING, MECHANICALLY-BONDED FIBER MATRIX	0.5	ACRE	3,300.00	0	-	0	-
18	STABILIZING CROP - SEEDING AND FERTILIZING (URBAN)	0.5	ACRE	2,200.00	0	-	0	-
19	SILT FENCE	1,200	LF	1.60	0	-	0	-
20	PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE, 12 IN. DIA.	3,230	LF	3.10	0	-	0	-
21	REMOVAL OF PERIMETER AND SLOPE OR DITCH CHECK SEDIMENT CONTROL	4,430	LF	0.10	0	-	0	-
TOTAL AMOUNT						\$ 1,100.00		\$ 1,100.00
AMOUNT					THIS PERIOD		TOTAL TO DATE	
Amount Earned						\$ 1,100.00		\$ 1,100.00
Amount Retained 3%						33.00		33.00
Previous Payments								
AMOUNT DUE						\$ 1,067.00		\$ 1,067.00
Estimated Percentage Job Completion								0.6%
Is Construction Progress on Schedule					<input checked="" type="checkbox"/>	YES		<input type="checkbox"/> NO

CONTRACTOR CERTIFICATION:

The undersigned CONTRACTOR certifies that (1) all previous progress payments received from the owner on account of Work done under the Contract Referred to above have been applied to discharge in full the obligations of CONTRACTOR incurred in connection with Work covered by prior Applications for Payment; and (2) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all liens, claims, security interests and encumbrances (except such as covered by Bond acceptable to the OWNER).

CONTRACTOR
Midwest Concrete, Inc.

Dated 6/5/26

By Scott Bergusky

ENGINEER'S RECOMMENDATION

This Application (with accompanying documentation) meets the requirements of the Contract Documents and payment of the above AMOUNT DUE this application is recommended.

Burrington Group, Inc.
 ENGINEER

Dated 6/5/2026

By Jason A. Wenger, P.E.

OWNER'S APPROVAL

City of Manchester, Iowa
 OWNER

Dated _____

By _____