



City Council Meeting

Monday, December 16, 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.

AGENDA

1. Pledge of Allegiance

2. Roll Call

3. Budget FY 2026 Outside Agencies Funding Request

- Carroll Chamber of Commerce Tourism
- Carroll County Growth Partnership (CCGP)

4. Consent Agenda

a. Approval of Minutes of the November 25 and December 9, 2024 Meetings

b. Approval of Bills and Claims

c. Licenses and Permits:

- Renewal of Class "C" Retail Alcohol License – *Kerps Bar & Grill*
- Renewal of Class "C" Retail Alcohol License - *Carrollton Inn*

d. FY 2025-2026 Budget Schedule and Council Meeting Dates for Calendar Year 2025

e. 2025 Lease Agreements with Carroll Community School District and Kuemper Catholic School System

f. Appointments to Committees, Commissions and Boards

Appointment by Mayor with Council Approval

Brenda Hogue - Library Board of Trustees (6-year term to expire 12-31-30)

Wes Treadway - Library Board of Trustees (6-year term to expire 12-31-30)

Marsha Nuckels - Library Board of Trustees (6-year term to expire 12-31-30)

5. 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.

6. Ordinances

a. Rolling Hills South Fifth Addition

- Acceptance of Public Improvements
- Street Grade Ordinance

Also see item 6.d – [January 8, 2024](#) – Rolling Hills South Fifth Addition - Rezoning Request

Also see item 7.a – [January 8, 2024](#) – Rolling Hills South Fifth Addition - Preliminary Plat, Final Plat, Water Supply Service Agreement and Sewage Treatment Agreement

7. Resolutions

a. Wastewater Treatment Plant Digester & VLR Air Piping Improvements

- Report of Bid Opening
- Consideration of Award of Contract

Also see item 7.b – [April 25, 2022](#) – Wastewater Treatment Plant – Vertical Loop Reactor Air Piping Replacing - Resolution Approving the Engineering Agreement with Veenstra and Kimm, Inc.

and item 7.b – [August 22, 2022](#) – Wastewater Treatment Plant Vertical Loop Reactor Replacement Air Piping - Public Hearing on Proposed Plans, Specifications, Form of Contract and Estimated Cost and Consideration of Adoption of Plans, Specifications, Form of Contract and Estimated Cost

and item 8.a – [September 26, 2022](#) – WWTP VLR Replacement Air Piping – Report of Bid Opening

and item 6.a – [December 12, 2022](#) – WWTP VLR Replacement Air Piping - Report of Bid Opening and Consideration of Rejection of Bid

and item 6.a – [November 27, 2023](#) – Wastewater Treatment Plant - Digester and VLR Air Piping Improvements and Engineering Agreement

and item 7.b – [November 25, 2024](#) – Wastewater Treatment Plant - Digester and VLR Air Piping Improvements - Public Hearing on Plans and Specifications

b. Southgate Road Reconstruction

- Public Hearing on Plans, Specifications, Form of Contract and Estimated Cost
- Consideration of Adoption of Plans, Specifications, Form of Contract and Estimated Cost

Also see item 6.e – [November 14, 2022](#) – Stormwater Improvements - Professional Services

Agreement

and item 8.b – [June 26, 2023](#) – Stormwater Improvements - Drainage Evaluation

and item 6.b – [July 25, 2023](#) – Stormwater Improvements - Professional Services Agreement Amendment

and item 8.c – [January 22, 2024](#) – Stormwater Improvements - Professional Services Agreement Amendment

8. Reports

a. Adams Street Reconstruction

- Certificate of Substantial Completion

Also see item VII.A – [October 25, 2021](#) – Adams Street Reconstruction – Agreement for Engineering Services

and item 7.a – [March 14, 2022](#) – Adams Street Reconstruction - Project Schedule

and item 8.a – [October 10, 2022](#) – Adams Street Reconstruction - Public Information Meetings

and item 6.c – [May 8, 2023](#) – Adams Street Reconstruction

Ahlers & Cooney Engagement Agreement

Resolution Approving Petition and Waivers

Resolution of Necessity for the Adams Street Reconstruction, Ordering Construction of the Project, Approving Preliminary Plat and Schedule of Assessments and Estimate of Cost, Tentative approval of Plans, Specifications, Form of Contract and Final Estimate of Cost, and Fixing a Date for a Public Hearing on Final Adoption of Plans, Specifications, Form of Contract and Estimate of Cost and a Date Construction Bids will be Received for the Project Current Project Schedule

and item 6.a – [May 22, 2023](#) – Adams Street Reconstruction - Public Hearing on Plans and Specifications

and item 7.b – [June 12, 2023](#) – Adams Street Reconstruction - Report of Bid Opening and Award of Contract and Bond

and item 9.a – [September 11, 2023](#) – Adams Street Construction – Change Order No. 1

and item 8.a – [October 9, 2023](#) – Adams Street Reconstruction – Change Order No. 2

and item 9.a – [December 11, 2023](#) – Adams Street Reconstruction – Change Order No. 3

and item 9.a – [October 14, 2024](#) – Adams Street Reconstruction – Change Order No. 4

b. 2024 Goal Setting Report

c. Set Public Hearing Date for FY 2024/2025 Budget Amendment #1

9. Committee Reports (Informational Only)

10. Comments from the Mayor

11. Comments from the City Council

12. Comments from the City Manager

13. Adjourn

January Meetings:

* Parks, Recreation and Cultural Advisory Board - January 6, 2025 - Recreation Center - 716 N Grant Rd

- * Board of Adjustment - January 6, 2025 - City Hall - 627 N Adams St
- * Planning and Zoning Commission – January 8, 2025 – City Hall - 627 N Adams St
- * City Council – January 13, 2025 – City Hall – 627 N Adams St
- * Airport Commission – January 13, 2025 – Airport Terminal Building - 21177 Quail Ave
- * Library Board of Trustees – January 20, 2025 – Carroll Public Library – 118 E 5th St
- * City Council – January 27, 2025 – 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.

| Agenda published on 12/12/2024 at 12:21 PM

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: December 11, 2024

SUBJECT: Budget FY 2026 Outside Agencies Funding Request

- Carroll Chamber of Commerce Tourism
- Carroll County Growth Partnership

The Carroll Chamber of Commerce has been promoting tourism in the City of Carroll with funding from Hotel/Motel tax collections since FY 2011. The approved funding for FY 2025 is \$35,000. The request for funding for FY 2026 is \$35,000. Program Director Ashley Schable plans to attend the meeting to present the Chamber Tourism FY 26 funding request.

The City of Carroll has been funding Carroll County Growth Partnership (CCGP) since 1991. The approved funding for FY 2025 is \$82,400. The request for funding for FY 2026 is \$84,460. Executive Director Kimberly Tiefenthaler plans to attend the meeting to present CCGP's FY 26 funding request.

November 25, 2024

City of Carroll
627 N Adams Street
Carroll, Iowa 51401

Dear Mayor Fleshner and Carroll City Council,

This letter is intended to assist you during your budget planning process for the fiscal year 2026. The Carroll Chamber of Commerce anticipates continued funding from the hotel tax revenue receipts to support our tourism marketing efforts, which continues to make meaningful contributions in our community. The Chamber proposes the Carroll City Council budget \$35,000 to be used exclusively for funding the Chamber's tourism promotion efforts in the City's FY 2026. This request is the same as FY 2025 with no increase.

Our tourism marketing program works to promote tourism within the City of Carroll and attract overnight visitors by promoting events, attractions, hotels, and venues that bring people to our community. Our tourism marketing efforts continue to elevate with marketing campaigns that include cable and digital advertising and marketing ads with state-wide reach. We continue to coordinate our marketing efforts with Western Iowa Tourism allowing Carroll visibility on websites and social media both locally and around the state. The Chamber Facebook page has nearly 4,500 followers with an average monthly reach of over 56,000 views. In 2024 the Chamber website saw 32,174 page views with direct traffic counts of 7,911 with referral traffic at 6,221.

Your Carroll Chamber is the first resource visitors turn to with questions regarding the Carroll community. Whether its information about upcoming events or inquiries regarding available lodging facilities or businesses, Chamber staff are well versed in finding our visitors the answers to their questions. The Chamber's annual Visitor Guide is distributed to Iowa Welcome Centers, visitor centers, hotels and restaurants throughout Iowa to promote our community. The Visitor Guide, along with the biennial Chamber Magazine is sent out in visitor packets, travel packets, new resident welcome packets and more. Both of these publications, along with a community calendar and business directory, are also easily accessible on the Chamber's website.

Live + Local saw a location change in 2024 to the Depot Park and continued to grow, bringing family, friends, and neighbors together with the Chamber offering the free live entertainment the last Thursday of the month June-September. The music concerts are held outdoors with hundreds of guests in attendance showing support each month. A digital marketing campaign with ICAN this summer, included promotion of the Live + Local events, State Baseball, and Ridiculous Days, and the results tracked through measurable metrics proved the campaign was a success and guaranteed exposure to Carroll.

The Chamber continues to promote Carroll with showcase events, holding two golf tournaments in 2024, with the Chamber tournament held at the Carroll Country Club and the Ag Golf Outing at the Carroll Municipal Golf Course. The Chamber also organized a 5K Color Fun Run that had 145 participants competing along the Sauk Rail Trail at Swan Lake State Park this past June. For more than 65 years Carroll Band Day has been a long-standing tradition in Carroll. The Chamber Court Classic youth basketball tournament is scheduled for this

winter, Feb. 22 and 23, 2025. With teams registering in 12 divisions, means a lot of fans will stay in our hotels and step inside our restaurants and retail stores again this winter.

For the third year in a row the Chamber produced a cable ad inviting fans from all over the state to experience Carroll that aired on the Iowa High School Sports Network and social sites during the State Baseball Tournament in July. The cable ads re-engaged previous visitors by retargeting them with display ads and boosted awareness of Carroll. Chamber staff worked with local hotels and the Iowa High School Athletic Association to make sure all the teams and fans had places to stay. The Chamber worked with local businesses and encouraged teams and their fans to experience all the great things we have in Carroll, providing a list of our restaurants, retail shops, and local attractions like Swan Lake State Park, the Carroll Aquatic Center and our two golf courses. Hotel and restaurant listings were also posted on a State Baseball page added to our Chamber website, giving fans quick access to resources.

For the fourth year in a row, the Chamber brings horse drawn carriage rides to Carroll as part of tourism marketing efforts and Small Business Saturday promotions in November. A multi-media cable advertising campaign with ICAN featured the carriage rides as well as local businesses promoting holiday shopping with highlights of the Chamber's Jingle & Mingle event. A 3-month Cable TV campaign will continued with increased length of streaming for January-March and highlight Carroll and promote our Court Classic basketball tournament that brings thousands of visitors to Carroll to stay in our hotels and dine in our restaurants during the slower winter month of February.

As we look toward the new year, there's a sense of excitement about the potential that lies ahead for Carroll. With community branding efforts kicking off and continued collaboration among local businesses, we are positioned for continued success in 2025. The Chamber is excited to be part of one of the most exciting developments with the ongoing work to strengthen Carroll's identity and brand. Through a renewed focus, the Chamber looks forward to working with the City of Carroll on strategic marketing efforts that will shine a light and showcase our wonderful community.

With the city's support, your Carroll Chamber will be better equipped in creating a culture of collaboration in our community and ensuring that Carroll remains an appealing place for both our citizens and visitors. These requested city funds allow the Chamber to promote tourism from around the state, market our family-oriented events, and the numerous recreational activities found right here at home.

We do need the support of the city to deliver our tourism marketing efforts. Whether the needs are networking, marketing, community outreach, or advocacy, the Carroll Chamber is the City's partner for success. We truly appreciate your past contributions and look forward to your continuing support.

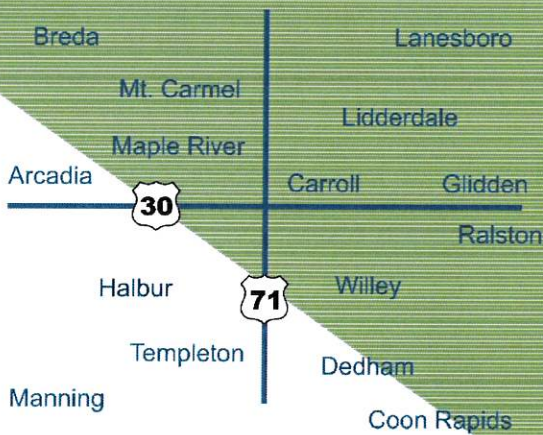
Thank you,

Ashley T. Schable
Program Director
Carroll Chamber of Commerce


CARROLL COUNTY
GROWTH PARTNERSHIP

**Strengthening Our
Competitive Potential**

- Development
- Grants
- Resources
- Advocacy



www.hub712.com

Prepared for:
City of Carroll
(Fiscal year – 2026)

**Carroll County
Growth
Partnership
Request for
Funding**
(Fiscal year – 2025)

December 6, 2024

Jerry Fleshner, Mayor
City of Carroll
627 N Adams St
Carroll, IA 51401

Dear Mayor Fleshner,

The purpose of this letter is to ask the City of Carroll and all Council members to consider funding for Carroll County Growth Partnership in the amount of \$84,460 for the City's fiscal year ending 2026.

Carroll County Growth Partnership appreciates its partnership with the City of Carroll, our council and all staff. In 2024, Carroll County Growth Partnership has worked to help expand local businesses, recruit new business, provide entrepreneurial resources, and bring investment into our community in the form of state grant dollars. The City of Carroll and Carroll County Growth Partnership found strength in partnership to bring services to the business community. Together we have realized economic success on many fronts, but there is always a great deal of work to be done in the coming year. The City of Carroll's ongoing support of Carroll County Growth Partnership provides consistent assistance to existing industry, site and building development and promotion, marketing of our community, entrepreneurial resources, and promote our community and the county on our annual Access Washington trip.

We have provided in the enclosed packet the required forms as requested by the for non-governmental agencies seeking funding. We look forward to answering any questions you or the Council members may have regarding economic development efforts in Carroll and Carroll County, as well as initiatives underway. In the meantime, should you have any questions, please feel free to contact me directly.

Sincerely,

A handwritten signature in cursive script that reads 'Michael P. Franey'.

Mike Franey,
President
Carroll County Growth Partnership

Carroll County Growth Partnership

DIRECTORS:

TERM EXPIRES

	December 2024
Barry Bruner – Carroll	“ “
Brooke Peterson – Glidden	“ “
Casey Berlau-Carroll	“ “
Cody Forch – Carroll	“ “
Dawn Meyer-Manning	“ “
Jair Mayhall – Carroll	“ “
Jeff Roiland – Carroll	“ “
John Steffes – Carroll	“ “
Katie Mason – Coon Rapids (Rural Representative)	“ “
Mike Franey – Carroll (President)	“ “
Tim Gute – Carroll	“ “
Todd Kanne – Carroll	“ “
Tom Farner – Carroll	“ “
	December 2025
Aaron Juergens – Carroll	“ “
Adam Schweers – Carroll (Vice President)	“ “
Allen Anderson – Carroll	“ “
Austin Scott – Carroll	“ “
Bryan Moore – Carroll	“ “
Dr. Steve Kraus – Carroll	“ “
Gaylin Ranniger – Manning	“ “
Jim Gossett – Glidden	“ “
John Feld – Carroll	“ “
	December 2026
Dean Onken – Carroll	“ “
Doug Burns – Carroll	“ “
Howie Drees – Carroll	“ “
Jim Auen – Carroll (Treasurer/Past President)	“ “
Jim Friel – Carroll (Exec. Presidential Appointee)	“ “
Jen Wollesen – Carroll	“ “
Ken Behrens – Templeton	“ “
Kim Hackett – Carroll	“ “
Kim Tiefenthaler – Carroll (Secretary)	“ “
Nick Badding – Carroll	“ “
Ryan Milligan – Carroll	“ “
Sean Haluska – Carroll	“ “
Seth Johnson – Glidden	“ “
Steve Fisher – Carroll	“ “
Aaron Kooiker – City of Carroll (City Manager)	Appointed Annually
Jerry Fleshner – City of Carroll (Mayor)	Appointed Annually
LaVern Dirx – City of Carroll (Councilman)	Appointed Annually
Steve Auen – Carroll (Chamber Representative)	Appointed Annually
Gene Meiners – Templeton (County Supervisor)	Appointed Annually
Scott Johnson – Carroll (County Supervisor)	Appointed Annually
Rick Hunsaker – Region XII	Appointed Annually

EMERITUS

Bob Badding – Carroll (Deceased) Claus Bunz – Panora Fred Dolezal – Carroll Jim Knott – Carroll (Deceased)
 Walt Koster – Breda (Deceased) Pat Moehn – Carroll Art Neu – Carroll (Deceased) John Norgaard – Carroll
 (Deceased) Ron Schechtman – Carroll Jim Wilson – Carroll (Deceased)

STAFF:

Kimberly Tiefenthaler, Executive Director	Ashley Schable, Program Director
Rosanne Nees, Business Development Director	Dani Stipe, Administrative Assistant
Della Lappe, Financial Director	

Purpose/Description of Services

Mission Statement

Carroll County Growth Partnership provides support to the existing industry base, assists in the establishment of new industry, and works to enhance area quality of place for residents and businesses throughout Carroll County, IA.

Existing Industry Programs

The vast majority of growth in capital investment and quality jobs occurs as a result of the expansion of existing industry. CCGP conducts regular visits to City of Carroll and Carroll County businesses to identify opportunities, help remove barriers to growth and make a connection with people and services that assist companies to be more successful. The effort was previously done using the Best of Iowa committee and the State. They no longer oversee the business recruitment and expansion surveys, allowing them to be managed and done entirely on a local level. CCGP is now able to focus on our different industries and business sizes to really understand the economic position Carroll County is in. Carroll County Growth Partnership will utilize specific surveys for large and small employers. The surveys will allow us to be able to better assist businesses with regulatory issues, utility issues, workforce issues, and more. In addition, if we see a stall in business recruitment and expansion, Carroll County Growth Partnership can utilize this information to work with the City of Carroll and Carroll County to better incentivize business growth.

Site Location Services

CCGP maintains a listing of available commercial and industrial sites. Specification including water and sewer, tax assessment, building and lot dimensions, owner contact info, zoning classification and sale/lease information provided. A key tool in promoting sites and buildings in Carroll County is CCGP's website: www.carrollareadev.com.

In addition to our listed sites and available buildings, CCGP's website includes Retail Coach data that shows our community's demographic profile, demand outlook, and retail trade area. All of which is vital for businesses when making a decision on whether they would like to relocate within Carroll County or expand.

Business Recruitment

CCGP has an ongoing partnership with Retail Coach outside of the contract which ended in 2023. Retail Coach uses their experience and contacts with national retailers to connect them with Carroll, specifically those for which would be a good fit based on the data and the needs of our Retail Trade Area. There have been continued visits to Carroll by brokers of a few companies and discussions on bringing them here. We have worked vigilantly on receiving a Letter of Intent and are closer than ever on getting to that point.

In addition, CCGP will continue to work with the City of Carroll, Carroll County, or any other community within the County to attract new businesses to the area. CCGP is a proud partner to bring information, find solutions, and create partnerships that are needed to help attract businesses and grow the community.

Identifying and Applying for Financial Assistance Program for Local Companies

CCGP works with our partners at the local, state, and federal level to identify potential forms of financial assistance for qualifying companies with expansion projects. Tax Increment Financing, State of Iowa Financial Assistance Programs, Region XII Revolving Loan Fund and other Iowa Economic Development Authority and Department of Transportation projects are commonly used.

As programs become available from state and federal resources, CCGP works to partner with and bring funding support to businesses throughout the County. Investments in partner entities in 2020 brought back valued programming and business support that will continue to offer services that provide for so many throughout the County.

Marketing

A professional approach to community and economic development marketing includes the collection of key data that site selectors and existing industry need to make investment and employment decisions. Promoting CCGP's ability to assist industry, and Carroll County's core development assets will result in additional interest in our area to make investment and create quality jobs. CCGP's promotional brochure is widely distributed to regional and national site selection consultants and decision makers in targeted industries. In addition, CCGP joins neighboring counties in an economic development marketing partnership through Western Iowa Advantage.

In 2024 CCGP continued to market themselves, the County, and new services they provide. From our new Start-Up Accelerator Grants to Micro Façade Grants, and HUB 712. CCGP has been able to start attracting businesses to different services and funding opportunities throughout the County.

Workforce Development

CCGP will continue to work closely with workforce development partners, such as Iowa Workforce Development, to address the critical need for growth in population, workers, and quality jobs in Carroll County. CCGP maintains labor market information and conducts a Laborshed Analysis every other year with the help of Iowa Workforce Development. The Laborshed was updated for Carroll County and the region in 2022 and should be updated by end of 2024. Our Laborshed continues to be a priority in telling the story of the region to audiences outside of Carroll County and Iowa. As efforts grow with retail recruitment, it is critical to provide a comprehensive look at the county and all data points available.

Access Washington

CCGP has orchestrated a near week-long trip to Washington DC starting back in June of 2012. This last year, CCGP and our partners who attended the trip had another successful year meeting with the Iowa delegation, USDA staff, and White House staff. Having important conversations with decision makers helps put Carroll County in a better position to solve regulatory issues that are affecting our local City and County government along with businesses.

HUB 712

HUB 712 has now grown and come to life with the ribbon cutting ceremony in April. The new space is a dynamic entrepreneurial and business resource center designed to bring top-notch resources directly to the local regional area. Located in Carroll, HUB 712 bridges the gap for local businesses and startups by offering access to valuable programs, tools, and expertise that are commonly available in larger cities across the state. This center not only provides entrepreneurs with essential resources but also features co-working spaces, meeting rooms, and collaborative areas, creating an environment where ideas can flourish, and professional connections thrive. HUB 712 is quickly becoming a vital hub for innovation, providing businesses and entrepreneurs the support they need to grow and succeed within their community.

Grants

CCGP has provided \$20,000 in grants to businesses throughout Carroll County. Funded by private investment and Board Member dues, CCGP awarded two Start-Up Accelerator Grants in the amounts of \$5,000 to help with business startups and expansions. In addition, CCGP awarded ten \$1,000 Micro Façade Grants to help businesses make updates to their façade and create a more appealing store front and Main Street. One of the two Jump-Start Grants must be awarded in a community other than the City of Carroll. A minimum of three of the ten Micro Façade Grants must also be awarded to businesses outside the City of Carroll. In our second year, six of the ten Micro Façade Grants were awarded to businesses in Glidden, Coon Rapids, and Carroll, with a second round of grants currently underway. CCGP plans to continue these grants to help business startups and invest in façade improvements.

Synopsis of Past Year's Activities

Carroll County Growth Partnership Celebrates a Successful 2024: A Year of Progress and Promise

2024 has proven to be a landmark year for Carroll County Growth Partnership (CCGP) as it celebrated notable achievements in economic development. Through targeted initiatives and a commitment to growth and retention, CCGP has been able to serve businesses, support entrepreneurs, and foster a stronger economy for Carroll County. Here is a look at the year's accomplishments and how they are positioning the community for future prosperity.

HUB 712: A New Hub for Entrepreneurship and Collaboration

One of the most exciting developments in 2024 was the launch of HUB 712, an entrepreneurial and business resource center designed to serve as a co-working and meeting space for the region. HUB 712's mission is to connect local entrepreneurs and businesses with a range of resources and expertise from across the state, right in the heart of Carroll County. By providing a dedicated space for collaboration and growth, HUB 712 has quickly become a focal point for innovative business activities, offering networking events, workshops, and professional development sessions to support and inspire local talent.

