



Agenda for the Regular Meeting of the City Council of the City of Manchester
Monday, August 24, 2026 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

2. Public Input

Public Input: Please state your name and address for the record before speaking. Comments are limited to 5 minutes, with a 30-minute total Public Input period. Under Iowa Open Meetings Law, the City Council cannot take formal action on items not listed on the agenda.

3. Consent Agenda

- 3.1. Approval of the minutes of the August 10, 2026 Regular City Council meeting
- 3.2. R-100-2026 Resolution Approving Payment of Bills
- 3.3. Acknowledge receipt of the following City Reports & Minutes: minutes of the July 9, 2026 Library Board meeting; July 2026 Library Monthly Statistical Report; minutes of the August 17, 2026 Parks & Recreation Commission meeting; July 2026 Wastewater IDNR Reports
- 3.4. R-101-2026 Resolution Amending Salary Resolution
- 3.5. Approve payment of claims totaling \$21,802.00 to Fehr Graham for engineering services
- 3.6. Approve payment of claims totaling \$8,725.00 to Kirkham Michael for engineering services
- 3.7. Approve sale of used John Deere Curtis Cab & 47 inch Snowblower with Quick Hitch to Nick Geuther for \$2,505.00

4. Public Hearings

- 4.1. Public Hearing on Proposed Permanent Non-Assignable Easement with RAMM Properties, LLC related to property located at 116 South Franklin Street
- 4.2. Consider approval of Resolution 102-2026 Approving Permanent Non-Assignable Easement with RAMM Properties, LLC related to property located at 116 South Franklin Street
- 4.3. Public Hearing on proposed Development Agreement with Wesley D. Schulte
- 4.4. Consider approval of Resolution 103-2026 Approving Development Agreement with Wesley D. Schulte, Authorizing Annual Appropriation Tax Increment Payments and

Pledging Certain Tax Increment Revenues to the Payment of the Agreement

- 4.5. Public Hearing on proposed Development Agreement with Westgate Center, LLC
- 4.6. Consider approval of Resolution 104-2026 Approving Development Agreement with Westgate Center, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
- 4.7. Public Hearing on Rezoning Request for 1001 East Main Street
- 4.8. Consider approval of the first consideration and adoption of Ordinance 009-2026 Amending the Official Zoning Map of the City of Manchester, Iowa (1001 East Main Street)
- 4.9. Public Hearing on Rezoning Request for 1110 East Main Street
- 4.10. Consider approval of the first consideration and adoption of Ordinance 010-2026 Amending the Official Zoning Map of the City of Manchester, Iowa (1110 East Main Street)

5. Regular Agenda Items

- 5.1. Consider approval of Resolution 105-2026 Approving Final Plat of the Kammiller Subdivision
- 5.2. Consider approval of bid from River City Paving in the amount of \$45,430.00 to surface East Honey Creek Drive
- 5.3. Consider approval of Resolution 106-2026 Authorizing Economic Development Grant Agreement with Gathering Place Event Center LLC and Authorizing Internal Advance for Funding of Economic Development Grant Thereunder
- 5.4. Consider approval of Resolution 107-2026 Approving Change #1 for the Airport Runway Rehabilitation Project

6. Reports

- 6.1. Engineering Firms
- 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
Monday, August 10, 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, Diane Hammell, Bill Scherbring, Joe Dittrick. Absent: None.

APPROVAL OF THE AGENDA

Motion by Poynor, seconded by Dittrick to approve the agenda as presented. On call of roll: Ayes: Poynor, Dittrick, Hammell, Scherbring. Nays: None. Motion carried.

PRESENTATION OF AWARDS

Police Chief Ben Davis recognized Officer Peyton Clark and Sergeant David Trumblee for receiving life saving awards for their use of AEDs to save lives within the past 30 days.

PUBLIC INPUT

None.

CONSENT AGENDA

3.1 Approval of the minutes of the July 27, 2026 Regular City Council meeting; July 30, 2026 City Council Work Session & the August 3, 2026 Committee of the Whole meeting

3.2 R-090-2026 Resolution Approving Payment of Bills

3.3 Approval of the following Liquor License Application: Renewal Application for Off Premise Class B Retail Alcohol License for Kwik Star #790 at 1000 West Main Street

3.4 Approve Pay Estimate #5 in the amount of \$131,297.14 to Eastern Iowa Excavating & Concrete for the Anderson Street Improvement Project

3.5 Approve Pay Estimate #2 in the amount of \$113,130.31 to Midwest Concrete Inc for the Grand Avenue Trail Extension Project

3.6 R-091-2026 Resolution Waiving Right to Review Plat of Survey, Bennett Family Second Subdivision

3.7 R-092-2026 Resolution Waiving Right to Review Plat of Survey, Parcel 2026-69

3.8 R-093-2026 Resolution Waiving Right to Review Plat of Survey, Parcel 2026-70

3.9 Approve payment of claims totaling \$12,426.24 to Kirkham Michael for engineering services

3.10 R-094-2026 Resolution Adopting Social Media Policy

3.11 Approve payment of claims totaling \$13,825.17 to Burrington Group for engineering services

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

Bills approved for payment:

Vendor	Description	Amount
ACCESS SYSTEMS LEASING	COPIER/NETWORK MAINT CONTRACT	574.64
ADP	PAYROLL, PAYROLL TAXES	130,883.80
AFLAC	PAYROLL WITHHOLDINGS	677.77
ALL SECURE	ALARM MONITORING	135.00
BLACK HILLS ENERGY	NATURAL GASE	3,306.67

CITY LAUNDERING	BUILDING MAINT, FIRST AID SUPPLIES	156.24
CITY OF MANCHESTER	COMPLEX WATER/SEWER	796.85
COMELEC SERVICES	PHONE/INTERNET	60.00
DELAWARE CO SOLID WASTE	MONTHLY LANDFILL	1,061.80
DJ REPAIR	VEHICLE MAINT, SUPPLIES	650.06
DUBUQUE FIRE EQUIPMENT	FIRE EXTINGUISHER MAINT	225.00
FASTENAL COMPANY	LOCATOR PAINT	235.62
IA ONE CALL	LOCATES	163.00
INGRAM LIBRARY SERVICES	LIBRARY MATERIALS	267.50
IPERS	PAYROLL WITHHOLDINGS	15,744.57
J & R SUPPLY	WATER RISERS & BOXES	790.00
JASMINE WHITE	AIRPORT CUSTODIAL	80.00
JE & SM ENTERPRISES	CONCESSIONS	352.00
JOHN KEPPLER	TREE REMOVAL/TRIMMING	1,400.00
K & W COATINGS	WATER TOWER MAINT	9,500.00
KANOPY	LIBRARY MATERIALS	24.00
KLUESNER SANITATION	MONTHLY GARBAGE/RECYCLING	29,226.29
MAGGIE SOMMERS	WEBSITE MAINT	800.00
MANCHESTER SIGNS	SIGNS	80.00
MASTERPIECE CLEANING	CUSTODIAL	800.00
MEDIACOM	PHONE/INTERNET	266.12
MIDWEST TAPE/HOOPLA	LIBRARY MATERIALS	23.24
MYERS COX CO	CONCESSIONS	751.94
ORKIN EXTERMINATION	EXTERMINATION SERVICES	725.76
OVERDRIVE	LIBRARY MATERIALS	691.18
PITNEY BOWES	POSTAGE MACHINE SUPPLIES	112.87
RICHARD MCCRABB	MOWING	280.00
RUNDE AUTO GROUP	POLICE VEHICLE MAINT	252.95
SARAH TAYLOR MARKETING	SOCIAL MEDIA MARKETING	1,499.00
SCHMITZ JANITORIAL SUPPLY	PARK SUPPLIES	951.60
SLM LAWN MOWING	MOWING CONTRACT, NUISANCE MOWING	5,284.17
THE NORTHWAY CORPORATION	SUPPLIES	261.95
TIM HEIMS	REIMB SUPPLIES	96.27
UNITED STATES TREASURY	ANNUAL FEE	13.88
US CELLULAR	PHONE/INTERNET/MOBILE DATA	16.79
USPS	UTILITY BILLING POSTAGE	1,315.57
VISA	MONTHLY CREDIT CARD USAGE	149.33
WALMART	SUPPLIES	48.85
WIN	PHONE/INTERNET	336.70
WINDSTREAM	PHONE/INTERNET	561.75
	TOTAL	211,630.73
	FUND TOTALS	
	GENERAL	158,760.74
	HOTEL/MOTEL TAX	2,395.27
	ROAD USE TAX	18,438.70
	EMPLOYEE BENEFITS	13.88
	PARK GIFT & TRUST	80.00

	LIBRARY GIFT & TRUST	354.89
	WATER	21,332.41
	SEWER	10,254.84
	TOTAL	211,630.73

PUBLIC HEARING ON A PROPOSED AMENDMENT TO THE MANCHESTER URBAN RENEWAL AREA

Mayor Behnken opened the Public Hearing at 5:06pm. City Manager Brock Waters explained the amendment relates to the Lincoln school redevelopment, hotel redevelopment, and north end infrastructure improvements. There being no comments to be heard and no written comments on file, Mayor Behnken closed the Public Hearing at 5:07pm.

Motion by Hammell, seconded by Poynor to adopt Resolution R-095-2026 to Approve Urban Renewal Plan Amendment for the Manchester Urban Renewal Area. On call of roll: Ayes: Hammell, Poynor, Dittrick, Scherbring. Nays: None. Motion carried.

Motion by Scherbring, seconded by Dittrick to adopt Resolution R-096-2026 Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Wesley D. Schulte, including Annual Appropriation Tax Increment Payments. On call of roll: Ayes: Scherbring, Dittrick, Poynor, Hammell. Nays: None. Motion carried.

Motion by Hammell, seconded by Dittrick to adopt Resolution R-097-2026 Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Westgate Center, LLC, including Annual Appropriation Tax Increment Payments. On call of roll: Ayes: Hammell, Dittrick, Scherbring, Poynor. Nays: None. Motion carried.

CITY COUNCIL VACANCY

Motion by Dittrick, seconded by Scherbring to acknowledge receipt of letter of resignation from At Large City Council Member Bryan Gray effective July 27, 2026. On call of roll: Ayes: Dittrick, Scherbring, Hammell, Poynor. Nays: None. Motion carried.

Waters reviewed the options previously discussed by the City Council for filling the vacancy. The City Council discussed the appointment process and timeline, including accepting applications through August 28 and considering an appointment at the September 8 meeting.

Motion by Dittrick, seconded by Poynor, to fill the At Large City Council vacancy by appointment at the September 8, 2026 meeting. On call of roll: Ayes: Dittrick, Poynor, Hammell, Scherbring. Nays: None. Motion carried.

2026 IOWA FIREFIGHTERS' ASSOCIATION CONVENTION

Fireman Tanner DeMoss reviewed proposed street closures for activities associated with the 2026 Iowa Firefighters' Association Convention in Manchester.

Motion by Scherbring, seconded by Dittrick to approve the request from the Fire Department to temporarily close certain streets for the 2026 Iowa Firefighters Association Convention as follows: Grand Avenue from the north side of the north access to the bus barn north to Fairview Drive on September 9 & 10, 2026 for Convention Water Fights; and East Main Street from Franklin Street to Tama Street, the 100 block of South Madison Street from the alley north to East Main Street, and the 100 block of North Madison Street on Friday,

September 11, 2026, for Convention Drills. On call of roll: Ayes: Scherbring, Dittrick, Poynor, Hammell. Nays: None. Motion carried.

Fire Chief Rattenborg reviewed the parade route for the Convention Parade scheduled for 2:00 p.m. on September 12, noting it will go from Acers Street at the fairgrounds to Stiles Street to East Main Street to North Brewer Street to New Street and finish at the fairgrounds.

Motion by Scherbring, seconded by Poynor to approve the parade route for the Iowa Firefighters' Association Convention Parade to be held Saturday, September 12, 2026. On call of roll: Ayes: Scherbring, Poynor, Hammell, Dittrick. Nays: None. Motion carried.

REPLACEMENT OF AIR CONDITIONING UNITS AT THE MANCHESTER PUBLIC LIBRARY

Library Director Alison Hegland reviewed the proposed replacement of air conditioning units at the Manchester Public Library and the estimates received from Don & Walt and DelCo Plumbing & Heating for the work.

Motion by Hammell, seconded by Poynor to approve the estimate from Don & Walt LLC to replace the air conditioning units at the Manchester Public Library with mini-split units at an estimated cost of \$18,000, as recommended. On call of roll: Ayes: Hammell, Poynor, Dittrick, Scherbring. Nays: None. Motion carried.

AUDIT REPORT FOR FISCAL YEAR ENDING JUNE 30, 2025

City Clerk Erin Learn reviewed the audit report for the fiscal year ending June 30, 2025 with the City Council.

RAMM PROPERTIES, LLC

Motion by Scherbring, seconded by Hammell to adopt Resolution R-098-2026 Approving Development Agreement with RAMM Properties, LLC. On call of roll: Ayes: Scherbring, Hammell, Poynor, Dittrick. Nays: None. Motion carried.

Motion by Poynor, seconded by Dittrick to adopt Resolution R-099-2026 Setting Date for Public Hearing on Proposed Conveyance of a Permanent Non-Assignable Easement to RAMM Properties, LLC. On call of roll: Ayes: Poynor, Dittrick, Scherbring, Hammell. Nays: None. Motion carried.

REPORTS

Engineering, City Staff and City Council reports were given.

Motion by Dittrick, seconded by Poynor that the meeting adjourn at 5:41pm. Motion carried, all ayes.

Connie Behnken, Mayor

ATTEST:

Erin Learn, City Clerk

R-100-2026
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 24th day of August, 2026.

Connie Behnken, Mayor

Erin Learn, City Clerk



Manchester, IA

Expense Approval Report

By Vendor Name

Payment Dates 8/8/2026 - 8/21/2026

Vendor Name	Description (Payable)	Account Name	Amount
Vendor: 00037 - ALLIANT ENERGY			
Fund: 001 - GENERAL			
Department: 110 - POLICE			
ALLIANT ENERGY	ELECTRICITY	ELECTRICITY	467.33
		Department 110 - POLICE Total:	467.33
Department: 130 - EMERGENCY MANAGEMENT			
ALLIANT ENERGY	ELECTRICITY	ELECTRICITY	20.00
		Department 130 - EMERGENCY MANAGEMENT Total:	20.00
Department: 150 - FIRE			
ALLIANT ENERGY	ELECTRICITY	ELECTRICITY	98.70
		Department 150 - FIRE Total:	98.70
Department: 230 - STREET LIGHTING			
ALLIANT ENERGY	ELECTRICITY	STREET LIGHTING ELECTRICITY	56.96
ALLIANT ENERGY	ELECTRICITY	STREET LIGHTING ELECTRICITY	7,992.82
		Department 230 - STREET LIGHTING Total:	8,049.78
Department: 280 - AIRPORT			
ALLIANT ENERGY	ELECTRICITY	ELECTRICITY	121.72
		Department 280 - AIRPORT Total:	121.72
Department: 410 - LIBRARY			
ALLIANT ENERGY	ELECTRICITY	ELECTRICITY	1,450.36
		Department 410 - LIBRARY Total:	1,450.36
Department: 430 - PARKS & RECREATION			
ALLIANT ENERGY	ELECTRICITY	ELECTRICITY	372.97
ALLIANT ENERGY	ELECTRICITY	ELECTRICITY	341.11
		Department 430 - PARKS & RECREATION Total:	714.08
Department: 435 - AQUATIC CENTER			
ALLIANT ENERGY	ELECTRICITY	ELECTRICITY	3,627.75
		Department 435 - AQUATIC CENTER Total:	3,627.75
Department: 620 - CITY ADMINISTRATION			
ALLIANT ENERGY	ELECTRICITY	ELECTRICITY	669.03
		Department 620 - CITY ADMINISTRATION Total:	669.03
		Fund 001 - GENERAL Total:	15,218.75
Fund: 110 - ROAD USE TAX			
Department: 210 - STREETS			
ALLIANT ENERGY	ELECTRICITY	ELECTRICITY	483.82
		Department 210 - STREETS Total:	483.82
Department: 240 - TRAFFIC CONTROL/SAFETY			
ALLIANT ENERGY	ELECTRICITY	ELECTRICITY	93.09
		Department 240 - TRAFFIC CONTROL/SAFETY Total:	93.09
		Fund 110 - ROAD USE TAX Total:	576.91
Fund: 600 - WATER			
Department: 810 - WATER			
ALLIANT ENERGY	ELECTRICITY	ELECTRICITY	1,253.88
ALLIANT ENERGY	ELECTRICITY	ELECTRICITY	3,071.35
		Department 810 - WATER Total:	4,325.23
		Fund 600 - WATER Total:	4,325.23
Fund: 610 - SEWER			
Department: 815 - SEWER			
ALLIANT ENERGY	ELECTRICITY	ELECTRICITY	388.49

Expense Approval Report

Payment Dates: 8/8/2026 - 8/21/2026

Vendor Name	Description (Payable)	Account Name	Amount
ALLIANT ENERGY	ELECTRICITY	ELECTRICITY	12,250.85
		Department 815 - SEWER Total:	12,639.34
		Fund 610 - SEWER Total:	12,639.34
		Vendor 00037 - ALLIANT ENERGY Total:	32,760.23
Vendor: 00046 - AMAZON BUSINESS			
Fund: 001 - GENERAL			
Department: 110 - POLICE			
AMAZON BUSINESS	STORAGE UNITS	BUILDING IMPROVEMENTS	323.88
AMAZON BUSINESS	RAGBRAI INFO BOOTH	OFFICE SUPPLIES	2.88
AMAZON BUSINESS	PD SAFE	BUILDING IMPROVEMENTS	269.69
AMAZON BUSINESS	PD CONF ROOM	BUILDING IMPROVEMENTS	18.09
AMAZON BUSINESS	PD CONF ROOM	BUILDING IMPROVEMENTS	159.98
AMAZON BUSINESS	PD CONF ROOM	BUILDING IMPROVEMENTS	214.72
		Department 110 - POLICE Total:	989.24
Department: 280 - AIRPORT			
AMAZON BUSINESS	AIRPORT FUEL PUMP	BUILDING/GROUNDS	12.95
		Department 280 - AIRPORT Total:	12.95
Department: 410 - LIBRARY			
AMAZON BUSINESS	LIB BOOK ORDER	LIBRARY MATERIALS	14.00
AMAZON BUSINESS	LIB RETURN	OFFICE SUPPLIES	-10.97
AMAZON BUSINESS	LIB PROGRAMS & SUPPLIES	PROGRAMS/EVENTS	37.51
AMAZON BUSINESS	LIB PROGRAMS & SUPPLIES	LIBRARY MATERIALS	287.57
AMAZON BUSINESS	LIB BOOK ORDER	LIBRARY MATERIALS	300.19
AMAZON BUSINESS	LIB BOOK ORDER	FURNITURE/EQUIPMENT	173.89
AMAZON BUSINESS	LIB BOOK ORDER	LIBRARY MATERIALS	358.17
AMAZON BUSINESS	LIB BOOK ORDER	OFFICE SUPPLIES	189.53
		Department 410 - LIBRARY Total:	1,349.89
Department: 430 - PARKS & RECREATION			
AMAZON BUSINESS	PARK SUPPLIES	OPERATING SUPPLIES	7.89
AMAZON BUSINESS	PARK HANDSOAP	BUILDING/GROUNDS	124.58
		Department 430 - PARKS & RECREATION Total:	132.47
Department: 435 - AQUATIC CENTER			
AMAZON BUSINESS	POOL SUPPLIES	OPERATING SUPPLIES	49.36
		Department 435 - AQUATIC CENTER Total:	49.36
Department: 620 - CITY ADMINISTRATION			
AMAZON BUSINESS	PAYROLL SUPPLIES	OFFICE SUPPLIES	33.42
AMAZON BUSINESS	RAGBRAI INFO BOOTH	OFFICE SUPPLIES	80.98
AMAZON BUSINESS	THOMAS NOTARY STAMP	OFFICE SUPPLIES	18.99
AMAZON BUSINESS	ADMIN COUNCIL CORD	BUILDING/GROUNDS	38.93
		Department 620 - CITY ADMINISTRATION Total:	172.32
		Fund 001 - GENERAL Total:	2,706.23
Fund: 003 - HOTEL/MOTEL TAX			
Department: 499 - OTHER CULTURE/RECREATION			
AMAZON BUSINESS	RAGBRAI INFO BOOTH	RAGBRAI EXPENSES	114.21
AMAZON BUSINESS	RAGBRAI DRINKING HOSES	RAGBRAI EXPENSES	39.22
		Department 499 - OTHER CULTURE/RECREATION Total:	153.43
		Fund 003 - HOTEL/MOTEL TAX Total:	153.43
Fund: 171 - LIBRARY GIFT & TRUST			
Department: 410 - LIBRARY			
AMAZON BUSINESS	LIB BOOK ORDER	LIBRARY MATERIALS	50.51
AMAZON BUSINESS	LIB BOOK RETURN	LIBRARY MATERIALS	-16.24
AMAZON BUSINESS	LIB BOOK RETURN	LIBRARY MATERIALS	-1.70
		Department 410 - LIBRARY Total:	32.57
		Fund 171 - LIBRARY GIFT & TRUST Total:	32.57
		Vendor 00046 - AMAZON BUSINESS Total:	2,892.23

Expense Approval Report

Payment Dates: 8/8/2026 - 8/21/2026

Vendor Name	Description (Payable)	Account Name	Amount
Vendor: 00051 - AMERICAN LEGION POST 45			
Fund: 001 - GENERAL			
Department: 430 - PARKS & RECREATION			
AMERICAN LEGION POST 45	FLAGS	BUILDING/GROUNDS	793.00
		Department 430 - PARKS & RECREATION Total:	793.00
		Fund 001 - GENERAL Total:	793.00
		Vendor 00051 - AMERICAN LEGION POST 45 Total:	793.00
Vendor: 00551 - ANDERSON WELDING & MACHINE SHOP			
Fund: 001 - GENERAL			
Department: 430 - PARKS & RECREATION			
ANDERSON WELDING & MACH..	PARTS & SUPPLIES	BUILDING/GROUNDS	55.44
		Department 430 - PARKS & RECREATION Total:	55.44
		Fund 001 - GENERAL Total:	55.44
Fund: 324 - STREET PROJECTS			
Department: 210 - STREETS			
ANDERSON WELDING & MACH..	PARTS & SUPPLIES	STREET EXTENSIONS/SMALL P...	603.24
		Department 210 - STREETS Total:	603.24
		Fund 324 - STREET PROJECTS Total:	603.24
		Vendor 00551 - ANDERSON WELDING & MACHINE SHOP Total:	658.68
Vendor: 01459 - APPARATUS TESTING SERVICE			
Fund: 001 - GENERAL			
Department: 150 - FIRE			
APPARATUS TESTING SERVICE	FIRE PUMP CERTIFICATION	VEHICLE REPAIR/MAINT	1,185.63
		Department 150 - FIRE Total:	1,185.63
		Fund 001 - GENERAL Total:	1,185.63
		Vendor 01459 - APPARATUS TESTING SERVICE Total:	1,185.63
Vendor: 00113 - ARNOLD MOTOR SUPPLY LLP			
Fund: 110 - ROAD USE TAX			
Department: 210 - STREETS			
ARNOLD MOTOR SUPPLY LLP	SHOP SUPPLIES	VEHICLE REPAIR/MAINT	2.46
		Department 210 - STREETS Total:	2.46
		Fund 110 - ROAD USE TAX Total:	2.46
		Vendor 00113 - ARNOLD MOTOR SUPPLY LLP Total:	2.46
Vendor: 02000 - AT&T			
Fund: 001 - GENERAL			
Department: 410 - LIBRARY			
AT&T	LIB HOTSPOT	DUES/SUBSCRIPTIONS	50.15
		Department 410 - LIBRARY Total:	50.15
		Fund 001 - GENERAL Total:	50.15
		Vendor 02000 - AT&T Total:	50.15
Vendor: 02096 - BRANDON TAYLOR			
Fund: 003 - HOTEL/MOTEL TAX			
Department: 499 - OTHER CULTURE/RECREATION			
BRANDON TAYLOR	RAGBRAI CONTRACT LAW	RAGBRAI EXPENSES	550.00
		Department 499 - OTHER CULTURE/RECREATION Total:	550.00
		Fund 003 - HOTEL/MOTEL TAX Total:	550.00
		Vendor 02096 - BRANDON TAYLOR Total:	550.00

