

City of Carroll

112 E. 5th Street

Carroll, Iowa 51401-2799

(712) 792-1000

FAX: (712) 792-0139

GOVERNMENTAL BODY: Carroll City Council

DATE OF MEETING: September 10, 2018

TIME OF MEETING: 5:15 P.M.

LOCATION OF MEETING: City Hall Council Chambers

www.cityofcarroll.com

AGENDA

- I. Pledge of Allegiance
- II. Roll Call
- III. Consent Agenda
 - A. Approval of Minutes of the August 27 Meeting
 - B. Approval of Bills and Claims
 - C. Licenses and Permits:
 1. New Class "C" Liquor License (Commercial) - *Denny's*
 2. Renewal of Special Class "C" Liquor License (Beer/Wine) with Sunday Sales-- *Hunan Chinese Restaurant, Inc.*
 3. Renewal of Class "C" Liquor License (Commercial) with Sunday Sales and Outdoor Service -- *Bloomer's, Inc.*
- IV. Oral Requests and Communications from the Audience
- V. Ordinances
 - A. Carroll Park Apartments (2nd Reading) Urban Renewal Plan
 1. Consideration of Ordinance for the Division of Revenues under Iowa Code Section 403.19 for Carroll Park Apartments Urban Renewal Plan
 - B. Carroll Recreation Center
 1. Ordinance - Proposed Carroll Recreation Center Membership Rates
 2. Resolution – Policy #0809 – Recreation Center Membership and Admission Fees
 3. Bid Results – Cameras and Access Control for 24 Hour Fitness
 - C. Carroll City Ordinance Chapter 69 (Parking Regulations) Amendment
- VI. Resolutions
 - A. SprintCom Water Tower Equipment Modifications
 - C. Annual Road Use Tax Financial Report for F.Y. 2017/2018

VII. Reports

- A. Report of Bid Opening – Clubhouse Siding – Golf Course Clubhouse
- B. Third Street HMA Resurfacing – Statement of Completion and Final Acceptance of Work
- C. Solicitor Ordinance/Food Vendor Discussion (Food Trucks)
- D. Discussion: Lincoln Highway Suites (Former Morrison Apartments) Tax Abatement Request/ New Urban Renewal Area

~~VIII. Committee Reports~~

- IX. Comments from the Mayor
- X. Comments from the City Council
- XI. Comments from the City Manager
- XII. Adjourn

September/October Meetings:

- Airport Commission – September 10, 2018
- City Council – September 12, 2018
- ~~Planning and Zoning Commission – September 12, 2018~~
- Library Board of Trustees – September 17, 2018
- Parks, Recreation and Cultural Advisory Board – September 17, 2018
- City Council – September 24, 2018
- Board of Adjustment – October 1, 2018
- City Council – October 8, 2018
- Airport Commission – October 8, 2018
- Planning and Zoning Commission – October 10, 2018
- Library Board of Trustees – October 15, 2018
- City Council – October 22, 2018

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

COUNCIL MEETING

AUGUST 27, 2018

(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. at the Council Chambers of the Farner Government Building. Members present: Misty Boes, LaVern Dirx, Jerry Fleshner, Clay Haley, Mike Kots and Carolyn Siemann (arrived at 5:17 p.m.). Absent: None. Mayor Eric Jensen presided and City Attorney Dave Bruner was in attendance.

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

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It was moved by Haley, seconded by Dirx, to approve the following items on the consent agenda: a) minutes of the August 6 and 15 Council meetings, as written, b) bills and claims in the amount of \$749,029.33, c) the following licenses and permits: New Class “C” Liquor License with Sunday Sales – *Jalisco*, New 5-day Class “B” Beer Permit including Wine Coolers – *Carroll Brewing Co. (Rivalry Ride, September 8, 2018)* and d) acceptance of the resignations of Captain Mark Werner and firefighter Tim Schulz and appointments of Tyler Schultes and Michael Strautman to begin duties as members of the Carroll Volunteer Fire Department. On roll call, all present voted aye. Absent: Siemann. Motion carried.

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There were no oral requests or communications from the audience.

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Mayor Jensen read a proclamation declaring September 6, 2018 as National Read a Book Day in Carroll, Iowa. No Council action taken.

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Council Member Siemann arrived at 5:17 p.m.

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At 5:18 p.m. Mayor Jensen opened a public hearing on the Rolling Hills South Condominiums Urban Renewal Plan. Mayor Jensen closed said hearing at 5:20 p.m.

It was moved by Fleshner, seconded by Haley, to approve Resolution No. 1883, Determining an Area of the City to be an Economic Development Area, and that the Rehabilitation, Conservation, Redevelopment, Development, or a Combination Thereof, of Such Area is Necessary in the Interest of the Public Health, Safety or Welfare of the Residents of the City; Designating Such Area as Appropriate for Urban Renewal Projects; and Adopting the

Rolling Hills South Condominiums Urban Renewal Plan. On roll call, all present vote aye. Absent: None. Motion carried.

An Ordinance Providing that General Property Taxes Levied and Collected Each Year on all Property Located within the Rolling Hills South Condominiums Urban Renewal Area, in the City of Carroll, County of Carroll, State of Iowa, By and For the Benefit of the State of Iowa, City of Carroll, County of Carroll, Carroll Community School District and Other Taxing Districts, Be Paid to a Special Fund for Payment of Principal and Interest on Loans, Monies Advanced to and Indebtedness, Including Bonds Issued or to Be Issued, Incurred by the City in Connection with the Rolling Hills South Condominiums Urban Renewal Area (The Rolling Hills South Condominiums Urban Renewal Plan) was introduced by Council Member Kots.

It was moved by Kots, seconded by Haley, to approve the first reading of said ordinance and waive the second and third readings of said ordinance. On roll call, all present voted aye. Absent: None. Motion carried.

It was moved by Fleshner, seconded by Haley, to adopt said Ordinance No. 1804. On roll call, all present voted aye. Absent: None. Motion carried.

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At 5:22 p.m. Mayor Jensen opened a public hearing on the proposal to enter into a development agreement with 704 Development Corp. Mayor Jensen closed said hearing at 5:23 p.m.