HUB 712 has been instrumental in fostering a strong entrepreneurial ecosystem, helping small businesses and startups gain access to critical tools and mentorship that are often out of reach in smaller communities. The center's impact on Carroll County's business landscape is just beginning, with more programming and resources slated to launch in the coming year.

2024 Business Clients

	# of Clients	# of Hours
Audubon County	7	15.084
Calhoun County	15	41.25
Carroll County	26	77.7
Crawford County	17	30.166
Greene County	16	42.833
Guthrie County	11	64.583
Ida County	18	43.1
Sac County	14	39.734
Total	124	354.45*

*Kimberly Tiefenthaler's hourly contributions have been exclusively in Carroll County. Jennifer Luengas-Otto and other outside individuals accounted for the remainder of the work in other counties and time in Carroll County.

Empowering Local Businesses through Grants

In 2024, CCGP continued its commitment to fostering business growth and beautification in the community by offering \$20,000 in Start-Up Accelerator Grants and Micro-Façade Grants. These grants were awarded to recipients throughout the country, providing them with the financial support needed to kick-start or expand their businesses, and projects are already underway. This program has helped local entrepreneurs realize their visions while contributing to the county's economy and job

creation efforts. By investing directly in local businesses, CCGP is making a lasting impact on Carroll County's economic landscape.

CCGP was also happy to assist the City of Carroll with awarding six \$25,000 Façade Grants in our Downtown Central Business District. We can already see some progress taking place and it will certainly be exciting to see the investments that are being made in our downtown buildings.

Also in 2024, Carroll was awarded its first ever (Emergency) Catalyst Grant. CCGP played an instrumental part, in partnership with the City of Carroll to work closely with IEDA in achieving this grant to renovate the façade of what was the JC Penney building now known as Fusion Dance. The building will now house three businesses bringing activity and vibrancy to our downtown. CCGP has been happy to manage the grant documents and process with the City of Carroll and Iowa Grants.

Ongoing Collaboration with Retail Coach

While the formal contract with Retail Coach was concluded at the end of 2023, CCGP has continued to collaborate with the firm to attract retail businesses to Carroll County. Currently, three prospective businesses have expressed interest in the area, with the potential to bring not only unique retail options but also new jobs to the community. Retail Coach's continued partnership is a testament to Carroll County's appeal and CCGP's proactive approach to economic growth. Each new business has the potential to enrich Carroll County's economic landscape, creating jobs and adding to the county's vibrancy.

Business Retention and Expansion: Supporting Carroll County's Core

Recognizing the importance of retaining and expanding existing businesses, CCGP launched a revamped Business Retention & Expansion (BR&E) program in 2024. This program focuses on connecting with large and small employers to better understand their needs, challenges, and potential for expansion. By fostering strong relationships with local employers and addressing their concerns proactively, CCGP is not only ensuring business stability but also paving the way for new growth opportunities.

Through the BR&E program, CCGP has been able to gather valuable insights into workforce needs, potential growth areas, and resource gaps, positioning itself as a key partner in Carroll County's economic ecosystem. This initiative underscores CCGP's long-term commitment to building a resilient economy that supports businesses of all sizes.

Access Washington: Carroll County Leaders Advocate for Regional Priorities in D.C.

The **Access Washington** trip is an essential annual visit to Washington, D.C., where leaders from Carroll County meet with Congressional representatives and federal agencies to discuss and advocate for pressing issues affecting the region. The year's agenda addressed several key priorities impacting the county:

One prominent issue was **healthcare accessibility**, pressing for greater accountability from insurers to combat underfunding and to ensure equitable, quality care for all residents. Another issue discussed was the **widespread loss of trees** due to the Emerald Ash Borer, a pest devastating local ecosystems and diminishing the visual appeal of Carroll County's landscapes.

Rural EMS services were another critical topic, with leaders raising concerns about the increasing costs and extensive time required for training emergency personnel, compounded by a significant decline in volunteer numbers. **Agriculture priorities** were represented by calls to prioritize the Farm Bill, emphasizing its importance for international trade, animal disease prevention, and response policies like California's Proposition 12 that impact local farming practices.

Finally, the delegation highlighted the need to expand **Highway 30** to a four-lane road, vital for economic growth and community safety, as it would reduce traffic congestion and lower accident risks in the area. Access Washington continues to be a crucial opportunity for Carroll County representatives to bring these regional concerns to the national stage, ensuring that local needs are reflected in federal priorities.

Looking Ahead: Investing in Youth and Community in 2025

As 2024 comes to a close, CCGP is already looking to 2025 with a renewed focus on youth engagement and career development. Recognizing that the future of Carroll County lies with its young people, CCGP plans to reintroduce a program aimed at connecting students with career opportunities in local industries. By facilitating a day of career exploration, CCGP hopes to inspire students to build careers in Carroll County, fostering a sense of community pride and connection.

This initiative reflects CCGP's vision of not only growing Carroll County's economy but also nurturing a workforce that is deeply rooted in the community. By bridging the gap between education and industry, CCGP is helping to secure a prosperous future for the county.

A Year of Achievement and a Bright Future

2024 has been a year of growth, collaboration, and forward-thinking initiatives for Carroll County Growth Partnership. From launching HUB 712 to empowering local businesses with grants, fostering retail growth, and strengthening relationships with local employers, CCGP has set a strong foundation for Carroll County's economic future. As the county looks to 2025, the focus on career development for students and continued business support promises to make Carroll County an even more attractive place to live, work, and grow.

CCGP's dedication to fostering a robust economy is clear. With each new initiative and program, Carroll County continues to build a vibrant community that attracts businesses, supports entrepreneurs, and empowers residents. As 2024 draws to a close, the future of Carroll County has never looked brighter.

COUNCIL MEETING

NOVEMBER 25, 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, LaVern Dirkx, JJ Schreck and Carolyn Siemann. Absent: None. Mayor Jerry Fleshner presided and City Attorney Dave Bruner was in attendance.

* * * * *

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

* * * * *

Animal Rescue of Carroll presented a funding request for the FY 2026 Budget. Dr. Mike Davis, Kathy Steffes, Jessica Briggs and Ashley Hanlon, Animal Rescue of Carroll representatives, addressed Council on this issue. 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 November 11 and November 20, 2024 meetings, as written; b) bills and claims in the amount of \$449,127.81; c) Licenses and permits: Renewal of Class "C" Retail Alcohol License – *1730 Taphouse* and New 5-day Special Class "C" Retail Alcohol License – *Lucky Wife Wine Slushies (Event on December 7, 2024 at Carroll Design & Salvage)*; d) Resolution No. 24-89, Authorizing and Approving a Community Attraction and Tourism Grant Agreement Between the Enhance Iowa Board and the City of Carroll in the Amount of \$203,000 for the Carroll Merchants Park Improvement Project; and e) the purchase of a 2025 Ford Police Interceptor Utility Hybrid vehicle from Champion Ford of Carroll at their bid price of \$42,994.00 and to sell a 2020 Ford Police Interceptor Utility vehicle through GovDeals.com. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

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Vicki Gach, Historic Preservation Commission Member, addressed Council regarding the Graham Park National Registry designation. No Council action taken.

* * * * *

It was moved by Bordenaro, seconded by Atherton, to approve Resolution No. 24-90, Making Award of the Construction Contract for the Roof Replacement Projects to Rigid Edge Exteriors at their bid price of \$635,206.96. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

* * * * *

At 5:46 p.m. Mayor Fleshner opened a public hearing on the Plans, Specifications, Form of Contract and Estimated Cost for the Wastwater Treatment Plant Digester & VLR Air Piping Improvements Project. Mayor Fleshner closed said hearing at 5:48 p.m.

It was moved by Schreck, seconded by Dirx, to approve Resolution No. 24-91, Adopting the Plans, Specifications, Form of Contract and Estimated Cost for the Wastwater Treatment Plant Digester & VLR Air Piping Improvements Project. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

* * * * *

It was moved by Bauer, seconded by Atherton, to approve Resolution No. 24-92, Accepting a Permanent Easement for Sanitary Sewer and Watermain Right-of-Way Granted by QRS Investments, LLC for the ECHO Electric Facility Project. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

* * * * *

It was moved by Siemann, seconded by Schreck, to approve Resolution No. 24-93, License Plate Recognition System Policy for the Carroll Police Department. On roll call, Ayes: Bauer, Dirx, Schreck and Siemann Nays: Atherton and Bordenaro. Abstain: None. Absent: None. Motion carried 4-2.

* * * * *

It was moved by Bordenaro, seconded by Atherton, to approve Change Order No. 1 for the Carroll Municipal Golf Course Booster Station Pump Project in the amount of \$10,835.00. Noah Dryden, JEO Consulting Group, Inc. representative, addressed Council on this issue. The effect of the change order on the contract price is as follows:

Original Contract Price	\$568,002.00
Change Order No. 1	<u>10,835.00</u>
Contract Price with Change Orders	<u>\$578,837.00</u>

On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

* * * * *

It was moved by Bordenaro, seconded by Atherton, to adjourn at 6:10 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

COUNCIL MEETING
DECEMBER 9, 2024

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

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, Kyle Bauer, Tom Bordenaro, LaVern Dirx, JJ Schreck and Carolyn Siemann. Absent: None. Mayor Jerry Fleshner presided and City Attorney Dave Bruner was in attendance.

* * * * *

It was moved by Bordenaro, seconded by Schreck, to go into closed session at 5:15 p.m. per Iowa Code 21.5(1)(j) for the potential purchase or sale of real estate. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

* * * * *

It was moved by Atherton, seconded by Bordenaro, to go back into open session at 6:22 p.m. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

* * * * *

It was moved by Bordenaro, seconded by Atherton, to adjourn at 6:23 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 12/16/2024

By Vendor Filed As

Payment Dates 11/26/2024 - 12/16/2024

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
Vendor Filed As: 036344 - 504 HOLDINGS LLC				
INV0001403	IEDA CATALYST GRANT - STATE..			60,000.00
INV0001404	IEDA CATALYST GRANT - CITY...			60,000.00
Vendor Filed As 036344 - 504 HOLDINGS LLC Total:				120,000.00
Vendor Filed As: 003940 - A T & T MOBILIT				
287314044451X12062024	PD CELL PHONES AND AIR CA...	132754	12/05/2024	824.03
287314044451X12062024	FD CELL PHONES	132754	12/05/2024	31.47
287314044451X12062024	BLDG CELL PHONES	132754	12/05/2024	13.49
Vendor Filed As 003940 - A T & T MOBILIT Total:				868.99
Vendor Filed As: 001720 - ACCESS SYSTEMS				
INV1688443	RC - COPIER CONTRACT			210.17
INV1688443	CITY HALL COPIER CONTRACT			179.80
INV1688443	WATER - COPIER CONTRACT			17.15
Vendor Filed As 001720 - ACCESS SYSTEMS Total:				407.12
Vendor Filed As: 001621 - ACE HARDWARE				
327948	RC - GREASE			2.99
327989	RC - SAUNA LIGHT BULBS			7.98
328006	CEMETERY - LEADER HOSE			21.99
328008	PARKS - KEYS			9.98
328024	PARKS - PAINTER TAPE			13.56
328055	RC - HINGES			17.97
328140	MP - PLUMBING SUPPLIES			38.66
328189	SEWER - RUBBER BOOTS			73.98
328208	RC - SAUNA BULBS			7.98
328209	RC - CABINET LOCKS			23.97
328229	RC - CASTERS - BACK ROOM C...			39.95
328243	RC - CLR CLEANER			7.99
328343	PARKS - SHELTERHOUSE SUPPL..			37.96
328355	PARKS - TRAIL MARKERS			31.92
Vendor Filed As 001621 - ACE HARDWARE Total:				336.88
Vendor Filed As: 003484 - ADAPTIVE AUDIOL				
103623	PRE-EMP - WIEDERIN			35.00
Vendor Filed As 003484 - ADAPTIVE AUDIOL Total:				35.00
Vendor Filed As: 001910 - AHLERS COONEY				
878722	ECHO UR PLAN			138.00
Vendor Filed As 001910 - AHLERS COONEY Total:				138.00
Vendor Filed As: 012650 - ALLIANT ENERGY-				
INV0001355	GAS BILLS	132755	12/05/2024	178.68
INV0001355	GAS BILLS	132755	12/05/2024	117.49
INV0001355	GAS BILLS	132755	12/05/2024	408.95
INV0001355	GAS BILLS	132755	12/05/2024	268.02
INV0001355	GAS BILLS	132755	12/05/2024	100.72
INV0001355	GAS BILLS	132755	12/05/2024	55.00
INV0001355	GAS BILLS	132755	12/05/2024	2,735.60
INV0001355	GAS BILLS	132755	12/05/2024	36.57
INV0001355	GAS BILLS	132755	12/05/2024	57.10
INV0001355	GAS BILLS	132755	12/05/2024	62.39
INV0001355	GAS BILLS	132755	12/05/2024	57.10
INV0001355	GAS BILLS	132755	12/05/2024	94.03
INV0001355	GAS BILLS	132755	12/05/2024	2,895.47
Vendor Filed As 012650 - ALLIANT ENERGY- Total:				7,067.12

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
Vendor Filed As: 002370 - ARNOLD MOTOR SU				
07NV150056	RUT - #34 CLAMPS			46.68
07NV150103	RUT- #22 THERMOSTAT			34.18
07NV150138	RUT #205 FILTERS			327.31
07NV150142	RUT - #205 ANTIFREEZE			38.35
07NV150191	GC - OIL/BRAKE CLEANER/GL...			169.61
07NV150223	RUT #205 HYDRAULIC FILTER			89.21
07NV150299	GC - BATTERY			136.99
07NV150441	WELL #19 - GENERATOR ANTI...			8.99
07NV150844	CEMETERY - SNOW PLOW HY...			48.12
07NV150847	RUT - #35 FUSES			23.69
07NV150869	RUT - #35 CONNECTORS & WI...			159.19
07NV150902	RUT - ANTIFREEZE AND ANTI-...			582.90
07NV150973	WWTP GENERATOR FILTERS			88.16
07NV150993	RC - BATTERY			211.99
07NV151018	GARAGE - FAUCETS			49.68
07NV151052	SEWER - GENERATOR FILTERS			64.31
07NV151053	GARAGE - FAUCETS			16.56
Vendor Filed As 002370 - ARNOLD MOTOR SU Total:				2,095.92
Vendor Filed As: 002805 - BADDING CONSTRU				
INV0001353	MERCHANT PARK CONSTRU...			122,018.00
Vendor Filed As 002805 - BADDING CONSTRU Total:				122,018.00
Vendor Filed As: 002964 - BOBCAT COMPANY				
3878293	CEMETERY - CARBIDE TEETH ...			455.84
Vendor Filed As 002964 - BOBCAT COMPANY Total:				455.84
Vendor Filed As: 000949 - BOHLMANN INC.				
B17067	PARKS MEMORIAL BENCH LY...			810.00
B17068	PARKS MEMORIAL BENCH LA...			810.00
B17069	PARKS MEMORIAL BENCH ALL...			810.00
B17070	PARKS - MEMORIAL BENCH LI...			810.00
Vendor Filed As 000949 - BOHLMANN INC. Total:				3,240.00
Vendor Filed As: 003515 - BOMGAARS				
21395484	PARKS - STRAW & SCREWS			24.17
21396197	WWTP - THERMOSTAT			21.99
21399210	WWTP - WEATHERPROOF SWI...			5.99
21399757	GARAGE - SHOVELS			59.98
21405527	WWTP - GARAGE DOOR LUBE			13.98
Vendor Filed As 003515 - BOMGAARS Total:				126.11
Vendor Filed As: 036336 - BRANDON PAGE				
INV0001319	RC MEMBERSHIP REFUND	132748	11/26/2024	509.00
Vendor Filed As 036336 - BRANDON PAGE Total:				509.00
Vendor Filed As: 003661 - BREDA TELEPHONE				
10865270	LOCAL & LONG DISTANCE	DFT0000512	11/26/2024	240.60
10865270	LOCAL & LONG DISTANCE	DFT0000512	11/26/2024	133.59
10865270	LOCAL & LONG DISTANCE	DFT0000512	11/26/2024	189.50
10865270	LOCAL & LONG DISTANCE	DFT0000512	11/26/2024	223.58
10865270	LOCAL & LONG DISTANCE	DFT0000512	11/26/2024	169.48
10865270	LOCAL & LONG DISTANCE	DFT0000512	11/26/2024	223.22
10865270	LOCAL & LONG DISTANCE	DFT0000512	11/26/2024	211.18
10865270	LOCAL & LONG DISTANCE	DFT0000512	11/26/2024	395.56
10865270	LOCAL & LONG DISTANCE	DFT0000512	11/26/2024	220.39
10865270	LOCAL & LONG DISTANCE	DFT0000512	11/26/2024	138.88
10865270	LOCAL & LONG DISTANCE	DFT0000512	11/26/2024	443.55
10865270	LOCAL & LONG DISTANCE	DFT0000512	11/26/2024	379.02
10865270	LOCAL & LONG DISTANCE	DFT0000512	11/26/2024	300.98
10865270	LOCAL & LONG DISTANCE	DFT0000512	11/26/2024	347.28
10874544	LOCAL AND LONG DISTANCE	DFT0000532	12/01/2024	253.39
10874544	LOCAL AND LONG DISTANCE	DFT0000532	12/01/2024	133.58

COUNCIL CLAIMS 12/16/2024

Payment Dates: 11/26/2024 - 12/16/2024

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
10874544	LOCAL AND LONG DISTANCE	DFT0000532	12/01/2024	188.62
10874544	LOCAL AND LONG DISTANCE	DFT0000532	12/01/2024	222.03
10874544	LOCAL AND LONG DISTANCE	DFT0000532	12/01/2024	169.69
10874544	LOCAL AND LONG DISTANCE	DFT0000532	12/01/2024	79.08
10874544	GOLF COURSE CREDIT	DFT0000532	12/01/2024	-159.55
10874544	LOCAL AND LONG DISTANCE	DFT0000532	12/01/2024	396.21
10874544	LOCAL AND LONG DISTANCE	DFT0000532	12/01/2024	219.56
10874544	LOCAL AND LONG DISTANCE	DFT0000532	12/01/2024	140.40
10874544	LOCAL AND LONG DISTANCE	DFT0000532	12/01/2024	445.45
10874544	LOCAL AND LONG DISTANCE	DFT0000532	12/01/2024	378.57
10874544	LOCAL AND LONG DISTANCE	DFT0000532	12/01/2024	300.98
10874544	LOCAL AND LONG DISTANCE	DFT0000532	12/01/2024	343.79

Vendor Filed As 003661 - BREDA TELEPHONE Total: 6,728.61

Vendor Filed As: 003234 - BRINCKS EXTERIO

4132-1	RC - ROOF REPAIRS			600.00
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Vendor Filed As 003234 - BRINCKS EXTERIO Total: 600.00

Vendor Filed As: 003693 - BRUNER & BRUNER

4517	SAN SALVADOR NUISANCE			221.00
4517	GENERAL			816.00
4518	POLICE/MAGISTRATE			612.00

Vendor Filed As 003693 - BRUNER & BRUNER Total: 1,649.00

Vendor Filed As: 003791 - CAPITAL ONE

00820	PD - KLEVER BELTS	132753	12/05/2024	20.50
03517	RC - COFFEE FOR SPECIAL EVE...	132753	12/05/2024	33.04
06365	RC - FLASH DRIVES	132753	12/05/2024	16.88
06497	WWTP - PRINTER INK	132753	12/05/2024	129.92
07204	PD - PACKAGE TAPE	132753	12/05/2024	19.98
07383	RC - STAKES	132753	12/05/2024	64.72
08085	PD - COFFEE MAKER	132753	12/05/2024	19.86
09580	AQUATIC - DRAIN ANTI-FREEZE	132753	12/05/2024	47.76

Vendor Filed As 003791 - CAPITAL ONE Total: 352.66

Vendor Filed As: 004138 - CAPITAL SANITAR

R080321	RC - AUTO SCRUBBER PADS			33.50
R080341	CH - TRASH BAGS & PAPER T...			77.96
R080375	RC - TOILET PAPER & CLEANER			160.22
R080375A	RC - FLOOR CLEANER			84.00
R080450	PD - BOWL CLEANER			50.75
R080451	RC - BOWL CLEANER			10.50
R080462	RC - TOILET PAPER AND SOAP			201.90

Vendor Filed As 004138 - CAPITAL SANITAR Total: 618.83

Vendor Filed As: 004120 - CARROLL APOTHEC

664357	RC SHOWER GRAB BAR			22.84
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Vendor Filed As 004120 - CARROLL APOTHEC Total: 22.84

Vendor Filed As: 000747 - CARROLL AUTO SU

356224	PW - #14 OIL CHANGE & SERV...			44.40
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Vendor Filed As 000747 - CARROLL AUTO SU Total: 44.40

Vendor Filed As: 004132 - CARROLL AVIATIO

INV0001386	AIRPORT - CONTRACT	132768	12/11/2024	7,235.00
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Vendor Filed As 004132 - CARROLL AVIATIO Total: 7,235.00

Vendor Filed As: 004146 - CARROLL CONTROL

5134	PD - HVAC CONTROL SYSTEM ...			17,250.00
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Vendor Filed As 004146 - CARROLL CONTROL Total: 17,250.00

Vendor Filed As: 004155 - CARROLL COUNTY

INV0001342	GASOLINE			1,511.49
INV0001342	GASOLINE			123.78
INV0001342	GASOLINE			44.53
INV0001342	GASOLINE			93.35

COUNCIL CLAIMS 12/16/2024

Payment Dates: 11/26/2024 - 12/16/2024

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
INV0001342	GASOLINE			218.47
INV0001342	GASOLINE			52.62
INV0001342	GASOLINE			125.35
INV0001342	GASOLINE			22.23
INV0001342	GASOLINE			1,217.49
INV0001342	GASOLINE			451.19
INV0001342	GASOLINE			191.68
Vendor Filed As 004155 - CARROLL COUNTY Total:				4,052.18
Vendor Filed As: 004170 - CARROLL COUNTY				
24-4160	ECHO URA EASEMENT RECOR...			22.00
Vendor Filed As 004170 - CARROLL COUNTY Total:				22.00
Vendor Filed As: 004174 - CARROLL COUNTY				
INV0001377	PD - NOVEMBER FINGERPRIN...			150.00
Vendor Filed As 004174 - CARROLL COUNTY Total:				150.00
Vendor Filed As: 024005 - CARROLL EYE CAR				
INV0001351	PRE-EMP EYE MONTHEI & WI...			52.00
Vendor Filed As 024005 - CARROLL EYE CAR Total:				52.00
Vendor Filed As: 004196 - CARROLL HYDRAUL				
68645	AIRPORT EQUIPMENT REPAIRS	132769	12/11/2024	53.26
68680	RUT - #34 HYDRAULIC HOSE			86.96
68771	RUT - #29 HYDRAULIC HOSE			75.74
Vendor Filed As 004196 - CARROLL HYDRAUL Total:				215.96
Vendor Filed As: 004200 - CARROLL LUMBER				
448552	PARKS SS SHELTERHOUSE - A...			9.79
Vendor Filed As 004200 - CARROLL LUMBER Total:				9.79
Vendor Filed As: 002977 - CARROLL REFUSE				
328330	AIRPORT NOV GARBAGE	132764	12/11/2024	68.83
INV0001382	NOV. TRASH COLLECTIONS	132764	12/11/2024	12,655.36
Vendor Filed As 002977 - CARROLL REFUSE Total:				12,724.19
Vendor Filed As: 036343 - CARROLL TIMES HERALD				
INV0001401	1 YR NEWSPAPER SUBSCRIPTI...			84.00
Vendor Filed As 036343 - CARROLL TIMES HERALD Total:				84.00
Vendor Filed As: 004237 - CARROLL VETERIN				
INV0001345	PD - JAN. DOG CARE CONTRA...			650.00
Vendor Filed As 004237 - CARROLL VETERIN Total:				650.00
Vendor Filed As: 001148 - CERTIFIED TESTI				
SL20443	MP - TESTING			153.00
SL20445	GC BOOSTER STATION TESTING			102.00
SL20473	CBD STREET RESURFACING TE...			989.00
Vendor Filed As 001148 - CERTIFIED TESTI Total:				1,244.00
Vendor Filed As: 004137 - CHAMBER OF COMM				
INV0001376	CHAMBER TOURISM			23,370.04
INV0001400	2024 WELLNESS INCENTIVE			3,520.00
Vendor Filed As 004137 - CHAMBER OF COMM Total:				26,890.04
Vendor Filed As: 001393 - CHAMPION FORD I				
19296	PD - #16 EGR VALVE			643.51
Vendor Filed As 001393 - CHAMPION FORD I Total:				643.51
Vendor Filed As: 003959 - CHASE PAYMENTEC				
INV0001358	NOV. IN-OFFICE CC PROCESSI...	DFT0000535	12/04/2024	259.37
INV0001359	NOV. ONLINE CC PROCESSING...	DFT0000536	12/04/2024	830.95
Vendor Filed As 003959 - CHASE PAYMENTEC Total:				1,090.32
Vendor Filed As: 002867 - CINTAS FIRST AI				
5242378606	GARAGE - LENS WIPES			65.52
Vendor Filed As 002867 - CINTAS FIRST AI Total:				65.52