Expense Approval Report

Payment Dates: 8/8/2026 - 8/21/2026

Vendor Name	Description (Payable)	Account Name	Amount
Vendor: 00173 - BURRINGTON GROUP INC			
Fund: 308 - BIKEWAY/WALKWAY PROJECTS			
Department: 430 - PARKS & RECREATION			
BURRINGTON GROUP INC	ENGINEERING FEES	GRAND AVENUE TRAIL EXTENS..	13,825.17
		Department 430 - PARKS & RECREATION Total:	13,825.17
		Fund 308 - BIKEWAY/WALKWAY PROJECTS Total:	13,825.17
		Vendor 00173 - BURRINGTON GROUP INC Total:	13,825.17
Vendor: 00234 - CITY LAUNDERING INC			
Fund: 001 - GENERAL			
Department: 410 - LIBRARY			
CITY LAUNDERING INC	RUG MAINTENANCE	FURNITURE/EQUIPMENT	69.78
		Department 410 - LIBRARY Total:	69.78
		Fund 001 - GENERAL Total:	69.78
		Vendor 00234 - CITY LAUNDERING INC Total:	69.78
Vendor: 01993 - COAST TO COAST CALIBRATION			
Fund: 610 - SEWER			
Department: 815 - SEWER			
COAST TO COAST CALIBRATION	SCALE & BALANCE	TESTING	252.00
		Department 815 - SEWER Total:	252.00
		Fund 610 - SEWER Total:	252.00
		Vendor 01993 - COAST TO COAST CALIBRATION Total:	252.00
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
Vendor: 01914 - CONNECTIONS INC EAP			
Fund: 112 - EMPLOYEE BENEFITS			
Department: 699 - OTHER GENERAL GOVERNMENT			
CONNECTIONS INC EAP	EMPLOYEE ASSISTANCE PROG...	REFUNDS/MISC	164.67
		Department 699 - OTHER GENERAL GOVERNMENT Total:	164.67
		Fund 112 - EMPLOYEE BENEFITS Total:	164.67
		Vendor 01914 - CONNECTIONS INC EAP Total:	164.67
Vendor: 02094 - CONTRACTOR SOLUTIONS			
Fund: 610 - SEWER			
Department: 815 - SEWER			
CONTRACTOR SOLUTIONS	SEWER JET JAC REPAIR	VEHICLE REPAIR/MAINT	32,184.79
		Department 815 - SEWER Total:	32,184.79
		Fund 610 - SEWER Total:	32,184.79
		Vendor 02094 - CONTRACTOR SOLUTIONS Total:	32,184.79
Vendor: 02019 - CORE & MAIN			
Fund: 600 - WATER			
Department: 810 - WATER			
CORE & MAIN	METERS	METER PURCHASE	11,250.00
		Department 810 - WATER Total:	11,250.00
		Fund 600 - WATER Total:	11,250.00

Expense Approval Report

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Vendor Name	Description (Payable)	Account Name	Amount
Fund: 610 - SEWER			
Department: 815 - SEWER			
CORE & MAIN	METERS	METER PURCHASE	11,250.00
		Department 815 - SEWER Total:	11,250.00
		Fund 610 - SEWER Total:	11,250.00
		Vendor 02019 - CORE & MAIN Total:	22,500.00
Vendor: 00165 - DAKOTA SUPPLY GROUP INC			
Fund: 320 - SUBDIVISION PROJECTS			
Department: 750 - CAPITAL PROJECTS			
DAKOTA SUPPLY GROUP INC	WATER PROJECT SUPPLIES	WESTSIDE ESTATES SUBDIVISI...	5,652.00
		Department 750 - CAPITAL PROJECTS Total:	5,652.00
		Fund 320 - SUBDIVISION PROJECTS Total:	5,652.00
Fund: 324 - STREET PROJECTS			
Department: 210 - STREETS			
DAKOTA SUPPLY GROUP INC	WATER PROJECT SUPPLIES	ANDERSON STREET PROJECT	950.00
		Department 210 - STREETS Total:	950.00
		Fund 324 - STREET PROJECTS Total:	950.00
Fund: 602 - WATER CAPITAL IMPROVEMENTS			
Department: 810 - WATER			
DAKOTA SUPPLY GROUP INC	WATER PROJECT SUPPLIES	WATER CAPITAL PROJECTS	6,754.00
		Department 810 - WATER Total:	6,754.00
		Fund 602 - WATER CAPITAL IMPROVEMENTS Total:	6,754.00
		Vendor 00165 - DAKOTA SUPPLY GROUP INC Total:	13,356.00
Vendor: 00336 - DELAWARE COUNTY AUDITOR			
Fund: 001 - GENERAL			
Department: 110 - POLICE			
DELAWARE COUNTY AUDITOR	4TH QTR FY 26 DISPATCH FEE	DEL CO DISPATCH SERVICES C...	50,574.96
		Department 110 - POLICE Total:	50,574.96
		Fund 001 - GENERAL Total:	50,574.96
Fund: 324 - STREET PROJECTS			
Department: 210 - STREETS			
DELAWARE COUNTY AUDITOR	BEACON FEE	PROFESSIONAL/LEGAL FEES	10,000.00
		Department 210 - STREETS Total:	10,000.00
		Fund 324 - STREET PROJECTS Total:	10,000.00
		Vendor 00336 - DELAWARE COUNTY AUDITOR Total:	60,574.96
Vendor: 01669 - DEL-CLAY FARM EQUIPMENT			
Fund: 110 - ROAD USE TAX			
Department: 210 - STREETS			
DEL-CLAY FARM EQUIPMENT	PARTS	VEHICLE REPAIR/MAINT	304.76
		Department 210 - STREETS Total:	304.76
		Fund 110 - ROAD USE TAX Total:	304.76
		Vendor 01669 - DEL-CLAY FARM EQUIPMENT Total:	304.76
Vendor: 00362 - DELHI LUMBER			
Fund: 001 - GENERAL			
Department: 110 - POLICE			
DELHI LUMBER	EVIDENCE STORAGE	BUILDING IMPROVEMENTS	216.77
		Department 110 - POLICE Total:	216.77
		Fund 001 - GENERAL Total:	216.77

Expense Approval Report

Payment Dates: 8/8/2026 - 8/21/2026

Vendor Name	Description (Payable)	Account Name	Amount
Fund: 110 - ROAD USE TAX			
Department: 210 - STREETS			
DELHI LUMBER	MAILBOX POST	ST MAINT SUPPL/OPS	22.73
		Department 210 - STREETS Total:	22.73
		Fund 110 - ROAD USE TAX Total:	22.73
		Vendor 00362 - DELHI LUMBER Total:	239.50
Vendor: 00366 - DEMCO INC			
Fund: 001 - GENERAL			
Department: 410 - LIBRARY			
DEMCO INC	BOOK COVERS	FURNITURE/EQUIPMENT	2,837.03
		Department 410 - LIBRARY Total:	2,837.03
		Fund 001 - GENERAL Total:	2,837.03
		Vendor 00366 - DEMCO INC Total:	2,837.03
Vendor: 02097 - DERRICK CHAMBERS			
Fund: 003 - HOTEL/MOTEL TAX			
Department: 499 - OTHER CULTURE/RECREATION			
DERRICK CHAMBERS	RAGBRAI CONTRACT LAW	RAGBRAI EXPENSES	550.00
		Department 499 - OTHER CULTURE/RECREATION Total:	550.00
		Fund 003 - HOTEL/MOTEL TAX Total:	550.00
		Vendor 02097 - DERRICK CHAMBERS Total:	550.00
Vendor: 00389 - DJ REPAIR INC			
Fund: 001 - GENERAL			
Department: 150 - FIRE			
DJ REPAIR INC	FD TRUCK REPAIR	VEHICLE REPAIR/MAINT	163.60
		Department 150 - FIRE Total:	163.60
		Fund 001 - GENERAL Total:	163.60
		Vendor 00389 - DJ REPAIR INC Total:	163.60
Vendor: 00393 - DOG WASTE DEPOT			
Fund: 001 - GENERAL			
Department: 430 - PARKS & RECREATION			
DOG WASTE DEPOT	DOG WASTE BAGS	BUILDING/GROUNDS	579.54
		Department 430 - PARKS & RECREATION Total:	579.54
		Fund 001 - GENERAL Total:	579.54
		Vendor 00393 - DOG WASTE DEPOT Total:	579.54
Vendor: 00399 - DON & WALT LLC			
Fund: 001 - GENERAL			
Department: 435 - AQUATIC CENTER			
DON & WALT LLC	REPAIRS	BUILDING/GROUNDS	252.42
		Department 435 - AQUATIC CENTER Total:	252.42
		Fund 001 - GENERAL Total:	252.42
Fund: 610 - SEWER			
Department: 815 - SEWER			
DON & WALT LLC	REPAIRS	BUILDING/GROUNDS	114.73
		Department 815 - SEWER Total:	114.73
		Fund 610 - SEWER Total:	114.73
		Vendor 00399 - DON & WALT LLC Total:	367.15
Vendor: 00433 - EASTERN IA EXCAVATING & CONCRETE			
Fund: 324 - STREET PROJECTS			
Department: 210 - STREETS			
EASTERN IA EXCAVATING & C...	PAY #5 ANDERSON STREET PR...	ANDERSON STREET PROJECT	131,297.14
		Department 210 - STREETS Total:	131,297.14
		Fund 324 - STREET PROJECTS Total:	131,297.14
		Vendor 00433 - EASTERN IA EXCAVATING & CONCRETE Total:	131,297.14

Expense Approval Report

Payment Dates: 8/8/2026 - 8/21/2026

Vendor Name	Description (Payable)	Account Name	Amount
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	2,617.43
		Department 210 - STREETS Total:	2,617.43
		Fund 324 - STREET PROJECTS Total:	2,617.43
		Vendor 00438 - ECIA Total:	4,617.43
Vendor: 00490 - FAREWAY STORES INC			
Fund: 001 - GENERAL			
Department: 410 - LIBRARY			
FAREWAY STORES INC	SUPPLIES	PROGRAMS/EVENTS	18.39
		Department 410 - LIBRARY Total:	18.39
Department: 435 - AQUATIC CENTER			
FAREWAY STORES INC	SUPPLIES	CONCESSION SUPPLIES	964.10
FAREWAY STORES INC	SUPPLIES	OPERATING SUPPLIES	85.07
		Department 435 - AQUATIC CENTER Total:	1,049.17
Department: 445 - SPORTS COMPLEX			
FAREWAY STORES INC	SUPPLIES	CONCESSION SUPPLIES	1,089.82
		Department 445 - SPORTS COMPLEX Total:	1,089.82
		Fund 001 - GENERAL Total:	2,157.38
Fund: 110 - ROAD USE TAX			
Department: 210 - STREETS			
FAREWAY STORES INC	SUPPLIES	OPERATING SUPPLIES	22.78
		Department 210 - STREETS Total:	22.78
		Fund 110 - ROAD USE TAX Total:	22.78
Fund: 610 - SEWER			
Department: 815 - SEWER			
FAREWAY STORES INC	SUPPLIES	OPERATING SUPPLIES	50.86
		Department 815 - SEWER Total:	50.86
		Fund 610 - SEWER Total:	50.86
		Vendor 00490 - FAREWAY STORES INC Total:	2,231.02
Vendor: 00501 - FEHR GRAHAM & ASSOCIATES LLC			
Fund: 324 - STREET PROJECTS			
Department: 210 - STREETS			
FEHR GRAHAM & ASSOCIATES...	ENGINEERING FEES	ANDERSON STREET PROJECT	6,863.25
FEHR GRAHAM & ASSOCIATES...	ENGINEERING FEES	ANDERSON STREET PROJECT	11,583.00
FEHR GRAHAM & ASSOCIATES...	ENGINEERING FEES	STREET EXTENSIONS/SMALL P...	1,356.25
		Department 210 - STREETS Total:	19,802.50
		Fund 324 - STREET PROJECTS Total:	19,802.50
Fund: 602 - WATER CAPITAL IMPROVEMENTS			
Department: 810 - WATER			
FEHR GRAHAM & ASSOCIATES...	ENGINEERING FEES	BOOSTER PUMP REPLACEME...	9,997.50
		Department 810 - WATER Total:	9,997.50
		Fund 602 - WATER CAPITAL IMPROVEMENTS Total:	9,997.50
		Vendor 00501 - FEHR GRAHAM & ASSOCIATES LLC Total:	29,800.00
Vendor: 00550 - GEORGEN AUTO LLC			
Fund: 001 - GENERAL			
Department: 110 - POLICE			
GEORGEN AUTO LLC	PD VEHICLE MAINTENANCE	VEHICLE REPAIR/MAINT	831.55

Expense Approval Report

Payment Dates: 8/8/2026 - 8/21/2026

Vendor Name	Description (Payable)	Account Name	Amount
GEORGEN AUTO LLC	PD VEHICLE MAINTENANCE	VEHICLE REPAIR/MAINT	2,194.34
GEORGEN AUTO LLC	PD VEHICLE MAINTENANCE	VEHICLE REPAIR/MAINT	2,036.99
		Department 110 - POLICE Total:	5,062.88
		Fund 001 - GENERAL Total:	5,062.88
		Vendor 00550 - GEORGEN AUTO LLC Total:	5,062.88
Vendor: 00560 - GOOD NEIGHBOR SOCIETY			
Fund: 001 - GENERAL			
Department: 410 - LIBRARY			
GOOD NEIGHBOR SOCIETY	LIB SENIOR WELLNESS FAIR	PROGRAMS/EVENTS	125.00
		Department 410 - LIBRARY Total:	125.00
		Fund 001 - GENERAL Total:	125.00
		Vendor 00560 - GOOD NEIGHBOR SOCIETY Total:	125.00
Vendor: 00603 - HAUSERS WATER SYSTEMS INC			
Fund: 600 - WATER			
Department: 810 - WATER			
HAUSERS WATER SYSTEMS INC	BULK SALT	CHEMICALS/SALT	6,069.00
HAUSERS WATER SYSTEMS INC	BULK SALT	CHEMICALS/SALT	6,075.00
		Department 810 - WATER Total:	12,144.00
		Fund 600 - WATER Total:	12,144.00
		Vendor 00603 - HAUSERS WATER SYSTEMS INC Total:	12,144.00
Vendor: 01897 - IMPRINTS LABEL & DECAL			
Fund: 168 - PARK GIFT & TRUST			
Department: 430 - PARKS & RECREATION			
IMPRINTS LABEL & DECAL	HERO HUSTLE BIKE #S	HERO HUSTLE EXPENSES	320.00
		Department 430 - PARKS & RECREATION Total:	320.00
		Fund 168 - PARK GIFT & TRUST Total:	320.00
		Vendor 01897 - IMPRINTS LABEL & DECAL Total:	320.00
Vendor: 01901 - JASMINE WHITE			
Fund: 001 - GENERAL			
Department: 280 - AIRPORT			
JASMINE WHITE	AIRPORT MAINTENANCE	BUILDING/GROUNDS	40.00
		Department 280 - AIRPORT Total:	40.00
		Fund 001 - GENERAL Total:	40.00
		Vendor 01901 - JASMINE WHITE Total:	40.00
Vendor: 02098 - JJ DAVIS LAWN SERVICES LLC			
Fund: 001 - GENERAL			
Department: 150 - FIRE			
JJ DAVIS LAWN SERVICES LLC	FD MOW CONTRACT	BUILDING/GROUNDS	309.99
		Department 150 - FIRE Total:	309.99
		Fund 001 - GENERAL Total:	309.99
		Vendor 02098 - JJ DAVIS LAWN SERVICES LLC Total:	309.99
Vendor: 00769 - JOHN DEERE FINANCIAL			
Fund: 001 - GENERAL			
Department: 150 - FIRE			
JOHN DEERE FINANCIAL	SUPPLIES	VEHICLE REPAIR/MAINT	90.36
		Department 150 - FIRE Total:	90.36
Department: 430 - PARKS & RECREATION			
JOHN DEERE FINANCIAL	SUPPLIES	BUILDING/GROUNDS	160.17
		Department 430 - PARKS & RECREATION Total:	160.17
Department: 435 - AQUATIC CENTER			
JOHN DEERE FINANCIAL	SUPPLIES	OPERATING SUPPLIES	106.93
		Department 435 - AQUATIC CENTER Total:	106.93
		Fund 001 - GENERAL Total:	357.46

Expense Approval Report

Payment Dates: 8/8/2026 - 8/21/2026

Vendor Name	Description (Payable)	Account Name	Amount
Fund: 003 - HOTEL/MOTEL TAX			
Department: 499 - OTHER CULTURE/RECREATION			
JOHN DEERE FINANCIAL	SUPPLIES	RAGBRAI EXPENSES	148.50
Department 499 - OTHER CULTURE/RECREATION Total:			148.50
Fund 003 - HOTEL/MOTEL TAX Total:			148.50
Fund: 110 - ROAD USE TAX			
Department: 210 - STREETS			
JOHN DEERE FINANCIAL	SUPPLIES	VEHICLE REPAIR/MAINT	7.24
JOHN DEERE FINANCIAL	SUPPLIES	OPERATING SUPPLIES	492.17
Department 210 - STREETS Total:			499.41
Fund 110 - ROAD USE TAX Total:			499.41
Fund: 168 - PARK GIFT & TRUST			
Department: 430 - PARKS & RECREATION			
JOHN DEERE FINANCIAL	SUPPLIES	DISC GOLF EXPENSES	4.99
Department 430 - PARKS & RECREATION Total:			4.99
Fund 168 - PARK GIFT & TRUST Total:			4.99
Fund: 600 - WATER			
Department: 810 - WATER			
JOHN DEERE FINANCIAL	SUPPLIES	OPERATING SUPPLIES	8.99
Department 810 - WATER Total:			8.99
Fund 600 - WATER Total:			8.99
Fund: 610 - SEWER			
Department: 815 - SEWER			
JOHN DEERE FINANCIAL	SUPPLIES	VEHICLE REPAIR/MAINT	152.02
JOHN DEERE FINANCIAL	SUPPLIES	OPERATING SUPPLIES	239.93
Department 815 - SEWER Total:			391.95
Fund 610 - SEWER Total:			391.95
Vendor 00769 - JOHN DEERE FINANCIAL Total:			1,411.30
Vendor: 02099 - KARI HOYHEIM			
Fund: 003 - HOTEL/MOTEL TAX			
Department: 499 - OTHER CULTURE/RECREATION			
KARI HOYHEIM	RAGBRAI CONTRACT LAW	RAGBRAI EXPENSES	550.00
Department 499 - OTHER CULTURE/RECREATION Total:			550.00
Fund 003 - HOTEL/MOTEL TAX Total:			550.00
Vendor 02099 - KARI HOYHEIM Total:			550.00
Vendor: 00824 - KIRKHAM MICHAEL INC			
Fund: 001 - GENERAL			
Department: 280 - AIRPORT			
KIRKHAM MICHAEL INC	ENGINEERING FEES	CAPITAL IMPROVEMENTS	12,426.24
KIRKHAM MICHAEL INC	ENGINEERING FEES	CAPITAL IMPROVEMENTS	1,750.00
Department 280 - AIRPORT Total:			14,176.24
Fund 001 - GENERAL Total:			14,176.24
Vendor 00824 - KIRKHAM MICHAEL INC Total:			14,176.24
Vendor: 00828 - KLUESNER SANITATION LLC			
Fund: 001 - GENERAL			
Department: 110 - POLICE			
KLUESNER SANITATION LLC	DEBRIS REMOVAL	BUILDING IMPROVEMENTS	38.69
Department 110 - POLICE Total:			38.69
Fund 001 - GENERAL Total:			38.69
Vendor 00828 - KLUESNER SANITATION LLC Total:			38.69

Expense Approval Report

Payment Dates: 8/8/2026 - 8/21/2026

Vendor Name	Description (Payable)	Account Name	Amount
Vendor: 00830 - KMCH INC/DEL CO BROADCASTING INC			
Fund: 001 - GENERAL			
Department: 470 - SPECIAL EVENTS			
KMCH INC/DEL CO BROADCASTAS...	RADIO ANNOUNCEMENTS	PUBLIC RELATIONS/PUBLICAT...	918.00
		Department 470 - SPECIAL EVENTS Total:	918.00
		Fund 001 - GENERAL Total:	918.00
		Vendor 00830 - KMCH INC/DEL CO BROADCASTING INC Total:	918.00
Vendor: 00846 - KWIK TRIP			
Fund: 110 - ROAD USE TAX			
Department: 210 - STREETS			
KWIK TRIP	FUEL	VEHICLE FUEL	44.04
		Department 210 - STREETS Total:	44.04
		Fund 110 - ROAD USE TAX Total:	44.04
		Vendor 00846 - KWIK TRIP Total:	44.04
Vendor: 01723 - MICROBAC LABORATORIES INC			
Fund: 001 - GENERAL			
Department: 435 - AQUATIC CENTER			
MICROBAC LABORATORIES INC	LAB TESTS	OPERATING SUPPLIES	23.75
		Department 435 - AQUATIC CENTER Total:	23.75
		Fund 001 - GENERAL Total:	23.75
Fund: 600 - WATER			
Department: 810 - WATER			
MICROBAC LABORATORIES INC	LAB TESTS	TESTING	300.00
		Department 810 - WATER Total:	300.00
		Fund 600 - WATER Total:	300.00
Fund: 610 - SEWER			
Department: 815 - SEWER			
MICROBAC LABORATORIES INC	LAB TESTS	TESTING	371.75
		Department 815 - SEWER Total:	371.75
		Fund 610 - SEWER Total:	371.75
		Vendor 01723 - MICROBAC LABORATORIES INC Total:	695.50
Vendor: 02079 - MIDWEST CONCRETE, INC			
Fund: 308 - BIKEWAY/WALKWAY PROJECTS			
Department: 430 - PARKS & RECREATION			
MIDWEST CONCRETE, INC	PAY #2: GRAND AVENUE TRAIL	GRAND AVENUE TRAIL EXTENS..	113,130.31
		Department 430 - PARKS & RECREATION Total:	113,130.31
		Fund 308 - BIKEWAY/WALKWAY PROJECTS Total:	113,130.31
		Vendor 02079 - MIDWEST CONCRETE, INC Total:	113,130.31
Vendor: 01019 - MIDWEST PATCH HI-VIZ SAFETY			
Fund: 110 - ROAD USE TAX			
Department: 240 - TRAFFIC CONTROL/SAFETY			
MIDWEST PATCH HI-VIZ SAFE...	S TAMA & E DELAWARE SGNS	STREET SIGNS/POSTS	360.00
		Department 240 - TRAFFIC CONTROL/SAFETY Total:	360.00
		Fund 110 - ROAD USE TAX Total:	360.00
		Vendor 01019 - MIDWEST PATCH HI-VIZ SAFETY Total:	360.00
Vendor: 01180 - NAPA AUTO PARTS			
Fund: 001 - GENERAL			
Department: 430 - PARKS & RECREATION			
NAPA AUTO PARTS	SPARK PLUG	VEHICLE REPAIR/MAINT	11.62
		Department 430 - PARKS & RECREATION Total:	11.62
		Fund 001 - GENERAL Total:	11.62
		Vendor 01180 - NAPA AUTO PARTS Total:	11.62

