



City Council Meeting

Monday, September 23, 2024 at 5:15 pm

LOCATION OF MEETING:

City Hall Council Chambers, 627 N. Adams Street, Carroll, Iowa 51401

NOTICE

In addition to attending the meeting in person, the public can watch the meeting live from the City's Cable Access Channel CAAT6 available on Western Iowa Network and Mediacom or on the City's YouTube channel by going to: <https://www.youtube.com/CityofCarrollIowa> If you choose to watch live on YouTube you are encouraged to subscribe to the City's YouTube channel so you can access the meeting live when it starts. CAAT6 and YouTube meeting feeds are a view only option and you will not be able to participate in the meeting via CAAT6 or YouTube.

The City of Carroll will make the meeting available telephonically via zoom for those individuals who wish to attend remotely. Individuals wishing to attend remotely need to contact the City at 712-792-1000 by 3:00 PM the day of the meeting to make arrangements.

AGENDA

1. Pledge of Allegiance

2. Roll Call

3. Consent Agenda

a. Approval of Minutes of the September 9 and 16, 2024 Meetings

b. Approval of Bills and Claims

c. Licenses and Permits:

- Renewal of Special Class "C" Retail Native Wine License - *Full Swing Golf LLC*
- Renewal of Class "B" Retail Alcohol License - *Carroll Can Redemption*
- Renewal of Class "E" Retail Alcohol License – *Fareway Stores, Inc. #409*
- Renewal of Class "B" Retail Alcohol License – *Hy-Vee Fast & Fresh*
- Renewal of Class "C" Retail Alcohol License with Catering Privilege – *Hy-Vee Market Café*

4. Oral Requests and Communications from the Audience

Members of the public wishing to address the Council for items not on the agenda are asked to approach the podium and wait to be recognized. After recognition, the person shall state their name

and address for the record. Statement or questions are limited to five (5) minutes.

5. Ordinances

a. Carroll City Ordinance Chapter 66 Amendment - Truck Traffic Prohibited on Certain Streets

Also see item 6.a – [August 26, 2024](#) – Carroll City Ordinance Chapter 66 Amendment - Truck Traffic Prohibited on Certain Streets

6. Resolutions

a. West Golfview Subdivision

- Review of Proposals Submitted
- Resolution Setting a Public Hearing on the Proposed Sale of City Interest in Real Estate

Also see item 8.c – [June 26, 2023](#) – Housing Discussion – JEO Design-Golf Course Site and Region XII COG, Inc.-Home Construction Agreement

and item 6.a – [July 10, 2023](#) – N. West Street – Golf Course Property Development – Professional Services Agreement

and item 7.b – [November 13, 2023](#) – West Golfview Subdivision - Paving Section Selection

Also see item 8.a - [February 26, 2024](#) - Not to Exceed \$1,282,500 General Obligation Capital Loan Notes (Golfview Subdivision and Fire Rescue Vehicle) - Set Public Hearing

and item 6.e - [April 8, 2024](#) - Vacation of a Portion of North West Street - Resolution Setting a Public Hearing

and item 6.f - [April 8, 2024](#) - Rezoning Proposal from A-1, Agricultural District to R-3, Low-Density Residential District - Resolution Setting Public Hearing

and item 7.c - [April 22, 2024](#) - Vacation of a Portion of North West Street - Public Hearing and Ordinance

and item 7.d - [April 22, 2024](#) - Rezoning Request from A-1, Agricultural District to R-3, Low-Density Residential District - Public Hearing and Ordinance

and item 7.a - [May 13, 2024](#) - Vacation of a Portion of North West Street - 2nd Reading

and item 7.b - [May 13, 2024](#) - Rezoning Request from A-1, Agricultural District to R-3, Low-Density Residential District - 2nd Reading

and item 5.a - [May 28, 2024](#) - Rezoning Request from A-1, Agricultural District to R-3, Low-Density Residential District - 3rd Reading

and item 6.b - [June 24, 2024](#) - West Golfview Subdivision - Preliminary Plat - Final Plat

and item 8.d - [August 12, 2024](#) - West Golfview Subdivision - Request for Proposals

b. Not to exceed \$1,655,000 General Obligation Urban Renewal Capital Loan Notes (CBD Street Resurfacing & US30 Traffic Signals)

- Public hearing on the authorization of a Loan Agreement and the issuance of Notes to evidence the obligation of the City thereunder
- Resolution instituting proceedings to take additional action

Also see and item 7.a – [June 10, 2024](#) - CBD Street Resurfacing - 2024 Report of Proposal Opening and Consideration of Award of Contract
and see item 7.c - [August 26, 2024](#) - General Obligation Capital Loan Notes, Series 2024B (Reimbursement Resolution)
and see item 6.a - [September 9, 2024](#) - Not to exceed \$1,655,000 General Obligation Urban Renewal Capital Loan Notes (CBD Street Resurfacing & US 30 Traffic Signals Project) - Set Public Hearing

7. Reports

a. Access Washington Report

8. Committee Reports (Informational Only)

9. Comments from the Mayor

10. Comments from the City Council

11. Comments from the City Manager

12. Adjourn

October Meetings:

- * Board of Adjustment - October 7, 2024 - City Hall - 627 N Adams St
- * Planning and Zoning Commission – October 9, 2024 – City Hall - 627 N Adams St
- * City Council – October 14, 2024 – City Hall – 627 N Adams St
- * Airport Commission – October 14, 2024 – Airport Terminal Building - 21177 Quail Ave
- * Library Board of Trustees – October 21, 2024 – Carroll Public Library – 118 E 5th St
- * City Council – October 28, 2024 – City Hall – 627 N Adams St

www.cityofcarroll.com

The City of Carroll will make every attempt to accommodate the needs of persons with disabilities, please notify us at least three business days in advance when possible at 712-792-1000, should special accommodations be required.

COUNCIL MEETING

SEPTEMBER 9, 2024

(Please note these are draft minutes and may be amended by Council before final approval.)

The Carroll City Council met in regular session on this date at 5:15 p.m. in the Council Chambers, City Hall, 627 N. Adams Street. Council Members present: Jason Atherton, Kyle Bauer, Tom Bordenaro, JJ Schreck, and Carolyn Siemann. Absent: LaVern Dirx. Mayor Jerry Fleshner presided and City Attorney Dave Bruner was in attendance.

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The Pledge of Allegiance was led by the City Council. No Council action taken.

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It was moved by Atherton, seconded by Bordenaro, to approve the following items on the consent agenda: a) minutes of the August 26, 2024 meeting, as written; b) bills and claims in the amount of \$1,729,706.25; c) Licenses and permits: None; d) Resolution No. 24-74, Authorizing Advancement of Costs for an Urban Renewal Project and Certification of Expenses Incurred by the City for the City match to the Emergency Community Catalyst Building Remediation Grant for 504 N. Adams Street; and e) Resolution No. 24-75, Supplemental Agreement for Additional Services #1 with Snyder & Associates, Inc. for a decrease in the amount of \$6,200.00 for the US 30 Traffic Signal Improvements – 2024 Project. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Dirx. Motion carried 5-0.

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Marci Wernimont addressed Council during the oral requests and communication from the audience. No Council action taken.

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It was moved by Atherton, seconded by Bordenaro, to approve the second reading and waive the third reading of an ordinance for the division of revenues under Section 403.19, Code of Iowa, for the Echo Urban Renewal Plan. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Dirx. Motion carried 5-0.

It was moved by Bordenaro, seconded by Schreck, to adopt said Ordinance No. 2415. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Dirx. Motion carried 5-0.

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It was moved by Schreck, seconded by Siemann, to approve Resolution No. 24-76, Setting Public Hearing Date for September 23, 2024, for the Not to Exceed \$1,655,000 General Obligation Urban Renewal Capital Loan Notes for the CBD Street Resurfacing – 2024 Project and design services for the US 30 Traffic Signals Project and directing City Clerk to publish said notice. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Dirx. Motion carried 5-0.

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It was moved by Atherton, seconded by Bordenaro, to approve Resolution No. 24-77, Curriculum and Brand Licensing Agreement with Can Play Adapted Programs. Melissa Clarke-Wharff, Founder of Can Play Adapted Programs, addressed Council on this issue. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Dirx. Motion carried 5-0.

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It was moved by Bordenaro, seconded by Schreck, to approve Change Order No. 1 for the Renovations at Merchants Park Project in a credit amount of (\$3,088.00). The effect of the change order on the contract price is as follows:

Original Contract	\$1,307,800.00
Change Order No. 1	<u>(3,088.00)</u>
Contract with Change Order	<u>\$1,304,712.00</u>

On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Dirx. Motion carried 5-0.

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It was moved by Bordenaro, seconded by Atherton, to go into closed session at 5:38 p.m. per Iowa Code 21.5(1)(c) to discuss strategy with counsel in matters where the litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Dirx. Motion carried 5-0.

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It was moved by Atherton, seconded by Bordenaro, to go back into open session at 6:06 p.m. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Dirx. Motion carried 5-0.

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It was moved by Bordenaro, seconded by Atherton, to approve a Settlement Agreement Negotiated by Iowa Communities Assurance Pool (ICAP) subject to the inclusion of a confidentiality provision. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Dirx. Motion carried 5-0.

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It was moved by Bordenaro, seconded by Atherton, to adjourn at 6:08 p.m. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Dirx. Motion carried 5-0.

ATTEST:

Laura A. Schaefer, City Clerk

COUNCIL MEETING
SEPTEMBER 16, 2024

The Carroll City Council met in special session on this date at 5:15 p.m. in the Council Chambers, City Hall, 627 N Adams Street. Members present: Jason Atherton (via Zoom web conferencing), Kyle Bauer, Tom Bordenaro, LaVern Dirks, JJ Schreck (via Zoom web conferencing) and Carolyn Siemann. Absent: None. Mayor Jerry Fleshner presided and City Attorney Dave Bruner was in attendance.

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The Pledge of Allegiance was led by the City Council. No Council action taken.

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It was moved by Bordenaro, seconded by Bauer, to go into closed session at 5:16 p.m. per Iowa Code 21.5(1)(c) to discuss strategy with counsel in matters where the litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

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It was moved by Bordenaro, seconded by Bauer, to go back into open session at 5:27 p.m. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

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It was moved by Bauer, seconded by Siemann, to amend the September 9, 2024, City Council motion to approve a tentative settlement agreement negotiated by Iowa Communities Assurance Pool (ICAP), subject to inclusion of a confidentiality provision. A motion is now made to amend the motion made on this matter on September 9, 2024, to approve the tentative settlement agreement negotiated by Iowa Communities Assurance Pool (ICAP), subject to inclusion of a mutual non-disparagement provision rather than subject to inclusion of a confidentiality provision. The tentative settlement agreement will not be subject to a confidentiality provision. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried: 6-0.

It was moved by Bauer, seconded by Bordenaro, to authorize the Mayor to execute any settlement documents on behalf of the City to finalize the tentative settlement agreement negotiated by Iowa Communities Assurance Pool (ICAP). On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried: 6-0.

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It was moved by Bordenaro, seconded by Bauer, to adjourn at 5:30 p.m. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried: 6-0.