COUNCIL CLAIMS 12/16/2024

Payment Dates: 11/26/2024 - 12/16/2024

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
Vendor Filed As: 004525 - CITY OF CARROLL				
INV0001390	DOWNTOWN RESTROOM WA...	132770	12/11/2024	50.00
Vendor Filed As 004525 - CITY OF CARROLL Total:				50.00
Vendor Filed As: 004835 - COMMERCIAL SAVI				
INV0001339	DEBT ISSUANCE - INCOMING ...	DFT0000530	11/27/2024	5.00
Vendor Filed As 004835 - COMMERCIAL SAVI Total:				5.00
Vendor Filed As: 004836 - COMMUNITY OIL C				
69851	AIRPORT - RED FUEL FOR EQU...	132771	12/11/2024	637.50
69904	AIRPORT - RED FUEL FOR EQU...	132771	12/11/2024	759.80
Vendor Filed As 004836 - COMMUNITY OIL C Total:				1,397.30
Vendor Filed As: 002071 - COMPUTER REPAIR				
19056	PD - PUDENZ COMPUTER			1,265.00
19135	PD - WIFI ISSUE			162.50
19145	CAAT6 COMPUTER ISSUE			65.00
19240	PD - ANTI-VIRUS RENEWAL			30.00
19287	PD - INSTALL PRINTER			65.00
Vendor Filed As 002071 - COMPUTER REPAIR Total:				1,587.50
Vendor Filed As: 002681 - CONSOLIDATED FL				
2024IM0124	FD - ANNUAL TOWER 8 INSPE...			1,125.00
Vendor Filed As 002681 - CONSOLIDATED FL Total:				1,125.00
Vendor Filed As: 001384 - COPY SYSTEMS IN				
IN544616	FOLDER/INSERTER REPAIRS			185.25
Vendor Filed As 001384 - COPY SYSTEMS IN Total:				185.25
Vendor Filed As: 003214 - CORE-MARK MIDCO				
1901851	PD - CLEANING SUPPLIES			113.75
1901851	LIBRARY - CLEANING SUPPLIES			113.75
1901851	RC - CLEANING SUPPLIES			395.29
1901851	CITY HALL - CLEANING SUPPLI...			113.76
1912642	LP - BREAKFAST WITH SANTA ...			235.45
Vendor Filed As 003214 - CORE-MARK MIDCO Total:				972.00
Vendor Filed As: 006270 - DREES HEATING &				
67084	AIRPORT - WATER	132772	12/11/2024	8.00
Vendor Filed As 006270 - DREES HEATING & Total:				8.00
Vendor Filed As: 012590 - ECHO ELECTRIC S				
S010920243.001	RC THEATER BULBS			67.80
S010944457.001	RC - CAN LIGHT			4.62
Vendor Filed As 012590 - ECHO ELECTRIC S Total:				72.42
Vendor Filed As: 003971 - EMPLOYEE BENEFI				
INV0001341	HRA CHECKS	DFT0000534	11/29/2024	1,678.32
000045241	DEC. VISION INS. PREMIUMS	DFT0000531	12/01/2024	374.20
000045241	DEC. LIFE INS. PREMIUMS	DFT0000531	12/01/2024	221.85
000045241	DEC. MEDICAL INS. PREMIUMS	DFT0000531	12/01/2024	48,805.56
000045241	DEC. DENTAL INS. PREMIUMS	DFT0000531	12/01/2024	1,686.80
Vendor Filed As 003971 - EMPLOYEE BENEFI Total:				52,766.73
Vendor Filed As: 002029 - ENVISIONWARE IN				
INV0001318	SOFTWARE RENEWAL	132744	11/26/2024	544.84
Vendor Filed As 002029 - ENVISIONWARE IN Total:				544.84
Vendor Filed As: 008050 - FASTENAL COMPAN				
IACAR197769	PW - MARKING PAINT			29.23
IACAR197932	GARAGE - HARD HATS			74.63
Vendor Filed As 008050 - FASTENAL COMPAN Total:				103.86
Vendor Filed As: 008212 - FELDMANN & CO.				
950052076	FY 24 AUDIT SERVICES #1			11,333.00
Vendor Filed As 008212 - FELDMANN & CO. Total:				11,333.00

COUNCIL CLAIMS 12/16/2024

Payment Dates: 11/26/2024 - 12/16/2024

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
Vendor Filed As: 000013 - FIRE/POLICE RET				
INV0001326	MFPRSI CONTRIBUTIONS	DFT0000516	11/27/2024	15,458.72
Vendor Filed As 000013 - FIRE/POLICE RET Total:				15,458.72
Vendor Filed As: 002806 - FOUNDATION ANAL				
24-05582	WWTP LAB TESTING			813.50
Vendor Filed As 002806 - FOUNDATION ANAL Total:				813.50
Vendor Filed As: 003534 - FUSEBOX MARKETI				
8885	FIN - DEC WEB MAINTENANCE			255.00
Vendor Filed As 003534 - FUSEBOX MARKETI Total:				255.00
Vendor Filed As: 009500 - GEHLING WELDING				
156715	MP - BENCH ALTERATIONS			881.00
156960	SEWER - WELD COVER			12.00
Vendor Filed As 009500 - GEHLING WELDING Total:				893.00
Vendor Filed As: 009535 - GENERAL RENTAL				
218506	RUT #205 COMPRESSOR OIL			335.00
Vendor Filed As 009535 - GENERAL RENTAL Total:				335.00
Vendor Filed As: 001992 - GOLF SERVICES L				
INV0001396	2024 CLUB HOUSE MANAGER ...			898.80
Vendor Filed As 001992 - GOLF SERVICES L Total:				898.80
Vendor Filed As: 010615 - HALEY IMPLEMENT				
INV0001343	PARKS - SKIDLOADER GRAPPLE..			3,150.00
Vendor Filed As 010615 - HALEY IMPLEMENT Total:				3,150.00
Vendor Filed As: 010660 - HAWKEYE TRUCK E				
164113	SNOW REMOVAL BEARINGS, S...			410.38
Vendor Filed As 010660 - HAWKEYE TRUCK E Total:				410.38
Vendor Filed As: 011800 - HYDRAFLO INC.				
44858	WATER - DISTRIBUTION SUPPL...			669.39
44861	WATER - HYDRANT LUBRICAT...			101.16
Vendor Filed As 011800 - HYDRAFLO INC. Total:				770.55
Vendor Filed As: 012540 - IMWCA				
INV92210	WORKER COMP #6			12,647.00
Vendor Filed As 012540 - IMWCA Total:				12,647.00
Vendor Filed As: 012578 - INTERNATIONAL I				
INV0001397	FIN - IIMC DUES			195.00
Vendor Filed As 012578 - INTERNATIONAL I Total:				195.00
Vendor Filed As: 011996 - IOWA ASSOCIATIO				
INV0001350	BLDG - MEMBERSHIP DUES			135.00
Vendor Filed As 011996 - IOWA ASSOCIATIO Total:				135.00
Vendor Filed As: 012625 - IOWA DEPT OF NA				
INV0001391	AIRPORT - 2 UNDERGROUND ...	132773	12/11/2024	130.00
Vendor Filed As 012625 - IOWA DEPT OF NA Total:				130.00
Vendor Filed As: 001538 - IOWA FINANCE AU				
12/2/2024	12/1/2024 INTEREST PAYMENT	DFT0000525	12/02/2024	1,741.25
INV0001335	12/1/2024 INTEREST PAYMENT	DFT0000526	12/02/2024	4,567.50
Vendor Filed As 001538 - IOWA FINANCE AU Total:				6,308.75
Vendor Filed As: 000504 - IOWA HEART CENT				
INV0001349	PRE-EMP SCHULZ			335.00
Vendor Filed As 000504 - IOWA HEART CENT Total:				335.00
Vendor Filed As: 003982 - IOWA INFORMATIO				
37939	"I BELIEVE IN CARROLL" AD			50.00
37940	LEGAL PUBLICATIONS			752.66
37940	NOTICE TO BIDDERS			18.86
37940	PUBLIC HEARING PLANS & SP...			17.68
Vendor Filed As 003982 - IOWA INFORMATIO Total:				839.20

COUNCIL CLAIMS 12/16/2024

Payment Dates: 11/26/2024 - 12/16/2024

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
Vendor Filed As: 036337 - IOWA NATURAL HERITAGE FOUNDATION				
2024	IA NATURAL HERITAGE FOUN...	132749	11/26/2024	25.00
Vendor Filed As 036337 - IOWA NATURAL HERITAGE FOUNDATION Total:				25.00
Vendor Filed As: 012666 - IOWA ONE CALL				
266696	WATER OCT.ONE CALLS			146.30
Vendor Filed As 012666 - IOWA ONE CALL Total:				146.30
Vendor Filed As: 001761 - IOWA POLICE CHI				
4437	PD - MEMBERSHIP DUES			125.00
Vendor Filed As 001761 - IOWA POLICE CHI Total:				125.00
Vendor Filed As: 012679 - IOWA PUBLIC AIR				
1676	AIRPORT - MEMBERSHIP	132774	12/11/2024	200.00
Vendor Filed As 012679 - IOWA PUBLIC AIR Total:				200.00
Vendor Filed As: 000473 - IOWA SAVINGS BA				
INV0001334	12/1/2024 INTEREST PAYMENT	132750	12/02/2024	14,700.00
Vendor Filed As 000473 - IOWA SAVINGS BA Total:				14,700.00
Vendor Filed As: 012685 - IOWA SMALL ENGI				
144337	PARKS - LEAF BLOWER REPAIRS			50.58
Vendor Filed As 012685 - IOWA SMALL ENGI Total:				50.58
Vendor Filed As: 012706 - IPERS				
INV0001329	IPERS CONTRIBUTIONS	DFT0000519	11/27/2024	13,036.50
INV0001329	IPERS CONTRIBUTIONS	DFT0000519	11/27/2024	516.93
INV0001329	IPERS CONTRIBUTIONS	DFT0000519	11/27/2024	4.33
INV0001329	IPERS CONTRIBUTIONS	DFT0000519	11/27/2024	13.66
INV0001329	IPERS CONTRIBUTIONS	DFT0000519	11/27/2024	2,170.03
INV0001329	IPERS CONTRIBUTIONS	DFT0000519	11/27/2024	2,769.04
INV0001329	IPERS CONTRIBUTIONS	DFT0000519	11/27/2024	2,808.11
Vendor Filed As 012706 - IPERS Total:				21,318.60
Vendor Filed As: 013917 - JEO CONSULTING				
156222	GC BOOSTER STATION			4,010.00
156223	NW PRESSURE ZONE PROJECT			21,965.00
Vendor Filed As 013917 - JEO CONSULTING Total:				25,975.00
Vendor Filed As: 036298 - JET DRAIN SERVICES LLC				
INV0001395	2023 MAIN REPLACEMENTS #5			49,998.50
Vendor Filed As 036298 - JET DRAIN SERVICES LLC Total:				49,998.50
Vendor Filed As: 000169 - JOHNSON, PERRY				
INV0001352	NOV. MILEAGE - INSPECTIONS			156.11
Vendor Filed As 000169 - JOHNSON, PERRY Total:				156.11
Vendor Filed As: 036339 - JON W ABEGGLEN				
INV0001398	DOWNTOWN FACADE GRANT			25,000.00
Vendor Filed As 036339 - JON W ABEGGLEN Total:				25,000.00
Vendor Filed As: 003965 - JW READY MIX &				
0126992	RUT - ICE CONTROL SAND			4,435.62
Vendor Filed As 003965 - JW READY MIX & Total:				4,435.62
Vendor Filed As: 003973 - KARL CHEVROLET				
11741 -135538	PD - #21 VEHICLE EQUIPMENT			9,625.78
Vendor Filed As 003973 - KARL CHEVROLET Total:				9,625.78
Vendor Filed As: 014520 - KASPERBAUER CLE				
179958	RC - MATS CLEANED			66.62
Vendor Filed As 014520 - KASPERBAUER CLE Total:				66.62
Vendor Filed As: 036338 - KENNETH WIELAND				
INV0001357	REC MEMBERSHIP REFUND	132757	12/05/2024	230.63
Vendor Filed As 036338 - KENNETH WIELAND Total:				230.63
Vendor Filed As: 002985 - KERSEY, PAUL				
INV0001354	WWTP STEEL TOED BOOTS	132752	12/05/2024	149.79
Vendor Filed As 002985 - KERSEY, PAUL Total:				149.79

COUNCIL CLAIMS 12/16/2024

Payment Dates: 11/26/2024 - 12/16/2024

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
Vendor Filed As: 003226 - KILLEEN, MIKE				
INV0001389	STEEL TOED BOOTS	132765	12/11/2024	155.13
Vendor Filed As 003226 - KILLEEN, MIKE Total:				155.13
Vendor Filed As: 002453 - LAMBERTZ, JASON				
165580	PRODUCTION COSTS			960.00
Vendor Filed As 002453 - LAMBERTZ, JASON Total:				960.00
Vendor Filed As: 000360 - LAMBERTZ, PAULA				
INV0001378	RC - STRAP REPAIRS			7.50
Vendor Filed As 000360 - LAMBERTZ, PAULA Total:				7.50
Vendor Filed As: 036205 - MARK A JACKSON CONSULTING LLC				
INV0001375	COUNCIL GOAL SETTING SESS...			1,320.00
Vendor Filed As 036205 - MARK A JACKSON CONSULTING LLC Total:				1,320.00
Vendor Filed As: 001193 - MARKET ON 30				
392294	LP - BREAKFAST WITH SANTA			85.41
Vendor Filed As 001193 - MARKET ON 30 Total:				85.41
Vendor Filed As: 002993 - MC CLURE ENGINE				
156208	12TH STREET RECONSTRUCTI...			22,620.00
156221	ROOF REPLACEMENT			1,460.00
156227	CBD STREET RESURFACING			13,008.60
Vendor Filed As 002993 - MC CLURE ENGINE Total:				37,088.60
Vendor Filed As: 017220 - MC FARLAND CLIN				
INV0001348	PRE-EMP PHYSICAL MONTHEI			196.00
Vendor Filed As 017220 - MC FARLAND CLIN Total:				196.00
Vendor Filed As: 003966 - MICROBAC LABORA				
NT2411580	WATER - MONTHLY BAC TEES			105.00
NT2412069	WATER - MONTHLY BAC TEES			107.25
Vendor Filed As 003966 - MICROBAC LABORA Total:				212.25
Vendor Filed As: 012680 - MID AMERICAN EN				
INV0001356	ELECTRIC BILLS	132756	12/05/2024	418.13
INV0001356	ELECTRIC BILLS	132756	12/05/2024	228.42
INV0001356	ELECTRIC BILLS	132756	12/05/2024	162.83
INV0001356	ELECTRIC BILLS	132756	12/05/2024	14,588.52
INV0001356	ELECTRIC BILLS	132756	12/05/2024	450.97
INV0001356	ELECTRIC BILLS	132756	12/05/2024	627.20
INV0001356	ELECTRIC BILLS	132756	12/05/2024	117.57
INV0001356	ELECTRIC BILLS	132756	12/05/2024	926.75
INV0001356	ELECTRIC BILLS	132756	12/05/2024	385.20
INV0001356	ELECTRIC BILLS	132756	12/05/2024	3,949.32
INV0001356	ELECTRIC BILLS	132756	12/05/2024	63.65
INV0001356	ELECTRIC BILLS	132756	12/05/2024	92.74
INV0001356	ELECTRIC BILLS	132756	12/05/2024	711.16
INV0001356	ELECTRIC BILLS	132756	12/05/2024	228.03
INV0001356	ELECTRIC BILLS	132756	12/05/2024	33.33
INV0001356	ELECTRIC BILLS	132756	12/05/2024	20.88
INV0001356	ELECTRIC BILLS	132756	12/05/2024	451.20
INV0001356	ELECTRIC BILLS	132756	12/05/2024	251.03
INV0001356	ELECTRIC BILLS	132756	12/05/2024	198.81
INV0001356	ELECTRIC BILLS	132756	12/05/2024	1,314.84
INV0001356	ELECTRIC BILLS	132756	12/05/2024	2,980.20
INV0001356	ELECTRIC BILLS	132756	12/05/2024	877.91
INV0001356	ELECTRIC BILLS	132756	12/05/2024	5,731.47
INV0001356	ELECTRIC BILLS	132756	12/05/2024	127.79
Vendor Filed As 012680 - MID AMERICAN EN Total:				34,937.95
Vendor Filed As: 036340 - MIKE THOBE				
INV0001399	HOUSING INCENTIVE 1399-14...			20,000.00
Vendor Filed As 036340 - MIKE THOBE Total:				20,000.00

COUNCIL CLAIMS 12/16/2024

Payment Dates: 11/26/2024 - 12/16/2024

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
Vendor Filed As: 017730 - MOORHOUSE READY				
3616	ROW 808 SIMON			511.50
3639	ROW 1752 SALINGER			511.50
3753	ROW - 815 N EAST ST			265.50
Vendor Filed As 017730 - MOORHOUSE READY Total:				1,288.50
Vendor Filed As: 001645 - MURPHY TRACTOR				
2350508	RUT MOTOR & BLADE INSPECT..			1,698.29
Vendor Filed As 001645 - MURPHY TRACTOR Total:				1,698.29
Vendor Filed As: 018408 - NAPA AUTO PARTS				
090668	PARKS - GMC TUBE & TUBING...			14.80
091254	SEWER - OIL & FUEL FILTERS			212.56
092998	FD - PARTS CLEANER			14.96
Vendor Filed As 018408 - NAPA AUTO PARTS Total:				242.32
Vendor Filed As: 003250 - NEW WAY FORD				
INV0001384	CEMETERY - 2024 FORD SUPER..	132766	12/11/2024	48,000.00
Vendor Filed As 003250 - NEW WAY FORD Total:				48,000.00
Vendor Filed As: 019138 - NORTHWEST IOWA				
INV0001344	NW IOWA LEAGUE DUES			75.00
Vendor Filed As 019138 - NORTHWEST IOWA Total:				75.00
Vendor Filed As: 020203 - OFFICE STOP, TH				
321706	FIN - COPY PAPER			230.00
Vendor Filed As 020203 - OFFICE STOP, TH Total:				230.00
Vendor Filed As: 020326 - OPTIONS INK				
11707	WATER -FREIGHT - WATER S...			44.86
Vendor Filed As 020326 - OPTIONS INK Total:				44.86
Vendor Filed As: 001949 - PERFORMANCE TIR				
0178156	PD - #14 OIL CHANGE			40.83
0178157	PD - #16 OIL CHANGE			39.93
0178158	PD - #20 OIL CHANGE AND BA...			352.53
0178161	PD - #19 OIL CHANGE			40.83
0178164	PD - #18 OIL CHANGE/BRAKES...			541.75
0178309	RC - VAN TIRE REPAIRS & BAT...			281.66
0178316	RC VAN TIRES			527.60
178167	#17 - OIL CHANGE/CLEAN & L...			85.38
Vendor Filed As 001949 - PERFORMANCE TIR Total:				1,910.51
Vendor Filed As: 002457 - PETER SCHULTE LLC				
1725	RC SHOWER BEFORE ENTERIN...			90.00
Vendor Filed As 002457 - PETER SCHULTE LLC Total:				90.00
Vendor Filed As: 021275 - PETROLEUM MARKE				
INV0001392	AIRPORT UNDERGROUND TA...	132775	12/11/2024	3,387.00
Vendor Filed As 021275 - PETROLEUM MARKE Total:				3,387.00
Vendor Filed As: 003148 - PFM FINANCIAL A				
133880	FINANCIAL ADVISOR RETAINER			7,500.00
133886	GO DEBT - FINANCING SERVIC...			15,914.64
133886	GO DEBT - FINANCING SERVIC...			663.11
Vendor Filed As 003148 - PFM FINANCIAL A Total:				24,077.75
Vendor Filed As: 001327 - POLICE LEGAL SC				
12879	PD - LEGAL UPDATES			2,560.00
Vendor Filed As 001327 - POLICE LEGAL SC Total:				2,560.00
Vendor Filed As: 021735 - POSTMASTER				
INV0001320	POSTAGE TO MAIL WATER BIL...	132746	11/26/2024	1,980.31
Vendor Filed As 021735 - POSTMASTER Total:				1,980.31
Vendor Filed As: 021860 - PRESTO-X-COMPAN				
71024441	RC - PEST CONTROL			84.58
71024498	CH - PEST CONTROL			116.23
Vendor Filed As 021860 - PRESTO-X-COMPAN Total:				200.81