Expense Approval Report

Payment Dates: 8/8/2026 - 8/21/2026

Vendor Name	Description (Payable)	Account Name	Amount
Vendor: 02030 - ONE STEP PRINT SOLUTIONS INC			
Fund: 001 - GENERAL			
Department: 620 - CITY ADMINISTRATION			
ONE STEP PRINT SOLUTIONS I...	CITY LETTERHEAD	OFFICE SUPPLIES	405.00
		Department 620 - CITY ADMINISTRATION Total:	405.00
		Fund 001 - GENERAL Total:	405.00
		Vendor 02030 - ONE STEP PRINT SOLUTIONS INC Total:	405.00
Vendor: 01123 - PALMER HARDWARE INC			
Fund: 001 - GENERAL			
Department: 110 - POLICE			
PALMER HARDWARE INC	SUPPLIES	OPERATING SUPPLIES	21.00
		Department 110 - POLICE Total:	21.00
Department: 150 - FIRE			
PALMER HARDWARE INC	SUPPLIES	VEHICLE REPAIR/MAINT	23.97
PALMER HARDWARE INC	SUPPLIES	EQUIP REPAIR/MAINT	9.99
PALMER HARDWARE INC	SUPPLIES	MINOR EQUIPMENT	19.99
		Department 150 - FIRE Total:	53.95
Department: 430 - PARKS & RECREATION			
PALMER HARDWARE INC	SUPPLIES	BUILDING/GROUNDS	234.32
		Department 430 - PARKS & RECREATION Total:	234.32
Department: 435 - AQUATIC CENTER			
PALMER HARDWARE INC	SUPPLIES	BUILDING/GROUNDS	112.72
PALMER HARDWARE INC	SUPPLIES	BUILDING/GROUNDS	96.95
PALMER HARDWARE INC	SUPPLIES	OPERATING SUPPLIES	40.48
		Department 435 - AQUATIC CENTER Total:	250.15
Department: 620 - CITY ADMINISTRATION			
PALMER HARDWARE INC	SUPPLIES	BUILDING/GROUNDS	8.29
PALMER HARDWARE INC	SUPPLIES	OFFICE SUPPLIES	11.99
		Department 620 - CITY ADMINISTRATION Total:	20.28
		Fund 001 - GENERAL Total:	579.70
Fund: 003 - HOTEL/MOTEL TAX			
Department: 499 - OTHER CULTURE/RECREATION			
PALMER HARDWARE INC	SUPPLIES	RAGBRAI EXPENSES	80.00
		Department 499 - OTHER CULTURE/RECREATION Total:	80.00
		Fund 003 - HOTEL/MOTEL TAX Total:	80.00
Fund: 110 - ROAD USE TAX			
Department: 210 - STREETS			
PALMER HARDWARE INC	SUPPLIES	ST MAINT SUPPL/OPS	36.76
PALMER HARDWARE INC	SUPPLIES	ST MAINT SUPPL/OPS	146.76
		Department 210 - STREETS Total:	183.52
		Fund 110 - ROAD USE TAX Total:	183.52
Fund: 600 - WATER			
Department: 810 - WATER			
PALMER HARDWARE INC	SUPPLIES	OPERATING SUPPLIES	8.99
		Department 810 - WATER Total:	8.99
		Fund 600 - WATER Total:	8.99
Fund: 610 - SEWER			
Department: 815 - SEWER			
PALMER HARDWARE INC	SUPPLIES	MINOR EQUIPMENT	200.97
		Department 815 - SEWER Total:	200.97
		Fund 610 - SEWER Total:	200.97
		Vendor 01123 - PALMER HARDWARE INC Total:	1,053.18

Expense Approval Report

Payment Dates: 8/8/2026 - 8/21/2026

Vendor Name	Description (Payable)	Account Name	Amount
Vendor: 01158 - PITNEY BOWES			
Fund: 001 - GENERAL			
Department: 620 - CITY ADMINISTRATION			
PITNEY BOWES	POSTAGE	POSTAGE	1,319.25
		Department 620 - CITY ADMINISTRATION Total:	1,319.25
		Fund 001 - GENERAL Total:	1,319.25
		Vendor 01158 - PITNEY BOWES Total:	1,319.25
Vendor: 01161 - PIZZA RANCH			
Fund: 001 - GENERAL			
Department: 435 - AQUATIC CENTER			
PIZZA RANCH	SPORTS COMPLEX CONCESSI...	CONCESSION SUPPLIES	72.00
		Department 435 - AQUATIC CENTER Total:	72.00
Department: 445 - SPORTS COMPLEX			
PIZZA RANCH	SPORTS COMPLEX CONCESSI...	CONCESSION SUPPLIES	108.00
		Department 445 - SPORTS COMPLEX Total:	108.00
		Fund 001 - GENERAL Total:	180.00
		Vendor 01161 - PIZZA RANCH Total:	180.00
Vendor: 01788 - PLAN IT SOFTWARE LLC			
Fund: 001 - GENERAL			
Department: 620 - CITY ADMINISTRATION			
PLAN IT SOFTWARE LLC	CIP SOFTWARE	DUES/SUBSCRIPTIONS	7,705.00
		Department 620 - CITY ADMINISTRATION Total:	7,705.00
		Fund 001 - GENERAL Total:	7,705.00
		Vendor 01788 - PLAN IT SOFTWARE LLC Total:	7,705.00
Vendor: 01166 - PMMIC INSURANCE			
Fund: 001 - GENERAL			
Department: 280 - AIRPORT			
PMMIC INSURANCE	AIRPORT FUEL TANK INS	GENERAL INSURANCE	2,283.00
		Department 280 - AIRPORT Total:	2,283.00
		Fund 001 - GENERAL Total:	2,283.00
		Vendor 01166 - PMMIC INSURANCE Total:	2,283.00
Vendor: 01204 - RADIO COMMUNICATIONS INC			
Fund: 001 - GENERAL			
Department: 150 - FIRE			
RADIO COMMUNICATIONS INC	FD RADIO PROGRAMMING	RADIO/PAGER EQUIPMENT	35.00
		Department 150 - FIRE Total:	35.00
		Fund 001 - GENERAL Total:	35.00
		Vendor 01204 - RADIO COMMUNICATIONS INC Total:	35.00
Vendor: 01229 - REGIONAL MEDICAL CENTER			
Fund: 001 - GENERAL			
Department: 150 - FIRE			
REGIONAL MEDICAL CENTER	FIRE PHYSICAL	MINOR MEDICAL/PHYSICALS	68.00
		Department 150 - FIRE Total:	68.00
		Fund 001 - GENERAL Total:	68.00
		Vendor 01229 - REGIONAL MEDICAL CENTER Total:	68.00
Vendor: 01805 - ROOF, GERDES, ERLBACHER, PLC			
Fund: 001 - GENERAL			
Department: 110 - POLICE			
ROOF, GERDES, ERLBACHER, P...	ANNUAL ALUDIT	PROFESSIONAL/LEGAL FEES	250.00
		Department 110 - POLICE Total:	250.00
Department: 150 - FIRE			
ROOF, GERDES, ERLBACHER, P...	ANNUAL ALUDIT	PROFESSIONAL/LEGAL FEES	250.00
		Department 150 - FIRE Total:	250.00

Expense Approval Report

Payment Dates: 8/8/2026 - 8/21/2026

Vendor Name	Description (Payable)	Account Name	Amount
Department: 290 - SOLID WASTE			
ROOF, GERDES, ERLBACHER, P...	ANNUAL ALUDIT	PROFESSIONAL/LEGAL FEES	1,500.00
		Department 290 - SOLID WASTE Total:	1,500.00
Department: 410 - LIBRARY			
ROOF, GERDES, ERLBACHER, P...	ANNUAL ALUDIT	AUDIT/LEGAL FEES	250.00
		Department 410 - LIBRARY Total:	250.00
Department: 430 - PARKS & RECREATION			
ROOF, GERDES, ERLBACHER, P...	ANNUAL ALUDIT	PROFESSIONAL/LEGAL FEES	250.00
		Department 430 - PARKS & RECREATION Total:	250.00
Department: 530 - BUILDING/HOUSING			
ROOF, GERDES, ERLBACHER, P...	ANNUAL ALUDIT	PROFESSIONAL/LEGAL FEES	250.00
		Department 530 - BUILDING/HOUSING Total:	250.00
Department: 620 - CITY ADMINISTRATION			
ROOF, GERDES, ERLBACHER, P...	ANNUAL ALUDIT	PROFESSIONAL/LEGAL FEES	3,842.50
		Department 620 - CITY ADMINISTRATION Total:	3,842.50
		Fund 001 - GENERAL Total:	6,592.50
Fund: 110 - ROAD USE TAX			
Department: 210 - STREETS			
ROOF, GERDES, ERLBACHER, P...	ANNUAL ALUDIT	PROFESSIONAL/LEGAL FEES	1,500.00
		Department 210 - STREETS Total:	1,500.00
		Fund 110 - ROAD USE TAX Total:	1,500.00
Fund: 600 - WATER			
Department: 810 - WATER			
ROOF, GERDES, ERLBACHER, P...	ANNUAL ALUDIT	PROFESSIONAL/LEGAL FEES	1,500.00
		Department 810 - WATER Total:	1,500.00
		Fund 600 - WATER Total:	1,500.00
Fund: 610 - SEWER			
Department: 815 - SEWER			
ROOF, GERDES, ERLBACHER, P...	ANNUAL ALUDIT	PROFESSIONAL/LEGAL FEES	1,500.00
		Department 815 - SEWER Total:	1,500.00
		Fund 610 - SEWER Total:	1,500.00
		Vendor 01805 - ROOF, GERDES, ERLBACHER, PLC Total:	11,092.50
Vendor: 01282 - RUNDE AUTO GROUP			
Fund: 001 - GENERAL			
Department: 430 - PARKS & RECREATION			
RUNDE AUTO GROUP	PARK VEH REPAIR	VEHICLE REPAIR/MAINT	88.86
		Department 430 - PARKS & RECREATION Total:	88.86
		Fund 001 - GENERAL Total:	88.86
		Vendor 01282 - RUNDE AUTO GROUP Total:	88.86
Vendor: 00952 - SCHMITZ JANITORIAL SUPPLY			
Fund: 001 - GENERAL			
Department: 150 - FIRE			
SCHMITZ JANITORIAL SUPPLY	SUPPLIES	OPERATING SUPPLIES	75.30
		Department 150 - FIRE Total:	75.30
		Fund 001 - GENERAL Total:	75.30
		Vendor 00952 - SCHMITZ JANITORIAL SUPPLY Total:	75.30
Vendor: 01807 - STATE CHEMICAL SOLUTIONS			
Fund: 610 - SEWER			
Department: 815 - SEWER			
STATE CHEMICAL SOLUTIONS	LIFT STATION MAINTENANCE	OPERATING SUPPLIES	346.80
		Department 815 - SEWER Total:	346.80
		Fund 610 - SEWER Total:	346.80
		Vendor 01807 - STATE CHEMICAL SOLUTIONS Total:	346.80

Expense Approval Report

Payment Dates: 8/8/2026 - 8/21/2026

Vendor Name	Description (Payable)	Account Name	Amount
Vendor: 01972 - STENDER LAWN CARE			
Fund: 001 - GENERAL			
Department: 410 - LIBRARY			
STENDER LAWN CARE	LIB MOW 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: 01441 - THREE RIVERS FS			
Fund: 001 - GENERAL			
Department: 110 - POLICE			
THREE RIVERS FS	VEHICLE FUEL	VEHICLE FUEL	2,462.69
		Department 110 - POLICE Total:	2,462.69
Department: 150 - FIRE			
THREE RIVERS FS	VEHICLE FUEL	VEHICLE FUEL	276.52
		Department 150 - FIRE Total:	276.52
Department: 430 - PARKS & RECREATION			
THREE RIVERS FS	VEHICLE FUEL	VEHICLE FUEL	773.91
		Department 430 - PARKS & RECREATION Total:	773.91
Department: 530 - BUILDING/HOUSING			
THREE RIVERS FS	VEHICLE FUEL	VEHICLE FUEL	155.67
		Department 530 - BUILDING/HOUSING Total:	155.67
Department: 620 - CITY ADMINISTRATION			
THREE RIVERS FS	VEHICLE FUEL	BUILDING/GROUNDS	262.93
		Department 620 - CITY ADMINISTRATION Total:	262.93
		Fund 001 - GENERAL Total:	3,931.72
Fund: 110 - ROAD USE TAX			
Department: 210 - STREETS			
THREE RIVERS FS	VEHICLE FUEL	VEHICLE FUEL	2,579.09
THREE RIVERS FS	VEHICLE FUEL	ST MAINT SUPPL/OPS	594.02
		Department 210 - STREETS Total:	3,173.11
		Fund 110 - ROAD USE TAX Total:	3,173.11
Fund: 600 - WATER			
Department: 810 - WATER			
THREE RIVERS FS	VEHICLE FUEL	VEHICLE FUEL	430.37
		Department 810 - WATER Total:	430.37
		Fund 600 - WATER Total:	430.37
Fund: 610 - SEWER			
Department: 815 - SEWER			
THREE RIVERS FS	VEHICLE FUEL	VEHICLE FUEL	342.63
		Department 815 - SEWER Total:	342.63
		Fund 610 - SEWER Total:	342.63
		Vendor 01441 - THREE RIVERS FS Total:	7,877.83
Vendor: 01900 - TMOBILE			
Fund: 001 - GENERAL			
Department: 110 - POLICE			
TMOBILE	PD MOBILE	TELEPHONE/INTERNET	415.08
		Department 110 - POLICE Total:	415.08
Department: 150 - FIRE			
TMOBILE	PHONE	TELEPHONE/INTERNET	65.70
		Department 150 - FIRE Total:	65.70
Department: 435 - AQUATIC CENTER			
TMOBILE	DEPT HEAD CELLS	TELEPHONE/INTERNET	75.99
		Department 435 - AQUATIC CENTER Total:	75.99

Expense Approval Report

Payment Dates: 8/8/2026 - 8/21/2026

Vendor Name	Description (Payable)	Account Name	Amount
Department: 530 - BUILDING/HOUSING			
TMOBILE	DEPT HEAD CELLS	TELEPHONE/INTERNET	57.40
		Department 530 - BUILDING/HOUSING Total:	57.40
		Fund 001 - GENERAL Total:	614.17
Fund: 110 - ROAD USE TAX			
Department: 210 - STREETS			
TMOBILE	DEPT HEAD CELLS	TELEPHONE/INTERNET	22.07
		Department 210 - STREETS Total:	22.07
		Fund 110 - ROAD USE TAX Total:	22.07
Fund: 600 - WATER			
Department: 810 - WATER			
TMOBILE	DEPT HEAD CELLS	TELEPHONE/INTERNET	101.54
		Department 810 - WATER Total:	101.54
		Fund 600 - WATER Total:	101.54
Fund: 610 - SEWER			
Department: 815 - SEWER			
TMOBILE	DEPT HEAD CELLS	TELEPHONE/INTERNET	57.40
		Department 815 - SEWER Total:	57.40
		Fund 610 - SEWER Total:	57.40
		Vendor 01900 - TMOBILE Total:	795.18
Vendor: 01722 - TRIVIAL DUDES			
Fund: 001 - GENERAL			
Department: 410 - LIBRARY			
TRIVIAL DUDES	MUSIC BINGO.LIB	PROGRAMS/EVENTS	100.00
		Department 410 - LIBRARY Total:	100.00
		Fund 001 - GENERAL Total:	100.00
		Vendor 01722 - TRIVIAL DUDES Total:	100.00
Vendor: 01471 - TYLER TECHNOLOGIES			
Fund: 001 - GENERAL			
Department: 290 - SOLID WASTE			
TYLER TECHNOLOGIES	CREDIT CARD MACHINES	IT/COMPUTER SERVICES	709.00
		Department 290 - SOLID WASTE Total:	709.00
		Fund 001 - GENERAL Total:	709.00
Fund: 600 - WATER			
Department: 810 - WATER			
TYLER TECHNOLOGIES	CREDIT CARD MACHINES	IT/COMPUTER SERVICES	709.00
		Department 810 - WATER Total:	709.00
		Fund 600 - WATER Total:	709.00
Fund: 610 - SEWER			
Department: 815 - SEWER			
TYLER TECHNOLOGIES	CREDIT CARD MACHINES	IT/COMPUTER SERVICES	709.00
		Department 815 - SEWER Total:	709.00
		Fund 610 - SEWER Total:	709.00
		Vendor 01471 - TYLER TECHNOLOGIES Total:	2,127.00
Vendor: 01496 - USA BLUE BOOK			
Fund: 610 - SEWER			
Department: 815 - SEWER			
USA BLUE BOOK	LAB SUPPLIES	TESTING	781.41
		Department 815 - SEWER Total:	781.41
		Fund 610 - SEWER Total:	781.41
		Vendor 01496 - USA BLUE BOOK Total:	781.41

Expense Approval Report

Payment Dates: 8/8/2026 - 8/21/2026

Vendor Name	Description (Payable)	Account Name	Amount
Vendor: 01520 - WALMART			
Fund: 001 - GENERAL			
Department: 110 - POLICE			
WALMART	PD CONF ROOM	BUILDING IMPROVEMENTS	66.61
WALMART	PD ANTIFREEZE	VEHICLE REPAIR/MAINT	19.23
		Department 110 - POLICE Total:	85.84
Department: 410 - LIBRARY			
WALMART	LIB SUPPLIES	PROGRAMS/EVENTS	16.86
WALMART	LIB SUPPLIES	OFFICE SUPPLIES	61.87
WALMART	LIB SUPPLIES	OFFICE SUPPLIES	14.77
WALMART	LIB SUPPLIES	OFFICE SUPPLIES	25.83
		Department 410 - LIBRARY Total:	119.33
		Fund 001 - GENERAL Total:	205.17
Fund: 610 - SEWER			
Department: 815 - SEWER			
WALMART	WWTP INK	OFFICE SUPPLIES	214.00
		Department 815 - SEWER Total:	214.00
		Fund 610 - SEWER Total:	214.00
		Vendor 01520 - WALMART Total:	419.17
Vendor: 01711 - WEIKERT CONTRACTING INC			
Fund: 110 - ROAD USE TAX			
Department: 240 - TRAFFIC CONTROL/SAFETY			
WEIKERT CONTRACTING INC	GLASS PAINT BEADS	STREET MAINT SUPPLIES (PAI...	1,240.00
		Department 240 - TRAFFIC CONTROL/SAFETY Total:	1,240.00
		Fund 110 - ROAD USE TAX Total:	1,240.00
		Vendor 01711 - WEIKERT CONTRACTING INC Total:	1,240.00
Vendor: 01564 - WINDSTREAM			
Fund: 001 - GENERAL			
Department: 110 - POLICE			
WINDSTREAM	DYNAMIC IP/SIP TRUNKS	TELEPHONE/INTERNET	150.61
		Department 110 - POLICE Total:	150.61
Department: 430 - PARKS & RECREATION			
WINDSTREAM	DYNAMIC IP/SIP TRUNKS	TELEPHONE/INTERNET	69.52
		Department 430 - PARKS & RECREATION Total:	69.52
Department: 530 - BUILDING/HOUSING			
WINDSTREAM	DYNAMIC IP/SIP TRUNKS	TELEPHONE/INTERNET	69.52
		Department 530 - BUILDING/HOUSING Total:	69.52
Department: 620 - CITY ADMINISTRATION			
WINDSTREAM	DYNAMIC IP/SIP TRUNKS	TELEPHONE/INTERNET	150.62
		Department 620 - CITY ADMINISTRATION Total:	150.62
		Fund 001 - GENERAL Total:	440.27
Fund: 600 - WATER			
Department: 810 - WATER			
WINDSTREAM	DYNAMIC IP/SIP TRUNKS	TELEPHONE/INTERNET	69.52
		Department 810 - WATER Total:	69.52
		Fund 600 - WATER Total:	69.52
Fund: 610 - SEWER			
Department: 815 - SEWER			
WINDSTREAM	DYNAMIC IP/SIP TRUNKS	TELEPHONE/INTERNET	69.52
		Department 815 - SEWER Total:	69.52
		Fund 610 - SEWER Total:	69.52
		Vendor 01564 - WINDSTREAM Total:	579.31

Expense Approval Report

Payment Dates: 8/8/2026 - 8/21/2026

Vendor Name	Description (Payable)	Account Name	Amount
Vendor: 01567 - WOODWARD COMMUNICATIONS INC			
Fund: 001 - GENERAL			
Department: 620 - CITY ADMINISTRATION			
WOODWARD COMMUNICATI...	PUBLICATION EXPENSE	PRINTING/PUBLICATION	856.27
		Department 620 - CITY ADMINISTRATION Total:	856.27
		Fund 001 - GENERAL Total:	856.27
		Vendor 01567 - WOODWARD COMMUNICATIONS INC Total:	856.27
Vendor: 02095 - XL SPECIALIZED TRAILERS			
Fund: 146 - PARK IMPROVEMENT			
Department: 430 - PARKS & RECREATION			
XL SPECIALIZED TRAILERS	BAUM PARK ARCHES	PARK IMPROVEMENTS	3,811.26
		Department 430 - PARKS & RECREATION Total:	3,811.26
		Fund 146 - PARK IMPROVEMENT Total:	3,811.26
		Vendor 02095 - XL SPECIALIZED TRAILERS Total:	3,811.26
		Grand Total:	547,776.81

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
001 - GENERAL	124,352.52	124,352.52
003 - HOTEL/MOTEL TAX	2,031.93	2,031.93
110 - ROAD USE TAX	8,104.79	8,104.79
112 - EMPLOYEE BENEFITS	164.67	164.67
146 - PARK IMPROVEMENT	3,811.26	3,811.26
161 - ACQUISITION/DEMOLITION	2,000.00	2,000.00
168 - PARK GIFT & TRUST	324.99	324.99
171 - LIBRARY GIFT & TRUST	32.57	32.57
308 - BIKEWAY/WALKWAY PROJECTS	126,955.48	126,955.48
320 - SUBDIVISION PROJECTS	5,652.00	5,652.00
324 - STREET PROJECTS	165,270.31	165,270.31
600 - WATER	30,847.64	30,847.64
602 - WATER CAPITAL IMPROVEMENTS	16,751.50	16,751.50
610 - SEWER	61,477.15	61,477.15
Grand Total:	547,776.81	547,776.81

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-110-63310	VEHICLE FUEL	2,462.69	2,462.69
001-110-63320	VEHICLE REPAIR/MAINT	5,082.11	5,082.11
001-110-63710	ELECTRICITY	467.33	467.33
001-110-63730	TELEPHONE/INTERNET	565.69	565.69
001-110-64110	PROFESSIONAL/LEGAL F...	250.00	250.00
001-110-64120	DEL CO DISPATCH SERVI...	50,574.96	50,574.96
001-110-65060	OFFICE SUPPLIES	2.88	2.88
001-110-65070	OPERATING SUPPLIES	21.00	21.00
001-110-67500	BUILDING IMPROVEME...	1,308.43	1,308.43
001-130-63710	ELECTRICITY	20.00	20.00
001-150-61830	MINOR MEDICAL/PHYSI...	68.00	68.00
001-150-63100	BUILDING/GROUNDS	309.99	309.99
001-150-63310	VEHICLE FUEL	276.52	276.52
001-150-63320	VEHICLE REPAIR/MAINT	1,463.56	1,463.56
001-150-63500	EQUIP REPAIR/MAINT	9.99	9.99
001-150-63710	ELECTRICITY	98.70	98.70
001-150-63730	TELEPHONE/INTERNET	65.70	65.70
001-150-64110	PROFESSIONAL/LEGAL F...	250.00	250.00
001-150-65040	MINOR EQUIPMENT	19.99	19.99
001-150-65070	OPERATING SUPPLIES	75.30	75.30
001-150-65150	RADIO/PAGER EQUIPM...	35.00	35.00
001-230-63710	STREET LIGHTING ELECT...	8,049.78	8,049.78
001-280-63100	BUILDING/GROUNDS	52.95	52.95
001-280-63710	ELECTRICITY	121.72	121.72
001-280-64080	GENERAL INSURANCE	2,283.00	2,283.00
001-280-67900	CAPITAL IMPROVEMENTS	14,176.24	14,176.24
001-290-64110	PROFESSIONAL/LEGAL F...	1,500.00	1,500.00
001-290-64190	IT/COMPUTER SERVICES	709.00	709.00
001-410-62100	DUES/SUBSCRIPTIONS	50.15	50.15
001-410-63710	ELECTRICITY	1,450.36	1,450.36
001-410-64010	AUDIT/LEGAL FEES	250.00	250.00
001-410-64850	MOWING CONTRACT	240.00	240.00
001-410-64990	PROGRAMS/EVENTS	297.76	297.76
001-410-65020	LIBRARY MATERIALS	959.93	959.93
001-410-65060	OFFICE SUPPLIES	281.03	281.03
001-410-67210	FURNITURE/EQUIPMENT	3,080.70	3,080.70
001-430-63100	BUILDING/GROUNDS	1,947.05	1,947.05
001-430-63310	VEHICLE FUEL	773.91	773.91
001-430-63320	VEHICLE REPAIR/MAINT	100.48	100.48

