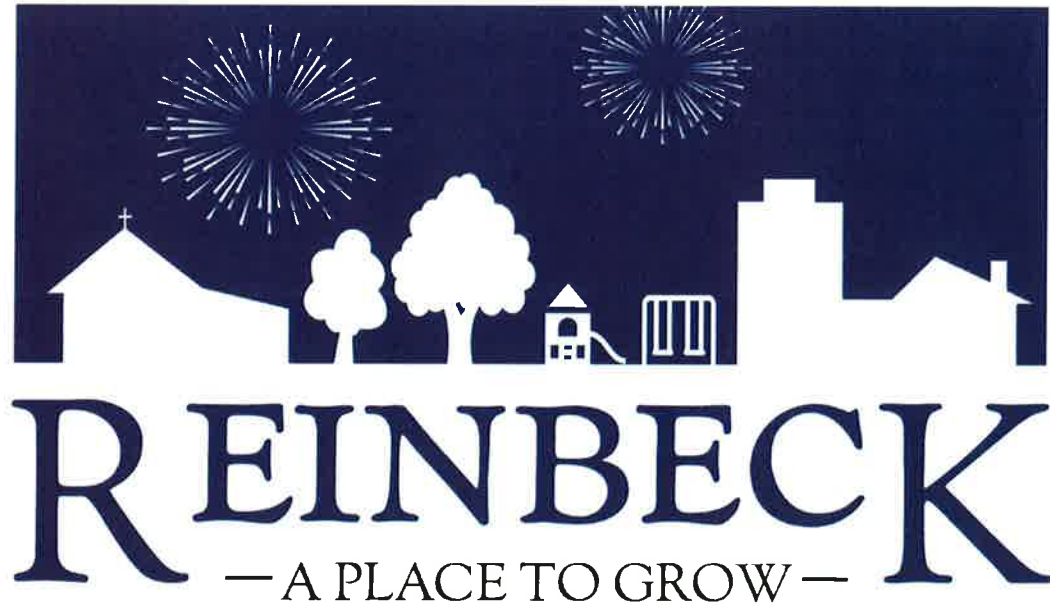


CITY OF REINBECK, IOWA

CAPITAL IMPROVEMENTS PLAN (CIP)

2027-2031



Public Hearing—September 1, 2026

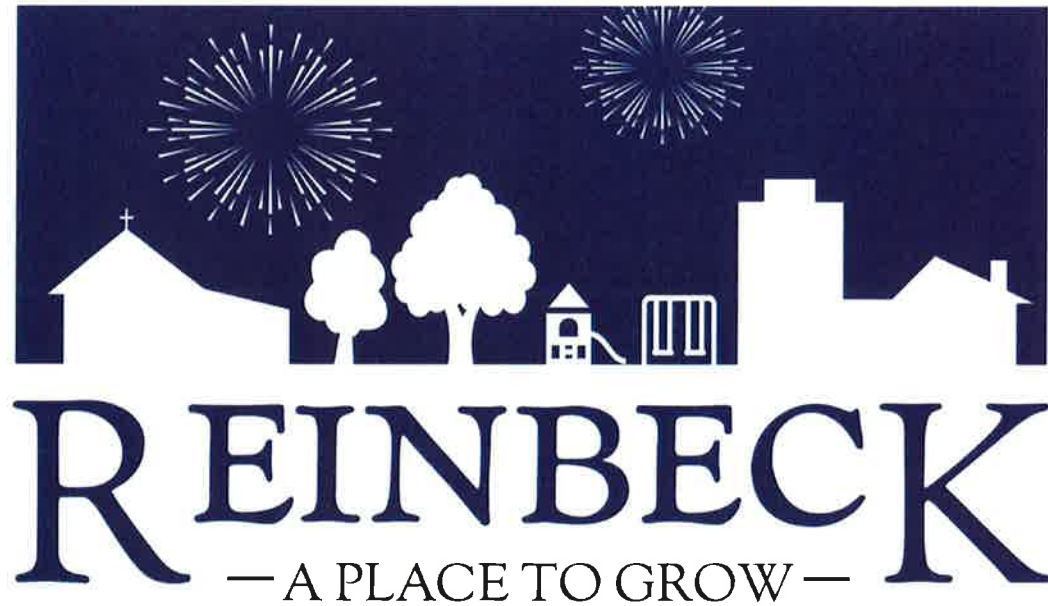
Prepared by:
Julie Wilkerson
Patrick Callahan—Callahan Municipal Consultants, LLC

Approved and Adopted—September 1, 2026

CITY OF REINBECK, IOWA

CAPITAL IMPROVEMENTS PLAN (CIP)

2027-2031



Mayor:

Jamie Eiffler

City Council:

Dale Wambold

Peter Pease

Dan Johnson

Bradon Trepp

Elisabeth Bueghly

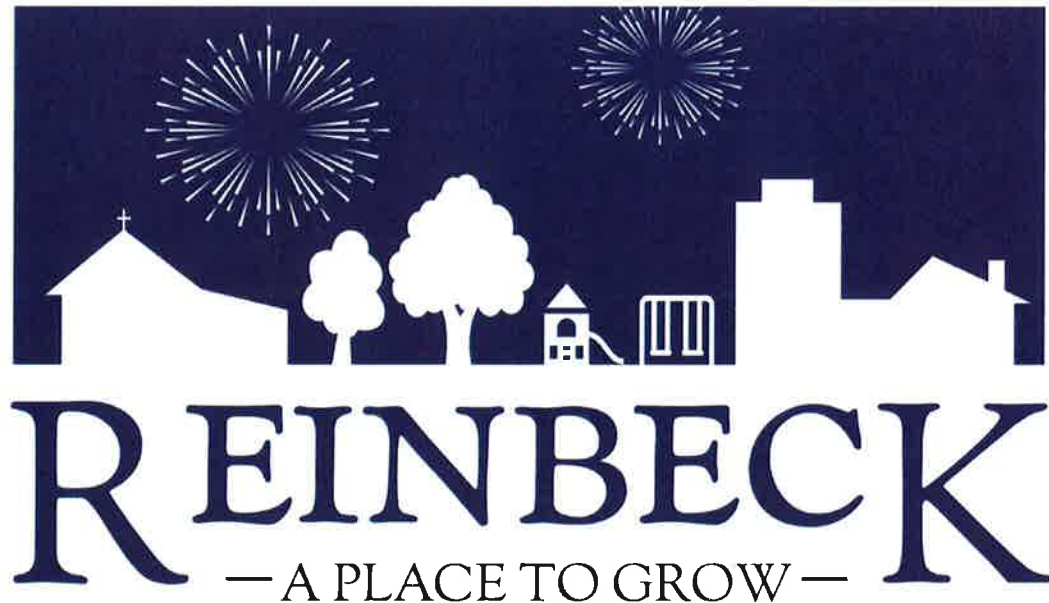
City Administrator:

Julie Wilkerson

CITY OF REINBECK, IOWA

CAPITAL IMPROVEMENTS PLAN (CIP)

2027-2031



Water/Sewer Operator

Trey Winkowitsch

Street Department

Brett Bengan

Fire Chief

Chris Heasley

Library Board

Michelle Sieh—Director

Brenda Snyder

Bonnie Schinn

Marilyn Evans

Holly Fleschner

Diane Keith

Memorial Board

Al Bachman—Chair

Carl Cheeseman

Donna Larsen

Steve Kauffman

Angie Buffington

Park Board

Andrea Devore—Chair

Sue Buskohl

Chris Heasley

Janell Boldt

Hunter Lott

Cemetery Board

Marshall Mennenga—Chair

Chris Bunz

TABLE OF CONTENTS
Capital Improvements Plan
2027-2031
Reinbeck, IA

1. General Overview & Introduction

- A. Introduction
- B. The CIP – What it is and is not
- C. Annual CIP Reviews
- D. Previous Construction Projects
- E. Phase I – Identification of Potential Capital Projects
- F. Phase II – Ranking of Capital Projects
- G. Review of Existing Documents

2. Potential Sources of Funding

- A. General Obligation Loans
- B. Sanitary Sewer Revenue Loans and Water Revenue Loans
- C. Grants
- D. Donations and Bequests
- E. Cash Reserves
- F. Tax Increment Financing (TIF)

3. Ongoing City Revenues – Capital Projects

4. Typical Funding Sources – Not Currently Used by the City of Reinbeck

- A. Capital improvements fund tax levy
- B. Franchise fees – Electric revenues
- C. Special assessments

5. Annual Appropriations for Capital Projects

- A. City General Fund
- B. Road Use Tax (RUT) Revenues
- C. Local Option Sales Tax
- D. Storm Water Utility Fees
- E. Sanitary Sewer and Water Fund Revenues

6. Proposed Capital Projects

- A. Street Improvement Projects
- B. Public Works Equipment
- C. Sanitary Sewer Slip Lining Project
- D. New Water Tower & Other Projects
- E. Library Phase II & III Remodel Projects
- F. Capital Improvement Fund Building
- G. Capital Improvements Small Projects

7. General Obligation Debt

- A. General Obligation Debt
- B. General Obligation Bond Debt Capacity

8. Final Comments and Acknowledgements

List of Exhibits and Addendums

Capital Improvements Plan

City of Reinbeck, Iowa

Index – Exhibits

- A. CIP Summary City of Reinbeck – Proposed Capital Projects and Equipment Purchases**
- B. General Fund Projections**
- C. Farmer’s Fire Fund Projections**
- D. CIP Fund Projections**
- E. Road Use Tax Fund Projections**
- F. Local Option Sales Tax Fund Projections**
- G. Street capital Improvement Fund Projections**
- H. Water Fund Projections**
- I. Sewer Fund Projections**
- J. General Obligation Bond Fund Projections**

Index – Addendums

- I. Capital Improvements Planning and Budgeting by Patrick Callahan**
- II. CIP Summary of Proposal Projects and Equipment Purchases – Mayor & Council Rankings**
- III. Debt Service Schedules – Reinbeck Sewer UV Disinfection Bond & Water Well Bond**
- IV. Resolution #2023-21R, A Resolution to Establish the Terms and Effective Date for Ballot Issue of Proposed One Percent (1%) Local Option Sales and Service Tax**

CAPITAL IMPROVEMENTS PLAN (CIP)

2027-2031

1. General Overview and Introduction

A. Introduction

The Mayor and City Council decided to prepare a capital improvements plan (CIP) for future capital projects in Reinbeck in 2026. The two basic components of a CIP are to identify the projects and the estimated costs of each and then devise a way to pay for these projects. Addendum 1 is an overall summary of what constitutes a capital improvements plan.

B. The CIP—What it is and is Not

A capital improvements plan is a “tool” for the scheduling, planning, and financing of large construction projects and major pieces of equipment. It is a “blueprint” for the future infrastructure improvements in the City. It is a written document that links together the City’s comprehensive plan with the City’s annual budget. It provides the mayor, city council, city staff and the citizens with a listing of capital projects that the City will need to complete over the next four to five years.

On the other hand, a capital improvements plan is not “cast in stone.” It is a planning document that can be revised at any time. It is not a legal commitment by the city council to complete any particular project within a specified period of time. The adoption of the CIP does not obligate future city councils to any course of action. It merely provides an indication of the projects that might be completed, when they might be accomplished, and how they could be funded. The final decision as to whether a project will be built will be decided by the city council during the preparation of the annual city budget and the actual award of a contract to complete the project.

C. Annual CIP Reviews

After the CIP has been adopted, it will need to be reviewed and updated on an annual basis by the city staff. Completed projects will be deleted from the CIP. New projects will be added to the CIP. Some projects will be revised and updated as new information becomes available. The ideal time to update the CIP is in October or November of each year or prior to the preparation of the next city budget.

D. Previous Construction Projects

The City of Reinbeck has completed numerous capital improvements projects in recent years. The City has identified many other capital improvement projects that will need to be completed in the next five years in order to meet the needs of the community. While the City has completed some engineering reports and feasibility studies on individual municipal services, the City has never developed a capital improvements plan in order to get the “big picture” on all of these needs and capital projects. Therefore, the City Council voted to contract with Callahan Municipal Consultants, LLC in 2026 to assist with the preparation of a capital improvements plan for the community. While the City Council was aware of the need for many capital projects, questions remained as to how to pay for them, when to construct them, or how to rank them. In other words, the City needed a capital improvements plan that would identify all the potential projects, the sources of funding for the projects, and the proposed timetable for construction.

E. Phase I – Identification of Potential Capital Projects

The first major phase of the preparation of the CIP was to identify all potential capital projects and the possible sources of revenue to finance these projects. The Mayor, City Council Members, City Department Heads, and City Administrator, identified almost 50 potential projects in 2026. The City

conducted a comprehensive review to identify potential capital projects. While it is readily acknowledged that the City does not have the financial capacity to finance all the projects that were identified, the process of listing all the potential projects did provide the City with an overview of the City's long term infrastructure needs.

The list of capital projects that were identified were obtained from the following sources and documents:

1. City Department Heads' suggestions
2. Mayor and Council Members suggestions
3. City Boards and Commissions

F. Phase II – Ranking of Capital Projects

The second phase of the CIP process involved the ranking of the proposed projects by the Mayor and City Council in June, 2026. The Mayor and Council Members were asked to assign a rating of A, B, C and D for each capital project. The following A to D ratings were used:

- An "A" ranking would mean that this is a very important project that should be completed within the next two fiscal years – July 1, 2027 to June 30, 2029.
- A "B" ranking of a project would indicate that this is a high priority project that should be included in the CIP. These projects would hopefully be completed within the next three to four fiscal years – July 1, 2029 to June 30, 2031.
- A "C" ranking of a project would indicate "moderate priority" meaning that the project could be delayed for five to six years. If funds are available, these projects could be scheduled for July 1, 2031 to June 30, 2033.
- Lastly a "D" ranking would indicate that this project should be postponed to some date beyond July 1, 2031. While the project may be worthwhile or beneficial, the funds for such a project would probably not be available within the next five years.

The City Administrator calculated an average score for each of the projects based upon the individual rankings completed by the Mayor and City Council in June, 2026. A complete list and ranking of all capital projects with average scores is attached as Exhibit A.

Addendum II is a CIP summary of the proposed capital projects and equipment as individually ranked by the Mayor and City Council members.

G. Review of Existing Documents

The identification of potential capital projects is usually not that difficult. The more challenging part of the CIP process is deciding how to pay for the capital projects. In order to determine the City's financial ability to pay for capital projects the following documents were reviewed.

- City budget summary FY2026-2027
- Grundy County auditor's report on taxable valuation and 100% assessed valuation – 2026
- City of Reinbeck rate structure
- City's outstanding General Obligation bonds, notes, and loans
- Sanitary Sewer Loan
- City cash balances – all funds – June 30, 2026
- City street financial report for the Iowa DOT – FY2025-2026
- FY2024-2025 and FY2025-2026 actual revenues and expenditures

2. Potential Sources of Funding for Capital Projects

A. General Obligation Loans

Many of the City's previous capital projects have not been financed with general obligation (G.O.) bonds or loans. Most of the projects identified in this CIP could be financed with G.O. bonds, but there are some limitations on the City's ability to finance future projects with G.O. bonds, such as the state constitutional debt limit and the amount of the City's property tax debt service levy. Detailed reviews of both of these limitations are covered later in this CIP.

B. Sanitary Sewer Revenue Loans and Water Revenue Loans

The City can issue sanitary sewer and water revenue bonds or loans in order to finance sewer and water capital projects. The City has issued loans for sanitary sewer and water projects. The City has pledged sewer and water user fee revenues to retire these sanitary sewer and water notes. In order to issue additional sewer and water loans to finance sewer projects, the City would have to increase sewer and water user fee rates.

C. Grants

The City has identified some capital projects that may qualify for various grants. For example, the City has obtained grants that will help finance a \$100,000 Elmwood Park Court Reconstruction project. The City intends to apply for grants that could help finance other projects such as replacing the umbrellas at the aquatic center.

D. Donations and Bequests

It is very common for cities to receive donations or bequests for library related projects, park improvements, and fire department equipment. The sources for these donations can be service clubs, individuals, gaming establishments, and corporations with local connections.

E. Cash Reserves

The City has the option of financing some of the less expensive capital projects with cash resources. The City had \$858,485 in cash reserve as of June 30, 2026, but much of this money was in restricted accounts or is needed for cash flow purposes. The funds that have the potential to finance capital projects and equipment purchases include:

- General fund\$730,891
- Road Use Tax\$200,906
- Library Gift & Trust Fund ..\$103,082
- City Gift & Trust Fund\$85,210

While there are cash reserves in the General Fund and Road Use Tax (RUT) fund, these cash balances are not sufficient to finance capital projects. The current balances are needed to be retained for cash flow purposes.

F. Tax Increment Financing (TIF)

Many cities have used tax increment financing to finance various infrastructure projects, such as storm sewers, sanitary sewers, and water mains. The City of Reinbeck has an Urban Renewal Area.

The city could establish additional urban renewal areas with the intent of using future TIF revenues to finance capital projects, such as streets, storm sewer, water mains, and sanitary sewers. However, there has to be an increase in taxable valuations from the construction of new buildings in order to generate TIF funds in the future. If there is no new construction and subsequent increase in taxable valuations, the City runs the risk of having to increase property taxes to retire the debt for such capital improvements.

3. Ongoing City Revenues – Capital Projects

The City has access to City revenues that can be allocated for capital projects on an annual basis. While there are restrictions and limitations on these revenues, they include:

- General Fund – property tax revenues (**the State has placed strict limits on the city's general property tax levies**)
- Road Use Tax (RUT) gasoline tax
- Local Option Sales Tax (LOST) – fees levied on goods and services
- Sanitary Sewer & Water Utilities – user fees

These potential sources of funding for capital projects are reviewed in this CIP report. These listed revenues are subject to strict spending restriction.

4. Typical Funding Sources – Not Currently Used by the City of Reinbeck

A. Capital Improvement Fund Tax Levy

Section 384.7 of the Code of Iowa permits cities to collect a property tax capital improvements levy of 67.5 cents per \$1,000 of taxable valuation, if it is approved by the voters. Many cities use this additional property tax revenue to finance streets, storm sewer improvements, equipment purchases, etc. If the City of Reinbeck's CIP levy would pass in September 2026 it would generate approximately \$50,000 in revenues per fiscal year.

B. Franchise Fees – Electric Revenues

Sections 364.3 and 384.3A authorize cities to impose up to a five percent (5%) fee on electric utility gross revenues. If the cities follow the process, as outlined in the Code of Iowa, and earmark the additional revenues for a lawful public purpose, cities can then use their franchise fee revenues for basic infrastructure needs. Many cities with franchise fees reason that since the utility providers are basically paying the fees for the use of the public right-of-way (ROW), it is appropriate to earmark the funds for repairs to the infrastructure located in the ROW such as streets, sidewalks, and storm sewers. The code of Iowa does not require voter approval to implement franchise fees, which typically are "pass through" fees on the electric bills that are paid by local customers of the utility. After the implementation process has been followed, the City Council can adopt a resolution that sets forth a franchise fee of not more than 5% on utilities. In order to calculate the potential revenues to the City from franchise fees the City can contact the utility provider and request information regarding their gross revenues in Reinbeck.

C. Special Assessments

It is possible for the City to construct or rebuild streets, sidewalks, storm sewers, water mains, and sanitary sewers and then assess a portion of the cost back to the properties that benefit from the improvements. Section 384.37 to 384.79 of the Code of Iowa sets forth the detailed special assessments process for public improvements. The special assessment process requires a super majority vote of $\frac{3}{4}$ of all Council Members or basically four votes of the Reinbeck City Council. If a valid petition against the special assessment is filed, then a unanimous vote of the City Council is required.

5. Annual Appropriations for Capital Projects

A. City General Fund

When the FY2026-2027 City Budget was adopted by the City Council on April 29, 2026, the Budget listed the following capital improvements to be financed with General Fund revenues:

- | | |
|---------------------------------|-----------|
| 1. Pool – two new diving boards | \$100,000 |
| 2. Cemetery – drive repairs | \$15,000 |

It is important to note that the State imposed limit of \$8.505 per \$1,000 valuation on the General Fund and the State imposed residential property tax “rollback” coupled with legislative action to limit the property taxes paid by commercial and residential property owners and the cap imposed by the State will drastically reduce the amount of revenues in the City’s General Fund. This reduction in property tax revenues could adversely impact the funding for future projects with money from the General Fund.

B. Road Use Tax (RUT) Revenues

The City receives about \$234,000 per year in road use tax money from the State of Iowa. The City can use this money for transportation related expenses such as street repairs, sidewalks, street equipment, storm sewers, and street construction projects. This “pot of money” cannot be used for things as sanitary sewer lines, fire equipment, or park improvements.

The City allocates about \$225,000 of its annual RUT money for ongoing operation expenses for the street department such as wages, gasoline, equipment repairs, street repairs, telephone, and supplies. The balance of \$9,000 per year has been allocated for capital purchases or capital projects. It has been assumed that the City will continue to receive the sum of \$234,000 per year from the State. It has been assumed for the purpose of this CIP report that the City will allocate \$9,000 to \$10,000 for the purchase of equipment for the street department.

C. Local Option Sales Tax

The City collects about \$190,000 per year in local option sales tax (LOST) revenue. The City is required to allocate 90% or about \$171,000 per year in LOST money for street and infrastructure improvements. The remaining 10% of the local option sales tax revenue is to be spent on park & recreation, economic development/city promoting and other community improvement projects.

It has been assumed that the City will continue to allocate \$190,000 per year in LOST money for street and infrastructure projects that have been identified in this CIP. It has also been assumed that the sum of \$19,000 will be allocated for small capital projects in this CIP. Since the amount of LOST funding sent to the City from the State is based upon retail sales in Grundy County, there is the possibility that the LOST could increase or decrease over the five year period shown in this CIP. These funds may only be spent in accordance with the voter-approved measure that is shown in Addendum IV.

D. Storm Water Utility Fees

The City collects about \$26,000 per year in storm water utility fees. The City has used these fees to complete two storm water projects on highway 175. These fees will continue to be collected and used for storm water repair projects as funds are available.

E. Sanitary Sewer and Water Fund Revenues

The City evaluates water and sewer rates annually and adjusts the rates annually according to the C.I.P. The City is currently still paying on a sewer revenue bond and has one payment left on the water revenue bond. Revenue bonds could be used for water and sewer capital projects.

6. Proposed Capital Projects

A. Street Improvement Projects

This CIP has identified numerous street improvement projects. The City has a wide range of options when it comes to financing street improvement projects. The following options include:

1. Road Use Tax (RUT) money
2. Local Option Sales Tax (LOST) money
3. General Obligation (GO) loans
4. General Fund Transfers

It is proposed that Reinbeck's future improvement projects be financed with the following combination of funds as shown in Exhibits D, E, and F:

Project	Fiscal Year	Funds	Amount
Center Street Water Main & Reconstruction	2027	LOST Water	\$600,000 \$60,000
Center Street Reconstruction Phase 2	2028	LOST	\$185,000
Chestnut to Park Street Reconstruction	2030-2031	Possible G.O. Bond	\$2,000,000
Main Street Curb/Gutter/Stormwater Project	Future		

B. Public Works Equipment

The City has identified three pieces of equipment that will need to be purchased for the Public Works Department over the next five to ten years. Since the City cannot use LOST money to purchase this equipment, the City will have to allocate road use tax (RUT) or general fund money to purchase the equipment. The City could make the argument that a portion of the cost of equipment purchased could also be paid with sewer or water fund money.

It is proposed that the equipment for the Public Works Department be financed as follows as shown in Exhibits E:

Equipment	Fiscal Year	Funds	Amount
Skidloader	Beyond 2031	RUT & CIP	\$65,000
Street Sweeper	Beyond 2031	RUT & CIP	\$500,000
Man Lift	Beyond 2031	RUT & CIP	\$65,000
New Storage Shed for Equipment	Beyond 2031	RUT & CIP	\$50,000

C. Sanitary Sewer Slip Lining Project

Since the City's larger sewer revenue bond has been paid off, the City will continue to slip line and clean the sanitary sewer lines annually budgeting \$100,000 - \$150,000 annually.

D. New Water Tower & Other Projects

This CIP has identified the need for a new water tower. The City will need to take out a Revenue Bond or G.O. Bond or possibly a combination of both for this project. There are other smaller projects that need to be done that can be done as water revenue money is available. The fire department is trying to get a G.O. Bond passed for a new station. If that passes, the City will need to get water service to that location. Below are three options for that purpose.

Project	Fiscal Year	Funds	Amount
New Water Tower	2029	Revenue/G.O. Bonds	\$3,163,000
Pressure Reducing Valve Replacement	2029	Water	\$92,000
Chestnut Water Main Connection	Beyond 2031	Water	\$112,000
2 nd Street Water Main Connection	Beyond 2031	Water	\$198,000
Cedar/West Main Replacement	Beyond 2031	Water	\$324,000
Main/Clark Street Water Main Connection	Beyond 2031	Water	\$196,000
Clark Street Water Main Replacement	Beyond 2031	Water	\$130,000
Fire Station Water Main – Option 1	??	G.O. Bond with new station	\$353,000
Fire Station Water Main – Option 2	??	G.O. Bond with new station	\$286,000
Fire Station Water Main – Option 3	??	G.O. Bond with new station	\$329,000

E. Library Phases II & III Remodel Project

The Library Board has received quotes for three phases of a remodeling project each totaling \$100,000 each. Phase I was completed in fiscal year 2026 and was paid for from donations

received. The Board would like to complete Phase II in fiscal year 2028 and would like the city to find a way to pay for this phase as it includes sewer and water work for bathroom remodeling and heating and air relocation. This project did not rate high on the priority rankings submitted by the council and mayor. This project will likely get scheduled for FY2031 or beyond. The library has \$100,000 in their CD fund and \$73,802 in their Gift & Trust Fund and Capital Project Fund. If the Library Board would like this project completed sooner than the City's time frame, they could use these funds as well as donations and grants.

F. Capital Improvement Fund Building

The Mayor and City Council have expressed the importance of building up the Capital Improvement Fund so that there will be revenues for bigger projects. If the Capital Improvement Levy passes on September 8, 2026, this will help tremendously in bringing in extra revenues. If the levy fails to pass, there will have to be funds transferred from the General Fund to the Capital Improvement Fund during the budget process each year. This will take away from each board's budget requests each year. The first two years of this CIP will be putting funds in the Capital Improvement Fund to build it up.

G. Capital Improvements Small Projects

There are many smaller capital improvement projects that can be completed during the budget process and by controlling the Capital Outlay accounts of each department and prioritizing those projects according to the rankings in this capital improvement plan. Those can be found in Addendum 2 with their rankings. If careful planning is done through the budget process, projects like pool umbrellas, fire station equipment, city hall copier, water & sewer plant laptops and printers, etc. can be included on the regular budget.

7. General Obligation Debt

A. General Obligation Debt

The City currently does not have any G.O. Debt. The City Council has approved placing a \$4,000,000 bond referendum on the November 2026 election ballot.

B. General Obligation Bond Debt Capacity – Exhibit I

The City currently has a general obligation debt capacity limit of \$7,657,750 which is 5% of the City's assessed valuation of \$153,155,005. The City does not have any outstanding G.O. loans and therefore currently does not have a debt service property tax levy.

8. Final Comments and Acknowledgements

The preparation of a capital improvements plan requires the review and analysis of potential capital projects and the City's capacity to finance the proposed projects. The process of writing a capital improvements plan is really a "team effort" that involves the City's employees and elected officials. This plan should be reviewed and updated yearly.

It will take the cooperation of all the Boards of the city to work together with the Mayor and Council to submit and maintain a balanced budget. Every Board and every amenity are vital for the city's success in making Reinbeck a better place to live, work, and grow. Collaborating on more projects allows the city to remain fiscally responsible while driving shared local progress.

Special thanks go to Pat Callahan of Callahan Municipal Consultants, LLC, for his exceptional expertise and guidance in developing this plan.

CIP Summary – City of Reinbeck – Exhibit A
Proposed Capital Projects and Equipment Purchases – April 20, 2026
Rankings in Order

	Project Name	Total Score
1.	Center Street Water Main & Street Reconstruction Project Phase 1	24
2.	Center Street Reconstruction Project Phase 2	22
3.	Annual Slip Lining Project - Sewer	22
4.	Pickleball/Basketball/Tennis Courts Improvements Project - Park	22
5.	CIP Fund Building	22
6.	Chestnut Street to Park Street Project	21
7.	New Computers – City Hall	21
8.	New Copier – City Hall	20
9.	Continue Pump Replacement – Water Plant	19
10.	Tree Removal Program – Street Curbs	19
11.	New laptop and Printer – Sewer Plant	18
12.	Remove and Replace Dying Evergreen Trees - Cemetery	17
13.	New Water Tower	17
14.	New Laptop and Printer - Water Plant	17
15.	New Playground Equipment - Park	17
16.	Painting Water Slide at the Aquatic Center	17
17.	New Canopy Umbrellas at the Aquatic Center	17
18.	Repaint Aquatic Center - Pool	16
19.	Water Distribution Improvements – Water Department	16
20.	Repair Exterior of Building – Fire Department	16
21.	Replace Pool Grate - Pool	16
22.	Removed Old Concrete Drives and Replace with New - Cemetery	16
23.	Paint Outside Façade – City Hall	15
24.	Addition Gas Monitors – Fire Department	14
25.	Street Sweeper Purchase – Street Department	14
26.	Elmwood Park Walking Trail Project - Park	14
27.	Skid Loader Purchase – Street Department	13
28.	New Columbarium - Cemetery	13
29.	Purchase of Equipment/Purchase of Man Lift	12
30.	Replace SCBA bottles – Fire Department	12
31.	New Ladders for Fire Trucks – Fire Department	12
32.	Enclose the Pump Room at the Aquatic Center - Pool	12
33.	New Pickup – Park & Cemetery	11
34.	Landscaping Project – Memorial Building	11
35.	Replace Honey Wagon – Sewer Plant	11
36.	Bathroom Expansion – Memorial Building	11
37.	Phase 2 Remodel Project Building & System Improvements FY28 – Library	11

	Project Name	Total Score
38.	Public Works Building Project – Street Department	9
39.	New Meeting Room Office Tables & Chairs – Fire Department	9
40.	Bathroom Remodel – City Hall	9
41.	New Rit Pack – Fire Department	9
42.	Phase 3 Remodel Project Children’s Library Improvements FY30	9
43.	New Hot Water Pressure Washer – Fire Department	8
44.	New Tanker – Fire Department	8
45.	Shelving Units – Fire Department	7
46.	New Fire Station Project – Fire Department	7
47.	New 24’ Enclosed Trailer – Fire Department	7
48.	New Pickup – Fire Department	6
49.	Main Street Curb/Gutter/Stormwater Project	
50.		
51.		
52.		
53.		

The Mayor and council were asked to rank the projects as A, B, C, and D with “A” projects being worth 4 points; “B” projects 3 points, “C” projects 2 points, and “D” projects 1 point. The individual rankings can be viewed in Addendum II.

The city can complete the top 18 projects within this Capital Improvement Plan (CIP) period through unified board collaboration during the budget process.