COUNCIL CLAIMS 12/16/2024

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Payable Number	Description (Item)	Payment Number	Payment Date	Amount
Vendor Filed As: 000625 - PRODUCTIVITY PL				
CB86054	PARKS - MOWER PARTS	132751	12/05/2024	87.12
Vendor Filed As 000625 - PRODUCTIVITY PL Total:				87.12
Vendor Filed As: 023128 - QUILL CORPORATI				
41638790	PW - WALL CALENDAR			28.04
41638790	RC - WALL CALENDAR			28.04
41638790	FIN - WALL CALENDAR			28.04
41664602	2024 TAX FORMS			134.44
Vendor Filed As 023128 - QUILL CORPORATI Total:				218.56
Vendor Filed As: 003488 - RADAR SHOP				
25962	PD RADAR RECERTIFICATIONS			512.00
Vendor Filed As 003488 - RADAR SHOP Total:				512.00
Vendor Filed As: 023640 - RAY'S REFUSE SE				
INV0001383	NOV TRASH COLLECTIONS	132776	12/11/2024	35,786.47
Vendor Filed As 023640 - RAY'S REFUSE SE Total:				35,786.47
Vendor Filed As: 023815 - REGION XII COG				
INV0001381	NOV. TAXI PROGRAM DONAT...	132777	12/11/2024	1,365.00
Vendor Filed As 023815 - REGION XII COG Total:				1,365.00
Vendor Filed As: 036316 - RENT-ALL INC				
416160-2	GC - IRRIGATION TRAILER REN...			747.50
Vendor Filed As 036316 - RENT-ALL INC Total:				747.50
Vendor Filed As: 000560 - SCHAEFER, LAURA				
INV0001388	BUDGET WORK SESSION	132761	12/11/2024	115.24
INV0001393	MFPRSI SUMMIT	132761	12/11/2024	104.52
Vendor Filed As 000560 - SCHAEFER, LAURA Total:				219.76
Vendor Filed As: 025028 - SCHOEPNER, CAR				
INV0001385	AIRPORT - SECRETARY CONTR...	132778	12/11/2024	350.00
Vendor Filed As 025028 - SCHOEPNER, CAR Total:				350.00
Vendor Filed As: 003696 - SCI COMMUNICATI				
12845	CITY HALL - MISC PHONE ISSU...			125.00
12883	PW TELEPHONE			158.66
12883	CITY HALL PHONES			317.34
Vendor Filed As 003696 - SCI COMMUNICATI Total:				601.00
Vendor Filed As: 003057 - SIMMERING-CORY				
2024-IC-0478	CITY CODE - WEB HOSTING FEE			450.00
Vendor Filed As 003057 - SIMMERING-CORY Total:				450.00
Vendor Filed As: 004178 - SOLID WASTE MAN				
468155	HOMELESS CAMP 600 BLK W ...			16.45
468159	HOMELESS CAMP 600 BLK W ...			10.50
468164	HOMELESS CAMP 600 BLK W ...			10.50
468165	HOMELESS CAMP 600 BLK W ...			12.22
INV0001347	JAN-MAR LANDFILL ASSESSM...			30,745.00
Vendor Filed As 004178 - SOLID WASTE MAN Total:				30,794.67
Vendor Filed As: 028180 - STATE HYGIENIC				
290766	HWY 30 PROJECT BACTERIA T...			159.50
290768	WATER - WELL BAC TEES			45.50
290769	WATER - UCMR5 TESTING			771.50
Vendor Filed As 028180 - STATE HYGIENIC Total:				976.50
Vendor Filed As: 025880 - STONE PRINTING				
113122	PW - PEN REFILLS			16.98
113157	FIN - FILE FOLDERS			11.99
113279	RC - CHAIR MAT			73.99
12660	RC - PAPER, LAMINATING PO...			99.69
12965	WATER - OFFICE SUPPLIES			78.51
12968	GARAGE FILE FOLDERS			39.98

COUNCIL CLAIMS 12/16/2024

Payment Dates: 11/26/2024 - 12/16/2024

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
12993	RC - WEEKLY PLANNER			14.99
Vendor Filed As 003478 - STORJOHANN, JEF				
INV0001346	PD - GROUP PHOTO			25.00
Vendor Filed As 036294 - SYNERGY CONTRACTING LLC				
INV0001379	BOOSTER PUMP STATION #3			54,037.90
Vendor Filed As 001739 - SYN-TECH SYSTEM				
305734	AIRPORT FUEL DELIVERY MAI...	132762	12/11/2024	550.00
Vendor Filed As 026800 - TODD'S EXHAUST				
33271	FD - EXHAUST REPAIR			425.95
Vendor Filed As 026940 - TOYNE INC.				
IN0018679	FD - TRUCK #2 MARKER LIGHT			9.95
Vendor Filed As 027060 - TREASURER OF IO				
INV0001316	OCTOBER SALES TAX	DFT0000509	11/26/2024	7,938.17
INV0001316	OCTOBER SALES TAX	DFT0000509	11/26/2024	2,986.04
INV0001316	OCTOBER SALES TAX	DFT0000509	11/26/2024	589.19
INV0001317	OCTOBER SALES TAX	DFT0000510	11/26/2024	992.88
INV0001317	OCTOBER SALES TAX	DFT0000510	11/26/2024	2,386.24
Vendor Filed As 036342 - TRICK-TOOLS				
274512	CEMETERY - BLADE GRINDER			2,761.44
Vendor Filed As 036341 - TYLER BUSINESS FORMS				
INVOICE-98294	2024 TAX FORMS			210.41
Vendor Filed As 001088 - TYLER TECHNOLOG				
025-486716	ERP PRO10 BLDG SOFTWARE			2,733.15
025-486716	ERP PRO10 BLDG SOFTWARE			28,053.90
025-486716	ERP PRO10 UTILITY BILLING			16,517.40
Vendor Filed As 003499 - UMB BANK				
INV0001336	12/1/2024 INTEREST PAYMENT	DFT0000527	11/27/2024	18,700.00
INV0001338	12/1/2024 INTEREST PAYMENT	DFT0000529	11/27/2024	89,356.25
INV0001337	12/1/2024 INTEREST PAYMENT	DFT0000528	11/27/2024	17,325.00
992292	GO CAPITAL LOAN NOTES ACC...			300.00
Vendor Filed As 002437 - UNIFIED CONTRAC				
27243	AIRPORT FUEL DELIVERY REPA...	132763	12/11/2024	2,152.05
27435	AIRPORT FUEL DELIVERY REPA...	132763	12/11/2024	1,091.43
Vendor Filed As 028174 - UNITED STATES C				
0691417644	CELL PHONES	132747	11/26/2024	39.15
0691417644	CELL PHONES	132747	11/26/2024	75.25
0691417644	CELL PHONES	132747	11/26/2024	13.05
0691417644	CELL PHONES	132747	11/26/2024	13.05
0691417644	CELL PHONES	132747	11/26/2024	13.05
0691417644	CELL PHONES	132747	11/26/2024	57.96
Vendor Filed As 002449 - UNITYPOINT CLIN				
249179	RANDOM DRUG TESTING			42.00

COUNCIL CLAIMS 12/16/2024

Payment Dates: 11/26/2024 - 12/16/2024

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
Vendor Filed As: 003941 - US DEPARTMENT O				
INV0001394	CDL QUERIES	DFT0000548	12/11/2024	3.75
Vendor Filed As 003941 - US DEPARTMENT O Total:				3.75
Vendor Filed As: 028814 - VAN METER COMPA				
S013589211.001	RUT - PHOTO CELL LIGHTS SIG...			20.87
Vendor Filed As 028814 - VAN METER COMPA Total:				20.87
Vendor Filed As: 029010 - VEENSTRA & KIMM				
27366-11	SEWER DIGESTER & VLR PIPIN...			74,107.47
Vendor Filed As 029010 - VEENSTRA & KIMM Total:				74,107.47
Vendor Filed As: 036008 - VENTEICHER, COR				
INV0001387	STEEL TOED BOOTS	132780	12/11/2024	200.00
Vendor Filed As 036008 - VENTEICHER, COR Total:				200.00
Vendor Filed As: 004060 - VOLTMER INC.				
INV0001405	LED LIGHTING PROJECT - FINAL	132782	12/12/2024	43,967.43
Vendor Filed As 004060 - VOLTMER INC. Total:				43,967.43
Vendor Filed As: 030355 - WITTROCK MOTOR				
1216	AIRPORT NOV CAR RENTAL	132779	12/11/2024	550.00
Vendor Filed As 030355 - WITTROCK MOTOR Total:				550.00
Vendor Filed As: 003970 - WORLDWIDE EXPRE				
2411103778	FREIGHT W/E 11/20/2024	132745	11/26/2024	12.47
2411103778	FREIGHT W/E 11/20/2024	132745	11/26/2024	23.85
2411103778	FREIGHT W/E 11/20/2024	132745	11/26/2024	21.10
2412042176	FREIGHT W/E 12/4/2024	132767	12/11/2024	16.90
Vendor Filed As 003970 - WORLDWIDE EXPRE Total:				74.32
Vendor Filed As: 034110 - ZIEGLER INC.				
IN001720654	WELL - COOLANT HEATER			575.58
Vendor Filed As 034110 - ZIEGLER INC. Total:				575.58
Grand Total:				1,227,710.34

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
001 - GENERAL FUND	342,545.71	182,665.52
010 - HOTEL/MOTEL TAX	23,752.53	264.69
100 - FEDERAL GRANTS SR FUND	20,000.00	0.00
110 - ROAD USE TAX FUND	11,950.70	2,368.84
121 - LOCAL OPTION SALES TAX	145,050.00	50.00
200 - DEBT SERVICE FUND	146,690.00	146,390.00
302 - C.P. - BUILDING IMPROVEMENTS	1,460.00	0.00
303 - C.P. - AIRPORT	43,967.43	43,967.43
304 - C.P. STREETS	53,200.35	5.00
311 - C.P.-PARKS & RECREATION	181,949.40	0.00
600 - WATER UTILITY FUND	40,641.88	20,657.35
602 - WATER UTILITY CAP. IMP.	71,963.50	0.00
610 - SEWER UTILITY FUND	17,038.91	15,540.76
612 - SEWER UTILITY CAP. IMP.	74,126.33	0.00
620 - STORM WATER UTILITY	589.19	589.19
621 - STORM WATER CAP. IMP.	17.68	0.00
850 - MEDICAL INSURANCE FUND	52,766.73	52,766.73
Grand Total:	1,227,710.34	465,265.51

GROSS PAYROLL \$460,342.79

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: December 11, 2024
SUBJECT: FY 2025-2026 Budget Schedule and Council Meeting Dates
for Calendar Year 2025

City staff is beginning the budget process. We are dealing with the challenge of preparing a budget that will allow for the continued delivery of quality City services and development and growth of the City of Carroll. With the threat of continued state cutbacks, this will be a challenge. City staff is reviewing and prioritizing budget requests in an effort to present you a budget that will maintain the City's current healthy financial condition while meeting the needs of the residents.

Also, the new property tax reform laws (House File 718 (HF718)/Senate File 2442 (SF2442)) removed the requirement for a maximum levy public hearing and replaced it with the requirement to have a proposed property tax statement mailed by March 15 to all property taxpayers. Council is then required to hold a public hearing on the proposed property tax amounts separately from the public hearing to adopt the FY 2026 budget.

Council attendance will be very important on March 24 (proposed property tax levy public hearing) and April 14 (FY 2026 budget public hearing/adoption). Staff requests Council members review their schedules and let staff know if they have any conflicts on either of those dates.

The following is a proposed schedule for FY 2025-2026 budget review and adoption:

January 27	Deliver proposed budget books to Mayor and Council
February 3	Budget Work Session #1 – 5:15PM (food provided)
February 5	Budget Work Session #2 – 5:15PM (food provided)
February 10	Regular Council Meeting – Budget Work Session #3, if needed
February 24	Regular Council Meeting – Set Public Hearing for Proposed Property Tax Statement
March 24	Regular Council Meetings – Public Hearing for Proposed Property Tax Statement/Set Public Hearing for FY 2026 Budget
April 14	Regular Council Meeting – Public Hearing/Adopt FY 2026 Budget
April 30	Last day to certify budget to County Auditor

There is currently one conflict with a regularly scheduled Council meeting date and a holiday. Memorial Day is on Monday, May 26 which is a regularly scheduled Council meeting. According to City policies, city offices would be closed on this Monday which would be the second meeting of May. Staff would recommend moving this second meeting to Tuesday, May 27.

For December, the regularly scheduled Council meetings would be December 8 and 22, 2025. With the second regularly scheduled meeting of the month being so close to the Christmas holiday, staff recommends only meeting one time in December on the third Monday, December 15, 2025. An updated 2025 calendar with meeting dates is included.

Please let staff know as soon as possible if you have conflicts with any of these dates.

RECOMMENDATION: Council consideration of the following:

1. F.Y. 2025-2026 Budget Schedule, as presented
2. Approval of a resolution to change the May 26 Council meeting to May 27, 2025 and change the December 2025 meeting schedule by meeting only one time on December 15, 2025.

RESOLUTION NO. _____

**A RESOLUTION APPROVING A CHANGE TO THE CITY COUNCIL OF THE CITY OF
CARROLL MAY AND DECEMBER 2025 MEETING SCHEDULE**

WHEREAS, Chapter 17, of the Code of Ordinances of the City of Carroll, Iowa, provides that the time and place of regular meetings of the Council shall be fixed by resolution of the Council; and

WHEREAS, regular meetings of the City Council are held on the 2nd and 4th Monday of each month at 5:15 PM in the Council Chambers, City Hall located at 627 N Adams Street, Carroll, Iowa; and

WHEREAS, it is in the best interest of the City Council to move the Monday, May 26, 2025 meeting to Tuesday, May 27, 2025; and

WHEREAS, it is in the best interest of the City Council to meet only one time in the month of December 2025 on Monday, December 15, 2025.

NOW, THEREFORE, BE IT RESOLVED that the regular meeting of Carroll City Council scheduled for Monday, May 26, 2025 will be moved to Tuesday, May 27, 2025 and to meet only one time in the month of December 2025 on Monday, December 15, 2025, in the Council Chambers, City Hall located at 627 N Adams Street in Carroll Iowa.

PASSED AND APPROVED by the City Council of the City of Carroll, Iowa, this 16th day of December, 2024.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

BY: _____
Gerald H. Fleshner, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

**FY 2025-2026
BUDGET CALENDAR**

January 2025						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8	9	10	11
12	13 Council Mtg 5:15 PM	14	15	16	17	18
19	20	21	22	23	24	25
26	27 Deliver Budget Books/Council Mtg 5:15PM	28	29	30	31	

February 2025						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 Budget Work Session #1 5:15PM	4	5 Budget Work Session #2 5:15PM	6	7	8
9	10 Council Meeting 5:15/Budget Work Session #3, if needed	11	12	13	14	15
16	17	18	19	20	21	22
23	24 Proposed Prop Tax/Council Meeting 5:15	25	26	27	28	

March 2025						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5 Proposed Prop Tax Levy Info to County Auditor	6	7	8
9	10 Council Meeting 5:15	11	12	13	14 Proposed Prop Tax Stmt Mailed by 3/15/24	15
16	17	18	19	20	21	22
23	24 Prop Tax Levy Public Hrg 5PM/ Council Meeting 5:15PM	25	26	27	28	29
30	31					

April 2025						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	9	10	11	12
13	14 FY 26 Budget Public Hearing/Council Meeting 5:15	15	16	17	18	19
20	21	22	23	24	25	26
27	28 Council Meeting 5:15	29	30 Last day to certify FY 26 Budget to County Auditor			

City of Carroll Meeting Calendar 2025

January						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

July						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

October						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

May						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

August						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

March						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

June						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

September						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

- City Council Meeting
- City Council Budget Workshop
- City Holiday (Offices Closed All Day)
- City Holiday (Offices Closed at 12:00 PM)
- Chamber Banquet


City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Aaron Kooiker, City Manager
FROM: Chad Tiemeyer, Director of Parks and Recreation 
DATE: December 2, 2024
SUBJECT: 2025 Lease Agreements with Carroll Community School District and Kuemper Catholic School System

- Resolution- Merchants Park Lease – Carroll Community School District
- Resolution- Merchants Park Lease - Kuemper Catholic School System
- Resolution- Carroll Area FFA Chapter Farm Lease
- Resolution- Youth Sports Complex - Field 7 Lease- Kuemper Catholic Softball
- Resolution- Carroll Merchants Concession Stand Lease- Kuemper Catholic School
- Resolution- Swim Team Agreement- Carroll Community School District

Attached are six lease agreements with resolutions. These are annual leases between the City of Carroll, Carroll Community School District and Kuemper Catholic School System. Each are laid out below:

Merchants Park Stadium Lease: Both Schools- This is our annual lease agreement allowing both schools to utilize Merchants Park for their high school baseball seasons. Only change being a lump sum for costs instead of percentage of a staff member's time. This sum is \$150 higher than the previously highest paid amount.

Carroll Area FFA Chapter Farm Lease: The arrangements are the same as previous agreements. The City would receive \$1 for the lease. The City will not incur any expenses in the development of the crop. The advantages are the City would not have to maintain the property with mowing and spraying the site for weed control.

Youth Sports Complex Field 7 Lease- Kuemper Catholic Softball: The Kuemper Catholic School System has requested use of Field 7 at the Youth Sports Complex located at the North end of Carroll, for use by the Kuemper Catholic Varsity and Junior Varsity softball teams. This is the same verbiage as previous leases.

Merchants Park Concession Stand Lease- Kuemper Catholic: This Carroll Merchants Park Concession Lease is similar to other concession stand leases. Kuemper would be in charge of all staffing, ordering, prepping and serving of food and drink for Kuemper and Merchants games, and would take care of the area. This Lease would not include Iowa High School State Baseball concessions, although Carroll Community School District and Kuemper Catholic School System will likely be involved in aiding in concessions for the event.

Swim Team Agreement-Carroll High: In 2023 the swim team agreement was updated. The current agreement is for the 2024-2025 school year, and it is the same as the 2023 agreement for both boys and girls swim teams.

RECOMMENDATION: Mayor and City Council consideration and approval of the attached resolutions with Carroll Community School District and Kuemper Catholic School System for the 2025 lease agreements below:

- Carroll Community School District- Merchants Park Lease
- Kuemper Catholic School System- Merchants Park Lease
- Carroll Community School District- FFA Farm Lease
- Kuemper Catholic School System- Youth Sports Complex Field 7 Lease
- Kuemper Catholic School System- Merchants Park Concession Stand Lease
- Carroll Community School District- Swim Team Agreement

RESOLUTION NO. _____

A RESOLUTION APPROVING THE MERCHANTS PARK LEASE BETWEEN THE CITY OF CARROLL AND THE CARROLL COMMUNITY SCHOOL DISTRICT

WHEREAS, Chapter 17, of the Code of Ordinances of the City of Carroll, Iowa, provides that all contracts made by the City be reduced to writing and approved by the City Council by resolution; and

WHEREAS, the Agreement Between the City of Carroll and the Carroll Community School District is attached hereto as Exhibit “A”; and

WHEREAS, it is determined that the approval of the attached Agreement is in the best interest of the City of Carroll, Iowa;

NOW, THEREFORE, BE IT RESOLVED that the Agreement Between the City of Carroll and the Carroll Community School District, attached as Exhibit “A”, be authorized and approved, and that the Mayor and City Clerk are authorized to execute the contract on behalf of the City of Carroll.

PASSED AND APPROVED by the City Council of the City of Carroll, Iowa, this 16th day of December, 2024.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

BY: _____
Gerald H. Fleshner, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

MERCHANTS PARK LEASE
Carroll Community School District

THIS AGREEMENT made and entered into this 18th day of November, 2024, by and between the City of Carroll, Iowa (Landlord) and Carroll Community School District (Tenant).

The parties agree as follows:

1. PREMISES AND TERM. Landlord leases to Tenant, Merchants Park in Carroll, Iowa, together with all improvements thereon, and all rights, easements and appurtenances thereto, upon the condition the Tenant performs as provided in this Lease for the 2025 baseball season (April 15th through July 23rd). However, if tenant fails to utilize the Stadium and field for a period greater than 30 days during the lease term, the lease shall terminate.

After the 2025 baseball season the Tenant shall notify the Landlord if he wishes to lease for the following year. The Parties may then renegotiate a new Lease.

2. RENT. Tenant agrees to pay Landlord as rent: \$1,800.00 lump sum after the season is completed.

3. POSSESSION. Tenant shall be entitled to possession for their scheduled games and practices on April 15, 2025, and shall yield all possession to Landlord on the last day of this Lease, which is July 23, 2025.

4. USE. Tenant shall use the premises only for Carroll Community School District High School baseball, games and practices. Associated promotional baseball events must be specifically authorized by the Landlord and proof of additional insurance must be provided as required by the Landlord.

Priority use of the field shall be as follows:

a) Scheduling of varsity and junior varsity baseball games for both Kuemper High School and Carroll High School shall have priority until November 1, 2024. After November 1, 2024 Landlord may schedule games for the Carroll Merchants baseball team on any available dates with the Director of Parks and Recreation in Carroll. Once game schedules are submitted and approved by the Carroll Director of Parks and Recreation for the Carroll Merchants baseball team, Kuemper High School and Carroll High School cannot preempt the approved scheduled games for the Carroll Merchants baseball team. During the season, if a game needs to be rescheduled due to a rainout or other situation, a game may be rescheduled on any other available date on a first come first served basis with the Carroll Director of Parks and Recreation. Once a game date for a postponed game has been approved by the Carroll Director of Parks and Recreation, another group cannot preempt that date.

b) Carroll Merchants, Kuemper High School, and Carroll High School shall meet with the Director of Parks and Recreation to develop a practice schedule that is mutually acceptable to all parties. If a mutually acceptable practice schedule cannot be established, then the Director of Parks and Recreation will establish a practice schedule taking into account the desires of each team equally. The practice schedule approved by the Director of Parks and Recreation shall be final. Practices can be preempted by the need to reschedule a game. Due to the anticipated high use of Merchants Park and to protect and maintain a high-quality playing surface, a minimum of 30% of all team practices shall occur off of the playing surface of the field, or in non-cleated shoes.

5. CARE AND MAINTENANCE.

- a) The Tenant takes the premises as is.
- b) The Landlord shall maintain the premises.
- c) The Tenant may assist in the maintenance of the premises under the direction and supervision of the Landlord. Tenant shall make no structural changes or alterations without prior consultation and written consent of Landlord.
- d) Tenants shall not permit nor allow the premises to be damaged or depreciated in value by any act, omission to act or negligence of itself, its agents or employees.
- e) Assisted maintenance will be requested of the Tennant. This shall include repair of batter's boxes, pitching mounds, and basepaths after each practice and game.

6. **UTILITIES.** The Landlord shall pay for all utilities which may be used on the premises. Landlord shall not be liable for damages for failure to perform as herein provided, or for any stoppage for needed repairs or for improvements or arising from causes beyond the control of Landlord, provided Landlord uses reasonable diligence to resume such services.

The Landlord may contract for all non-alcohol drinks and food concessions during games and will retain profits pursuant to its concessions contract with the concession vendor

The Landlord is under no obligation to provide staffing or supervision at Merchants Park at any time including but not limited to tenant games or practices.

The Tenant shall provide staff at the entrance for collection of any admission fee and Tenant's staff shall be available throughout the game for assistance to the public in case of need or emergency.

The Tenant will attend to the field under the supervision of Landlord during its use, which may include dragging, lining and chalking before the games. After each game, the Tenant shall also attend to the field, by picking up trash and generally policing the area.

No custodial fees will be charged when custodial staff is scheduled to be on duty for event or game. When custodial work is not done following an event, estimated

supervision and cleanup fees will be determined by the Director of Parks and Recreation and the Parks Superintendent. If additional fees are required after the conclusion of the event, the entity will be billed for those costs.

The Tenants will make no unlawful use of the premises and agree to comply with all Federal, State and local laws.

7. **SURRENDER.** Upon the termination of this lease, Tenant shall surrender the premises to Landlord in good and clean condition, except for ordinary wear and tear or damage without fault or liability of Tenant.

8. **ASSIGNMENT AND SUBLETTING.** No assignment or subletting, shall be effective without the prior written consent of Landlord.

9. **INSURANCE.**

a) **PROPERTY INSURANCE.** Landlord and Tenant agree to insure their respective real and personal property for the full insurable value. Such insurance shall cover losses included in the Insurance Services Office Broad Form Causes of Loss. To the extent permitted by their policies the Landlord and Tenants waive all rights of recovery against each other.

b) **LIABILITY INSURANCE,** Tenant shall obtain commercial general liability insurance in the amounts of \$1,000,000 liability insurance for each occurrence and \$3,000,000 liability insurance as aggregate. This policy shall be endorsed to include the Landlord as an additional insured and proof provided to Landlord 30 days prior to lease beginning.

10. **LIABILITY FOR DAMAGE.** Each party shall be liable to the other for all damage to the property of the other negligently, recklessly or intentionally caused by that party (or their agents, employees or invitees).