It was moved by Haley, seconded by Fleshner, to approve Resolution No. 1884, Approving and Authorizing Execution of a Development Agreement By and Between the City of Carroll and 704 Development Corp. On roll call, all present voted aye. Absent: None. Motion carried.

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At 5:24 p.m. Mayor Jensen opened a public hearing on the proposed Carroll Park Apartments Urban Renewal Plan. Neil Bock, Jean Ludwig, and Rhonda Bock, Carroll, Iowa residents, addressed Council on this issue. Mayor Jensen closed said hearing at 5:45 p.m.

It was moved by Kots, seconded by Haley, to approve Resolution No. 1885, Determining an Area of the City to be an Economic Development Area, and that the Rehabilitation, Conservation, Redevelopment, Development, or a Combination Thereof, of Such Area is Necessary in the Interest of the Public Health, Safety or Welfare of the Residents of the City; Designating Such Area as Appropriate for Urban Renewal Projects; and Adopting the Carroll

Park Apartments Urban Renewal Plan. On roll call, all present voted aye except Siemann voted nay. Absent: None. Motion carried.

An Ordinance Providing that General Property Taxes Levied and Collected Each Year on all Property Located within the Carroll Park Apartments Urban Renewal Area, in the City of Carroll, County of Carroll, State of Iowa, By and For the Benefit of the State of Iowa, City of Carroll, County of Carroll, Carroll Community School District and Other Taxing Districts, Be Paid to a Special Fund for Payment of Principal and Interest on Loans, Monies Advanced to and Indebtedness, Including Bonds Issued or to Be Issued, Incurred by the City in Connection with the Carroll Park Apartments Urban Renewal Area (The Carroll Park Apartments Urban Renewal Plan) was introduced by Council Member Kots.

It was moved by Kots, seconded by Haley, to approve the first reading of said ordinance. On roll call, all present voted aye. Absent: None. Motion carried.

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At 5:49 p.m. Mayor Jensen opened a public hearing on the proposal to enter into a development agreement with Kenyon Hill Ridge LLC. Neil Bock, Carroll, Iowa resident, addressed Council on this issue. Mayor Jensen closed said hearing at 5:57 pm.

It was moved by Haley, seconded by Dirx, to defer action on the resolution and the proposal to enter into a development agreement with Kenyon Hill Ridge, LLC to the meeting to be held at 5:15 P.M. on the 24th day of September. On roll call, all present voted aye. Absent: None. Motion carried.

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It was moved by Haley, seconded by Dirx, to approve Resolution No. 1886, An Iowa Department of Natural Resources Water Supply Service Agreement for the Rolling Hills South Condominiums. On roll call, all present voted aye. Absent: None. Motion carried.

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It was moved by Haley, seconded by Kots, to approve Resolution No. 1887, An Iowa Department of Natural Resources Sewage Treatment Agreement for the Rolling Hills South Condominiums. On roll call, all present voted aye. Absent: None. Motion carried.

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It was moved by Fleshner, seconded by Boes, to approve Resolution No. 1888, Revised Policy No. 0107.1, Title VI Non-Discrimination. On roll call, all present voted aye. Absent: None. Motion carried.

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At 6:05 p.m. Mayor Jensen opened a public hearing on the Plans, Specifications, Form of Contract and Estimate of Cost for the Northwest Park Pickleball Court Complex Project. Marcia Tiefenthaler, Glenn Babb and Jeff Cayler, Carroll, Iowa residents, addressed Council on this issue. Mayor Jensen closed said hearing at 6:28 p.m.

It was moved by Fleshner, seconded by Siemann, to approve Resolution No. 1889, Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the Northwest Park Pickleball Court Complex Project. On roll call, all present voted aye except Kots voted nay. Absent: None. Motion carried.

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Council discussed a tax abatement request for the Lincoln Highway Suites (formerly Morrison Apartments). Adam Schweers, Court Street LLC representative, addressed Council on this issue. No Council action taken.

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It was moved by Haley, seconded by Fleshner, to approve Change Order No. 1 in the amount of \$11,265.00 for the Carroll Recreation Center – Westside Entrance ADA Upgrades Project. The effect of the proposed change order on the project is as follows:

Original Contract Cost	\$54,500.00
Change Order No. 1	<u>\$11,265.00</u>
Contract Cost with Change Order	<u>\$65,765.00</u>

On roll call, all present voted aye. Absent: None. Motion carried.

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Council discussed proposed rates at the Carroll Recreation Center. It was moved by Kots, seconded by Fleshner, to accept the quote from Drees Company in the amount of \$25,537.00 for the purchase of a camera system and door access system to convert the Carroll Rec Center into 24-hour access. On roll call, all present voted aye except Haley voted nay. Absent: None. Motion carried.

It was moved by Fleshner, seconded by Dirx, to approve 24-hour access to the Carroll Rec Center. On roll call, all present voted aye except Haley voted nay. Absent: None. Motion carried.

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It was moved by Fleshner, seconded by Boes, to adjourn at 7:40 p.m. On roll call, all present voted aye. Absent: None. Motion carried.

Eric P. Jensen, Mayor

ATTEST:

Laura A. Schaefer, City Clerk

A C C O U N T S P A Y A B L E
 O P E N I T E M R E P O R T
 S U M M A R Y

	=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====
PAID ITEMS DATES :	8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018
PARTIALLY ITEMS DATES:	8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018
UNPAID ITEMS DATES :		8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018