Lower-ranked projects excluded from this CIP are available for viewing at City Hall and remain options for future city councils.

**City of Reinbeck, Iowa
Funding Source Description
Capital Improvement Plan**

GEN – General Fund

Funds received from general property taxes

Farmer's – Farmer's Fire Association

Farmer's Fire Association share of purchases and equipment

CIP – Capital Improvement Plan Levy

City revenue received from property taxes if the CIP Levy is passed in September 2026

RUT – Road Use Tax

City share of gasoline tax

LOT – Local Option Tax

City share of 1% local option sales tax

Water – Water Revenue

Funds received from water utility bills

Sewer – Sewer Revenue

Funds received from sewer utility bills

G.O. – General Obligation

Loan paid back with property tax debt service levy

Fund/Source: General Fund

Exhibit B

Project	Notes	FY2027	FY2028	FY2029	FY2030	FY2031	Beyond	Total
	Beginning Balance	\$ 858,486.00	\$ 752,374.00	\$ 736,133.00	\$ 628,230.00	\$ 551,712.00	\$ 428,718.00	
	Estimated Revenues	\$ 899,118.00	\$ 905,000.00	\$ 910,000.00	\$ 915,000.00	\$ 920,000.00		
	Donations for Court Improvement	\$ 100,000.00						
	Operation & Maintenance Cost	\$ 947,230.00	\$ 861,241.00	\$ 904,303.00	\$ 949,518.00	\$ 996,994.00		
	Estimated General Fund Balance	\$ 910,374.00	\$ 796,133.00	\$ 741,830.00	\$ 593,712.00	\$ 474,718.00		
CIP Fund Building								
	FY2027 budgeted funds not spent will be transferred to the CIP Fund. Amount not known at this time.							\$ -
Court Improvement Project								
	Waiting on BHC GA Grant. If short, funds could be used from Fund 006	\$ 100,000.00						\$ 100,000.00
New Canopy Umbrellas at the Aquatic Center								
	Will have to amend FY27 budget as umbrella stands are broke	\$ 18,000.00						\$ 18,000.00
New Playground Equipment			\$ 10,000.00					\$ 10,000.00
Paint Water Slide at the Pool								
	Work into general budget			\$ 27,800.00				\$ 27,800.00

Project	Notes	FY2027	FY2028	FY2029	FY2030	FY2031	Beyond	Total
Paint Water Slide at the Pool	Work into general budget			\$ 27,800.00				\$ 27,800.00
Replace Pool Grate	Replace Every 10 Years				\$ 7,000.00			\$ 7,000.00
Repaint Aquatic Center	Repaint Every 3 Years			\$ 18,000.00			\$ 18,000.00	\$ 36,000.00
Remove & Replace Cemetery Drives	Work into general budget yearly	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00		\$ 75,000.00
Cemetery Tree Replacement	Work into general budget yearly		\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00		\$ 20,000.00
New Copier at City Hall			\$ 15,000.00					\$ 15,000.00
Bathroom Remodel at City Hall						\$ 6,000.00		\$ 6,000.00
Paint City Hall Façade							\$ 3,000.00	\$ 3,000.00
New Computers for City Hall							\$ 10,000.00	\$ 10,000.00
Gas Monitors for Fire Department	Split with Farmer's Fire - no cost given							\$ -

Project	Notes	FY2027	FY2028	FY2029	FY2030	FY2031	Beyond	Total
Repair Exterior of Fire Station	Work into general budget - no cost given							\$ -
Replace SCBA Bottles at Fire Station	Work into general budget - no cost given							\$ -
Meeting Room Office Tables & Chairs for Fire Station	Work into general budget - no cost given					\$ 5,000.00		\$ 5,000.00
New Rit Pack for Fire Department	Work into general budget - no cost given. Will be split with Farmer's Fire							\$ -
New Hot Water Pressure Washer for Fire Department	Work into general budget or CIP. No cost given							\$ -
Shelving Units for Fire Station	Work into general budget. No cost given			\$ 5,000.00				\$ 5,000.00
Street Curb Tree Removal	Work into general budget yearly	\$ 20,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 95,000.00
Memorial Bldg. Landscape	Work into general budget.	\$ 5,000.00						\$ 5,000.00

Project	Notes	FY2027	FY2028	FY2029	FY2030	FY2031	Beyond	Total
New Pickup for Park/Cemetery	Use CIP also						\$ 25,000.00	\$ 25,000.00
Total		\$ 158,000.00	\$ 60,000.00	\$ 113,600.00	\$ 42,000.00	\$ 46,000.00	\$ 71,000.00	\$ 490,600.00

Fund/Source: Farmer's Fire

Exhibit C

Project	Notes	FY2027	FY2028	FY2029	FY2030	FY2031	Beyond	Total
New Ladder's for Fire Trucks	No cost given							
New Tanker for fire department	No cost given							
New 24' Enclosed Trailer for fire department	No cost given							
New Pickup	No cost given							
Total								

Fire Department is working on cost for their projects. Farmer's Fire pays 1/2 of all gear & equipment repairs are split after the city pays the first \$200

Fund/Source: CIP

Exhibit D

Project	Notes	FY2027	FY2028	FY2029	FY2030	FY2031	Beyond	Total
CIP Fund Building	If Passed		\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 250,000.00
Purchase New Street Sweeper	Use RUT also						\$ 250,000.00	\$ 250,000.00
New Skidsteer	Use RUT also						\$ 32,500.00	\$ 32,500.00
New Man Life	Use RUT also						\$ 32,500.00	\$ 32,500.00
New Pickup Park/Cemetery	Use general funds also							
New Public Works Building	Use RUT also						\$ 25,000.00	\$ 25,000.00
Bathroom Expansion at the Memorial Building							\$ 165,000.00	\$ 165,000.00
Elmwood Park Walking Trail Project							\$ 1,000,000.00	\$ 1,000,000.00
Enclose the Pump Room at the Aquatic Center							\$ 50,000.00	\$ 50,000.00

Project	Notes	FY2027	FY2028	FY2029	FY2030	FY2031	Beyond	Total
New Columbarium at the Cemetery							\$ 50,000.00	\$ 50,000.00
Phase 2 of Library Remodel Project	Use G&T, donations, grants as well						\$ 50,000.00	\$ 50,000.00
Phase 3 of Library Remodel Project	Use G&T, donations, grants, CD as well						\$ 50,000.00	\$ 50,000.00
Total		\$ -	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 1,805,000.00	\$ 2,005,000.00

Fund/Source: Road Use Tax Exhibit E

Project	Notes	FY2027	FY2028	FY2029	FY2030	FY2031	Beyond	Total
	Beginning Balance	\$ 200,907.00	\$ 116,072.00	\$ 112,072.00	\$ 113,072.00	\$ 114,072.00	\$ 115,072.00	
	Estimated Revenues	\$ 236,000.00	\$ 236,000.00	\$ 236,000.00	\$ 236,000.00	\$ 236,000.00		
Operation & Maintenance Cost		\$ 320,835.00	\$ 240,000.00	\$ 235,000.00	\$ 235,000.00	\$ 235,000.00		
	Estimated RUT Fund Balance	\$ 116,072.00	\$ 112,072.00	\$ 113,072.00	\$ 114,072.00	\$ 115,072.00		
New Street Sweep	Use CIP also						\$ 250,000.00	\$ 250,000.00
New Skidsteer	Use CIP also						\$ 32,500.00	\$ 32,500.00
New Man Lift	Use CIP Isso						\$ 32,500.00	\$ 32,500.00
New Public Works Building	Use CIP also						\$ 50,000.00	\$ 50,000.00
Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 365,000.00	\$ 365,000.00

Fund/Source: Street Capital Improvement Fund Exhibit G

Project	Notes	FY2027	FY2028	FY2029	FY2030	FY2031	Beyond	Total
	Beginning Balance	\$ 496,497.00	\$ 667,497.00	\$ 673,497.00	\$ 844,497.00	\$ 1,015,497.00	\$ 1,186,497.00	
	Transfers in From LOST	\$ 171,000.00	\$ 171,000.00	\$ 171,000.00	\$ 171,000.00	\$ 171,000.00		
	Estimated Fund Balance	\$ 667,497.00	\$ 838,497.00	\$ 844,497.00	\$ 1,015,497.00	\$ 1,186,497.00		\$ 4,552,485.00
Center Street Reconstruction Project Phase 2	90% Share of LOT		\$ 165,000.00					\$ 165,000.00
Chestnut Street to Park Street Project	90% Share of LOT						\$ 1,600,000.00	\$ 1,600,000.00
Main Street Curb/Gutter/Storm water Project	No cost estimate							\$ -
Total		\$ -	\$ 165,000.00	\$ -	\$ -	\$ -	\$ 1,600,000.00	\$ 6,317,485.00

Fund/Source: Water Fund Exhibit H

Project	Notes	FY2027	FY2028	FY2029	FY2030	FY2031	Beyond	Total
	Beginning Balance	\$ 84,001.00	\$ 76,901.00	\$ 89,941.00	\$ 103,334.00	\$ 112,595.00	\$ 117,841.00	
	Estimated Revenues	\$ 282,000.00	\$ 287,640.00	\$ 293,393.00	\$ 299,261.00	\$ 305,246.00		
Operation & Maintenance Cost		\$ 277,600.00	\$ 264,600.00	\$ 270,000.00	\$ 280,000.00	\$ 290,000.00		
Estimated Water Fund Balance		\$ 88,401.00	\$ 99,941.00	\$ 113,334.00	\$ 122,595.00	\$ 127,841.00		
Continue Pump Replacement		\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 60,000.00
New Laptop & Printer - Water		\$ 1,500.00						\$ 1,500.00
Water Distribution Improvements	Multiple Projects - budget 1 per year if able						\$ 100,000.00	\$ 100,000.00
Total		\$ 11,500.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 110,000.00	\$ 161,500.00

Fund/Source: Sewer Fund

Project	Notes	FY2027	FY2028	FY2029	FY2030	FY2031	Beyond	Total
	Beginning Balance	\$ 368,925.00	\$ 457,155.00	\$ 497,720.00	\$ 537,720.00	\$ 468,000.00	\$ 429,000.00	
	Estimated Revenues	\$ 599,080.00	\$ 610,000.00	\$ 615,000.00	\$ 618,000.00	\$ 621,000.00		
	Operation & Maintenance Cost	\$ 435,850.00	\$ 469,435.00	\$ 475,000.00	\$ 500,000.00	\$ 510,000.00		
	Estimated Sewer Fund Balance	\$ 532,155.00	\$ 597,720.00	\$ 637,720.00	\$ 655,720.00	\$ 579,000.00		
New Laptop & Printer - Sewer	Sewer Fund	\$ 1,500.00						\$ 1,500.00
Replace Honeywagon	Sewer Fund						\$ 50,000.00	\$ 50,000.00
Annual Slip Lining Project	Budget annually	\$ 75,000.00	\$ 100,000.00	\$ 100,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 725,000.00
Total		\$ 76,500.00	\$ 100,000.00	\$ 100,000.00	\$ 150,000.00	\$ 150,000.00	\$ 200,000.00	\$ 776,500.00

Fund/Source: General Obligation Bond

Exhibit J

Project	Notes	FY2027	FY2028	FY2029	FY2030	FY2031	Beyond	Total
New Fire Station	If Levy passes November 2026			\$ 4,000,000.00				\$ 4,000,000.00
Total		\$ -	\$ -	\$ 4,000,000.00	\$ -	\$ -	\$ -	\$ 4,000,000.00

This levy proposal will be on the November 3, 2026 election for consideration. If the levy passes the debt service levy will affect taxes by approximately \$180.02 per \$1,000 of taxable valuation.

The City currently has no outstanding General Obligation Debt.

City of Reinbeck, Iowa

\$4,000,000 General Obligation Firestation Bonds, Series 2027

\$4,000,000

General Obligation Firestation Bonds, Series 2027

Date of Bonds:

01/Jun/27

20 Year Maturity

Date	Principal	Estimated Interest Rate	Interest	Principal and Interest	Fiscal Year	Estimated Series 2027 Debt Service	Total	Less Annual Revenue	Estimated Net Debt Service	Taxable Valuation 1/1/25	ETV Growth Assumptions, (\$1000 ETV)	Estimated Tax Rate Per (\$1000 ETV)	Taxes Per Property \$100,000 Assessed \$44,534.50 Taxable Value
01/Dec/27			\$80,000.00	\$80,000.00	2028	\$295,000.00	\$295,000.00		\$295,000.00	\$72,792,735		\$4.05	\$180.48
01/Jun/28	\$135,000	4.000%	80,000.00	215,000.00	2029	294,600.00	294,600.00		294,600.00	72,792,735		4.05	180.24
01/Dec/28	140,000	4.000%	77,300.00	217,300.00	2030	294,000.00	294,000.00		294,000.00	72,792,735		4.04	179.87
01/Jun/29	145,000	4.000%	74,500.00	219,500.00	2031	293,200.00	293,200.00		293,200.00	72,792,735		4.03	179.38
01/Dec/29	150,000	4.000%	71,600.00	221,600.00	2032	292,200.00	292,200.00		292,200.00	72,792,735		4.08	181.83
01/Jun/30	160,000	4.000%	68,600.00	228,600.00	2033	291,000.00	291,000.00		291,000.00	72,792,735		4.06	180.97
01/Dec/30	165,000	4.000%	65,400.00	230,400.00	2034	290,000.00	290,000.00		290,000.00	72,792,735		4.04	179.99
01/Jun/31	170,000	4.000%	62,100.00	232,100.00	2035	289,000.00	289,000.00		289,000.00	72,792,735		4.02	178.89
01/Dec/31	175,000	4.000%	58,700.00	233,700.00	2036	288,000.00	288,000.00		288,000.00	72,792,735		4.06	180.73
01/Jun/32	185,000	4.000%	55,200.00	240,200.00	2037	287,000.00	287,000.00		287,000.00	72,792,735		4.03	179.26
01/Dec/32	190,000	4.000%	51,500.00	241,500.00	2038	286,000.00	286,000.00		286,000.00	72,792,735		4.08	180.73
01/Jun/33	200,000	4.000%	47,700.00	247,700.00	2039	285,000.00	285,000.00		285,000.00	72,792,735		4.02	178.89
01/Dec/33	205,000	4.000%	43,700.00	248,700.00	2040	284,200.00	284,200.00		284,200.00	72,792,735		4.04	179.99
01/Jun/34	215,000	4.000%	39,600.00	254,600.00	2041	283,000.00	283,000.00		283,000.00	72,792,735		4.08	180.85
01/Dec/34	225,000	4.000%	35,300.00	260,300.00	2042	281,600.00	281,600.00		281,600.00	72,792,735		4.07	181.46
01/Jun/35	235,000	4.000%	30,800.00	265,800.00	2043	280,000.00	280,000.00		280,000.00	72,792,735		4.01	178.77
01/Dec/35	240,000	4.000%	26,100.00	266,100.00	2044	279,000.00	279,000.00		279,000.00	72,792,735		4.02	179.01
01/Jun/36	250,000	4.000%	21,300.00	271,300.00	2045	277,600.00	277,600.00		277,600.00	72,792,735		4.02	179.01
01/Dec/36	260,000	4.000%	16,300.00	276,300.00	2046	276,000.00	276,000.00		276,000.00	72,792,735		4.01	178.77
01/Jun/37	270,000	4.000%	11,100.00	281,100.00	2047	274,400.00	274,400.00		274,400.00	72,792,735		4.07	181.34
01/Dec/37	285,000	4.000%	5,700.00	290,700.00									
Total	\$4,000,000		\$1,885,000.00	\$5,885,000.00		\$5,885,000.00	\$5,885,000.00		\$5,885,000.00			Average 4.04	\$180.02

Net Interest Rate
Bond Years
Average Life

4.067905%
47,125,000
11.781

Premium Discount
\$32,000.00
run date: 19/Jan/26
file name:

\$3,500,000 General Obligation Firestation Bonds, Series 2027

\$3,500,000 General Obligation Firestation Bonds, Series 2027

20 Year Maturity

01/Jun/27

Date of Bonds:

Date	Principal	Estimated Interest Rate	Interest	Principal and Interest	Fiscal Year	Estimated Series 2027 Debt Service	Total	Less Annual Revenue	Estimated Net Debt Service	Taxable Valuation 1/1/25	ETV Growth Assumptions	Estimated Tax Rate Per (\$1000 ETV)	Taxes Per Property Assessed Taxable Value
01/Dec/27			\$70,000.00	\$70,000.00									
01/Jun/28	\$ 120,000	4.000%	70,000.00	190,000.00	2028	\$260,000.00	\$260,000.00		\$260,000.00	\$ 72,792,735		3.57	\$ 159.07
01/Dec/28			67,600.00	67,600.00									
01/Jun/29	120,000	4.000%	67,600.00	187,600.00	2029	255,200.00	255,200.00		255,200.00	72,792,735		3.51	156.13
01/Dec/29			65,200.00	65,200.00									
01/Jun/30	125,000	4.000%	65,200.00	190,200.00	2030	255,400.00	255,400.00		255,400.00	72,792,735		3.51	156.25
01/Dec/30			62,700.00	62,700.00									
01/Jun/31	130,000	4.000%	62,700.00	192,700.00	2031	255,400.00	255,400.00		255,400.00	72,792,735		3.51	156.25
01/Dec/31			60,100.00	60,100.00									
01/Jun/32	135,000	4.000%	60,100.00	195,100.00	2032	255,200.00	255,200.00		255,200.00	72,792,735		3.51	156.13
01/Dec/32			57,400.00	57,400.00									
01/Jun/33	145,000	4.000%	57,400.00	202,400.00	2033	259,800.00	259,800.00		259,800.00	72,792,735		3.57	158.95
01/Dec/33			54,500.00	54,500.00									
01/Jun/34	150,000	4.000%	54,500.00	204,500.00	2034	259,000.00	259,000.00		259,000.00	72,792,735		3.66	158.46
01/Dec/34			51,500.00	51,500.00									
01/Jun/35	155,000	4.000%	51,500.00	206,500.00	2035	258,000.00	258,000.00		258,000.00	72,792,735		3.54	157.84
01/Dec/35			48,400.00	48,400.00									
01/Jun/36	160,000	4.000%	48,400.00	208,400.00	2036	256,800.00	256,800.00		256,800.00	72,792,735		3.53	157.11
01/Dec/36			45,200.00	45,200.00									
01/Jun/37	165,000	4.000%	45,200.00	210,200.00	2037	255,400.00	255,400.00		255,400.00	72,792,735		3.61	156.25
01/Dec/37			41,900.00	41,900.00									
01/Jun/38	175,000	4.000%	41,900.00	216,900.00	2038	258,800.00	258,800.00		258,800.00	72,792,735		3.66	159.33
01/Dec/38			38,400.00	38,400.00									
01/Jun/39	180,000	4.000%	38,400.00	218,400.00	2039	256,800.00	256,800.00		256,800.00	72,792,735		3.53	157.11
01/Dec/39			34,800.00	34,800.00									
01/Jun/40	190,000	4.000%	34,800.00	224,800.00	2040	259,600.00	259,600.00		259,600.00	72,792,735		3.67	158.82
01/Dec/40			31,000.00	31,000.00									
01/Jun/41	195,000	4.000%	31,000.00	226,000.00	2041	257,000.00	257,000.00		257,000.00	72,792,735		3.63	157.23
01/Dec/41			27,100.00	27,100.00									
01/Jun/42	205,000	4.000%	27,100.00	232,100.00	2042	259,200.00	259,200.00		259,200.00	72,792,735		3.66	159.58
01/Dec/42			23,000.00	23,000.00									
01/Jun/43	210,000	4.000%	23,000.00	233,000.00	2043	256,000.00	256,000.00		256,000.00	72,792,735		3.62	156.62
01/Dec/43			18,800.00	18,800.00									
01/Jun/44	220,000	4.000%	18,800.00	238,800.00	2044	257,600.00	257,600.00		257,600.00	72,792,735		3.64	157.60
01/Dec/44			14,400.00	14,400.00									
01/Jun/45	230,000	4.000%	14,400.00	244,400.00	2045	258,800.00	258,800.00		258,800.00	72,792,735		3.66	158.33
01/Dec/45			9,800.00	9,800.00									
01/Jun/46	240,000	4.000%	9,800.00	249,800.00	2046	259,600.00	259,600.00		259,600.00	72,792,735		3.67	158.82
01/Dec/46			5,000.00	5,000.00									
01/Jun/47	250,000	4.000%	5,000.00	255,000.00	2047	260,000.00	260,000.00		260,000.00	72,792,735		3.67	159.07
Total	\$3,500,000		\$1,653,600.00	\$5,153,600.00		\$5,153,600.00	\$5,153,600.00		\$5,153,600.00			3.64 Average	157.65 Average

Net Interest Rate Bond Years

4.067731%

41,340,000

Premium Discount

\$28,000.00

Net Interest Rate		Premium	\$28,000.00
Bond Years	41,340,000	Discount	
Average Life	11.811	run date:	19/Jan/26
		file name:	

SPEER FINANCIAL, INC.

PRELIMINARY - SUBJECT TO CHANGE

\$3,000,000 General Obligation Firestation Bonds, Series 2027

\$3,000,000 General Obligation Firestation Bonds, Series 2027												
Date of Bonds:		01/Jun/27		20 Year Maturity								
Date	Principal	Estimated Interest Rate	Interest	Principal and Interest	Fiscal Year	Estimated Series 2027 Debt Service	Less Annual Revenue	Estimated Net Debt Service	Taxable Valuation 1/1/25	ETV Growth Assumptions, (\$1000 ETV)	Estimated Tax Rate Per (\$1000 ETV)	Taxes Per Property Assessed \$44,534.50 Taxable Value
01/Dec/27			\$60,000.00	\$60,000.00	2028	\$220,000.00		\$220,000.00	\$ 72,792,735	\$	3.02	\$ 134.60
01/Jun/28	\$ 100,000	4.000%	60,000.00	160,000.00								
01/Dec/28			58,000.00	58,000.00	2029	221,000.00		221,000.00	72,792,735		3.04	135.21
01/Jun/29	105,000	4.000%	58,000.00	163,000.00								
01/Dec/29			55,900.00	55,900.00	2030	221,800.00		221,800.00	72,792,735		3.05	135.70
01/Jun/30	110,000	4.000%	55,900.00	165,900.00								
01/Dec/30			53,700.00	53,700.00	2031	222,400.00		222,400.00	72,792,735		3.06	136.06
01/Jun/31	115,000	4.000%	53,700.00	168,700.00								
01/Dec/31			51,400.00	51,400.00	2032	222,800.00		222,800.00	72,792,735		3.06	136.31
01/Jun/32	120,000	4.000%	51,400.00	171,400.00								
01/Dec/32			49,000.00	49,000.00	2033	218,000.00		218,000.00	72,792,735		2.99	133.37
01/Jun/33	120,000	4.000%	49,000.00	169,000.00								
01/Dec/33			46,600.00	46,600.00	2034	218,200.00		218,200.00	72,792,735		3.00	133.49
01/Jun/34	125,000	4.000%	46,600.00	171,600.00								
01/Dec/34			44,100.00	44,100.00	2035	218,200.00		218,200.00	72,792,735		3.00	133.49
01/Jun/35	130,000	4.000%	44,100.00	174,100.00								
01/Dec/35			41,500.00	41,500.00	2036	223,000.00		223,000.00	72,792,735		3.06	136.43
01/Jun/36	140,000	4.000%	41,500.00	181,500.00								
01/Dec/36			38,700.00	38,700.00	2037	222,400.00		222,400.00	72,792,735		3.06	136.06
01/Jun/37	145,000	4.000%	38,700.00	183,700.00								
01/Dec/37			35,800.00	35,800.00	2038	221,600.00		221,600.00	72,792,735		3.04	135.57
01/Jun/38	150,000	4.000%	35,800.00	185,800.00								
01/Dec/38			32,800.00	32,800.00	2039	220,600.00		220,600.00	72,792,735		3.03	134.96
01/Jun/39	155,000	4.000%	32,800.00	187,800.00								
01/Dec/39			29,700.00	29,700.00	2040	219,400.00		219,400.00	72,792,735		3.01	134.23
01/Jun/40	160,000	4.000%	29,700.00	189,700.00								
01/Dec/40			26,500.00	26,500.00	2041	223,000.00		223,000.00	72,792,735		3.06	136.43
01/Jun/41	170,000	4.000%	26,500.00	196,500.00								
01/Dec/41			23,100.00	23,100.00	2042	221,200.00		221,200.00	72,792,735		3.04	135.33
01/Jun/42	175,000	4.000%	23,100.00	198,100.00								
01/Dec/42			19,600.00	19,600.00	2043	219,200.00		219,200.00	72,792,735		3.01	134.11
01/Jun/43	180,000	4.000%	19,600.00	199,600.00								
01/Dec/43			16,000.00	16,000.00	2044	222,000.00		222,000.00	72,792,735		3.05	135.82
01/Jun/44	190,000	4.000%	16,000.00	206,000.00								
01/Dec/44			12,200.00	12,200.00	2045	219,400.00		219,400.00	72,792,735		3.01	134.23
01/Jun/45	195,000	4.000%	12,200.00	207,200.00								
01/Dec/45			8,300.00	8,300.00	2046	221,600.00		221,600.00	72,792,735		3.04	135.57
01/Jun/46	205,000	4.000%	8,300.00	213,300.00								
01/Dec/46			4,200.00	4,200.00	2047	218,400.00		218,400.00	72,792,735		3.00	133.62
01/Jun/47	210,000	4.000%	4,200.00	214,200.00								
Total						\$3,000,000	\$1,414,200.00	\$4,414,200.00			Average	135.03
								\$4,414,200.00				Average
												135.03

Net Interest Rate
Bond Years
Average Life

Premium	
Discount	\$24,000.00
run date:	19/Jan/26
file name:	

SPEER FINANCIAL, INC.

PRELIMINARY - SUBJECT TO CHANGE

City of Reinbeck, Iowa

Computation of Legal Debt Limit as of July 1, 2026

Actual Value for Debt Limit Calculation	\$ 153,155,005
Times 5% of Actual Value for Debt Limit Calculation	<u>0.05</u>
Legal Debt Limit for Fiscal Year 2026-2027	<u><u>\$ 7,657,750</u></u>
Outstanding Bonds/Notes Applicable to Debt Limit: No GO Debt at this time	
	<u>\$ -</u>
Add Annual Appropriation of TIF Rebates	<u></u>
Total Debt Applicable to Debt Limit	<u>\$ -</u>
Remaining Legal Debt Margin	\$ 7,657,750

*Preliminary Subject to change.

Prepared:
January 19, 2026

CITY OF REINBECK, IOWA

CAPITAL IMPROVEMENT PROJECT PROFILE

DEPARTMENT: Street

DATE: 4/20/2026

PROJECT: Center Street Water Main & Street Reconstruction

RANKING: 24

A: Description of Project:

Lower water mains and put in new streets, curbs, and storm sewers

B: Cost Estimate: \$659,764.60

Item	Quantity	Unit Price	Total
Reconstruction project	1	\$659,764.60	\$659,764.60

C: Justification for Project:

There have been 14 water main break repairs in this section of Center Street. The water mains need to be lowered.

D: Projected Costs & Recommended Financing:

\$659,764.60 paid by LOST (infrastructure portion) and water revenues

Project/Cost Estimates	Source of Funds	Projected by Fiscal Year					
		FY 27	FY 28	FY29	FY30	FY31	Beyond Total

Engineer

Land/R.O.W.

Construction 3, 7 \$659,764.60

Equipment
Contingency

Project Total

Source of funds

- | | | |
|-------------------------|---------------------------|----------------------|
| 1) General Tax Revenues | 6) Road Use Tax Funds | 11) State Loan |
| 2) G.O. Bonds | 7) Local Option Sales Tax | 12) Federal Grants |
| 3) Water – Bonds/Cash | 8) Donations/Fund Raising | 13) Federal Loan |
| 4) Sewer – Bonds/Cash | 9) Short Term Loan | 14) Special Assess. |
| 5) TIF Fund | 10) State Grant | 15) Storm Water Fees |

E: Vicinity Map/Picture

NOTES:

This project is being done now and is nearing completion. There is approximately \$234,000 left to pay on this project. Funds have been used from the water fund and the 90% LOST.

CITY OF REINBECK, IOWA

CAPITAL IMPROVEMENT PROJECT PROFILE

DEPARTMENT: Street

DATE: 4/20/2026

PROJECT: Center Street Reconstruction Phase 2

RANKING: 22

A: Description of Project:

Mill down and asphalt the second section of Center Street installing new curb and gutter.

B: Cost Estimate: \$165,000

Item	Quantity	Unit Price	Total
Reconstruction project	1	\$165,000	\$165,000

C: Justification for Project:

This will finish the Center Street Project

D: Projected Costs & Recommended Financing:

\$165,000 paid by LOST (infrastructure portion)

Project/Cost Estimates	Source of Funds	Projected by Fiscal Year						
		FY 27	FY 28	FY29	FY30	FY31	Beyond	Total

Engineer

Land/R.O.W.

Construction 7 \$165,000

Equipment
Contingency

Project Total

Source of funds

- | | | |
|-------------------------|---------------------------|----------------------|
| 1) General Tax Revenues | 6) Road Use Tax Funds | 11) State Loan |
| 2) G.O. Bonds | 7) Local Option Sales Tax | 12) Federal Grants |
| 3) Water – Bonds/Cash | 8) Donations/Fund Raising | 13) Federal Loan |
| 4) Sewer – Bonds/Cash | 9) Short Term Loan | 14) Special Assess. |
| 5) TIF Fund | 10) State Grant | 15) Storm Water Fees |

E: Vicinity Map/Picture

NOTES:

Bids have not been received for this project nor has it been estimated by the engineer. They know the scope of the project.

CITY OF REINBECK, IOWA

CAPITAL IMPROVEMENT PROJECT PROFILE

DEPARTMENT: Park

DATE: 4/20/2026

PROJECT: Reconstruction of Pickleball Courts

RANKING: 22

A: Description of Project:

Saw cut and remove damaged asphalt, fill voids & low spots & compact. Apply 2.5" of hot mix asphalt and compact. Install NOVA Sports Color Coating System to the courts.

B: Cost Estimate: \$100,000

Item	Quantity	Unit Price	Total
Reconstruct Pickleball courts	1	\$100,000	\$100,000

C: Justification for Project:

The current courts are unsafe to use due to the deep cracks.

D: Projected Costs & Recommended Financing:

\$100,000 paid by Fundraising and Grants

Project/Cost Estimates	Source of Funds	Projected by Fiscal Year						
		FY 27	FY 28	FY29	FY30	FY31	Beyond	Total

Engineer

Land/R.O.W.