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-430-63710	ELECTRICITY	714.08	714.08
001-430-63730	TELEPHONE/INTERNET	69.52	69.52
001-430-64110	PROFESSIONAL/LEGAL F...	250.00	250.00
001-430-65070	OPERATING SUPPLIES	7.89	7.89
001-435-63100	BUILDING/GROUNDS	462.09	462.09
001-435-63710	ELECTRICITY	3,627.75	3,627.75
001-435-63730	TELEPHONE/INTERNET	75.99	75.99
001-435-65030	CONCESSION SUPPLIES	1,036.10	1,036.10
001-435-65070	OPERATING SUPPLIES	305.59	305.59
001-445-65030	CONCESSION SUPPLIES	1,197.82	1,197.82
001-470-64140	PUBLIC RELATIONS/PUBL...	918.00	918.00
001-530-63310	VEHICLE FUEL	155.67	155.67
001-530-63730	TELEPHONE/INTERNET	126.92	126.92
001-530-64110	PROFESSIONAL/LEGAL F...	250.00	250.00
001-620-62100	DUES/SUBSCRIPTIONS	7,705.00	7,705.00
001-620-63100	BUILDING/GROUNDS	310.15	310.15
001-620-63710	ELECTRICITY	669.03	669.03
001-620-63730	TELEPHONE/INTERNET	150.62	150.62
001-620-64110	PROFESSIONAL/LEGAL F...	3,842.50	3,842.50
001-620-64140	PRINTING/PUBLICATION	856.27	856.27
001-620-65060	OFFICE SUPPLIES	550.38	550.38
001-620-65080	POSTAGE	1,319.25	1,319.25
003-499-64980	RAGBRAI EXPENSES	2,031.93	2,031.93
110-210-63310	VEHICLE FUEL	2,623.13	2,623.13
110-210-63320	VEHICLE REPAIR/MAINT	314.46	314.46
110-210-63710	ELECTRICITY	483.82	483.82
110-210-63730	TELEPHONE/INTERNET	175.07	175.07
110-210-64110	PROFESSIONAL/LEGAL F...	1,500.00	1,500.00
110-210-64170	ST MAINT SUPPL/OPS	800.27	800.27
110-210-65070	OPERATING SUPPLIES	514.95	514.95
110-240-63710	ELECTRICITY	93.09	93.09
110-240-64170	STREET MAINT SUPPLIES ..	1,240.00	1,240.00
110-240-65110	STREET SIGNS/POSTS	360.00	360.00
112-699-64970	REFUNDS/MISC	164.67	164.67
146-430-67900	PARK IMPROVEMENTS	3,811.26	3,811.26
161-530-67930	ACQUISITION/DEMOLITI...	2,000.00	2,000.00
168-430-65700	HERO HUSTLE EXPENSES	320.00	320.00
168-430-67920	DISC GOLF EXPENSES	4.99	4.99
171-410-65020	LIBRARY MATERIALS	32.57	32.57
308-430-67790	GRAND AVENUE TRAIL E...	126,955.48	126,955.48
320-750-67720	WESTSIDE ESTATES SUBD..	5,652.00	5,652.00
324-210-64110	PROFESSIONAL/LEGAL F...	12,617.43	12,617.43
324-210-67715	ANDERSON STREET PRO...	150,693.39	150,693.39
324-210-67740	STREET EXTENSIONS/S...	1,959.49	1,959.49
600-810-63310	VEHICLE FUEL	430.37	430.37
600-810-63710	ELECTRICITY	4,325.23	4,325.23
600-810-63730	TELEPHONE/INTERNET	171.06	171.06
600-810-64110	PROFESSIONAL/LEGAL F...	1,500.00	1,500.00
600-810-64190	IT/COMPUTER SERVICES	709.00	709.00
600-810-64210	TESTING	300.00	300.00
600-810-65010	CHEMICALS/SALT	12,144.00	12,144.00
600-810-65070	OPERATING SUPPLIES	17.98	17.98
600-810-67240	METER PURCHASE	11,250.00	11,250.00
602-810-67710	WATER CAPITAL PROJEC...	6,754.00	6,754.00
602-810-67750	BOOSTER PUMP REPLAC...	9,997.50	9,997.50
610-815-63100	BUILDING/GROUNDS	114.73	114.73
610-815-63310	VEHICLE FUEL	342.63	342.63
610-815-63320	VEHICLE REPAIR/MAINT	32,336.81	32,336.81

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
610-815-63710	ELECTRICITY	12,639.34	12,639.34
610-815-63730	TELEPHONE/INTERNET	126.92	126.92
610-815-64110	PROFESSIONAL/LEGAL F...	1,500.00	1,500.00
610-815-64190	IT/COMPUTER SERVICES	709.00	709.00
610-815-64210	TESTING	1,405.16	1,405.16
610-815-65040	MINOR EQUIPMENT	200.97	200.97
610-815-65060	OFFICE SUPPLIES	214.00	214.00
610-815-65070	OPERATING SUPPLIES	637.59	637.59
610-815-67240	METER PURCHASE	11,250.00	11,250.00
Grand Total:		547,776.81	547,776.81

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	547,776.81	547,776.81
Grand Total:	547,776.81	547,776.81

Manchester Public Library Board Minutes

July 9, 2026

The meeting was called to order by President, Allison Hemann, at 7:30 am.

Present:

Ben Engelken, Tadd Moorman, Allison Hemann, Julie Smith, Nathan Lamb, Lucas Elsbernd, Alison Hegland-Library Director

Absent: Anita Palmer, Millie Kehrli

Approval of Agenda:

Lucas Elsbernd made a motion to approve the agenda as presented, Julie Smith seconded. There was no further discussion, motion carried.

Approval of Minutes:

Minutes of the June 11, 2026 meeting were presented. Julie Smith made a motion to approve the minute, Allison Hemann seconded. There was no further discussion, motion carried.

Approval of Bills:

Alison Hegland presented bills. Lucas Elsbernd made a motion to approve the bills as presented, Nathan Lamb seconded. There was no further discussion, motion carried.

Community Input:

N/A

Board of Trustees Officers' Election:

Lucas Elsbernd made a motion to table the election until the August 13, 2026 meeting, Julie Smith seconded. There was no further discussion, motion carried.

Administrators Report:

a. Programs, statistics and donations:

- The library had 7,369 physical and online materials checked out in June. Of this, 2080 were digital. 192 were from the Delaware County Library Association.
- The library had 4,834 visits in June. There were 4 storytime events with 208 attending, 8 children's programs with 143 attending, 1 passive children's program with 514 attending, 1 teen program with 8 attending, 3 general interest programs with 53 attending, and 1 amphibian event with 225 attending.
- The meeting room was used 16 times with 37 attending.
- There were 3 notary sessions, 5 tech time sessions, 4 Thursday Morning Coffee Club events with 33 attending, and 2 book club events with 23 attending.
- Computers had 378 uses, children's iPads had 19 uses, and hotspot checkouts had 9 uses.
- Public Wi-Fi was used 851 times by 299 devices
- There were a total of 4,834 library visits.
- 41 new library cards were issued

Other items that Alison shared:

- Alison received an email from the state regarding the annual survey. It is typically due at the end of October, but may get pushed back due some contractual issues with the state.

- The library is up for accreditation this year and the paperwork is due at the end of February. Ben Engelken and Lucas Elsbernd will assist with completing the ADA checklist.
- b. Summer Reading Numbers
 - 137 adults, 73 teens, and 299 children participated in summer reading, which was an increase from prior years.
- c. Access Systems Change
 - Microsoft no longer gives libraries Microsoft Premium for free. Alison purchased 7 licenses at \$6/month per license. Basic licenses are still free. Due to the billing change, all library fees have been split from the city bill, which increases the monthly bill to \$1,000. Alison is getting a quote from ITS to compare costs. The other option is to amend the budget to make up the difference, which is approximately \$200 increase from before.

Old Business:

- a. Cindy – ALA comp time earned
 - Alison gave Cindy the option of overtime or comp time for her time at the ALA conference. Cindy chose comp time.
 - There will be a bill coming to pay for the conference expenses which exceeded the \$1,000 in grant funds she was awarded.

New Business:

- a. Air conditioning unit update
 - Alison shared information on the library's air conditioning units. Alison is looking into a capital improvement plan for future air conditioning repair/replacement. One air conditioner currently needs repaired or replaced and many of the other units are old units that may need repaired at any time.
- b. Bylaws subcommittee
 - Allison Hemann made a motion to move the bylaws subcommittee discussion to the next meeting to coincide with the officer elections. Lucas Elsbernd seconded. There was no further discussion, motion carried.
- c. October meeting – move to October 15th
 - Lucas Elbernd motioned to move the October meeting to October 15, 2026. Julie Smith seconded. There was no further discussion, motion passed.
- d. Board Education – Types of members and qualifications
 - Alison gave the board an overview of the types of library cards and membership requirements.

The meeting was adjourned at 8:20 am. Next meeting is August 13, 2026 at 7:30am.

Respectfully submitted,
Ben Engelken, Board Secretary



Manchester Public Library

304 North Franklin Street, Manchester, IA 52057
Phone: 563-927-3719 Fax: 563-927-3058 Email: alison@manchester.lib.ia.us
Director: Alison Hegland
manchesterlibraryia.org

Monthly Statistical Report July 2026

Circulation Statistics

City of Manchester	2225
Rural Delaware County	1317
Delaware County Library Association	155
Open Access	275
InterLibrary Loan	23
<u>E-Resources (Bridges/Hoopla/Kanopy)</u>	<u>2077</u>
Total	6072

Patron Usage

Storytime	4 events, 94 people
Children's Programs	5 events, 57 people
Children's Passive Programming	1 event, 555 people
Teen Programs	1 event, 14 people
General Interest Programs	4 events, 131 people
Ragbrai	1 event, 160 people
Meeting Room Use	8 events, 65 people
Notary	3 notary sessions
Tech time	5 sessions
Book bundles	2 bundles curated
Thursday Morning Coffee Club	5 events, 42 people
Book Clubs	2 events, 23 people
Computer usage	332 uses
Children's iPads	2 uses
Hotspot checkouts	10 uses
Public Wi-Fi usage	851 Wi-Fi visits by 296 devices
Library visits	4345 visits

New Library Cards Issued

City of Manchester	15
Rural Delaware County	5
Delaware County Library Association	1
Open Access	7
Temporary Card	0
<u>Digital access only</u>	<u>0</u>
Total	28

Minutes
Regular Meeting of the City of Manchester Parks and Recreation Commission
Monday, August 17, 2026 City Hall 5:00 pm

Present: Annette Lenz, Mike Wessels, Tim Egemo, Melissa Coates, Nick La Rosa

Absent:

Guests:

Also Present: Doug Foley, Director of Parks and Recreation

Consent agenda:

- a. Approval of the minutes of last month's regular meeting of the City of Manchester Parks and Recreation Commission.
- b. Approval of the bills.
- c. It was motioned by Commissioner La Rosa and seconded by Commissioner Lenz to approve the consent agenda. Motion carried, all ayes.

VENDOR	DESCRIPTION	AMOUNT
ACCESS SYSTEMS LEASING	COPIER/NETWORK MAINT AGREEMENT	24.47
ADP	PAYROLL/PAYROLL WITHHOLDINGS	7,548.20
ALLIANT ENERGY	ELECTRICITY	3,969.96
AMAZON BUSINESS	SUPPLIES	373.39
BLACK HILLS ENERGY	NATURAL GAS	2,522.87
BREHME DRUG	FIRST AID SUPPLIES	5.39
BURRINGTON GROUP	ENGINEERING FEES	2,850.00
CARRICO AQUATIC RESOURCES	CHEMICALS, CONTROLLER PROBE	4,401.57
CITY OF MANCHESTER	SPORTS COMPLEX WATER	769.85
DON & WALT	REPAIR/MAINTENANCE	21.77
DOUG FOLEY	POOL RATCHET STRAPS	53.32
EMMA DUNKEL	SWIM TEAM COACH	3,000.00
FAREWAY STORES	CONCESSIONS, SUPPLIES	595.11
IOWA PARK & REC ASSOCIATION	MEMBERSHIP DUES, CONFERENCE	535.00
IPERS	PAYROLL WITHHOLDINGS	2,895.11
JE & SM ENTERPRISES	CONCESSIONS	352.00
JOHN DEERE FINANCIAL	SUPPLIES	150.68
JW PEPPER	SHIPPING FEE	24.99
KOELKER PLASTICS	SLIP N SLIDE	250.00
LANDSCAPES BY CHILDS PLAY	TREES/FLOWERS	150.00
MADELYNN ZEHR	SWIM TEAM COACH	1,000.00
MANCHESTER SIGNS	PARK SIGNS	357.30
MCKENNA BUSH	SWIM TEAM COACH	1,500.00
MICROBAC	LAB TESTS	50.00
MOLLY BROUILLETTE	SWIM LESSON REFUND	40.00
MYERS COX	CONCESSIONS	1,491.40
PALMER HARDWARE	SUPPLIES	379.16
PEPSI COLA BOTTLING	CONCESSIONS	4,083.51
PIZZA RANCH	CONCESSIONS	1,504.00
PRICE ELECTRIC	WW PHOTO EYE	198.00
SATOR SPORTS	SOCCER NETS	559.90
SCHMITZ JANITORIAL	PARK SUPPLIES	471.70
SLM LAWN MOWING	MOWING CONTRACT	1,562.50
STEVE HERINGTON	POOL MAINTENANCE	500.00
STOREY KENWORTHY	OFFICE SUPPLIES	40.47

THREE RIVERS FS	VEHICLE FUEL	898.48
TMOBILE	PHONE/TABLET/HOTSPOT	514.79
WALMART	SUPPLIES	167.76
WINDSTREAM	TELEPHONE/INTERNET	69.31

Recreation Business

Recreation Programs:

The following programs are currently ongoing:

Recently Finished Programs: Youth Tennis, Junior Lifeguarding (cancelled), Swim Lessons(799 total participants)

Upcoming Programs: Flag Football

Park Business

Foley reported the following:

*Sand Volleyball Court on River St should be constructed in the upcoming weeks.

*The Grand Avenue walkway/trail is now complete.

*The band, The Backstory will hold a concert at Tirrill Park on August 22nd.

*The July 2nd Drone show was postponed due to inclement weather. It has been rescheduled for Thursday, September 10th.

Aquatic Center

*Pool attendance has slowed in August due to cooler weather. The last day will be Thursday, August 20th.

*A few upcoming projects after the pool closes and is drained – pull and replace the main recirculation pump. Repaint the all the blue edges and spray features. Fix/patch areas in the shallow end that have chipped up. Repaint the pool in the shallow end.

Other Business

*The Hero Hustle is Sunday, August 30th.

*Foley informed the Commission of the potential Recreation Center project.

Adjourn: Meeting adjourned at 5:41 p.m.

Doug Foley, Director of Parks and Recreation

IOWA DEPARTMENT OF NATURAL RESOURCES
NPDS REPORTING SYSTEM - DISCHARGE MONITORING REPORT
FACILITY INFORMATION

This form is valid 7/1/2021 to 6/30/2026

Facility Name: MANCHESTER CITY OF STP

Permit #: 2839001

Month/Year:	7	2026
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Outfall #(s): 001 - DISCHARGE FROM AN ACTIVATED SLUDGE WASTEWATER TREATMENT FACILITY.
SIU-03 - 001 - EFFLUENT (WASTE) PRIOR TO DISCHARGE TO THE MUNICIPAL COLLECTION SYSTEM

Operator Name: Perry Peterson

Certification #: #4511

Phone #: 563-920-0628

Lab Cert. #: #299

Comments:	We are going our own lab testing in our certified lab. Keystone Lab in Waterloo is doing all off site testing. Those include TKN, Metals, Phosphorus, Nitrogen, sludge analysis and E.coli. These are driven to them by us or their courier service to meet the 6 hour limit.
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*Include Comments longer than 1000 characters in email

Signature:

Perry Peterson

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for known violations.

Permit # 2839001
 Facility Name: MANCHESTER CITY OF STP

Monthly Operation Report
 IOWA DEPARTMENT OF NATURAL RESOURCES
 NPDS - Operation Permit System
 INFLUENT Data

Outfall #: 001
 Month/Year: 7-2026

Mon. Point	RAW WASTE								
Parameter	FLOW	BOD5		TSS		TKN		TEMP	PH
Units	MGD	MG/L	LBS/DAY	MG/L	LBS/DAY	MG/L	LBS/DAY	FAHRENHEIT	STD UNITS
Frequency	7/WEEK OR DAILY	2 TIMES PER WEEK	2 TIMES PER WEEK	1 TIME PER WEEK	1 TIME PER WEEK	1 EVERY MONTH	1 EVERY MONTH	2 TIMES PER WEEK	2 TIMES PER WEEK
Start Date									
End Date	Permit Duration	Permit Duration	Permit Duration	Permit Duration	Permit Duration	Permit Duration	Permit Duration	Permit Duration	Permit Duration
No Discharge									
LOQ									
Day: 1	0.764	169	1076.82744						
2	1.306							63	7.5
3	1.324								
4	1.11								
5	1.045								
6	1.06							63	7.4
7	1.022	137	1167.71676	96	818.25408				
8	1.042					22.3	193.793244		
9	0.961	122	977.79828						
10	0.933							64	7.5
11	0.89								
12	0.87								
13	0.866							64	7.5
14	0.853	132	939.05064	188	1337.43576				
15	0.851								
16	0.849	171	1210.79286						
17	0.835							64	7.5
18	0.786								
19	0.764								
20	0.976							64	7.4
21	0.821	136	931.21104	184	1259.87376				
22	0.8	135	900.72						
23	0.776							65	7.5
24	0.747								
25	0.718								
26	0.716								
27	0.718							66	7.5
28	0.683	173	985.44606	180	1025.3196				
29	0.69								
30	0.776								
31	2.11								
Total	28.662	1175	8189.56308	648	4440.8832	22.3	193.793244	513	59.8
Monthly Avg.	0.924580645	146.875	1023.695385	162	1110.2208	22.3	193.793244	64.125	7.475
Daily Max.	2.11	173	1210.79286	188	1337.43576	22.3	193.793244	66	7.5
Daily Min.	0.683	122	900.72	96	818.25408	22.3	193.793244	63	7.4
Max. 7/Avg.	1.090142857	154	1122.2721	188	1337.43576	22.3	193.793244	65.5	7.5

Permit # 2839001
Facility Name: MANCHESTER CITY OF STP

Monthly Operation Report
IOWA DEPARTMENT OF NATURAL RESOURCES
NPDS - Operation Permit System
EFFLUENT Data

Outfall #: 001
Month/Year: 7-2026

Mon. Point	EFFLUENT AFTER DISINFECTION								
Parameter	CBOD5		TSS		NH3-N		CR(T)		TOC
Units	MG/L	LBS/DAY	MG/L	LBS/DAY	MG/L	LBS/DAY	MG/L	LBS/DAY	MG/L
Frequency	2 TIMES PER WEEK	2 TIMES PER WEEK	1 TIME PER WEEK	1 TIME PER WEEK	2 TIMES PER WEEK	2 TIMES PER WEEK	1 EVERY MONTH	1 EVERY MONTH	1 EVERY 3 MONTHS
Start Date									
End Date	Permit Duration	Permit Duration	Permit Duration	Permit Duration	Permit Duration	Permit Duration	Permit Duration	Permit Duration	Permit Duration
No Discharge							05 - NO DETECTION	05 - NO DETECTION	
LOQ									
Day: 1	3.8	24.212688			0.162	1.03222512			
2									
3									
4									
5									
6									
7	3	25.57044	2.2	18.751656	0.0671	0.571925508			
8							<0.00100	<	
9	2.1	16.830954			0.0584	0.468060816			
10									
11									
12									
13									
14	2.8	19.919256	1.6	11.382432	0.0672	0.478062144			
15									25.6
16	2.5	17.70165			0.0608	0.430504128			
17									
18									
19									
20									
21	2.7	18.487278	1.2	8.216568	0.0735	0.50326479			
22	1.6	10.6752			0.051	0.340272			
23									
24									
25									
26									
27									
28	2.6	14.810172	2.4	13.670928	0.0853	0.485887566			
29									
30									
31									
Total	21.1	148.207638	7.4	52.021584	0.6253	4.310202072	0	0	25.6
Monthly Avg.	2.6375	18.52595475	1.85	13.005396	0.0781625	0.538775259	0	0	25.6
Daily Max.	3.8	25.57044	2.4	18.751656	0.162	1.03222512			25.6
Daily Min.	1.6	10.6752	1.2	8.216568	0.051	0.340272			25.6
Max. 7/Avg.	3.4	24.891564	2.4	18.751656	0.11455	0.802075314			25.6

Permit #
Facility Name:

Outfall #:
Month/Year:

Mon. Point								EFFLUENT AFTER DISINFECTION - GEO MEAN
Parameter	N	PHOS		TEMP	CU		PH	E. COLI
Units	LBS/DAY	MG/L	LBS/DAY	FAHRENHEIT	MG/L	LBS/DAY	STD UNITS	#/100 ML
Frequency	1 EVERY 3 MONTHS	1 EVERY 3 MONTHS	1 EVERY 3 MONTHS	2 TIMES PER WEEK	1 EVERY MONTH	1 EVERY MONTH	2 TIMES PER WEEK	GEO. MEAN 1/3 MONTHS
Start Date								
End Date	Permit Duration	Permit Duration	Permit Duration	Permit Duration	Permit Duration	Permit Duration	Permit Duration	Permit Duration
No Discharge								
LOQ								
Day: 1								
2				67			7.1	
3								
4								
5								
6				65			7.2	
7								
8					0.0131	0.113842668		2
9								
10				66			7.1	
11								
12								
13				66			7.2	
14								5
15	181.691904	3.75	26.615025					
16								4
17				68			7	
18								
19								
20				68			7.1	
21								
22								1
23				67			7.2	
24								
25								
26								
27				68			7.1	
28								
29								<2
30								
31								
Total	181.691904	3.75	26.615025	535	0.0131	0.113842668	57	14
Monthly Avg.	181.691904	3.75	26.615025	66.875	0.0131	0.113842668	7.125	2.402248868
Daily Max.	181.691904	3.75	26.615025	68	0.0131	0.113842668	7.2	5
Daily Min.	181.691904	3.75	26.615025	65	0.0131	0.113842668	7	1
Max. 7/Avg.	181.691904	3.75	26.615025	68	0.0131	0.113842668	7.15	4

Permit # 2839001
Facility Name: MANCHESTER CITY OF STP

Monthly Operation Report
IOWA DEPARTMENT OF NATURAL RESOURCES
NPDS - Operation Permit System
EFFLUENT Data