11. **INDEMNITY.** Except for any negligence of Landlord, Tenant will protect, defend, and indemnify Landlord from and against any and all loss, costs, damage and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury or damage to any person or property, happening or done in, upon or about the premises or due directly or indirectly to the tenancy, use or occupancy there, or any part thereof by Tenant or any person claiming through or under Tenant.

12. **DAMAGES.** In the event of damage to the premises, so that Tenant is unable to conduct activities on the premises, this lease may be terminated at the option of either party. Such termination shall be affected by notice of one party to the other within twenty days after such notice; and both parties shall thereafter be released from all future obligations hereunder.

13. **MECHANICS' LIENS.** Neither Tenant, nor anyone claiming by, through, or under Tenant, shall have the right to file any mechanic's lien against the premises. Tenant shall give notice in advance to all contractors and subcontractors who may furnish, or agree to furnish, any material, service or labor for any improvement on the premises.

The tenant shall not incur any expense on behalf of the Landlord nor is the Tenant authorized in any fashion to contract with third parties on behalf of the Landlord. Any expenditure made by the Tenant on the premises must be approved by the Landlord along with proof of ability to pay for the expenditures or improvements.

14. **DEFAULT, NOTICE OF DEFAULT AND REMEDIES.**

EVENTS OF DEFAULT

Each of the following shall constitute an event of default by Tenant; 1) Failure to pay rent when due; 2) failure to observe or perform any duties, obligations, agreements, or conditions, imposed on Tenant pursuant to the terms of the lease; 3) abandonment of the premises.

NOTICE OF DEFAULT

Landlord shall give Tenant a written notice specifying the default and giving the Tenants ten (10) days in which to correct the default. If there is a default (other than for nonpayment of a monetary obligation of Tenant, including rent) that cannot be remedied in ten (10) days by diligent efforts of the Tenant, Tenant may propose an additional period of time in which to remedy the default. Consent to additional time must be granted by Landlord.

REMEDIES

In the event Tenant has not remedied a default in a timely manner following a Notice of Default, Landlord may proceed with all available remedies at law or in equity, including but not limited to the following: 1) Termination. Landlord may declare this lease to be terminated and shall give Tenant a written notice of such termination. In the event of termination of this lease, Landlord shall be entitled to prove claim for and obtain judgment against Tenant for the balance of the rent agreed to be paid for the term herein provided, plus all expenses of Landlord in regaining possession of the premises and the reletting thereof, including attorney's fees and court costs, crediting against such claim, however, any amount obtained by reason of such reletting; 2) Forfeiture. If a default is not remedied in a timely manner, Landlord may then declare this lease to be forfeited and shall give Tenant a written notice of such forfeiture, and may, at the time, give Tenant the notice to quit provided for in Chapter 648 of the Code of Iowa.

15. **ADVERTISING.** Temporary advertising, such as signs, banners, tarps,

flags, front fence signs and covers are allowed for game day activities and shall be removed at the conclusion of the contest. Permanent advertising, such as signs, banners, tarps, flags, fence coverings or any other display of advertising is prohibited.

16. **NOTICES AND DEMANDS.** All notices shall be given to the parties hereto at the addresses designated unless either party notifies the other, in writing, of a different address. Without prejudice to any other method of notifying a party in writing or making a demand or other communication, such notice shall be considered given under the terms of this lease when it is deposited in the U.S. Mail, registered or certified, properly addressed, return receipt requested and postage prepaid.

17. **PROVISIONS BINDING.** Each and every covenant and agreement herein contained shall extend to and be binding upon the respective successors, heirs, administrators, executors and assigns of the parties hereto.

18. **CERTIFICATION.** Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitation this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

CITY OF CARROLL, IOWA –
LANDLORD

Carroll Community School District
– TENANT

By: _____
Gerald H. Fleshner, Mayor
City Hall
627 N. Adams St.
Carroll, IA 51401

By: Kristen Lundstrom
Carroll Community School District
1026 N Adams St,
Carroll, IA 51401

ATTEST:

By: _____
Laura Schaefer, Clerk

RESOLUTION NO. _____

A RESOLUTION APPROVING THE MERCHANTS PARK LEASE BETWEEN THE CITY OF CARROLL AND THE KUEMPER CATHOLIC SCHOOL SYSTEM

WHEREAS, Chapter 17, of the Code of Ordinances of the City of Carroll, Iowa, provides that all contracts made by the City be reduced to writing and approved by the City Council by resolution; and

WHEREAS, the Agreement Between the City of Carroll and the Kuemper Catholic School System is attached hereto as Exhibit "A"; and

WHEREAS, it is determined that the approval of the attached Agreement is in the best interest of the City of Carroll, Iowa;

NOW, THEREFORE, BE IT RESOLVED that the Agreement Between the City of Carroll and the Kuemper Catholic School System, attached as Exhibit "A", be authorized and approved, and that the Mayor and City Clerk are authorized to execute the contract on behalf of the City of Carroll.

PASSED AND APPROVED by the City Council of the City of Carroll, Iowa, this 16th day of December, 2024.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

BY: _____
Gerald H. Fleshner, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

MERCHANTS PARK LEASE
Kuemper Catholic School System

THIS AGREEMENT made and entered into this 19th day of November, 2024, by and between the City of Carroll, Iowa (Landlord) and Kuemper Catholic School System (Tenant).

The parties agree as follows:

1. PREMISES AND TERM. Landlord leases to Tenant, Merchants Park in Carroll, Iowa, together with all improvements thereon, and all rights, easements and appurtenances thereto, upon the condition the Tenant performs as provided in this Lease for the 2025 baseball season (April 15th through July 23rd). However, if tenant fails to utilize the Stadium and field for a period greater than 30 days during the lease term, the lease shall terminate.

After the 2025 baseball season the Tenant shall notify the Landlord if he wishes to lease for the following year. The Parties may then renegotiate a new Lease.

2. RENT. Tenant agrees to pay Landlord as rent: \$1,800.00 lump sum after the season is completed.

3. POSSESSION. Tenant shall be entitled to possession for their scheduled games and practices on April 15, 2025, or when the IHSAA allows first practices, and shall yield all possession to Landlord on the last day of this Lease, which is July 23, 2025.

4. USE. Tenant shall use the premises only for Kuemper Catholic School High School baseball, games and practices. Associated promotional baseball events must be specifically authorized by the Landlord and proof of additional insurance must be provided as required by the Landlord.

Priority use of the field shall be as follows:

a) Scheduling of varsity and junior varsity baseball games for both Kuemper High School and Carroll High School shall have priority until November 1, 2024. After November 1, 2024 Landlord may schedule games for the Carroll Merchants baseball team on any available dates with the Carroll Director of Parks and Recreation. Once game schedules are submitted and approved by the Director of Parks and Recreation for the Carroll Merchants baseball team, Kuemper High School and Carroll High School cannot preempt the approved scheduled games for the Carroll Merchants baseball team. During the season, if a game needs to be rescheduled due to a rainout or other situation, a game may be rescheduled on any other available date on a first come first served basis with the Carroll Director of Parks and Recreation. Once a game date for a postponed game has been approved by the Director of Parks and Recreation, another group cannot preempt that date.

b) Carroll Merchants, Kuemper High School, and Carroll High School shall meet with the Director of Parks and Recreation to develop a practice schedule that is mutually acceptable to all parties. If a mutually acceptable practice schedule cannot be established, then the Director of Parks and Recreation in Carroll will establish a practice schedule taking into account the desires of each team equally. The practice schedule approved by the Director of Parks and Recreation shall be final. Practices can be preempted by the need to reschedule a game. Due to the anticipated high use of Merchants Park and to protect and maintain a high-quality playing surface, a minimum of 30% of all team practices shall occur off of the playing surface of the field, or in non-cleated shoes.

5. CARE AND MAINTENANCE.

- a) The Tenant takes the premises as is.
- b) The Landlord shall maintain the premises.
- c) The Tenant may assist in the maintenance of the premises under the direction and supervision of the Landlord. Tenant shall make no structural changes or alterations without prior consultation and written consent of Landlord.
- d) Tenants shall not permit nor allow the premises to be damaged or depreciated in value by any act, omission to act or negligence of itself, its agents or employees.
- e) Assisted maintenance will be requested of the Tennant. This shall include repair of batter's boxes, pitching mounds, and basepaths after each practice and game.

6. **UTILITIES.** The Landlord shall pay for all utilities which may be used on the premises. Landlord shall not be liable for damages for failure to perform as herein provided, or for any stoppage for needed repairs or for improvements or arising from causes beyond the control of Landlord, provided Landlord uses reasonable diligence to resume such services.

The Landlord may contract for all non-alcohol drinks and food concessions during games and will retain profits pursuant to its concessions contract with the concession vendor.

The Landlord is under no obligation to provide staffing or supervision at Merchants Park at any time including but not limited to tenant games or practices.

The Tenant shall provide staff at the entrance for collection of any admission fee and Tenant's staff shall be available throughout the game for assistance to the public in case of need or emergency.

The Tenant will attend to the field under the supervision of Landlord during its use, which may include dragging, lining and chalking before the games. After each game, the Tenant shall also attend to the stadium, by picking up trash and generally policing the area.

No custodial fees will be charged when custodial staff is scheduled to be on duty for event or game. When custodial work is not done following an event, estimated

supervision and cleanup fees will be determined by the Director of Parks and Recreation and the Parks Superintendent. If additional fees are required after the conclusion of the event, the entity will be billed for those costs.

The Tenants will make no unlawful use of the premises and agree to comply with all Federal, State and local laws.

7. **SURRENDER.** Upon the termination of this lease, Tenant shall surrender the premises to Landlord in good and clean condition, except for ordinary wear and tear or damage without fault or liability of Tenant.

8. **ASSIGNMENT AND SUBLETTING.** No assignment or subletting, shall be effective without the prior written consent of Landlord.

9. **INSURANCE.**

a) **PROPERTY INSURANCE.** Landlord and Tenant agree to insure their respective real and personal property for the full insurable value. Such insurance shall cover losses included in the Insurance Services Office Broad Form Causes of Loss. To the extent permitted by their policies the Landlord and Tenants waive all rights of recovery against each other.

b) **LIABILITY INSURANCE,** Tenant shall obtain commercial general liability insurance in the amounts of \$1,000,000 liability insurance for each occurrence and \$3,000,000 liability insurance as aggregate. This policy shall be endorsed to include the Landlord as an additional insured and proof provided to Landlord 30 days prior to lease beginning.

10. **LIABILITY FOR DAMAGE.** Each party shall be liable to the other for all damage to the property of the other negligently, recklessly or intentionally caused by that party (or their agents, employees or invitees).

11. **INDEMNITY.** Except for any negligence of Landlord, Tenant will protect, defend, and indemnify Landlord from and against any and all loss, costs, damage and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury or damage to any person or property, happening or done in, upon or about the premises or due directly or indirectly to the tenancy, use or occupancy there, or any part thereof by Tenant or any person claiming through or under Tenant.

12. **DAMAGES.** In the event of damage to the premises, so that Tenant is unable to conduct activities on the premises, this lease may be terminated at the option of either party. Such termination shall be affected by notice of one party to the other within twenty days after such notice; and both parties shall thereafter be released from all future obligations hereunder.

13. **MECHANICS' LIENS.** Neither Tenant, nor anyone claiming by, through, or under Tenant, shall have the right to file any mechanic's lien against the premises. Tenant shall give notice in advance to all contractors and subcontractors who may furnish, or agree to furnish, any material, service or labor for any improvement on the premises.

The tenant shall not incur any expense on behalf of the Landlord nor is the Tenant authorized in any fashion to contract with third parties on behalf of the Landlord. Any expenditure made by the Tenant on the premises must be approved by the Landlord along with proof of ability to pay for the expenditures or improvements.

14. DEFAULT, NOTICE OF DEFAULT AND REMEDIES.

EVENTS OF DEFAULT

Each of the following shall constitute an event of default by Tenant; 1) Failure to pay rent when due; 2) failure to observe or perform any duties, obligations, agreements, or conditions, imposed on Tenant pursuant to the terms of the lease; 3) abandonment of the premises.

NOTICE OF DEFAULT

Landlord shall give Tenant a written notice specifying the default and giving the Tenants ten (10) days in which to correct the default. If there is a default (other than for nonpayment of a monetary obligation of Tenant, including rent) that cannot be remedied in ten (10) days by diligent efforts of the Tenant, Tenant may propose an additional period of time in which to remedy the default. Consent to additional time must be granted by Landlord.

REMEDIES

In the event Tenant has not remedied a default in a timely manner following a Notice of Default, Landlord may proceed with all available remedies at law or in equity, including but not limited to the following: 1) Termination. Landlord may declare this lease to be terminated and shall give Tenant a written notice of such termination. In the event of termination of this lease, Landlord shall be entitled to prove claim for and obtain judgment against Tenant for the balance of the rent agreed to be paid for the term herein provided, plus all expenses of Landlord in regaining possession of the premises and the reletting thereof, including attorney's fees and court costs, crediting against such claim, however, any amount obtained by reason of such reletting; 2) Forfeiture. If a default is not remedied in a timely manner, Landlord may then declare this lease to be forfeited and shall give Tenant a written notice of such forfeiture, and may, at the time, give Tenant the notice to quit provided for in Chapter 648 of the Code of Iowa.

15. **ADVERTISING.** Temporary advertising, such as signs, banners, tarps, flags,

front fence signs and covers are allowed for game day activities and shall be removed at the conclusion of the contest. Permanent advertising, such as signs, banners, tarps, flags, fence coverings or any other display of advertising is prohibited.

16. **NOTICES AND DEMANDS.** All notices shall be given to the parties hereto at the addresses designated unless either party notifies the other, in writing, of a different address. Without prejudice to any other method of notifying a party in writing or making a demand or other communication, such notice shall be considered given under the terms of this lease when it is deposited in the U.S. Mail, registered or certified, properly addressed, return receipt requested and postage prepaid.

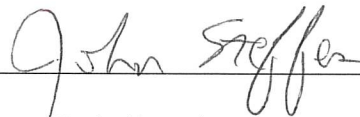
17. **PROVISIONS BINDING.** Each and every covenant and agreement herein contained shall extend to and be binding upon the respective successors, heirs, administrators, executors and assigns of the parties hereto.

18. **CERTIFICATION.** Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitation this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

CITY OF CARROLL, IOWA –
LANDLORD

Kuemper Catholic School System
– TENANT

By: _____
Gerald H. Fleshner, Mayor
City Hall
627 N. Adams St.
Carroll, IA 51401

By:  _____
Kuemper Catholic School System
109 S. Clark St
Carroll, IA 51401

ATTEST:

By: _____
Laura Schaefer, Clerk

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE FARM LEASE BETWEEN THE CITY OF CARROLL
AND
THE CARROLL AREA FFA CHAPTER, CARROLL COMMUNITY HIGH SCHOOL**

WHEREAS, Chapter 17, of the Code of Ordinances of the City of Carroll, Iowa, provides that all contracts made by the City be reduced to writing and approved by the City Council by resolution; and

WHEREAS, the farm lease with the Carroll Area FFA Chapter, Carroll Community High School is attached hereto as Exhibit “A”; and

WHEREAS, it is determined that the approval of the attached farm lease is in the best interest of the City of Carroll, Iowa;

NOW, THEREFORE, BE IT RESOLVED that the farm lease between the City of Carroll and the Carroll Area FFA Chapter, Carroll Community High School, attached as Exhibit “A”, be authorized and approved, and that the Mayor is authorized to execute the farm lease on behalf of the City of Carroll.

PASSED AND APPROVED by the City Council of the City of Carroll, Iowa, this 16th day of December, 2024.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

BY: _____
Gerald H. Fleshner, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

FARM LEASE -- CASH RENT

THIS LEASE ("Lease") is made between The City of Carroll ("Landlord"), whose address for the purpose of this Lease is 627 N. Adams St., Carroll, IA 51401, and The Carroll Area FFA Chapter, Carroll Community High School ("Tenant"), whose address for the purpose of this Lease is Carroll High School, 2809 North Grant Road, Carroll, Iowa 51401.

THE PARTIES AGREE AS FOLLOWS:

1. PREMISES AND TERM. Landlord leases to tenant the following real estate in Carroll County, Iowa (the "Real Estate"):

The six cropable acres of Part of Lot 1 of the Irregular Survey of the SE 1/4 SE, 1/4 of Section 25, Township 84 North, Range 35, West PM, Carroll County, Iowa, lying East of the Goetzinger and Steffes 1st Addition, and lying North of the North line of Clark Street, and lying West of the West line of South Grant Road, approximately nine acres.

and subject to county roadway easements and any other easements or restrictions of record. Possession by Tenant to Commence on April 1, 2025, and end on December 31, 2025.

2. RENT. Tenant agrees to pay Landlord as rent for the Real Estate ("the Rent"):

The rent shall be a total of one dollar (\$1.00). All cost of inputs shall be the responsibility of the Tenant.

3. PLANTING OF CROPS. Tenant shall prepare the Real Estate and plant such crops in a timely fashion as may be designated by Landlord.

Tenant shall make available any and all data collected to Landlord.

4. PROPER HUSBANDRY. Tenant agrees to farm the Real Estate in a good and husband like manner, and to seek to obtain the best crop production that the soil and crop season will permit. Tenant shall do what is reasonably necessary to control soil erosion including, but not limited to, the maintenance of existing watercourses, waterways, ditches, drainage areas, terraces and tile drains, and abstain from any practice which will cause damage to the Real Estate.

5. HARVESTING OF CROPS. Tenant agrees to appropriately care for all growing crops in a good and husband like manner, and to harvest all crops in a timely fashion.

6. TERMINATION OF LEASE. This lease shall be terminated on December 31, 2025 without further malice of termination.

7. POSSESSION AND CONDITION AT END OF TERM. At the termination of this Lease, the Tenant will relinquish possession of the Real Estate to the Landlord.

8. CARE OF SOIL. Tenant agrees to maintain soil fertility at the same or better level as at the time of this Lease.

9. FERTILIZER, LIME AND CHEMICALS. The following materials, in the amounts required by good husbandry, shall be acquired by Tenant and paid for by the parties as follows:

- (1) Commercial Fertilizer 100% Tenant 0% Landlord
- (2) Manure 100% Tenant 0% Landlord
- (3) Lime and Trace Minerals 100% Tenant 0% Landlord
- (4) Weed Control Chemicals 100% Tenant 0% Landlord
- (5) Weed Spraying, Weed or Pest 100% Tenant 0% Landlord
- (6) Other 100% Tenant 0% Landlord

Records of all chemicals, fertilizers, manures, or other soil applications shall be made available to

the Landlord in a timely manner.

10. COST OF COMBINING AND SHELLING OF CROPS. The expense of combining and shelling of crops shall be as follows:

100% Tenant 0% Landlord

11. FARM MACHINERY AND EQUIPMENT. All necessary machinery and equipment shall be furnished by the **Tenant**.

12. CARE OF TREES, SHRUBS, AND GRASS. Landlord agrees to maintain all trees, shrubs and grass adjoining the said property.

13. WEED CONTROL. Otherwise, all noxious weeds shall be sprayed or otherwise timely destroyed by the tenant, at the Tenant's expense. Tenant shall timely cut or spray with herbicide, trees in fencerows.

14. LANDLORD'S RIGHT OF ENTRY AND INSPECTION. Landlord reserves the right to enter upon and plow the Real Estate after Tenant has completed the harvest of crops. Landlord may enter for any other reasonable purposes or to make repairs.

15. VIOLATION OF TERMS OF LEASE. If Tenant or Landlord violates the terms of the lease, the other shall have the right to the legal and equitable remedies to which it is entitled.

16. REPAIRS. Tenant agrees to maintain the Real Estate in good and proper repair. Landlord agrees to purchase repair materials that Landlord deems necessary.

17. EXPENSES INCURRED WITHOUT CONSENT OF LANDLORD. No expense shall be incurred for or on account of the Landlord without first obtaining the Landlord's written authorization. The Tenant agrees that the Tenant will take no action that might cause a mechanic's lien to be imposed upon the Real Estate.

18. PARTICIPATION IN GOVERNMENT PROGRAMS. The participation of the Real Estate in any offered program of the United States Department of Agriculture for crop production control or soil conservation shall be Landlord's option.

19. ATTORNEY FEES AND COURT COSTS. If either party files suit to enforce any of the terms of this Lease, the prevailing party shall be entitled to recover court costs and reasonable attorneys' fees.

20. CHANGE IN LEASE TERMS. The conduct of either party, by act or omission, shall not be construed as a material alteration of this Lease until such provision is reduced to writing and executed by both parties as addendum to this Lease.

21. LIABILITY FOR STUDENT EDUCATIONAL ACTIVITIES. **The Carroll Community School District shall provide liability insurance as per the contract currently in place within the Blanket School Policy with Employers Mutual, or a replacement policy as contracted by the school district. This contract shall cover students and employees while performing educational activities on the Real Estate.**

22. DELAY IN GIVING POSSESSION. In the event that possession cannot be delivered within fifteen (15) days of commencement of this Lease, either Landlord or Tenant may terminate this Lease by giving the other party notice in writing.

23. NOTICES. The notices contemplated in this Lease shall be made in writing and shall either be delivered in person, or be mailed in the US Mail, Registered Mail, Return Receipt Requested, to the Recipient's last known mailing address. The notice provisions of this Section 23 shall not apply to the termination set forth in Section 6, Termination of Lease.

By: _____
Gerald H. Fleshner, Mayor
City Hall
627 N. Adams St.
Carroll, IA 51401

By: Krista Lundberg
Carroll Community School District
1026 N Adams St,
Carroll, IA 51401

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE YOUTH SPORTS COMPLEX – FIELD 7 LEASE
BETWEEN THE CITY OF CARROLL AND THE KUEMPER CATHOLIC SCHOOL SYSTEM**

WHEREAS, Chapter 17, of the Code of Ordinances of the City of Carroll, Iowa, provides that all contracts made by the City be reduced to writing and approved by the City Council by resolution; and

WHEREAS, the Agreement Between the City of Carroll and the Kuemper Catholic School System is attached hereto as Exhibit “A”; and

WHEREAS, it is determined that the approval of the attached Agreement is in the best interest of the City of Carroll, Iowa;

NOW, THEREFORE, BE IT RESOLVED that the Agreement Between the City of Carroll and the Kuemper Catholic School System, attached as Exhibit “A”, be authorized and approved, and that the Mayor and City Clerk are authorized to execute the contract on behalf of the City of Carroll.

PASSED AND APPROVED by the City Council of the City of Carroll, Iowa, this 16th day of December, 2024.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

BY: _____
Gerald H. Fleshner, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

**Youth Sports Complex-Field 7 Lease
Kuemper Catholic School System**

THIS AGREEMENT made and entered into this 19th day of November, 2024, by and between the City of Carroll, Iowa (Landlord) and Kuemper Catholic School System (Tenant).

The parties agree as follows:

1. PREMISES AND TERM. Landlord leases to Tenant, the Youth Sports Complex Field 7 in Carroll, Iowa, together with all improvements thereon, and all rights, easements and appurtenances thereto, upon the condition the Tenant performs as provided in this Lease for the 2025 softball season (May 1st through July 31st). However, if tenant fails to utilize the field for a period greater than 30 days during the lease term, the lease shall terminate.

After the 2025 softball season the Tenant shall notify the Landlord if it wishes to lease for the following year by December 31st of that year. The Parties may then negotiate a new Lease.

All previous Kuemper Catholic School System Softball Leases are null and void.

2. RENT. Tenant agrees to pay Landlord as rent: \$1750, (approximately \$25.00 per hour for the season, for field lighting and Parks Department Staff personnel duties). The Landlord will consider a reduction in the annual rent for any permanent improvements made to the facility that improves the overall facility. Said improvements shall be considered donated to the city, and shall be available for use by the general public. Any and all improvements would have to be agreed upon by the City of Carroll and Kuemper Catholic School System.