Construction

Equipment	8	\$100,000
Contingency		

Project Total

Source of funds

- | | | |
|-------------------------|---------------------------|----------------------|
| 1) General Tax Revenues | 6) Road Use Tax Funds | 11) State Loan |
| 2) G.O. Bonds | 7) Local Option Sales Tax | 12) Federal Grants |
| 3) Water – Bonds/Cash | 8) Donations/Fund Raising | 13) Federal Loan |
| 4) Sewer – Bonds/Cash | 9) Short Term Loan | 14) Special Assess. |
| 5) TIF Fund | 10) State Grant | 15) Storm Water Fees |

E: Vicinity Map/Picture

NOTES:

The city is waiting on a grant request from the Black Hawk Gaming Foundation. \$30,000 was asked for but was informed if awarded, that much will probably not be received. The committee will make their grant decisions the week of August 20, 2026. The city currently has \$71,710 for this project. If the BHGF grant comes in less, the city could use LOST revenue for this project.

920 Short St
Waterloo, IA, 50707
macksasphalt@gmail.com
P: 3198306038

Mack's Asphalt

Estimate

For: Julie Wilkerson
cityhall@reinbeck.net

Estimate No: 1223
Date: 05/19/2025

Description

Amount

Tennis and basketball court asphalt overlay \$55,000.00

Saw cut and Remove any damaged broken asphalt and haul away.

Fill all voids and low spots prior to overlay rolled for proper compaction.

Apply Asphalt Tac Adhesive.

Machine lay 2.5" hot mix asphalt over entire Tennis and basketball court.

Rolled for proper compaction.

Subtotal \$55,000.00

Total \$55,000.00

Total \$55,000.00

PRO

TRACK AND TENNIS

A NEBRASKA OWNED CORPORATION

PROJECT PROPOSAL

Elmwood Park Project



402-238-2900



protrackandtennis.com



info@protrackandtennis.com

PROPOSED SYSTEM

RESURFACE ASPHALT BASED TENNIS COURT

Pro Track and Tennis, Inc. proposes to install the following:

1. **OPTION #1: Install NOVA Sports Color Coating System to four (4) pickleball courts, one (1) tennis court and two (2) basketball courts. Areas needed will be patched and cracks filled. NOTE: No guarantee that all negative drainage/low lying areas can be eliminated.**
2. **OPTION #2: Riteway Crack Repair System. 5 yr. warranty. 4,500 LF.**
3. **OPTION #3: Install NOVA Sports Color Coating System to four (4) pickleball courts, one (1) tennis court and two (2) basketball courts. Areas needed will be patched and cracks filled. This will be on new asphalt installed by others.**

Note: If you recolor the courts again with us within (5) five years, we will extend your Riteway warranty for another (5) five years.

The entire court surface will be power washed with 4000psi pressure and a special designed walk behind spinner head that deep cleans and scarifies the surface to give a 100% mechanical bond for the new coatings.



Professional Track and Tennis
A Division of Pro Track and Tennis, Inc. A NE Corporation
800.498.4395 - www.protrackandtennis.com

3 | Page



ref.0035c

TABLE OF CONTENTS

PROPOSED SYSTEM	3
PART 1: GENERAL	4
PART 2: OWNER'S PRECONSTRUCTION RESPONSIBILITIES	5
PART 3: PRODUCTS	7
PART 4: SYSTEM INSTALLATION PROCESS	9
PART 5: WARRANTY	12
ACCEPTANCE OF PROPOSAL	13



Professional Track and Tennis
A Division of Pro Track and Tennis, Inc. A NE Corporation
800.498.4395 - www.protrackandtennis.com

2 | Page



ref.0035c

PART 1: GENERAL

1.01 RELATED DOCUMENTS:

- A. If Architectural or Engineering specifications and or drawings are involved those specifications will take precedence over the following where noted and determined suitable for the project.

1.02 SUMMARY:

- A. Pro Track and Tennis, Inc. shall furnish all materials, labor, tools, and equipment necessary for the installation of the NOVA Sports Color Coating system to the tennis court.
- B. The court(s) will be laid out for game lines according to the USTA.

1.03 GOVERNING BODIES:

- A. Codes and standards will follow the current guidelines set forth by the (USTA) United States Tennis Association and The (ASBA) American Sports Builders Association tennis court construction manual will be the reference source for all guidelines for construction.

1.04 SUBMITTALS:

- A. One copy of the color coating manufacturer's product specification sheet.
- B. One surface color sample. See attached with this Proposal.
- C. One copy of the Material Safety Data Sheets (MSDS) for each product to be used.
- D. One copy of the certificate that Pro Track and Tennis, Inc. is a member of the American Sports Builders Association in good standing



Professional Track and Tennis
A Division of Pro Track and Tennis, Inc. A NE Corporation
800.498.4395 - www.protrackandtennis.com

4 | Page



ref.0035c

PART 2: OWNER'S PRECONSTRUCTION RESPONSIBILITIES

2.01 APPARATUS REMOVAL:

- A. All athletic equipment should be removed and or moved out of the way of the areas to be worked on. Items such as bleachers, nets, divider nets, benches, etc.
- B. Any other items that are sitting on the surface to be coated that are not permanent fixtures.

2.02 GROUNDSKEEPING:

- A. All edges of surface areas to be worked on should be treated as needed to kill all weeds. This should include weeds in cracks in the surface also. Applications should be repeated as needed to assure that the vegetation is killed off.
- B. Drainage issues should be addressed. If there are visible drainage problems where dirt and debris are deposited onto the court surface during a rain this should be addressed prior to the work starting.
- C. Severe leaching of weeds and sod/soil encroachment should be cut back and removed prior to Pro Track and Tennis beginning work. It sometimes takes days for the surface to dry out prior to being able to work on the surface.
- D. Any deposits of caked on dirt must be removed and cleaned. Built up dirt can trap moisture and may take days to completely dry out after cleaning and washing of the surface area.
- E. Sprinklers should be shut off four days prior to Pro Track and Tennis's arrival. The sprinklers can be run as long as the heads are adjusted not to spray water onto the court. Wind blowing water onto the court should be taken into consideration.
- F. We recommend that the area around the court be mowed prior to our arrival. This will keep grass from blowing onto the courts while the color coating is going down.
- G. Fertilizing turf adjacent to the court surface is strictly prohibited. Fertilizer will damage and discolor the court surface.



Professional Track and Tennis
A Division of Pro Track and Tennis, Inc. A NE Corporation
800.498.4395 - www.protrackandtennis.com



H. The owner must provide a water source within 100' feet of the work area.

2.03 SECURITY:

- A. We recommend that the staff at the owner's site be notified of the dates the court(s) will be closed. Especially gym classes, tennis lessons, practices and tennis matches that may use the courts during the renovation period.
- B. The community should be notified, if feasible, to deter attempts to enter the work area during installation.
- C. The work area should be secured as best as possible by locking all gates that will not be used and placing signage warning of the court(s) being closed during renovation.
- D. It is the responsibility of the owner to secure the work area and to keep all unauthorized persons from entering the court area Pro Track and Tennis is not responsible for damage caused by trespassers.

The successful and timely completion of your court renovation project relies on your cooperation. We thank you in advance for your commitment to the important items listed above.



Professional Track and Tennis
A Division of Pro Track and Tennis, Inc. A NE Corporation
800.498.4395 - www.protrackandtennis.com

6 | Page



ref.0035c

PART 3: PRODUCTS

3.01 COLOR COATING APPLICATION:

- A. The acrylic color coating shall be the NOVA Sports 100% acrylic color coating system specifically designed for installing on concrete and asphalt substrates.
- B. The color coating material will have silica sand added to it for the desired speed of play.
- C. Note: Unless otherwise specified, the speed of play will be medium. Fast and slow speeds can be installed at the owner's request.
- D. See attached spec sheets for details and coverage rates.

3.02 SYSTEM COMPONENTS:

- A. VEGETATION STERILANT: (Roundup or equal) shall be used to control vegetation along edges and in cracks as needed.
- B. LATEX BASED CRACK SEALANT: NOVA Sports 100% latex Crack Flex shall be used on the smaller surface cracks as determined by the lead technician.
- C. PATCHING MATERIAL: NOVA Sports 100% acrylic latex patch binder shall be used to fill bird baths and other imperfections. It will be used for irregularities that need to be filled or evened out and smoothed over. This product also will be used to fill very large thermo and structural cracks.
- D. Note: The above crack sealers will be used as determined by the lead technician. All or just one may be used per job surface conditions, weather and temperatures.
- E. LATEX PRIMER: NOVA Sports concrete primer will be used to prime bare concrete both old and new prior to applying any color coating.
- F. NOVA SPORTS ACRYLIC FILL: The acrylic resurfacer is used to prime, level and create a uniform surface to apply the color coating to. It also will black out the courts to hide color bleed through if colors are going to be changed.



Professional Track and Tennis
A Division of Pro Track and Tennis, Inc. A NE Corporation
800.498.4395 - www.protrackandtennis.com

7 | Page



ref.0035c

- G. NOVA SPORTS COLORING SYSTEM: NOVA Sports color coating is a 100% acrylic concentrate designed specifically for color coating sport courts both indoor and outdoor. The concentrate is diluted with potable water and sand is added for texture and the desired speed of play.
- H. NOVA SPORTS LINE SHARP: Line sharp is used to seal the tape down prior to applying line paint. The product is clear in color. This helps to prevent bleed through.
- I. NOVA SPORTS LINE PAINT: Line paint is 100% latex heavy-duty paint specifically designed for striping game lines on a colored surface.



Professional Track and Tennis
A Division of Pro Track and Tennis, Inc. A NE Corporation
800.498.4395 - www.protrackandtennis.com



PART 4: SYSTEM INSTALLATION PROCESS

4.01 QUALITY ASSURANCE:

- A. The owner should have one designated person who all communication will go through during the course of the project.
- B. Pre-construction meeting. A meeting will be held on the court prior to any work beginning. The lead technician will go over the scope of work with the owner and answer any questions. The owner will be required to sign off on a production sheet attesting to the fact that this meeting took place.
- C. The owner's representative will be contacted daily by the lead technician to give a progress report.
- D. Post-construction meeting. A meeting will be held after the work has been installed. A production sign off sheet will be reviewed with the owner at which time the owner will approve the project by signing off on the production sheet and evaluating our performance.

4.02 VEGETATION:

- A. Vegetation will be trimmed if needed on all edges to receive the color coat surfacing.
- B. Please refer to PART 2 item 2.2.

4.03 CLEANING:

- A. The entire surface area to be coated will be blown off using high-pressure wind machines.
- B. Any areas that need additional attention will be wire brushed as needed.

The entire court surface will be power washed with 4000psi pressure and a special designed walk behind spinner head that deep cleans and scarifies the surface to give a 100% mechanical bond for the new coatings.



Professional Track and Tennis
A Division of Pro Track and Tennis, Inc. A NE Corporation
800.498.4395 - www.protrackandtennis.com



4.04 CRACK SEALING:

- A. Cracks will be cleaned as needed using high-pressure air and water.
- B. Major cracks will be filled with a combination of products as determined by the field technician.
- C. Please see PART 3, 3.2, C and E for clarification of the different crack sealers.
- D. Note: Cracks are not guaranteed to not reappear and open back up. Cracks will open back up and can open slightly prior to leaving the job site. Only if you use the armor system are cracks warranted. New cracks that may form are not covered by warranty.
- E. OPTIONAL – RITEWAY CRACK REPAIR SYSTEM. Five year warranty on system.

4.05 REPAIR OF LOW SPOTS:

- A. An acrylic patch binder, “patching primer” will be used to prime low areas.
- B. All areas needing patched will have an acrylic patch binder mix applied.
- C. The patched areas will be sanded prior to color coating.
- D. Note: There is no guarantee that all low spots can be totally eliminated. However, Pro Track and Tennis, Inc. will do everything possible to attain a level court. Negative drainage will not be eliminated. No attempt will be made to correct planarity issues.

4.06 ACRYLIC RESURFACER:

- A. One (1) coat of NOVA Sports 100% acrylic fill will be applied over the entire surface.
- B. Silica sand will be added to the coat at a 60-80 mesh.



Professional Track and Tennis
A Division of Pro Track and Tennis, Inc. A NE Corporation
800.498.4395 - www.protrackandtennis.com



4.07 COLOR COATING:

- A. Two (2) coats of NOVA SPORTS fortified, 100% acrylic color coating will be applied.
- B. The color coat will be applied perpendicular to the primer coat.
- C. Sample color sheet of choices is attached.
- D. A fortified mixture will be used for the common area to withstand the water vapor and high traffic wear.
- E. The product used by Pro Track and Tennis, Inc. contains no asphalt emulsions or asbestos.

4.08 LINE STRIPING:

- A. The courts will be laid out for striping according to the U.S. Tennis Association.
- B. Textured white line paint will be used.

4.09 JOB SITE CLEAN-UP:

- A. The court area will be left "play" ready.
- B. All job related debris will be cleaned up and disposed of properly.
- C. All unused material will be removed from the job site and recycled.



Professional Track and Tennis
A Division of Pro Track and Tennis, Inc. A NE Corporation
800.498.4395 - www.protrackandtennis.com



PART 5: WARRANTY

Pro Track and Tennis, Inc. warrants its labor and materials for a period of two (2) years from the date of completion of work on any tennis court. There is a five (5) year warranty on the Riteway Crack Repair System. All work performed by Pro Track and Tennis, Inc. is warranted against peeling, chipping and flaking under normal use. Pro Track and Tennis, Inc. further warrants that any paint applied during the striping on any tennis court will not flake or peel for a period of two (2) years from the date application is completed.

Customer acknowledges that they are aware that Pro Track and Tennis, Inc. is not responsible for defects, cracks, patches or uneven surfaces in the substrate which is being resurfaced by Pro Track and Tennis, Inc. Pro Track and Tennis, Inc. does not warrant that existing cracks or patches in existing substrate surfaces will not open or continue to increase in size. Pro Track and Tennis, Inc. shall not warrant nor be in anyway be responsible for peeling of paint or damage to any surface caused by failure of customer to keep the surface free of debris, vegetation or dirt and shall further not be responsible for damage to painted surfaces or any other actions caused by the customer. Pro Track and Tennis, Inc. does not warrant separation of the coatings from the concrete base where the base lacks a vapor barrier. Lack of a vapor barrier can cause moisture to be retained under the coating, which will eventually result in lack of adhesion to the surface. Pro Track and Tennis, Inc. does not warrant separation of the coating or bubbling of the coating when moisture is present due to passing from below an asphalt or concrete base.

In the event of any claims arising under this Warranty, damages incurred by the customer shall be limited to such repairs to be performed by Pro Track and Tennis, Inc. as are necessary to remedy any defects. Pro Track and Tennis, Inc. hereby agrees to perform any such repairs (weather permitting) promptly, after written notification of such claim from customer. Pro Track and Tennis, Inc. shall not be liable for any breach of any express or implied warranty except where expressly prohibited by applicable law.



Professional Track and Tennis
A Division of Pro Track and Tennis, Inc. A NE Corporation
800.498.4395 - www.protrackandtennis.com



ACCEPTANCE OF PROPOSAL

This proposal is valid for 60 days from May 20, 2025.

Pro Track and Tennis, Inc. proposes to furnish labor and material and equipment complete in accordance with the specifications in this proposal for the sum of:

Please initial the appropriate boxes below to designate acceptance of the following options.

☐

OPTION #1:

Color Coat Court Surface

Forty-nine thousand, seven hundred dollars

\$49,700.00

☐

OPTION #2: Add to Option #1

Riteway Crack Repair System- 4,500 LF

Ninety thousand dollars

\$90,000.00

☒

OPTION #3: On New Asphalt

Color Coat Court Surface

Thirty-eight thousand, two hundred dollars

\$38,200.00

Due to current market conditions, all prices subject to surcharge before date of install

Payment to be made as follows:

A down payment of 40% is due upon acceptance of proposal. The remaining balance is due on the day the job is complete and accepted by the owner.

Acceptance

The above price, specifications and conditions found in this proposal are satisfactory and are hereby accepted. Pro Track and Tennis, Inc. is authorized to do the work as specified. Payment will be made as outlined.

_____ Signature		_____ Signature	
_____ Print	_____ Date	_____ Print	_____ Date
Elmwood Park Project-Reinbeck, IA		Pro Track and Tennis, Inc.	

After signing, please return to Pro Track and Tennis, Inc.



Professional Track and Tennis
A Division of Pro Track and Tennis, Inc. A NE Corporation
800.498.4395 - www.protrackandtennis.com

13 | Page



ref.0035c







CITY OF REINBECK, IOWA

CAPITAL IMPROVEMENT PROJECT PROFILE

DEPARTMENT: Sewer

DATE: 4/20/2026

PROJECT: Slip Line the Sanitary Sewer Lines

RANKING: 22

A: Description of Project:
Slip lining sections of the town annually.

B: Cost Estimate: \$150,000 per year

Item	Quantity	Unit Price	Total
Slip lining	1	\$150,000	\$150,000

C: Justification for Project:
The sewer lines have all been televised and cleaned. Now we will slip line annually to keep to keep them clean and flowing.

D: Projected Costs & Recommended Financing:
\$150,000 paid by sewer revenues

Project/Cost Estimates	Source of Funds	Projected by Fiscal Year					
		FY 27	FY 28	FY29	FY30	FY31	Beyond Total

Engineer

Land/R.O.W.

Construction	4	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
--------------	---	-----------	-----------	-----------	-----------	-----------	-----------

Equipment
Contingency

Project Total

Source of funds

- | | | |
|-------------------------|---------------------------|----------------------|
| 1) General Tax Revenues | 6) Road Use Tax Funds | 11) State Loan |
| 2) G.O. Bonds | 7) Local Option Sales Tax | 12) Federal Grants |
| 3) Water – Bonds/Cash | 8) Donations/Fund Raising | 13) Federal Loan |
| 4) Sewer – Bonds/Cash | 9) Short Term Loan | 14) Special Assess. |
| 5) TIF Fund | 10) State Grant | 15) Storm Water Fees |

E: Vicinity Map/Picture

NOTES:

Center Street will be slip lined in FY27. We are likely looking at Chestnut Street next.

CITY OF REINBECK, IOWA

CAPITAL IMPROVEMENT PROJECT PROFILE

DEPARTMENT: All

DATE: 4/20/2026

PROJECT: Slip Line the Sanitary Sewer Lines

RANKING: 22

A: Description of Project:
Build up a Capital Improvement Fund

B: Cost Estimate: \$50,000 per year

Item	Quantity	Unit Price	Total
CIP Fund Building	1	\$50,000	\$50,000

C: Justification for Project:
With the state's property tax reform it is getting harder to fund projects. Building a reserve will be much easier to accomplish the projects in this CIP.

D: Projected Costs & Recommended Financing:
\$50,000 paid by general tax revenue and possible CIP Levy

Project/Cost Estimates	Source of Funds	Projected by Fiscal Year					
		FY 27	FY 28	FY29	FY30	FY31	Beyond

Engineer

Land/R.O.W.

Construction	1, CIP	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000		\$250,000
--------------	--------	----------	----------	----------	----------	----------	--	-----------

Equipment
Contingency

Project Total

Source of funds

- | | | |
|-------------------------|---------------------------|----------------------|
| 1) General Tax Revenues | 6) Road Use Tax Funds | 11) State Loan |
| 2) G.O. Bonds | 7) Local Option Sales Tax | 12) Federal Grants |
| 3) Water – Bonds/Cash | 8) Donations/Fund Raising | 13) Federal Loan |
| 4) Sewer – Bonds/Cash | 9) Short Term Loan | 14) Special Assess. |
| 5) TIF Fund | 10) State Grant | 15) Storm Water Fees |

E: Vicinity Map/Picture

NOTES:

If the CIP Levy does not pass this \$50,000 will have to be modified down.

CITY OF REINBECK, IOWA

CAPITAL IMPROVEMENT PROJECT PROFILE

DEPARTMENT: Street

DATE: 4/20/2026

PROJECT: Full Reconstruction from Park St. to Grundy Ave

RANKING: 21

A: Description of Project:

Reconstruct street, curb & gutter, stormwater, from Grundy Avenue to Park Street.
This will not replace any infrastructure.

B: Cost Estimate: \$1,600,000

Item	Quantity	Unit Price	Total
Street Reconstruction	1	\$1,600,000	\$1,600,000

C: Justification for Project:

The City contracted Snyder & Associates to do a street survey in 2015. This street was deemed the worst street at that time.

D: Projected Costs & Recommended Financing:

\$1,600,000 paid for from LOST 90% and possibly CIP Levy Funds

Project/Cost Estimates	Source of Funds	Projected by Fiscal Year						
		FY 27	FY 28	FY29	FY30	FY31	Beyond	Total

Engineer

Land/R.O.W.

Construction	7, CIP	\$1,600,000
--------------	--------	-------------

Equipment
Contingency

Project Total

Source of funds

- | | | |
|-------------------------|---------------------------|----------------------|
| 1) General Tax Revenues | 6) Road Use Tax Funds | 11) State Loan |
| 2) G.O. Bonds | 7) Local Option Sales Tax | 12) Federal Grants |
| 3) Water – Bonds/Cash | 8) Donations/Fund Raising | 13) Federal Loan |
| 4) Sewer – Bonds/Cash | 9) Short Term Loan | 14) Special Assess. |
| 5) TIF Fund | 10) State Grant | 15) Storm Water Fees |

E: Vicinity Map/Picture

TABLE 1
ENGINEER'S ORDER OF MAGNITUDE
OPINION OF CONSTRUCTION COST

Reinbeck Streets Rehab
Reinbeck, IA
115,0502

Phase 1A - Construction Year 1

SEGMENT NO.	ITEM DESCRIPTION				UNIT	QUANTITY	UNIT COST	TOTAL COST
	Street	From	To	Construction Type				
1	Chestnut St	Park St	Grundy Ave	Full Reconstruction	LF	1,500	\$ 500.00	\$ 750,000.00

Contingency 20% ± \$192,000.00
CONSTRUCTION TOTAL \$1,152,000.00

Phase 1B - Construction Year 2

SEGMENT NO.	ITEM DESCRIPTION				UNIT	QUANTITY	UNIT COST	TOTAL COST
	Street	From	To	Construction Type				
2	Walnut St	Randall St	Grundy Ave	Full Reconstruction	LF	1,000	\$ 700.00	\$ 700,000.00

Contingency 20% ± \$140,000.00
CONSTRUCTION TOTAL \$840,000.00

Phase 1C - Construction Year 3

SEGMENT NO.	ITEM DESCRIPTION				UNIT	QUANTITY	UNIT COST	TOTAL COST
	Street	From	To	Construction Type				
3	Park St ^{1,3}	Park entrance	Chestnut St	Full Reconstruction	LF	850	\$ 500.00	\$ 425,000.00
4	3rd St ¹	Chestnut St	Commercial St	Full Reconstruction	LF	600	\$ 600.00	\$ 360,000.00

Contingency 20% ± \$157,000.00
CONSTRUCTION TOTAL \$942,000.00

Phase 1D - Construction Year 4

SEGMENT NO.	ITEM DESCRIPTION				UNIT	QUANTITY	UNIT COST	TOTAL COST
	Street	From	To	Construction Type				
5	Randall St ¹	College St	West St	Full Reconstruction	LF	1,300	\$ 600.00	\$ 780,000.00

Contingency 20% ± \$156,000.00
CONSTRUCTION TOTAL \$936,000.00

PHASE 1 TOTAL \$3,870,000.00

Full Reconstruction: Unit cost includes costs associated with project site survey, full width pavement removal and replacement, storm sewer construction, sanitary sewer and water main repairs, engineering services, contract administration, and construction administration and observation.

- 1 Unit cost adjusted for 25' pavement width (Back of Curb to Back of Curb).
- 2 Unit cost adjusted for 31' pavement width (Back of Curb to Back of Curb).
- 3 Unit cost reduction for exclusion of storm sewer construction.

CITY OF REINBECK, IOWA

CAPITAL IMPROVEMENT PROJECT PROFILE

DEPARTMENT: City Hall
PROJECT: New Computers

DATE: 4/20/2026
RANKING: 21

A: Description of Project:
Replace computers

B: Cost Estimate: Unsure

Item	Quantity	Unit Price	Total
New Computers	1	\$	

C: Justification for Project:

The current computers are seven years old. This is not something that needs done right away but should be kept in mind when planning the Capital Improvement Plan.

D: Projected Costs & Recommended Financing:
No prices have been received.

Project/Cost Estimates	Source of Funds	Projected by Fiscal Year						
		FY 27	FY 28	FY29	FY30	FY31	Beyond	Total

Engineer

Land/R.O.W.

Construction

Equipment
Contingency

Project Total

Source of funds

- 1) General Tax Revenues
- 2) G.O. Bonds
- 3) Water – Bonds/Cash
- 4) Sewer – Bonds/Cash
- 5) TIF Fund

- 6) Road Use Tax Funds
- 7) Local Option Sales Tax
- 8) Donations/Fund Raising
- 9) Short Term Loan
- 10) State Grant

- 11) State Loan
- 12) Federal Grants
- 13) Federal Loan
- 14) Special Assess.
- 15) Storm Water Fees

E: Vicinity Map/Picture

CITY OF REINBECK, IOWA

CAPITAL IMPROVEMENT PROJECT PROFILE

DEPARTMENT: Clerk
PROJECT: New Copier

DATE: 4/20/2026
RANKING: 20

A: Description of Project:
Replace the old copier

B: Cost Estimate: \$15,000

Item	Quantity	Unit Price	Total
Replace the existing copier	1	\$15,000	\$15,000

C: Justification for Project:
Current copier is outdated and parts are no longer available for it.

D: Projected Costs & Recommended Financing:
\$15,000 paid by General Fund or CIP Fund or L.O.S.T.

Project/Cost Estimates	Source of Funds	Projected by Fiscal Year					
		FY 27	FY 28	FY29	FY30	FY31	Beyond Total

Engineer

Land/R.O.W.

Construction 1 \$15,000

Equipment
Contingency

Project Total

Source of funds

- | | | |
|-------------------------|---------------------------|----------------------|
| 1) General Tax Revenues | 6) Road Use Tax Funds | 11) State Loan |
| 2) G.O. Bonds | 7) Local Option Sales Tax | 12) Federal Grants |
| 3) Water – Bonds/Cash | 8) Donations/Fund Raising | 13) Federal Loan |
| 4) Sewer – Bonds/Cash | 9) Short Term Loan | 14) Special Assess. |
| 5) TIF Fund | 10) State Grant | 15) Storm Water Fees |

E: Vicinity Map/Picture

NOTES:

This could be done through the annual budget process.

GFC Solution Investment

Qty	Manufacturer	Model	Description
1	Canon	iF C5140	imageFORCE C5140
			Cassette Feeding Unit-AY1
			Inner Finisher-N1
			Super G3 FAX Board-AX2

imageCARE Agreement

	BW Images		Color Images	
	Volume	Overage	Volume	Overage
iF C5140	3,500	0.01170	1,500	0.05526

The imageCARE Agreement includes toner, all parts, all labor, travel time, technical updates, preventative maintenance, access to the GFC Help Desk for remote resolution, and firmware updates through GFC's Quality Assurance Program. GFC's imageCARE also provides an automatic meter reading application and 24/7 access to your private customer portal with information and tools. Network connected installations include the services of a Digital Support Specialist to manage system integration and training. Delivery, installation and start-up supplies is included. *Pricing does not include sales tax.*

		60 Month
Monthly Lease Investment (SERVICE AND LEASE PAYMENT BUNDLED)		\$373.78

Optional Accessories	Purchase	
iF C5140		
Booklet Finisher-A2 with Tri-Fold-MAKES BOOKLETS AND TRI-FOLDS	\$2,140.60	\$49.81

Outright Purchase Price	\$10,741.00
Monthly service agreement	\$123.84 + overages

Network Consultation, Installation and Support

Network connected installations include the services of a Digital Support Specialist to manage system integration, training & unlimited access to our Technology and Logistics Center (TLC).

Delivery, equipment installation, start-up supplies and training included.

Pricing does not include applicable sales tax. Pricing valid for 30 days.

11/20/2025

Information herein is proprietary and confidential and shall not be used or disclosed without prior written consent of the Gordon Flesch Co.

Next Steps

Thank you for choosing to partner with Gordon Flesch Company. It is our goal to provide you with an exceptional customer experience and ensure you can fully leverage the technology in which you have invested. Below are some of the key milestones we feel are necessary to achieving this goal:

Authorize Agreements

- ✓ Sign up for the Client Portal <https://forms.gflesch.com/Forms/einfo>
- ✓ Sign up for Online Billing and to make your payments via eInvoice Portal <https://secure2.billtrust.com/gflesch/iq/signup>
- ✓ Set up Automatic Meter Readings <https://meters.gflesch.com/Login>

Key Contacts (Name, email, phone)

Primary Contact				
IT Contact				
AP Contact				
AP Distribution Group				
Onsite/Delivery				

Coordinate Successful Delivery

- ✓ Delivery Coordinator - Collaborate to Determine Implementation Details
- ✓ Onsite Install Survey
- ✓ Networking Install Checklist
- ✓ Coordinate Delivery, Installation & Training

Complete Implementation & Training

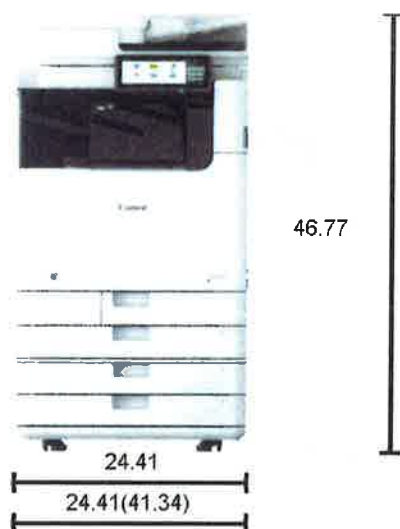
- ✓ Network the Device(s)
- ✓ Load Necessary Print Drivers
- ✓ Configure Automatic Meter Readings
- ✓ Set up Your Dedicated Customer Portal
- ✓ Configure All Required Device Settings
- ✓ Selected Key-User Training
- ✓ End-User Group Training

Thank You

Please let us know if you have any questions, desire a walk-through of our facility, or would like a demonstration of our solution offerings.



imageFORCE C5140



Product Description

- Print/Copy Speed: up to 40 ppm (BW/Color, Letter)
- Scan Speed: up to 270 ipm (300 dpi) (BW/Color, Duplex)
- Print up to 12" x 18"
- Includes two 550-sheet paper cassettes
- Standard security feature set, including Trellix Embedded Control and Verify System at Startup with Auto Recovery

Space And Power Requirements

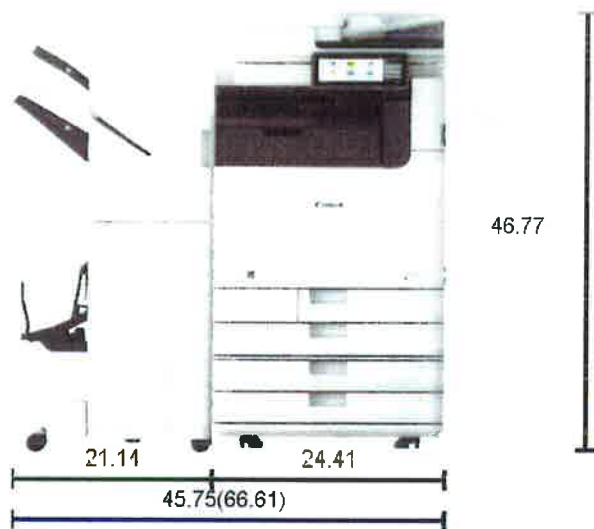
- Total Dimensions (W x D x H): 24.41" x 49.09" x 46.77"
- Total Installation Space (W x D x H): 41.34" x 28.43" x 46.77"
- Main Unit Power Requirements: 120V/12A
- Main Unit Plug: NEMA 5-15P

Product name	Net component size			Additional Power Supply	Plug Image
	W	D	H		
	inch	inch	inch		
imageFORCE C5140	24.41	28.43	36.89		
Inner Finisher-N1	18.46	20.67	8.62	None	
Cassette Feeding Unit-AY1	24.41	27.48	9.88	None	
Super G3 FAX Board-AX2				None	
Total	24.41	49.09	46.77		

Dimensions shown for each accessory are its net size. The total dimensions shown include spacing and accessory overlap.



imageFORCE C5140



Product Description

- Print/Copy Speed: up to 40 ppm (BW/Color, Letter)
- Scan Speed: up to 270 ipm (300 dpi) (BW/Color, Duplex)
- Print up to 12" x 18"
- Includes two 550-sheet paper cassettes
- Standard security feature set, including Trellix Embedded Control and Verify System at Startup with Auto Recovery

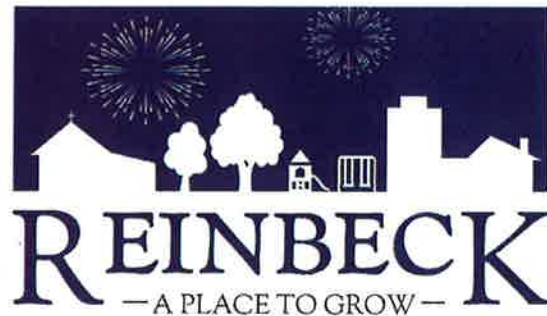
Space And Power Requirements

- Total Dimensions (W x D x H): 45.75" x 28.43" x 46.77"
- Total Installation Space (W x D x H): 66.61" x 42.24" x 46.77"
- Main Unit Power Requirements: 120V/12A
- Main Unit Plug: NEMA 5-15P

Product name	Net component size			Additional Power Supply	Plug Image
	W	D	H		
	inch	inch	inch		
imageFORCE C5140	24.41	28.43	36.89		
Buffer Pass Unit-R1	-	-	-	None	
Booklet Finisher-A2 with Tri-Fold	21.14	24.53	43.11	None	
Cassette Feeding Unit-AY1	24.41	27.48	9.88	None	
Super G3 FAX Board-AX2	-	-	-	None	
Total	45.75	28.43	46.77		

Dimensions shown for each accessory are its net size. The total dimensions shown include spacing and accessory overlap.