VENDOR	----- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	-----BALANCE-----
01-001450	2ND WIND EXERCISE EQUIPME	2 ELLIPTICALS	12,999.00	0.00	000000	0/00/00	12,999.00
		** TOTALS **	12,999.00	0.00			12,999.00
01-001704	ACCO	POOL CHEMICALS	956.90	0.00	000000	0/00/00	956.90
		** TOTALS **	956.90	0.00			956.90
01-001621	ACE HARDWARE	BATTERIES	12.99	0.00	000000	0/00/00	12.99
01-001621	ACE HARDWARE	SUPPLIES	1.69	0.00	000000	0/00/00	1.69
01-001621	ACE HARDWARE	SUPPLIES	19.99	0.00	000000	0/00/00	19.99
01-001621	ACE HARDWARE	DRILL BITS	27.79	0.00	000000	0/00/00	27.79
01-001621	ACE HARDWARE	SUPPLIES	17.48	0.00	000000	0/00/00	17.48
01-001621	ACE HARDWARE	SUPPLIES	4.99	0.00	000000	0/00/00	4.99
01-001621	ACE HARDWARE	FLOOR CLEANER	21.97	0.00	000000	0/00/00	21.97
01-001621	ACE HARDWARE	SUPPLIES	5.99	0.00	000000	0/00/00	5.99
01-001621	ACE HARDWARE	BATTERIES	16.98	0.00	000000	0/00/00	16.98
01-001621	ACE HARDWARE	SUPPLIES	31.98	0.00	000000	0/00/00	31.98
01-001621	ACE HARDWARE	KEYS #15	2.79	0.00	000000	0/00/00	2.79
01-001621	ACE HARDWARE	SUPPLIES	3.99	0.00	000000	0/00/00	3.99
01-001621	ACE HARDWARE	SUPPLIES	3.99	0.00	000000	0/00/00	3.99
01-001621	ACE HARDWARE	SUPPLIES	11.99	0.00	000000	0/00/00	11.99
01-001621	ACE HARDWARE	SUPPLIES	1.03	0.00	000000	0/00/00	1.03
01-001621	ACE HARDWARE	SUPPLIES	45.98	0.00	000000	0/00/00	45.98
01-001621	ACE HARDWARE	BARRICADE PAINT	31.99	0.00	000000	0/00/00	31.99
01-001621	ACE HARDWARE	PADLOCK	6.99	0.00	000000	0/00/00	6.99
		** TOTALS **	270.60	0.00			270.60
01-001910	AHLERS & COONEY P.C.	ROLLING HILLS SOUTH UR PLAN	115.50	0.00	000000	0/00/00	115.50
01-001910	AHLERS & COONEY P.C.	704 DEV. CORP. AGREEMENT	548.50	0.00	000000	0/00/00	548.50
01-001910	AHLERS & COONEY P.C.	CARROLL PARK APTS UR PALN	156.58	0.00	000000	0/00/00	156.58
01-001910	AHLERS & COONEY P.C.	KENYON HILL DEVELOPMENT AGREE	2,574.21	0.00	000000	0/00/00	2,574.21
01-001910	AHLERS & COONEY P.C.	PW UNION NEGOTIATIONS	55.00	0.00	000000	0/00/00	55.00
		** TOTALS **	3,449.79	0.00			3,449.79
01-003286	ALL CLEAN OF IOWA INC.	EXHAUST SYSTEM CLEANING	585.00	0.00	000000	0/00/00	585.00
		** TOTALS **	585.00	0.00			585.00
01-002916	AMERICAN RED CROSS	BLOODBORNE PATHOGENS	105.00	0.00	000000	0/00/00	105.00
		** TOTALS **	105.00	0.00			105.00
01-002805	BADDING CONSTRUCTION CO.	STREETScape PHASE 9	218,042.47	0.00	000000	0/00/00	218,042.47
		** TOTALS **	218,042.47	0.00			218,042.47
01-003400	BEELNER SERVICE INC.	SPRINKLERS	1,974.30	0.00	000000	0/00/00	1,974.30
01-003400	BEELNER SERVICE INC.	SPRINKLER REPAIRS	86.80	0.00	000000	0/00/00	86.80

A C C O U N T S P A Y A B L E
 O P E N I T E M R E P O R T
 S U M M A R Y

PAID ITEMS DATES :	=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====
PARTIALLY ITEMS DATES:	8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018
UNPAID ITEMS DATES :	8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018

VENDOR	VENDOR NAME	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	BALANCE
** TOTALS **			2,061.10	0.00			2,061.10
01-003515	BOMGAARS	SUPPLIES	59.98	0.00	000000	0/00/00	59.98
01-003515	BOMGAARS	SUPPLIES	72.98	0.00	000000	0/00/00	72.98
01-003515	BOMGAARS	SUPPLIES	36.38	0.00	000000	0/00/00	36.38
01-003515	BOMGAARS	BB/SB CART REPAIRS	49.99	0.00	000000	0/00/00	49.99
01-003515	BOMGAARS	SUPPLIES	105.92	0.00	000000	0/00/00	105.92
01-003515	BOMGAARS	PAINT BRUSHES	31.97	0.00	000000	0/00/00	31.97
01-003515	BOMGAARS	SUPPLIES	7.79	0.00	000000	0/00/00	7.79
01-003515	BOMGAARS	SUPPLIES	448.39	0.00	000000	0/00/00	448.39
01-003515	BOMGAARS	SUPPLIES	5.98	0.00	000000	0/00/00	5.98
01-003515	BOMGAARS	REPAIR PARTS	50.69	0.00	000000	0/00/00	50.69
01-003515	BOMGAARS	SUPPLIES	19.99	0.00	000000	0/00/00	19.99
** TOTALS **			890.06	0.00			890.06
01-003661	BREDA TELEPHONE CORPORATI	LOCAL AND LONG DISTANCE	2,314.51	2,314.51-	112322	9/06/18	0.00
** TOTALS **			2,314.51	2,314.51-			0.00
01-003670	BRIGGS INC OF OMAHA	FILTERS	316.01	316.01-	112323	9/06/18	0.00
** TOTALS **			316.01	316.01-			0.00
01-003693	BRUNER & BRUNER	GENERAL WORK	877.50	0.00	000000	0/00/00	877.50
01-003693	BRUNER & BRUNER	POLICE/MAGISTRATE	553.50	0.00	000000	0/00/00	553.50
01-003693	BRUNER & BRUNER	PARKS AND RECREATION	189.00	0.00	000000	0/00/00	189.00
01-003693	BRUNER & BRUNER	BOARD OF ADJUSTMENT	256.50	0.00	000000	0/00/00	256.50
01-003693	BRUNER & BRUNER	PLANNING AND ZONING	189.00	0.00	000000	0/00/00	189.00
01-003693	BRUNER & BRUNER	PUBLIC WORKS/ENGINEER	391.50	0.00	000000	0/00/00	391.50
** TOTALS **			2,457.00	0.00			2,457.00
01-004138	CAPITAL SANITARY SUPPLY	CLEANING SUPPLIES	212.00	0.00	000000	0/00/00	212.00
** TOTALS **			212.00	0.00			212.00
01-004155	CARROLL COUNTY	GASOLINE	6,451.93	0.00	000000	0/00/00	6,451.93
** TOTALS **			6,451.93	0.00			6,451.93
01-004183	CARROLL COUNTY TREASURER	LIEN FILING FEE - 314 N WALNUT	5.00	5.00-	112316	8/30/18	0.00
01-004183	CARROLL COUNTY TREASURER	PROPERTY TAXES - GOLF COURSE	2,180.00	0.00	000000	0/00/00	2,180.00
** TOTALS **			2,185.00	5.00-			2,180.00
01-004196	CARROLL HYDRAULICS	HOSE #31	40.11	0.00	000000	0/00/00	40.11
01-004196	CARROLL HYDRAULICS	CAMEL REPAIRS	251.24	0.00	000000	0/00/00	251.24
** TOTALS **			291.35	0.00			291.35
01-004200	CARROLL LUMBER	SHELVING	35.94	0.00	000000	0/00/00	35.94

