



CITY COUNCIL MEMORANDUM

TO: City Council

FROM: Matthew R. Schmitz, MPA – City Manager

DATE OF MEETING: May 11, 2026

ITEM TITLE: Downtown Parking – Lot 1 Resurfacing – Authorization for Purchase

BACKGROUND:

We are seeking authorization to resurface Downtown Parking Lot 1, located on the north side of 2nd Street NE and the west side of 4th Avenue NE. There is a map attached as well.

This project involves milling the existing lot, applying an average of 2.5 inches of hot mix asphalt, and completely restriping the parking lines. This is a planned and budgeted expense for Fiscal Year 2027.

We are aiming to complete this resurfacing prior to hosting the RAGBRAI overnight stop on July 23, 2026, to ensure our downtown infrastructure is in top condition for the influx of visitors.

DISCUSSION:

To ensure we received competitive pricing, we solicited bids from three qualified contractors. The bids received for the complete project, including all preparation, asphalt overlay, and striping, were as follows:

- **Kluesner Construction, Inc.:** \$50,240.00
- **ASPRO, Inc.:** \$50,669.00 (This includes a base bid of \$49,069.00 plus \$1,600.00 for layout and striping)
- **River City Paving:** \$57,955.00

Kluesner Construction provided the lowest responsive and responsible bid at \$50,240.00.

Because this total exceeds the City Manager's \$50,000 spending authority, we are bringing this item to the City Council for official approval. The contractor is aware of our timeline and has agreed to terms stipulating that payment will be issued after July 1, once the new FY2027 budget year begins.

RESULTS:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **supporting and enhancing City infrastructure**. This item helps achieve that vision by ensuring our public parking facilities are safe, well maintained, and visually appealing for both our residents and visitors.

FINANCIAL CONSIDERATION:

The total cost for this project is \$50,240.00. This is a budgeted expense that will be funded from the FY2027 budget. Payment will be processed after July 1, 2026, aligning with the start of the new fiscal year.

RECOMMENDATION:

Staff recommends that the City Council approve the purchase authorization and authorize the City Manager to proceed with the Downtown Parking Lot 1 resurfacing project and award the bid to Kluesner Construction, Inc., in the amount of \$50,240.00.