Gerald H. Fleshner, Mayor

ATTEST:

Laura A. Schaefer, City Clerk



Carroll, IA

COUNCIL CLAIMS 9/23/2024

By Vendor Filed As

Payment Dates 9/10/2024 - 9/23/2024

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
Vendor Filed As: 003940 - A T & T MOBILIT				
287314044451X09062024	PD - PHONES & AIR CARDS	132187	09/12/2024	823.63
287314044451X09062024	FD PHONES	132187	09/12/2024	31.45
287314044451X09062024	BLDG PHONES	132187	09/12/2024	13.47
Vendor Filed As 003940 - A T & T MOBILIT Total:				868.55
Vendor Filed As: 001720 - ACCESS SYSTEMS				
INV1633573	COPIER CONTRACT			21.57
INV1633573	COPIER CONTRACT			145.38
Vendor Filed As 001720 - ACCESS SYSTEMS Total:				166.95
Vendor Filed As: 003484 - ADAPTIVE AUDIOL				
INV0001049	EMPLOYEE HEARING TESTS			1,565.00
Vendor Filed As 003484 - ADAPTIVE AUDIOL Total:				1,565.00
Vendor Filed As: 003124 - AED SUPERSTORE				
INV3143607	AED BATTERY			236.00
Vendor Filed As 003124 - AED SUPERSTORE Total:				236.00
Vendor Filed As: 012650 - ALLIANT ENERGY-				
INV0001038	GAS BILLS	132193	09/12/2024	34.73
INV0001038	GAS BILLS	132193	09/12/2024	57.75
INV0001038	GAS BILLS	132193	09/12/2024	77.88
INV0001038	GAS BILLS	132193	09/12/2024	52.09
INV0001038	GAS BILLS	132193	09/12/2024	69.30
INV0001038	GAS BILLS	132193	09/12/2024	113.25
INV0001038	GAS BILLS	132193	09/12/2024	1,375.17
INV0001038	GAS BILLS	132193	09/12/2024	1,589.29
INV0001038	GAS BILLS	132193	09/12/2024	33.53
INV0001038	GAS BILLS	132193	09/12/2024	56.09
INV0001038	GAS BILLS	132193	09/12/2024	38.54
INV0001038	GAS BILLS	132193	09/12/2024	71.54
INV0001038	GAS BILLS	132193	09/12/2024	1,652.69
Vendor Filed As 012650 - ALLIANT ENERGY- Total:				5,221.85
Vendor Filed As: 002370 - ARNOLD MOTOR SU				
07NV145475	RUT OIL DRI			26.74
354184	PARKS TEMPERATURE SENSOR			32.27
Vendor Filed As 002370 - ARNOLD MOTOR SU Total:				59.01
Vendor Filed As: 002818 - BAKER AND TAYLO				
2038489027	LIBRARY BOOKS	132197	09/17/2024	359.80
2038490161	LIBRARY BOOKS	132197	09/17/2024	619.41
2038512479	LIBRARY BOOKS	132197	09/17/2024	320.56
2038534052	LIBRARY BOOKS	132197	09/17/2024	2,418.17
Vendor Filed As 002818 - BAKER AND TAYLO Total:				3,717.94
Vendor Filed As: 001943 - BAUER BUILT TIR				
120188951	RUT #33 TIRE REPAIRS			225.00
Vendor Filed As 001943 - BAUER BUILT TIR Total:				225.00
Vendor Filed As: 000609 - BIERSCHBACH EQU				
104812	RUT - MINNICH DRILL REPAIRS			1,979.45
Vendor Filed As 000609 - BIERSCHBACH EQU Total:				1,979.45
Vendor Filed As: 003515 - BOMGAARS				
21349181	PARKS - STRAW FOR SEED CO...			32.97
21353400	FD - BATTERIES			20.98
21353455	PARKS - HERBICIDE SPRAY			89.99
21353475	FD BATTERIES			3.00

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
21359568	CEMETERY - TOWELS, CLEANE...			49.86
Vendor Filed As 003515 - BOMGAARS Total:				196.80
Vendor Filed As: 003661 - BREDA TELEPHONE				
10847150	LOCAL AND LONG DISTANCE	DFT0000380	09/12/2024	252.86
10847150	LOCAL AND LONG DISTANCE	DFT0000380	09/12/2024	133.48
10847150	LOCAL AND LONG DISTANCE	DFT0000380	09/12/2024	268.50
10847150	LOCAL AND LONG DISTANCE	DFT0000380	09/12/2024	224.39
10847150	LOCAL AND LONG DISTANCE	DFT0000380	09/12/2024	169.70
10847150	LOCAL AND LONG DISTANCE	DFT0000380	09/12/2024	223.22
10847150	LOCAL AND LONG DISTANCE	DFT0000380	09/12/2024	211.28
10847150	LOCAL AND LONG DISTANCE	DFT0000380	09/12/2024	394.83
10847150	LOCAL AND LONG DISTANCE	DFT0000380	09/12/2024	219.47
10847150	LOCAL AND LONG DISTANCE	DFT0000380	09/12/2024	138.48
10847150	LOCAL AND LONG DISTANCE	DFT0000380	09/12/2024	139.26
10847150	LOCAL AND LONG DISTANCE	DFT0000380	09/12/2024	443.87
10847150	LOCAL AND LONG DISTANCE	DFT0000380	09/12/2024	378.13
10847150	LOCAL AND LONG DISTANCE	DFT0000380	09/12/2024	300.98
10847150	LOCAL AND LONG DISTANCE	DFT0000380	09/12/2024	351.40
Vendor Filed As 003661 - BREDA TELEPHONE Total:				3,849.85
Vendor Filed As: 004138 - CAPITAL SANITAR				
R079649	AIRPORT TOWELS AND SOAP	132190	09/12/2024	174.46
R079765	LIBRARY SOAP, PAPER TOWEL...	132202	09/17/2024	199.09
R079679	RC - DRY MOP HANDLE			62.00
R079717	RC - BOX OF MICROFIBER RAGS			200.00
R079768	CH - HAND SOAP, CLEANING ...			395.18
R079768A	CH STAINLESS STEEL CLEANER...			218.00
R079819	RC TOILET PAPER, BOWL & FL...			216.02
Vendor Filed As 004138 - CAPITAL SANITAR Total:				1,464.75
Vendor Filed As: 004132 - CARROLL AVIATIO				
INV0001036	AIRPORT CONTRACT	132189	09/12/2024	7,235.00
Vendor Filed As 004132 - CARROLL AVIATIO Total:				7,235.00
Vendor Filed As: 004196 - CARROLL HYDRAUL				
68109	CEMETERY - HYDRAULIC RESE...			125.00
Vendor Filed As 004196 - CARROLL HYDRAUL Total:				125.00
Vendor Filed As: 004200 - CARROLL LUMBER				
445374	GC DOOR KNOB, GRINDING ...			37.14
Vendor Filed As 004200 - CARROLL LUMBER Total:				37.14
Vendor Filed As: 002977 - CARROLL REFUSE				
314935	AIRPORT AUGUST GARBAGE	132183	09/12/2024	68.83
Vendor Filed As 002977 - CARROLL REFUSE Total:				68.83
Vendor Filed As: 002998 - CENTURYLINK				
INV0001056	SEWER TELEPHONE BACKUP	132199	09/17/2024	161.28
INV0001057	WATER TELEPHONE BACKUP	132198	09/17/2024	78.83
Vendor Filed As 002998 - CENTURYLINK Total:				240.11
Vendor Filed As: 003959 - CHASE PAYMENTEC				
INV0001042	AUG IN-OFFICE CC PROCESSI...	DFT0000377	09/12/2024	298.99
Vendor Filed As 003959 - CHASE PAYMENTEC Total:				298.99
Vendor Filed As: 002867 - CINTAS FIRST AI				
5228806707	GARAGE FIRST AID SUPPLIES			113.22
5229015508	PARKS NYLON GLOVES			85.76
Vendor Filed As 002867 - CINTAS FIRST AI Total:				198.98
Vendor Filed As: 004525 - CITY OF CARROLL				
INV0001046	DOWNTOWN RESTROOM WA...	132191	09/12/2024	45.93
INV0001046	DOWNTOWN RESTROOM WA...	132191	09/12/2024	45.16
Vendor Filed As 004525 - CITY OF CARROLL Total:				91.09

COUNCIL CLAIMS 9/23/2024

Payment Dates: 9/10/2024 - 9/23/2024

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
Vendor Filed As: 004862 - CONTINENTAL RES				
0057141	RUT - SNOW REMOVAL SPRAY			1,050.40
Vendor Filed As 004862 - CONTINENTAL RES Total:				1,050.40
Vendor Filed As: 003145 - CORE AND MAIN				
V562192	WATER FULL CIRCLE REPAIR C...			144.64
Vendor Filed As 003145 - CORE AND MAIN Total:				144.64
Vendor Filed As: 036308 - COURAGE LEAGUE SPORTS				
INV0001080	CAN PLAY LICENSING START U...			1,250.00
INV0001080	CAN PLAY LICENSING START U...			1,250.00
Vendor Filed As 036308 - COURAGE LEAGUE SPORTS Total:				2,500.00
Vendor Filed As: 005395 - D & K PRODUCTS				
83053IN	CEMETERY - FERTILIZER			1,258.50
83054IN	PARKS FERTILIZER			2,852.60
83055IN	GC - INSECTICIDE			3,373.30
Vendor Filed As 005395 - D & K PRODUCTS Total:				7,484.40
Vendor Filed As: 006270 - DREES HEATING &				
63378	PD - CAMERA REPAIRS			103.00
Vendor Filed As 006270 - DREES HEATING & Total:				103.00
Vendor Filed As: 006275 - DREES OIL CO.				
11583	PARKS - PROPANE			65.71
11584	GC - PROPANE			93.16
13702	PARKS #2 RED DIESEL			981.33
2647	GC - #2 DIESEL			1,118.43
4719	GC - UNLEADED GASOLINE			1,554.38
Vendor Filed As 006275 - DREES OIL CO. Total:				3,813.01
Vendor Filed As: 012590 - ECHO ELECTRIC S				
S010809136.001	FD BATTERIES			36.83
S010809515.001	ELECTRICAL CONTINUING ED...			128.70
S010819389.001	PD - LIGHT REPAIR			37.28
Vendor Filed As 012590 - ECHO ELECTRIC S Total:				202.81
Vendor Filed As: 006810 - ECOWATER SYSTEM				
198117	AIRPORT COOLER RENT/WAT...	132192	09/12/2024	142.67
Vendor Filed As 006810 - ECOWATER SYSTEM Total:				142.67
Vendor Filed As: 003971 - EMPLOYEE BENEFIT				
INV0001043	HRA CHECKS	DFT0000379	09/12/2024	3,049.99
INV0001045	HRA CHECKS	DFT0000382	09/12/2024	5,115.25
Vendor Filed As 003971 - EMPLOYEE BENEFIT Total:				8,165.24
Vendor Filed As: 008050 - FASTENAL COMPAN				
IACAR196907	WATER - MARKING PAINT			146.56
Vendor Filed As 008050 - FASTENAL COMPAN Total:				146.56
Vendor Filed As: 006860 - FELD FIRE EQUIP				
0342858	FD NAME PLATES AND BADGES			1,848.00
0444423-IN	FD - FIRE EXTINGUISHER REC...			85.26
Vendor Filed As 006860 - FELD FIRE EQUIP Total:				1,933.26
Vendor Filed As: 000013 - FIRE/POLICE RET				
INV0001072	MFPRSI CONTRIBUTIONS	DFT0000395	09/19/2024	15,641.22
Vendor Filed As 000013 - FIRE/POLICE RET Total:				15,641.22
Vendor Filed As: 003848 - FIRST IMPRESSIO				
INV0001052	SEPT. DOWNTOWN RESTRO...			300.00
Vendor Filed As 003848 - FIRST IMPRESSIO Total:				300.00
Vendor Filed As: 009535 - GENERAL RENTAL				
217085	RUT O-RINGS			25.00
217138	RUT - CONCRETE FLOATS			118.20
217448	RUT - DRILL BITS			198.00
Vendor Filed As 009535 - GENERAL RENTAL Total:				341.20