Proposal Investment Plan



The contents of this proposal are confidential and intended for the use of City of Reinbeck only. The contents herein may not be reproduced without the specific written permission of Access Systems and may not be shared with any other organization. This is a proposal only and informative in nature.

Pricing in this proposal will expire 15 days after December 4th, 2025

Prepared For: Julie Wilkerson
By: Jerad Corbin

Date: December 4th, 2025

About Access Systems:

Founded in 1986, we're one of the largest and most tenured independent office technology companies in the Midwest.

Locally owned and managed, Our corporate headquarters are in Waukee, Iowa. Current owner and CEO, Shane Sloan, acquired Access Systems in 2005.

- Presence in Illinois, Iowa, Kansas, Minnesota, Nebraska, South Dakota and Wisconsin

Our People: Top 5 Workplace in Iowa, Top Workplace USA

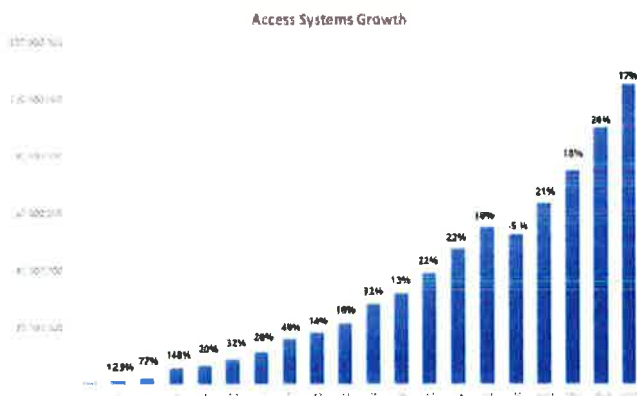
- Tenured Employees
- Growth Opportunities

Our Service: Over 90 total technicians

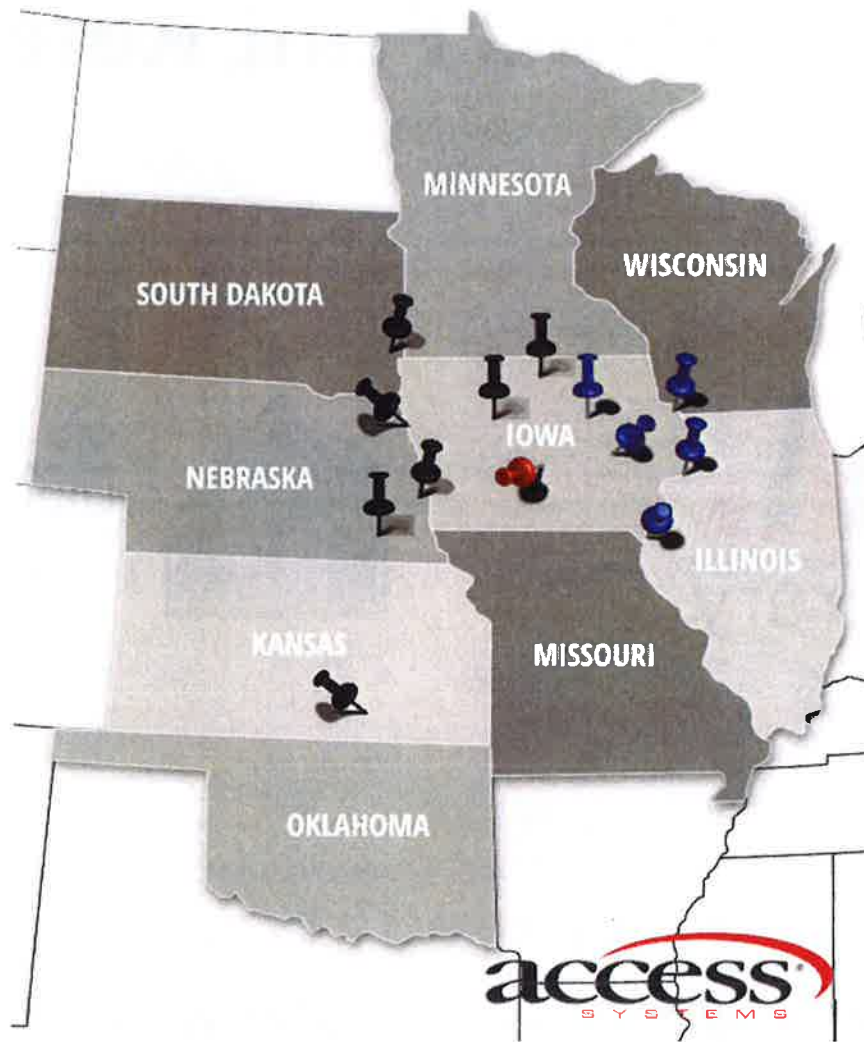
- Platinum Level Service Provider Award Recipient
- Average industry experience > 20 years
- 4 technicians based in Cedar Falls office

Our Growth and Stability:

- When evaluating Access' growth, 33% is the life-to-date compound average growth rate, skewed by large growth percentages in the early years. During the last 10 years, our CAGR is 18%, emphasizing our healthy sustainable growth as a potential supplier and business partner.



Access Systems Locations:



- 17 Locations (*Campus Headquarters, 12 branches, and 4 warehouses*)
- Headquartered in Waukee, IA servicing customers in Iowa, Nebraska, South Dakota, Minnesota, Wisconsin, Illinois, & Kansas
- Over 260 employees! 90+ total technicians – 50 dedicated to support of copiers and printers

Access Systems Print References



**St. John's
Lutheran Church**
together we grow & share
Reinbeck · IA



Ricoh IM C4510

- 45 PPM Color multifunction copier with duplexing capabilities
- Copy, Print, Scan (color), & Fax capabilities. Includes Secure Print, & user codes
- Ability to print 8.5x11, 8.5x14, 11x17, & 12x18 sized paper
- Up to 1200 x 1200 DPI print resolution
- Reduce and enlarge capabilities: 25% - 400%
- Ability to print a variety of media: Plain, Recycled, Special, Colored, Letterhead, Cardstock, Pre-printed, Coated, Envelope, Label, Gloss - up to 300 g/m
- 220-sheet Single Pass Document Feeder (SPDF), Scanning speeds of up to 300 images per minute (Duplex)
- 10.1" Tilting Color Smart Operation Panel: An intuitive user interface provides smooth, tablet-like functionality. Screen personalization and customizable shortcut icons streamline everyday tasks; 4 GB RAM Mainframe + 4 GB RAM Panel, 256 GB SSD
- 500-sheet Internal Finisher included which allows for automatic stapling
- 4 trays (Trays 1 - 4: 550-sheet capacity each) plus 100-sheet bypass tray
- Print Drivers: PCL5c, PCL6, & Postscript Emulation
- Scan to folder, scan to email, direct Printing/Scanning USB Drive (up to 1200 x 1200 DPI); Ability to scan to PDF, JPEG, or TIFF. Includes blank page removal capabilities
- Mobile printing included with Apple AirPrint®, Mopria®, Ricoh Smart Device Connector
- Ricoh's Always Current Technology (ACT): Enables upgrades to be sent directly to the device as new productivity-enhancing applications & additional cloud-based services become available. Automatic firmware upgrades, user authentication, password protection and hard drive encryption

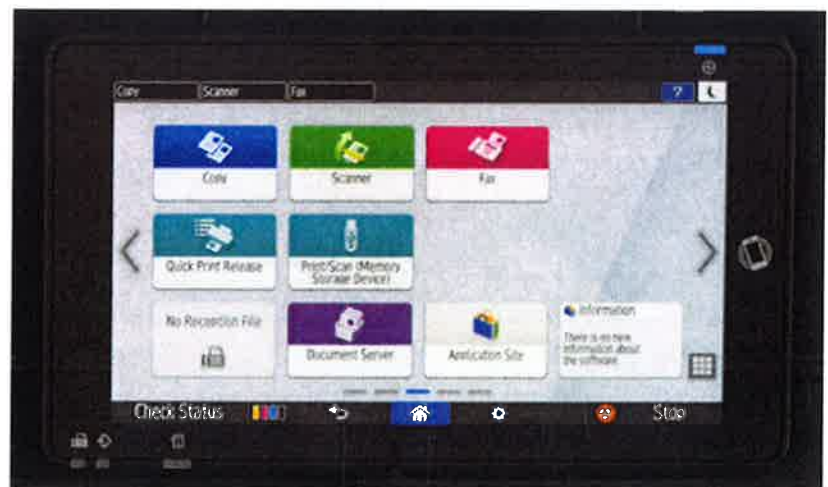


DIMENSIONS

W x D x H (inches): 23.10 x 27.60 x 47.60

W x D x H (mm): 587 x 701 x 1,209

Actual dimensions may vary. These are approximate only.



Current Usage & Costs

Average Monthly Volume

B&W: 3,259/mo.

Color: 1,761/mo.

Gordon Flesch Service Agreement

3,259 B&W images/mo. @ \$0.01503	\$48.98/mo.
1,761 Color images/mo. @ \$0.14978	\$263.76/mo.
Total:	\$312.74/mo.

ALL PRICES INCLUDE DELIVERY, INSTALLATION, & TRAINING

EQUIPMENT

Ricoh IM C4510

FINANCIAL OPTIONS

Lease Option

Total Payment	Term
\$184.27/mo.	60 Months

Purchase Option

Purchase Price
\$5,250.00

Service Payment	Term
\$82.85/mo.	60 Months

With either option, if elected, Access Systems will dispose of current Canon copier at no charge

MAINTENANCE & SUPPLIES

Your **Lease Option** or **Purchase Option** includes the following:

- All toner (CMYK), parts, maintenance, labor, & on-site service calls for the term of the agreement
- Allowance of **3,300 B&W images/mo.** & **1,800 Color images/mo.**
 - Overages: **B&W rate @ \$0.0045 per page** & **Color rate @ \$0.035 per page**
 - Overages Reconciled Quarterly
- Allowances can be adjusted during the course of the agreement
- Quarterly account reviews

Projected Savings

Monthly Savings: \$128.47/mo.

41% reduction in print costs

Annual Savings: \$1,541.64/yr.

Savings After Purchase

Monthly Savings: \$229.89/mo.

Annual Savings: \$2,758.68/yr.

Return on Investment (ROI): 2 years

Need More Info on Access Systems?

Check us out on our...



BLOG

In this ever-changing industry, we want you to be confident that you have the right technology to fit the needs of your office. In our blog, we promise to answer your burning questions and keep you connected to all things office technology. Visit us at www.accesssystems.com/blog.

SOCIAL MEDIA

Find us on various social media platforms including: LinkedIn, Facebook, Instagram, Twitter, and YouTube! Learn more about Access Culture, customer testimonials, relevant industry information, and how Access gives back to the community!

WEBSITE

Check out our website at www.accesssystems.com to learn more about our products and solutions that can help your business excel. Read more in depth about our Managed Print Services, Managed IT Services, and our Phone Systems.

Twitter: @accesssystems
LinkedIn: @accesssystemsinc
Instagram: @accesssystems_inc
Facebook: @accesssystemsinc

Contact Me!

Email: jcorbin@accesssystems.com

Phone: 319-553-6468



We appreciate the opportunity to earn your business and it has been a privilege to work with you. We hope you choose to build a strong partnership with Access Systems through our dedicated service and exceptional products.

CITY OF REINBECK, IOWA

CAPITAL IMPROVEMENT PROJECT PROFILE

DEPARTMENT: Water
PROJECT: New Water Pumps

DATE: 4/20/2026
RANKING: 19

A: Description of Project:
Replace pumps at the water plant

B: Cost Estimate: \$10,000 - \$20,000 per pump

Item	Quantity	Unit Price	Total
New Pumps	1	\$10,000	\$10,000

C: Justification for Project:
The pumps at the water plant need to be on a replacement schedule so that the city is not replacing multiple pumps at one.

D: Projected Costs & Recommended Financing:
No prices have been received.

Project/Cost Estimates	Source of Funds	Projected by Fiscal Year						
		FY 27	FY 28	FY29	FY30	FY31	Beyond	Total

Engineer

Land/R.O.W.

Construction

Equipment 3
Contingency

Project Total

Source of funds

- 1) General Tax Revenues
- 2) G.O. Bonds
- 3) Water – Bonds/Cash
- 4) Sewer – Bonds/Cash
- 5) TIF Fund

- 6) Road Use Tax Funds
- 7) Local Option Sales Tax
- 8) Donations/Fund Raising
- 9) Short Term Loan
- 10) State Grant

- 11) State Loan
- 12) Federal Grants
- 13) Federal Loan
- 14) Special Assess.
- 15) Storm Water Fees

E: Vicinity Map/Picture

NOTES:

These pumps should be in a replacement schedule during the annual budget process.

CITY OF REINBECK, IOWA

CAPITAL IMPROVEMENT PROJECT PROFILE

DEPARTMENT: Street
PROJECT: Tree Removal

DATE: 4/20/2026
RANKING: 19

A: Description of Project:
Removing dead/dying/dangerous trees from the berm

B: Cost Estimate: \$15,000 - \$20,000 per year

Item	Quantity	Unit Price	Total
Tree Removal	1	\$15,000	\$15,000

C: Justification for Project:
Dead trees are a safety concern

D: Projected Costs & Recommended Financing:
This should continue to be budgeted during the annual budget process as needed.

Project/Cost Estimates	Source of Funds	Projected by Fiscal Year						
		FY 27	FY 28	FY29	FY30	FY31	Beyond	Total

Engineer

Land/R.O.W.

Construction

Equipment	1	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000		
-----------	---	----------	----------	----------	----------	----------	--	--

Contingency

Project Total

Source of funds

- 1) General Tax Revenues
- 2) G.O. Bonds
- 3) Water – Bonds/Cash
- 4) Sewer – Bonds/Cash
- 5) TIF Fund

- 6) Road Use Tax Funds
- 7) Local Option Sales Tax
- 8) Donations/Fund Raising
- 9) Short Term Loan
- 10) State Grant

- 11) State Loan
- 12) Federal Grants
- 13) Federal Loan
- 14) Special Assess.
- 15) Storm Water Fees

E: Vicinity Map/Picture

NOTES:

CITY OF REINBECK, IOWA

CAPITAL IMPROVEMENT PROJECT PROFILE

DEPARTMENT: Water & Sewer
PROJECT: Tree Removal

DATE: 4/20/2026
RANKING: 18 & 17

A: Description of Project:
New Computers and Printers for Water & Sewer Plants

B: Cost Estimate: Unsure

Item	Quantity	Unit Price	Total
New Computers & Printers	2	\$	

C: Justification for Project:
The computers and printers at the plants are very old and should be replaced

D: Projected Costs & Recommended Financing:
These can be added during the annual budgeting process

Project/Cost Estimates	Source of Funds	Projected by Fiscal Year					
		FY 27	FY 28	FY29	FY30	FY31	Beyond

Engineer

Land/R.O.W.

Construction

Equipment 3, 4
Contingency

Project Total

Source of funds

- 1) General Tax Revenues
- 2) G.O. Bonds
- 3) Water – Bonds/Cash
- 4) Sewer – Bonds/Cash
- 5) TIF Fund

- 6) Road Use Tax Funds
- 7) Local Option Sales Tax
- 8) Donations/Fund Raising
- 9) Short Term Loan
- 10) State Grant

- 11) State Loan
- 12) Federal Grants
- 13) Federal Loan
- 14) Special Assess.
- 15) Storm Water Fees

E: Vicinity Map/Picture

NOTES:

CITY OF REINBECK, IOWA

CAPITAL IMPROVEMENT PROJECT PROFILE

DEPARTMENT: Water
PROJECT: New Water Tower

DATE: 4/20/2026
RANKING: 17

A: Description of Project:
Construct a new 250,000 gallon elevated storage tank

B: Cost Estimate: \$3,163,000

Item	Quantity	Unit Price	Total
New Pickup	1	\$3,163,000	\$3,163,000

C: Justification for Project:
The current underground reservoir is deteriorating and is a pumped-pressure system. With a tower it will be a gravity fed system.

D: Projected Costs & Recommended Financing:
\$3,163,000 SRF Revenue Bond

Project/Cost Estimates	Source of Funds	Projected by Fiscal Year					
		FY 27	FY 28	FY29	FY30	FY31	Beyond

Engineer

Land/R.O.W.

Construction	3	\$3,163,000
---------------------	----------	--------------------

Equipment Contingency

Project Total

Source of funds

- | | | |
|-------------------------|---------------------------|----------------------|
| 1) General Tax Revenues | 6) Road Use Tax Funds | 11) State Loan |
| 2) G.O. Bonds | 7) Local Option Sales Tax | 12) Federal Grants |
| 3) Water – Bonds/Cash | 8) Donations/Fund Raising | 13) Federal Loan |
| 4) Sewer – Bonds/Cash | 9) Short Term Loan | 14) Special Assess. |
| 5) TIF Fund | 10) State Grant | 15) Storm Water Fees |

E: Vicinity Map/Picture

PRELIMINARY ENGINEERING REPORT
WATER TOWER ADDITION

Reinbeck, Iowa | January 2026

PRELIMINARY ENGINEERING REPORT

Water Tower Addition

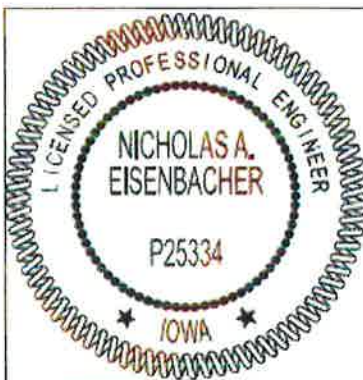
Reinbeck, Iowa | January 2026

Prepared for:

City of Reinbeck
414 Main Street
Reinbeck, IA 50669

Snyder & Associates, Inc. Project No. 125.0605.08

Prepared by:



I hereby certify that this Engineering Document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the Laws of the State of Iowa.

Nicholas A. Eisenbacher, P.E.

Date

License Number P25334

My License Renewal Date is December 31, 2027

Pages or sheets covered by this seal:

All

TABLE OF CONTENTS

1. INTRODUCTION.....	4
2. POPULATION	4
3. WATER USE	5
4. EXISTING TREATMENT	5
5. EXISTING SUPPLY AND WATER DISTRIBUTION NETWORK.....	6
6. HYDRAULIC MODELING AND SYSTEM EVALUATION.....	6
7. WATER DISTRIBUTION SYSTEM IMPROVEMENT RECOMMENDATIONS.....	11
8. WATER TOWER IMPROVEMENT RECOMMENDATIONS.....	13
9. IMPLEMENTATION OF IMPROVEMENTS.....	14

LIST OF TABLES

Table 2-1: Historical Projected Population.....	4
Table 3-1: Historical Daily and Peak Flow Demand.....	5
Table 6-1: Water Main Roughness Coefficients	7
Table 6-2: Summary of Total Pipe Length and Diameters.....	7
Table 6-3: Demand Allocation Areas	8
Table 6-4: Average Day Demand Breakdown by Residential/Non-Residential	9
Table 7-1: Proposed Water Distribution System Estimated Costs	12
Table 9-1: Proposed Project Schedule.....	14

APPENDICES

Existing Distribution System Conditions.....	Appendix A
Hydrant Flow Testing Locations.....	Appendix B
Proposed Water Tower Location Exhibit.....	Appendix C
Proposed Distribution System Improvements Exhibits	Appendix D
Future Distribution System Conditions with Proposed Improvements.....	Appendix E
Detailed Cost Estimates	Appendix F

1. INTRODUCTION

The City of Reinbeck has requested a water distribution study to evaluate replacing its current ground storage tanks with a new elevated water storage tank. Constructed in the 1970s, the existing tanks have suffered extensive damage to their concrete foundations due to age. This report also recommends additional distribution system improvements to enhance system pressure and fire flow.

This document serves as a planning tool to help the City identify and prioritize their water system upgrades. Additionally, these findings will assist the City in preparing capital budgets and targeting appropriate funding sources.

2. POPULATION

The current population of Reinbeck is estimated to be around 1,665 people. This represents an average of approximately 0.183% annual decrease in population from the 1980 population of 1,808 persons. Since the current trend of Reinbeck's population in the last decade has been declining, we determined an annual growth rate of 0.5% to be appropriate.

Based on this growth rate, in the design year of 2050, Reinbeck can expect to grow to 1,886 persons. The population of 1,886 shall be used for all calculations to accommodate any growth that may occur.

Table 2-1: Historical Projected Population

Year	Population	+/- %
1980	1,808 ⁽²⁾	
1990	1,605 ⁽²⁾	-11.2%
2000	1,751 ⁽²⁾	+9.1%
2010	1,664 ⁽²⁾	-5.0%
2020	1,662 ⁽¹⁾	-0.12%
2025	1,665	+0.04%
2030(est.)	1,707	+0.5%
2040(est.)	1,794	+0.5%
2050(est.)	1,886	+0.5%

Source: ⁽¹⁾ United States Census Bureau

⁽²⁾ From 2015 Wastewater Treatment Plant Facility Plan

3. WATER USE

Water use typically varies throughout the day, month, and year. Throughout the year, the water demand typically increases during the morning, at night, and on weekends when people are

spending more time at home. There are also seasonal variations that are related to weather patterns. More water is used during the summer months when people irrigate lawns and gardens and fill pools.

The monthly operating reports from the last three years have been analyzed to determine existing and future demands. The annual average day from the last three years has been 144,405 gallons per day (gpd) with a peak day demand of 191,067 gpd resulting in a peaking factor of 1.32. With the current estimated population of 1,665, the average daily demand per capita is $(144,405/1,665) = 87$ gallons per capita (gpcd). This is lower than the 100 gpcd typically used to estimate water supply demand. Using the maximum average daily demand of 149,956 gpd the usage per capita increased to 90 gpcd.

Assuming the average daily demand of 90 gpcd continues, the projected average daily demand in the year 2050 would be 169,740 gpd and using the average peaking factor of 1.32 the peak day demand is expected to be 224,057 gpd in the year 2050. The table below summarizes the yearly water demand.

Table 3-1: Historical Daily and Peak Flow Demand

Year	Avg. Day Demand (gpd)	Peak Day Demand (gpd)	Peaking Factor
2022	146,759	246,000	1.68
2023	149,956	174,633	1.16
2024	136,500	152,567	1.12
Average	144,405	191,067	1.32

4. EXISTING TREATMENT

The City of Reinbeck is currently providing water through two wells. Well No. 3 was drilled in 1978 to a depth of 394 ft and is equipped with a submersible pump. This well has a capacity of 530 gallons per minute (gpm) and is located northeast of the water plant. Well No. 4 was constructed in 2012 to a depth of 388 ft and is equipped with a submersible pump. Well No. 4 has a capacity of 400 gpm and is located at the water plant on 405 Water Plant Street, Reinbeck, IA 50669.

The City of Reinbeck's treatment currently consists of aeration with detention, iron filtration by a four-cell dual media gravity filter and gas chlorination. Water storage is provided by a 400,000-gallon ground storage reservoir adjacent to the water treatment plant. Four variable-speed pumps provide pressure to the system.

Treated water is currently stored within a ground storage reservoir adjacent to the water treatment plant. This reservoir has a capacity of 400,000 gallons. Water is pumped from this

underground storage tank into the distribution system. Pressure within the system is maintained by the pumps as the City does not currently have an elevated water storage tank.

5. EXISTING SUPPLY AND WATER DISTRIBUTION NETWORK

Based on the City's average daily consumption of approximately 144,000 gallons per day, the tanks will cycle every 2.78 days (based on 400,000 gallons of storage and assuming the tank completely empties). This meets the DNR requirements for water tank cycle periods.

The City owns and maintains a potable water distribution system that serves the entire City. A detailed inventory of pipe lengths, diameters, and pressure-reducing valves is provided in Section 6 of this report.

6. HYDRAULIC MODELING AND SYSTEM EVALUATION

a. Model Assumptions

A hydraulic model representing Reinbeck's water system was developed in InfoWater, a GIS based water distribution modeling program. The following modeling assumptions were made to complete the water system evaluation:

- The model begins at Reinbeck Water Treatment Plant.
- Existing water system infrastructure was obtained from Reinbeck's GIS database. The basis of the hydraulic model was developed based on this information and was revised using engineering plans and knowledge from Reinbeck city staff.
- Pipe friction factors (C-factors) were set based on pipe material.
- High service pump operating curves were based on manufacturer data sheets obtained from the pump manufacturer as available.
- Elevations of nodes throughout the water model were assigned based on LiDAR.
- Demands were input based on the provided water demand data and correlated to the average day demand. Nodes were selected to account for an area of water demand in the system and values were input based on the ratio of area compared to the system in its entirety. Large users were input individually based on historical usage.

b. Model Elements

The hydraulic model consists of four primary components as described below. Distribution system features were input into the model network by referencing current GIS shapefiles, construction plans, and system operational data provided by the City of Reinbeck.

- Pipes - water mains including diameter, material, roughness coefficient, and length.

- Nodes - connection points at locations of transitioning water main characteristics, such as size or material. Demands are input at nodes, and ground elevations are assigned to establish a hydraulic grade line.
- Tanks – storage facilities including base elevation, operating level, diameter, and volume.
- Pumps – high service pumps including elevations, size, and performance curve for flow and head conditions, and variable frequency drive (VFD) settings.
- Reservoirs – represent a source of water supply in the model such as a well or an outside connection to establish an upstream head condition referenced for hydraulic grade line calculations.

Nodes:

Junctions are utilized at the intersections of two or more pipes and contain corresponding elevation data and water usage demand information. Junctions were assigned elevations based on surface information obtained from spatially located LiDAR data. Average daily demand information was input into junctions based on parcel boundary information and overlaying GIS land use data.

Pipes:

Pipe features allow the transfer of flow between junctions and facilities throughout the model network. Required model input parameters for the pipes include length, diameter, material, and roughness (C-factor). Shape files with attribute data such as pipe diameter and material were provided by the City and input into the model. The pipe material information was correlated to a C-factor as shown in the Table 6-1.

Table 6-1: Water Main Roughness Coefficients

Material	C-Factor
Cast Iron	85
Ductile Iron	120
PVC	150

A summary of the length of water main versus pipe diameter is shown in the table below.

Table 6-2: Summary of Total Pipe Length and Diameters

Diameter (in)	Length (ft)	Percent of Total
2	2,044	3%
4	27,962	45%
6	15,474	25%
8	10,179	16%
12	6,650	11%
Total	62,309	100%

Reservoirs:

Reservoirs represent a source of water supply in the model, such as a well or an outside source. The City currently has a 400,000-gallon reservoir located within the water treatment plant. This reservoir was input into the model at the City's water treatment plant to simulate this water supply.

Pumps:

The City's water system uses four (4) high service pumps (HSPs) that draw water from the reservoir and pump it into the distribution system. These pumps are located inside of the water treatment plant. Pump curves were provided by the City and were input into the model.

Valves:

The City's water system consists of many valves, mainly for the purpose of isolation and hydrant leads. The City also has three (3) pressure-reducing valves and two (2) closed valves along Cedar St. to reduce the risk of over-pressurizing water mains lower in elevation in the northern part of town.

Model Simulations:

Two simulation modes of standard pressure network evaluations are utilized in the program, referred to as steady-state and extended period simulation (EPS). Steady-state modeling includes modeling demands at pre-determined nodes in an instantaneous time frame. Demands are input and peaking factors are applied to simulate peak conditions. An EPS simulation utilizes these inputs with diurnal patterns to produce results over a defined duration of time, typically a 24-hour day or longer.

c. Demand Allocation

System demands were input into the model using an area-based approach to allocate demands. This was completed by referencing land use types and visible connectivity of the water network to simulate realistic distribution delivery paths. Land use categories were simplified into two categories, residential and non-residential. Non-residential land use includes commercial, industrial, and mixed-use. The allocated areas are summarized in Table 6-3.

Table 6-3: Demand Allocation Areas

Land Use Type	Area (AC)	Ratio
Residential	195	78%
Non-Residential	54	22%
Total	249	

The average day demand of 144,405 gallons or 100.3 gpm was divided by the total demand area of 249 acres to calculate an average area-based density of approximately 580 gallons per acre per day (gpapd). The resulting allocation breakdown of average demands is summarized in Table 6-4.