A C C O U N T S P A Y A B L E
 O P E N I T E M R E P O R T
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PAID ITEMS DATES :	8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018
PARTIALLY ITEMS DATES:	8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018
UNPAID ITEMS DATES :		8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018

VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	----BALANCE----
01-004200	CARROLL LUMBER	SUPPLIES	66.40	0.00	000000	0/00/00	66.40
01-004200	CARROLL LUMBER	SUPPLIES	224.49	0.00	000000	0/00/00	224.49
01-004200	CARROLL LUMBER	SUPPLIES	102.24	0.00	000000	0/00/00	102.24
01-004200	CARROLL LUMBER	FORM BOARDS	56.64	0.00	000000	0/00/00	56.64
		** TOTALS **	485.71	0.00			485.71
01-002977	CARROLL REFUSE SERVICE	AUGUST TRASH COLLECTIONS	12,320.68	12,320.68-	112321	9/06/18	0.00
		** TOTALS **	12,320.68	12,320.68-			0.00
01-000785	CARROLL REFUSE SERVICE LL	AUGUST TRASH COLLECTIONS	23.86	23.86-	112319	9/06/18	0.00
		** TOTALS **	23.86	23.86-			0.00
01-001393	CHAMPION FORD INC.	#15 REPAIRS	135.00	0.00	000000	0/00/00	135.00
		** TOTALS **	135.00	0.00			135.00
01-002867	CINTAS FIRST AID & SAFETY	SAFETY SUPPLIES	174.41	0.00	000000	0/00/00	174.41
		** TOTALS **	174.41	0.00			174.41
01-004835	COMMERCIAL SAVINGS BANK	BANK DEPOSIT TICKETS	24.56	24.56-	000000	8/27/18	0.00
01-004835	COMMERCIAL SAVINGS BANK	FEDERAL WITHHOLDINGS	12,402.88	12,402.88-	000273	8/30/18	0.00
01-004835	COMMERCIAL SAVINGS BANK	FICA WITHHOLDING	15,371.60	15,371.60-	000273	8/30/18	0.00
01-004835	COMMERCIAL SAVINGS BANK	MEDICARE WITHHOLDING	4,507.12	4,507.12-	000273	8/30/18	0.00
		** TOTALS **	32,306.16	32,306.16-			0.00
01-000366	COMPUTER & NETWORK SPEC	COMPUTER ISSUES	120.00	0.00	000000	0/00/00	120.00
01-000366	COMPUTER & NETWORK SPEC	COMPUTER ISSUES	45.00	0.00	000000	0/00/00	45.00
01-000366	COMPUTER & NETWORK SPEC	COMPUTER ISSUES	30.00	0.00	000000	0/00/00	30.00
01-000366	COMPUTER & NETWORK SPEC	COMPUTER ISSUES	30.00	0.00	000000	0/00/00	30.00
01-000366	COMPUTER & NETWORK SPEC	COMPUTER ISSUES	480.00	0.00	000000	0/00/00	480.00
01-000366	COMPUTER & NETWORK SPEC	COMPUTER UPGRADE	30.00	0.00	000000	0/00/00	30.00
01-000366	COMPUTER & NETWORK SPEC	COMPUTER ISSUES	45.00	0.00	000000	0/00/00	45.00
		** TOTALS **	780.00	0.00			780.00
01-001384	COPY SYSTEMS INC.	FOLDER/INSERTER MAINT. CONTRAC	1,320.00	0.00	000000	0/00/00	1,320.00
		** TOTALS **	1,320.00	0.00			1,320.00
01-001595	COUNSEL OFFICE & DOCUMENT	COPIER CONTRACT	8.83	0.00	000000	0/00/00	8.83
01-001595	COUNSEL OFFICE & DOCUMENT	COPIER CONTRACT	330.06	0.00	000000	0/00/00	330.06
		** TOTALS **	338.89	0.00			338.89
01-005395	D & K PRODUCTS	CHEMICALS	3,305.80	0.00	000000	0/00/00	3,305.80
01-005395	D & K PRODUCTS	FERTILIZER	2,839.85	0.00	000000	0/00/00	2,839.85
01-005395	D & K PRODUCTS	TURF SUPPLIES	1,597.00	0.00	000000	0/00/00	1,597.00
		** TOTALS **	7,742.65	0.00			7,742.65

ACCOUNTS PAYABLE
 OPEN ITEM REPORT
 SUMMARY

=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====
PAID ITEMS DATES : 8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018
PARTIALLY ITEMS DATES: 8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018
UNPAID ITEMS DATES :	8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018