COUNCIL CLAIMS 9/23/2024

Payment Dates: 9/10/2024 - 9/23/2024

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
Vendor Filed As: 001654 - GOLDEN VALLEY H				
47827	PARKS PLAYGROUND MULCH			2,272.50
Vendor Filed As 001654 - GOLDEN VALLEY H Total:				2,272.50
Vendor Filed As: 010605 - HACH CHEMICAL C				
14089311	WTP - LAB SUPPLIES			1,319.98
14174331	WTP - LAB SUPPLIES			183.00
Vendor Filed As 010605 - HACH CHEMICAL C Total:				1,502.98
Vendor Filed As: 003275 - HEARTLAND VIDEO				
INV-096204	SOFTWARE UPDATE ASSISTAN...			300.00
Vendor Filed As 003275 - HEARTLAND VIDEO Total:				300.00
Vendor Filed As: 002965 - HOTSY CLEANING				
PSI-310509	GARAGE - HOTSY OIL PUMP &...			326.60
Vendor Filed As 002965 - HOTSY CLEANING Total:				326.60
Vendor Filed As: 012552 - INDUSTRIAL BEAR				
IN234146	SEWER - FAN BELTS			2.80
Vendor Filed As 012552 - INDUSTRIAL BEAR Total:				2.80
Vendor Filed As: 012589 - INTOXIMETERS				
768589	PD - DRYGAS INTOXIMETERS			125.00
Vendor Filed As 012589 - INTOXIMETERS Total:				125.00
Vendor Filed As: 003982 - IOWA INFORMATIO				
36475	LIBRARY BEST OF CARROLL AD	132201	09/17/2024	299.00
36481	"I BELIEVE IN CARROLL" AD			50.00
36481	MSW HELP WANTED ADS			197.00
36482	LEGAL PUBLICATIONS			472.70
36482	WESTVIEW GOLF COURSE			73.88
Vendor Filed As 003982 - IOWA INFORMATIO Total:				1,092.58
Vendor Filed As: 012666 - IOWA ONE CALL				
264158	WATER - JULY ONE CALLS			119.00
Vendor Filed As 012666 - IOWA ONE CALL Total:				119.00
Vendor Filed As: 012685 - IOWA SMALL ENGI				
142572	PARKS - SPARK PLUG, FUEL FIL...			86.75
Vendor Filed As 012685 - IOWA SMALL ENGI Total:				86.75
Vendor Filed As: 012706 - IPERS				
INV0001076	IPERS CONTRIBUTIONS	DFT0000398	09/19/2024	31.46
INV0001076	IPERS CONTRIBUTIONS	DFT0000398	09/19/2024	13,212.88
INV0001076	IPERS CONTRIBUTIONS	DFT0000398	09/19/2024	34.66
INV0001076	IPERS CONTRIBUTIONS	DFT0000398	09/19/2024	519.26
INV0001076	IPERS CONTRIBUTIONS	DFT0000398	09/19/2024	13.65
INV0001076	IPERS CONTRIBUTIONS	DFT0000398	09/19/2024	1,994.76
INV0001076	IPERS CONTRIBUTIONS	DFT0000398	09/19/2024	2,792.07
INV0001076	IPERS CONTRIBUTIONS	DFT0000398	09/19/2024	2,322.13
Vendor Filed As 012706 - IPERS Total:				20,920.87
Vendor Filed As: 003243 - JET'S OUTDOOR P				
18024	AIRPORT - 5 GOLF CARTS FLIG...	132185	09/12/2024	465.00
18003	GC - GPS REPAIR GOLF CART			45.00
Vendor Filed As 003243 - JET'S OUTDOOR P Total:				510.00
Vendor Filed As: 025020 - JOHN DEERE FINA				
6328215	GC - GROOVED DISC ROLLER	132206	09/17/2024	865.63
6338465	SEWER REPAIR MOWER DECK...	132206	09/17/2024	417.90
6340125	GC - PIN FASTNER & LOCK	132206	09/17/2024	23.05
6343905	PARKS WHEEL KIT AND WHEEL...	132206	09/17/2024	245.84
6343921	PARKS - LOCKNUTS	132206	09/17/2024	1.56
6344501	PARKS - COOL GARD COOLANT	132206	09/17/2024	18.24
Vendor Filed As 025020 - JOHN DEERE FINA Total:				1,572.22

COUNCIL CLAIMS 9/23/2024

Payment Dates: 9/10/2024 - 9/23/2024

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
Vendor Filed As: 000169 - JOHNSON, PERRY				
INV0001047	AUGUST MILEAGE INSPECTIO...			189.61
Vendor Filed As 000169 - JOHNSON, PERRY Total:				189.61
Vendor Filed As: 004021 - KIGER, MC KENZI				
2409294	RC LIFE GUARD TRAINING			400.00
Vendor Filed As 004021 - KIGER, MC KENZI Total:				400.00
Vendor Filed As: 004008 - KOOIKER, AARON				
INV0001048	IOWA HOUSING CONFERENCE...			41.48
INV0001054	ACCESS WASHINGTON EXPEN...			171.16
Vendor Filed As 004008 - KOOIKER, AARON Total:				212.64
Vendor Filed As: 003846 - KRUSE, NOAH				
181747	NUSIANCE CLEAN-UP 615 MC ...			880.00
Vendor Filed As 003846 - KRUSE, NOAH Total:				880.00
Vendor Filed As: 002453 - LAMBERTZ, JASON				
165575	PRODUCTION COSTS			960.00
Vendor Filed As 002453 - LAMBERTZ, JASON Total:				960.00
Vendor Filed As: 002993 - MC CLURE ENGINE				
154249	SEPT. ENGINEER LED LIGHTING..	132184	09/12/2024	9,696.04
154088	ADAMS STREET RECONSTRUCT..			1,036.00
154090	12TH STREET RECONSTRUCTI...			13,075.00
154105	CBD STREET RESURFACING			17,442.95
Vendor Filed As 002993 - MC CLURE ENGINE Total:				41,249.99
Vendor Filed As: 012680 - MID AMERICAN EN				
INV0001039	ELECTRIC BILLS	132194	09/12/2024	967.80
INV0001039	ELECTRIC BILLS	132194	09/12/2024	416.12
INV0001039	ELECTRIC BILLS	132194	09/12/2024	192.86
INV0001039	ELECTRIC BILLS	132194	09/12/2024	14,626.77
INV0001039	ELECTRIC BILLS	132194	09/12/2024	590.09
INV0001039	ELECTRIC BILLS	132194	09/12/2024	1,451.70
INV0001039	ELECTRIC BILLS	132194	09/12/2024	278.47
INV0001039	ELECTRIC BILLS	132194	09/12/2024	1,225.29
INV0001039	ELECTRIC BILLS	132194	09/12/2024	864.07
INV0001039	ELECTRIC BILLS	132194	09/12/2024	956.75
INV0001039	ELECTRIC BILLS	132194	09/12/2024	8,826.21
INV0001039	ELECTRIC BILLS	132194	09/12/2024	3,188.05
INV0001039	ELECTRIC BILLS	132194	09/12/2024	84.32
INV0001039	ELECTRIC BILLS	132194	09/12/2024	45.62
INV0001039	ELECTRIC BILLS	132194	09/12/2024	242.16
INV0001039	ELECTRIC BILLS	132194	09/12/2024	860.81
INV0001039	ELECTRIC BILLS	132194	09/12/2024	750.26
INV0001039	ELECTRIC BILLS	132194	09/12/2024	21.24
INV0001039	ELECTRIC BILLS	132194	09/12/2024	562.30
INV0001039	ELECTRIC BILLS	132194	09/12/2024	203.91
INV0001039	ELECTRIC BILLS	132194	09/12/2024	2,795.51
INV0001039	ELECTRIC BILLS	132194	09/12/2024	6,301.03
INV0001039	ELECTRIC BILLS	132194	09/12/2024	1,487.27
INV0001039	ELECTRIC BILLS	132194	09/12/2024	9,652.52
INV0001039	ELECTRIC BILLS	132194	09/12/2024	132.04
Vendor Filed As 012680 - MID AMERICAN EN Total:				56,723.17
Vendor Filed As: 017730 - MOORHOUSE READY				
2173	GRANT RD PATCH			1,199.88
2247	N GRANT RD PATCH			1,241.25
2263	APPLEWOOD DR PATCH			993.00
2302	APPLEWOOD DR PATCH			786.13
2381	ROW FAIRWAY HEIGHTS KNO...			496.50
2515	BOMGAARS PARKING LOT RE...			910.25
2540	BOMGAARS PARKING LOT RE...			1,241.25

COUNCIL CLAIMS 9/23/2024

Payment Dates: 9/10/2024 - 9/23/2024

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
2567	BOMGAARS PARKING LOT RE...			1,282.63
Vendor Filed As 017730 - MOORHOUSE READY Total:				8,150.89
Vendor Filed As: 001319 - MORSE EQUIPMENT				
M-6413	SEWER COOLING FAN FOR M...			806.26
Vendor Filed As 001319 - MORSE EQUIPMENT Total:				806.26
Vendor Filed As: 018408 - NAPA AUTO PARTS				
081846	GC - BATTERY			133.77
084213	RUT - #22 WATER PUMP			112.01
Vendor Filed As 018408 - NAPA AUTO PARTS Total:				245.78
Vendor Filed As: 003250 - NEW WAY FORD				
INV0001081	BLACK FORD INTERCEPTOR	132213	09/18/2024	45,647.00
INV0001081	DARK BLUE FORD INTERCEPT...	132213	09/18/2024	45,809.00
Vendor Filed As 003250 - NEW WAY FORD Total:				91,456.00
Vendor Filed As: 019124 - NORTH CENTRAL L				
507960	WWTP - LAB SUPPLIES	132205	09/17/2024	770.97
Vendor Filed As 019124 - NORTH CENTRAL L Total:				770.97
Vendor Filed As: 003298 - NUTRIEN AG SOLU				
54987087	FARM CHEMICALS	132186	09/12/2024	527.56
55033610	FARM CHEMICALS	132186	09/12/2024	47.49
55334073	FARM CHEMICALS	132186	09/12/2024	309.50
55393565	FARM CHEMICALS RETURNED	132186	09/12/2024	-527.56
55393679	FARM CHEMICALS	132186	09/12/2024	1,094.76
55394554	FARM CHEMICALS RETURNED	132186	09/12/2024	-143.27
55394970	FARM CHEMICALS	132186	09/12/2024	577.74
Vendor Filed As 003298 - NUTRIEN AG SOLU Total:				1,886.22
Vendor Filed As: 020203 - OFFICE STOP, TH				
320820	COPY PAPER & POST-ITS			234.00
Vendor Filed As 020203 - OFFICE STOP, TH Total:				234.00
Vendor Filed As: 003701 - OLSEM PLUMBING,				
2935	REC CENTER SOFTNER LEAK R...			1,581.04
Vendor Filed As 003701 - OLSEM PLUMBING, Total:				1,581.04
Vendor Filed As: 020326 - OPTIONS INK				
10703	AIRPORT SIGN PRINTING	132195	09/12/2024	204.52
10704	AIRPORT SIGN PRINTING	132195	09/12/2024	45.40
10529	AQUATIC - FREIGHT ON WATE...			13.24
10529	WATER - FREIGHT ON WATER ...			58.61
10529	SEWER - FREIGHT ON WATER ...			46.80
10745	RC - WATER SAMPLE ANALYSIS			13.24
10959	PW - TELEPHONE MESSAGE P...			62.80
Vendor Filed As 020326 - OPTIONS INK Total:				444.61
Vendor Filed As: 003228 - PAYSAFE MERCHAN				
INV0001064	AUG EFT PROCESSING FEES	DFT0000386	09/17/2024	92.36
INV0001064	AUG EFT PROCESSING FEES	DFT0000386	09/17/2024	0.60
Vendor Filed As 003228 - PAYSAFE MERCHAN Total:				92.96
Vendor Filed As: 001949 - PERFORMANCE TIR				
0177325	RUT #34 TIRES			1,000.00
Vendor Filed As 001949 - PERFORMANCE TIR Total:				1,000.00
Vendor Filed As: 001496 - POTTHOFF APPRAI				
CITYOFCARROLL-AG	APPRAISALS			6,500.00
Vendor Filed As 001496 - POTTHOFF APPRAI Total:				6,500.00
Vendor Filed As: 009870 - RACCOON VALLEY				
INV0001060	AUGUST ELECTRIC SERVICE	132204	09/17/2024	1,118.38
Vendor Filed As 009870 - RACCOON VALLEY Total:				1,118.38
Vendor Filed As: 036307 - RON MOWRY				
INV0001053	GOLF MEMBERSHIP REFUND			133.36