SIU: Paladin Attachments
Outfall #: 001
Month/Year: 7-2026

Mon. Point	PRIOR TO DISCHARGE TO CITY									
Parameter	FLOW	ZN		CD		CR(T)		CN(T)		N
Units	MGD	MG/L	LBS/DAY	MG/L	LBS/DAY	MG/L	LBS/DAY	MG/L	LBS/DAY	MG/L
Frequency	1 EVERY BATCH	1 EVERY MONTH	1 EVERY MONTH	1 EVERY MONTH	1 EVERY MONTH	1 EVERY MONTH	1 EVERY MONTH	1 EVERY MONTH	1 EVERY MONTH	1 EVERY MONTH
Start Date										
End Date	Permit Duration	Permit Duration	Permit Duration	Permit Duration	Permit Duration	Permit Duration	Permit Duration	Permit Duration	Permit Duration	Permit Duration
No Discharge				05 - NO DETECTION	05 - NO DETECTION			05 - NO DETECTION	05 - NO DETECTION	
LOQ										
Day: 1										
2										
3										
4										
5										
6										
7										
8										
9										
10										
11										
12										
13										
14										
15										
16										
17	0.001	0.21	0.0017514	<0.000200	<	0.013	0.00010842	<0.0100	<	0.118
18										
19										
20										
21										
22										
23										
24										
25										
26										
27										
28										
29										
30										
31										
Total	0.001	0.21	0.0017514	0	0	0.013	0.00010842	0	0	0.118
Monthly Avg.	0.001	0.21	0.0017514	0	0	0.013	0.00010842	0	0	0.118
Daily Max.	0.001	0.21	0.0017514			0.013	0.00010842			0.118
Daily Min.	0.001	0.21	0.0017514			0.013	0.00010842			0.118
Max. 7/Avg.	0.001	0.21	0.0017514			0.013	0.00010842			0.118

Permit #
Facility Name:

SIU:
Outfall #:
Month/Year:

Mon. Point	Y SEWER								
Parameter	II	AG		TTO	CU		PB		PH
Units	LBS/DAY	MG/L	LBS/DAY	MG/L	MG/L	LBS/DAY	MG/L	LBS/DAY	STD UNITS
Frequency	1 EVERY MONTH	1 EVERY MONTH	1 EVERY MONTH	1 EVERY MONTH	1 EVERY MONTH	1 EVERY MONTH	1 EVERY MONTH	1 EVERY MONTH	1 EVERY MONTH
Start Date									
End Date	Permit Duration	Permit Duration	Permit Duration	Permit Duration	Permit Duration	Permit Duration	Permit Duration	Permit Duration	Permit Duration
No Discharge				12 - CERTIFIED					
LOQ									
Day: 1									
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17	0.00098412	0.000635	5.2959E-06		0.013	0.00010842	0.00765	0.000063801	6.33
18									
19									
20									
21									
22									
23									
24									
25									
26									
27									
28									
29									
30									
31									
Total	0.00098412	0.000635	5.2959E-06		0.013	0.00010842	0.00765	0.000063801	6.33
Monthly Avg.	0.00098412	0.000635	5.2959E-06		0.013	0.00010842	0.00765	0.000063801	6.33
Daily Max.	0.00098412	0.000635	5.2959E-06		0.013	0.00010842	0.00765	0.000063801	6.33
Daily Min.	0.00098412	0.000635	5.2959E-06		0.013	0.00010842	0.00765	0.000063801	6.33
Max. 7/Avg.	0.00098412	0.000635	5.2959E-06		0.013	0.00010842	0.00765	0.000063801	6.33

R-101-2026
RESOLUTION AMENDING SALARY RESOLUTION

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

SECTION 1. That the following employee having completed six months in his current position shall be granted an increase and be paid as follows:

<u>Name</u>	<u>Position</u>	<u>Hourly Pay Rate</u>	<u>Effective Date</u>
Larsen, Ryan	Police Officer	\$34.41	07/12/2026

SECTION 2. That Barb Hogan is hereby appointed to the position of Deputy City Clerk/Human Resources effective August 31, 2026, at her current rate of pay.

All other requirements shall be the same as that set out in Resolution R-078-2026 as passed and approved on June 22nd, 2026.

PASSED AND APPROVED this 24th day of August, 2026.

Connie Behnken, Mayor

ATTEST:

Erin Learn, City Clerk

Invoice

FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

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

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

August 11, 2026
Invoice No: 142173

Purchase Order:

Project 405.0025546.000 2026 Anderson Street Improvements
Phase PH02 Utility Coordination

Professional Personnel

	Hours	Amount
Ertl, Samuel - Project Manager 1	1.50	
Total Labor		262.50

Total this Phase \$262.50

Phase PH05 Construction Services - Admin

Total Fee	41,000.00	
Percent Complete	70.00	
Total Earned		28,700.00
Previous Fee Billing		24,600.00
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
Recker, Auden - Intern 1	11.00	
Parkes, Brielle - Engineering Technician 1	7.00	
Grawe, Austin - Engineering Technician 4	17.75	
Recker, Adam - Land Surveyor 1	1.00	
Wicks, Ryan - Principal 3	1.00	
Ertl, Samuel - Project Manager 1	3.25	
Juergens, Johnathan - Surveyor 1	20.50	
Total Labor		7,049.00

Other Reimbursable Expenses

Fully-Equipped Survey Vehicle (\$68/Day)	238.00	
Total Station Survey Eq (20/Hour)	360.00	
Total Other Reimbursable Expenses	598.00	598.00

Total this Phase \$7,647.00

INVOICE TOTAL: \$12,009.50

Project	405.0025546.000	City of Manchester - 2026 Anderson Stree	Invoice	142173
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Email invoice to eleam@manchester-ia.org

Invoice

FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

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

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

August 11, 2026
Invoice No: 142174

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	75.00	Total Earned	52,425.00
		Previous Fee Billing	48,930.00
		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, Samuel - Project Manager 1	5.25	
Total Labor		918.75

Total this Phase **\$918.75**

Phase	PH03	Easement Services (T&M)
-------	------	-------------------------

Professional Personnel

	Hours	Amount
Wicks, Ryan - Principal 3	.50	
La Rosa, Nicholas - Project Engineer 2	.50	
Ertl, Samuel - Project Manager 1	1.00	
Total Labor		380.00

Total this Phase **\$380.00**

INVOICE TOTAL: **\$4,793.75**

Outstanding Invoices

Number	Date	Balance
141543	7/15/2026	11,583.00
Total		11,583.00
All Outstanding Invoices Total		\$16,376.75

Email invoices to ellearn@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

August 11, 2026
Invoice No: 142175

Purchase Order:

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

Total Fee	99,975.00		
Percent Complete	60.00	Total Earned	59,985.00
		Previous Fee Billing	54,986.25
		Current Fee Billing	4,998.75
		Total Fee	4,998.75
		Total this Phase	\$4,998.75
		INVOICE TOTAL:	\$4,998.75

Email invoice to ellearn@manchester-ia.org



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

INVOICE

Invoice Number: 100708
Date: August 10, 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: July 31, 2026

Professional Services			
	Hours	Rate	Amount
Bardgett, Anthony - Principal Engineer	4.00	250.00	\$1,000.00
Harper, Clarence W - Senior Engineer	4.00	205.00	\$820.00
Holtzman, Mitchell L - Associate Engineer	22.00	170.00	\$3,740.00
Morales, Roberto - Technician II	6.50	110.00	\$715.00
	36.50		\$6,275.00
Invoice Total			\$6,275.00



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

INVOICE

Invoice Number: 100727
Date: August 10, 2026
Project Number: 2605220

City of Manchester
208 E Main Street
Manchester, IA 52057
Manchester - Site Survey

For Professional Services Rendered Through: July 31, 2026
Hangar Site Location

Items completed in this billing period:
- Layouts for future hangar development

Fee Services

	Contract Amount	Percent Complete	Fee Earned	Prior Billings	Current Billings
Survey Services	\$4,900.00	100.00	\$4,900.00	\$2,450.00	\$2,450.00
Planning Services	\$1,750.00	100.00	\$1,750.00	\$1,750.00	\$0.00
	\$6,650.00		\$6,650.00	\$4,200.00	\$2,450.00
					\$2,450.00
Invoice Total					\$2,450.00

**CITY OF MANCHESTER EQUIPMENT
FOR SALE BY SEALED BID**

John Deere Curtis Cab

- Last mounted on a John Deere X728

John Deere 47 inch Snowblower with John Deere Quick Hitch

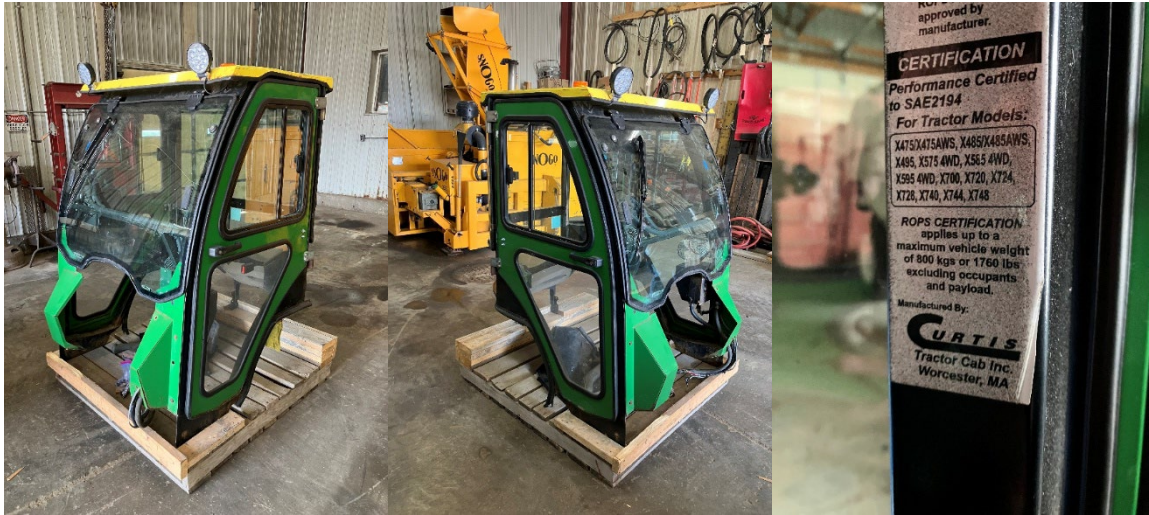
SEALED BIDS are due on Friday, August 14, 2026 by 12:00pm. SEALED BIDS can be dropped off or mailed to City of Manchester, Attn: City Clerk, 208 E Main St, Manchester, IA 52057. Please note "EQUIPMENT BID" on the envelope.

MINIMUM BID: \$2,500.00

Equipment can be seen Monday-Friday from 7:00am–3:30pm at the City Shop, 412 South 3rd Street. Call Jason Haight at (563) 920-8484 with questions.

The City of Manchester reserves the right to reject any or all bids.

John Deere Curtis Cab



John Deere 47 inch Snowblower with John Deere Quick Hitch



John Deere Cab/snowblower

Bid: \$2505.⁰⁰

Nick Grutther
503 608 9929

Preparer: Doug Herman, Lynch Dallas Legal, P.O. Box 2457, Cedar Rapids, IA 52406
Phone: 319.365.9101 Email: dherman@lynchdallas.com **Return To:** Same

PERMANENT NON-ASSIGNABLE EASEMENT AGREEMENT

KNOW ALL BY THESE PRESENTS:

That City of Manchester, Iowa, an Iowa municipal corporation (“Grantor”) for the consideration noted below upon final approval and acceptance of this Permanent Easement Agreement (“Agreement”), does hereby convey unto RAMM Properties, LLC (“Grantee”), permanent easement rights to the Easement Area, all as described below.

All that portion of the alley right of way located adjacent to and east of Lots Two (2), Three (3) and Four (4) of Paxson & Seeds Subdivision of Lots One Hundred Ninety Five (195) and One Hundred Ninety Six (196), Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 3.

(hereinafter referred to as “Easement Area”)

ARTICLE I

The purpose of this Permanent Easement Agreement is to provide rights to Grantee to use of the Easement Area for purposes of placing and maintaining dumpsters and a grease trap related to business operations at Grantee property, located at 116 S. Franklin Street, Manchester.

ARTICLE II

The Permanent Easement is subject to the following terms and provisions:

1. **Limitations on Use.** Grantee may place dumpsters, dumpster enclosures, a generator supported by a metal platform and appurtenances associated therewith, a make-up air supply unit, and a grease trap in the Easement Area, but no other obstructions or improvements, within the Easement Area unless approved in writing, in advance, by the City. Grantor shall have the right to remove any obstructions or improvements not permitted by this Easement Agreement upon seven (7) days prior notice to Grantee. Grantee is responsible for locating all existing utilities within the Easement Area and

coordinating with the appropriate parties as necessary prior to the installation of any allowable obstructions or improvements.

2. **Non-Assignable.** This Permanent Easement shall not be assignable by Grantee without the express written permission of Grantor.
3. **Return of Area to Good Condition.** Upon termination of the Easement, Grantee agrees to return Easement Area to a condition that is as good as or better than the condition the Easement Area was in prior to being disturbed. Absent written agreement of the City otherwise, all dumpsters, dumpster enclosures, the generator and generator support and appurtenance, make-up air supply unit, and grease trap shall be removed from the Easement Area within thirty (30) days of said termination.
4. **Enforceability.** Upon execution of this Agreement each of the Parties shall have the right to enforce the terms of this Agreement at law or in equity. However, the easement rights as described herein, and this agreement in general, shall not be binding upon Grantor or Grantee until same has received the final approval and acceptance by Resolution of the Manchester City Council.
5. **Consideration.** Grantor hereby acknowledges the receipt of valuable consideration from Grantee, the sufficiency of which is hereby acknowledged, in return for the easement rights granted herein.
6. **No Other Representations.** The Parties represent and warrant that no promise, inducement or agreement not expressed in this Agreement, oral or written, express or implied, has been made and that all terms of this Agreement are contractual and not a mere recital.
7. **Construction.** Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine, or neuter gender according to the context. This Agreement shall be considered to have been jointly drafted by the Parties.
8. **Captions.** The captions preceding the Sections are inserted only as a matter of convenience and for reference purposes and should not be considered substantive or relied upon in interpreting any provision of this Agreement.
9. **Acknowledgement.** The Parties, by signing this Agreement, acknowledge having carefully read the same, having had an opportunity to consult with counsel concerning the legal effect of this Agreement and its various terms and conditions, and have signed the Agreement voluntarily and without duress or coercion.
10. **Indemnification and Hold Harmless.** Grantee shall indemnify and hold Grantor harmless from any and all third party claims for injuries, damages, expenses and/or liabilities arising from such indemnifying party's acts or omissions (and those of its employees, contractors, consultants, subcontractors, subconsultants, materialmen and suppliers) in the use of the Easement Area. This indemnification and hold harmless shall include, but is not limited to, reasonable legal fees and costs of defense incurred by the indemnified party. Notwithstanding the foregoing, this indemnification and hold harmless shall only apply to third party claims that are not otherwise covered by payment to Grantor by the indemnifying party's insurance coverage.
11. **Amendment, Modification and Waiver.** Changes, amendments, modifications, or waivers of any condition, provision, or term in this Agreement shall not be valid or of any

effect unless made in writing, signed by Parties and/or their successors and assigns, and specifying with particularity the extent and nature of such amendment, modification, or waiver.

12. **Governing Law / Jurisdiction.** This Agreement shall be governed by Iowa law with jurisdiction in the Delaware County District Court.
13. **Termination.** Upon termination or expiration of either Easement, all covenants and obligations set forth herein will stand released (other than Grantee's indemnification obligations set forth in Paragraph 10, which shall survive the termination or expiration of this Agreement)
14. **Perpetual Easement in Gross:** The Permanent Easement is granted to Grantee, does not run with the land, and shall not benefit or burden any heirs, assigns, or successor in interest.
15. **Access:** The Grantor shall have the right of ingress and egress over the entirety of the above-described Permanent Easement Area as deemed necessary by Grantor for Grantor purposes.
16. **Maintenance.** Maintenance of improvements located within the Easement Area, and the Easement Area in general, shall at all times be the responsibility of Grantee.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF I have hereunto affixed my hand this _____ day of _____, 2026.

GRANTOR:

By: _____ By: _____
Connie Behnken, Mayor Erin Learn, City Clerk

STATE OF IOWA)
) §
COUNTY OF DELAWARE)

On this ____ day of _____, 2026, before me the undersigned, a Notary Public in and for said State, personally appeared Connie Behnken and Erin Learn, Mayor and City Clerk, respectively, for the City of Manchester, Iowa, known to me to be the identical persons named herein who executed the foregoing instrument, and acknowledged that they executed the same as an expression of their voluntary act and deed, at the direction and with the authority of the Manchester City Council.

Notary Public, State of Iowa

IN WITNESS WHEREOF I have hereunto affixed my hand this _____ day of _____, 2026.

GRANTEE:

By: _____ By: _____
_____, _____, _____

STATE OF IOWA)
) §
COUNTY OF DELAWARE)

On this ____ day of _____, 2026, before me the undersigned, a Notary Public in and for said State, personally appeared _____ and _____, known to me to be the identical person(s) named herein who executed the foregoing instrument in their capacity as _____ and _____, respectively, of the RAMM Properties, LLC, and acknowledged that they executed the same with the authority and at the direction of the Grantee as an

expression of their voluntary act and deed and the voluntary act and deed of Grantee.

Notary Public, State of Iowa

R-102-2026

A RESOLUTION APPROVING PERMANENT NON-ASSIGNABLE EASEMENT WITH RAMM PROPERTIES, LLC
RELATED TO THE PROPERTY LOCATED AT 116 SOUTH FRANKLIN STREET

WHEREAS, an permanent non-assignable easement has been drafted and presented as attached hereto between the City of Manchester, Iowa and RAMM Properties, LLC.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the City Council of the City of Manchester, Iowa hereby accepts and approves the Permanent Non-Assignable Easement, as attached hereto, between the City of Manchester and RAMM Properties, LLC. The Mayor and City Clerk are hereby authorized to sign said easement.

PASSED AND APPROVED this 24th day of August, 2026.

ATTEST:

Connie Behnken, Mayor

Erin Learn, City Clerk

Preparer: Doug Herman, Lynch Dallas Legal, P.O. Box 2457, Cedar Rapids, IA 52406
Phone: 319.365.9101 Email: dherman@lynchdallas.com **Return To:** Same

PERMANENT NON-ASSIGNABLE EASEMENT AGREEMENT

KNOW ALL BY THESE PRESENTS:

That City of Manchester, Iowa, an Iowa municipal corporation (“Grantor”) for the consideration noted below upon final approval and acceptance of this Permanent Easement Agreement (“Agreement”), does hereby convey unto RAMM Properties, LLC (“Grantee”), permanent easement rights to the Easement Area, all as described below.

All that portion of the alley right of way located adjacent to and east of Lots Two (2), Three (3) and Four (4) of Paxson & Seeds Subdivision of Lots One Hundred Ninety Five (195) and One Hundred Ninety Six (196), Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 3.
(hereinafter referred to as “Easement Area”)

ARTICLE I

The purpose of this Permanent Easement Agreement is to provide rights to Grantee to use of the Easement Area for purposes of placing and maintaining dumpsters and a grease trap related to business operations at Grantee property, located at 116 S. Franklin Street, Manchester.

ARTICLE II

The Permanent Easement is subject to the following terms and provisions:

1. **Limitations on Use.** Grantee may place dumpsters, dumpster enclosures, a generator supported by a metal platform and appurtenances associated therewith, a make-up air supply unit, and a grease trap in the Easement Area, but no other obstructions or improvements, within the Easement Area unless approved in writing, in advance, by the City. Grantor shall have the right to remove any obstructions or improvements not permitted by this Easement Agreement upon seven (7) days prior notice to Grantee. Grantee is responsible for locating all existing utilities within the Easement Area and coordinating with the appropriate parties as necessary prior to the installation of any allowable obstructions or improvements.
2. **Non-Assignable.** This Permanent Easement shall not be assignable by Grantee without the express written permission of Grantor.
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5. **Consideration.** Grantor hereby acknowledges the receipt of valuable consideration from Grantee, the sufficiency of which is hereby acknowledged, in return for the easement rights granted herein.

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10. **Indemnification and Hold Harmless.** Grantee shall indemnify and hold Grantor harmless from any and all third party claims for injuries, damages, expenses and/or liabilities arising from such indemnifying party's acts or omissions (and those of its employees, contractors, consultants, subcontractors, subconsultants, materialmen and suppliers) in the use of the Easement Area. This indemnification and hold harmless shall include, but is not limited to, reasonable legal fees and costs of defense incurred by the indemnified party. Notwithstanding the foregoing, this indemnification and hold harmless shall only apply to third party claims that are not otherwise covered by payment to Grantor by the indemnifying party's insurance coverage.
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SIGNATURE PAGE TO FOLLOW

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GRANTOR:

By: _____ By: _____
Connie Behnken, Mayor Erin Learn, City Clerk

STATE OF IOWA)
) §
COUNTY OF DELAWARE)

On this ____ day of _____, 2026, before me the undersigned, a Notary Public in and for said State, personally appeared Connie Behnken and Erin Learn, Mayor and City Clerk, respectively, for the City of Manchester, Iowa, known to me to be the identical persons named herein who executed the foregoing instrument, and acknowledged that they executed the same as an expression of their voluntary act and deed, at the direction and with the authority of the Manchester City Council.

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GRANTEE:

By: _____ By: _____
_____, _____, _____, _____

STATE OF IOWA)
) §
COUNTY OF DELAWARE)

On this ____ day of _____, 2026, before me the undersigned, a Notary Public in and for said State, personally appeared _____ and _____, known to me to be the identical person(s) named herein who executed the foregoing instrument in their capacity as _____ and _____, respectively, of the RAMM Properties, LLC, and acknowledged that they executed the same with the authority and at the direction of the Grantee as an expression of their voluntary act and deed and the voluntary act and deed of Grantee.

Notary Public, State of Iowa

Preparer: Doug Herman, Lynch Dallas Legal, P.O. Box 2457, Cedar Rapids, IA 52406
Phone: 319.365.9101 Email: dherman@lynchdallas.com **Return To:** Same

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SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF I have hereunto affixed my hand this _____ day of _____, 2026.

GRANTOR:

By: _____ By: _____
Connie Behnken, Mayor Erin Learn, City Clerk

STATE OF IOWA)
) §
COUNTY OF DELAWARE)

On this ____ day of _____, 2026, before me the undersigned, a Notary Public in and for said State, personally appeared Connie Behnken and Erin Learn, Mayor and City Clerk, respectively, for the City of Manchester, Iowa, known to me to be the identical persons named herein who executed the foregoing instrument, and acknowledged that they executed the same as an expression of their voluntary act and deed, at the direction and with the authority of the Manchester City Council.

Notary Public, State of Iowa

IN WITNESS WHEREOF I have hereunto affixed my hand this _____ day of _____, 2026.

GRANTEE:

By: _____ By: _____
_____, _____, _____

STATE OF IOWA)
) §
COUNTY OF DELAWARE)

On this ____ day of _____, 2026, before me the undersigned, a Notary Public in and for said State, personally appeared _____ and _____, known to me to be the identical person(s) named herein who executed the foregoing instrument in their capacity as _____ and _____, respectively, of the RAMM Properties, LLC, and acknowledged that they executed the same with the authority and at the direction of the Grantee as an

expression of their voluntary act and deed and the voluntary act and deed of Grantee.

Notary Public, State of Iowa

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Manchester, Iowa (the “City”) and Wesley D. Schulte (the “Developer”) 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 Developer 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 Developer has proposed to undertake a blight alleviation and economic development project on the Property consisting of consisting of (i) the construction of a sixteen-unit apartment building (the “Apartment Project”), (ii) the construction of a duplex (the “Duplex Project”), and (iii) the construction of a single-family home (the “Single-Family Project,” and together with the Apartment Project and the Duplex Project, the “Project”); and

WHEREAS, the Developer has requested that the City provide financial assistance in the form of incremental property tax payments to be used by the Developer in paying the costs of constructing 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. Developer’s Covenants

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

Project Construction

The Developer agrees to undertake the Project on the Property. Furthermore, the Developer agrees to invest not less than \$_____ in the Project, including designing, developing, constructing, equipping, and furnishing the Project and making other related improvements to the Property.