VENDOR	VENDOR NAME	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	BALANCE
01-005410	DAILY TIMES HERALD	LEGAL PUBLICATIONS	759.69	0.00	000000	0/00/00	759.69
01-005410	DAILY TIMES HERALD	ADS	635.00	0.00	000000	0/00/00	635.00
		** TOTALS **	1,394.69	0.00			1,394.69
01-003282	DAN HANNEMAN	LOCKER RENTAL REFUND	20.00	0.00	000000	0/00/00	20.00
		** TOTALS **	20.00	0.00			20.00
01-000854	DEARBORN NATIONAL	SEPT. LIFE INSURANCE PREMIUMS	317.24	317.24-	112312	8/30/18	0.00
		** TOTALS **	317.24	317.24-			0.00
01-006275	DREES OIL CO. INC.	PROPANE	154.55	0.00	000000	0/00/00	154.55
01-006275	DREES OIL CO. INC.	PROPANE	272.23	0.00	000000	0/00/00	272.23
01-006275	DREES OIL CO. INC.	UNLEADED GASOLINE	1,254.67	0.00	000000	0/00/00	1,254.67
01-006275	DREES OIL CO. INC.	DIESEL FUEL	908.89	0.00	000000	0/00/00	908.89
01-006275	DREES OIL CO. INC.	DIESEL FUEL	1,092.04	0.00	000000	0/00/00	1,092.04
		** TOTALS **	3,682.38	0.00			3,682.38
01-006810	ECOWATER SYSTEMS	SOFTNER SALT	78.00	0.00	000000	0/00/00	78.00
		** TOTALS **	78.00	0.00			78.00
01-004185	EMPLOYMENT RESOURCES	JUNE CITY HALL CLEANING	978.40	978.40-	112324	9/06/18	0.00
01-004185	EMPLOYMENT RESOURCES	AUGUST CITY HALL CLEANING	1,223.00	0.00	000000	0/00/00	1,223.00
		** TOTALS **	2,201.40	978.40-			1,223.00
01-007860	EXECUTIVE TECHNOLOGIES	COPIER CONTRACT	133.13	0.00	000000	0/00/00	133.13
		** TOTALS **	133.13	0.00			133.13
01-008027	FAREWAY STORES	WATER FOR LIFEGUARDS	17.76	0.00	000000	0/00/00	17.76
01-008027	FAREWAY STORES	WATER FOR LIFEGUARDS	3.98	0.00	000000	0/00/00	3.98
01-008027	FAREWAY STORES	SUPPLIES - COUNCIL CHAMBERS	4.38	0.00	000000	0/00/00	4.38
		** TOTALS **	26.12	0.00			26.12
01-008050	FASTENAL COMPANY	BOLTS	24.10	0.00	000000	0/00/00	24.10
01-008050	FASTENAL COMPANY	BOLTS FOR SIGNS	12.60	0.00	000000	0/00/00	12.60
01-008050	FASTENAL COMPANY	PADLOCKS	202.50	0.00	000000	0/00/00	202.50
01-008050	FASTENAL COMPANY	SUPPLIES	11.85	0.00	000000	0/00/00	11.85
		** TOTALS **	251.05	0.00			251.05
01-001291	FEH DESIGN	PICKLEBALL COURTS	2,786.25	0.00	000000	0/00/00	2,786.25
		** TOTALS **	2,786.25	0.00			2,786.25
01-006860	FELD FIRE EQUIPMENT CO.	EXTINGUISHER INSPECTIONS	228.00	0.00	000000	0/00/00	228.00
01-006860	FELD FIRE EQUIPMENT CO.	SCBA INSPECTION	50.00	0.00	000000	0/00/00	50.00

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PARTIALLY ITEMS DATES:	8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018
UNPAID ITEMS DATES :		8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018

VENDOR	VENDOR NAME	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	BALANCE
01-006860	FELD FIRE EQUIPMENT CO.	1 GALLON SMOKE FLUID	88.00	0.00	000000	0/00/00	88.00
		** TOTALS **	366.00	0.00			366.00
01-000013	FIRE/POLICE RETIREMENT SY MFPRSI CONTRIBUTIONS		10,743.92	10,743.92-	000274	8/30/18	0.00
		** TOTALS **	10,743.92	10,743.92-			0.00
01-002806	FOUNDATION ANALYTICAL LAB	LAB TESTING	646.40	0.00	000000	0/00/00	646.40
		** TOTALS **	646.40	0.00			646.40
01-009315	GALL'S INC.	UNIFORM SUPPLIES	258.67	0.00	000000	0/00/00	258.67
		** TOTALS **	258.67	0.00			258.67
01-000587	GAROLD SORENSEN	STEEL TOED BOOTS	95.22	95.22-	112311	8/30/18	0.00
		** TOTALS **	95.22	95.22-			0.00
01-001992	GOLF SERVICES LLC	SEPT. CLUBHOUSE MANAGER	3,485.72	0.00	000000	0/00/00	3,485.72
		** TOTALS **	3,485.72	0.00			3,485.72
01-001224	GRAPHIC CONTROLS LLC	OPERATING SUPPLIES	598.60	0.00	000000	0/00/00	598.60
		** TOTALS **	598.60	0.00			598.60
01-010156	GRAPHIC EDGE, THE	CAPS RETURNED	21.98-	0.00	000000	0/00/00	21.98-
01-010156	GRAPHIC EDGE, THE	FLAG FOOTBALL SHIRTS	21.25	0.00	000000	0/00/00	21.25
01-010156	GRAPHIC EDGE, THE	VOLLEYBALL SHIRTS	23.25	0.00	000000	0/00/00	23.25
01-010156	GRAPHIC EDGE, THE	FLAG FOOTBALL SHIRTS	17.00	0.00	000000	0/00/00	17.00
01-010156	GRAPHIC EDGE, THE	FALL SOCCER SHIRTS	17.00	0.00	000000	0/00/00	17.00
01-010156	GRAPHIC EDGE, THE	FLAG FOOTBALL SHIRTS	4.25	0.00	000000	0/00/00	4.25
01-010156	GRAPHIC EDGE, THE	VOLLEYBALL SHIRTS	12.75	0.00	000000	0/00/00	12.75
		** TOTALS **	73.52	0.00			73.52
01-010605	HACH CHEMICAL COMPANY	LAB SUPPLIES	297.07	0.00	000000	0/00/00	297.07
01-010605	HACH CHEMICAL COMPANY	LAB SUPPLIES	716.95	0.00	000000	0/00/00	716.95
		** TOTALS **	1,014.02	0.00			1,014.02
01-010660	HAWKEYE TRUCK EQUIPMENT	OPERATING SUPPLIES	2,498.12	0.00	000000	0/00/00	2,498.12
		** TOTALS **	2,498.12	0.00			2,498.12
01-010680	HAWKINS WATER TREATMENT	WATER TREATMENT SUPPLIES	584.50	0.00	000000	0/00/00	584.50
		** TOTALS **	584.50	0.00			584.50
01-003284	HOLLY WARNKE	MEMBERSHIP REFUND	210.50	0.00	000000	0/00/00	210.50
		** TOTALS **	210.50	0.00			210.50
01-012540	IMWCA	WORKER COMP #3	5,571.00	0.00	000000	0/00/00	5,571.00