COUNCIL CLAIMS 9/23/2024

Payment Dates: 9/10/2024 - 9/23/2024

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
INV0001053	GOLF MEMBERSHIP REFUND			336.64
Vendor Filed As 036307 - RON MOWRY Total:				470.00
Vendor Filed As: 025028 - SCHOEPNER, CAR				
INV0001035	AIRPORT SECRETARY CONTRA...	132196	09/12/2024	350.00
Vendor Filed As 025028 - SCHOEPNER, CAR Total:				350.00
Vendor Filed As: 002803 - SITE ONE LANDSC				
145468700-001	MP - IRRIGATION PARTS			387.19
Vendor Filed As 002803 - SITE ONE LANDSC Total:				387.19
Vendor Filed As: 004178 - SOLID WASTE MAN				
INV0001050	OCT-DEC ASSESSMENT			30,745.00
Vendor Filed As 004178 - SOLID WASTE MAN Total:				30,745.00
Vendor Filed As: 025606 - SOPPE CHIROPAC				
1016A	RANDOM DRUG TESTING			40.00
Vendor Filed As 025606 - SOPPE CHIROPAC Total:				40.00
Vendor Filed As: 028180 - STATE HYGIENIC				
285049	RC WATER SAMPLE ANALYSIS			14.50
Vendor Filed As 028180 - STATE HYGIENIC Total:				14.50
Vendor Filed As: 025880 - STONE PRINTING				
12456	LIBRARY - TAPE AND DESK CA...	132207	09/17/2024	24.89
12529	RC - LAMINATING & LEGAL PA...			62.81
12550	RC LEGAL PADS RETURNED			-15.30
12561	FD - INK FOR PRINTER			57.98
Vendor Filed As 025880 - STONE PRINTING Total:				130.38
Vendor Filed As: 026401 - TEN POINT CONST				
INV0001055	CBD STREET RESURFACING #1	132208	09/17/2024	263,004.39
Vendor Filed As 026401 - TEN POINT CONST Total:				263,004.39
Vendor Filed As: 003868 - TRUE NORTH CONT				
2570	WATER NANO IP TURBO UNLI...			1,270.00
Vendor Filed As 003868 - TRUE NORTH CONT Total:				1,270.00
Vendor Filed As: 028814 - VAN METER COMPA				
S013449579.001	GC - CIRCUIT BREAKER			118.62
S013449579.002	GC CIRCUIT BREAKER RETURN...			-118.62
S013473856.001	ROLLING HILLS ELECTRICAL			65.90
Vendor Filed As 028814 - VAN METER COMPA Total:				65.90
Vendor Filed As: 002615 - WESTERN IOWA OU				
8540	STAND ON MOWER CHUTE SY...			303.38
Vendor Filed As 002615 - WESTERN IOWA OU Total:				303.38
Vendor Filed As: 030355 - WITTROCK MOTOR				
1213	AIRPORT AUGUST CAR RENTAL	132209	09/17/2024	550.00
Vendor Filed As 030355 - WITTROCK MOTOR Total:				550.00
Vendor Filed As: 003291 - WORLDWAY INTEGR				
INV0001061	AUG ONLINE CC PROCESSING ...	DFT0000383	09/17/2024	20.13
INV0001061	AUG ONLINE CC PROCESSING ...	DFT0000383	09/17/2024	42.15
INV0001061	AUG ONLINE CC PROCESSING ...	DFT0000383	09/17/2024	106.28
INV0001062	AUG PROCESSING FEES	DFT0000384	09/17/2024	182.16
INV0001063	AUG IN-OFFICE CC PROCESSI...	DFT0000385	09/17/2024	293.65
INV0001063	AUG IN-OFFICE CC PROCESSI...	DFT0000385	09/17/2024	7.12
Vendor Filed As 003291 - WORLDWAY INTEGR Total:				651.49
Vendor Filed As: 003970 - WORLDWIDE EXPRE				
2409012688	FREIGHT W/E 9/4/2024	132188	09/12/2024	12.50
2409012688	FREIGHT W/E 9/4/2024	132188	09/12/2024	23.85
Vendor Filed As 003970 - WORLDWIDE EXPRE Total:				36.35

COUNCIL CLAIMS 9/23/2024

Payment Dates: 9/10/2024 - 9/23/2024

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
Vendor Filed As: 003747 - ZOOBEAN INC.				
33792	LIBRARY DATABASES BEANST...	132200	09/17/2024	1,029.00
			Vendor Filed As 003747 - ZOOBEAN INC. Total:	1,029.00
			Grand Total:	612,596.10

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
001 - GENERAL FUND	250,109.48	183,052.71
010 - HOTEL/MOTEL TAX	691.85	575.95
110 - ROAD USE TAX FUND	11,350.73	2,198.67
121 - LOCAL OPTION SALES TAX	391.09	91.09
303 - C.P. - AIRPORT	9,696.04	9,696.04
304 - C.P. STREETS	294,558.34	263,004.39
316 - C.P. - UTILITY FUND	73.88	0.00
600 - WATER UTILITY FUND	21,242.66	14,566.74
610 - SEWER UTILITY FUND	16,316.79	15,460.93
850 - MEDICAL INSURANCE FUND	8,165.24	8,165.24
Grand Total:	612,596.10	496,811.76

Gross Payroll \$233,772.26

City of Carroll

Brad Burke, Chief of Police

Police Department

112 E. 5th Street

Carroll, Iowa 51401-2799

(712) 792-3536

FAX: (712) 792-8088

MEMO TO: Aaron Kooiker, City Manager

FROM: Brad Burke, Chief of Police

DATE: August 20, 2024; September 18, 2024

SUBJECT: Carroll City Ordinance Chapter 66 Amendment – Truck Traffic Prohibited on Certain Streets

UPDATE: Since the last discussion of this ordinance change, the Police Department completed a traffic study counting trucks on the roadway. Over the 27 hours that officers observed on this roadway, there was a count of 65 vehicles that would have been in violation of this ordinance if passed. The officers completed observations at random times between 5:00 am and 10:00 pm. I have attached the results to this report.

I have also adjusted the penalty for violation of this ordinance to a scheduled violation. When officers complete traffic stops on violators, a scheduled violation is much easier to complete and uniform with most other traffic stop violations.

AUGUST 26, 2024

Over the past few years, there have been many discussions in council meetings, with residents along Pleasant Ridge Road and with department heads on restricting certain vehicles on roads, mainly Pleasant Ridge Road. Resident complaints are of semi-truck traffic on the residential road. After many discussions with the City Attorney and comparing ordinances from around the state, I believe that we have created an ordinance to address the issue.

By amending Chapter 66 from Load and Weight Restrictions to Street Restrictions, we should be able to restrict certain types of vehicles from city streets as determined by ordinance change. The definitions used in this ordinance are taken from the State of Iowa Code 321.1, which is the definition section of the Motor Vehicles and Law of the Road code. This amendment will restrict motor trucks, aka semi, implement of husbandry, and special mobile equipment, i.e. construction equipment, from passing through a road. At this time only Pleasant Ridge Road is listed for restricting these types of vehicles, but it will not restrict these vehicles if they have a delivery upon said street. It will also not restrict light delivery trucks or school buses from any street.

RECOMMENDATION: Council consideration and discussion of the ordinance amendment to Chapter 66 of the City of Carroll Ordinance.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CARROLL, IOWA, 2011, BY AMENDING PROVISIONS PERTAINING TO LOAD AND WEIGHT RESTRICTIONS

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

SECTION 1. Chapter 66 of the Code of Ordinances of the City of Carroll, Iowa, 2011, is repealed and the following adopted in lieu thereof:

CHAPTER 66
STREET RESTRICTIONS

66.01 Definitions	66.06 Truck Traffic Prohibited on Certain Streets
66.02 Temporary Embargo	66.07 Signs
66.03 Permits for Excess Size and Weight	66.08 Penalty
66.04 Load Limits Upon Certain Streets	
66.05 Load Limits on Bridges	

66.01 DEFINITIONS

The following terms are defined for use in this chapter:

1. "Motor Vehicle" means a vehicle which is self-propelled and not operated upon rails.
2. "Motor Truck" means every motor vehicle designed primarily for carrying livestock, livestock remains or parts, merchandise, or freight of any kind.
3. "Light Delivery Truck" means any panel delivery truck or pick-up truck designed to carry merchandise or freight of any kind not to exceed two thousand (2,000) pounds.
4. "Special Mobile Equipment" means every vehicle not designed or used primarily for the transportation of persons or merchandise and incidentally operated or moved over the highways and streets.

5. “Implement of Husbandry” means every vehicle or special mobile equipment which is designed or used primarily for agricultural purposes.

66.02 TEMPORARY EMBARGO.

If the Council declares an embargo when it appears by reason of deterioration, rain, snow or other climatic conditions that certain streets will be seriously damaged or destroyed by vehicles weighing in excess of an amount specified by the signs, no such vehicles shall be operated on streets so designated by such signs.

(Code of Iowa, Sec. 321.471 & 472)

66.03 PERMITS FOR EXCESS SIZE AND WEIGHT.

The Police Chief may, upon application and good cause being shown therefor, issue a special permit in writing authorizing the applicant to operate or move a vehicle or combination of vehicles of a size or weight or load exceeding the maximum specified by State law or the City over those streets or bridges named in the permit which are under the jurisdiction of the City and for which the City is responsible for maintenance.