Table 6-4: Average Day Demand Breakdown by Residential/Non-Residential

Land Use Type	Area (AC)	Average Day Demand (Gallons)
Residential	195	106,078
Non-Residential	54	38,327
Total	249	144,405

Peaking factors are input to the modeling software, increasing demands, to represent peak day and peak hour conditions.

d. Model Calibration

Once system demands are incorporated into the hydraulic model, verification is needed to establish confidence in the results so they can be used to represent future planning and capital improvement evaluations. This involves correlating model output to observed system behavior. Hydrant flow testing was used to calibrate the model. During the calibration process, model inputs are adjusted to match observed values. This involves correcting pipe connectivity, pipe roughness, elevation truthing, demand allocation, and pump performance modifications. Summaries of the calibration completed for the distribution system and pumping facilities are included below. In summary, the model is closely calibrated to actual system operational behavior and is considered acceptable for further analysis.

Hydrant testing was completed by Snyder & Associates. Hydrants were selected throughout the City to ensure an even distribution of data points. The selected hydrants and the associated static/residual pressure information are shown in Appendix B. Model calibration was completed using steady-state simulations to closely match the recorded hydrant test values for static and residual pressures. During the calibration process, several connectivity errors were discovered, which is normal. Once these connectivity errors were corrected, acceptable model results were achieved when compared to observed hydrant testing data. Existing pressure and fire flow conditions are depicted on the exhibits in Appendix A.

e. Water System Scenarios

The calibrated water model was used to evaluate various aspects of the City's distribution system. First, the possibility of constructing a new elevated storage tank near the existing water treatment plant was evaluated to identify the optimal height and most suitable location. Next, locations for new water mains were evaluated to determine the most cost-effective alignments for improving system flow and pressure around the City. Finally, locations for possible water main upsizing were examined to address areas of reduced capacity.

New Elevated Storage Tank:

The City has expressed concern over the deteriorating condition of its drinking water reservoir at the water treatment plant and would like to install a new elevated storage tank to replace it. The ideal location for this tank has been determined to be a plot of land owned by the City between the existing water treatment plant and the Reinbeck City Cemetery, based on elevation, accessibility, and available space. This location is ideal because it is at a high point in the City and can supply water throughout the City by gravity, improving system reliability and reducing pumping needs. This also provides the City with redundancy in the event of an emergency. If the water treatment plant were to be shut down, the City would have a day's worth of water stored, ensuring continued service to residents. The proposed elevated storage tank location is shown in Appendix C.

New Water Mains

In order to increase the fire flow in the area of the City, potential locations for new water mains were evaluated to identify alignments that maximize hydraulic benefit while minimizing construction cost. The locations described in Section 7 and shown in Appendix D were chosen because they help provide additional looping in areas with multiple dead-end mains thereby improving circulation and reducing pressure loss. The new mains add additional paths for water to travel in the northeast and northwest parts of town, increasing the available fire flow. Future main additions can be evaluated in the future to further increase fire flow as demand patterns or development needs change.

Water Main Upsizing

Currently, approximately 73% of the City's water system is made up of 6-inch and smaller water mains which limit the system's ability to deliver high flows when needed. These smaller mains act as a bottleneck and restrict the available fire flow to areas of the City. It is recommended that these water mains be upsized over time to increase the available flow throughout the City. The City should begin this process by replacing the existing 2-inch water mains that feed multiple customers to address the most restrictive segments first.

Fire Flow Analysis:

Fire protection capacity is not required to be provided by a water utility. Rather, the state insurance office (ISO) and fire codes provide suggested flow minimums based on several variables including occupancy type, building materials, flammability, and others. Typical guidance for residential properties and non-residential properties can be found below.

- Residential properties without sprinkler system less than 10 feet apart – 1,500 gpm
- Residential properties without sprinkler system 11-20 feet apart – 1,000 gpm
- Residential properties without sprinkler system 21-30 feet apart – 750 gpm
- Residential properties without sprinkler system more than 30 feet apart – 500 gpm
- Non-residential properties with sprinkler system – 1,750 gpm
- Non-residential properties without sprinkler system – 3,500 gpm

Fire demands shall not cause the pressure in the adjacent distribution system to drop below 20 psi. Future pressure and fire flow conditions with proposed improvements are shown in Appendix E.

7. WATER DISTRIBUTION SYSTEM IMPROVEMENT RECOMMENDATIONS

While evaluating the existing distribution system, options were considered and prioritized in order of need to improve the City's distribution system. The City is approaching their limits of service based on minimum pressure requirements and wants to evaluate options to increase the system pressure and expand the limits of service.

a. Increasing Fire Flows in Distribution System

One of the main concerns in the distribution system is areas of low fire flows. Within the City's system, there are a couple locations that are currently not meeting the minimums fire flows, which can be of concern to the city.

We have identified several locations in the City's water distribution system where upgrades can be made to improve water pressure and fire flows. These are summarized below into six different projects. These projects may occur all at once under one bid package, or spread out over time as the City's budget allows. Cost estimates include estimated engineering fees. Detailed cost estimates for these projects are located in Appendix F.

1. Pressure Reducing Valve Replacement

- a. This project should coincide with the new water tower installation. The City currently uses two 6-inch and one 12-inch pressure reducing valves to regulate pressure on the southeast side. These valves are aging and must be replaced to maintain proper pressure after the tower is operational. The valve structures are sound and do not require replacement; only the valves themselves will be replaced.
- b. Estimated Cost: \$92,000 (cost may decrease by 40–50% if AIS/BABA requirements are waived).

2. Chestnut St Water Main Connection

- a. This project involves connecting the existing water main that runs along Randall St and Park St with approximately 330 linear feet of new 8-inch water main along Chestnut St. This connection creates a loop in the distribution network, improving system redundancy and fire flows.
- b. Estimated Cost: \$112,000

3. 2nd Street Water Main Connection

- a. Install approximately 600 linear feet of new 8-inch water main along 2nd Street to connect existing mains on Chestnut Street and Commercial Street. This project also includes tying together the existing 4-inch and 6-inch mains near the intersection



of 2nd Street and Commercial Street. This connection creates a loop in the distribution network, improving system redundancy and fire flows.

- b. Estimated Cost: \$198,000
4. Cedar St and West Street Water Main Replacement
 - a. Replace approximately 860 linear feet of existing 2-inch water main along Cedar and West Streets with new 8-inch main. Upsizing the pipe will reduce frictional head loss, resulting in increased fire flow capacity in the area.
 - b. Estimated Cost: \$324,000
5. Main St and Clark St Water Main Connection
 - a. Install approximately 920 linear feet of new 6-inch water main along Main Street, Clark Street, and Pioneer Road to connect existing mains on Randall Street and Main Street. This connection creates a loop in the distribution network, improving system redundancy and fire flows.
 - b. Estimated Cost: \$196,000
6. Clark Street Water Main Replacement
 - a. Replace approximately 360 linear feet of existing 2-inch water main along Clark Street with new 8-inch main. Upsizing the pipe will reduce frictional head loss, resulting in increased fire flow capacity in the area.
 - b. Estimated Cost: \$130,000
7. Fire Station Water Main Extension
 - a. The City is interested in constructing a new fire station on the Northeast side of town. This area is currently served only by a 4-inch water main, which lacks the hydraulic capacity required for the new facility and offers limited service to the existing church and businesses. To provide municipal water service to the proposed fire station, the City evaluated three potential routes to extend new 8-inch water main to the area. After a cost-benefit analysis, Route 2 was selected as the preferred alternative due to having the lowest estimated construction cost. Route descriptions of the different options and their associated estimated construction costs are summarized below. Detailed cost estimates are provided in Appendix F.
 - b. Option 1:
 - i. Begin alignment north of HWY 175, run water main north on W Ave and east on E Kenwood St.
 - ii. Estimated Cost: \$353,000
 - c. Option 2:
 - i. Begin alignment North of HWY 175, run water main east along HWY 175 and North on Progress Dr.
 - ii. Estimated Cost: \$286,000 (preferred option)

d. Option 3:

- i. Begin alignment South of HWY 175, run water main east along HWY 175, cross HWY 175 to the North, and run water main North along Progress Dr.
- ii. Estimated Cost: \$329,000

Table 7-1: Proposed Water Distribution System Estimated Costs

Improvements	Estimated Construction Cost
Pressure Reducing Valve Replacement	\$92,000
Chestnut St Water Main Connection	\$112,000
2 nd Street Water Main Connection	\$198,000
Cedar St and West St Water Main Replacement	\$324,000
Main St and Clark St Water Main Connection	\$196,000
Clark St Water Main Replacement	\$130,000
Fire Station Water Main Extension Option 2	\$286,000
TOTAL	\$1,338,000

8. WATER TOWER IMPROVEMENT RECOMMENDATIONS

The City proposes to replace its existing 400,000-gallon underground reservoir with a new 250,000-gallon elevated storage tank. The selected design is a single-pedestal spheroid tank, sized to meet projected demands through the planning year 2050. This capacity provides approximately 1.47 days of storage at Average Daily Demand (ADD) and maintains over 1.0 day of storage during Peak Daily Demand (PDD).

A primary driver for this project is the transition from a pumped-pressure system to a gravity-fed system. By utilizing the elevated tank to maintain distribution pressure, the City will optimize the operation of its high service pumps, allowing them to run at peak efficiency rather than constantly modulating to meet system pressure. This change is expected to significantly reduce pump wear and long-term maintenance requirements.

The project scope encompasses the demolition of the existing underground tank, construction of the new tower, replacement of the high service pumps, and necessary system control modifications. Site work will include the installation of yard piping, flow meter structures, and security fencing. The total estimated construction cost is \$3,163,000. Detailed cost estimates are provided in Appendix F.

9. IMPLEMENTATION OF IMPROVEMENTS

a. Schedule

A proposed implementation schedule is shown below for design, permitting, and construction of the recommended water system improvements.

Table 9-1: Proposed Project Schedule

Submit Preliminary Engineering Report	March 2, 2026
DNR Review of PER Complete	May 2026
Begin Engineering Design	Summer 2026-Fall 2026
Submit Construction Permit Application	Fall 2026
Advertise for Bids	Spring 2027
Issue Construction Contract	Summer 2027
Complete Construction	Summer 2028 (Depending on which subprojects are included)

*Schedule for 'Advertising for bids' will be dependent on the length of time it takes for an environmental review to occur, and for DNR permit applications and SRF funding to be approved.

b. Financing Alternatives

Potential sources of funding for the proposed improvements to the Reinbeck Water Main and Water Tower Improvements projects include Revenue Bonds, General Obligation (G.O.) Bonds, and the Drinking Water State Revolving Fund (DWSRF).

Revenue Bonds

Revenue Bonds may be issued in anticipation of income from sewer service charges collected in accordance with the rates established by ordinance. Revenue Bonds are entirely self-liquidating with debt service payable from system revenues. Revenue Bonds incur no general tax liability or obligation. Revenues must be sufficient to pay the cost of operation and maintenance plus debt service. The financial soundness of the utility is the governing factor in determining the marketability of Revenue Bonds.

General Obligation (G.O.) Bonds

G.O. Bonds may be issued for this type of improvement. G.O. Bonds are repaid from tax levies against properties in the City of Waverly. G.O. Bonds do not require coverage or excess revenues to be accrued since the bonds are serviced by the taxable value of the governmental unit.

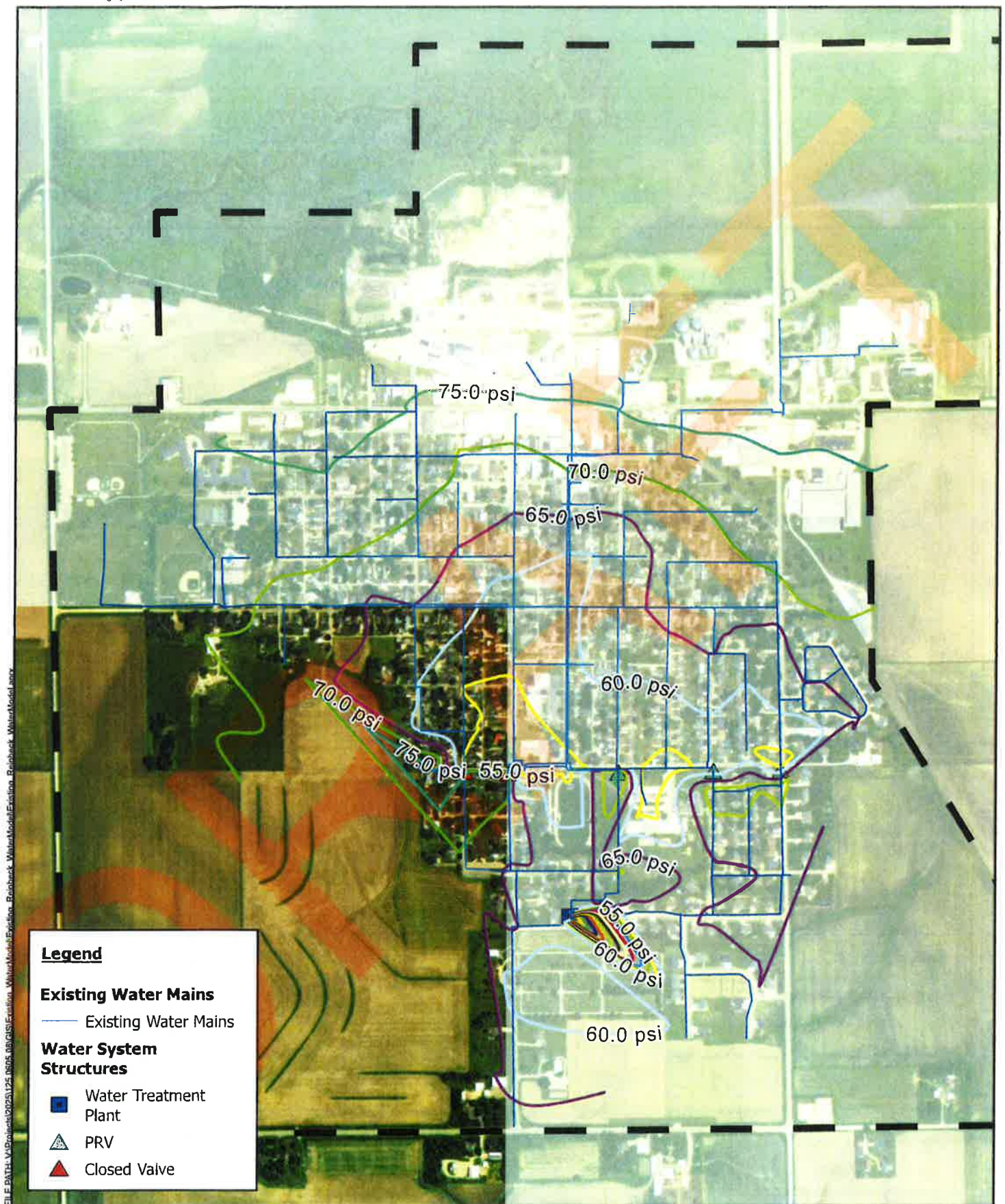
Drinking Water State Revolving Fund (DWSRF)

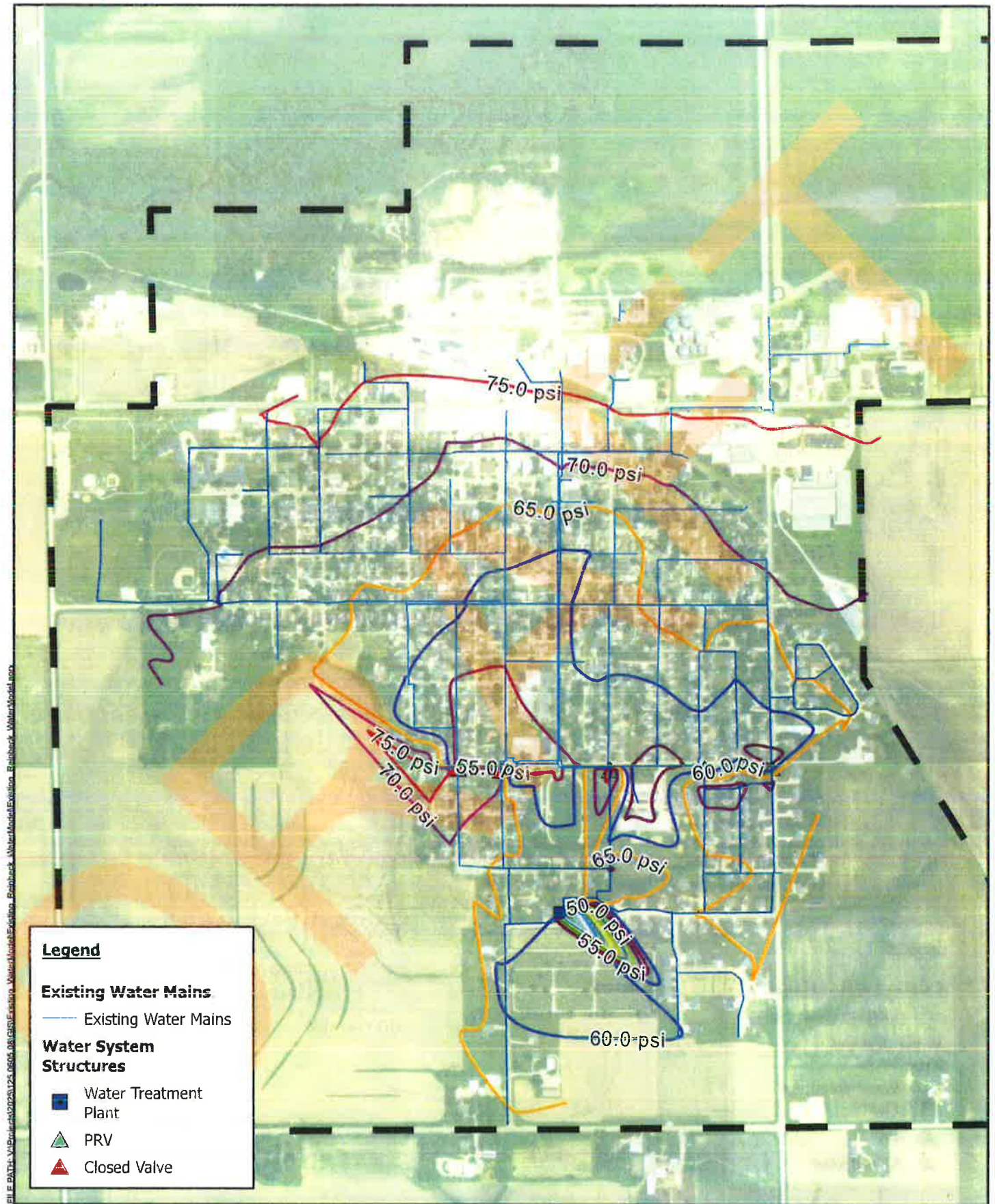
State revolving funds have been developed and implemented by the Iowa Department of Natural Resources (DNR) in conjunction with Iowa Finance Authority (IFA) to assist municipalities with financing publicly owned wastewater treatment systems. The DWSRF program features low-interest loans made from a fund comprised of a federal grant to the state and state matching funds obtained by a state bond sale.

Besides the attractive interest rates, these loans do not tie up general obligation bonding capacity. This loan is similar to revenue bonding in that user-charge revenues are generally used to secure the loan. Eligibility is determined by a state priority list based on regulatory issues and economic needs.

APPENDIX A

EXISTING DISTRIBUTION SYSTEM CONDITIONS





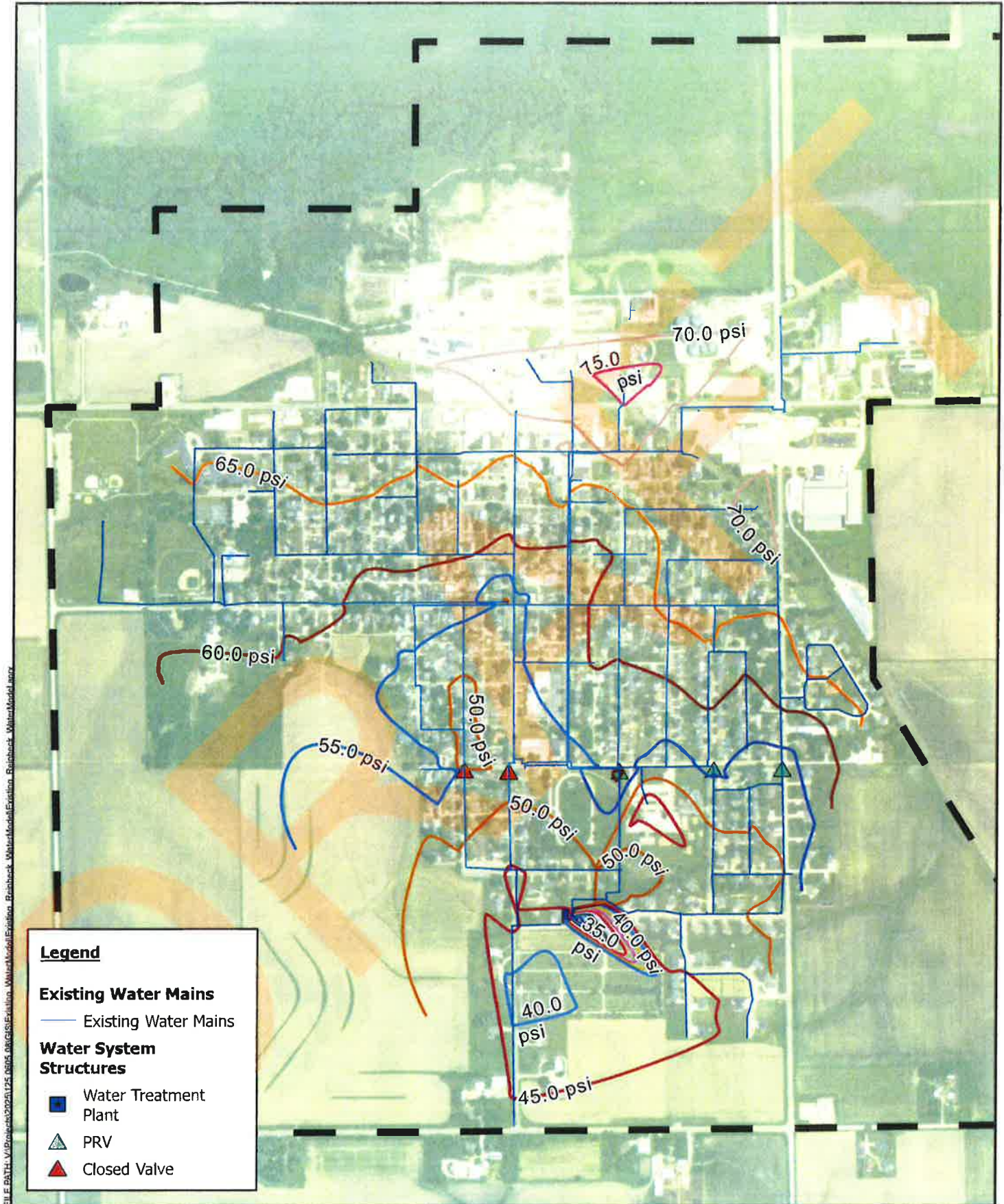
SNYDER
& ASSOCIATES

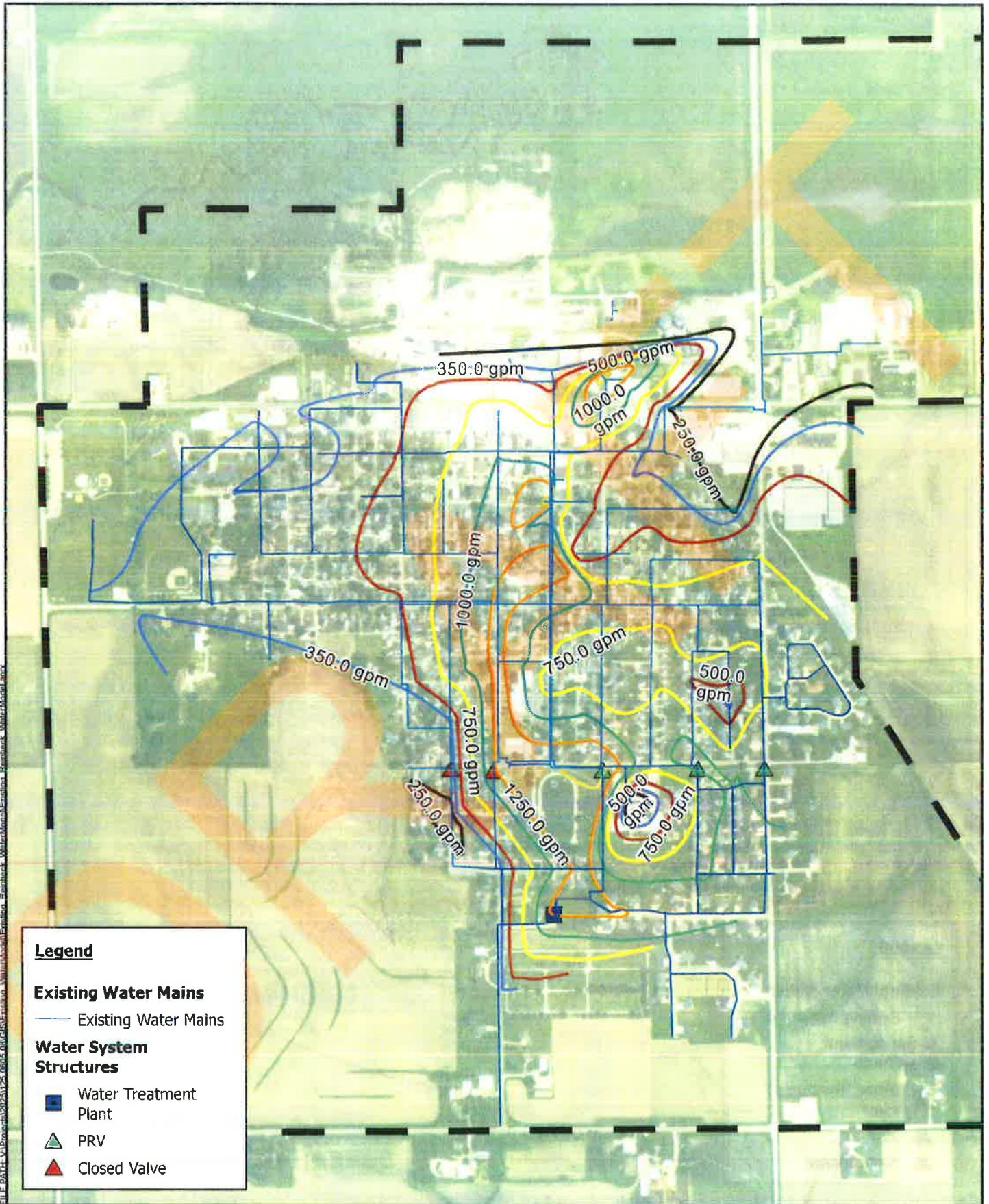


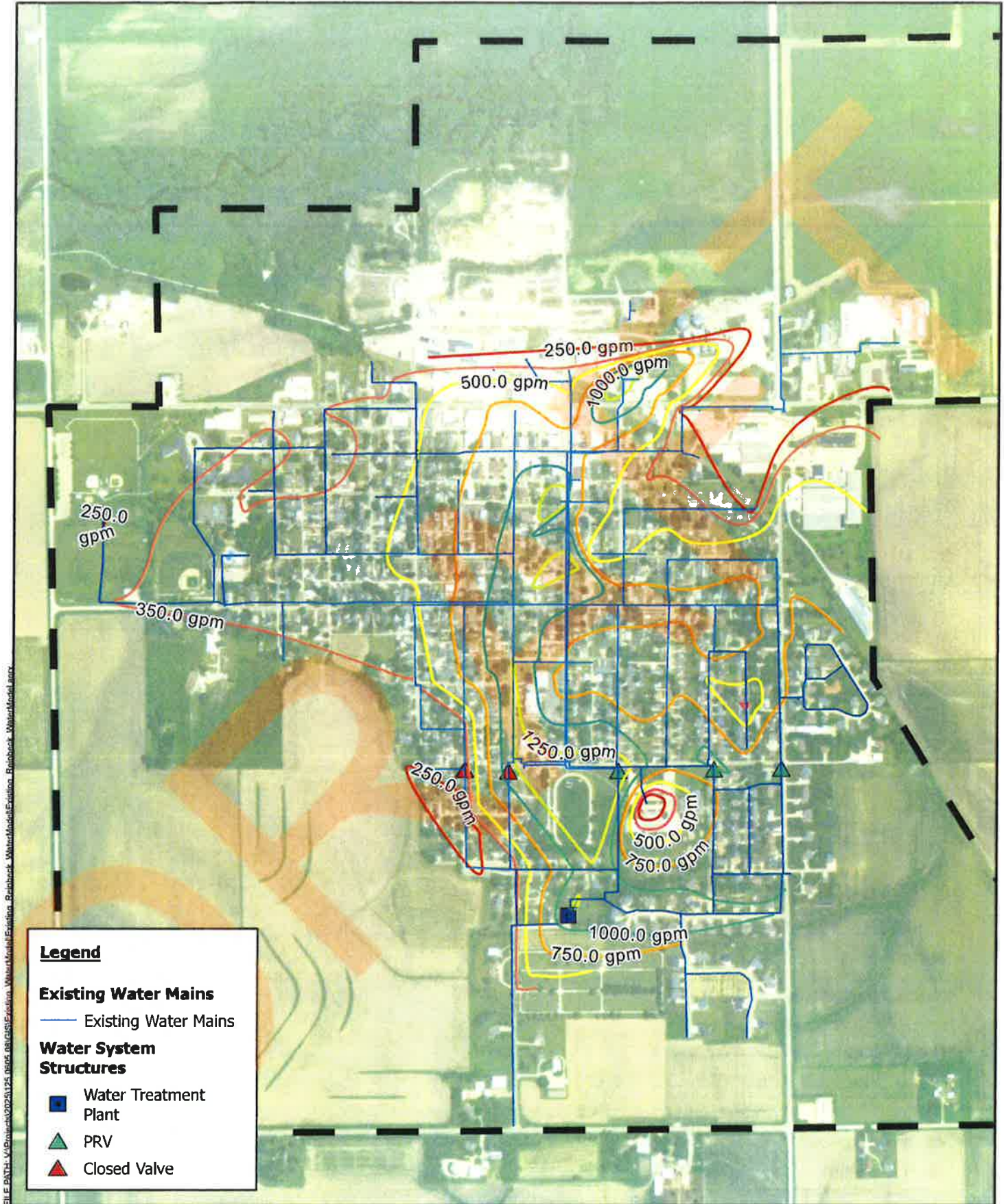
0 400 800
Feet

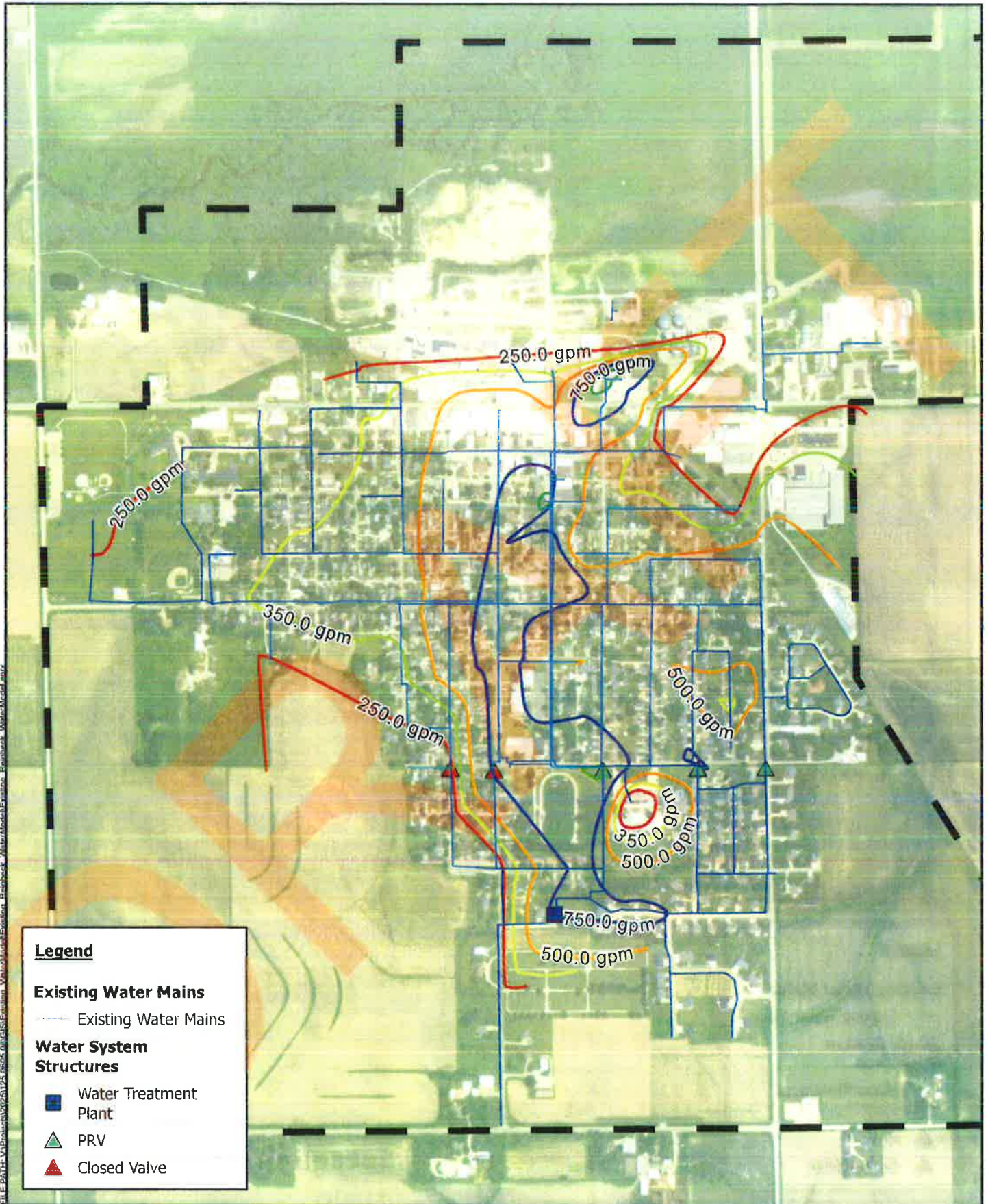
Existing Conditions, Peak Day Demand, Pressure Output