3. POSSESSION. Tenant shall be entitled to possession for their scheduled games and practices May 1st, 2025, and shall yield all possession to Landlord on the last day of this Lease, which is July 31st, 2025. Temporary out field fencing and other temporary items shall be removed from the fields by the Tenant at the end of each game and practice unless agreed upon by Landlord.

4. USE. Tenant shall use the premises only for Kuemper Catholic School System softball, games and practices. Associated promotional softball events must be specifically authorized by the Landlord and proof of additional insurance must be provided as required by the Landlord.

Priority use of the field shall be as follows:

a) Scheduling for Kuemper Catholic School System softball team will be in agreement with Carroll Parks and Recreation, but must be presented and approved by the Director of Parks and Recreation before the end of each calendar year. The Carroll Parks and Recreation take first priority for the field.

b) Kuemper Catholic School System shall meet with the Carroll Parks and Recreation Director to develop a practice schedule that is mutually acceptable to all parties. If a mutually acceptable practice schedule cannot be established, then the Director of Parks and Recreation will establish a practice schedule. The practice schedule approved by the Carroll Director of Parks and Recreation shall be final. Practices can be preempted by the need to reschedule a game.

Parking shall be as follows:

- a) Game day bus parking for visiting teams must park in Carroll Middle School parking lot or the soccer field parking lot. Dropping off players in Youth Sports Complex is allowed, but must park in Carroll Middle School parking lot or soccer complex parking lot.

5. CARE AND MAINTENANCE.

- a) The Tenant takes the premises as is.
- b) The Landlord shall maintain the premises.
- c) The Tenant will assist in the maintenance of the premises under the direction and supervision of the Landlord. Tenant shall make no structural changes or alterations without prior consultation and written consent of Landlord.
- d) Tenants shall not permit nor allow the premises to be damaged or depreciated in value by any act, omission to act or negligence of itself, its agents or employees.
- e) Assisted maintenance will be requested of the Tennant. This shall include repair of batter's boxes, pitching mounds, and basepaths after each practice and game.

6. **UTILITIES.** The Landlord shall pay for all utilities which may be used on the premises. Landlord shall not be liable for damages for failure to perform as herein provided, or for any stoppage for needed repairs or for improvements or arising from causes beyond the control of Landlord, provided Landlord uses reasonable diligence to resume such services.

The Landlord may contract for all non-alcohol drinks and food concessions during games and will retain profits pursuant to its concessions contract with the concession vendor.

The Tenant shall provide staff at the entrance for collection of any admission fee and Tenant's staff shall be available throughout the game for assistance to the public in case of need or emergency.

The Landlord is under no obligation to provide staffing or supervision at the Youth Sports Complex Field 7 at any time including but not limited to tenant games and practices.

The Tenant will attend to the field under the supervision of Landlord during its use, which may include dragging, lining and chalking before the games. After each game, the Tenant shall also attend to the field, by picking up trash and generally policing the area.

No custodial fees will be charged when custodial staff is scheduled to be on duty for event or game. When custodial work is not done following an event, estimated supervision and cleanup fees will be determined by the Director of Parks and Recreation and the Parks Superintendent. If additional fees are required after the conclusion of the event, the Tenant will be billed for those costs.

The Tenant will make no unlawful use of the premises and agree to comply with all Federal, State and local laws.

7. **SURRENDER.** Upon the termination of this lease, Tenant shall surrender the premises to Landlord in good and clean condition, except for ordinary wear and tear or damage without fault or liability of Tenant.

8. **ASSIGNMENT AND SUBLETTING.** No assignment or subletting, shall be effective without the prior written consent of Landlord.

9. **INSURANCE.**

a) **PROPERTY INSURANCE.** Landlord and Tenant agree to insure their respective real and personal property for the full insurable value. Such insurance shall cover losses included in the Insurance Services Office Broad Form Causes of Loss. To the extent permitted by their policies the Landlord and Tenants waive all rights of recovery against each other.

b) **LIABILITY INSURANCE,** Tenant shall obtain commercial general liability insurance in the amounts of \$1,000,000 liability insurance for each occurrence and \$3,000,000 liability insurance as aggregate. This policy shall be endorsed to include the Landlord as an additional insured and proof provided to Landlord 30 days prior to lease beginning.

10. **LIABILITY FOR DAMAGE.** Each party shall be liable to the other for all damage to the property of the other negligently, recklessly or intentionally caused by that party (or their agents, employees or invitees).

11. **INDEMNITY.** Except for any negligence of Landlord, Tenant will protect, defend, and indemnify Landlord from and against any and all loss, costs, damage and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury or damage to any person or property, happening or done in, upon or about the premises or due directly or indirectly to the tenancy, use or occupancy there, or any part thereof by Tenant or any person claiming through or under Tenant.

12. **DAMAGES.** In the event of damage to the premises, so that Tenant is unable to conduct activities on the premises, this lease may be terminated at the option of either party. Such termination shall be affected by notice of one party to the other within twenty days after such notice; and both parties shall thereafter be released from all future obligations hereunder. If temporary fencing damages any irrigation lines, the Tenant will be charged for repair or replacement of damaged area.

13. **MECHANICS' LIENS.** Neither Tenant, nor anyone claiming by, through, or under Tenant, shall have the right to file any mechanic's lien against the premises. Tenant shall give notice in advance to all contractors and subcontractors who may furnish, or agree to furnish, any material, service or labor for any improvement on the premises.

The tenant shall not incur any expense on behalf of the Landlord nor is the Tenant authorized in any fashion to contract with third parties on behalf of the Landlord. Any expenditure made by the Tenant on the premises must be approved by the Landlord along with proof of ability to pay for the expenditures or improvements.

14. **DEFAULT, NOTICE OF DEFAULT AND REMEDIES.**

EVENTS OF DEFAULT

Each of the following shall constitute an event of default by Tenant; 1) Failure to pay rent when due; 2) failure to observe or perform any duties, obligations, agreements, or conditions, imposed on Tenant pursuant to the terms of the lease; 3) abandonment of the premises.

NOTICE OF DEFAULT

Landlord shall give Tenant a written notice specifying the default and giving the Tenants ten (10) days in which to correct the default. If there is a default (other than for nonpayment of a monetary obligation of Tenant, including rent) that cannot be remedied in ten (10) days by diligent efforts of the Tenant, Tenant may propose an additional period of time in which to remedy the default. Consent to additional time must be granted by Landlord.

REMEDIES

In the event Tenant has not remedied a default in a timely manner following a Notice of Default, Landlord may proceed with all available remedies at law or in equity, including but not limited to the following: 1) Termination. Landlord may declare this lease to be terminated and shall give Tenant a written notice of such termination. In the event of termination of this lease, Landlord shall be entitled to prove claim for and obtain judgment against Tenant for the balance of the rent agreed to be paid for the term herein provided, plus all expenses of Landlord in regaining possession of the premises and the reletting thereof, including attorney's fees and court costs, crediting against such claim, however, any amount obtained by reason of such reletting; 2) Forfeiture. If a default is not remedied in a timely manner, Landlord may then declare this lease to be forfeited and shall give Tenant a written notice of such forfeiture, and may, at the time, give Tenant the notice to quit provided for in Chapter 648 of the Code of Iowa.

15. **ADVERTISING.** Temporary logos and advertising, such as signs, banners, tarps, flags, front fence signs and covers are allowed for game day activities and shall be removed at the conclusion of the contest, unless approved by the Landlord. Permanent logos and advertising, such as signs, banners, tarps, flags, fence coverings or any other display of advertising is prohibited.

16. **NOTICES AND DEMANDS.** All notices shall be given to the parties hereto at the addresses designated unless either party notifies the other, in writing, of a different address. Without prejudice to any other method of notifying a party in writing or making a demand or other communication, such notice shall be considered given under the terms of this lease when it is deposited in the U.S. Mail, registered or certified, properly addressed, return receipt requested and postage prepaid.

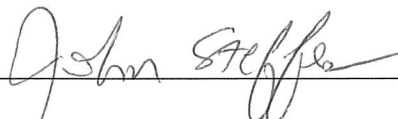
17. **PROVISIONS BINDING.** Each and every covenant and agreement herein contained shall extend to and be binding upon the respective successors, heirs, administrators, executors and assigns of the parties hereto.

18. **CERTIFICATION.** Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitation this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

CITY OF CARROLL, IOWA –
LANDLORD

Kuemper Catholic School System
– TENANT

By: _____
Gerald H. Fleshner, Mayor
City Hall
627 N. Adams St.
Carroll, IA 51401

By:  _____
Kuemper Catholic School System
109 S. Clark St
Carroll, IA 51401

ATTEST:

By: _____
Laura Schaefer, Clerk

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE CARROLL MERCHANTS PARK CONCESSION STAND
LEASE BETWEEN THE CITY OF CARROLL AND THE KUEMPER CATHOLIC SCHOOL
SYSTEM**

WHEREAS, Chapter 17, of the Code of Ordinances of the City of Carroll, Iowa, provides that all contracts made by the City be reduced to writing and approved by the City Council by resolution; and

WHEREAS, the Agreement Between the City of Carroll and the Kuemper Catholic School System is attached hereto as Exhibit "A"; and

WHEREAS, it is determined that the approval of the attached Agreement is in the best interest of the City of Carroll, Iowa;

NOW, THEREFORE, BE IT RESOLVED that the Agreement Between the City of Carroll and the Kuemper Catholic School System, attached as Exhibit "A", be authorized and approved, and that the Mayor and City Clerk are authorized to execute the contract on behalf of the City of Carroll.

PASSED AND APPROVED by the City Council of the City of Carroll, Iowa, this 16th day of December, 2024.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

BY: _____
Gerald H. Fleshner Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

CARROLL MERCHANTS CONCESSION STAND LEASE

This Agreement, made and entered into this 19th day of November, 2024, by and between the City of Carroll, Iowa, a municipal corporation hereinafter referred to as “City”, and Kuemper Catholic School System, of Carroll, Iowa, hereinafter referred to as “Manager.”

The parties hereto enter into a lease agreement, whereby the City leases to Manager the concession stand and the immediate surrounding area of the concession stand at Merchant’s Park, hereinafter referred to as the “Merchant’s Concession Stand”, in Carroll, Iowa. The consideration for said lease is set out below in the mutual agreements and covenants.

The parties mutually agree and covenant as follows:

1. The term of this agreement shall be from May 1, 2025, to July 31, 2025, unless renewed for an additional year by the City on or before December 31, 2025.
2. Carroll Concession Stand Lease at Merchants Park will only be in effect for Carroll Kuemper Catholic Baseball Games, and Carroll Merchants Baseball Games. All other games would require approval from the City. Iowa High School Athletic Association Boys State Baseball concessions will be conducted or determined by the City of Carroll Parks and Recreation Department.
3. Manager shall have the right to sell concessions including food and soft drinks, and related legal beverages at the concession stand at the Merchant’s Concession Stand.
4. Manager agrees that he shall obtain any necessary licenses and permits for the operation of the above concession stand.
5. Manager shall operate the Merchant’s Concession Stand at reasonable times consistent with the needs of the patrons of Kuemper and Merchant’s baseball games. Manager shall use their best judgment as to the times and days when the concession stand will be open, for the mutual benefit of Manager and the City.
6. Manager shall remove from the concession stand all food, beverage and other materials no later than August 1.
7. Manager shall deposit with the City Finance Director a certificate of insurance for general liability in the amount of \$500,000. This limit of liability is the minimum limits required by the City. In no way should it be construed to be adequate for Manager’s liability exposure.

8. Manager shall have the right to all income from the operation of the concessions at the concession stand, and shall be responsible for all its expenses in the operation of the concession stand.
9. No rental fee will be charged for running concessions for Kuemper baseball and Merchants baseball games.
10. Manager shall be responsible for the following duties:
 - a. Providing adequate staffing for the concession stand, at Manager's expense, for the adequate service of the patrons of the Merchant's Park Concessions. Manager shall be responsible for any salary or compensation, and any withholding taxes, insurance or any benefits the Manager chooses to supply for any employees. City shall not provide workers' compensation insurance since Manager and his employees are not City employees.
 - b. Collecting all revenues from the concession stand and paying just and appropriate expenses for the operation of the concession stand, including paying the above-stated rent to the City, if any.
 - c. Paying the appropriate permit and license fees to any governmental agency that shall require a permit and license for the operation of said concession stand.
 - d. Paying any taxes on the profit from the operation of said concession stand.
 - e. Conducting ordinary and routine maintenance of the building, fixtures and equipment of the concession stands. Should any of the equipment need major repairs or replacement, the Manager shall consult with the City about such major repair or replacement. "Major repair" shall be defined as any repair exceeding the sum of \$100 for any one piece of equipment, fixture or the building itself.
 - f. Being responsible for keeping the concession stands and immediate surrounding premises clean, free from debris, and in full compliance with health and safety regulations and laws.
11. Manager shall communicate with City, through the City's Parks and Recreation Director, or City Manager, of any major changes in the operation of the concession stand, such as the inability of Manager to continue operation

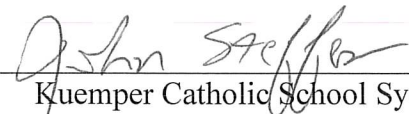
to the extent of adequate service to the patrons of the Merchant's Concession Stand. Such notice shall be given promptly to the Parks and Recreation Director, or if he or she is unavailable, then to the City Manager. Similarly, Manager shall notify either the Parks and Recreation Director or the City Manager of any particular needs that Manager identifies during the operation of the concession stand, such as new or replacement equipment, major repairs that might be needed other than routine maintenance, or structural problems with the building that come to the attention of Manager.

12. Manager shall put forth his best efforts to promote and manage the concession stand of Merchants Park. Breach of this provision or the material breach of any of the provisions of this Agreement may lead to immediate termination of this Agreement by the City with or without notice depending upon the nature of the breach.

This Agreement executed on this 19th day of November, 2024.

CITY OF CARROLL, IOWA

By: _____
Gerald H. Fleshener, Mayor

By: 
Kuemper Catholic School Systems
109 S. Clark St,
Carroll, Iowa 51401

RESOLUTION NO. _____

A RESOLUTION APPROVING THE SWIM TEAM AGREEMENT BETWEEN THE CITY OF CARROLL AND THE CARROLL COMMUNITY SCHOOL DISTRICT

WHEREAS, Chapter 17, of the Code of Ordinances of the City of Carroll, Iowa, provides that all contracts made by the City be reduced to writing and approved by the City Council by resolution; and

WHEREAS, the Agreement Between the City of Carroll and the Carroll Community School District is attached hereto as Exhibit “A”; and

WHEREAS, it is determined that the approval of the attached Agreement is in the best interest of the City of Carroll, Iowa;

NOW, THEREFORE, BE IT RESOLVED that the Agreement Between the City of Carroll and the Carroll Community School District, attached as Exhibit “A”, be authorized and approved, and that the Mayor and City Clerk are authorized to execute the contract on behalf of the City of Carroll.

PASSED AND APPROVED by the City Council of the City of Carroll, Iowa, this 16th day of December, 2024.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

BY: _____
Gerald H. Fleshner, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

SWIM TEAM AGREEMENT

This agreement made and entered into by and between the City of Carroll, Iowa and Carroll Community School District, Carroll, Iowa, referred to hereafter as “City” and “School” respectively.

The School will operate a competitive high school swim program for both boys and girls in 2024-2025 school year. The School wishes to use the City’s Recreation Center swimming pool for both practice and for swim meets. The City wishes to accommodate the School in implementing the competitive swim program for both boys and girls.

Therefore, the City and the School agree to the following:

1. The School shall be allowed use of the pool for practice sessions at no charge to the School during the Recreation Center’s usual hours of operation for the pool. The School will be allowed the use of three (3) lap lanes for practice sessions, with the remainder of the pool to be used by the general public. If an extra lane is needed, it is upon approval by the Parks and Recreation Director only.
2. The School may use the pool during non-operating hours, but such use will be billed to the School at the Rate of \$30 per hour for use of the pool, plus \$15 per Life Guard.
3. The School would generally schedule twelve (12) home meets per year (6 boys, 6 girls), but there could be more or less than twelve (12) per year. The home swim meets would require the Recreation Center Pool to be closed to the general public. The pool would need to be closed approximately one hour prior to the start of the swim meet. Generally, the School agrees to begin home swim meets at approximately 5:30 P.M. to 7:00 P.M., but reserves the right to alter the starting time for home meets should the need arise. All scheduling for some swim meets including the date and starting times need to be approved by the Parks and Recreation Director, or his/her designee, prior to the beginning of the swim season so as to avoid any potential scheduling conflicts.
4. The School agrees to lease the pool on the dates of home swim meets at a rate of \$30.00 per hour for the period of time the pool is closed to the general public, plus an additional \$15 each for the required two (2) guards needed. In addition, the School agrees to pay the City a sum of \$30.00 for each scheduled home swim meet to cover the City’s set up and clean-up costs if the City is required to do so.
5. The School shall be responsible for setting up the pool area for the swim meets. Some of the set-up responsibilities will be such things as, but not limited to, placing the racing lane, scorer’s table(s) and chairs, scoreboard(s), public address system, etc. The City will make the equipment readily available to the School in a predetermined location. The team is not permissible into the pool area to set up before their reserved times of rental for swim meets.
6. It is understood that the School needs to store swim team equipment at the Carroll Rec Center during the season. Such equipment and storage location of this equipment must be approved by the Parks and Recreation Director. All CCSD items shall be removed once both programs have finished their swim team season. The School assumes full liability of its stored equipment and the city is not liable for damages unless the Carroll Rec Center or Rec Staff are directly at fault for the damages.
7. The School shall have permission to charge an admission fee to the pool area for spectators wishing to observe the swim meet.

8. The School has first rights at concessions stands. If the School chooses not to provide concessions, the City then has the opportunity but are not required to provide concessions. The City reserves the right to restrict where food and/or beverages may be consumed.
9. **ADVERTISING.** Temporary logos and advertising, such as signs, banners, tarps, flags, front fence signs and covers are allowed for game day activities and shall be removed at the conclusion of the contest. Permanent (longer than the length of the boys' and girls' season) logos and advertising, such as signs, banners, tarps, flags, fence coverings or any other display of advertising is prohibited. However, if there is any existing permanent logos in place, the City will allow to remain until time of replacement.
10. **ASSIGNMENT AND SUBLETTING.** No assignment or subletting shall be permitted.
11. **INSURANCE.**
 - a) **PROPERTY INSURANCE.** Landlord and Tenant agree to insure their respective real and personal property for the full insurable value. Such insurance shall cover losses included in the Insurance Services Office Broad Form Causes of Loss. To the extent permitted by their policies the Landlord and Tenants waive all rights of recovery against each other.
 - b) **LIABILITY INSURANCE,** Tenant shall obtain commercial general liability insurance in the amounts of \$1,000,000 liability insurance for each occurrence and \$3,000,000 liability insurance as aggregate. This policy shall be endorsed to include the Landlord as an additional insured and proof provided to Landlord 30 days prior to lease beginning.
12. **LIABILITY FOR DAMAGE.** Each party shall be liable to the other for all damage to the property of the other negligently, recklessly or intentionally caused by that party (or their agents, employees or invitees).
13. **INDEMNITY.** Except for any negligence of Landlord, Tenant will protect, defend, and indemnify Landlord from and against any and all loss, costs, damage and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury or damage to any person or property, happening or done in, upon or about the premises or due directly or indirectly to the tenancy, use or occupancy there, or any part thereof by Tenant or any person claiming through or under Tenant.
14. **DAMAGES.** In the event of damage to the premises, so that Tenant is unable to conduct activities on the premises, this lease may be terminated at the option of either party. Such termination shall be affected by notice of one party to the other within twenty days after such notice; and both parties shall thereafter be released from all future obligations hereunder.
15. **MECHANICS' LIENS.** Neither Tenant, nor anyone claiming by, through, or under Tenant, shall have the right to file any mechanic's lien against the premises. Tenant shall give notice in advance to all contractors and subcontractors who may furnish, or agree to furnish, any material, service or labor for any improvement on the premises.
16. The tenant shall not incur any expense on behalf of the Landlord nor is the Tenant authorized in any fashion to contract with third parties on behalf of the Landlord. Any expenditure made by the Tenant on the premises must be approved by the Landlord along with proof of ability to pay for the expenditures or improvements.
17. **DEFAULT, NOTICE OF DEFAULT AND REMEDIES.**

EVENTS OF DEFAULT

Each of the following shall constitute an event of default by Tenant; 1) Failure to pay rent when due; 2) failure to observe or perform any duties, obligations, agreements, or conditions, imposed on Tenant pursuant to the terms of the lease; 3) abandonment of the premises.

NOTICE OF DEFAULT

Landlord shall give Tenant a written notice specifying the default and giving the Tenants ten (10) days in which to correct the default. If there is a default (other than for nonpayment of a monetary obligation of Tenant, including rent) that cannot be remedied in ten (10) days by diligent efforts of the Tenant, Tenant may propose an additional period of time in which to remedy the default. Consent to additional time must be granted by Landlord.

REMEDIES

In the event Tenant has not remedied a default in a timely manner following a Notice of Default, Landlord may proceed with all available remedies at law or in equity, including but not limited to the following: 1) Termination. Landlord may declare this lease to be terminated and shall give Tenant a written notice of such termination. In the event of termination of this lease, Landlord shall be entitled to prove claim for and obtain judgment against Tenant for the balance of the rent agreed to be paid for the term herein provided, plus all expenses of Landlord in regaining possession of the premises and the reletting thereof, including attorney's fees and court costs, crediting against such claim, however, any amount obtained by reason of such reletting; 2) Forfeiture. If a default is not remedied in a timely manner, Landlord may then declare this lease to be forfeited and shall give Tenant a written notice of such forfeiture, and may, at the time, give Tenant the notice to quit provided for in Chapter 648 of the Code of Iowa.

18. **NOTICES AND DEMANDS.** All notices shall be given to the parties hereto at the addresses designated unless either party notifies the other, in writing, of a different address. Without prejudice to any other method of notifying a party in writing or making a demand or other communication, such notice shall be considered given under the terms of this lease when it is deposited in the U.S. Mail, registered or certified, properly addressed, return receipt requested and postage prepaid.
19. **PROVISIONS BINDING.** Each and every covenant and agreement herein contained shall extend to and be binding upon the respective successors, heirs, administrators, executors and assigns of the parties hereto.
20. **CERTIFICATION.** Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitation this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

Agreement made this 18th day of November, 2024, between the City of Carroll and the Carroll Community School District.

By: _____

Gerald H. Fleshner, Mayor
City Hall
627 N. Adams St.
Carroll, IA 51401

By: Krista Lundstrom

Carroll Community School District
1026 N Adams St,
Carroll, IA 51401

ATTEST:

By: _____
Laura Schaefer, Clerk

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: Randall M. Krauel, Director of Public Works

RMK

DATE: December 11, 2024

SUBJECT: Rolling Hills South Fifth Addition

- Acceptance of Public Improvements
- Street Grade Ordinance

The Developer, 704 Development Corporation, has completed the Public Improvements in the Rolling Hills South Fifth Addition. The Public Improvements include sanitary sewer, storm sewer, watermain and roadway paving on Southridge Drive and Westridge Drive in the Addition.

RECOMMENDATION: Mayor and City Council consideration of acceptance of the public improvements in the Rolling Hills South Fifth Addition for future maintenance and care and adoption of the grade ordinance for Southridge Drive and Westridge Drive in the Addition.