(Code of Iowa, Sec. 321.473 & 321E.1)

66.04 LOAD LIMITS UPON CERTAIN STREETS.

When signs are erected giving notice thereof, no person shall operate any vehicle with a gross weight in excess of the amounts specified on such signs at any time upon any of the following streets or parts of streets:

(Code of Iowa, Sec. 321.473 & 475)

– NONE –

66.05 LOAD LIMITS ON BRIDGES.

Where it has been determined that any City bridge has a capacity less than the maximum permitted on the streets of the City, or on the street serving the bridge, the Police Chief may cause to be posted and maintained signs on said bridge and at suitable distances ahead of the entrances thereof to warn drivers of such maximum load limits. No person shall drive upon said bridge any vehicle weighing, loaded or unloaded, in excess of such posted limit.

(Code of Iowa, Sec. 321.471)

66.06 TRUCK TRAFFIC PROHIBITED ON CERTAIN STREETS

No person shall operate a motor truck, implement of husbandry, or special mobile equipment upon the streets or portions of streets hereinafter designated except when making a delivery to a place located upon said street or portion thereof and this entrance shall be made from the nearest intersection where said delivery is to be made. Nothing in this section shall prevent the operation of light delivery trucks or school buses thereon.

STREET PORTION WHERE TRUCK TRAFFIC IS PROHIBITED

1. Pleasant Ridge Road

66.07 SIGNS

Enforcement of violators of this Chapter, shall not be effective unless and until signs are erected and maintained at each end of that portion of street or highway affected and identified in this Chapter.

69.08 PENALTY

Any person violating this Chapter shall, upon conviction, be guilty of a simple misdemeanor and subject to a scheduled fine of two hundred dollars (\$200.00).

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed and approved this _____ day of _____, 2024.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

Gerald H. Fleshner., Mayor

ATTEST:

Laura A. Schaefer, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the
_____ day of _____, 2024.

Laura A. Schaefer, City Clerk

PLEASANT RIDGE ROAD HEAVY TRUCK SURVEY

August 27, 2024, TO September 4, 2024

August 27, 2024	0500 to 0600 hours	3
	0810 to 0910 hours	0
	1020 to 1120 hours	0
	1550 to 1650 hours	3
August 28, 2024	0445 to 0550 hours	3
	0730 to 0830 hours	4 Community Oil, Arcadia Limestone, Iowa Energy Farms
	0910 to 1010 hours	4 3 tractors, Community Oil
	1250 to 1350 hours	5 2 tractors, 2 Darling, 1 semi
August 29, 2024	1450 to 1550 hours	5 3 semi, 1 tractor, 1 propane truck
	0620 to 0720 hours	3 1 Darling, 1 secondary roads, 1 cattle truck
	0445 to 0550 hours	2 1 Darling, 1 concrete pump truck
	1700 to 1800 hours	1 tractor
August 30, 2024	0450 to 0550 hours	3 Darling
	1400 to 1500 hours	6 1 Drees Oil, 1 Carroll Lumber, 4 semi
August 31, 2024	0500 to 0550 hours	0
	1900 to 2000 hours	0
September 1, 2024	0500 to 0600 hours	0
	0800 to 0900 hours	0
	2000 to 2100 hours	0
September 2, 2024	1340 to 1440 hours	0
September 3, 2024	0500 to 0600 hours	3 Darling
	1240 to 1340 hours	6 3 semi 2 Darling 1 concrete truck
	1750 to 1850 hours	1 semi
September 4, 2024	0500 to 0600 hours	4
	0815 to 0915 hours	4 3 tractors 1 cement truck
	0925 to 1035hours	5 2 semi, 1 dump truck, 1 fuel truck, 1 cement truck
	2100 to 2200 hours	0

Total time spent observing: 27 hours

Total heavy trucks observed: 65

City of Carroll


627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council Members

FROM: Aaron Kooiker, City Manager 

DATE: September 18, 2024

SUBJECT: West Golfview Subdivision

- Review of Proposals Submitted
- Resolution Setting a Public Hearing on the Proposed Sale of City Interest in Real Estate

On September 17, 2024, the City of Carroll received two bids for the West Golfview Subdivision. Both bids are from developers that have presented competent proposals with a summary of the proposals below:

1. Wittrock Construction LLC/JFF LLC submitted a proposal of placing 10 duplexes/condos on the north 5 lots and 4 single family homes on the southern lots. In the proposal, they feel that the construction will be complete within 5 years after the infrastructure is completed. Wittrock Construction proposes to pay the City \$750,000 for the property. The City will be requested to complete the infrastructure.
2. BM Real Estate plans on constructing 20 condos/townhomes on the north side of the property (2.5 acres). The southern 2.5 acres would be single family homes. They would reduce the lot size to accommodate 5 single family homes. Their proposal would be to pay the City \$200,000 and the City would be required to complete the infrastructure. They would also request an abatement and urban renewal financing.

In either case, with the City being requested to put in the infrastructure, the City would need to utilize tax increment financing (TIF) by creating an urban renewal area (URA). That infrastructure would then be facilitated through general obligation debt that could be paid by TIF from that area. With the estimated cost of the infrastructure being \$1.7 million, the URA would need to be set at 15-20 years to cover those costs. If other developments in the area occur, then the City could capture those dollars to assist in finalizing the debt payments. The positive to this agreement would be that the City also receives low to moderate income (LMI) dollars from the URA. This will allow the City to promote workforce housing in other areas of the City.

RECOMMENDATION: Council discussion and approval of one of the following options:

1. Reject both proposals.
2. Accept one of the proposals and approve a resolution setting a public hearing on the proposed sale of City interest in real estate.

RESOLUTION NO. _____

**RESOLUTION SETTING A PUBLIC HEARING ON THE PROPOSED SALE OF
CITY INTEREST IN REAL ESTATE**

WHEREAS, _____ desires to purchase City owned real estate legally described as:

A Parcel of land located in part of Lot 2 and Lot 3 of the Northwest Quarter of the Northeast Quarter and Part of Lot 2 located in the Southwest Quarter of the Northeast Quarter, all in Section 13, Township 84 North, Range 35 West of the 5th P.M., City of Carroll, Carroll County, Iowa, being more particularly described as follows:

COMMENCING at the North quarter corner of said Section 13; thence S01°06'09"W (assumed bearing) on the West line of said Northeast quarter, 443.40 feet; thence S88°53'51"E, 40.00 feet to the POINT OF BEGINNING; thence continuing S88°53'51"E, 150.00 feet; thence S01°06'09"W, 600.00 feet; thence S88°53'51"E, 50.00 feet; thence S01°06'09"W, 520.00 feet; thence N88°53'51"W, 200.00 feet; thence N01°06'09"E, 1120.00 feet to the POINT OF BEGINNING. (now described as West Golfview Subdivision, Carroll, Iowa)

WHEREAS, the sale of the City's real estate interest is deemed appropriate; and

WHEREAS, it is proposed to sell the City's interest in the above-stated real estate by Quit Claim Deed to _____ for \$ _____ with contingencies contained in the Offer to Buy and Request For Proposals. The sale of this real estate is in the best interest of the City; and

WHEREAS, Section 364.7 Iowa Code (2023), requires a public hearing on the conveyance of city interest in real estate.

NOW, THEREFORE, BE IT RESOLVED that a public hearing on the proposed sale of the City's interest in this real estate is set for the 14th day of October, 2024, at 5:15 P.M., at the Carroll City Hall, 627 N Adams Street, Carroll, Iowa.

Passed and Approved this 23rd day of September, 2024.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Gerald H. Fleshner, Mayor

ATTEST:

Laura A. Schaefer, City Clerk

PROPOSAL FORM

RE: A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 84 NORTH, RANGE 35 WEST OF THE 5TH P.M., CARROLL COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 13; THENCE S01°6'09"W (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHEAST QUARTER, 443.40 FEET; THENCE S88°3'51"E, 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°53'51"E, 150.00 FEET; THENCE S01°06'09"W, 600.00 FEET; THENCE S88°53'51"E, 50.00 FEET; THENCE S01°06'09"W, 520.00 FEET; THENCE N88°53'51"W, 200.00 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER; THENCE N01°06'09"E ON SAID WEST LINE, 1120.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 4.45 ACRES, MORE OR LESS. Now known as West Golfview Subdivision, City of Carroll, Carroll County, Iowa

(The "Real Estate")

Seller: City of Carroll

Name of Proposer: Wittrock Construction LLC / JFF LLC

Address: 1320 N West St Carroll, Iowa 51401

Telephone: 712-830-3187 (Jason) 712-790-9059 (Carter)

Email Address: carterwittrock@gmail.com wittrockconst@gmail.com

Date of Bid: 09/17/2024

Bid Amount: \$750,000 with stipulations

Description of infrastructure completion:

In our offer we would like to see the infrastructure the responsibility of the City of Carroll (sanitary sewer, water, curb and gutter, paving improvements, storm sewer). We know with what is going to need to be done, that the city is also planning for future expansion. This way the city gets everything they want for now and the future. We would like to be able to start these projects immediately after the completion of said infrastructure.

Description of the type of residential housing development:

First would be the start off with condominiums on lots five and six. These would be higher end condominiums. We have had a lot of interest in these already from numerous people around the Carroll area. Roughly 2500 square feet with higher end finishes, large garages, and tall roof lines to increase curb appeal.

Also, we have been contacted by a few people about new home builds. These would be custom homes on the upper end of pricing. Each would have their own unique look, but still have the same continuity. We believe once the building begins, these projects will move along very nicely with more people being interested. We have also been talking with a couple of local contractors in Carroll who have customers wanting these locations for new homes. Of course, we like the idea of local contractors and have expressed what we envision for this development.

With the limited number of lots, the process of filling this Golf View Subdivision will be quick. We believe that we have a vision and know how to complete this in a timely fashion.

Estimated Time For Commencement: After infrastructure is completed

Estimated Time For Completion: Five years after the completion of infrastructure

Additional Information for City Council Consideration:

Our offer of \$750,000 has a few stipulations and additional comments.

(One) We believe the City of Carroll should take care of the infrastructure (sanitary sewer, water, curb and gutter, paving improvements, storm sewer) for these lots in the Golf View Subdivision to meet the city needs and plan for the future. This includes getting the lots graded to engineered plans "build ready". Permitting, erosion control (SWPPP).

(Two) At this time, we would put down 10% of the offer and once everything is completed as far as infrastructure, then pay the remaining balance and begin construction. That time would have to be determined with the city and who is hired to do those portions of work.

(Three) Along with our own funding and the working relationship we have built with our local bank, finances is not something that will stop any of these processes. We believe this is a great opportunity for a lot of people who have wanted to live on the golf course or who have been thinking about building a new home and haven't been sure as to where.

(Four) We are a long standing local business starting its third generation of family ownership. We have lived, raised families, and done business locally for years and years to come. This is why we believe we would be a perfect fit for this subdivision, to continue to grow Carroll.

There will be no proration of real estate taxes for the fiscal year 2024-2025.

Closing shall occur on or before November 1, 2024, unless otherwise mutually agreed upon by the parties.

Bidder shall provide the City with a purchase price of the property, proposals for completion of infrastructure: trail/sidewalk, water, sewer, curb and gutter, and type of residential housing development planned.

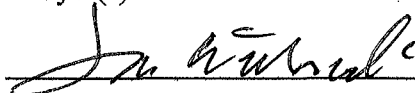
Buyer is purchasing the Real Estate in "AS IS" condition. Buyer acknowledges that the City has made no representation or warranties, express or implied, as to the condition of the Real Estate or as to value, fitness for use, state of title, or environmental matters, and Buyer waives any claims based on the condition of the Real Estate and releases and discharges the City and its employees, officers, and agents from any such claims, liabilities, and causes of action.