The Developer has submitted to the City construction plans, floorplans, building permit materials, and related documentation for the development and construction of the Project (collectively, the “Project Plans”), which Project Plans are on file at City Hall. The Developer agrees to construct the Project in substantial accordance with the Project Plans and to substantially complete the Project by no later than December 31, 2027. Further, the Developer agrees to construct the Project in compliance with all applicable local zoning, land use, building, and safety codes and regulations.

Project Operations Requirement

The Developer agrees to maintain and operate the completed Apartment Project as residential rental housing throughout the Term (as hereinafter defined) of this Agreement (the “Project Operations Requirement”). For purposes of this Agreement, the Project Operations Requirement shall be deemed satisfied so long as the apartment units within the Apartment Project are occupied or are being offered for occupancy at reasonable market rates.

For the avoidance of doubt, the Project Operations Requirement shall not apply to the Duplex Project or the Single-Family Project, and nothing in this Section shall prohibit the Developer from selling or otherwise transferring the Duplex Project or the Single-Family Project following completion thereof.

Maintenance of Property

During the Term of this Agreement, the Developer agrees to maintain, preserve, and keep the Apartment Project and the portion of the Property upon which the Apartment Project is situated in good repair and condition, ordinary wear and tear excepted, and from time to time to make all necessary repairs, replacements, renewals, and additions. Further, the Developer agrees to maintain the Apartment Project and such portion of the Property in compliance with all applicable local zoning, land use, building, and safety codes and regulations.

Prior to any sale or transfer of the Duplex Project or the Single-Family Project, the Developer agrees to maintain the applicable improvements and portions of the Property in good repair and condition and in compliance with all applicable local zoning, land use, building, and safety codes and regulations.

2. Project Operations Certifications. Upon request by the City, the Developer agrees to certify to the City (the “Operational Certification”) that the Project Operations Requirement is being satisfied. Each Operational Certification shall be accompanied by documentation demonstrating, to the reasonable satisfaction of the City, that the Developer is in compliance with the Project Operations Requirement.

3. Property Taxes. The Developer agrees to make or cause to be made timely payment of all property taxes due and payable with respect to the portion of the Property upon which the Apartment Project is situated throughout the Term of this Agreement. With respect to the portions of the Property upon which the Duplex Project and the Single-Family Project are situated, the Developer agrees to make or cause to be made timely payment of all property taxes due and payable thereon for so long as the Developer owns such portions of the Property. Upon request by the City, the Developer shall provide evidence reasonably satisfactory to the City demonstrating the timely payment of all such property taxes.

4. Property Tax Payment Certification. The Developer 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 “Developer’s Estimate”) equal to 85% 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 Developer’s Estimate, the Developer will complete and submit the

worksheet attached hereto as Exhibit B. The City reserves the right to review and request revisions to each such Developer's Estimate to ensure the accuracy of the figures submitted.

For purposes of this Agreement, Incremental Property Tax Revenues are calculated by: (1) determining the consolidated property tax levy (city, 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 (tied to commercial improvements as noted above), as shown on the property tax rolls of Delaware County, above and beyond the Base Valuation(as hereinafter defined); and (4) deducting any property tax credits which shall be available with respect to taxable incremental valuation of the Property.

The "Base Valuation" of the Property for purposes of calculating Incremental Property Tax Revenues under this Agreement and Section 403.19 of the Code of Iowa shall be the assessed valuation of the Property as of January 1, 2026.

Upon request, the City staff shall provide reasonable assistance to the Developer 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 Developer to complete construction of the Project substantially in accordance with the terms and conditions of this Agreement.
- (ii) Failure by the Developer to comply with the Business Operations Requirement.
- (iii) Failure by the Developer to fully and timely remit payment of property taxes when due and owing.
- (iv) Failure by the Developer to comply with Sections A.2 and A.4 of this Agreement.
- (v) Failure by the Developer to observe or perform any other material covenant on its part, to be observed or performed hereunder.

b. Notice and Remedies. Whenever any Event of Default described in this Agreement occurs, the City shall provide written notice to the Developer describing the cause of the default and the steps that must be taken by the Developer in order to cure the default. The Developer shall have thirty (30) days after receipt of the notice to cure the default or to provide assurances

satisfactory to the City that the default will be cured as soon as reasonably possible. If the Developer fails to cure the default or provide assurances, the City shall then have the right to:

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

B. City's Obligations

1. Payments. In recognition of the Developer's obligations set out above, the City agrees to make twenty-four (24) semiannual economic development tax increment payments (the "Payments" and each, individually, a "Payment") to the Developer during the Term pursuant to Chapters 15A and 403 of the Code of Iowa, provided, however, that the aggregate, total amount of the Payments (the "Maximum Payment Total") shall not exceed either (i) \$350,000 if the Developer completes the Project, including the Apartment Project, the Duplex Project, and the Single-Family Project or (ii) \$300,000 if the Developer completes the Apartment Project but does not complete either or both of the Duplex Project and the Single-Family Project. 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 that a portion of 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, 2040, 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 Developer's Estimate.

In any given fiscal year, if the City Council determines to not obligate the then-considered Appropriated Amount, then the City will be under no obligation to fund the Payments scheduled to become due in the following fiscal year, and the Developer will have no rights whatsoever to compel the City to make such Payments, to seek damages relative thereto, or to compel the funding of such Payments in future fiscal years. A determination by the City Council to not obligate funds for any particular fiscal year's Payments shall not render this Agreement null and void, and the Developer shall make the next succeeding submission of the Developer's

Estimate as called for in Section A.4 above, provided however that no Payment shall be made after June 1, 2040.

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 Developer’s rights to receive the Payments hereunder may be assigned by the Developer 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, 2040 or on such earlier date upon which the aggregate sum of Payments made to the Developer 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 Developer have caused this Agreement to be signed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF MANCHESTER, IOWA

By: _____
Mayor

Attest:

City Clerk

WESLEY D. SCHULTE

EXHIBIT A
LEGAL 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 631321306100, 631321304400, and 631321304700.

EXHIBIT B
DEVELOPER'S ESTIMATE WORKSHEET

- (1) Date of Preparation: October ____, 20__.
- (2) Assessed Taxable Valuation of Property as of January 1, 20__:
\$_____.
- (3) Base Taxable Valuation of Property:
\$_____.
- (4) Incremental Taxable Valuation of Property (2 minus 3):
\$_____ (the "TIF Value").
- (5) Current City fiscal year consolidated property tax levy rate for purposes of calculating Incremental Property Tax Revenues (the "Adjusted Levy Rate"):
\$_____ per thousand of value.
- (6) The TIF Value (4) factored by the Adjusted Levy Rate (5):
\$_____ x \$_____/1000 = \$_____ (the "TIF Estimate").
- (7) Subtract anticipated property tax credits from the TIF Estimate (6 minus 7) =
\$_____ (the "Available TIF Estimate").
- (8) Factor the Available TIF Estimate (7) by the Annual Percentage =
Developer's Estimate = \$_____ x .85 = _____.

RESOLUTION R-103-2026

Resolution Approving Development Agreement with Wesley D. Schulte, 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 Wesley D. Schulte (the “Developer”) in connection with the construction by the Developer of a multifamily housing complex in the Urban Renewal Area (the “Project”); and

WHEREAS, under the Agreement, the City would provide financial incentives to the Developer in the form of annual appropriation incremental property tax payments (the “Payments”) in an aggregate amount not to exceed \$350,000; 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 August 24, 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 and retention of jobs and income through the provision of new housing opportunities, 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 Developer as provided for therein.

Section 3. The Agreement is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Agreement on behalf of the City in substantially the form and content in which the Agreement has been presented to this City Council. The Mayor and the City Manager 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 "Wesley D. Schulte-Lincoln School Redevelopment Site 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 631321306100, 631321304400, and 631321304700.

Section 5. The City hereby pledges to the payment of the Agreement the Wesley D. Schulte-Lincoln School Redevelopment Site 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 Wesley D. Schulte-Lincoln School Redevelopment Site 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 the Wesley D. Schulte-Lincoln School Redevelopment Site 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 August 24, 2026.

Mayor

Attest:

City Clerk

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Manchester, Iowa (the “City”) and Wesley D. Schulte (the “Developer”) 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 Developer 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 Developer has proposed to undertake a blight alleviation and economic development project on the Property consisting of consisting of (i) the construction of a sixteen-unit apartment building (the “Apartment Project”), (ii) the construction of a duplex (the “Duplex Project”), and (iii) the construction of a single-family home (the “Single-Family Project,” and together with the Apartment Project and the Duplex Project, the “Project”); and

WHEREAS, the Developer has requested that the City provide financial assistance in the form of incremental property tax payments to be used by the Developer in paying the costs of constructing 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. Developer’s Covenants

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

Project Construction

The Developer agrees to undertake the Project on the Property. Furthermore, the Developer agrees to invest not less than \$_____ in the Project, including designing, developing, constructing, equipping, and furnishing the Project and making other related improvements to the Property.

The Developer has submitted to the City construction plans, floorplans, building permit materials, and related documentation for the development and construction of the Project (collectively, the “Project Plans”), which Project Plans are on file at City Hall. The Developer agrees to construct the Project in substantial accordance with the Project Plans and to substantially complete the Project by no later than December 31, 2027. Further, the Developer agrees to construct the Project in compliance with all applicable local zoning, land use, building, and safety codes and regulations.

Project Operations Requirement

The Developer agrees to maintain and operate the completed Apartment Project as residential rental housing throughout the Term (as hereinafter defined) of this Agreement (the “Project Operations Requirement”). For purposes of this Agreement, the Project Operations Requirement shall be deemed satisfied so long as the apartment units within the Apartment Project are occupied or are being offered for occupancy at reasonable market rates.

For the avoidance of doubt, the Project Operations Requirement shall not apply to the Duplex Project or the Single-Family Project, and nothing in this Section shall prohibit the Developer from selling or otherwise transferring the Duplex Project or the Single-Family Project following completion thereof.

Maintenance of Property

During the Term of this Agreement, the Developer agrees to maintain, preserve, and keep the Apartment Project and the portion of the Property upon which the Apartment Project is situated in good repair and condition, ordinary wear and tear excepted, and from time to time to make all necessary repairs, replacements, renewals, and additions. Further, the Developer agrees to maintain the Apartment Project and such portion of the Property in compliance with all applicable local zoning, land use, building, and safety codes and regulations.

Prior to any sale or transfer of the Duplex Project or the Single-Family Project, the Developer agrees to maintain the applicable improvements and portions of the Property in good repair and condition and in compliance with all applicable local zoning, land use, building, and safety codes and regulations.

2. Project Operations Certifications. Upon request by the City, the Developer agrees to certify to the City (the “Operational Certification”) that the Project Operations Requirement is being satisfied. Each Operational Certification shall be accompanied by documentation demonstrating, to the reasonable satisfaction of the City, that the Developer is in compliance with the Project Operations Requirement.

3. Property Taxes. The Developer agrees to make or cause to be made timely payment of all property taxes due and payable with respect to the portion of the Property upon which the Apartment Project is situated throughout the Term of this Agreement. With respect to the portions of the Property upon which the Duplex Project and the Single-Family Project are situated, the Developer agrees to make or cause to be made timely payment of all property taxes due and payable thereon for so long as the Developer owns such portions of the Property. Upon request by the City, the Developer shall provide evidence reasonably satisfactory to the City demonstrating the timely payment of all such property taxes.

4. Property Tax Payment Certification. The Developer 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 “Developer’s Estimate”) equal to 85% 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 Developer’s Estimate, the Developer will complete and submit the

worksheet attached hereto as Exhibit B. The City reserves the right to review and request revisions to each such Developer's Estimate to ensure the accuracy of the figures submitted.

For purposes of this Agreement, Incremental Property Tax Revenues are calculated by: (1) determining the consolidated property tax levy (city, 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 (tied to commercial improvements as noted above), as shown on the property tax rolls of Delaware County, above and beyond the Base Valuation(as hereinafter defined); and (4) deducting any property tax credits which shall be available with respect to taxable incremental valuation of the Property.

The "Base Valuation" of the Property for purposes of calculating Incremental Property Tax Revenues under this Agreement and Section 403.19 of the Code of Iowa shall be the assessed valuation of the Property as of January 1, 2026.

Upon request, the City staff shall provide reasonable assistance to the Developer 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 Developer to complete construction of the Project substantially in accordance with the terms and conditions of this Agreement.
- (ii) Failure by the Developer to comply with the Business Operations Requirement.
- (iii) Failure by the Developer to fully and timely remit payment of property taxes when due and owing.
- (iv) Failure by the Developer to comply with Sections A.2 and A.4 of this Agreement.
- (v) Failure by the Developer to observe or perform any other material covenant on its part, to be observed or performed hereunder.

b. Notice and Remedies. Whenever any Event of Default described in this Agreement occurs, the City shall provide written notice to the Developer describing the cause of the default and the steps that must be taken by the Developer in order to cure the default. The Developer shall have thirty (30) days after receipt of the notice to cure the default or to provide assurances

satisfactory to the City that the default will be cured as soon as reasonably possible. If the Developer fails to cure the default or provide assurances, the City shall then have the right to:

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

B. City's Obligations

1. Payments. In recognition of the Developer's obligations set out above, the City agrees to make twenty-four (24) semiannual economic development tax increment payments (the "Payments" and each, individually, a "Payment") to the Developer during the Term pursuant to Chapters 15A and 403 of the Code of Iowa, provided, however, that the aggregate, total amount of the Payments (the "Maximum Payment Total") shall not exceed either (i) \$350,000 if the Developer completes the Project, including the Apartment Project, the Duplex Project, and the Single-Family Project or (ii) \$300,000 if the Developer completes the Apartment Project but does not complete either or both of the Duplex Project and the Single-Family Project. 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 that a portion of 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, 2040, 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 Developer's Estimate.

In any given fiscal year, if the City Council determines to not obligate the then-considered Appropriated Amount, then the City will be under no obligation to fund the Payments scheduled to become due in the following fiscal year, and the Developer will have no rights whatsoever to compel the City to make such Payments, to seek damages relative thereto, or to compel the funding of such Payments in future fiscal years. A determination by the City Council to not obligate funds for any particular fiscal year's Payments shall not render this Agreement null and void, and the Developer shall make the next succeeding submission of the Developer's

Estimate as called for in Section A.4 above, provided however that no Payment shall be made after June 1, 2040.

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 Developer’s rights to receive the Payments hereunder may be assigned by the Developer 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, 2040 or on such earlier date upon which the aggregate sum of Payments made to the Developer 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 Developer have caused this Agreement to be signed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF MANCHESTER, IOWA

By: _____
Mayor

Attest:

City Clerk

WESLEY D. SCHULTE

EXHIBIT A
LEGAL 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 631321306100, 631321304400, and 631321304700.

EXHIBIT B
DEVELOPER'S ESTIMATE WORKSHEET

- (1) Date of Preparation: October ____, 20__.
- (2) Assessed Taxable Valuation of Property as of January 1, 20__:
\$_____.
- (3) Base Taxable Valuation of Property:
\$_____.
- (4) Incremental Taxable Valuation of Property (2 minus 3):
\$_____ (the "TIF Value").
- (5) Current City fiscal year consolidated property tax levy rate for purposes of calculating Incremental Property Tax Revenues (the "Adjusted Levy Rate"):
\$_____ per thousand of value.
- (6) The TIF Value (4) factored by the Adjusted Levy Rate (5):
\$_____ x \$_____/1000 = \$_____ (the "TIF Estimate").
- (7) Subtract anticipated property tax credits from the TIF Estimate (6 minus 7) =
\$_____ (the "Available TIF Estimate").
- (8) Factor the Available TIF Estimate (7) by the Annual Percentage =
Developer's Estimate = \$_____ x .85 = _____.

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Manchester, Iowa (the “City”) and Westgate Center, LLC (the “Developer”) 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 Developer 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 Developer has proposed to undertake a blight alleviation and economic development project on the Property consisting of the redevelopment of a former hotel building into a mixed-use building containing one commercial unit and nineteen apartment units (the “Project”); and

WHEREAS, the Developer has requested that the City provide financial assistance in the form of incremental property tax payments to be used by the Developer in paying the costs of constructing 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. Developer’s Covenants

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

Project Construction

The Developer agrees to undertake the Project on the Property. Furthermore, the Developer agrees to invest not less than \$_____ in the Project, including designing, developing, constructing, equipping, and furnishing the Project and making other related improvements to the Property. The Developer has submitted to the City a detailed site plan for the development of the Project (the “Site Plan”), which Site Plan is attached hereto as Exhibit B. The Developer agrees to undertake the Project in accordance with the Site Plan and to substantially complete the Project by no later than December 31, 2026. Further, the Developer agrees to undertake the Project in compliance with all applicable local zoning, land use, building, and safety codes and regulations.

Project Operations Requirement

The Developer agrees to maintain and operate the completed Project as a mixed-use commercial and residential development throughout the Term (as hereinafter defined) of this Agreement (the “Project Operations Requirement”). For purposes of this Agreement, the Project Operations Requirement shall be deemed satisfied so long as (i) the nineteen apartment units are occupied or are being offered for occupancy at reasonable market rates and (ii) the commercial unit is occupied or is being offered for commercial lease or occupancy.

Maintenance of Property

During the Term of this Agreement, the Developer 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 to make all necessary repairs, replacements, renewals, and additions. Further, the Developer agrees to maintain compliance with local zoning, land use, building and safety codes and regulations.

2. Project Operations Certifications. Upon request by the City, the Developer agrees to certify to the City (the “Operational Certification”) that the Project Operations Requirement is being satisfied. Each Operational Certification shall be accompanied by documentation demonstrating, to the reasonable satisfaction of the City, that the Developer is in compliance with the Project Operations Requirement.

3. Property Taxes. The Developer agrees to make or cause to be made timely payment of all property taxes due and payable with respect to the Property and the Project throughout the Term of this Agreement and, upon request by the City, to provide evidence reasonably satisfactory to the City demonstrating the timely payment thereof.

4. Property Tax Payment Certification. The Developer 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 “Developer’s Estimate”) equal to eighty-five percent (85%) (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 Developer’s Estimate, the Developer will complete and submit the worksheet attached hereto as Exhibit C. The City reserves the right to review and request revisions to each such Developer’s Estimate to ensure the accuracy of the figures submitted.

For purposes of this Agreement, Incremental Property Tax Revenues are calculated by: (1) determining the consolidated property tax levy (city, 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 (tied to commercial improvements as noted above), as shown on the property tax rolls of Delaware County, above and beyond the

Base Valuation (as hereinafter defined); and (4) deducting any property tax credits which shall be available with respect to taxable incremental valuation of the Property.

The “Base Valuation” of the Property for purposes of calculating Incremental Property Tax Revenues under this Agreement and Section 403.19 of the Code of Iowa shall be the assessed valuation of the Property as of January 1, 2026.

Upon request, the City staff shall provide reasonable assistance to the Developer 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 Developer to complete construction of the Project substantially in accordance with the terms and conditions of this Agreement.
- (ii) Failure by the Developer to comply with the Project Operations Requirement.
- (iii) Failure by the Developer to fully and timely remit payment of property taxes when due and owing.
- (iv) Failure by the Developer to comply with Sections A.2 and A.4 of this Agreement.
- (v) Failure by the Developer to observe or perform any other material covenant on its part, to be observed or performed hereunder.

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

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

B. City's Obligations

1. **Payments.** In recognition of the Developer'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 Developer 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 \$150,000 (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 that the full 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 Developer's Estimate.

In any given fiscal year, if the City Council determines to not obligate the then-considered Appropriated Amount, then the City will be under no obligation to fund the Payments scheduled to become due in the following fiscal year, and the Developer will have no rights whatsoever to compel the City to make such Payments, to seek damages relative thereto, or to compel the funding of such Payments in future fiscal years. A determination by the City Council to not obligate funds for any particular fiscal year's Payments shall not render this Agreement null and void, and the Developer shall make the next succeeding submission of the Developer's Estimate as called for in Section A.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 Developer's rights to receive the Payments hereunder may be assigned by the Developer 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 Developer 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 Developer have caused this Agreement to be signed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF MANCHESTER, IOWA

By: _____
Mayor

Attest:

City Clerk

WESTGATE CENTER, LLC

By: _____
Its _____

EXHIBIT A
LEGAL 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 Number 631312000640.

EXHIBIT B
SITE PLAN

EXHIBIT C
DEVELOPER'S ESTIMATE WORKSHEET

- (1) Date of Preparation: October ____, 20__.
- (2) Assessed Taxable Valuation of Property as of January 1, 20__:
\$_____.
- (3) Base Taxable Valuation of Property:
\$_____.
- (4) Incremental Taxable Valuation of Property (2 minus 3):
\$_____ (the "TIF Value").
- (5) Current City fiscal year consolidated property tax levy rate for purposes of calculating Incremental Property Tax Revenues (the "Adjusted Levy Rate"):
\$_____ per thousand of value.
- (6) The TIF Value (4) factored by the Adjusted Levy Rate (5):
\$_____ x \$_____/1000 = \$_____ (the "TIF Estimate").
- (7) Subtract anticipated property tax credits from the TIF Estimate (6 minus 7) =
\$_____ (the "Available TIF Estimate")
- (8) Factor the Available TIF Estimate (7) by the Annual Percentage =
Developer's Estimate = \$_____ x .85 = _____.

RESOLUTION R-104-2026

Resolution Approving Development Agreement with Westgate Center, LLC, 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 Westgate Center, LLC (the “Developer”) in connection with the redevelopment by the Developer of a former hotel building into a multiuse building with commercial and residential units 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 \$150,000; 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 August 24, 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 and retention of jobs and income through the provision of new housing opportunities and commercial space, 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 and the City Manager 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 "Westgate Center, LLC Subfund"), into which shall be paid that portion of the income and proceeds of the Urban Renewal Tax Revenue Fund attributable to property taxes derived from the property as described as follows:

Certain real property situated in the City of Manchester, Delaware County, State of Iowa, bearing Delaware County Property Tax Parcel Identification Number 631312000640.

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

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

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed.
Passed and approved August 24, 2026.

Mayor

Attest:

City Clerk

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Manchester, Iowa (the “City”) and Westgate Center, LLC (the “Developer”) 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 Developer 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 Developer has proposed to undertake a blight alleviation and economic development project on the Property consisting of the redevelopment of a former hotel building into a mixed-use building containing one commercial unit and nineteen apartment units (the “Project”); and

WHEREAS, the Developer has requested that the City provide financial assistance in the form of incremental property tax payments to be used by the Developer in paying the costs of constructing 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. Developer’s Covenants

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

Project Construction

The Developer agrees to undertake the Project on the Property. Furthermore, the Developer agrees to invest not less than \$_____ in the Project, including designing, developing, constructing, equipping, and furnishing the Project and making other related improvements to the Property. The Developer has submitted to the City a detailed site plan for the development of the Project (the “Site Plan”), which Site Plan is attached hereto as Exhibit B. The Developer agrees to undertake the Project in accordance with the Site Plan and to substantially complete the Project by no later than December 31, 2026. Further, the Developer agrees to undertake the Project in compliance with all applicable local zoning, land use, building, and safety codes and regulations.

Project Operations Requirement

The Developer agrees to maintain and operate the completed Project as a mixed-use commercial and residential development throughout the Term (as hereinafter defined) of this Agreement (the “Project Operations Requirement”). For purposes of this Agreement, the Project Operations Requirement shall be deemed satisfied so long as (i) the nineteen apartment units are occupied or are being offered for occupancy at reasonable market rates and (ii) the commercial unit is occupied or is being offered for commercial lease or occupancy.

Maintenance of Property

During the Term of this Agreement, the Developer 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 to make all necessary repairs, replacements, renewals, and additions. Further, the Developer agrees to maintain compliance with local zoning, land use, building and safety codes and regulations.