RMK:lp

attachment

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CARROLL, IOWA, BY AMENDING PROVISIONS PERTAINING TO STREET GRADES.

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

SECTION 1. SECTION MODIFIED. Chapter 138, Section 02 (138.02) of the Code of Ordinances of the City of Carroll, Iowa, is amended by adding the following:

PURPOSE: The purpose of this Ordinance is to establish grades on Southridge Drive and Westridge Drive in the Rolling Hills South Fifth Addition.

BENCHMARK: For the purpose of establishing and maintaining grades of streets within the City of Carroll, Iowa, the following points with the following elevations are used to establish a datum plane.

CP200: Rebar with blue plastic cap located in the granular shoulder of the SE return, US Highway 71 and Pleasant Ridge Road. Northing 7,455,807.73, Easting 17,433,439.58. Elevation 1308.59.

CP201: Rebar with blue plastic cap located in the south granular shoulder of Pleasant Ridge Road, across from Lot 16 Rolling Hills South Fifth Addition. Northing 7,455,840.76, Easting 17,434,381.19. Elevation 1325.73.

CP202: Rebar with blue plastic cap located near the rear setback of Lot 1 Rolling Hills South Fifth Addition. Northing 7,456,171.05, Easting 17,434,332.68. Elevation 1337.59.

CP203: Rebar with blue plastic cap located in the NW corner of Lot 10 Rolling Hills South Fifth Addition. Northing 7,456,176.57, Easting 17,433,530.34. Elevation 1325.61

CP204: Rebar with blue plastic cap located in the NE corner of Lot 10 Rolling Hills South Fifth Addition. Northing 7,455,997.34, Easting 17,433,908.38. Elevation 1327.30

Horizontal Datum: Iowa Regional Coordinate System. Zone 7, NAD83

Vertical Datum: NAVD88

<u>Location (Station)</u>	<u>Centerline Elevation</u>	<u>Centerline Grade</u>	<u>Vertical Curve</u>
WESTRIDGE DRIVE			
13+55.09 ⁽¹⁾	1325.21	-0.85%	
13+70.00	1325.08	-0.85%	
14+00.00		-3.75%	60'
14+30.00	1323.70	-3.75%	
14+45.00	1323.13	-3.75%	
14+82.50		+1.97%	75'

SOUTHRIDGE DRIVE

15+20.00	1322.47	+1.97%	
16+75.00	1325.52	+1.97%	
17+25.00		+1.35%	100'
17+75.00	1327.18	+1.35%	
20+00.00	1330.22	+1.35%	
20+50.00		+3.39%	100'
21+00.00	1332.59	+3.39%	
21+25.00	1333.44	+3.39%	
21+50.00		+1.55%	50'
21+75.00	1334.67	+1.55%	
22+00.00	1335.06	+1.55%	
22+25.00		+2.85%	50'
22+50.00	1336.15	+2.85%	
22+73.09 ⁽²⁾	1336.81		

Notes:

1. Thirteen (13) feet N. of N. line Rolling Hills South Fifth Addition
2. East line Rolling Hills South Fifth Addition

GRADE LINES: The elevation given is the theoretical profile at the angle made by a change in rate of grade. The theoretical profile grade is a straight line from a given point. In most cases to eliminate a sharp break in grade changes, a vertical curve of given length is made a part of the grade line. The established grade line is along the given straight line to the given vertical curve, then along the given vertical curve to the next straight line.

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 by the Carroll City Council this 16^h day of December, 2024.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Gerald H. Fleshner, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, 20____.

Laura A. Schaefer, City Clerk

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: Randall M. Krauel, Director of Public Works

RMK

DATE: December 11, 2024

SUBJECT: Wastewater Treatment Plant Digester & VLR Air Piping Improvements

- Report of Bid Opening
- Consideration of Award of Contract

On December 10, 2024, Proposals for the construction of the Wastewater Treatment Plant Digester & VLR Air Piping Improvements were received, opened and tabulated. Five Proposals were received as follows:

Blue Ribbon Builders, LLC	\$2,997,000.00
Building Crafts, Inc.	\$3,015,086.00
King Construction	\$3,898,000.00
Peterson Construction	\$3,243,000.00
RP Constructors, LLC	\$3,588,789.00

A copy of the Summary of Proposals Received is attached.

Blue Ribbon Builders, LLC submitted the lowest responsive, responsible Proposal.

Based on the lowest Proposal, the current estimated project cost is as follows:

Digester Evaluation	\$ 20,821.00
Digester Design	\$ 445,000.00
Construction	<u>\$2,997,000.00</u>
Total	\$3,462,821.00

Based on the estimated project costs, the anticipated funding is currently estimated as follows:

Sewer Utility, F.Y. 23-24	\$ 466,000.00
Sewer Utility, F.Y. 24-25	\$ 660,000.00
Bond	\$1,500,000.00
ARPA	<u>\$1,100,000.00</u>
Total	\$3,726,000.00

RECOMMENDATION: Mayor and City Council consideration of award of the Contract for the Wastewater Treatment Plant Digester & VLR Air Piping Improvements to Blue Ribbon Builders, LLC at their bid price of \$2,997,000.00

RMK:lp

attachments (2)

RESOLUTION NO. _____

RESOLUTION MAKING AWARD OF THE CONSTRUCTION CONTRACT FOR THE WASTEWATER TREATMENT PLANT DIGESTER & VLR AIR PIPING IMPROVEMENTS.

WHEREAS, Chapter 17 of the Code of Ordinances of the City of Carroll, Iowa, provides that all contracts made by the City be approved by the City Council; and,

WHEREAS, the following Proposal for the construction of public improvements described in general as Wastewater Treatment Plant Digester & VLR Air Piping Improvements and further described in the plans and specifications heretofore adopted by this Council is the lowest responsive, responsible Proposal for said work as follows:

Contractor:	Blue Ribbon Builders, LLC
Amount of Proposal:	\$2,997,000.00
Portion of Project:	All work

and,

WHEREAS, the City Council has determined that award of the construction contract is in the best interest of the City and the residents thereof.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carroll, Iowa, that the Contract with Blue Ribbon Builders, LLC for the construction of the Wastewater Treatment Plant Digester & VLR Air Piping Improvements, is authorized and accepted, and that the Mayor and City Clerk are authorized to execute the Contract on behalf of the City.

Passed and approved by the Carroll City Council this 16th day of December, 2024.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Gerald H. Fleshner, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

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: Randall M. Krauel, Director of Public Works

RMK

DATE: December 11, 2024

SUBJECT: Southgate Road Reconstruction

- Public Hearing on Plans, Specifications, Form of Contract and Estimated Cost
- Consideration of Adoption of Plans, Specifications, Form of Contract and Estimated Cost

On December 6, 2024, plans, specifications, form of contract and estimated cost for the Southgate Road Reconstruction project were filed by JEO Consulting Group, Inc. The plans, specifications, form of contract and estimated cost are generally described as follows:

PLANS

The plans detail roadway reconstruction with storm sewer improvements with sanitary sewer and water utility relocations on the following street segments.

<u>Street</u>	<u>From</u>	<u>To</u>
Southgate Road	Southdale Drive	S. Main Street
S. Main Street	Southgate Road	Anthony Street
Southdale Drive	Ely Drive/Circle	Southgate Road

The project location is illustrated on the attached map.

SPECIFICATIONS

The specifications further detail the construction of the project. The specifications are the Statewide Urban Specifications, City Supplemental Specifications and Project Special Provisions.

FORM OF CONTRACT

The form of contract is the Statewide Urban Design and Specification sample form.

ESTIMATED COST

The estimated construction cost is \$3,424,012.00.

Based on the estimated construction costs, the current estimated project cost is as follows:

Drainage Evaluation	\$ 36,300.00
Design Services	\$ 365,500.00
Construction Services	\$ 147,500.00
Legal, Fiscal, etc.	\$ 43,000.00
Construction Services	<u>\$3,424,012.00</u>
Total	\$4,016,312.00

Currently proposed funding for the project is as follows:

Storm Water Utility, F.Y. 22-23	\$ 175,000.00
Storm Water Utility, F.Y. 23-24	\$ 55,000.00
Storm Water Utility, F.Y. 24-25	\$ 165,000.00
Storm Water Utility, F.Y. 25-26	\$1,205,000.00
Water Utility, F.Y. 25-26	\$ 200,000.00
Sewer Utility, F.Y. 25-26	\$ 200,000.00
Bond, F.Y. 25-26	<u>\$2,000,000.00</u>
Total	\$4,000,000.00

Funding can be more closely projected pending receipt of bids.

The project schedule is anticipated as follows:

Bid Receipt and Opening	January 14, 2025
Bid Award Consideration	January 27, 2025
Construction	2025

RECOMMENDATION: Mayor and City Council conduction of the required public hearing and consideration of adoption of the plans, specifications, form of contract and estimated cost for the Southgate Road Reconstruction project.

RMK:lp

attachments (2)

RESOLUTION NO. _____

RESOLUTION ADOPTING THE PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATED COST FOR THE SOUTHGATE ROAD RECONSTRUCTION PROJECT

WHEREAS, plans, specifications, form of contract and estimated cost were filed for the construction of public improvements described in general as Southgate Road Reconstruction project; and,

WHEREAS, a public hearing on the plans, specifications, form of contract and estimated cost for said public improvements was conducted by the City Council; and,

WHEREAS, the City Council has determined that the plans, specifications, form of contract and estimated cost are in the best interests of the City and residents thereof.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARROLL, IOWA, that said plans, specifications, form of contract and estimated cost are hereby adopted as the plans, specifications, form of contract and estimated cost for the Southgate Road Reconstruction project.

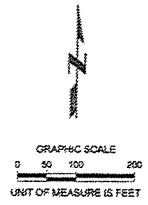
Passed and approved by the Carroll City Council this 16th day of December, 2024.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Gerald H. Fleshner, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk



2025 SOUTHGATE ROAD RECONSTRUCTION CARROLL, IOWA

OVERALL LOCATION MAP

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 85%
 DATE
 11/14/2024
 PREPARED BY
 J. STANFANT/LSM

PROJECT NO: 220216.00
 DATE: 11/14/2024
 DRAWN BY: T.R.W.
 DESIGNED BY: J. STANFANT/LSM
 FIELD CHECK: CARROLL, IA
 FIELD CHECK: J.A.
 SURVEY FILE NO: 220115 Sub-Town
 PLAN FILE NO: 220115 Sub-Town
 CITY: CARROLL, IA
 PROJECT NO: 220216.00
 DATE: 11/14/2024
 DRAWN BY: T.R.W.
 DESIGNED BY: J. STANFANT/LSM
 FIELD CHECK: CARROLL, IA
 FIELD CHECK: J.A.



A.3

City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Aaron Kooiker Clausen, City Manager

AK

FROM: Randall M. Krauel, Director of Public Works

RMK

DATE: December 11, 2024

SUBJECT: Adams Street Reconstruction
Certificate of Substantial Completion

The contractor, Rasch Construction, Inc., has completed construction of the Adams Street Reconstruction project. The date of substantial completion of the construction work was August 22, 2024. The contract date of completion was August 20, 2024

The final construction cost of the project was \$3,626,499.80 compared to an amended contract cost of \$3,572,176.02. The \$54,323.78 difference between final construction cost and amended contract costs is a result of the additional bid item units completed under the unit price contract.

RECOMMENDATION: Mayor and Council consideration of waiver of the two days liquidated damages and acceptance of the Certificate of Substantial Completion for the Adams Street Reconstruction project.

RMK:lp

attachment

CITY OF CARROLL

CERTIFICATE OF SUBSTANTIAL COMPLETION

PROJECT: **ADAMS STREET RECONSTRUCTION**

OWNER: City of Carroll, Iowa

OWNER'S Contract No.: Resolution #23-40

CONTRACTOR: **Rasch Construction, Inc.**

ENGINEER: McClure Engineering, Company

DATE OF SUBSTANTIAL COMPLETION: August 22, 2024

This Certificate of Substantial Completion applies to all Work under the Contract Documents.

To: City of Carroll, Iowa

And To: Rasch Construction, Inc.

The Work to which this Certificate applies has been inspected by authorized representatives of OWNER, CONTRACTOR, and ENGINEER, and that Work is hereby declared to be substantially complete in accordance with the Contract Documents.

The responsibilities between OWNER and CONTRACTOR for security, operation, safety, maintenance, heat, utilities, insurance and warranties and guarantees shall be as follows: See Specifications.

This certificate does not constitute an acceptance of Work not in accordance with the Contract Documents nor is it a release of CONTRACTOR's obligation to complete the Work in accordance with the Contract Documents.

JURISDICTIONAL ENGINEER issues this Certificate of Substantial Completion on: December 11, 2024

City of Carroll, Iowa

By: _____
Randall M. Krauel

CONTRACTOR accepts this Certificate of Substantial Completion on: _____
(Date)

Rasch Construction, Inc.

By: _____
(Authorized Signature)

OWNER accepts this Certificate of Substantial Completion on December 16, 2024.

City of Carroll, Iowa

By: _____
Gerald H. Fleshner, Mayor

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: December 11, 2024

SUBJECT: 2024 Goal Setting Report

On November 20, 2024, Council met with Mark Jackson from Mark Jackson Consulting LLC. In the beginning of the Goal Setting meeting, Council reviewed the accomplishments of the past year. Council then began to discuss priorities for the upcoming year.

The “Top Priorities” of Council were in order:

1. Continue to Fund \$20,000 Infill Development Program.
2. Purchase Land for Housing Development
3. Purchase Land for Business Development
4. Continue to Fund Downtown Façade Program

Other “High Priorities” were:

1. Consider Year Round Shelter at Northwest Park
2. More Aggressive on Vacant and Derelict Buildings

Council also identified “quarterly updates on progress of goals” for improving organizational effectiveness.

RECOMMENDATION: Council discussion and approval of the 2024 Goal Setting Report.

City of Carroll, Iowa Goal Setting Report

November 20, 2024

Elected Officials

Jerry Fleshner – Mayor
Tom Bordenaro
Jason Atherton
Kyle Bauer
Carolyn Siemann
LaVern Dirkx
JJ Schreck

City Staff

Aaron Kooiker – City Manager
Randy Krauel –PW Director/City Engineer
Brad Burke – Police Chief
Laura Schaefer – City Clerk/Finance Director
Chad Tiemeyer – Parks & Rec Director
Dan Hannasch – Fire Chief
Wendy Johnson – Library Director

Facilitator

Mark A. Jackson

Introduction

The purpose of the Strategic Goal Setting Session is to identify and prioritize the City's overall goals for the City of Carroll, Iowa.

On November 20, 2024, Mark A. Jackson (facilitator) met with the Mayor and City Council. A one-on-one meeting was held with the City Department Heads prior to the goal setting session and the highlights from their responses were shared with the Mayor and City Council.

In preparation of the goals setting session the facilitator asked each individual or group the following questions:

1. What were the significant accomplishments over the last one to two years?
2. What are the specific issues, concerns, trends, and opportunities that may affect the future services, policies, finances, or operations of the City?
3. Please list any capital projects, initiatives, services, or programs that you think the city should consider.
4. What should be the City's top goals over the next 1 to 2 years?

Goal Setting Work Session

Mayor and City Council Members held a goal setting work session on November 20, 2024. City Administrator Kooiker provided an update on the goals from the goal setting session conducted in 2023. The Council held an in-depth discussion on approximately 13 potential goals. After discussion, the Mayor and Council narrowed down the following goals with certain specific objectives:

GOALS

Top Priorities

Continue to Fund \$20,000 Infill Development Program

Purchase Land for Housing Development

Purchase Land for Business Development

Continue to Fund Downtown Façade Program

High Priorities

Consider Year Round Shelter at Northwest Park

More Aggressive on Vacant and Derelict Buildings

Improving Organizational Effectiveness

Quarterly Updates on Progress of Goals

Accomplishments

- ✓ Merchants Park
- ✓ Ordinance on vacant properties and containers
- ✓ Downtown assessment and goals - \$100,000 catalyst grant for former JC Penny building. Awarded six downtown grants
- ✓ Street improvement projects
- ✓ Adams Street project
- ✓ Street lights
- ✓ Infrastructure for Ziegler
- ✓ Rezoned W. Golf subdivision
- ✓ 1114 Main Street (condemnation)
- ✓ Purchase fire tanker
- ✓ Water Park exchange program
- ✓ Establish foundation
- ✓ Recreation Center renovation
- ✓ Fairview Apartments
- ✓ Band Shell project

Issues/Concerns

- Housing – lack of availability and available land to build
- Lack of railroad quiet zone
- HF 718
- Communication – tracking the progress of goals throughout the year. perhaps a quarterly update
- Lack of available land for business expansion
- Public perception that the city and county are not on the same page
- Removal of ash trees and their replacement
- Government injecting into the free market
- Designation of ARPA funds

Trends/Opportunities

- Rebranding
- Business expansion
- IEDA Certification site
- Purchase of land

List of Capital Projects, Initiatives, Services, or Programs for Consideration

- Continue to Fund \$20,000 Infill Development Program (23)
- Purchase Land for Housing Development (22)
- Purchase Land for Business Development (19)
- Continue to Fund Downtown Façade Program (15)
- Consider Year Round Shelter at Northwest Park (9)
- More aggressive on vacant and derelict buildings (9)
- Railroad Quiet Zone (3)
- New Golf Course Maintenance Shed (2)
- Citizen Survey (2)
- Review of Comprehensive Plan (1)
- Review Code of Ordinances
- Determine Business Incentives
- Collaborate with school on hiring a school resource officer

City of Carroll
Goal Setting Session
November 20, 2024

- I. Roll Call, Welcome, & Introductions
- II. Purpose of Evening
- III. Review of Previous Goal Setting Report - Kooiker
- III. Review of Questionnaire Responses from Department Heads
- IV. Identify Recent Accomplishments
- V. Identify Issues and Concerns
- VI. Identify Trends and Opportunities
- VII. A) Identify/List Possible:
 - 1. Capital Projects
 - 2. Initiatives, Services, and ProgramsB) Ranking of Priorities
- VIII. Discussion on Improving Organizational Effectiveness
- IX. Final Questions, Comments, and Suggestions

Strategic Goal Setting Session

QUESTIONNAIRE

Introduction

The purpose of the Strategic Goal Setting Session will be to identify and prioritize the City's overall goals for the next one to two years. In order to prepare for this session, you are respectfully requested to identify key programs, policies, projects, and other initiatives that will be reviewed and discussed at the session. Please complete the questionnaire and bring it with you to the session.

Significant Accomplishments

Please list the significant city accomplishments over the last one to two years. These could be as major as a street project or as basic as a newly adopted city policy on snow removal. These items do not need to be in any particular order.

Issues, Concerns, Trends, and Opportunities

Please list specific issues, concerns, trends, and opportunities that affect future city services, policies, finances, or operations (for example loss of population, loss of or new economic development, or resolving a policy question). You do not need to identify potential solutions to your concern.

Capital Projects

Please list capital projects or major equipment purchases you think the city should consider in the next one to two years. (for example street construction, public works and safety equipment).

Initiatives, Services, or Programs

Please list any initiatives, services, or programs that you think the city should consider in the next one to two years (for example snow removal policy, or reviewing water/sewer rates, etc).

What should be the City's top goals over the next One to Two Years?

Organizational Effectiveness

Please list things that the Mayor & Council and/or staff could do in the future to improve organizational effectiveness, decision-making, team work and the ability to accomplish the city's goals

Strategic Goal Setting Session

QUESTIONNAIRE

Department Head Responses

Introduction

The purpose of the Strategic Goal Setting Session will be to identify and prioritize the City's overall goals for the next one to two years. In order to prepare for this session, you are respectfully requested to identify key programs, policies, projects, and other initiatives that will be reviewed and discussed at the session. Please complete the questionnaire and bring it with you to the session.

Significant Accomplishments

Please list the significant city accomplishments over the last one to two years. These could be as major as a street project or as basic as a newly adopted city policy on snow removal. These items do not need to be in any particular order.

- ✓ Reconstruction of Adams Street
- ✓ Street reconstruction projects
- ✓ Converted/upgrade of financial software
- ✓ Updated police cars/body cameras
- ✓ Near completing Merchants Park Project
- ✓ Four year lease for high school baseball tournament
- ✓ Water Main Distribution Project

Issues, Concerns, Trends, and Opportunities

Please list specific assets of the city, the issues or concerns, trends, and opportunities that affect future city services, policies, finances, or operations (for example loss of population, loss of or new economic development, or resolving a policy question). You do not need to identify potential solutions to your concerns.

Issues/Concerns/Trends/Opportunities

- Economic Development
- Stagnant population
- Cost of benefits

- State legislature
- Wastewater effluent requirements
- Recruiting and retaining employees

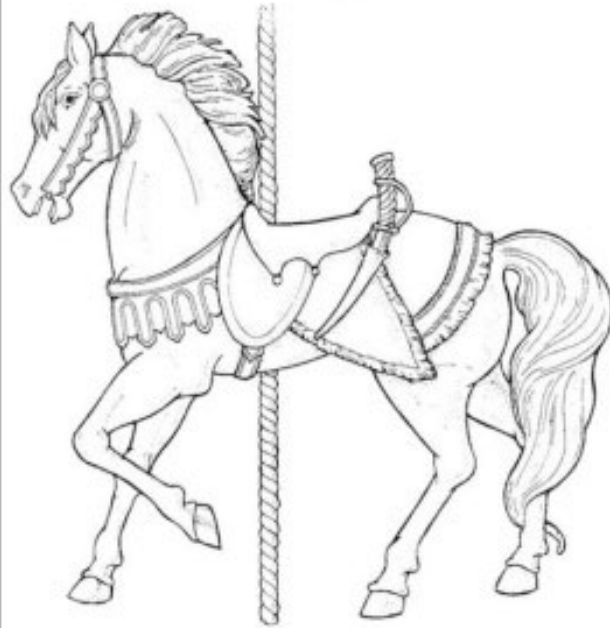
List of Capital Projects, Initiatives, Services, or Programs for Consideration

- Purchase land for economic development purposes
- Hire a communications person
- On-line payment of fees
- City wide nuisance abatement – divide city into quadrants and do one quadrant a year on a rotating basis
- Removal of vacant properties
- Golf Course maintenance shed
- Splash pad
- Decide on whether to demolish or rebuild shelter in Northwest Park

Improving Organizational Effectiveness

- Citizen survey

MARK A. JACKSON



Consulting

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: December 11, 2024
SUBJECT: Set Public Hearing Date for FY 2024/2025 Budget Amendment #1

The budget is a document required by the State of Iowa to ensure proper use of public monies. A budget is prepared well in advance of the actual operations. Many things/projects can occur between the time a budget is adopted and the end of that operating year. The budget document is also the City's guide for tracking revenues and expenditures. State of Iowa prohibits spending more than what has been budgeted. Knowing the budget is a working document and events occur that were not originally planned in the budget, a budget amendment is often required to follow State of Iowa Code. Below is a listing of the items to be included in this first budget amendment for FY 2024/2025. All items were budgeted or re-estimated in FY 2024 or items where Council took action to expend money but were not completed as of June 30, 2024 except the Airport equipment purchases.