The City is in possession of the abstract of title to the Real Estate and does not make any representations or warranties as to the state of title to the Real Estate. Any abstracting or title work shall be the Buyer's sole responsibility and cost. The City shall convey title to the Real Estate to Buyer by "Quit Claim" Deed.

Return to: Carroll City Hall
ATTN: Aaron Kooiker
627 N Adams Street
Carroll, IA 51401
Telephone (712) 792-1000

By signing, each Buyer agrees to the terms and conditions of the sale set forth herein and in the REQUEST FOR PROPOSALS.

"Buyer(s)"



Dated: 9-17-24

~~Carter~~ (JFF LLC)

Dated: 9-17-24

Dated: _____

PROPOSAL FORM

RE: A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 84 NORTH, RANGE 35 WEST OF THE 5TH P.M., CARROLL COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL CONTAINS 4.45 ACRES, MORE OR LESS. Now known as West Golfview Subdivision, City of Carroll, Carroll County, Iowa

Seller: City of Carroll

Name of Proposer: BM Real Estate

Address: 4003 SW 4th St Ankeny, IA 50023

Telephone: (319) 461-9620

Email Address: josephmitchell.ia@gmail.com

Date of Bid: 9-16-24

Bid Amount: \$200,000

Description of infrastructure completion:

Infrastructure including water, gas and sewer will need to be extended to the property which we would request the City of Carroll's financial support in doing.

Description of the type of residential housing development:

BM Real Estate plans on constructing 20 condos/town-homes on the north side of the property (2.5 acres) that would all qualify for the Workforce Housing Tax Credit (WHTC). These units would be single story condo styled units that would be zero entry and particularly attractive to older Iowans looking to downsize. There would be a variety of 2 bedroom and 3 bedroom units. The units would have attached garages and back patios as well. Attached, is an example of similar projects we have done in the past and what they would look like.

We would develop the south side 2.5 acres into single family lots which would be sold individually. The lots would be approximately .5 acre each.

Estimated Time For Commencement: Estimated Time For Completion:

Project competition time we would estimate would be around 12 months from vertical construction start to finish. Depending on extent of infrastructure work needed that would dictate when that start date for vertical construction.

Additional Information for City Council Consideration:

We would most likely need some combination of abatement and TIF for the project. We can work with city staff on how exactly that would be structured. Closing would also have to be subject to receiving WHTC's which the application is due June 1st of 2025.

There will be no proration of real estate taxes for the fiscal year 2024-2025.

Closing shall occur on or before November 1, 2024, unless otherwise mutually agreed upon by the parties.

Bidder shall provide the City with a purchase price of the property, proposals for completion of infrastructure: trail/sidewalk, water, sewer, curb and gutter, and type of residential housing development planned.

Buyer is purchasing the Real Estate in "AS IS" condition. Buyer acknowledges that the City has made no representation or warranties, express or implied, as to the condition of the Real Estate or as to value, fitness for use, state of title, or environmental matters, and Buyer waives any claims based on the condition of the Real Estate and releases and discharges the City and its employees, officers, and agents from any such claims, liabilities, and causes of action.

The City is in possession of the abstract of title to the Real Estate and does not make any representations or warranties as to the state of title to the Real Estate. Any abstracting or title work shall be the Buyer's sole responsibility and cost. The City shall convey title to the Real Estate to Buyer by "Quit Claim" Deed.

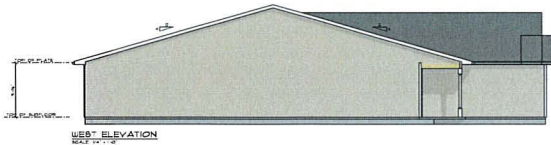
Return to:

Carroll City Hall
ATTN: Aaron Kooiker 627 N Adams Street Carroll, IA 51401 Telephone (712) 792-1000

By signing, each Buyer agrees to the terms and conditions of the sale set forth herein and in the REQUEST FOR PROPOSALS.

"Buyer(s)" _____

Dated: _____ Dated: _____
Dated: _____



WEST GOLFVIEW DEVELOPMENT

Submitted by BM REAL ESTATE, LLC

BM Real Estate is proposing 20 new, affordable, and high-quality town-home housing units in Carroll. Additionally, we will add 5 single family lots. BM Real Estate has a proven track record of delivering on their promises and for Iowa communities.

**Mike Boussetot &
Joe Mitchell,
Partners**

WEST GOLFVIEW DEVELOPMENT

BM Real Estate Company, LLC

4003 SW 4th St.

Ankeny, Iowa

September 17, 2024

Aaron Kooiker

Carroll City Hall

627 N Adams St.

Carroll, Iowa 51401

Dear Mr. Kooiker,

Thank you for your request for proposals regarding the land in Carroll. BM Real Estate is excited about the opportunity to respond and eager to continue our tradition of building high-quality, affordable housing for Iowans throughout the state.

Our proposal is contained herein, and proposes purchasing the land for \$250,000. This proposal includes the developer, BM Real Estate, updating the infrastructure within our proposal at an addition of more than \$100,000. We are buying the land "as-is" and propose purchasing the land contingent on the award of State of Iowa Workforce Housing Tax Credits.

BM Real Estate, as our proposal demonstrates, has developed workforce housing in communities throughout Iowa, including Clear Lake, Grinnell, Mount Pleasant, and Davenport. We believe in Carroll as a community ready to grow and support workforce housing. We look forward to the opportunity to partner together on this project. Thank you for your consideration.

Sincerely,

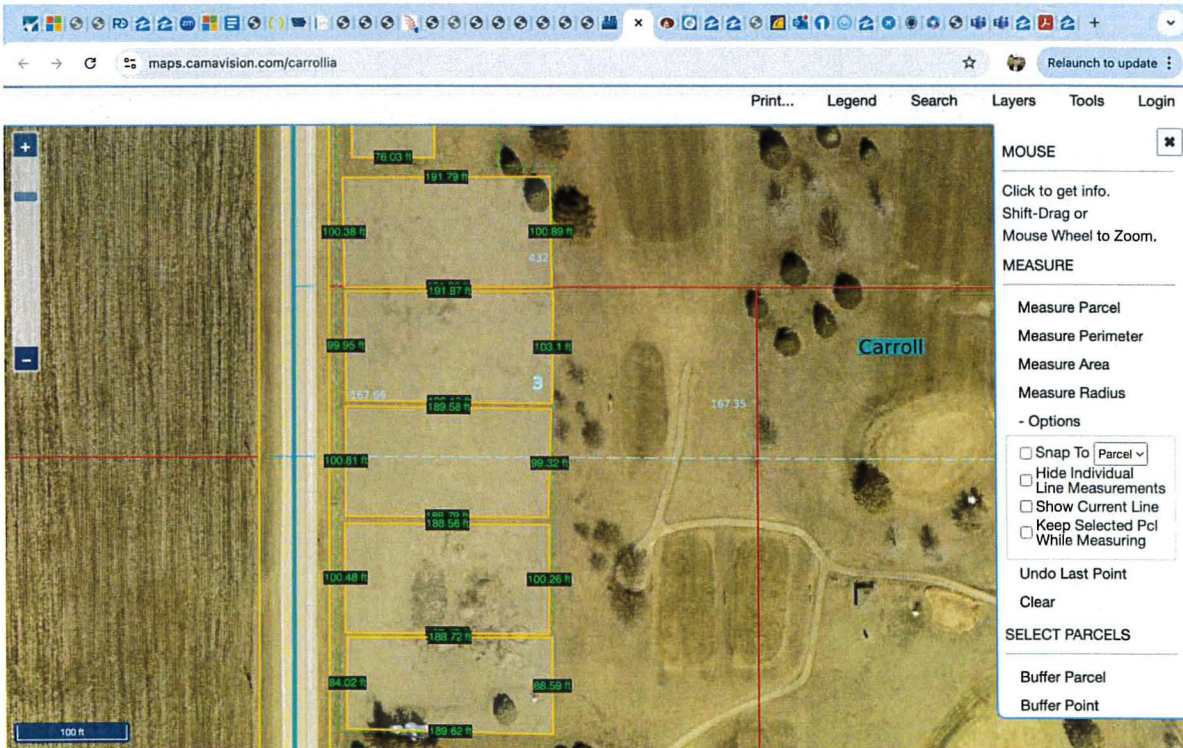
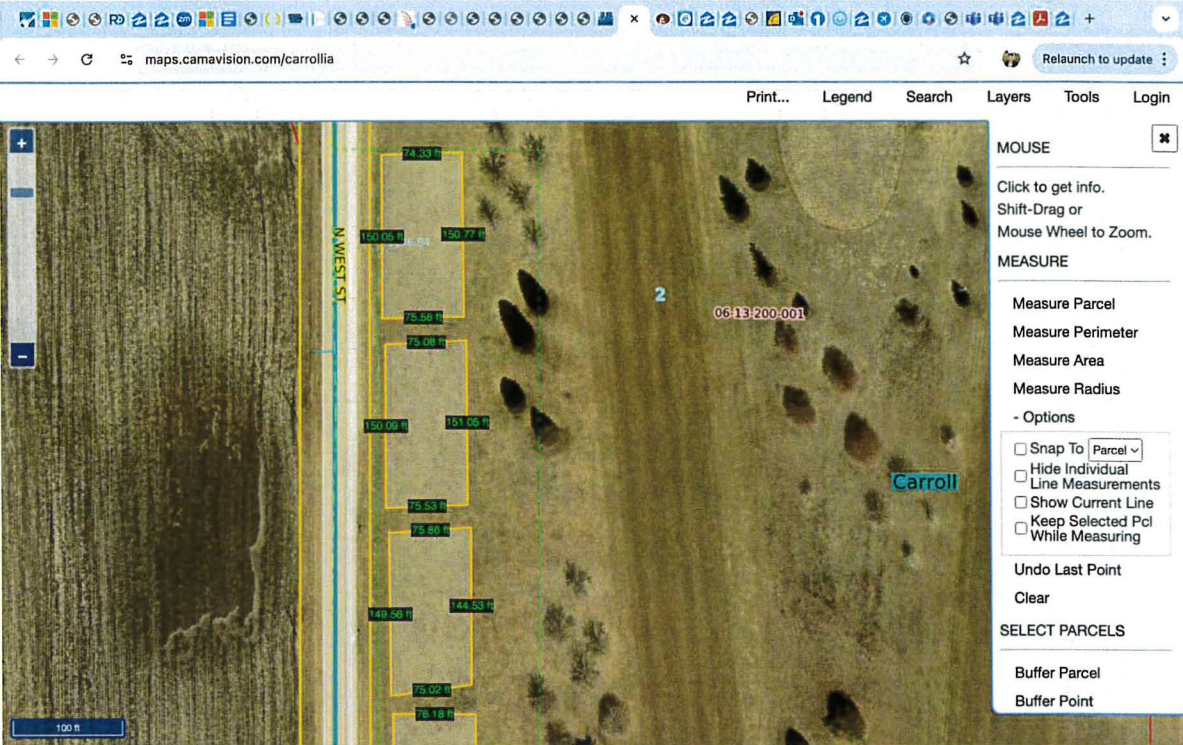
Joe Mitchell

Managing Partner

BM Real Estate Company

WEST GOLFVIEW DEVELOPMENT

[SITE PLAN]