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VENDOR	----- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	-----BALANCE----
		** TOTALS **	5,571.00	0.00			5,571.00
01-012552	INDUSTRIAL BEARING SUPP.	V-BELTS RETURNED	7.03-	0.00	000000	0/00/00	7.03-
01-012552	INDUSTRIAL BEARING SUPP.	AERATORS FOR VLR BELTS	208.66	0.00	000000	0/00/00	208.66
		** TOTALS **	201.63	0.00			201.63
01-012670	IOWA PARK & RECREATION	MEMBERSHIP - WARDELL	165.00	0.00	000000	0/00/00	165.00
01-012670	IOWA PARK & RECREATION	IPRA FALL WORKSHOP WARDELL	140.00	0.00	000000	0/00/00	140.00
01-012670	IOWA PARK & RECREATION	HARMON CPO CLASS	265.00	0.00	000000	0/00/00	265.00
		** TOTALS **	570.00	0.00			570.00
01-012685	IOWA SMALL ENGINE CENTER	REPAIR PARTS	12.26	0.00	000000	0/00/00	12.26
01-012685	IOWA SMALL ENGINE CENTER	MOWER REPAIRS	39.66	0.00	000000	0/00/00	39.66
		** TOTALS **	51.92	0.00			51.92
01-012706	IPERS	IPERS CONTRIBUTIONS	17,692.25	17,692.25-	000275	8/30/18	0.00
01-012706	IPERS	IPERS CONTRIBUTIONS	153.15	153.15-	000275	8/30/18	0.00
01-012706	IPERS	IPERS CONTRIBUTIONS	35.99	35.99-	000275	8/30/18	0.00
		** TOTALS **	17,881.39	17,881.39-			0.00
01-001438	J. J. SCHRECK	WOMEN IN COMMAND CLASS	237.79	237.79-	112192	8/24/18	0.00
		** TOTALS **	237.79	237.79-			0.00
01-002453	JASON MATTHEW LAMBERTZ	PRODUCTION COSTS	870.00	0.00	000000	0/00/00	870.00
		** TOTALS **	870.00	0.00			870.00
01-013429	JERICO SERVICES INC.	DUST CONTROL - RR STREET	100.00	0.00	000000	0/00/00	100.00
		** TOTALS **	100.00	0.00			100.00
01-003243	JET'S OUTDOOR POWER AND S	GOLF CART RENTALS	2,250.00	0.00	000000	0/00/00	2,250.00
01-003243	JET'S OUTDOOR POWER AND S	CART RENTAL	900.00	0.00	000000	0/00/00	900.00
		** TOTALS **	3,150.00	0.00			3,150.00
01-003283	JUDY HORN	SHELTER HOUSE REFUND	40.00	0.00	000000	0/00/00	40.00
		** TOTALS **	40.00	0.00			40.00
01-014520	KASPERBAUER CLEANING SER	LAUNDRER MOPS	30.78	0.00	000000	0/00/00	30.78
01-014520	KASPERBAUER CLEANING SER	LAUNDRER RUGS	86.49	0.00	000000	0/00/00	86.49
01-014520	KASPERBAUER CLEANING SER	LAUNDRER MOPS	30.78	0.00	000000	0/00/00	30.78
		** TOTALS **	148.05	0.00			148.05
01-002472	KENNETH BENSLEY	DRE RECERTIFICATION	89.38	89.38-	112314	8/30/18	0.00
01-002472	KENNETH BENSLEY	ILEA TASER INSTRUCTOR SCHOOL	80.66	80.66-	112314	8/30/18	0.00
		** TOTALS **	170.04	170.04-			0.00

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UNPAID ITEMS DATES :		8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018