2. Project Operations Certifications. Upon request by the City, the Developer agrees to certify to the City (the “Operational Certification”) that the Project Operations Requirement is being satisfied. Each Operational Certification shall be accompanied by documentation demonstrating, to the reasonable satisfaction of the City, that the Developer is in compliance with the Project Operations Requirement.

3. Property Taxes. The Developer agrees to make or cause to be made timely payment of all property taxes due and payable with respect to the Property and the Project throughout the Term of this Agreement and, upon request by the City, to provide evidence reasonably satisfactory to the City demonstrating the timely payment thereof.

4. Property Tax Payment Certification. The Developer 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 “Developer’s Estimate”) equal to eighty-five percent (85%) (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 Developer’s Estimate, the Developer will complete and submit the worksheet attached hereto as Exhibit C. The City reserves the right to review and request revisions to each such Developer’s Estimate to ensure the accuracy of the figures submitted.

For purposes of this Agreement, Incremental Property Tax Revenues are calculated by: (1) determining the consolidated property tax levy (city, 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 (tied to commercial improvements as noted above), as shown on the property tax rolls of Delaware County, above and beyond the

Base Valuation (as hereinafter defined); and (4) deducting any property tax credits which shall be available with respect to taxable incremental valuation of the Property.

The “Base Valuation” of the Property for purposes of calculating Incremental Property Tax Revenues under this Agreement and Section 403.19 of the Code of Iowa shall be the assessed valuation of the Property as of January 1, 2026.

Upon request, the City staff shall provide reasonable assistance to the Developer 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 Developer to complete construction of the Project substantially in accordance with the terms and conditions of this Agreement.
- (ii) Failure by the Developer to comply with the Project Operations Requirement.
- (iii) Failure by the Developer to fully and timely remit payment of property taxes when due and owing.
- (iv) Failure by the Developer to comply with Sections A.2 and A.4 of this Agreement.
- (v) Failure by the Developer to observe or perform any other material covenant on its part, to be observed or performed hereunder.

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

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

B. City's Obligations

1. **Payments.** In recognition of the Developer'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 Developer 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 \$150,000 (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 that the full 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 Developer's Estimate.

In any given fiscal year, if the City Council determines to not obligate the then-considered Appropriated Amount, then the City will be under no obligation to fund the Payments scheduled to become due in the following fiscal year, and the Developer will have no rights whatsoever to compel the City to make such Payments, to seek damages relative thereto, or to compel the funding of such Payments in future fiscal years. A determination by the City Council to not obligate funds for any particular fiscal year's Payments shall not render this Agreement null and void, and the Developer shall make the next succeeding submission of the Developer's Estimate as called for in Section A.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 Developer's rights to receive the Payments hereunder may be assigned by the Developer 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 Developer 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 Developer have caused this Agreement to be signed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF MANCHESTER, IOWA

By: _____
Mayor

Attest:

City Clerk

WESTGATE CENTER, LLC

By: _____
Its _____

EXHIBIT A
LEGAL 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 Number 631312000640.

EXHIBIT B
SITE PLAN

EXHIBIT C
DEVELOPER'S ESTIMATE WORKSHEET

- (1) Date of Preparation: October ____, 20__.
- (2) Assessed Taxable Valuation of Property as of January 1, 20__:
\$_____.
- (3) Base Taxable Valuation of Property:
\$_____.
- (4) Incremental Taxable Valuation of Property (2 minus 3):
\$_____ (the "TIF Value").
- (5) Current City fiscal year consolidated property tax levy rate for purposes of calculating Incremental Property Tax Revenues (the "Adjusted Levy Rate"):
\$_____ per thousand of value.
- (6) The TIF Value (4) factored by the Adjusted Levy Rate (5):
\$_____ x \$_____/1000 = \$_____ (the "TIF Estimate").
- (7) Subtract anticipated property tax credits from the TIF Estimate (6 minus 7) =
\$_____ (the "Available TIF Estimate")
- (8) Factor the Available TIF Estimate (7) by the Annual Percentage =
Developer's Estimate = \$_____ x .85 = _____.



APPLICATION FOR REZONING REQUEST

FILING FEE: \$75.00

REZONE CLASSIFICATIONS	
AG	Agricultural/Urban Reserve District
R1-50,60,70,80	Single Family Low-Density District
R-2	Two Family Low-Density District
R-3	Townhome Residential Moderate Density
R-4	Multi-Family Residential Medium Density District
R-5	Multi-Family Residential High Density District
R-6	Downtown Multi-Family Residential High
RM	Mobile Home Residential District
C-1	Neighborhood Commercial District
C-2	Community Commercial District
C-3	Highway Commercial District
CBD	Central Business District
BP	Business Park District
I-1	Limited Industrial District
I-2	Heavy Industrial District
PUD	Planned Unit Development Overlay District
FP/FW	Floodplain Overlay District
AV	Aviation Overlay District

ADDRESS: 1001 E main st

EXISTING ZONING I-1 CURRENT USE OF PROPERTY Retail (Pro Build)

PROPOSED ZONING C-2 PROPOSED USE OF PROPERTY Retail

APPLICANT INFORMATION

Name: TGZ Kamiller Cell: 563-599-5505

Address: 1001 E main st

Email: _____

B 2025 P1085
Parcel ID 63132004200

If provided, we will use email for routine notifications and information.

LANDOWNER INFORMATION (if different than applicant)

Name: TNK Enterprises LLC Cell: _____

ENGINEER/ARCHITECT INFORMATION

Name: _____ Cell: _____

Address: _____

Email: _____

If provided, we will use email for routine notifications and information.

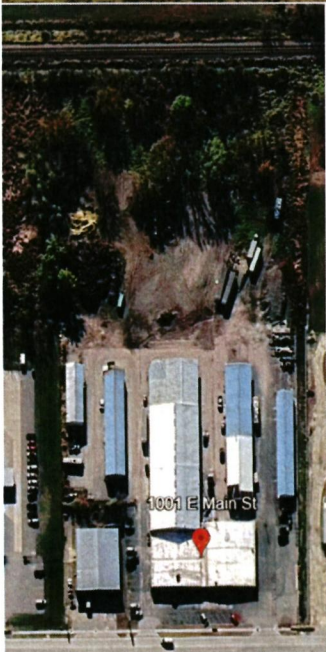
STATEMENT OF REASON WHY THE PETITIONER FEELS THE PRESENT ZONING CLASSIFICATION IS NO LONGER VALID

Amend zoning to reflect actual + potential development

[Signature] 7-9-26 [Signature] 7/2/26

Applicant Signature Date Building Official Date

Location Map. 1001 E MAIN STREET

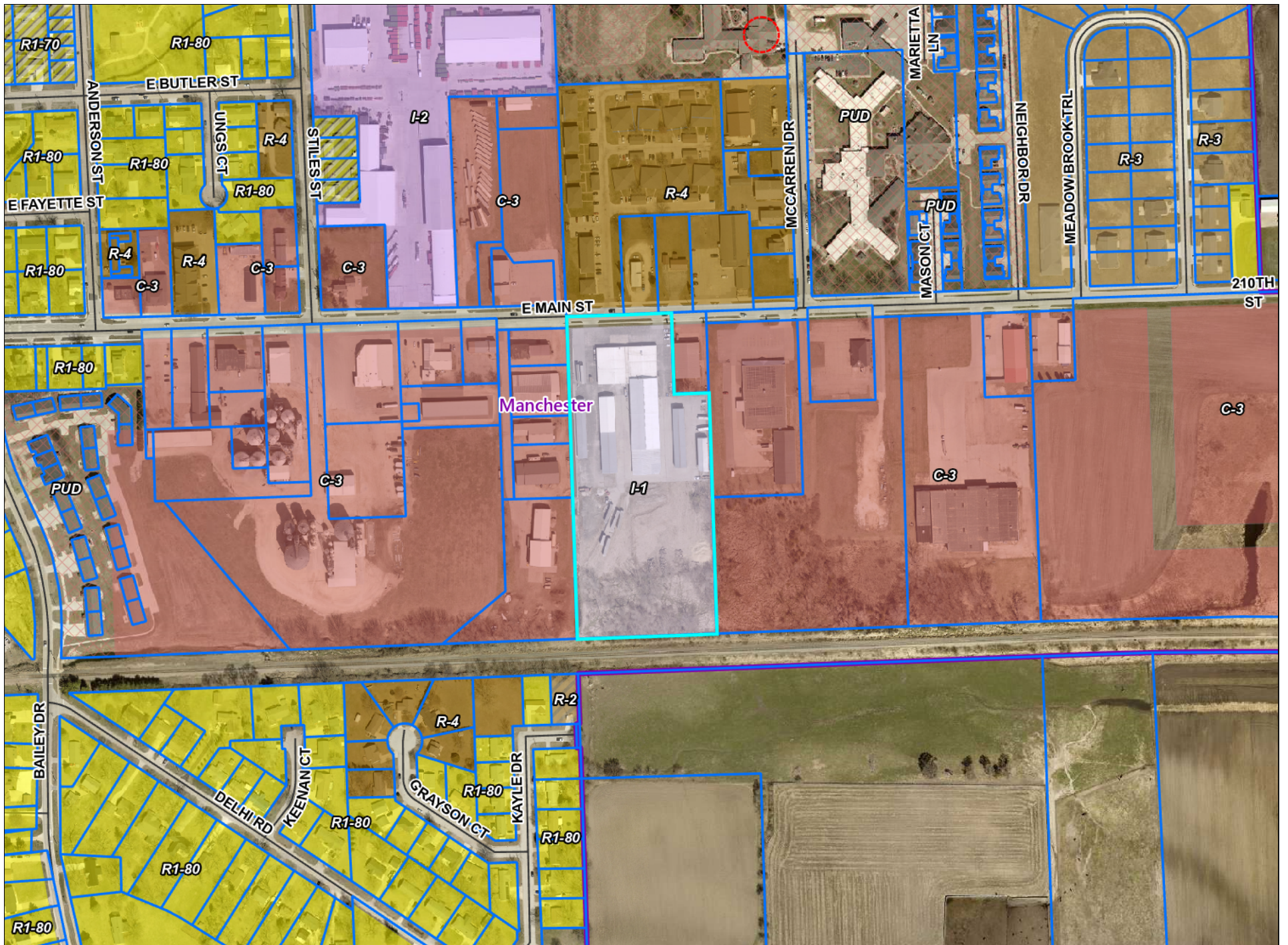


1001 EAST MAIN STREET

Comparison of I-2 and C-2

I-1 Limited Industrial District	C-2 Community Commercial District
Intended for light industrial, manufacturing, warehousing, contractor shops, and similar employment-generating uses.	Intended for retail, restaurants, offices, personal services, entertainment, and businesses serving the general public.
Customer traffic is generally secondary to production and distribution activities.	Customer access and visibility are primary objectives.
Often accommodates outdoor storage, loading docks, truck traffic, and industrial operations (subject to ordinance requirements).	Designed for businesses with frequent public visitors and pedestrian activity.
Typically has fewer architectural and landscaping expectations than commercial corridors.	Places greater emphasis on appearance, landscaping, parking, signage, and compatibility with adjacent commercial development.
Supports industrial economic development and employment.	Supports shopping, dining, professional services, and community-serving businesses.
• Consistency with Existing Development. The surrounding area has transitioned from industrial uses to commercial businesses, making the current I-1 zoning less reflective of existing land use patterns. • Supports Commercial Growth. C-2 zoning allows a broader range of retail, service, office, restaurant, and customer-oriented businesses that better meet community needs. • Promotes Economic Development. Commercial zoning can increase opportunities for redevelopment, private investment, employment, and expanded tax base. • Improves Compatibility. Commercial uses may be more compatible with neighboring commercial properties than industrial uses that generate truck traffic, noise, or outdoor storage. • Implements the Comprehensive Plan. If the Comprehensive Plan identifies the area for commercial development, rezoning advances adopted planning goals. • Provides Greater Flexibility. The C-2 district accommodates a wider variety of commercial enterprises while maintaining development standards that protect adjacent properties. • Reflects Current and Future Market Conditions. The property's location, access, and visibility may make it more suitable for commercial investment than industrial development.	

The property is located on **East Main Street (Business Highway 20)**, an established commercial corridor where commercial redevelopment is generally more compatible with existing and anticipated land uses than limited industrial zoning.



ORDINANCE 009-2026
AN ORDINANCE AMENDING 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 as follows:

The area affected, currently zoned **I-1 (General Industrial District)** described as follows:

*The West four hundred (400) feet of that part of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, lying North of the Illinois Central Railroad right of way, except the North two hundred thirty three (233) feet of the East one hundred (100) feet thereof.
(Also known as 1001 East Main Street)*

and is hereby amended and hereafter designated as **C-2 (Community Commercial 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.

ATTEST:

Erin Learn, City Clerk

Connie Behnken, Mayor



APPLICATION FOR REZONING REQUEST

FILING FEE: \$75.00

REZONE CLASSIFICATIONS	
AG	Agricultural/Urban Reserve District
R1-50,60,70,80	Single Family Low-Density District
R-2	Two Family Low-Density District
R-3	Townhome Residential Moderate Density
R-4	Multi-Family Residential Medium Density District
R-5	Multi-Family Residential High Density District
R-6	Downtown Multi-Family Residential High
RM	Mobile Home Residential District
C-1	Neighborhood Commercial District
C-2	Community Commercial District
C-3	Highway Commercial District
CBD	Central Business District
BP	Business Park District
I-1	Limited Industrial District
I-2	Heavy Industrial District
PUD	Planned Unit Development Overlay District
FP/FW	Floodplain Overlay District
AV	Aviation Overlay District

ADDRESS: 1110 E main st Manchester
EXISTING ZONING R-4 CURRENT USE OF PROPERTY Bowling Alley
PROPOSED ZONING C-2 PROPOSED USE OF PROPERTY Bowling Alley

APPLICANT INFORMATION

Name: Taz Kammler Cell: 563-594-5505
Address: 1001 E Main St Bowling Alley B2025 P529
Email: B2025 P528
If provided, we will use email for routine notifications and information.

LANDOWNER INFORMATION (if different than applicant)

Name: TNK Enterprises Cell: _____
1001 E Main St.

ENGINEER/ARCHITECT INFORMATION

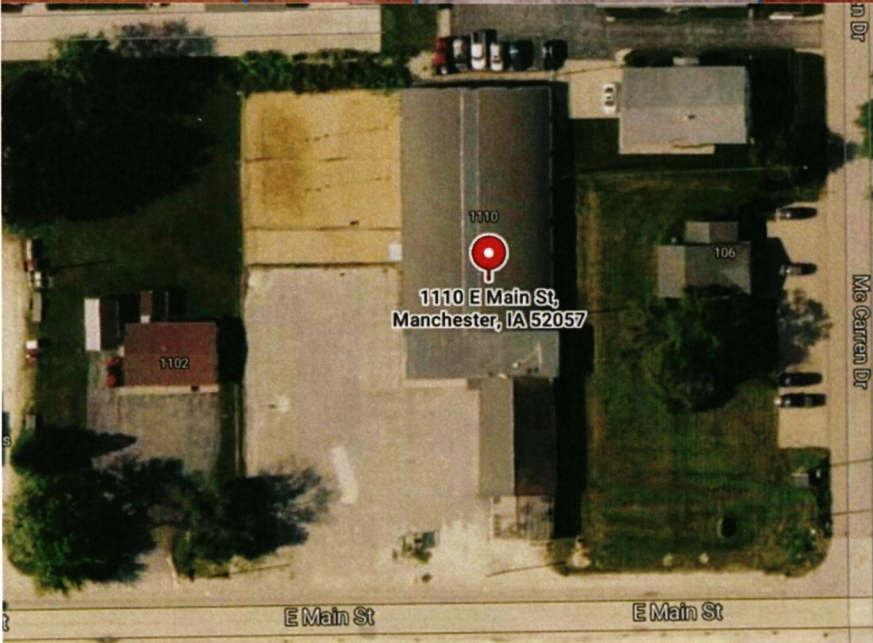
Name: _____ Cell: _____
Address: _____
Email: _____
If provided, we will use email for routine notifications and information.

STATEMENT OF REASON WHY THE PETITIONER FEELS THE PRESENT ZONING CLASSIFICATION IS NO LONGER VALID

Bowling alley is non-forming in current R4.
Prohibits development plans

Taz Kammler 7-9-26 Taz Kammler 7/2/26
Applicant Signature Date Building Official Date

Location Map. 1110 E Main Street

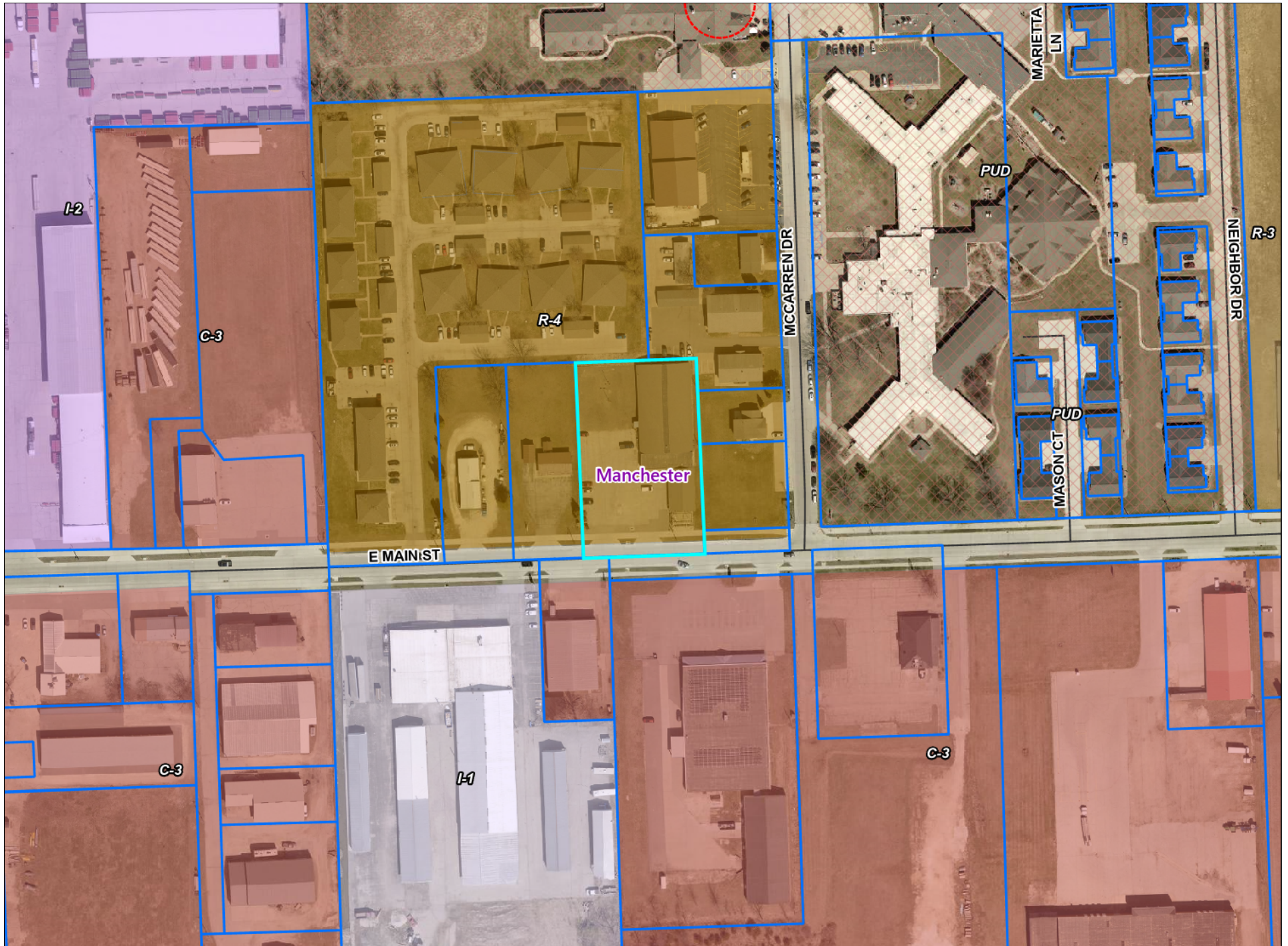


1110 EAST MAIN STREET

Comparison of R-4 and C-2

R-4 Multi-Family Residential Medium Density	C-2 Community Commercial District
Intended primarily for apartments, condominiums, and other medium-density residential development.	Intended for retail stores, restaurants, offices, financial institutions, service businesses, and other commercial uses serving the community.
Designed to provide housing opportunities in a residential setting.	Designed to provide commercial goods and services in areas with good visibility and access.
Residential character is emphasized.	Customer access, business activity, parking, and commercial development are emphasized.
Traffic is primarily generated by residents and visitors.	Traffic is generated by customers, employees, and deliveries.
Supports residential neighborhoods.	Supports commercial corridors and economic development.
• The property fronts East Main Street (Business Highway 20), which functions as one of Manchester's principal commercial corridors. • The surrounding development pattern is predominantly commercial rather than residential. • Commercial zoning better reflects the property's current and future highest and best use. • The property has excellent visibility and access that make it well-suited for customer-oriented businesses. • The rezoning expands opportunities for retail, office, restaurant, and service businesses that contribute to the City's tax base and local economy. • The change is consistent with orderly growth by placing commercial zoning adjacent to other commercial properties rather than maintaining an isolated residential zoning classification. • Public utilities, streets, and infrastructure are already available to adequately serve commercial development. • The rezoning reduces the likelihood of land use conflicts by aligning the zoning classification with the existing character of the East Main Street corridor	

The property is located along East Main Street, a well-established commercial corridor. The surrounding development pattern is predominantly commercial in nature, and the proposed zoning better reflects the existing and anticipated land uses in the area. The rezoning promotes orderly growth, encourages economic development, provides additional opportunities for community-serving businesses, and is consistent with the purposes of the City's Zoning Ordinance and Comprehensive Plan.



ORDINANCE 010-2026
AN ORDINANCE AMENDING 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 as follows:

The area affected, currently zoned **R-4 (Multi-Family Residential Medium Density District)** described as follows:

That part of the SW¼ of the SE¼ of Section 28, Township 89 North, Range 5, West of the 5th P.M. described as commencing at a point 363 feet East of the SW corner of said SW¼ of SE¼ and running thence North 280 feet, thence East 175 feet, thence South 280 feet, thence West 175 feet to the point of beginning. (Also known as 1110 East Main Street)

and is hereby amended and hereafter designated as **C-2 (Community Commercial 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.

ATTEST:

Erin Learn, City Clerk

Connie Behnken, Mayor

R-105-2026
RESOLUTION APPROVING FINAL PLAT OF THE KAMMILLER SUBDIVISION

WHEREAS, the Final Plat of **KAMMILLER SUBDIVISION**, City of Manchester, Delaware County, Iowa, affecting premises more specifically shown and described in the Final Plat of Randall L. Rattenborg, August 6, 2026, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa;

WHEREAS, the City Council 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 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”); and

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 has recommended to the Council that they accept the Final Plat of ***KAMMILLER 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 East Main Street. The subdivision may be subject to street assessments should future street improvements be necessary as determined by the City.
- c. Lot A is being dedicated to the City of Manchester for road right of way purposes.
- d. A 66' private access easement is located along the west side of Lots 1, 2, & 3. Lot 4 will use this easement for access
- e. City sewer and water are readily available to the proposed subdivision. An extension of the City's water main along the North side of Lot 1 will need to be completed.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that the Final Plat of said **KAMMILLER SUBDIVISION, City of Manchester, Delaware County, Iowa**, be, and any exhibits attached thereto, accepting the dedication of public easements and public utilities as shown on the plat, and the same is hereby acknowledged, approved and accepted on the part of the City of Manchester, Delaware County, Iowa.

The Mayor and City Clerk are hereby directed to certify this approval and affix the same to said Final Plat as by law provided.

Passed this 24th day of August, 2026.