Water Storage PER | City of Reinbeck, Iowa | 8/14/2025



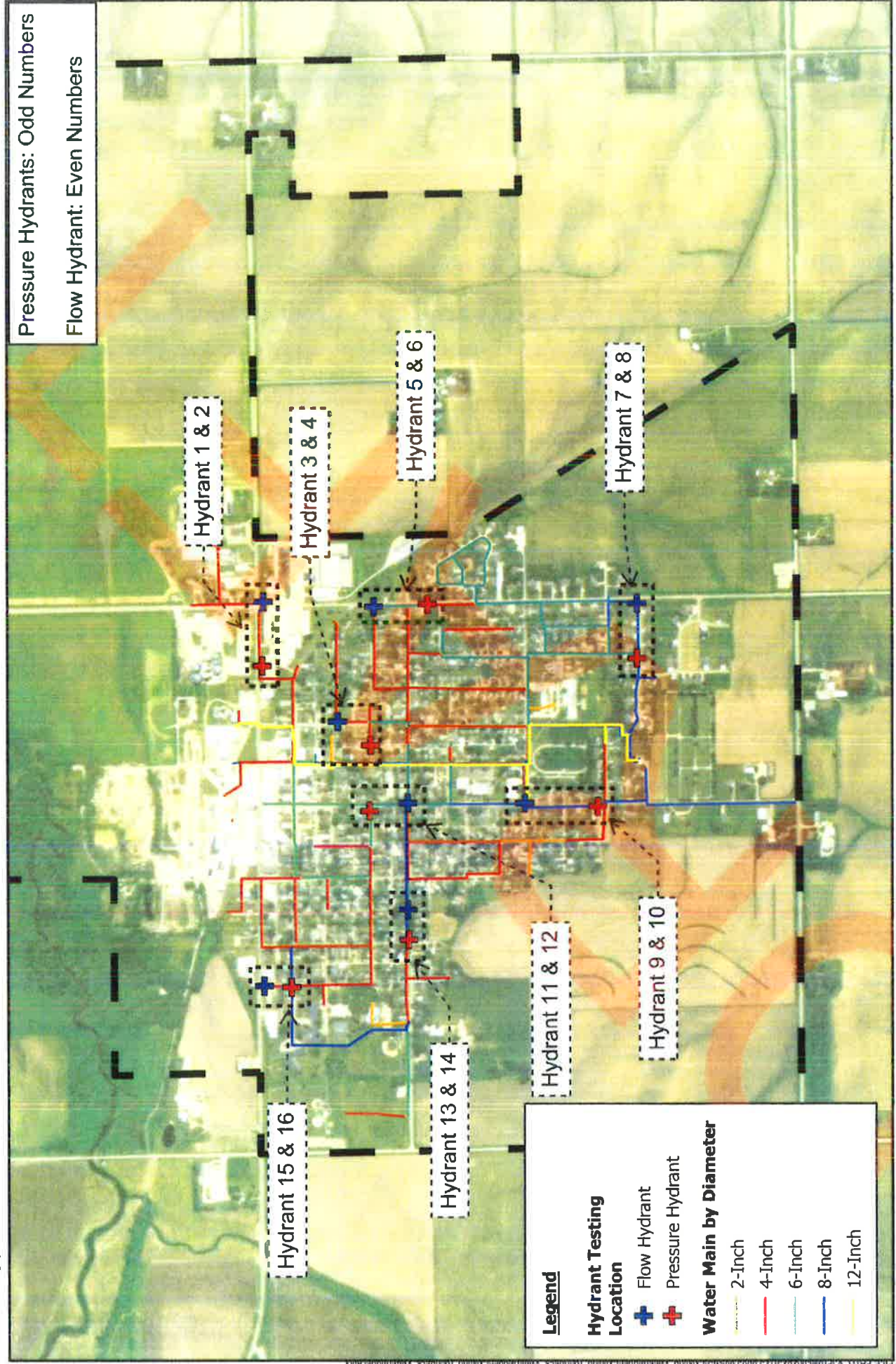






APPENDIX B

HYDRANT FLOW TESTING LOCATIONS



Reinbeck Water Study - Hydrant Testing Location

Reinbeck Water System Study | Reinbeck, Iowa | 7/2/2025

APPENDIX C

PROPOSED WATER TOWER LOCATION EXHIBIT

FILE PATH: \\snyder\share\projects\2020\10-2020-0001\10-2020-0001.dwg
 10/20/2020 10:20:00 AM
 10/20/2020 10:20:00 AM
 10/20/2020 10:20:00 AM



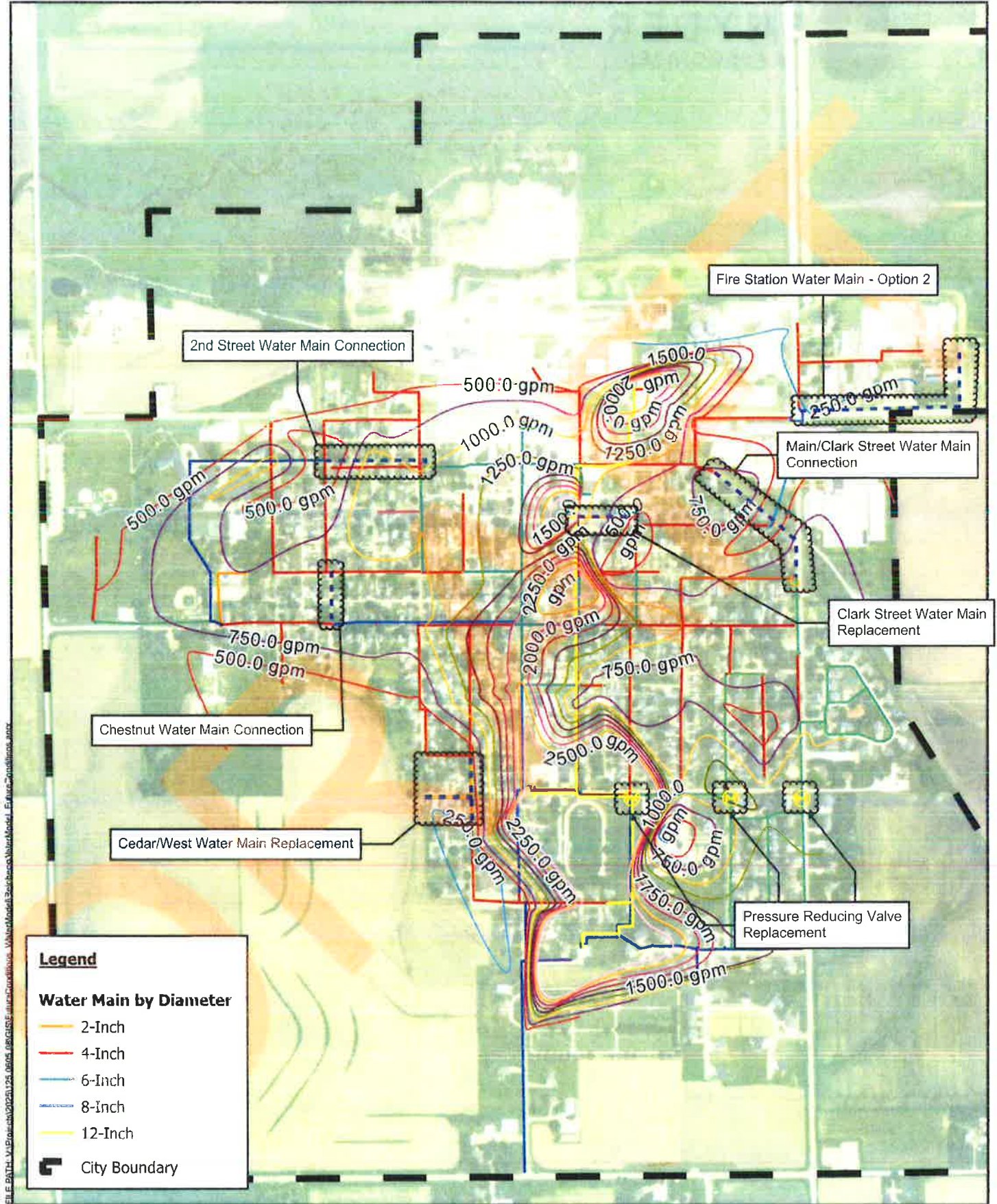
Legend

- Water Hydrant
- Water Valves
- Water Main
 - 2"
 - 4"
 - 6"
 - 8"
 - 12"
- Sanitary Manhole
- Sanitary Gravity Main

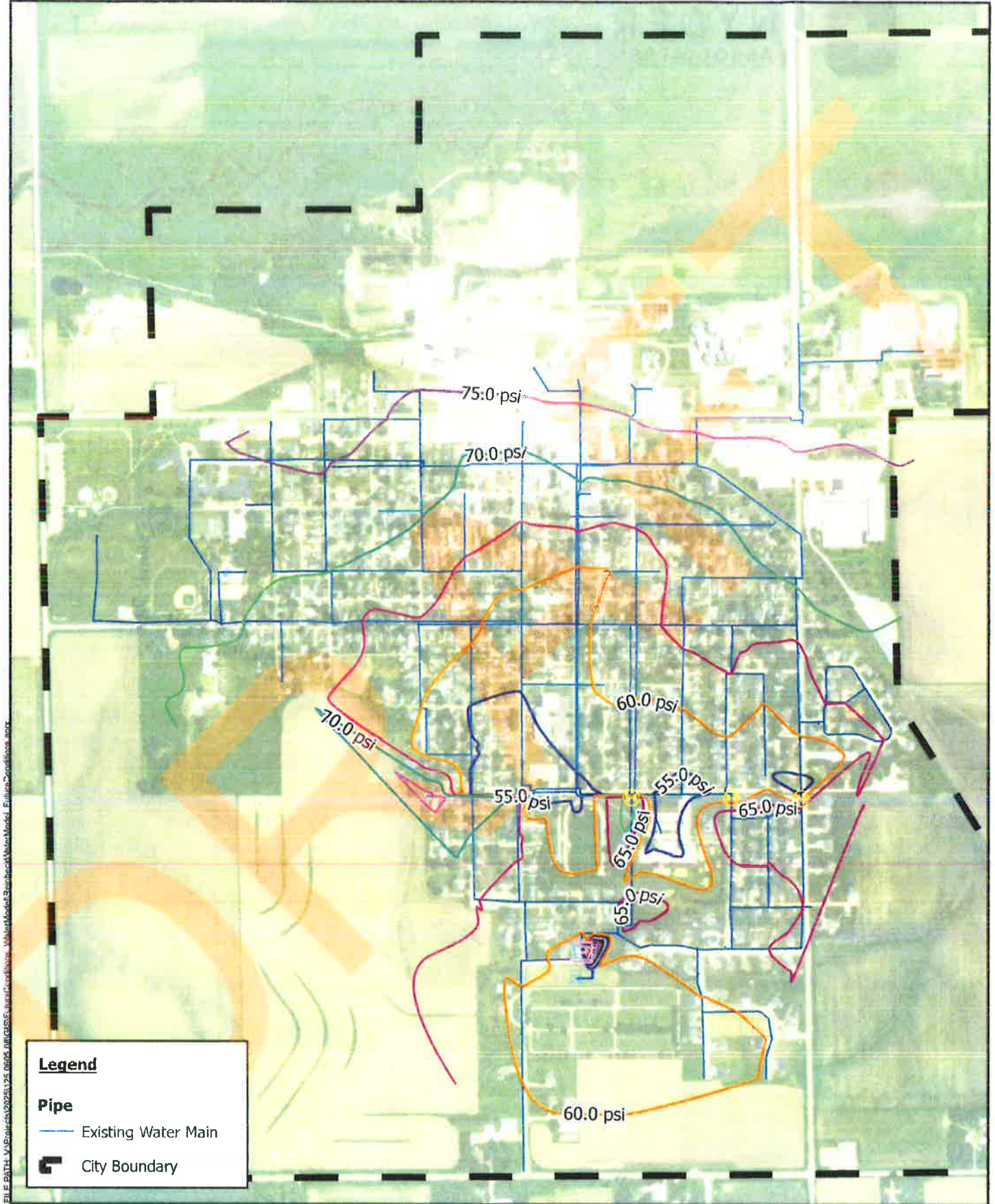
S **SNYDER** **N**
 & ASSOCIATES

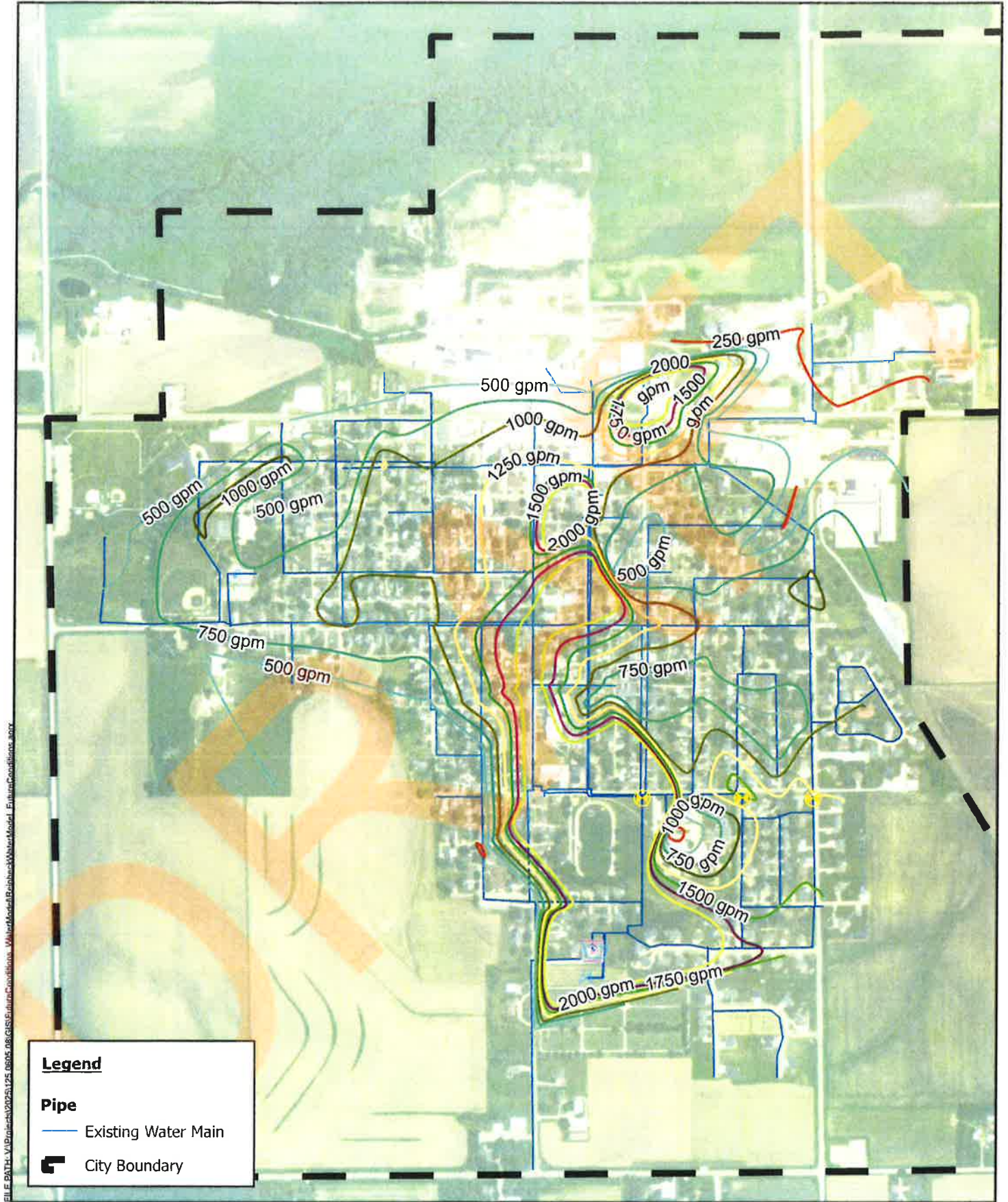
0 50 100 Feet

APPENDIX D
PROPOSED DISTRIBUTION SYSTEM
IMPROVEMENTS EXHIBITS



APPENDIX E
FUTURE DISTRIBUTION SYSTEM CONDITIONS
WITH PROPOSED IMPROVEMENTS







IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

APPENDIX F DETAILED COST ESTIMATES

OPINION OF PROBABLE PROJECT COSTS



PRESSURE REDUCING VALVE REPLACEMENT
CEDAR ST/CENTER ST | CEDAR ST/HILLCREST DR | CEDAR LN/PIONEER RD
REINBECK, IA
PROJECT NO. 125.0605.08

ITEM #	SUDAS Code	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
1	5020-A	Valve, PRV, 6"	2	EA	\$ 14,950.00	\$ 29,900.00
2	5020-A	Valve, PRV, 12"	1	EA	\$ 26,450.00	\$ 26,450.00
3	11.020-A	Mobilization	1	LS	\$ 11,270.00	\$ 11,270.00
						Subtotal: \$ 67,620.00
						Engineering (15%) \$ 10,143.00
						Contingency (20%) \$ 13,524.00
						CONSTRUCTION TOTAL (ROUNDED): \$ 92,000.00
note: If not using AIS/BABA, prices of PRV's decrease by 40-50%						

OPINION OF PROBABLE PROJECT COSTS



CHESTNUT WATER MAIN CONNECTION
ALONG CHESTNUT ST FROM RANDALL ST TO PARK ST
REINBECK, IA
PROJECT NO. 125.0605.08

ITEM #	SUDAS Code	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
1	2010-C	Cleaning and Grubbing	1	LS	\$ 6,000.00	\$ 6,000.00
2	2010-D-1	Topsoil, On-Site	66	CY	\$ 15.00	\$ 990.00
3	3010-B	Rock Excavation	6	CY	\$ 93.00	\$ 558.00
4	3010-C	Trench Foundation	5	TON	\$ 30.00	\$ 150.00
5	3010-D	Replacement of Unsuitable Backfill Material	30	CY	\$ 50.00	\$ 1,500.00
6	3010-F	Trench Compaction Testing	1	LS	\$ 800.00	\$ 800.00
7	5010-A-1	Water Main, Trenched, PVC, 8"	329	LF	\$ 95.00	\$ 31,255.00
8	5020-A	Valve, Gate, 8"	2	EA	\$ 2,500.00	\$ 5,000.00
9	5020-C	Fire Hydrant Assembly	1	EA	\$ 8,000.00	\$ 8,000.00
10	7030-A-1	Removal of Sidewalk	9	SY	\$ 60.00	\$ 540.00
11	7030-A-2	Removal of Driveway	33	SY	\$ 26.00	\$ 858.00
12	7030-E	Sidewalk, PCC, 4"	9	SY	\$ 161.00	\$ 1,449.00
13	7030-H-1	Driveway, Paved, HMA, 4"	22	SY	\$ 83.00	\$ 1,826.00
14	7030-H-1	Driveway, Paved, PCC, 6"	11	SY	\$ 131.00	\$ 1,441.00
15	7040-A	Full Depth Patches, HMA, 8"	24	SY	\$ 250.00	\$ 6,000.00
16	7040-B	Subbase Over-excavation	10	TON	\$ 56.00	\$ 560.00
17	8030-A	Temporary Traffic Control	1	LS	\$ 1,000.00	\$ 1,000.00
18	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 1	0.1	AC	\$ 4,800.00	\$ 480.00
19	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 4	0.1	AC	\$ 2,400.00	\$ 240.00
20	11,020-A	Mobilization	1	LS	\$ 6,964.70	\$ 6,964.70
21	11,050-A	Concrete Washout	1	LS	\$ 1,000.00	\$ 1,000.00
Subtotal:						\$ 76,611.70
Engineering (15%)						\$ 11,491.76
Contingency (30%)						\$ 22,983.51
CONSTRUCTION TOTAL (ROUNDED):						\$ 112,000.00

OPINION OF PROBABLE PROJECT COSTS



**2ND STREET WATER MAIN CONNECTION
ALONG 2ND STREET FROM CHESTNUT ST TO COMMERCIAL ST
REINBECK, IA
PROJECT NO. 125.0605.08**

ITEM #	SUDAS Code	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
1	2010-C	Clearing and Grubbing	1	LS	\$ 6,000.00	\$ 6,000.00
	2010-D-1	Topsoil, On-Site	129	CY	\$ 15.00	\$ 1,935.00
2	3010-B	Rock Excavation	12	CY	\$ 93.00	\$ 1,116.00
3	3010-C	Trench Foundation	10	TON	\$ 30.00	\$ 300.00
4	3010-D	Replacement of Unsuitable Backfill Material	61	CY	\$ 50.00	\$ 3,050.00
5	3010-F	Trench Compaction Testing	1	LS	\$ 1,000.00	\$ 1,000.00
6	5010-A-1	Water Main, Trenched, PVC, 8"	604	LF	\$ 83.00	\$ 50,132.00
7	5010-A-1	Water Main, Trenched, PVC, 6"	50	LF	\$ 136.00	\$ 6,800.00
8	5010-D	Water Service Stub, Copper, 1"	8	EA	\$ 2,000.00	\$ 16,000.00
9	5010-F	Water Main Abandonment, Cap, 4"	2	EA	\$ 500.00	\$ 1,000.00
10	5020-A	Valve, Gate, 8"	2	EA	\$ 2,500.00	\$ 5,000.00
11	5020-C	Fire Hydrant Assembly	1	EA	\$ 8,000.00	\$ 8,000.00
12	7030-A-3	Removal of Driveway	66	SY	\$ 19.00	\$ 1,254.00
13	7030-H-1	Driveway, Paved, PCC, 6"	66	SY	\$ 85.00	\$ 5,610.00
14	7030-H-2	Driveway, Granular, 4"	16	SY	\$ 9.00	\$ 144.00
15	7040-A	Full Depth Patches, HMA, 8"	67	SY	\$ 180.00	\$ 12,060.00
16	7040-B	Subbase Over-excavation	28	TON	\$ 56.00	\$ 1,568.00
17	8030-A	Temporary Traffic Control	1	LS	\$ 1,000.00	\$ 1,000.00
18	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 1	0.1	AC	\$ 4,800.00	\$ 480.00
19	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 4	0.1	AC	\$ 2,400.00	\$ 240.00
20	11,020-A	Mobilization	1	LS	\$ 12,368.90	\$ 12,368.90
21	11,050-A	Concrete Washout	1	LS	\$ 1,000.00	\$ 1,000.00
Subtotal:						\$ 136,057.90
Engineering (15%)						\$ 20,408.69
Contingency (30%)						\$ 40,817.37
CONSTRUCTION TOTAL (ROUNDED):						\$ 198,000.00

OPINION OF PROBABLE PROJECT COSTS



CEDAR/WEST WATER MAIN REPLACEMENT
ALONG CEDAR ST AND WEST ST FROM OAK ST TO MAPLE ST
REINBECK, IA
PROJECT NO. 125.0605.08

ITEM #	SUDAS Code	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
1	2010-D-1	Topsoil, On-Site	180	CY	\$ 15.00	\$ 2,700.00
2	3010-B	Rock Excavation	16	CY	\$ 93.00	\$ 1,488.00
3	3010-C	Trench Foundation	14	TON	\$ 30.00	\$ 420.00
4	3010-D	Replacement of Unsuitable Backfill Material	79	CY	\$ 50.00	\$ 3,950.00
5	3010-F	Trench Compaction Testing	1	LS	\$ 1,500.00	\$ 1,500.00
6	5010-A-1	Water Main, Trenched, PVC, 8"	856	LF	\$ 75.00	\$ 64,200.00
7	5010-D	Water Service Stub, Copper, 1"	20	EA	\$ 2,000.00	\$ 40,000.00
8	5010-F	Water Main Abandonment, Fill and Plug, 2"	856	LF	\$ 16.00	\$ 13,696.00
9	5020-A	Valve, Gate, 8"	5	EA	\$ 2,500.00	\$ 12,500.00
10	5020-C	Fire Hydrant Assembly	1	EA	\$ 8,000.00	\$ 8,000.00
11	7030-A-1	Removal of Sidewalk	346	SY	\$ 16.00	\$ 5,536.00
12	7030-A-2	Removal of Driveway	88	SY	\$ 17.00	\$ 1,496.00
13	7030-E	Sidewalk, PCC, 4"	346	SY	\$ 84.00	\$ 29,064.00
14	7030-H-1	Driveway, Paved, PCC, 6"	17	SY	\$ 113.00	\$ 1,921.00
15	7030-H-2	Driveway, Granular, 4"	71	SY	\$ 9.00	\$ 639.00
16	7040-A	Full Depth Patches, IMA, 8"	60	SY	\$ 180.00	\$ 10,800.00
17	7040-B	Subbase Over-excavation	25	TON	\$ 56.00	\$ 1,400.00
18	8030-A	Temporary Traffic Control	1	LS	\$ 1,000.00	\$ 1,000.00
19	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 1	0.2	AC	\$ 4,800.00	\$ 960.00
20	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 4	0.2	AC	\$ 2,400.00	\$ 480.00
21	11,020-A	Mobilization	1	LS	\$ 20,275.00	\$ 20,275.00
22	11,050-A	Concrete Washout	1	LS	\$ 1,000.00	\$ 1,000.00
Subtotal:						\$ 223,025.00
Engineering (15%)						\$ 33,453.75
Contingency (30%)						\$ 66,907.50
CONSTRUCTION TOTAL (ROUNDED):						\$ 324,000.00

OPINION OF PROBABLE PROJECT COSTS



MAIN/CLARK STREET WATER MAIN CONNECTION
ALONG PIONEER RD, CLARK ST, AND MAIN ST FROM RANDALL ST TO PINE ST
REINBECK, IA
PROJECT NO. 125.0605.08

ITEM #	SUDAS Code	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
1	2010-D-1	Topsoil, On-Site	193	CY	\$ 15.00	\$ 2,895.00
2	3010-B	Rock Excavation	17	CY	\$ 93.00	\$ 1,581.00
3	3010-C	Trench Foundation	15	TON	\$ 30.00	\$ 450.00
4	3010-D	Replacement of Unsuitable Backfill Material	85	CY	\$ 50.00	\$ 4,250.00
5	3010-F	Trench Compaction Testing	1	LS	\$ 1,500.00	\$ 1,500.00
6	5010-A-1	Water Main, Trenched, PVC, 8"	917	LF	\$ 83.00	\$ 76,111.00
7	5020-A	Valve, Gate, 8"	2	EA	\$ 2,500.00	\$ 5,000.00
8	5020-C	Fire Hydrant Assembly	1	EA	\$ 8,000.00	\$ 8,000.00
9	7030-H-1	Driveway, Paved, PCC, 6"	78	SY	\$ 84.00	\$ 6,552.00
10	7030-H-2	Driveway, Granular, 4"	13	SY	\$ 9.00	\$ 117.00
11	7040-A	Full Depth Patches, HMA, 8"	84	SY	\$ 125.00	\$ 10,500.00
12	7040-B	Subbase Over-excavation	35	TON	\$ 56.00	\$ 1,960.00
13	8030-A	Temporary Traffic Control	1	LS	\$ 1,000.00	\$ 1,000.00
14	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 1	0.2	AC	\$ 4,800.00	\$ 960.00
15	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 4	0.2	AC	\$ 2,400.00	\$ 480.00
16	11,020-A	Mobilization	1	LS	\$ 12,235.60	\$ 12,235.60
17	11,050-A	Concrete Washout	1	LS	\$ 1,000.00	\$ 1,000.00
Subtotal:						\$ 134,591.60
Engineering (15%)						\$ 20,188.74
Contingency (30%)						\$ 40,377.48
CONSTRUCTION TOTAL (ROUNDED):						\$ 196,000.00