VENDOR	VENDOR NAME	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	BALANCE
01-010827	LEON HENDRICKS	AUGUST CONTRACT METER READER	1,829.28	1,829.28-	112325	9/06/18	0.00
		** TOTALS **	1,829.28	1,829.28-			0.00
01-012680	MID AMERICAN ENERGY	ELECTRIC BILLS	49,259.19	49,259.19-	112326	9/06/18	0.00
		** TOTALS **	49,259.19	49,259.19-			0.00
01-000192	MIDWEST RADAR & EQUIPMENT	RADAR CERTIFICATION	360.00	0.00	000000	0/00/00	360.00
		** TOTALS **	360.00	0.00			360.00
01-017585	MIDWEST WHOLESALE	REBAR 11TH AND ADAMS	52.50	0.00	000000	0/00/00	52.50
		** TOTALS **	52.50	0.00			52.50
01-002951	MIKE POGGE-WEAVER	BURKE MGMT PROGRAM GRADUATION	473.04	0.00	000000	0/00/00	473.04
01-002951	MIKE POGGE-WEAVER	ENHANCE IOWA BOARD MEETING	265.96	0.00	000000	0/00/00	265.96
		** TOTALS **	739.00	0.00			739.00
01-019135	NOVA FITNESS EQUIPMENT	2 EXPRESSO BIKES	11,840.40	0.00	000000	0/00/00	11,840.40
		** TOTALS **	11,840.40	0.00			11,840.40
01-020330	O'REILLY AUTO PARTS	REPAIR PARTS	14.99	0.00	000000	0/00/00	14.99
		** TOTALS **	14.99	0.00			14.99
01-020203	OFFICE STOP	OFFICE SUPPLIES	34.51	0.00	000000	0/00/00	34.51
		** TOTALS **	34.51	0.00			34.51
01-003210	PATRICK MC CARTY	MCTC TRAINING EXPENSES	145.86	145.86-	112315	8/30/18	0.00
		** TOTALS **	145.86	145.86-			0.00
01-001949	PERFORMANCE TIRE & SERVIC	VEHICLE REPAIRS	126.00	0.00	000000	0/00/00	126.00
01-001949	PERFORMANCE TIRE & SERVIC	TIRE REPAIRS	11.45	0.00	000000	0/00/00	11.45
01-001949	PERFORMANCE TIRE & SERVIC	TIRES	190.00	0.00	000000	0/00/00	190.00
01-001949	PERFORMANCE TIRE & SERVIC	TIRE REPAIRS	28.50	0.00	000000	0/00/00	28.50
01-001949	PERFORMANCE TIRE & SERVIC	#18 TIRE REPAIRS	25.44	0.00	000000	0/00/00	25.44
01-001949	PERFORMANCE TIRE & SERVIC	#19 - OIL CHANGE	26.48	0.00	000000	0/00/00	26.48
01-001949	PERFORMANCE TIRE & SERVIC	#16 - OIL CHANGE	26.48	0.00	000000	0/00/00	26.48
01-001949	PERFORMANCE TIRE & SERVIC	#17 OIL CHANGE	25.71	0.00	000000	0/00/00	25.71
01-001949	PERFORMANCE TIRE & SERVIC	#20 - OIL CHANGE	25.71	0.00	000000	0/00/00	25.71
01-001949	PERFORMANCE TIRE & SERVIC	#18 OIL CHANGE	35.55	0.00	000000	0/00/00	35.55
		** TOTALS **	521.32	0.00			521.32
01-001490	PITNEY BOWES/PURCHASE POW	POSTAGE METER RENTAL	180.00	180.00-	112313	8/30/18	0.00
01-001490	PITNEY BOWES/PURCHASE POW	POSTAGE	2,000.00	2,000.00-	112320	9/06/18	0.00
		** TOTALS **	2,180.00	2,180.00-			0.00

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VENDOR	VENDOR NAME	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	BALANCE---
01-021440	PIZZA HUT	CONCESSIONS	8.00	0.00	000000	0/00/00	8.00
01-021440	PIZZA HUT	CONCESSIONS	8.00	0.00	000000	0/00/00	8.00
01-021440	PIZZA HUT	CONCESSIONS	8.00	0.00	000000	0/00/00	8.00
01-021440	PIZZA HUT	CONCESSIONS	8.00	0.00	000000	0/00/00	8.00
01-021440	PIZZA HUT	CONCESSIONS	8.00	0.00	000000	0/00/00	8.00
01-021440	PIZZA HUT	CONCESSIONS	8.00	0.00	000000	0/00/00	8.00
01-021440	PIZZA HUT	CONCESSIONS	8.00	0.00	000000	0/00/00	8.00
01-021440	PIZZA HUT	CONCESSIONS	8.00	0.00	000000	0/00/00	8.00
01-021440	PIZZA HUT	CONCESSIONS	8.00	0.00	000000	0/00/00	8.00
01-021440	PIZZA HUT	CONCESSIONS	8.00	0.00	000000	0/00/00	8.00
01-021440	PIZZA HUT	CONCESSIONS	8.00	0.00	000000	0/00/00	8.00
01-021440	PIZZA HUT	CONCESSIONS	8.00	0.00	000000	0/00/00	8.00
		** TOTALS **	96.00	0.00			96.00
01-021735	POSTMASTER	POSTAGE TO MAIL WATER BILLS	1,551.53	1,551.53-	112193	8/24/18	0.00
		** TOTALS **	1,551.53	1,551.53-			0.00
01-000490	RANDALL M. KRAUEL	NEWTOWN WWTP ONSITE REVIEW	24.04	24.04-	112191	8/24/18	0.00
01-000490	RANDALL M. KRAUEL	MASON CITY/NORTHFIELD, MN WWTP	53.36	53.36-	112310	8/30/18	0.00
		** TOTALS **	77.40	77.40-			0.00
01-023640	RAY'S REFUSE SERVICE	AUGUST GARBAGE PICKUP	1,524.64	0.00	000000	0/00/00	1,524.64
01-023640	RAY'S REFUSE SERVICE	AUGUST TRASH COLLECTIONS	34,406.27	34,406.27-	112327	9/06/18	0.00
		** TOTALS **	35,930.91	34,406.27-			1,524.64
01-023815	REGION XII COG	CARROLL COUNTY ROUNDTABLE	60.00	0.00	000000	0/00/00	60.00
01-023815	REGION XII COG	AUGUST TAXI PROGRAM DONATIONS	3,150.00	3,150.00-	112328	9/06/18	0.00
		** TOTALS **	3,210.00	3,150.00-			60.00
01-002987	RIESBERG AUDIO AND DETAIL	#15 EQUIPMENT INSTALLATION	2,600.00	0.00	000000	0/00/00	2,600.00
		** TOTALS **	2,600.00	0.00			2,600.00
01-000972	ROBOTRONICS INC	RC TRANSMITTER BATTERY	86.00	0.00	000000	0/00/00	86.00
		** TOTALS **	86.00	0.00			86.00
01-024905	SAFETY-KLEEN CORP.	CLEANING SOLVENT SHOP	276.56	0.00	000000	0/00/00	276.56
		** TOTALS **	276.56	0.00			276.56
01-003285	SHERRY WEBBER	MEMBERSHIP REFUND	16.20	0.00	000000	0/00/00	16.20
		** TOTALS **	16.20	0.00			16.20
01-025260	SHIELD TECHNOLOGY CORPORA	OFF-SITE SERVER REPLACEMENT	500.00	0.00	000000	0/00/00	500.00
		** TOTALS **	500.00	0.00			500.00