Connie Behnken, Mayor

ATTEST:

Erin Learn, City Clerk

STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

On this 24th day of August, 2026, before me, Laura K. Thomas, a Notary Public in and for the State of Iowa, personally appeared Connie Behnken and Erin Learn, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Manchester, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by the authority of its City Council, as contained in Resolution Number R-105-2026 adopted by the City Council on the 24th day of August, 2026, and that Connie Behnken and Erin Learn acknowledge the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Laura K. Thomas, Notary Public

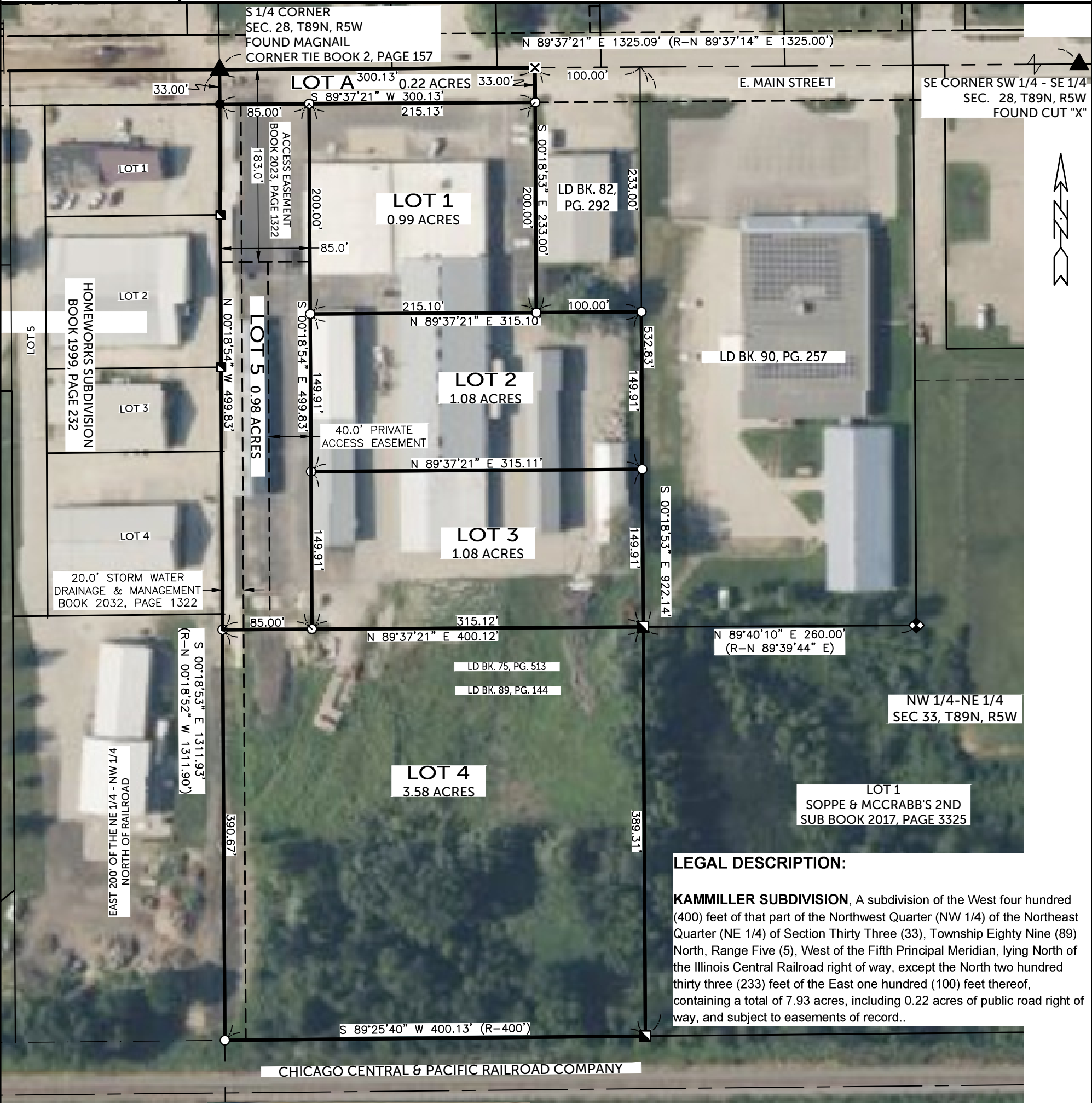
COUNTY: DELAWARE
SECTION 33, T 89 N, R 5 W
ALIQUOT PART: NW 1/4-NE 1/4

CITY: MANCHESTER
SURVEY: KAMMILLER SUBDIVISION
BLOCK: LOTS: 1 - 5 & A
PROPRIETOR: TNK ENTERPRISES, LLC

REQUESTED BY: TAZ KAMMILLER
SURVEYOR: Randy Rattenborg
COMPANY: BURRINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

FINAL
PLAT

KAMMILLER SUBDIVISION
PART OF THE NW 1/4 - NE 1/4 OF SECTION 33, T89N, R5W OF THE 5TH P.M., CITY OF MANCHESTER, DELAWARE COUNTY IOWA



LEGAL DESCRIPTION:

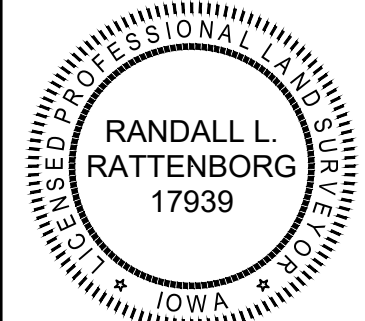
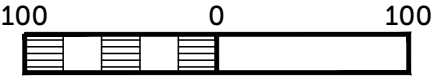
KAMMILLER SUBDIVISION, A subdivision of the West four hundred (400) feet of that part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, lying North of the Illinois Central Railroad right of way, except the North two hundred thirty three (233) feet of the East one hundred (100) feet thereof, containing a total of 7.93 acres, including 0.22 acres of public road right of way, and subject to easements of record..

SURVEYED ON: 7/29 & 8/7/2026
SURVEY REQUESTED BY: TAZ KAMMILLER

C:\C3D Projects\Manchester\Manchester IaRCS 2022.dwg

LEGEND

- SECTION CORNER
- FOUND 1/2" REBAR W/RED CAP #7060
- FOUND 1/2" REBAR W/ORANGE CAP #17939
- FOUND 1/2" REBAR W/RED CAP #24627
- SET 1/2" REBAR w/ORANGE CAP #17939
- SECTION LINE
- QUARTER LINE
- CENTERLINE
- EASEMENT LINE
- RAILROAD ROW LINE
- LOT LINE
- BOUNDARY ESTABLISHED
- RECORDED AS



SHEETS COVERED BY THIS SEAL: This Sheet Only

PROPRIETORS: TNK ENTERPRISES, LLC

1001 N. FRANKLIN STREET
MANCHESTER, IA 52057

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

RANDALL L. RATTENBORG P.L.S. LIC. #17939
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027

DATE



BURRINGTON GROUP, INC.

Civil Engineering | Land Surveying

105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 26-097

SCALE: 1' = 100'

DATE: AUG 6, 2027

DRAWN BY: RLR

CHECKED BY: DDK

GPS BOX: Manc RCS 2022

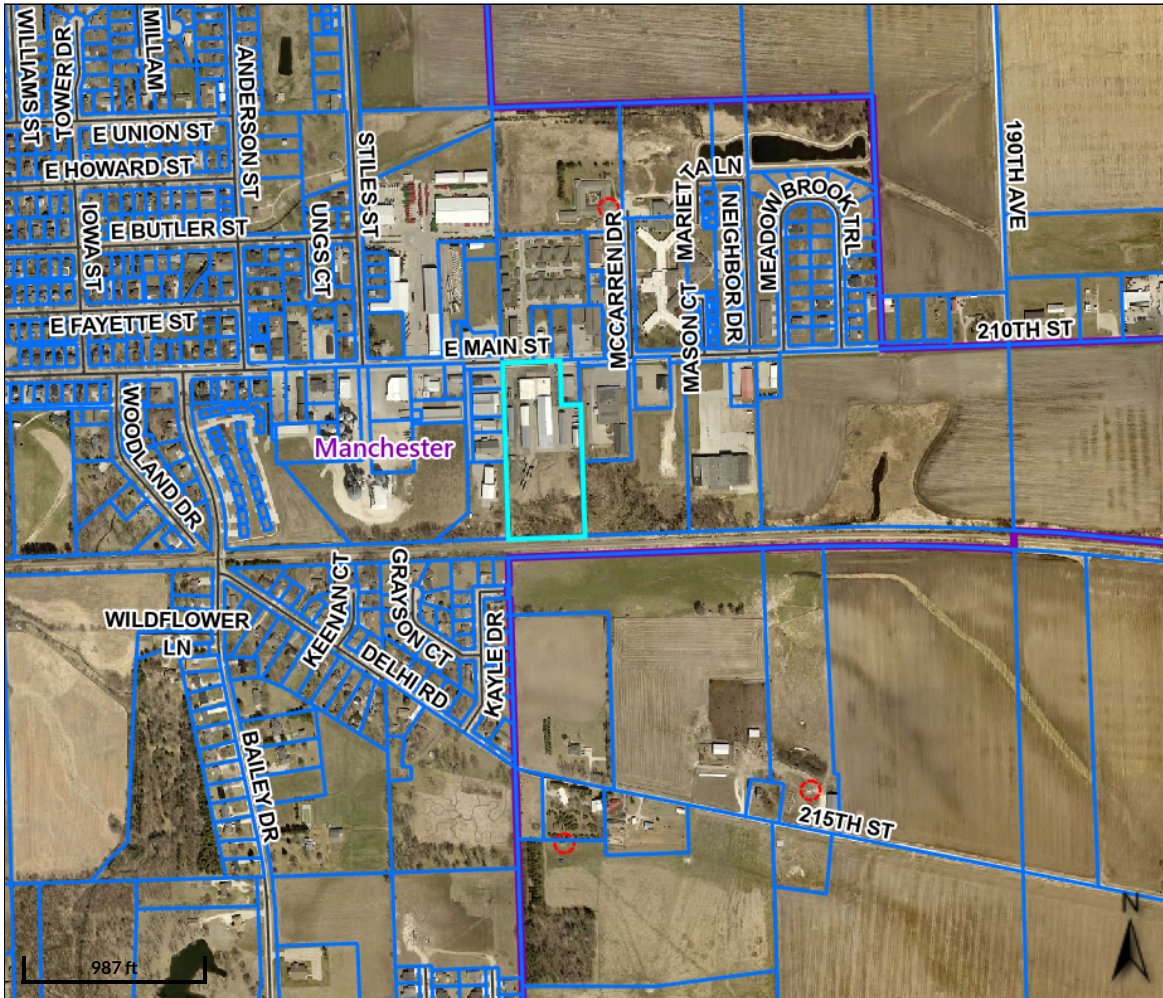
SHEET 1 OF 1



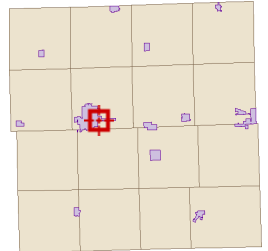
Beacon™

Delaware County, IA

Key Map



Overview



Legend

- Corporate Limits**
 - Corporate Limits (Red outline)
 - Unincorporated Area (Green outline)
- Political Townships**
 - Political Townships (Yellow outline)
- Parcels**
 - BLL (Red outline)
 - Parcel (Blue outline)
- Roads**
 - Roads (Gray line)

Parcel ID	631332004200	Alternate ID	n/a	Owner Address	TNK Enterprises LLC
Sec/Twp/Rng	33-89-5	Class	C		1001 E Main St
Property Address	1001 E MAIN ST	Acreage	n/a		Manchester, IA 52057
	MANCHESTER				
District	MANCHESTER CORP URBAN RENEWAL TIF				
Brief Tax Description	W 400' N RY NW NE EX E 100' N 200' NE COR (Note: Not to be used on legal documents)				

Disclaimer: All critical information should be independently verified. If you have questions about this site please contact either the Delaware County Auditor's Office at 563 927-4701 or the Delaware County Assessor's Office at 563 927-2526

Date created: 8/6/2026

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GEOSPATIAL



RIVER CITY PAVING

A DIVISION OF MATHY CONSTRUCTION CO. • DUBUQUE, IA

PO Box 1430
Dubuque, IA 52004
(608) 568-3433

www.rivercity-paving.com

EOE, including disability / vets

To:	City Of MANCHESTER IOWA	Contact:	Jason Haight	
Address:	208 EAST MAIN ST. MANCHESTER, IA. 52057	Phone:	563-920-8484	
		Fax:		
Project Name:	EAST HONEYCREEK DRIVE	Bid Number:	JSB 26-205	
Project Location:	East Honeycreek Dr, Manchester, IA	Bid Date:	7/3/2026	
Attachments:	TERMS AND CONDITIONS 2024.pdf			
Item Description	Estimated Quantity	Unit	Unit Price	Total Price

EAST HONEYCREEK DR

Fine Grade, Water And Compact Base Material.
Pave With Hot Mix Asphalt Compacted To An Average Thickness Of 4
Inches In Two Lifts.
(Approx. 1540 SY)

1,540.00 SY

\$29.50

\$45,430.00

Notes:

- A signed contract is required prior to the start of work.
- This proposal shall be included in contract. Progress payments shall be invoiced and paid monthly.
- Final price will be determined by Unit(s) Used & Unit Price(s) listed above.
- After signing, please retain one copy and forward a copy to our office on or before the cancellation date.
- This proposal shall be automatically cancelled if written acceptance has not been received by Contractor within 15 days of the Proposal Date and/or at any time before performance of the work hereunder upon CONTRACTOR'S determination that there is inadequate assurance of payment.
- Fine grading of existing base to prepare foundation for asphalt paving is included.
- Does NOT include aggregate shouldering.

Payment Terms:

Payment is due upon receipt of invoice.

By my signature herein I authorize CONTRACTOR to review personal OR business Credit Reports to evaluate financial readiness to pay amounts set forth in this Proposal/Contract.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

River City Paving

Authorized Signature:

Estimator: Jay Blake

563-587-9522 jay.blake@rivercity-paving.com

Jay Blake



1007 1st Ave. NW • PO Box 355
Farley, IA 52046
(563) 744-3422 Fax (563) 744-3146
Fed ID # 42-1463491
office@kluesnerconstruction.com

PROPOSAL

DATE	ESTIMATE #
8/6/2026	27275

NAME / ADDRESS	EMAIL	PHONE NUMBER
CITY OF MANCHESTER 208 E MAIN MANCHESTER IA 52057-1797	comiastreetdept@gmail.com	563-920-8484 JA...
	LOCATION	

DESCRIPTION	TOTAL
JOB LOCATION: EAST HONEY CREEK RD FROM ASPHALT TO SPEED LIMIT SIGN	
• FINE GRADE ROCK	45,885.00
• COMPACT BASE	
• FURNISH AND PLACE 4" OF ASPHALT IN TWO 2" LIFTS OVER 13,860 SQ FT	
NOTE: SHOULDER WORK TO BE DONE BY OTHERS. IF BASE STONE IS NEEDED FOR FINE GRADING, IT WILL BE FURNISHED AND PLACED FOR \$19.00 PER TON. FINAL BILLING WILL BE BASED ON ACTUAL QUANTITIES USED.	
WE PROPOSE TO FURNISH MATERIAL AND LABOR - COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS. SIGN: <i>Craig Kluesner</i>	TOTAL \$45,885.00

PAYMENT DUE UPON COMPLETION OF THE WORK.
PROPOSAL MAY BE WITHDRAWN BY US IF NOT
ACCEPTED WITHIN 30 DAYS.

SIGNATURE _____

RESOLUTION NO. R-106-2026

Resolution Authorizing Economic Development Grant Agreement with Gathering Place Event Center LLC and Authorizing Internal Advance for Funding of Economic Development Grant Thereunder

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, 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 or other financial assistance, a city council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

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

WHEREAS, the City of Manchester, Iowa (the “City”), has previously established the Manchester Urban Renewal Area (the “Urban Renewal Area”) and has established the Manchester Urban Renewal Area Tax Increment Revenue Fund (the “Tax Increment Fund”) in connection therewith; and

WHEREAS, the City has undertaken an urban renewal project in the Urban Renewal Area consisting of funding of an economic development grant (the “Grant”) to Gathering Place Event Center LLC (the “Developer”) in connection with the construction of public infrastructure necessary for future commercial development, including a car wash (the “Project”); and

WHEREAS, in order to make the City’s costs of funding the Grant eligible to be paid from future incremental property tax revenues, it is necessary to facilitate an internal advance of funds in the amount of \$100,000; and

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

Section 1. The City is hereby found to be current on all of its operations and maintenance expenses for the Municipal Waterworks Utility (the “Water Utility”). Furthermore, the City is hereby found to be up-to-date and in full compliance with the covenants and requirements of all bonds, notes, pledge orders and other obligations to which the Net Revenues of said Water Utility have been pledged. It is hereby found and determined that a surplus of at least \$50,000 exists in the Water Revenue Fund. The surplus calculation is shown on Exhibit A hereto.

Section 2. It is hereby directed that an amount not to exceed Fifty Thousand Dollars (\$50,000) (the “Water Fund Advance”) be advanced from the City’s Water Revenue Fund in order to fund a portion of the Grant. The Water Fund Advance shall be repaid to the Water Revenue Fund, without interest, out of future incremental property tax revenues received into the Tax Increment Fund.

It is intended that the Water Fund Advance shall be repaid to the Water Revenue Fund in one or more installments one or before June 1, 2028, provided however that repayment of the Water Fund Advance is subject to the determination of future City Councils that there are incremental property tax revenues available for such purpose which have been allocated to or accrued in the Tax Increment Fund relative to the Water Fund Advance, and the City Council reserves the right to appropriate funds, or to withhold such appropriation, at its discretion.

Section 3. The City is hereby found to be current on all of its operations and maintenance expenses for the Municipal Sanitary Sewer Utility System (the “Sewer Utility”). Furthermore, the City is hereby found to be up-to-date and in full compliance with the covenants and requirements of all bonds, notes, pledge orders and other obligations to which the Net Revenues of said Sewer Utility have been pledged. It is hereby found and determined that a surplus of at least \$50,000 exists in the Sewer Revenue Fund. The surplus calculation is shown on Exhibit B hereto.

Section 4. It is hereby directed that an amount not to exceed Fifty Thousand Dollars (\$50,000) (the “Sewer Fund Advance” and, together with the Water Fund Advance, the “Advances”) be advanced from the City’s Sewer Revenue Fund in order to fund a portion of the Grant. The Sewer Fund Advance shall be repaid to the Sewer Revenue Fund, without interest, out of future incremental property tax revenues received into the Tax Increment Fund.

It is intended that the Sewer Fund Advance shall be repaid to the Sewer Revenue Fund in one or more installments on or before June 1, 2028, provided, however, that repayment of the Sewer Fund Advance is subject to the determination of the City Council that there are incremental property tax revenues available for such purpose which have been allocated to or accrued in the Tax Increment Fund relative to the Sewer Fund Advance, and the City Council reserves the right to appropriate funds to the repayment of the Sewer Fund Advance, or to withhold such appropriation, at its discretion.

Section 3. A copy of this Resolution shall be filed in the offices of the Delaware County Auditor to evidence the Advances. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify, no later than December 1, 2026, the original amount of the Advances.

Section 4. 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; and
- 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 Grant.

Section 5. The City Council further finds that a public purpose will reasonably be accomplished by making the Grant in connection with the Project.

Section 6. The Grant in an amount not to exceed \$100,000, is hereby approved, subject to the terms and conditions set out in an economic development grant agreement (the

“Agreement”) to be entered into by the Developer and the City. The City Manager, with advice from legal counsel to the City, is hereby authorized and directed to prepare any additional documentation and to make such changes to the Agreement as are deemed necessary to carry out the purposes of this Resolution. The Mayor and the City Clerk are hereby authorized execute such documents as may be necessary to implement the Grant approved herein, including the Agreement, in substantially the form as has been presented to this City Council.

Section 7. All resolutions or parts thereof in conflict herewith, are hereby repealed, to the extent of such conflict.

Passed and Approved this August 24, 2025.

Mayor

Attest:

City Clerk

EXHIBIT A

Water Revenue Fund Surplus Calculation
(reflect below or attach)

Water Revenue Fund Gross Revenue and Operating Expense Listing for the Fiscal Year Ended June 30, 2026:

	Water Revenue Fund June 30, 2026 Fiscal Year Amount
Gross Revenues	\$
Less: Operating Expenses	\$
Water Revenue Fund Net Revenues	\$

June 30, 2026 Water Revenue Fund Ending Cash Balance: \$

EXHIBIT B

Sewer Revenue Fund Surplus Calculation
(reflect below or attach)

Sewer Revenue Fund Gross Revenue and Operating Expense Listing for the Fiscal Year Ended
June 30, 2026:

	Sewer Fund June 30, 2026 Fiscal Year Amount
Gross Revenues	\$
Less: Operating Expenses	\$
Sewer Fund Net Revenues	\$

June 30, 2026 Sewer Fund Ending Cash Balance: \$

RESOLUTION R-107-2026

RESOLUTION APPROVING CHANGE ORDER #1 FOR THE AIRPORT RUNWAY RESURFACING PROJECT

WHEREAS, the City Council of the City of Manchester, Iowa entered into a contract with River City Paving on November 24, 2025, for the Airport Runway Resurfacing Project, and,

WHEREAS, Change Order #1, which provides for an increase of \$17,121.65 to the contract price for additional top soil material and seeding, has been prepared and submitted for the Council's consideration; and,

WHEREAS, the Iowa Department of Transportation has reviewed Change Order #1 and determined that the additional contract items are eligible for Airport Improvement Program (AIP) participation which covers 95% of the cost.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Manchester, Iowa that Change Order #1, which provides for an increase of \$17,121.65 to the contract of River City Paving for the Airport Runway Rehabilitation Project in the City of Manchester be hereby approved and the Mayor and City Clerk are authorized to sign said Change Order #1.

Passed and approved the 24th day of August, 2026.

Connie Behnken, Mayor

ATTEST:

Erin Learn, City Clerk

Change Order No: 1

AIP 3-19-0137-
008/009-2025
2412250

Name of Project: Manchester Runway Rehab - Manchester, Iowa

Contractor: River City Paving

The above-named Contractor agrees to make the following change(s) in the plans and/or specifications for the above-designated project:

ATTACH ADDITIONAL PAGE(S) IF NECESSARY, FOR PARAGRAPHS 1 THROUGH 3.

1. Description of change to be made:

Addition of topsoil off site and hydroseeding as items.

2. Reason for ordering change:

Additional depth of asphalt required bringing top soil material in and seeding.

3. Settlement for the cost of the above change is to be made as follows:

Item	Description	Original Quantity	Modified Quantity	Unit	Unit Price	Amount
1	Mobilization	1	1.03	LS	\$35,500.00	\$ 1,200.00
10	Topsoil-Off Site	0	290	CY	\$46.25	\$ 13,412.50
11	Hydroseeding	0	2,345	SY	\$1.07	\$ 2,509.15

4. Summary of Costs

Original Contract Amount \$ 508,084.70

Revised Contract Amount \$ 525,206.35

Net Increase of this Change Order \$ 17,121.65

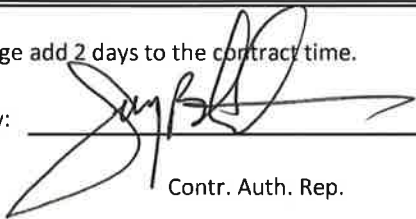
No Net Change From Previous Change Orders and Supplemental Agreements \$ -

Total Increase of All Change Orders/Supplemental Agreements to Date \$ 17,121.65

Total New Estimated Contract Costs \$ 525,206.35

5. This change add 2 days to the contract time.

Agreed to By:



Contr. Auth. Rep.



Title

8/18/2026

Date

Sponsor's Auth. Rep.

Title

Date

Note: This change order is not effective until approved in writing by the Sponsor.

Distribution: Sponsor, Contractor, Engineer