WEST GOLFVIEW DEVELOPMENT

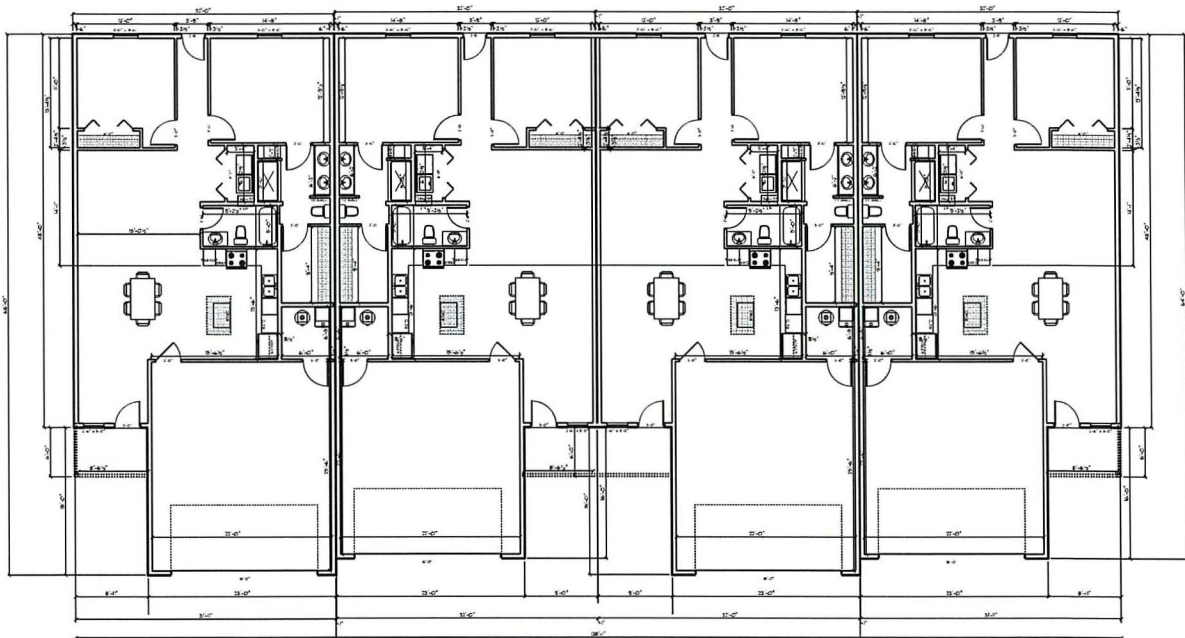
[Apartment and Town-Home Renderings]



WEST GOLFVIEW DEVELOPMENT

[20 Unit Apartment Complex Floorplans]

[Town-Home Floorplans]



WEST GOLFVIEW DEVELOPMENT

[Professional Qualifications]

BM Real Estate

BAM is a real estate development company focusing on building quality affordable housing in Iowa communities. Both Michael and Joe have extensive experience in real estate development and a proven track record of delivering projects on-time and on-budget for investors and stakeholders. The experience of the partners led to a focus on realization of the large need for workforce housing in rural Iowa. BAM partners with community leaders to meet local needs as they work to combat the housing crisis in their neighborhood and across the state.

“Building high-quality, affordable, and accessible housing for workforce families allows rural Iowa towns to retain residents in the neighborhood or town that they also work in. BAM Development, partners with local businesses, elected leaders and community organizers to accomplish the goal of giving Iowans the option to work, live and grow a family all in the same community”

Our goal and vision as a company is to be the best resource and developer for small to mid-sized communities in the State of Iowa. BAM will continue meeting each communities housing needs particularly for workforce families as we build townhomes, condos and apartments which will help combat the housing shortage in our state. By partnering with local municipalities, contractors and stakeholders in the community BAM Development works to build the best product possible for the location it is developing.

Mike Boussetot

- B.B.A. in accounting and M.A. in accounting and business taxation from the University of Iowa
- J.D. from Drake University Law School
- Has worked in commercial development of multi-family housing since 2017
- Former COS to Governor Terry Branstad and helped design the Workforce Housing Tax Credit



Joe Mitchell

- B.B.A. from Drake University
- Has worked in commercial development of multi-family housing since 2020
- President of the Iowa Developers Association
- Served in the State Legislature from 19-23
- Vice Chairman of the Ways & Means and State Government Committees.



WEST GOLFVIEW DEVELOPMENT

[Completed Projects]

-Monroe St Condos-

(Mount Pleasant, IA)



- Monroe St Condos is a project we will be finishing spring of 2024 with a handful of units that are already sold and occupied by residents.
- This is a 19-unit development (owner occupied) project with each dwelling consisting of 2 bedrooms, 2 bathrooms and 2 car garage.
- Each Condo will be around 1,400 sq of living space.
- Clientele is mostly an older population downsizing from their homes opening up single family housing for workforce families in the community.
- Monroe St Condos was awarded Workforce Housing Tax Credits (\$710,000)
- 10-year 100% tax abatement (\$900,000 abatement over 10 years)
- \$80,000 in infrastructure assistance from the city
 - Mount Pleasant City Contact Info
 - Brent Schleisman – City Manager
 - Phone # (319) 385-1470
 - brents@citymtpia.com

WEST GOLFVIEW DEVELOPMENT

-Davenport 55 Unit Apartment Complex-

(Davenport, IA)



- 400 River is a 55-unit apartment complex completed in May 2022
- This is a multi-family project fully rented in Davenport, Iowa
- The units are mixed between studio, one-bedroom, and two-bedroom units
- Clientele is younger, working Iowans seeking to live in a vibrant downtown environment with beautiful river views
- 400 River was awarded Workforce Housing Tax Credits (\$1,000,000)
- 400 River was awarded Redevelopment Tax Credits (\$1,000,000)
- 10-year 100% tax abatement
- Project is 100% rented and still owned by developers
- Davenport City Contact:
 - Bruce Berger, Director Economic Development
 - Phone # (563) 326-7769
 - Bruce.Berger@davenportiowa.com

-Drake Hotel-
(Des Moines, IA)

WEST GOLFVIEW DEVELOPMENT



- Home2 Suites is a five-story, 86,300 square-foot hotel adjacent to Drake University in Des Moines, Iowa that opened in November 2020.
- As an all-suite hotel, every room boasts a full kitchenette and extra seating.
- The hotel also offers a fitness room, saline pool, laundry, meeting rooms and two outdoor seating areas with fire pits and grill, in addition to street-level retail and restaurant space.
- The Drake Home2 Suites received TIF from the City of Des Moines.
- City of Des Moines contact:
 - (515) 283-4004 or oed@dmgov.org

-E Monroe Town-Homes-
(Mount Pleasant, IA)

WEST GOLFVIEW DEVELOPMENT



- E Monroe Town-Homes is a development that was completed in 2022.
- This is an 8-unit development (for rent product) with each dwelling consisting of 3 bedrooms, 2 bathrooms and 1 car garage.
- Each Condo was around 1,900 sq of living space with a second story loft.
- Clientele is mostly workforce families but also some seniors downsizing from their homes or moving into town from living out in the country.
- Monroe St Condos was awarded Workforce Housing Tax Credits (\$300,000)
- 10-year 100% tax abatement (\$900,000 abatement over 10 years)
- \$80,000 in infrastructure assistance from the city
 - Mount Pleasant City Contact Info
 - Brent Schleisman – City Manager
 - Phone # (319) 385-1470
 - brents@citymtpia.com

City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Aaron Kooiker, City Manager *AK*

FROM: Laura A. Schaefer, Finance Director/City Clerk *las*

DATE: September 18, 2024

SUBJECT: Not to Exceed \$1,655,000 General Obligation Urban Renewal Capital Loan Notes (CBD Street Resurfacing – 2024 Project and US 30 Traffic Signals Project)

- Public Hearing on the authorization of a Loan Agreement and the issuance of Notes to evidence the obligation of the City thereunder
- Resolution instituting proceedings to take additional action

At the June 10 Council meeting, Council awarded a construction contract to Ten Point Construction Co., Inc. for the CBD Street Resurfacing – 2024 Project. The FY 2025 Budget also includes funding for design services for the US 30 Traffic Signals Project. Completion of the CBD Street Resurfacing - 2024 Project is estimated to be November 1, 2024, and the US 30 Traffic Signals Project is scheduled for FY 2026.

This debt is planned to be repaid with tax increment finance (TIF) collections from the Downtown Urban Renewal Area. The debt is planned to be repaid by June 1, 2027. Debt proceeds are scheduled to be delivered by the end of November 2024.

At the September 9, 2024 Council meeting, Council approved a resolution to set a public hearing on this debt issuance.

The notice of public hearing was published in the Carroll Times Herald on Friday, September 13, 2024.

After the public hearing, Council will need to action on the enclosed resolution entitled, “Resolution Instituting Proceedings to Take Additional Action for the Issuance of Not to Exceed \$1,655,000 General Obligation Urban Renewal Capital Loan Notes.” It is a requirement of Iowa Code to take action to either adopt the resolution or abandon the proposal.

At this time, no comments have been received at City Hall.

If you have any questions, please call me or stop by City Hall.

RECOMMENDATION: Council consideration and approval of the attached resolution Instituting Proceedings to Take Additional Action for the Issuance of Not to Exceed \$1,655,000 General Obligation Urban Renewal Capital Loan Notes for the CBD Street Resurfacing – 2024 Project and design services for the US 30 Traffic Signals Project.

September 23, 2024

The City Council of the City of Carroll, State of Iowa, met in regular session, in the Council Chambers, City Hall, 627 N. Adams Street, Carroll, Iowa, at 5:15 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the authorization of a Loan Agreement and the issuance of not to exceed \$1,655,000 General Obligation Urban Renewal Capital Loan Notes, of the City of Carroll, State of Iowa, in order to provide funds to pay the costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of Iowa Code Chapter 403 and the Eighth Amended and Restated Urban Renewal Plan for the Central Business District Project Urban Renewal Area, as amended from time to time, including those costs associated with street restoration and resurfacing; and the acquisition, installation, and repair of traffic control devices such as the US Highway 30 Traffic Signal equipment replacement project, for essential corporate urban renewal purposes, and that notice of the proposed action by the Council to institute proceedings for the authorization of the Loan Agreement and the issuance of the Notes and the right to petition for an election had been published as provided by Sections 384.24(3)(q), 384.24A, 384.25 and 403.12 of the Code of Iowa, and the Mayor then asked the City Clerk whether any petition had been filed in the Clerk's Office, as contemplated in Section 362.4 of the Code of Iowa, and the Clerk reported that no such petition had been filed, requesting that the question of issuing the Notes be submitted to the qualified electors of the City.

The Mayor then asked the Clerk whether any written objections had been filed by any resident or property owner of the City to the issuance of the Notes. The Clerk advised the Mayor and the Council that _____ written objections had been filed. The Mayor then called for oral objections to the issuance of the Notes and _____ were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections received or made, if any)

Whereupon, the Mayor declared the hearing on the authorization of entering into a Loan Agreement and the issuance of the Notes to be closed.

The Council then considered the proposed action and the extent of objections thereto.

Whereupon, Council Member _____ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$1,655,000 GENERAL OBLIGATION URBAN RENEWAL CAPITAL LOAN NOTES", and moved:

- that the Resolution be adopted.
- to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of notes to the meeting to be held at _____ .M. on the _____ day of _____, 2024, at this place.