- 1) **Police** – two patrol car purchases have been carried over from prior years when the City was not able to purchase cars due to the car market.
- 2) **Airport** – The Airport Commission took bids and have purchased a mower and tractor using funds from under spending their operational budget from the prior two fiscal years.
- 3) **Emerald Ash Borer** – Funding for the removal of ash trees affected by the emerald ash borer.
- 4) **Aquatic Center** – A new pool lift for the outdoor aquatic center
- 5) **Cemetery** – A sod cutter has been purchased and a replacement truck was recently received.
- 6) **Community & Economic Development** – work with Region XII to review the City's Subdivision Ordinance
- 7) **General Government** – The FY 25 League of Cities dues are normally paid in June each year but this year it didn't get paid until July. The Historical Building is need in repairs to some of the interior walls. The FY 2025 property and liability insurance renewal was greater than originally budgeted.
- 8) **Others** - Other non-general fund items include funding for improvements at the Rec Center Theater and Activities/Craft Rooms, bandshell repairs, Rolling Hills electrical updates, the remainder amount for housing incentives, two medium duty trucks for the Streets Division,

cemetery wall repair, batting cages at the Youth Sports Complex, Skate Park repairs, Downtown Façade Grants, IEDA Catalyst Grant (including city match) for 504 Holdings LL, fire rescue vehicle, Airport LED lighting conversion project and tractor and generator for the Sewer Division.

Attached is the notice of public hearing to be published in the newspaper as required by Iowa Code. Also attached is a listing of the items and amounts included in the budget amendment. If you have any questions, please give me a call or stop by City Hall.

RECOMMENDATION: Council motion setting Monday, January 13, 2025 as the date for a public hearing for the FY 2024/2025 Budget Amendment #1.

BUDGET AMENDMENT #1 FY 24/25

GENERAL FUND AMENDMENTS

Patrol Cars (2)	(98,803)
Airport - mower	(26,500)
Airport - tractor	(119,500)
Emerald Ash Borer	(45,600)
Aquatic - pool lift	(5,000)
Cemetery - sod cutter	(3,700)
Cemetery - truck replacement	(72,000)
Zoning Code Update	(2,000)
FY 2025 Iowa League of City Dues	(5,072)
Historical Building - wall repairs	(5,000)
FY 25 Property & Liability Ins	(67,945)
7/1/2024 General Fund Balance	\$ 3,971,460
Estimated Revenues	8,370,728
Estimated Expenses	9,429,622
6/30/2025 Projected Balance	<u>\$ 2,912,566</u>

Note: The above budget amendment includes expenses for items of items that were budgeted in FY 2024 and have been or are expected to be completed in current FY 2025.

HOTEL/MOTEL TAX FUND

Theater improvements	(250,000)
Bandshell improvements	(7,875)
Rolling Hills electrical updates	(1,325)
Trnsfr to C.P.-Parks (Bandshell)	(5,400)

FEDERAL GRANTS SR FUND

Housing Incentives	(240,000)
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ROAD USE TAX FUND

Medium duty trucks (2) - partial payments	(277,460)
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LOCAL OPTION SALES TAX FUND

Cemetery wall repair	(17,500)
Rec Center-Activities/Craft Rooms Updates	(60,000)
Youth Sports - batting cages	(13,000)
Skate Park Repairs	(15,000)
Downtown Façade Grants	(150,000)
IEDA Catalyst Grant	100,000
IEDA Catalyst Grant Expense	(100,000)
IEDA Catalyst Grant - City Match	(100,000)

C.P. EQUIPMENT PURCHASE

Fire Rescue Vehicle	(235,500)
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C.P. AIRPORT

Runway LED Light Conversion	(691,500)
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C.P. - PARKS & RECREATION

Graham Park Bandshell Renovations	(117,500)
Graham Park Bandshell Donations	112,100
Transfer from Hotel/Motel Fund (Bandshell)	5,400

SEWER UTILITY FUND

Tractor	(22,008)
Generator, 30KW	(40,000)

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET

City of CARROLL
Fiscal Year July 1, 2024 - June 30, 2025

The City of CARROLL will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2025

Meeting Date/Time: 1/13/2025 05:15 PM

Contact: Laura Schaefer

Phone: (712) 792-1000

Meeting Location: City Hall, 627 N Adams Street, Carroll, IA 51401

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-gov-appeals>.

REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	6,282,490	0	6,282,490
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	6,282,490	0	6,282,490
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	1,183,723	0	1,183,723
Other City Taxes	6	2,654,497	0	2,654,497
Licenses & Permits	7	98,450	0	98,450
Use of Money & Property	8	441,735	0	441,735
Intergovernmental	9	2,363,288	100,000	2,463,288
Charges for Service	10	5,884,960	0	5,884,960
Special Assessments	11	0	0	0
Miscellaneous	12	612,050	112,100	724,150
Other Financing Sources	13	6,245,000	0	6,245,000
Transfers In	14	6,199,812	5,400	6,205,212
Total Revenues & Other Sources	15	31,966,005	217,500	32,183,505
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	2,827,952	98,803	2,926,755
Public Works	17	2,935,154	423,460	3,358,614
Health and Social Services	18	87,240	0	87,240
Culture and Recreation	19	3,607,024	491,000	4,098,024
Community and Economic Development	20	437,359	592,000	1,029,359
General Government	21	1,482,939	78,017	1,560,956
Debt Service	22	1,472,563	0	1,472,563
Capital Projects	23	8,594,253	1,044,500	9,638,753
Total Government Activities Expenditures	24	21,444,484	2,727,780	24,172,264
Business Type/Enterprise	25	8,582,834	62,008	8,644,842
Total Gov Activities & Business Expenditures	26	30,027,318	2,789,788	32,817,106
Transfers Out	27	6,199,812	5,400	6,205,212
Total Expenditures/Transfers Out	28	36,227,130	2,795,188	39,022,318
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-4,261,125	-2,577,688	-6,838,813
Beginning Fund Balance July 1, 2024	30	23,835,003	6,201,752	30,036,755
Ending Fund Balance June 30, 2025	31	19,573,878	3,624,064	23,197,942

Explanation of Changes: FY 2024 carryover expenditures including police vehicle purchase, Airport mower & tractor, ash tree removal, cemetery sod cutter & truck replacement, property & liability insurance premiums, housing incentives, medium duty trucks for the Streets Division, Downtown facade grants, IEDA catalyst grant, fire rescue vehicle, Graham Park Bandshell Renovation project, Airport LED light conversion project and tractor & generator for wastewater treatment plant

CARROLL PUBLIC LIBRARY MONTHLY ACTIVITY REPORT



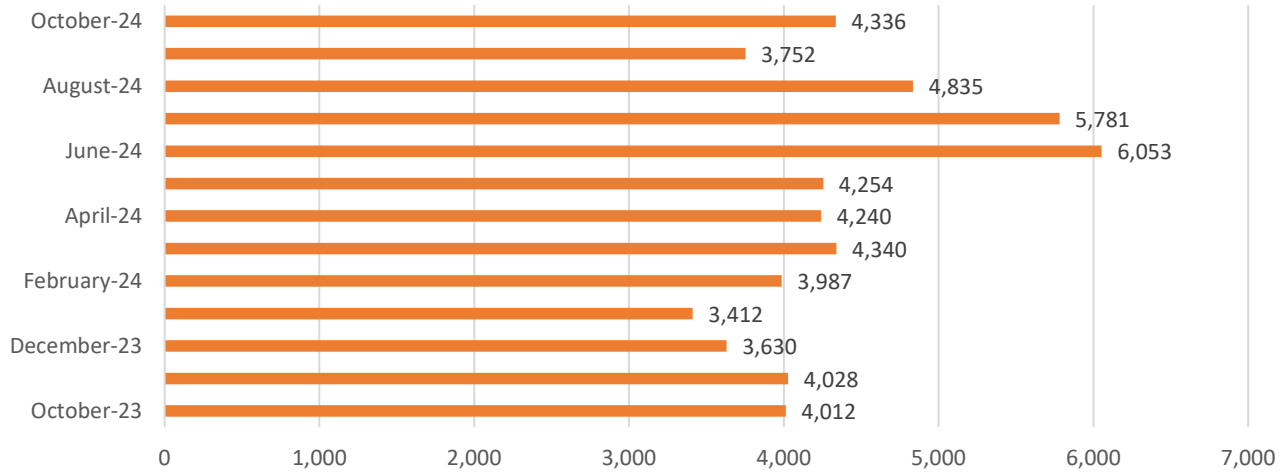
October 2024

Monthly Statistics:		Adult/Family Program Attendance:		Children's Programs:	
Total Print Circulation	7,914	Crafty Library Ladies (5)	63	Storytime (9)	112
BRIDGES Circulation	1,879	Trivia Night	14	Craft Kits	260
Blackstone Unlimited	9	NAMI (4)	32	Coloring Pages	300
Public Computer Use	245	Tech Friday	1	Book Visits (14)	264
Wi-Fi Use	725	Book Clubs (2)	16	Read, Play, Grow	7
Website Visits	7,264	ISU Extension Class	13	Drop-offs – daycare/school	5
Daily Times Herald Archive	4,482	Carroll County: Bats	34	Mini-Naturalist Camp	11
Breda & Glidden News	700	Alzheimer's Support Group	8		
Consumer Reports	129	Read-a-Loud (4)	110	Library Golf	76
Learning Express	0	Senior Book Drops	7	ISU Maker Day	18
Freegal	1,289	Bingo	18	Homeschool Crafts	8
Kanopy	29	Coffee & Coloring (2)	49	Maker: T-shirt Bracelets	30
Transparent Language	2	Virtual Author Talks (3)	30	Fairview Outreach (17)	352
LinkedIn Learning	17	PEO Presentation	19		
Brainfuse	0	Author Visit: Ann Kotz	26	Dungeons & Dragons	8
Niche Academy	0			Teen Book Club	1
Virtual Author Talks	739	Incredible Bats	13	CMS Book Club (4)	32
October Program Guides	210	Maker Space Craft	3	CMS Lego Club (2)	66
		Trunk-R-Treat	1,350		
Total Resources Utilized	25,633	Beanstack: Hallow-Reads	66	Study Room Use	144
		Puzzle (6 finished)	106	Meeting Room Use	39
				Makers/Craft Room Use	24
				Curbside Pickup	9
Members Saved		\$112,213.03	Total Program Attendance	3,744	
Members Saved Calendar 2024		\$1,207,581.35	Monthly Door Count	4,336	
Members Saved FY25 to Date		\$493,594.89	New Library Cards Issued	55	

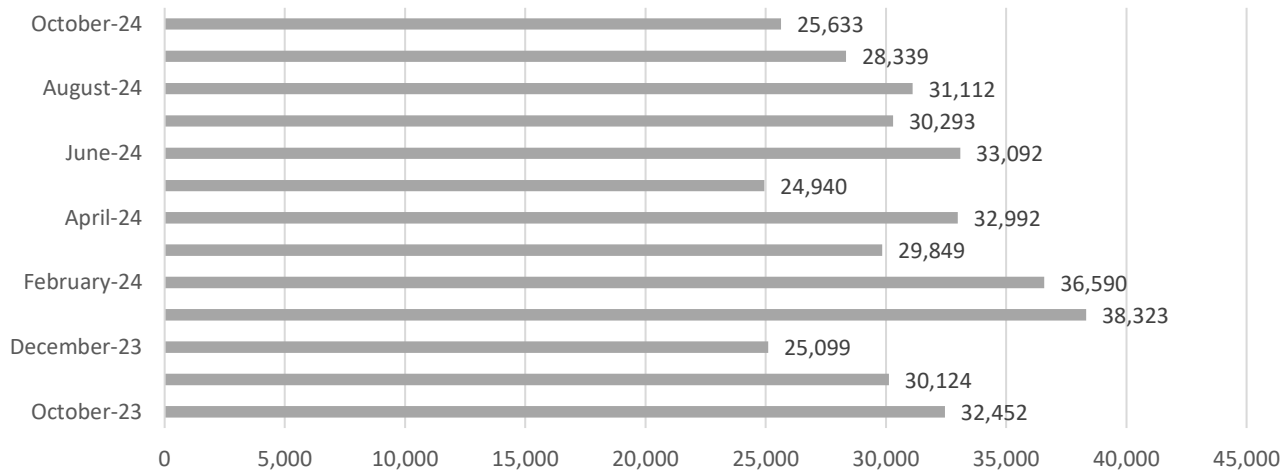
Special activities/accomplishments:

- 1) **Children's Programs:** Halloween Library Golf was a hit on October 14th, a no school day. Lego Club and Book Club have started at Carroll Middle School for the year. Attendance at these outreach programs is down a little from last year, possibly due to the school not offering bussing this year.
- 2) **Adult Programs:** We hosted 3 watch parties for virtual author visits for our first month with the Library Speakers Consortium, with a total live attendance of 30. However, there were 739 views of the archived author talks, so this resource is being used often by our patrons. We decorated a trunk and handed out candy for the Trunk-R-Treat hosted by the Rec Center and Central Church in Graham Park, which was so much fun! Many of our younger patrons were excited about the bubble machine that we brought.
- 3) **Maker Space:** This month we used our Maker Space for the ISU Maker Day about secret ingredients and some craft drop-ins.

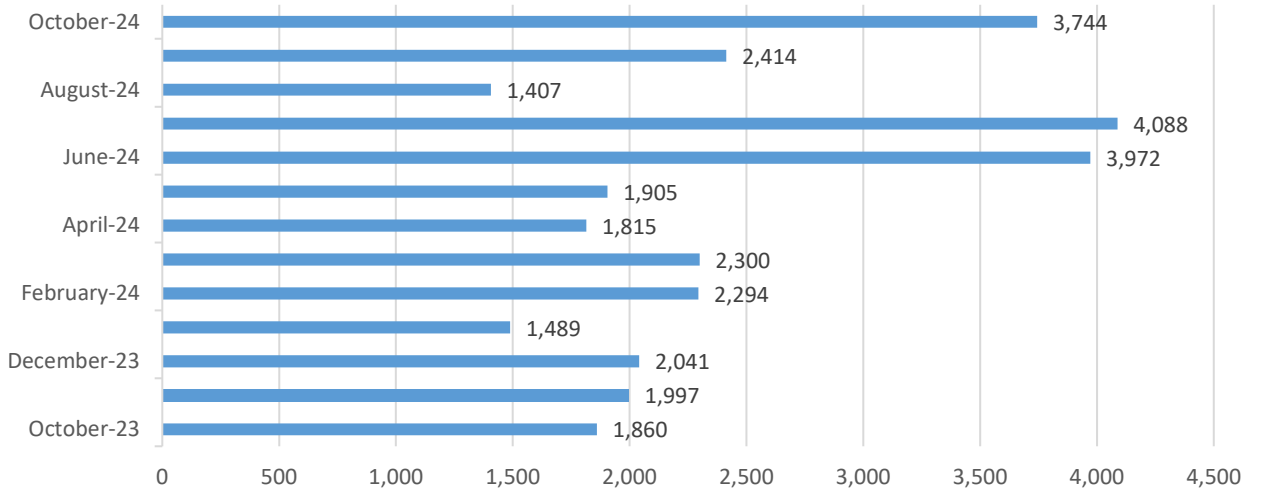
Door Count



Resources Utilized



Program Attendance



Director's Report

November 2024



Library Hours/Closures: For the Thanksgiving holiday, the library will be closing at 6 pm on Wednesday, November 27 and will be closed on Thursday, November 28 and Friday, November 29.

Library Trustees: We have three library trustees that will reach the end of their terms on December 31, 2024. Two of those trustees, Thomas Parrish and Marcie Hircock, have decided not to seek re-appointment currently. As you know, trustees are appointed by the mayor and approved of by the city council. If there is someone that you feel would be a good fit for the library board, please let me know so I can get them an application. I will be happy to get those applications turned into City Hall for the mayor to consider.

Personnel: We are currently advertising for a full-time adult services librarian. The application period will close on Friday, November 22. We have several applications turned in already, so we are hopeful that we will be able to fill this position after the first of the year.

Online Resources: Our most used online resources continue to be Libby for eBooks and audiobooks, our website and newspaper archives, and Freegal for music streaming. The virtual author talk resource through Library Speakers Consortium is continuing to be used more as an online resource, with people watching the pre-recorded author talks. We have heard feedback from several patrons expressing how much they enjoy these author talks.

Outreach Programs: This month our outreach programs have continued to the daycares and preschools for Kersten's book visits as well as the Carroll Middle School – LEGO club and Book Club – and Fairview Elementary – a program during their normal library time. These programs are so important to be able to reach kids and get them excited about library services. We alternate staff as our schedules allow, and we are hoping that once we are fully staffed again, we might be able to add a little more outreach.

Programs: Looking ahead to December, we have a few special programs above and beyond our regularly scheduled programming:

- Robert Hurley, an Iowa author from Jefferson, is stopping in for an author visit
- Alzheimer's Education series presented weekly on Zoom by the Iowa Alzheimer's Association
- a cute, beaded snowflake patrons can make for their Christmas tree
- two Wrap and Yap parties for people to have company while they are wrapping their Christmas presents
- Carroll County Solid Waste is going to be taking over one week of Story Time with a fun recycling story and craft
- afternoon movie with hot cocoa and a Snowflake Workshop
- drop-in activities for the kids that are home on Christmas break
- Two Live Virtual Author Visits sponsored by Commercial Savings Bank

Software/Equipment: Leroy with Computer Repair and Service was able to get the new computer installed in my office last week, so he only has the front desk computer left to install out of the five computers that we ordered earlier this year. This will leave a total of 13 to 15 computers (depending on

the number of public computers we would like to offer) that the library will need to get replaced before October of next year to have them all upgraded to Windows 11. We can discuss the timing of purchasing those computers more with our budget discussions.

Facilities: We now have two globe lights above the social stairs that are out with the remaining light in that row flickering. Andy Snyder is working on getting the parts to replace those lights, but we may need to purchase a taller ladder for anyone to be able to reach those lights. Andy was able to get a new outdoor light purchased and installed for the staff entrance so we can see where we are walking on the way to our cars or into the building, which all the staff appreciated!

The display TV in the children's area has started malfunctioning. I am going to have Leroy look at it this week to see if it is something that can be repaired or if it will need to be replaced. This is one of three TV screens in the library that show library programs and city events during all hours the library is open.

Feld Fire inspected the library's fire extinguishers on Wednesday, November 13. We had four fire extinguishers that needed to be replaced with refurbished models. Luckily, he had those replacement units with him.

State Library of Iowa: Brenda Hall has been appointed the interim State Librarian after the announcement that Michael Scott is no longer employed by the State of Iowa.

The State Library's ILOC – Iowa Libraries Online Conference – has been scheduled for Thursday, January 30, 2025. The theme this year is Assess, Adapt, Act: Making Evaluation Count. Using the data that libraries already collect – or seeking additional data – to help drive your collection, services, and program offerings is an interesting and important topic, and not just for libraries. The sessions have not been announced yet, but I am looking forward to seeing what they have to offer this year. In the past, there has been a session geared towards trustees as well, so I will keep you posted as soon as I know more about that!

Scott Dermott with the State Library was able to get me the preliminary numbers for our peer city comparisons that I present during budget presentations to the city and the county. I have not had time to review the numbers yet, but I hope to have those numbers ready for your review at our December library board meeting.

Accreditation Planning: I am planning to bring the goals for each of the Service Responses we selected to the board for approval next month. This will detail what goals we would like to accomplish in those areas. I will be working with the full-time staff to determine these goals and what objectives we would need to complete them. If all goes well, I am planning to still bring the library's complete strategic plan to the January library board meeting. From there, you would be able to approve the plan or suggest revisions and approve it in February.

Library Board Minutes
November 18, 2024

The Carroll Board of Trustees met in the Community Room at the Carroll Public Library. Trustees present: Keith Cook, Dale Schmidt, Brenda Hogue, Lisa Auen, Thomas Parrish, Marcie Hircock, Julie Perkins and Summer Parrott. Trustees absent: Ralph von Qualen. Also present: Director Wendy Johnson.

Parrott called the meeting to order at 5:30 pm. It was moved by Schmidt and seconded by Hircock to approve the agenda. All voted aye. Nays: none. Abstain: none. Absent: von Qualen. Motion passed 8-0.

Minutes Approval: It was moved by Parrish to approve the minutes from October 18th. The motion was seconded by Auen. All voted aye. Nays: none. Abstain: none. Absent: von Qualen. Motion passed 8-0.

Financials/Approval of bills: Auen motioned to approve bills with a second by Hircock. All voted aye. Nays: none. Abstain: none. Absent: von Qualen. Motion passed 8-0.

Public Comment: none

Old Business: none

New Business:

FY26 Budget: Reviewed budget recommendations for FY26: Cook motioned and Schmidt seconded a 4% increase in part-time employees' wages. All voted aye. Nays: none. Abstain: none. Absent: von Qualen. Motion passed 8-0.

Parrott motioned and Hircock seconded to replace 16 computers with the 2025 re-estimated budget. All voted aye. Nays: none. Abstain: none. Absent: von Qualen. Motion passed 8-0.

Cook motioned with a second from Parrish to approve the re-estimated 2025 budget and the 2026 budget request. All voted aye. Nays: none. Abstain: none. Absent: von Qualen. Motion passed 8-0.

Director's Report: Door count is consistently over 4,000 per month and virtual author talks are going well. You are also able to watch past talks online. The Lego and book clubs at CMS and Fairview are also going well, possibly expanding the programs to Adams Elementary. The light bulbs above the social stairs need replaced, TV issues in the children's section off and on, and four fire extinguishers have been replaced.

Policy Review:

Internet Use Policy: Hogue motioned with a second by Hircock to adopt Johnson's recommended changes to the Internet Use Policy. All voted aye. Nays: none. Abstain: none. Absent: von Qualen. Motion passed 8-0.

Agenda Items for Next Meeting:

Strategic Plan: Goals for each Service Response

Adjourn: Hogue motioned to adjourn at 6:36pm with a second from Hircock. All voted aye. Nays: none. Abstain: none. Absent: von Qualen. Motion passed 8-0.

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

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

December 10, 2024

Unofficial Minutes

1. The meeting was called to order at 6:33 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. Dales moved and Johnson seconded to approve the agenda as presented. Motion carried, all voting aye.
3. Johnson moved and Snyder seconded to approve the minutes of the November 12, 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. Johnson moved and Dales seconded to approve the reports as presented. Motion carried, all voting aye.
6. Wittry presented the proposed amended budget for 2024-25 with no change in assessments or fees. Dales moved and Snyder seconded to approve and forward the budget as presented for discussion at the annual meeting on Wednesday, January 8, 2025, at 7:00 p.m. in Breda. Motion carried, all voting aye.
7. Wittry presented the proposed budget for 2025-26. The proposed budget includes increased fees for garbage, wood waste, construction and demolition waste (roll off containers and semi waste), special waste, brush, and wood waste. The last increase for garbage was July 1, 2021. The proposed budget also includes transfers from the out of county waste fund for equipment, operating, and planning. Snyder moved and Dales seconded to approve and forward the budget for 2025-26 as presented for discussion at the annual meeting on Wednesday, January 8, 2025, at 7:00 p.m. in Breda. Motion carried with Dales, Snyder, Johnson, and Flesher voting aye, Anthofer nay. Motion carried. Johnson moved and Fleshner seconded to approve Resolution 12-2024-1 as presented. On roll call vote, Snyder yes, Fleshner yes, Anthofer, yes, Johnson, yes, and Dales, yes. Motion carried.
8. Wittry was notified that the grant application through the Environmental Management System (EMS) program for purchase of a baler to bale stretch plastic from residential and commercial customers was approved and the contract will be forthcoming.
9. Landfill operations continue with litter pickup, dirt hauling and winter readiness.
10. Marketing efforts were discussed with no action taken.
11. Next meeting:
 - a. Executive Board Meeting – Wednesday, January 8, 2025, at 5:30 p.m. in Breda.
 - b. Annual Meeting – Wednesday, January 8, 2025, at 7:00 p.m. in Breda.
12. Snyder moved and Dales seconded to adjourn the meeting at 8:15 a.m.

Respectfully submitted,

Mary Wittry