OPINION OF PROBABLE PROJECT COSTS



CLARK STREET WATER MAIN REPLACEMENT
ALONG CLARK ST FROM BROAD ST TO CENTER ST
REINBECK, IA
PROJECT NO. 125.0605.08

ITEM #	SUDAS Code	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
1	2010-D-1	Topsoil, On-Site	48	CY	\$ 15.00	\$ 720.00
2	3010-B	Rock Excavation	7	CY	\$ 93.00	\$ 651.00
3	3010-C	Trench Foundation	6	LIN	\$ 30.00	\$ 180.00
4	3010-D	Replacement of Unsuitable Backfill Material	33	CY	\$ 50.00	\$ 1,650.00
5	3010-F	Trench Compaction Testing	1	LS	\$ 800.00	\$ 800.00
6	5010-A-1	Water Main, Trenched, PVC, 8"	355	LF	\$ 95.00	\$ 33,725.00
7	5010-D	Water Service Stub, Copper, 1"	4	EA	\$ 2,000.00	\$ 8,000.00
8	5010-F	Water Main Abandonment, Cap, 2"	2	EA	\$ 400.00	\$ 800.00
9	5020-A	Valve, Gate, 8"	2	EA	\$ 2,500.00	\$ 5,000.00
10	5020-C	Fire Hydrant Assembly	1	EA	\$ 8,000.00	\$ 8,000.00
11	7030-A-1	Removal of Sidewalk	148	SY	\$ 26.00	\$ 3,848.00
12	7030-A-2	Removal of Driveway	12	SY	\$ 33.00	\$ 396.00
13	7030-E	Sidewalk, PCC, 4"	148	SY	\$ 86.00	\$ 12,728.00
14	7030-H-1	Driveway, Paved, HMA, 4"	12	SY	\$ 150.00	\$ 1,800.00
15	7030-H-2	Driveway, Granular, 4"	11	SY	\$ 9.00	\$ 99.00
16	8030-A	Temporary Traffic Control	1	LS	\$ 1,000.00	\$ 1,000.00
17	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 1	0.1	AC	\$ 4,800.00	\$ 480.00
18	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 4	0.1	AC	\$ 2,400.00	\$ 240.00
19	11.020-A	Mobilization	1	LS	\$ 8,111.70	\$ 8,111.70
20	11.050-A	Concrete Washout	1	LS	\$ 1,000.00	\$ 1,000.00
Subtotal:						\$ 89,228.70
Engineering (15%):						\$ 13,384.31
Contingency (30%):						\$ 26,768.61
CONSTRUCTION TOTAL (ROUNDED):						\$ 130,000.00

OPINION OF PROBABLE PROJECT COSTS



FIRE STATION WATER MAIN - OPTION 1
START NORTH OF HWY 175, RUN WATER MAIN NORTH ON W AVE AND EAST ON E KENWOOD ST
REINBECK, IA
PROJECT NO. 125.0605.08

ITEM #	SUDAS Code	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
1	3010-B	Rock Excavation	12	CY	\$ 93.00	\$ 1,116.00
2	3010-C	Trench Foundation	41	TON	\$ 30.00	\$ 1,230.00
3	3010-D	Replacement of Unsuitable Backfill Material	118	CY	\$ 50.00	\$ 5,900.00
4	3010-F	Trench Compaction Testing	1	LS	\$ 1,500.00	\$ 1,500.00
5	5010-A-1	Water Main, Trenched, PVC, 8"	1276	LF	\$ 83.00	\$ 105,908.00
6	5010-A-2	Water Main, Trenchless, PVC, 8"	180	LF	\$ 350.00	\$ 63,000.00
7	5020-C	Fire Hydrant Assembly	4	EA	\$ 8,000.00	\$ 32,000.00
8	7040-H	Pavement Removal	156	SY	\$ 14.00	\$ 2,184.00
9	7060-A	Bituminous Seal Coat	156	SY	\$ 37.00	\$ 5,772.00
10	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 1	0.3	AC	\$ 4,800.00	\$ 1,440.00
11	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 4	0.3	AC	\$ 2,400.00	\$ 720.00
12	11.020-A	Mobilization	1	LS	\$ 22,077.00	\$ 22,077.00
Subtotal:						\$ 242,847.00
Engineering (15%)						\$ 36,427.05
Contingency (30%)						\$ 72,854.10
CONSTRUCTION TOTAL (ROUNDED):						\$ 353,000.00

OPINION OF PROBABLE PROJECT COSTS



FIRE STATION WATER MAIN - OPTION 2
START NORTH OF HWY 175, RUN WATER MAIN EAST ALONG HWY 175 AND NORTH ON PROGRESS DR
REINBECK, IA
PROJECT NO. 125.0605.08

ITEM #	SUDAS Code	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
1	3010-B	Rock Excavation	14	CY	\$ 93.00	\$ 1,302.00
2	3010-C	Trench Foundation	47	TON	\$ 30.00	\$ 1,410.00
3	3010-D	Replacement of Unsuitable Backfill Material	138	CY	\$ 50.00	\$ 6,900.00
4	3010-F	Trench Compaction Testing	1	LS	\$ 1,500.00	\$ 1,500.00
5	5010-A-1	Water Main, Trenched, PVC, 8"	1489	LF	\$ 83.00	\$ 123,587.00
6	5020-C	Fire Hydrant Assembly	4	EA	\$ 8,000.00	\$ 32,000.00
7	7040-H	Pavement Removal	200	SY	\$ 14.00	\$ 2,800.00
8	7060-A	Bituminous Seal Coat	200	SY	\$ 37.00	\$ 7,400.00
9	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 1	0.3	AC	\$ 4,800.00	\$ 1,440.00
10	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 4	0.3	AC	\$ 2,400.00	\$ 720.00
11	11,020-A	Mobilization	1	LS	\$ 17,905.90	\$ 17,905.90
						Subtotal: \$ 196,964.90
						Engineering (15%) \$ 29,544.74
						Contingency (30%) \$ 59,089.47
						CONSTRUCTION TOTAL (ROUNDED): \$ 286,000.00

OPINION OF PROBABLE PROJECT COSTS



FIRE STATION WATER MAIN - OPTION 3

START SOUTH OF HWY 175, RUN WATER MAIN EAST ALONG HWY 175, CROSS HWY 175 TO THE NORTH, AND RUN WATER MAIN NORTH ALONG PROGRESS DR

REINBECK, IA

PROJECT NO. 125.0605.08

ITEM #	SUDAS Code	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
1	3010-B	Rock Excavation	14	CY	\$ 93.00	\$ 1,302.00
2	3010-C	Trench Foundation	48	TON	\$ 30.00	\$ 1,440.00
3	3010-D	Replacement of Unsuitable Backfill Material	140	CY	\$ 50.00	\$ 7,000.00
4	3010-F	Trench Compaction Testing	1	LS	\$ 1,500.00	\$ 1,500.00
5	5010-A-1	Water Main, Trenched, PVC, 8"	1508	LF	\$ 83.00	\$ 125,164.00
6	5010-B-1	Water Main, Trenchless with Casing Pipe, PVC, 8"	60	LF	\$ 500.00	\$ 30,000.00
7	5020-C	Fire Hydrant Assembly	4	EA	\$ 8,000.00	\$ 32,000.00
8	7040-H	Pavement Removal	44	SY	\$ 14.00	\$ 616.00
9	7060-A	Pavement, PCC, 8"	45	SY	\$ 110.00	\$ 4,950.00
10	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 1	0.3	AC	\$ 4,800.00	\$ 1,440.00
11	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 4	0.3	AC	\$ 2,400.00	\$ 720.00
12	11,020-A	Mobilization	1	LS	\$ 20,613.20	\$ 20,613.20
Subtotal:						\$ 226,745.20
Engineering (15%)						\$ 34,011.78
Contingency (30%)						\$ 68,023.56
CONSTRUCTION TOTAL (ROUNDED):						\$ 329,000.00

OPINION OF PROBABLE PROJECT COSTS



REINBECK WATER TOWER

City of Reinbeck, IA
PROJECT NO. 125.0605.08

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
1	General Conditions/Bonds/Insurance	1	LS	\$ 101,000.00	\$ 101,000.00
2	Pedestal (Spheriod Tank) Water Tower	1	LS	\$ 1,285,000.00	\$ 1,285,000.00
3	High Service Pump Replacement	1	LS	\$ 233,000.00	\$ 233,000.00
4	Controls Adjustments/Changes	1	LS	\$ 83,000.00	\$ 83,000.00
5	Water Main	1	LS	\$ 74,375.00	\$ 74,375.00
6	Electrical	1	LS	\$ 193,158.20	\$ 193,158.20
7	Water Main Fittings/Valves	1	LS	\$ 39,000.00	\$ 39,000.00
8	Water Tower Mixer	1	LS	\$ 18,692.73	\$ 18,692.73
9	Flow Meters	1	LS	\$ 5,200.00	\$ 5,200.00
10	Flow Meter Structure	1	LS	\$ 6,000.00	\$ 6,000.00
11	Structure Demo	1	LS	\$ 40,825.85	\$ 40,825.85
12	Site Work	1	LS	\$ 30,000.00	\$ 30,000.00
13	Fencing	1	LS	\$ 11,000.00	\$ 11,000.00
14	Mobilization	1	LS	\$ 61,000.00	\$ 61,000.00
Subtotal:					\$ 2,181,251.78
Engineering (15%):					\$ 327,187.77
Contingency (30%):					\$ 654,375.53
TOTAL PROJECT COST (ROUNDED):					\$ 3,163,000.00

CITY OF REINBECK, IOWA

CAPITAL IMPROVEMENT PROJECT PROFILE

DEPARTMENT: Water

DATE: 4/20/2026

PROJECT: Distribution Improvements

RANKING: 16

A: Description of Project:
Water Distribution Improvements

B: Cost Estimate: Varies

Item	Quantity	Unit Price	Total
	1		

C: Justification for Project:
Water distribution needs to be improved .

D: Projected Costs & Recommended Financing:
Water or Revenue Bonds

Project/Cost Estimates	Source of Funds	Projected by Fiscal Year						
		FY 27	FY 28	FY29	FY30	FY31	Beyond	Total

Engineer

Land/R.O.W.

Construction

Equipment 3
Contingency

Project Total

Source of funds

- 1) General Tax Revenues
- 2) G.O. Bonds
- 3) Water – Bonds/Cash
- 4) Sewer – Bonds/Cash
- 5) TIF Fund

- 6) Road Use Tax Funds
- 7) Local Option Sales Tax
- 8) Donations/Fund Raising
- 9) Short Term Loan
- 10) State Grant

- 11) State Loan
- 12) Federal Grants
- 13) Federal Loan
- 14) Special Assess.
- 15) Storm Water Fees

E: Vicinity Map/Picture

NOTES:

See the Water Tower Profile for these estimated costs and the scope of work.

CITY OF REINBECK, IOWA

CAPITAL IMPROVEMENT PROJECT PROFILE

DEPARTMENT: Park
PROJECT: Painting Water Slide

DATE: 4/20/2026
RANKING: 17

A: Description of Project:
Paint the interior and exterior of the water slide done by Waterpark Specialties, Inc.
402-705-1895

B: Cost Estimate: \$27,600

Item	Quantity	Unit Price	Total
Interior Smooth & Repair	1	\$11,200	\$11,200
Exterior Re-paint	1	\$17,500	\$17,500

C: Justification for Project:
Slide is in need of re-painting

D: Projected Costs & Recommended Financing:
\$28,000 paid for from General Tax Revenues or CIP Financing or L.O.S.T.

Project/Cost Estimates	Source of Funds	Projected by Fiscal Year					
		FY 27	FY 28	FY29	FY30	FY31	Beyond

Engineer

Land/R.O.W.

Construction 1, 7 \$28,000

Equipment
Contingency

Project Total

Source of funds

- 1) General Tax Revenues
- 2) G.O. Bonds
- 3) Water – Bonds/Cash
- 4) Sewer – Bonds/Cash
- 5) TIF Fund

- 6) Road Use Tax Funds
- 7) Local Option Sales Tax
- 8) Donations/Fund Raising
- 9) Short Term Loan
- 10) State Grant

- 11) State Loan
- 12) Federal Grants
- 13) Federal Loan
- 14) Special Assess.
- 15) Storm Water
Fees

E: Vicinity Map/Picture

WATERPARK SPECIALTIES, INC
P.O. BOX 146
BOYS TOWN, NE 68010
402-705-1895

QUOTE: September 15, 2025

JOB LOCATION: Reinbeck Aquatic Center
414 Main St
Reinbeck, Ia 50669

CONTACT: Julie Wilkerson cityhall@reinbeck.net [319-788-6404](tel:319-788-6404)

JOB DESCRIPTION	ITEM	WORK DESCRIPTION	PRICE
	42" Open Body Yellow	EXTERIOR RE-PAINT Sand and paint one roller coat Imron 3.5- original color- Yellow Inspect and tighten loose flange bolts Paint bolts	\$ 14,200.00
	Mobilize Crew		\$ 3,300.00

TOTAL: **\$ 17,500.00**

PAYMENT TERMS: Job is completed once inspection is signed off. Total fee is due 30 days from completed job

COMMENT: Any undisclosed large damages will be documented and fees to repair will be discussed between both parties.

AGREED TO: _____
Signature Date

WATERPARK SPECIALTIES, INC
P.O. BOX 146
BOYS TOWN, NE 68010
402-705-1895

QUOTE: September 15, 2025

JOB LOCATION: Reinbeck Aquatic Center
414 Main St
Reinbeck, IA 50669

CONTACT: Julie Wilkerson cityhall@reinbeck.net 319-788-6404

JOB DESCRIPTION:	ITEM	WORK DESCRIPTION	PRICE
	42" Open body Yellow	INTERIOR SMOOTH AND REPAIR Sand, Buff & Wax Clean seams and recaulk with Sikaflex 291-white Smooth riding surface Repair minor chips and cracks Start Tub and End Cap included	\$ 9,000.00
	Mobilize Crew		\$ 2,200.00

TOTAL \$ **11,200.00**

COMMENTS: Gelcoat repairs cannot be exact color match due to faded original color.
Any undisclosed large damages will be documented and fees to repair will be discussed
between both parties.

PAYMENT TERMS: Job is completed once inspection is signed off. Total fee is due 30 days from completed job.

AGREED TO:

Signature

Date

WATERPARK SPECIALTIES, INC
P.O. BOX 146
BOYS TOWN, NE 68010
402-705-1895

QUOTE: September 15, 2025

JOB LOCATION: Reinbeck Aquatic Center
414 Main St
Reinbeck, Ia 50669

CONTACT: Julie Wilkerson cityhall@reinbeck.net 319-788-6404

JOB DESCRIPTION	ITEM	WORK DESCRIPTION	PRICE
	42" Open Body Yellow	EXTERIOR RE-PAINT Sand and Paint one roller coat Imron 3.5 Original color- Yellow (exact color to be determined) Inspect and tighten loose flange bolts Paint bolts	\$ 14,200.00
		INTERIOR SMOOTH AND REPAIR Sand, Buff & Wax Clean seams and recaulk with sikaflex 291-white Smooth riding surface Repair minor chips and cracks Start Tub and End Cap included	\$ 9,000.00
	Mobilize Crew		\$ 4,400.00

TOTAL \$ 27,600.00

COMMENTS: Gelcoat repairs cannot be exact color match due to faded original color.
Any undisclosed large damage will be documented and fees to repair will be discussed between both parties

PAYMENT TERMS: Job is complete once inspection is signed off. Total fee is due 30 days from completed job.

AGREED TO: _____
Signature Date

CITY OF REINBECK, IOWA

CAPITAL IMPROVEMENT PROJECT PROFILE

DEPARTMENT: Pool
PROJECT: New Canopy Umbrellas

DATE: 4/20/2026
RANKING: 17

A: Description of Project:
Purchase (3) 20-0 Permabrella Canopies from Waterloo Tent & Tarp Company
800-537-1193

B: Cost Estimate: \$8,000

Item	Quantity	Unit Price	Total
20-2 Permabrella Canopy	3	\$2,600	\$7,800
16' Hex Umbrella w/stand	3	\$5,945	\$17,835

C: Justification for Project:
Current canopies are tearing and one stand has broken. There are 3 total umbrellas and two different styles.

D: Projected Costs & Recommended Financing:
\$7,800 - \$17,835 paid for from General Tax Revenues or CIP Financing or L.O.S.T.

Project/Cost Estimates	Source of Funds	Projected by Fiscal Year					
		FY 27	FY 28	FY29	FY30	FY31	Beyond Total

Engineer

Land/R.O.W.

Construction 1, 7 \$17,835

Equipment
Contingency

Project Total

Source of funds

- 1) General Tax Revenues
- 2) G.O. Bonds
- 3) Water – Bonds/Cash
- 4) Sewer – Bonds/Cash
- 5) TIF Fund

- 6) Road Use Tax Funds
- 7) Local Option Sales Tax
- 8) Donations/Fund Raising
- 9) Short Term Loan
- 10) State Grant

- 11) State Loan
- 12) Federal Grants
- 13) Federal Loan
- 14) Special Assess.
- 15) Storm Water Fees

E: Vicinity Map/Picture



Unlimited Corporation
5105 NW Johnston Dr.
Johnston, IA 50131
800-548-2226

Quote

Quote Number: 0156624

Quote Date: 7/2/2026

Sold To:

REINBECK MUN POOL
414 MAIN ST
REINBECK, IA 50669-1050

Ship To:

REINBECK MUNICIPAL POOL
W END OF PARK ST
REINBECK, IA 50669

Customer Number: 10-1801100

Ship VIA ACCO

Item Number	Item Desc	Unit	Ordered	UnitPrice	ExtensionAmt
PERMABRELLA REPLACEMENT					
REPLACE EXISTING 20' PERMABRELLA WITH FIXED HEX UMBRELLA OPTION. INSTALLATION INCLUDES REMOVAL OF EXISTING UMBRELLA AND INSTALLATION OF NEW UMBRELLA UTILIZING EXISTING GROUND SLEEVE TO BE DONE AT POOL WINTERIZATION OR START-UP FOR TRAVEL TIME SAVINGS.					
CUSTOMER TO SELECT POLE AND CANOPY COLOR UPON ORDER. LEAD TIME ON EQUIPMENT ESTIMATED 10-12 WEEKS FROM ORDER.					
SHIPPING ADDITIONAL					
6541-2080	Hex Umbrella, 16'	EACH	1	5,945.00	5,945.00
* /C	Installation	EACH	1	1,400.00	1,400.00
Quote Total					7,345.00

Freight charges are estimated and may be subject to change at the time of shipment. Freight, Sales Taxes, and Installation are additional. Terms: Net 30. Quote is good for 30 days from the Quote Date above.

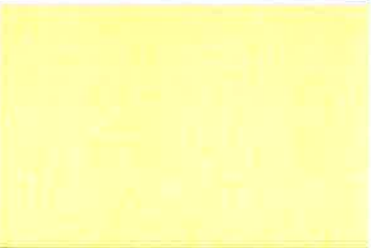
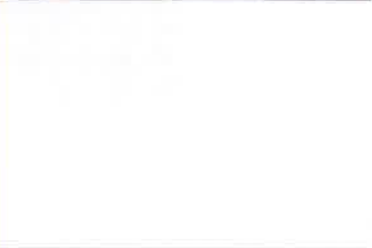
To accept this proposal, sign here and return:

Customer Signature



Powder Coat

Our powder coat colors give you the flexibility to theme your entire structure. All of our frame components are thoroughly cleaned and primed before powder coating. ASTM standards for adhesion, hardness, impact, flexibility, overbake resistance, and salt spray are met.

 BRIGHT RED P 49-7 C	 TRAFFIC YELLOW P 7-7 C	 LEAF GREEN P 144-8 C	 BORDER BLUE P 107-8 C
 DESIGNER BEIGE P 16-10 C	 ANSI P 173-8 C	 BLACK Process Black C	 CANDY APPLE RED P 54-8 C
 SAFETY ORANGE P 30-8 C	 DV-CRANE P 7-1 C	 DV-SIGNAL WHITE	 DV-VIOLET P 99-15 C
 ULTRAMARINE BLUE P 105-16 C	 SKY BLUE P 109-16 C	 EVERGREEN P 138-16 C	 DV-BROWN P 32-16 C
 SILVER SPARKLE	 WESGAR METALLIC		

AS Standards

Commercial 95 340 FR Commercial 95 340 FR Commercial 95 340 FR

Performance

Maximum force	warp 670 N/50mm	580 N/50mm	warp 189.1 lbf	158.6 lbf
Elongation at max force	warp 117%	98%	warp 103.67%	88.7%
Maximum force	weft 2400 N/50mm	2000 N/50mm	weft 462.3 lbf	412.3 lbf
Elongation at max force	weft 83%	71.5%	weft 63%	49%
Breaking force	warp 990 N	930 N		
Breaking force	weft 2000 N	2000 N		
Tear strength	warp 184 N	194 N	warp 52.2 lbf	43 lbf
Tear strength	weft 347 N	282 N	weft 52.2 lbf	39.6 lbf
Bursting pressure	3500 kPa	3600 kPa		
Bursting force	1937 N	1944 N	422 lbf	408 lbf

Fabric Properties

Nominal Fabric Mass

340 gsm ± 20	340 gsm ± 20	340 gsm ± 20
--------------	--------------	--------------

Roll Specification

Width	3m (folded)	9 ft. 10 in. (folded)	9 ft. 10 in. (folded)
Length	40m	131 ft. 3 in.	131 ft. 3 in.

Flammability Info

Flammability Index - 2	Flammability Index - 1	CSFM Title 19 (237)
Ignitability Index - 10	Ignitability Index - 15	NFPA 701 Test Methods 1&2
Spread of Flame Index - 7	Spread of Flame Index - 8	ASTM E84 19B Class A
Heat Evolved Index - 5	Heat Evolved Index - 3	ASTM E84 19B Class A
Smoke Developed Index - 6	Smoke Developed Index - 6	

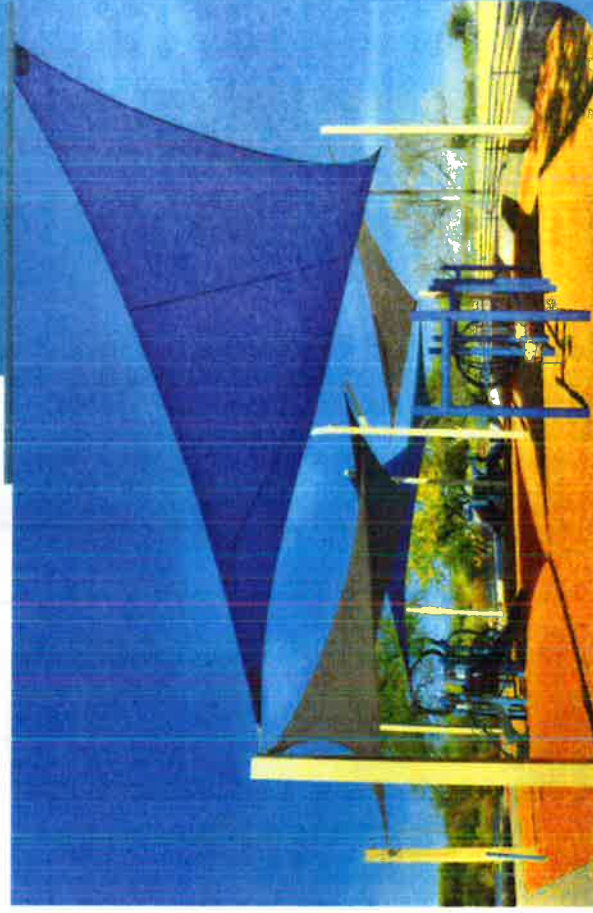


Data presented in this brochure represents typical averages from independent testing and quality assurance testing and should not be taken as a guarantee of performance. For more information, please visit www.galecommercial.com. Please note: Use the installation or fire printing processes, color's pictures only, not to present the true color.



Commercial NinetyFive

340 GSM | Standard & Flame Retardant



Architectural SHADE FABRIC

Tension Structures
Awnings
Shade Sails
Car Park Structures



GALE Pacific ANZ	GALE Pacific AMERICAS	GALE Pacific MIDDLE EAST	GALE Pacific ASIA	GALE Pacific EUROPE
145 Vandenbos Drive Brimbank, VIC 3049 2565 Australia Tel: +61 3 9500 0312 Fax: +61 3 9500 0312	33017 Center Drive, Suite 100 Channahalli, TN 28077 USA Tel: +1 800 360 4467 Fax: +1 800 360 4467	30524 15th Floor, Room 601 Dubai Mall Free Zone, Dubai UAE Tel: +971 4 381 7914 Fax: +971 4 381 7914	7771 Hingston Road Bakeri Nagar, Gurgaon, Haryana India Tel: +91 800 131 521 Fax: +91 800 131 521	7771 Hingston Road Bakeri Nagar, Gurgaon, Haryana India Tel: +91 800 131 521 Fax: +91 800 131 521

galecommercial.com

Commercial NinetyFive

340 GSM | Standard & Flame Retardant

The cornerstone of the GALE Pacific portfolio, Commercial NinetyFive brings over 25 years of versatility, reliability, and unmatched UV protection.



Expansive color assortment
Offering the most expansive color assortment of HDPE shade fabrics, Commercial NinetyFive ensures design accuracy with its precision-driven stentering process.

Effortless installation
Designed for longevity and ease, these maintenance-free shades have a best-in-class lay flat process for effortless installation.

Industry-leading UVR block
Each shade offers an industry-leading 96% UVR block with full warranties against UV degradation.

All colors meet the most tested regional flame retardancy standards, including CSFM & NFPA 701 (Methods 1 & 2), which ensures our fabrics can be used globally.



Quotation

Waterloo Tent & Tarp Company, Inc.

3105 Airport Blvd.
Waterloo, Iowa 50703

Phone: 800-537-1193
Fax: 319-234-4670

City of Reinbeck
Quentin Mayberry
414 Main Street
Reinbeck IA 50669

Quotation #: 22930
Date: 9/11/2025
Customer ID: REIN50669

Terms Net 30 Days

Phone 319-788-6404

Fax 319-788-6910

Email Address Cityhall@reinbeck.

Quantity	Item	List Price	Ext Price
3	20-0 Permabrella Canopy	\$2600.00	\$7800.00
	Comm 95 Sunshade Mesh		

* - FOB Waterloo, Iowa unless otherwise directed

Comment(s)

This quote does not include installation, shipping, or any applicable taxes.

Subtotal	\$7,800.00
Freight	
Tax	\$0.00
Net Total	\$7,800.00

Quotation valid until: .

Quotation Prepared By: Cheri Koth

CITY OF REINBECK, IOWA

CAPITAL IMPROVEMENT PROJECT PROFILE

DEPARTMENT: Park
PROJECT: New Playground

DATE: 4/20/2026
RANKING: 17

A: Description of Project:
Remove the old metal playground equipment and replace with new

B: Cost Estimate: \$10,000

Item	Quantity	Unit Price	Total
Remove the old metal equipment and Replace them with new modern equipment	2	\$5,000	\$10,000

C: Justification for Project:
Metal equipment is old and doesn't work properly

D: Projected Costs & Recommended Financing:
\$10,000 paid by General Fund or CIP Fund or L.O.S.T.

Project/Cost Estimates	Source of Funds	Projected by Fiscal Year					
		FY 27	FY 28	FY29	FY30	FY31	Beyond Total

Engineer

Land/R.O.W.

Construction 1 \$10,000

Equipment
Contingency

Project Total

Source of funds

- | | | |
|-------------------------|---------------------------|----------------------|
| 1) General Tax Revenues | 6) Road Use Tax Funds | 11) State Loan |
| 2) G.O. Bonds | 7) Local Option Sales Tax | 12) Federal Grants |
| 3) Water – Bonds/Cash | 8) Donations/Fund Raising | 13) Federal Loan |
| 4) Sewer – Bonds/Cash | 9) Short Term Loan | 14) Special Assess. |
| 5) TIF Fund | 10) State Grant | 15) Storm Water Fees |

E: Vicinity Map/Picture

NOTES:

This project should be able to be done through the annual budget process as funds are available.

CITY OF REINBECK, IOWA

CAPITAL IMPROVEMENT PROJECT PROFILE

DEPARTMENT: Cemetery
PROJECT: Tree Replacement

DATE: 04/20/2026
RANKING: 17

A: Description of Project:
Remove and replace dying evergreen trees

B: Cost Estimate: \$50,000

Item	Quantity	Unit Price	Total
Remove dying/dead evergreen trees, Grund stumps, replace with new trees	15	\$3,000	\$45,000

C: Justification for Project:
Trees are dead or dying

D: Projected Costs & Recommended Financing:
\$50,000 paid by General Fund or CIP Fund or L.O.S.T.

Project/Cost Estimates	Source of Funds	Projected by Fiscal Year						Total
		FY 27	FY 28	FY29	FY30	FY31	Beyond	

Engineer

Land/R.O.W.

Construction	1	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000		\$25,000
--------------	---	---------	---------	---------	---------	---------	--	----------

Equipment
Contingency

Project Total

Source of funds

- | | | |
|-------------------------|---------------------------|----------------------|
| 1) General Tax Revenues | 6) Road Use Tax Funds | 11) State Loan |
| 2) G.O. Bonds | 7) Local Option Sales Tax | 12) Federal Grants |
| 3) Water – Bonds/Cash | 8) Donations/Fund Raising | 13) Federal Loan |
| 4) Sewer – Bonds/Cash | 9) Short Term Loan | 14) Special Assess. |
| 5) TIF Fund | 10) State Grant | 15) Storm Water Fees |

E: Vicinity Map/Picture

NOTES:

This project can be done during the annual budget process if funds are available.

CITY OF REINBECK, IOWA

CAPITAL IMPROVEMENT PROJECT PROFILE

DEPARTMENT: Cemetery

DATE: 04/20/2026

PROJECT: Drive Repair

RANKING: 16

A: Description of Project:

Remove old concrete and replace with new as described below

B: Cost Estimate: \$80,000

Item	Quantity	Unit Price	Total
600' of drive repairs	4	\$20,000	\$80,000
10' x 500', 6" depth, ½ " rebar			
Black dirt backfill edges			
\$16,500 for 100'			

C: Justification for Project:

Continue to remove and re-pour concrete drives. Ideal would be to continue to do \$20,000 per year

D: Projected Costs & Recommended Financing:

\$100,000 paid by General Fund or CIP Fund or L.O.S.T.

Project/Cost Estimates	Source of Funds	Projected by Fiscal Year						Total
		FY 27	FY 28	FY29	FY30	FY31	Beyond	

Engineer

Land/R.O.W.