Council Member _____ seconded the motion. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. _____

RESOLUTION INSTITUTING PROCEEDINGS TO TAKE
ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO
EXCEED \$1,655,000 GENERAL OBLIGATION URBAN
RENEWAL CAPITAL LOAN NOTES

WHEREAS, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the authorization of a Loan Agreement and the issuance of not to exceed \$1,655,000 General Obligation Urban Renewal Capital Loan Notes, for the essential corporate urban renewal purposes, in order to provide funds to pay the costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of Iowa Code Chapter 403 and the Eighth Amended and Restated Urban Renewal Plan for the Central Business District Project Urban Renewal Area, as amended from time to time, including those costs associated with street restoration and resurfacing; and the acquisition, installation, and repair of traffic control devices such as the US Highway 30 Traffic Signal equipment replacement project, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Notes; and no petition was filed calling for a referendum thereon. The following action is now considered to be in the best interests of the City and residents thereof.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARROLL, STATE OF IOWA:

Section 1. That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$1,655,000 General Obligation Urban Renewal Capital Loan Notes, for the foregoing essential corporate urban renewal purposes.

Section 2. This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the general fund moneys may be advanced from time to time for capital

expenditures which are to be paid from the proceeds of the above Notes. The amounts so advanced shall be reimbursed from the proceeds of the Notes not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

PASSED AND APPROVED this 23rd day of September, 2024.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF CARROLL)

I, the undersigned City Clerk of the City of Carroll, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2024.

City Clerk, City of Carroll, State of Iowa

(SEAL)

City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council Members

FROM: Aaron Kooiker, City Manager

DATE: September 18, 2024

SUBJECT: Access Washington Report

The trip to Washington was a success again. We were able to meet with Washington staff and our congressional delegation. We, as a group, felt that we were able to accomplish a few things.

First was communicating about the needs of St. Anothony Hospital. I believe that the big win will come with some legislation for a carve out with the OB beds at the hospital. Currently the hospital has 25 general beds that they use for general hospital stays. They have 9 psychiatric beds that do not count against the more important 25 general beds. With births averaging around 400 per year, it is important that these numbers don't count against the 25 general beds.

Second was communicating with the Department of Commerce and Economic Development Administration (EDA) regarding funding for the Small Business Development Center (SBDC) and entrepreneurial growth. This was very important as the federal government has been looking at reducing the amount of funds in the state so they can keep more dollars in Washington. We explained our point and used Fairview Village as an example with USDA about why funding should not be reduced.

Third, we met with USDA about a program where funding would assist in the removal and replacement of trees that were killed by Emerald Ash Borer (EAB). USDA has had a program in the past. We also recommended a program describing how to handle the pre EAB, along with within the midst of EAB and then finally how to move through to post EAB.

The final topic was incentives for volunteer EMS. We proposed a tax credit like child tax credit. The congressional delegation was receptive to this. With the next year, Congress is going to be working through the tax laws. Also mentioned was to increase the work force tax credits and grow the amount of housing projects.

Most comments from Washington staff and delegation were looking at next congressional cycle/post-election for any meaning full change.

RECOMMENDATION: Continue supporting the trip to Washington DC as this is a meaningful gesture and we have seen demonstrative effects from these trips.

CARROLL AIRPORT COMMISSION

Regular Meeting

The regular meeting of the Carroll Airport Commission was held on Monday, September 9, 2024, at the Arthur Neu Airport. Commission members in attendance were Norman Hutcheson, Greg Siemann, Gene Vincent and Dick Fulton. Also attending were Mr. Pete Crawford, engineer, Don Mensen, airport manager and Carol Schoeppner, recording secretary. Kevin Wittrock did not attend. Chairman Hutcheson conducted the 5:30 P.M. meeting.

MINUTES

The minutes from the previous meeting were reviewed by the Commission. A motion by Comm. Siemann and seconded by Comm. Fulton was made to approve the minutes. All present voted aye. Nays: None Abstain: None Absent Kevin Wittrock. Motion carried 4/0.

LED LIGHTING PROJECT

Mr. Crawford reported not all the replacement parts have been delivered. The light on the wind sock was not included in the LED Lighting bid. After discussion it was determined the light should be the same as the runway lighting. Mr. Crawford will contact Voltmer Electric to install the panel and connections. This expense will be paid out of the 24/25 budget. The seeding has been completed.

FLIGHT BREAKFAST

Comm. Fulton reported the Masons served 1145 breakfasts and Don reported there were 27 aircraft that flew in. The Commission commented that Carroll Aviation did a spectacular job of car parking, plane parking and keeping people safe. They also commented how nice the grounds looked.

RUNWAY CLEANER

For sometime Comm. Vincent and Don have been looking for equipment to sweep the runway. The best option is a blower as it would require no replacement parts. VanWall quoted a Buffalo Turbine 3PT blower for \$6,890.00. A motion by Comm. Siemann and seconded by Comm. Vincent was made to purchase the blower and related equipment not to exceed \$7,200.00.

All present voted aye. Nays: None Abstain: None Absent:
Kevin Wittrock Motion carried 4/0.

STATE GRANT

Mr. Crawford had a resolution to apply for a State Grant to repair runway 13/31. A motion by Comm. Vincent and seconded by Comm. Siemann was made to have Chairman Hutcheson and Comm. Fulton sign said resolution. All present voted aye. Nays: None Abstain: None Absent: Kevin Wittrock. Motion carried 4/0.

BILLS

The following bills were presented to the Carroll Airport Commission for approval:

Carroll Aviation	contract	\$ 7,235.00
Wittrock Motor	August car rental	550.00
Carroll Cleaning	cleaning supplies	174.46
Options Ink	sign printing	249.92
Nutrien Ag Solutions	farm chemicals	1,886.22
Raccoon Valley Elec	August electric service	1,118.38
Jet's Outdoor Power	3 golf carts rental	465.00
Pemble Tiling & Excavat	tile repair	2,240.31
Carroll Refuse	August garbage	68.83
Ecowater	cooler rent/water	142.67
McClure Engineering	LED Lgt Pgt/engineering	9,696.04
Carol Schoeppner	secretary contract	350.00

A motion by Comm. Vincent and seconded by Comm. Siemann was made to approve the bills as presented to the Carroll Airport Commission. All present voted aye. Nays: None Abstain: None Absent: Kevin Wittrock. Motion carried 4/0.

There being no further business a motion by Comm. Vincent and seconded by Comm. Fulton was made to adjourn at 6:30 P.M.. All present voted aye. Nays: None Abstain: None Absent: Kevin Wittrock. Motion carried 4/0.

The next regular meeting of the Carroll Airport Commission will be October 14, 2024, at the Arthur Neu Airport.

ATTEST:

Chairman/Vice Chairman

CARROLL AIRPORT COMMISSION

Regular Meeting

Monday, October 14, 2024

5:30 P.M.

Arthur Neu Airport

Agenda

Approve previous meeting minutes

LED Lighting Project

Farm Report

New Business

Approve monthly bills

Library Board Minutes
September 10, 2024

The Carroll Library Board of Trustees met in the Community Room at the Carroll Public Library for a special meeting to discuss strategic planning. Trustees present: Lisa Auen, Keith Cook, Marcie Hircock, Brenda Hogue, Summer Parrott, Dale Schmidt, and Ralph von Qualen. Trustees absent: Thomas Parrish and Julie Perkins. Also present: Director Wendy Johnson; Misty Gray, State Library Consultant; Carroll Public Library Foundation members Amy Abraham, Cecelia Comito, and Jill Murray; Cindy Duhrkopf; and Diane Hagen.

Parrott called the meeting to order at 5:36 pm. It was moved by Hircock and seconded by Hogue to approve the agenda. All voted aye. Nays: none. Abstain: none. Absent: Parrish and Perkins. Motion passed 7-0.

Parrott welcomed members of the Carroll Public Library Foundation and the public to this special meeting. Parrott then introduced Misty Gray, State Library Consultant for the Southwest district.

Perkins arrived at 5:45pm.

Gray led the trustees, foundation members, and members of the public through a discussion centering on library programs, collections, and other services. Ideas were suggested for new programs, collections, and services as well as participants being able to rate the priority of these suggestions. Gray will provide Johnson with a copy of all suggestions to distribute to the trustees and foundation to use as a guide for possible strategic plan goals and objectives. No board action taken.

Schmidt left at 6:15 pm.

Abraham left at 6:20 pm.

Murray left at 6:35 pm.

Perkins left at 6:40 pm.

Hircock left at 6:45 pm.

Cook left at 6:50 pm.

Auen made a motion to adjourn the meeting at 7:25 pm with a second by von Qualen. All voted aye, with Hircock voting by phone. Nays: none. Abstain: none. Absent: Cook, Parrish, Perkins, and Schmidt. Motion passed 5-0.

Next Regular meeting- September 16, 2024, at 5:30 pm in the Carroll Public Library: Community Meeting Room—118 E. 5th St, Carroll, IA 51401.

CARROLL COUNTY SOLID WASTE MANAGEMENT COMMISSION EXECUTIVE BOARD MEETING-UNOFFICIAL MINUTES

September 17, 2024

Unofficial Minutes

1. The meeting was called to order at 6:31 a.m. at the Recycling Center by Chair Jeff Anthofer, Mayor of Coon Rapids. Others present were Harvey Dales, City of Manning; Dan Snyder, Mayor of Breda; Scott Johnson, Carroll County Supervisor; Jerry Fleshner, Mayor of Carroll and Mary Wittry, Director.
2. Wittry requested to add railroad waste to the agenda. Dales moved and Johnson seconded to approve the amended agenda. Motion carried, all voting aye.
3. Johnson moved and Snyder seconded to approve the minutes of the August 13, 2024, meeting as presented. Motion carried, all voting aye.
4. Dales reviewed the bills payable -see attached. Dales moved and Fleshner seconded to approve the bills as presented. Motion carried, all voting aye.
5. Wittry presented the financial report, review of set aside accounts, market prices, and investment account summary. Wittry discussed that the payment for June and July 2024 into the expansion account will be made soon. CDs for equipment replacement and planning were acquired in August. Auditors were on sight for work on the FY 23-24 audit and a draft audit report will be available at the October meeting. Johnson moved and Fleshner seconded to approve the reports as presented. Motion carried, all voting aye.
6. Snyder moved and Johnson seconded to approve long time landfill operator, Wuebker as lead operator with a pay adjustment. Motion carried, all voting aye. Inmate labor and a sorter position were discussed with no action taken. A part-time employee has started on the container sort line and will work 20 hours per week.
7. Johnson moved and Dales seconded to purchase a new computer and router as presented. Motion carried, all voting aye.
8. Johnson moved and Snyder seconded to restart the program for accepting used oil from residential customers. Motion carried, all voting aye.
9. Contact has been made with Trex regarding accepting plastic film and other types of stretch plastics. Johnson moved and Dales seconded to authorize staff to pursue the program. Motion carried, all voting aye.
10. All equipment at the landfill is up and running with the backup trackloader and the scraper not under warranty. Dales moved and Fleshner second to approve the fill progression and the development of a request for proposal for interested investors for capture of methane quotes from Foth Infrastructure and Environment LLC as presented. Motion carried, all voting aye.
11. Wittry reviewed work in progress items. A preproposal for a baler to bale plastic film has been submitted through the EMS grant program with the application due November 1, 2024.
12. Other – The Commission will have a new city address beginning October 15, 2024. Next meeting date is Tuesday, October 15, 2024. Railroad waste from the trail derailment, approximately 800 tons, will be delivered to the landfill soon.
13. Johnson moved and Fleshner seconded to adjourn the meeting at 7:28 a.m.

Respectfully submitted,

Mary Wittry