Construction	1	15,000	15,000	15,000	15,000	15,000	15,000	90,000
--------------	---	--------	--------	--------	--------	--------	--------	--------

Equipment
Contingency

Project Total

Source of funds

- | | | |
|-------------------------|---------------------------|-------------------------|
| 1) General Tax Revenues | 6) Road Use Tax Funds | 11) State Loan |
| 2) G.O. Bonds | 7) Local Option Sales Tax | 12) Federal Grants |
| 3) Water – Bonds/Cash | 8) Donations/Fund Raising | 13) Federal Loan |
| 4) Sewer – Bonds/Cash | 9) Short Term Loan | 14) Special Assess. |
| 5) TIF Fund | 10) State Grant | 15) Storm Water
Fees |

E: Vicinity Map/Picture

NOTES:

This project can be included in the annual budget each year as funds are available. The above shows budgeting \$15,000 per year.

Iowa Flatworks QUOTE - Reinbeck Cemetary - Blackhawk St REINBECK (26001)

From Jon Voigt <iowaflatworks@gmail.com>

Date Wed 1/21/2026 9:56 AM

To Julie Wilkerson <cityhall@reinbeck.net>

 2 attachments (4 MB)

Iowa Flatworks QUOTE - Reinbeck Cemetary - Blackhawk St REINBECK (26001).pdf; 26001 Job Print.pdf;

Julie:

I've attached a quote and pdf image.

For 100 feet of lane it will be \$16,500

The image I attached shows approximately what 100 feet of lane looks like.

We replaced that section of lane in 2023.

If that's too much we can definitely do less lane and lower the price accordingly.

And the quote does include removal of existing, 6" depth of concrete, 1/2" rebar reinforcement, and black dirt backfilling of the edges. Just like in the past.

Let me know if you have any questions.

Thanks!

Jon Voigt | President
Iowa Flatworks Inc

Ph: (319) 404-2070 • *Text 1st Call 2nd*

Email: iowaFlatworks@gmail.com

Snail: PO Box 333 CF IA 50613

Website: iowaFlatworks.com

Socials: [Facebook](#) | [Instagram](#)

Calculator: 2InchSlump.com

Iowa Flatworks

Concrete Construction

Customer:

Reinbeck Cemetary
Reinbeck, Iowa
50669

Quote # 26001

Date: 1/21/26

QUOTE

Project:

Lane Repairs (2026)

Item	Description	Total
Lane	- 10' x 100' - 6" depth of concrete - 1/2" rebar reinforcement - black dirt backfill edges	16,500.00
Total		\$16,500.00

This quote is valid for 30 days. No hidden fees. No deposit required | Pay in full when the work is complete and you're satisfied with the results | Fully Licensed, bonded, and insured.

IAF Pouring concrete in the Cedar Falls - Waterloo Metro Area and surrounding communities since 2010



Addendums

- I. Capital Improvements Planning and Budgeting by Patrick Callahan**
- II. CIP Summary of Proposal Projects and Equipment Purchases – Mayor & Council Rankings**
- III. Debt Service Schedules – Reinbeck Sewer UV Disinfection Bond & Water Well Bond**
- IV. Resolution #2023-21R, A Resolution to Establish the Terms and Effective Date for Ballot Issue of Proposed One Percent (1%) Local Option Sales and Service Tax**

Addendum I

Capital Improvements Planning and Budgeting

by

Patrick Callahan – Snyder & Associates

A Capital Improvements Plan (CIP) is basically a long range plan for the planning, scheduling, and financing of large construction projects and the purchasing of major pieces of equipment by the city. A capital improvement plan is a written document that links together the city's comprehensive plan and the city's annual budget. The CIP describes in detail the projects that need to be accomplished in order to implement the comprehensive plan or smart plan. A CIP can provide the blueprint needed to complete those projects that will be authorized in the city's annual budget.

A. REASON FOR PREPARING A CIP: "THE TOP TEN LIST"

There are numerous reasons why a city should take the time and effort to prepare a CIP. The following are the top ten reasons why a CIP is an important element of the elected officials' decision making process and overall vision for the city.

1. SYSTEMATIC EVALUATION OF PROJECTS

A CIP requires the systematic evaluation of all potential projects at the same point in time. It helps the elected officials to see the big picture and to judge and rank all projects at the same time, rather than on an individual or stand alone basis. It will clearly present trade-offs that may occur as elected officials assign priorities.

2. LEVEL DEBT STRUCTURE

A realistic and complete CIP will help the city to stabilize the volume of expenditures and better manage the city's debt structure. It will hopefully remove the major peaks and valleys of the city's repayment of debt and thus eliminate any major fluctuation in the city's property tax askings and utility rates.

3. LOWER BORROWING COSTS

A CIP will coordinate the financing of capital costs and hopefully lower the city's costs for borrowing money by consolidating projects and the financing of these projects.

4. PUBLIC RELATIONS TOOL

A CIP can also be a valuable public relations tool that can be used to show local citizens how their special projects, requests, or suggestions fit into the city's overall plan for the future. A CIP will help reduce the political pressure to fund low priority projects suggested by a "vocal minority" of local citizens. Citizens can also be asked to judge each project based upon how it will fit into the city's overall plan of action or CIP.

5. PRESERVATION OF CITY INFRASTRUCTURE

The CIP gives the city a workable plan to preserve the city's infrastructure - the publicly owned buildings, streets, sewers, water mains, equipment, storm sewers, parks, etc. It provides the city with a plan to identify and schedule the maintenance work that is needed to preserve these assets of the city.

6. ECONOMIC DEVELOPMENT TOOL

A well-maintained community infrastructure and a level debt payment schedule will then make the city a better place to start a business or industry. In other words, a CIP will demonstrate to potential investors that the city has its act together and has a plan for the future.

7. EFFICIENT USE OF PUBLIC FUNDS

A CIP will encourage the most efficient use of public funds. Since the city's financial resources are limited, a CIP will provide a plan to make the most efficient use of tax dollars.

8. FOSTER COOPERATION AMONG CITY DEPARTMENTS

A CIP may promote a better understanding and help foster greater cooperation among the city departments and employees. If the city employees are allowed to comment and make recommendations regarding the CIP, it will also encourage them see the "big picture" of the city's projects and overall needs.

9. INFORMATION FOR OTHER GOVERNMENTAL ENTITIES

If the city shares the CIP with other governmental units, such as the county, school district, and surrounding cities, it may promote regional cooperation. These entities may have similar projects or needs and a CIP will alert them to the city's plans. It may then spark some interest in a service sharing, joint contracting, or joint purchasing project. The city in turn should request and review the CIP of other governmental entities to determine the potential for regional cooperation and sharing.

10. ACCOMPLISHMENT OF LONG TERM GOALS

The adoption of a CIP allows the mayor and city council to work towards long term goals and an overall vision for the community. These goals could include economic development efforts, opening up land for housing developments, and increasing recreational opportunities.

B. LEGAL ASPECTS OF CIP: CODE OF IOWA REQUIREMENTS

There are some legal aspects of capital improvements planning that need to be considered by the city.

1. PUBLIC HEARING

Section 384.15(3) of the *Code of Iowa* requires the city to conduct a public hearing prior to the adoption of a CIP.

2. CIP LEVY

The voters of the city can authorize a levy of 67.5¢ per \$1,000 of assessed value to establish a capital improvements reserve fund in order to fund capital projects. Section 384.7 of the *Code of Iowa* permits such a levy by referendum.

3. BID LETTING

Although the city has a CIP, it must still follow the contract bid letting requirements that are outlined in Section 384.95-384.103 of the *Code of Iowa*.

4. EMERGENCY LEVY

Section 384.8 of the *Code of Iowa* authorizes a 27 ¢ per \$1,000 of assessed valuation emergency fund levy that could be earmarked for capital projects. The 27¢ levy does not require voter approval and can be enacted by the city council, if the city has reached the \$8.10 property tax limit.

5. CONSTITUTIONAL DEBT LIMIT

Finally, the city needs to be aware that the Iowa Constitution restricts the overall general obligation debt limit to no more than 5% of the total assessed valuation of the city. For example, if the city's assessed value is \$65,000,000, the general obligation debt limit is \$3,250,700. This same limit does not apply to revenue bonds that are repaid from utility monies, such as water and sewer user fees. Cities are encouraged to use no more than 80% of the general obligation debt capacity.

C. THE PROJECTS IN A CIP

The projects in a CIP will vary from city to city, depending upon the city council's policy and the size of the community. The typical CIP will contain such projects as land acquisition for public improvements, public building replacements or additions, major building repairs or renovations, street construction, storm sewer and drainage projects, wastewater facility improvements, watermain construction, water facility renovations, park developments, library projects, public works equipment, fire trucks, and police equipment.

D. THE PROCESS OF PREPARING A CIP

The process of preparing a capital improvements plan could include the following steps and actions:

1. Define a capital project or expenditure in terms of minimum costs and frequency of occurrence. For example, a capital equipment expenditure might be something that costs \$10,000 or more and has a life expectancy of five years or more.

2. Organize the process by appointing one person, such as the city administrator or city clerk, as the overall coordinator of the process and establish a committee to oversee the process.
3. Develop basic city policies and criteria, such as the goal is to have all curb and gutter streets and all water mains of six inches or more.
4. Forecast the demand for services and infrastructure and project the growth and development of the city.
5. Do an inventory of the existing facilities and assess the overall condition by reviewing previous studies and plans and conducting inspections. Prepare a maintenance plan for buildings and facilities.
6. Prepare project proposals with the available information. The project summaries can include a name or title, brief description, justification, schedule for completion, cost estimates, priority, map or site plan, and pictures.
7. Seek the advice of department heads, employees, engineers, contractors, architects, and consultants as the project proposals are prepared.
8. Review and analyze the city's financial capacity by researching past financial reports, the revenue projections for the future, and current debt repayment schedules.
9. Prepare level of service and revenue scenarios and then schedule the high priority projects over a specified period of time, such as five years.
10. Present the CIP to the city council for review and comment. Make corrections and changes as directed by the city council.
11. Conduct a public hearing on a draft of the CIP and seek the comments of local citizens.
12. Make the final revisions, set the priorities, and adopt the CIP by council resolution.
13. Conduct an annual review or assessment. Continue to revise and update the CIP on an annual basis.

E. TIME TABLE FOR THE CIP

The implementation of a workable CIP does require time and a flexible schedule. A suggested schedule could be as follows:

- | | |
|---|-----------|
| 1.Organize the process | May |
| 2.Develop policies and forecast the demand for services | June |
| 3.Inventory existing facilities | July |
| 4.Prepare project proposals and analyze the finances | August |
| 5.Prepare a working draft of the CIP | September |
| 6.Conduct the public hearing | October |
| 7.Final adoption of CIP by council resolution | October |
| 8.Include CIP projects in annual budget proposal | November |

F. SOURCES OF FUNDING FOR CIP

The single most difficult task in developing a CIP may be identifying the revenue sources to fund the proposed projects or capital expenditures. The city needs to be creative and consider many options or combination of options. The following is a list of potential revenue sources that may be used to finance capital projects:

1. Essential corporate purpose general obligation bonds for projects that do not require voter approval, such as streets, sanitary sewers, storm sewers, and water mains.

2. General corporate purpose general obligation bonds for projects that do require voter approval, such as city halls, libraries, public works buildings, parks, recreation centers, etc.
3. Utility revenue bonds for utility improvements such as wastewater plants, water plants, sanitary sewers, water mains, electric systems, natural gas systems, municipal cable systems, and storm water drainage districts.
4. Special assessment bonds for projects, such as street construction, when part of the costs can be assessed back to the benefited property owners within a specified area.
5. Loan agreements which allow the city to borrow funds, but subject to many of the same requirements as a general obligation bond issue.
6. Road use tax funds that can be used to fund specific projects such as street construction, sidewalk construction, storm sewer, street lighting and public works equipment.
7. Grants, loans, and donations for certain projects, such as swimming pools, recreation centers, wastewater plants, libraries and other facilities.
8. The Code of Iowa allows cities to enter into lease purchase agreements to finance such things as major pieces of equipment and even buildings. Cities have purchased backhoes, endloaders, and other major pieces of equipment through lease purchase agreements.
9. Tax increment financing (TIF) can be used to finance infrastructure improvements in specific areas, provided that there will be enough new private project building construction to generate the additional property tax revenues needed to repay the city's debt for these improvements.
10. Local option sales tax revenue is sometimes used for capital improvements, provided that the voters implement the one cent sales tax with that stipulation.
11. User fees can be used to partially fund some capital improvements for their respective departments. For example, a recreation center could be partially funded with revenues from fees paid by the persons using the center.
12. Special taxing districts can be set up to fund specific improvement, such as storm drainage systems and downtown improvements.

The important thing to remember is that many capital projects may require a combination of funding sources. Cities need to consult their financial advisers and legal counsel to make certain that what is being proposed is legal and will not jeopardize the city's financial condition.

Contact Information:

Patrick Callahan
Snyder & Associates
5005 Bowling St SW, Ste A
Cedar Rapids, IA 52404
pcallahan@snyder-associates.com
Phone (319) 362-9394 Fax: (319) 362-9448
Mobile: (563) 599-3708

December 7, 2010

ADDENDUM II – CITY OF REINBECK, IOWA = CAPITAL IMPROVEMENT PLAN PROJECT RANKING

	Project Name	Dale	Pete	Jamie Mayor	Dan	Bradon	Elisabeth	Total Score
	STREET PROJECTS							
1.	Center Street Water Main & Street Reconstruction Project Phase 1	A	A	A	A+	A	A	24
2.	Center Street Reconstruction Project Phase 2	A	A	C	A+	A+	A	22
3.	Chestnut Street to Park Street Project	B	B	B	A	A	A	21
4.	Main Street Curb/Gutter/Stormwater Project	A	C	C	C		C	
	WATER DEPARTMENT PROJECTS							
5.	New Water Tower	B	B	B	B	C	B	17
6.	Water Distribution Improvements	C	C	B	B	B	B	16
7.	New Laptop and Printer	C	A	C	C	B	A	17
8.	Continue Pump Replacement	B	A	C	A	B	B	19
	SEWER DEPARTMENT PROJECTS							
9.	Annual Slip Lining Project	A	A	B	A	B	A	22
10.	New laptop and Printer	C	A	B	C	B	A	18
11.	Replace Honey Wagon	D	B	C	D	C	C	11
	STREET DEPARTMENT PROJECTS							
12.	Public Works Building Project	D	C	C	D	D	C	9
13.	Street Sweeper Purchase	B	C	C	C	B	C	14
14.	Purchase of Equipment Purchase of man lift	D	B	C	C	C-D	C	12
15.	Skid Loader Purchase	C	C	B	C	C	C	13
16.	Tree Removal Program	B	A	C	B	B-	A	19
	FIRE DEPARTMENT PROJECTS							
17.	New Fire Station Project	D-	D	D	D	C-D	D	7
18.	New Meeting Room Office Tables & Chairs	C	C	C	D	D	D	9
19.	New Tanker	D	C	D	D	C	D	8
20.	Replace SCBA bottles	C	C	B	D	C	C	12
21.	New 24' Enclosed Trailer	D	D	D	D	C	D	7
22.	New Pickup	D	D	D	D	D	D	6

	Project Name	Dale	Pete	Jamie Mayor	Dan	Bradon	Elisabeth	Total Score
23.	New Hot Water Pressure Washer	D	C	D	D	C	D	8
24.	New Ladders for Fire Trucks	C	B	C	D	C	C	12
25.	Repair Exterior of Building	C	B	C	B	B-	B	16
26.	Addition Gas Monitors	C	C	C	B	B	C	14
27.	Shelving Units	D	D	D	D	C	D	7
28.	New Rit Pack	D	D	C	D	C	C	9
	PARK PROJECTS							
29.	Elmwood Park Walking Trail Project	C	C	C	B	C	B	14
30.	Pickleball/Basketball/Tennis Courts Improvements Project	A	A	B	A	B	A	22
31.	New Playground Equipment	B	B	C	C	B	A	17
	POOL PROJECTS							
32.	Painting Water Slide at the Aquatic Center	C	C	C	A	B	A	17
33.	New Canopy Umbrellas at the Aquatic Center	C	B	C	A	B	B	17
34.	Enclose the Pump Room at the Aquatic Center	C	B	C	D	C	C	12
35.	Replace Pool Grate	C	C	B	A	B	C	16
36.	Repaint Aquatic Center	C	B	C	B	B	B	16
	CEMETERY PROJECTS							
37.	New Pickup – Park & Cemetery	D	C	B	D	C	C	11
38.	Removed Old Concrete Drives and Replace with New	B	C	C	B	C	B	15
39.	Remove and Replace Dying Evergreen Trees	B	B	C	B	B	B	17
40.	New Columbarium	B	B	D	D	C	B	13
	CITY HALL PROJECTS							
41.	New Copier	B	A	B	B	B	A	20
42.	Paint Outside Façade	B	A	C	C	B	C	16
43.	Bathroom Remodel	D	D	C	C	C	D	9
44.	New Computers	A	A	B	B	B	A	21
	MEMORIAL BUILDING PROJECTS							
45.	Landscaping Project	C	D	C	C	C	C	11
46.	Bathroom Expansion	C	C	D	A	D	D	11
	LIBRARY PROJECTS							
47.	Phase 2 Remodel Project Building & System Improvements FY28	C	D	D	C	B	C	11
48.	Phase 3 Remodel Project	D	D	D	C	C	C	9

	Project Name	Dale	Pete	Jamie Mayor	Dan	Bradon	Elisabeth	Total Score
	Children's Library Improvements FY30							
	CIP FUND BUILDING PROJECT							
49.	CIP Fund Building	A	B	A	A	B	A	22
	COMMUNITY DEVELOPMENT PROJECTS							
50.								
51.								
52.								
53.								
54.								
55.								
56.								
57.								
58.								
59.								
60.								

- TBA – “To Be Determined” at a later date
- Hoien Enterprises will be getting a schedule and cost of replacements of all city HVAC/Furnace replacements

The Mayor and council performed the voting in April & May 2026. They were told to rank the list of Capital Improvement Projects by order that they believed to be most important with the following ranking options:

Rank	Fiscal Years	Comments
A	7/1/26 to 6/30/28	Critical need. Should start ASAP.
B	7/1/28 to 6/30/30	Very important. Could delay for couple years.
C	7/1/30 to 6/30/32	Include in CIP but place at the end.
D	Beyond 7/1/32	Not the highest priority due to funding issues. Include on separate list at end of CIP.

The rankings were then given a score as follows:

Rank	Score
A	4 Points
B	3 Points
C	2 Points
D	1 Point

Addendum III

Final Amortization Schedule

City of Reinbeck

C0957R

CS-1920776-01



Loan summary

Loan Closing Date	Nov 30, 2018
Final Disbursement Date	Oct 4, 2019
Final Maturity Date	Jun 1, 2038
Loan Period in Years	20
Original Loan Amount	\$ 792,000.00
0.5% Initiation Fee	3,960.00
Unused Proceeds, If Any	\$ 67,916.45
Annual Interest Rate	1.75%
Total Interest	\$ 133,752.79
Servicing Fee Rate	0.25%
Total Servicing Fees	\$ 19,107.53
Total Loan Costs	\$ 156,820.32

Final Draw Schedule

Initiation Fee	Nov 30, 2018	3,960.00
Acrued Draw	Nov 30, 2018	504,198.50
Acrued Draw	Jan 4, 2019	5,462.50
Acrued Draw	Jan 25, 2019	17,583.55
Acrued Draw	Mar 1, 2019	120,901.81
Acrued Draw	Jul 12, 2019	3,906.92
Acrued Draw	Aug 2, 2019	33,138.64
Acrued Draw	Aug 30, 2019	29,931.63
Acrued Draw	Oct 4, 2019	5,000.00
Total Loaned Amount		724,083.55

Payment Date	Beginning Balance	Principal	Interest	Servicing Fee	Total Loan Payment	Total Annual Debt Service	Ending Balance
Jun 1, 2019	652,106.36	33,000.00	5,146.77	735.25	38,882.02	38,882.02	619,106.36
Dec 1, 2019	691,083.55		5,781.54	825.93	6,607.47		691,083.55
Jun 1, 2020	691,083.55	30,083.55	6,046.98	863.85	36,994.38	43,601.85	661,000.00
Dec 1, 2020	661,000.00		5,783.75	826.25	6,610.00		661,000.00
Jun 1, 2021	661,000.00	30,000.00	5,783.75	826.25	36,610.00	43,219.99	631,000.00
Dec 1, 2021	631,000.00		5,521.25	788.75	6,310.00		631,000.00
Jun 1, 2022	631,000.00	31,000.00	5,521.25	788.75	37,310.00	43,619.99	600,000.00
Dec 1, 2022	600,000.00		5,250.00	750.00	6,000.00		600,000.00
Jun 1, 2023	600,000.00	32,000.00	5,250.00	750.00	38,000.00	43,999.99	568,000.00
Dec 1, 2023	568,000.00		4,970.00	710.00	5,680.00		568,000.00
Jun 1, 2024	568,000.00	32,000.00	4,970.00	710.00	37,680.00	43,359.99	536,000.00
Dec 1, 2024	536,000.00		4,690.00	670.00	5,360.00		536,000.00
Jun 1, 2025	536,000.00	33,000.00	4,690.00	670.00	38,360.00	43,720.00	503,000.00
Dec 1, 2025	503,000.00		4,401.25	628.75	5,030.00		503,000.00
Jun 1, 2026	503,000.00	34,000.00	4,401.25	628.75	39,030.00	44,060.00	469,000.00
Dec 1, 2026	469,000.00		4,103.75	586.25	4,690.00		469,000.00
Jun 1, 2027	469,000.00	35,000.00	4,103.75	586.25	39,690.00	44,380.00	434,000.00
Dec 1, 2027	434,000.00		3,797.50	542.50	4,340.00		434,000.00
Jun 1, 2028	434,000.00	35,000.00	3,797.50	542.50	39,340.00	43,680.00	399,000.00
Dec 1, 2028	399,000.00		3,491.25	498.75	3,990.00		399,000.00
Jun 1, 2029	399,000.00	36,000.00	3,491.25	498.75	39,990.00	43,980.00	363,000.00
Dec 1, 2029	363,000.00		3,176.25	453.75	3,630.00		363,000.00
Jun 1, 2030	363,000.00	37,000.00	3,176.25	453.75	40,630.00	44,260.00	326,000.00
Dec 1, 2030	326,000.00		2,852.50	407.50	3,260.00		326,000.00
Jun 1, 2031	326,000.00	38,000.00	2,852.50	407.50	41,260.00	44,520.00	288,000.00
Dec 1, 2031	288,000.00		2,520.00	360.00	2,880.00		288,000.00
Jun 1, 2032	288,000.00	38,000.00	2,520.00	360.00	40,880.00	43,760.00	250,000.00
Dec 1, 2032	250,000.00		2,187.50	312.50	2,500.00		250,000.00
Jun 1, 2033	250,000.00	39,000.00	2,187.50	312.50	41,500.00	44,000.00	211,000.00
Dec 1, 2033	211,000.00		1,846.25	263.75	2,110.00		211,000.00
Jun 1, 2034	211,000.00	40,000.00	1,846.25	263.75	42,110.00	44,220.00	171,000.00
Dec 1, 2034	171,000.00		1,496.25	213.75	1,710.00		171,000.00
Jun 1, 2035	171,000.00	41,000.00	1,496.25	213.75	42,710.00	44,420.00	130,000.00
Dec 1, 2035	130,000.00		1,137.50	162.50	1,300.00		130,000.00
Jun 1, 2036	130,000.00	42,000.00	1,137.50	162.50	43,300.00	44,600.00	88,000.00
Dec 1, 2036	88,000.00		770.00	110.00	880.00		88,000.00
Jun 1, 2037	88,000.00	43,000.00	770.00	110.00	43,880.00	44,760.00	45,000.00
Dec 1, 2037	45,000.00		393.75	56.25	450.00		45,000.00
Jun 1, 2038	45,000.00	45,000.00	393.75	56.25	45,450.00	45,900.00	0.00

Final Amortization Schedule

City of Reinbeck
D0252R
FS-38-10-DWSRF-050



Loan summary

Loan Closing Date	Oct 26, 2012
Final disbursement Date	Aug 23, 2013
Final Maturity Date	Jun 1, 2027
Loan period in years	15.0
Original Loan Amount	\$ 250,000.00
Unused Proceeds, if any	26,091.03
Final Loan Amount	\$ 223,908.97
Annual interest rate	1.75%
Total interest	\$ 30,628.07
Servicing Fee rate	0.25%
Total Servicing Fees	\$ 4,375.05
Total Loan Costs	\$ 36,253.12

Final Draw Schedule

Initiation Fee - Oct 26, 2012	1,250.00
Actual Draw - Oct 26, 2012	134,178.00
Actual Draw - Dec 21, 2012	48,886.88
Actual Draw - Feb 28, 2013	25,033.76
Actual Draw - Aug 9, 2013	12,560.33
Actual Draw - Aug 23, 2013	2,000.00

Total Loaned Amount 223,908.97

Payment Date	Beginning Balance	Principal	Interest	Servicing Fee	Total Loan Payment	Total Annual Debt Service	Ending Balance
Dec 1, 2012	135,428.00		230.41	32.92	263.33		135,428.00
Jun 1, 2013	209,348.64	14,000.00	1,678.75	239.42	15,918.17	16,181.50	195,348.64
Dec 1, 2013	209,908.97		1,787.21	255.32	2,042.53		209,908.97
Jun 1, 2014	209,908.97	12,908.97	1,836.70	262.39	15,008.06	17,050.59	197,000.00
Dec 1, 2014	197,000.00		1,723.75	246.25	1,970.00		197,000.00
Jun 1, 2015	197,000.00	13,000.00	1,723.75	246.25	14,970.00	16,940.00	184,000.00
Dec 1, 2015	184,000.00		1,610.00	230.00	1,840.00		184,000.00
Jun 1, 2016	184,000.00	14,000.00	1,610.00	230.00	15,840.00	17,680.00	170,000.00
Dec 1, 2016	170,000.00		1,487.50	212.50	1,700.00		170,000.00
Jun 1, 2017	170,000.00	14,000.00	1,487.50	212.50	15,700.00	17,400.00	156,000.00
Dec 1, 2017	156,000.00		1,365.00	195.00	1,560.00		156,000.00
Jun 1, 2018	156,000.00	14,000.00	1,365.00	195.00	15,560.00	17,120.00	142,000.00
Dec 1, 2018	142,000.00		1,242.50	177.50	1,420.00		142,000.00
Jun 1, 2019	142,000.00	15,000.00	1,242.50	177.50	16,420.00	17,840.00	127,000.00
Dec 1, 2019	127,000.00		1,111.25	158.75	1,270.00		127,000.00
Jun 1, 2020	127,000.00	15,000.00	1,111.25	158.75	16,270.00	17,540.00	112,000.00
Dec 1, 2020	112,000.00		980.00	140.00	1,120.00		112,000.00
Jun 1, 2021	112,000.00	15,000.00	980.00	140.00	16,120.00	17,240.00	97,000.00
Dec 1, 2021	97,000.00		848.75	121.25	970.00		97,000.00
Jun 1, 2022	97,000.00	15,000.00	848.75	121.25	15,970.00	16,940.00	82,000.00
Dec 1, 2022	82,000.00		717.50	102.50	820.00		82,000.00
Jun 1, 2023	82,000.00	16,000.00	717.50	102.50	16,820.00	17,640.00	66,000.00
Dec 1, 2023	66,000.00		577.50	82.50	660.00		66,000.00
Jun 1, 2024	66,000.00	16,000.00	577.50	82.50	16,660.00	17,320.00	50,000.00
Dec 1, 2024	50,000.00		437.50	62.50	500.00		50,000.00
Jun 1, 2025	50,000.00	16,000.00	437.50	62.50	16,500.00	17,000.00	34,000.00
Dec 1, 2025	34,000.00		297.50	42.50	340.00		34,000.00
Jun 1, 2026	34,000.00	17,000.00	297.50	42.50	17,340.00	17,680.00	17,000.00
Dec 1, 2026	17,000.00		148.75	21.25	170.00		17,000.00
Jun 1, 2027	17,000.00	17,000.00	148.75	21.25	17,170.00	17,340.00	0.00

A RESOLUTION TO ESTABLISH THE TERMS AND EFFECTIVE DATE FOR BALLOT
ISSUE OF PROPOSED ONE PERCENT (1%) LOCAL OPTION SALES AND SERVICES TAX

WHEREAS, the City of Reinbeck's local option sales and services tax will sunset on June 30, 2024; and

WHEREAS, the City Council of the City of Reinbeck wishes to have the Grundy County Auditor place upon the ballot at the next election, November 7, 2023, the issue of whether a local option sales and services tax should be imposed in the City of Reinbeck; and

WHEREAS, the City Council of the City of Reinbeck wishes to designate for the ballot issue the uses of the local option sales and services tax, for which the tax would be imposed and the sunset of the tax; and

WHEREAS, the imposition and uses of such a tax is in the best interests of the citizens of the City of Reinbeck.

THEREFORE, IT IS HEREBY MOVED BY THE COUNCIL OF THE CITY OF REINBECK, IOWA, AS FOLLOWS:

1. A one percent (1%) sales and services tax shall be imposed in Reinbeck, Iowa after passage by the electorate, and the further terms and conditions thereof are as follows:
 - a. The sales and services which will be subject to the one percent (1%) tax are only those allowed by law.
 - b. The effective date of the imposition of the tax shall be the 1st day of July, 2024.
 - c. Zero percent (0%) of the tax revenues collected and sent to the City shall be applied to general property tax relief in the City of Reinbeck.
 - d. Ninety percent (90%) of the tax collected and sent to the City shall be applied to, but not limited to, repairs, replacements, upgrades, and new additions to the infrastructure systems of the City of Reinbeck including streets, sanitary sewer, water treatment, water distribution, curb & gutter and storm sewer/run off management.
 - e. Ten percent (10%) of the tax collected and sent to the City shall be applied to, but not limited to, park & recreation, economic development/city promoting, and other community improvement projects.
 - f. The local option sales tax shall not have a sunset clause.

2. The Reinbeck City Administrator shall certify a copy of this Resolution to the Grundy County Commission of Elections and to the Grundy County Board of Supervisors.
3. The text of the measure to be on the ballot shall be as follows:

Summary: To authorize imposition of a local sales and services tax in the City of Reinbeck at the rate of one percent (1%) to be effective on July 1, 2024.

A local sales and services tax shall be imposed in the city of Reinbeck at the rate of one percent (1%) to be effective on July 1, 2024.

Zero percent (0%) for property tax relief.

The specific purposes for which the revenues shall otherwise be expended are:

1. Ninety percent (90%) of such revenues for lawful purposes of the City including, but not limited to, repairs, replacements, upgrades, and new additions to the infrastructure systems of the City of Reinbeck including streets, sanitary sewer, water treatment, water distribution, curb & gutter and storm sewer/run off management; and
2. Ten percent (10%) of such revenues for lawful purposes of the City including, but not limited to, park & recreation, economic development/city promoting and other community improvement projects.

The local option sales tax shall not have a sunset clause.

Passed this 6th day of June 2023, and signed this 6th day of June 2023.

Ash Larsen, Mayor

Julie Wilkerson, City Administrator

Vote:

Aye ✓ Nay _____
Aye ✓ Nay _____
Aye ✓ Nay _____
Aye ✓ Nay _____
Aye ✓ Nay _____