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VENDOR	VENDOR NAME	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	BALANCE
01-000155	SHIVE BATTERY INC	GRAHAM PARK MASTER PLAN	1,350.00	0.00	000000	0/00/00	1,350.00
		** TOTALS **	1,350.00	0.00			1,350.00
01-025333	SNYDER & ASSOCIATES INC.	US 30 AND GRANT RD	17,279.90	0.00	000000	0/00/00	17,279.90
		** TOTALS **	17,279.90	0.00			17,279.90
01-002277	SOLUTIONS INC.	SERVER INSTALLATION	297.25	0.00	000000	0/00/00	297.25
		** TOTALS **	297.25	0.00			297.25
01-028180	STATE HYGIENIC LABORATORY	WATER SAMPLE ANALYSIS	82.00	0.00	000000	0/00/00	82.00
		** TOTALS **	82.00	0.00			82.00
01-025880	STONE PRINTING CO.	SUPPLIES	35.99	0.00	000000	0/00/00	35.99
01-025880	STONE PRINTING CO.	OFFICE SUPPLIES	27.34	0.00	000000	0/00/00	27.34
01-025880	STONE PRINTING CO.	UTILITY BILLING ENVELOPES	885.38	0.00	000000	0/00/00	885.38
01-025880	STONE PRINTING CO.	COPY PAPER AND ENVELOPES	569.82	0.00	000000	0/00/00	569.82
01-025880	STONE PRINTING CO.	LABELS	18.59	0.00	000000	0/00/00	18.59
01-025880	STONE PRINTING CO.	DOOR TAG LABELS	17.24	0.00	000000	0/00/00	17.24
		** TOTALS **	1,554.36	0.00			1,554.36
01-025935	SUBWAY	EMPLOYEE RECOGNITION	24.12	0.00	000000	0/00/00	24.12
		** TOTALS **	24.12	0.00			24.12
01-002272	TIGGES OVERHEAD DOORS	OVERHEAD DOOR REPAIRS	340.35	0.00	000000	0/00/00	340.35
		** TOTALS **	340.35	0.00			340.35
01-003287	TONIC SOL FA	CONCERT FEE	1,675.00	0.00	000000	0/00/00	1,675.00
		** TOTALS **	1,675.00	0.00			1,675.00
01-026940	TOYNE INC.	3 PUMP CERTIFICATION TEST	600.00	0.00	000000	0/00/00	600.00
01-026940	TOYNE INC.	ENGINE #2 PUMP REPAIR	190.00	0.00	000000	0/00/00	190.00
		** TOTALS **	790.00	0.00			790.00
01-027060	TREASURER OF IOWA	8/1-8/15/2018 SALES TAX	496.00	496.00-	000000	8/27/18	0.00
		** TOTALS **	496.00	496.00-			0.00
01-027079	TRIPLE A SEEDS INC.	LAWN SEED	53.75	0.00	000000	0/00/00	53.75
01-027079	TRIPLE A SEEDS INC.	GRASS SEED	107.50	0.00	000000	0/00/00	107.50
		** TOTALS **	161.25	0.00			161.25
01-027085	TROPHIES PLUS INC.	JUNIOR CITY GOLF TOURNEY AWARD	95.03	0.00	000000	0/00/00	95.03
		** TOTALS **	95.03	0.00			95.03

	=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====
PAID ITEMS DATES :	8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018
PARTIALLY ITEMS DATES:	8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018
UNPAID ITEMS DATES :		8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018

VENDOR	VENDOR NAME	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	BALANCE
01-003220	TURFWERKS	IRRIGATION PARTS	425.11	0.00	000000	0/00/00	425.11
01-003220	TURFWERKS	IRRIGATION PARTS	33.81	0.00	000000	0/00/00	33.81
		** TOTALS **	458.92	0.00			458.92
01-001088	TYLER TECHNOLOGIES	ACCT. RECEIVABLE MAINT.	1,126.27	0.00	000000	0/00/00	1,126.27
01-001088	TYLER TECHNOLOGIES	ONLINE BILLING ACCESS	180.00	0.00	000000	0/00/00	180.00
		** TOTALS **	1,306.27	0.00			1,306.27
01-028168	UNITED PARCEL SERVICE	FREIGHT W/E 8/25/2018	92.95	92.95-	112317	8/30/18	0.00
01-028168	UNITED PARCEL SERVICE	FREIGHT W/E 8/11/2018	40.55	40.55-	112318	8/30/18	0.00
		** TOTALS **	133.50	133.50-			0.00
01-028435	UTILITY EQUIPMENT COMPANY	OPERATING SUPPLIES	291.77	0.00	000000	0/00/00	291.77
		** TOTALS **	291.77	0.00			291.77
01-002666	VAN WALL EQUIPMENT INC.	TURF BRUSH	4,800.00	0.00	000000	0/00/00	4,800.00
		** TOTALS **	4,800.00	0.00			4,800.00
01-029010	VEENSTRA & KIMM INC.	WWTP DISINFECTION IMP	1,250.90	0.00	000000	0/00/00	1,250.90
01-029010	VEENSTRA & KIMM INC.	WWTP SLUDGE HANDLING	3,374.31	0.00	000000	0/00/00	3,374.31
		** TOTALS **	4,625.21	0.00			4,625.21
01-029013	VERIZON WIRELESS	AIR CARDS	280.45	280.45-	112329	9/06/18	0.00
01-029013	VERIZON WIRELESS	CELL PHONES	362.85	362.85-	112329	9/06/18	0.00
		** TOTALS **	643.30	643.30-			0.00
01-030120	WAL-MART STORE #01-1787	SUPPLIES	59.88	0.00	000000	0/00/00	59.88
01-030120	WAL-MART STORE #01-1787	TRAIL CAM SUPPLIES	46.69	0.00	000000	0/00/00	46.69
01-030120	WAL-MART STORE #01-1787	SAFETY FAIR SUPPLIES	8.48	0.00	000000	0/00/00	8.48
01-030120	WAL-MART STORE #01-1787	HARD DRIVE	59.00	0.00	000000	0/00/00	59.00
01-030120	WAL-MART STORE #01-1787	CLEANING SUPPLIES	25.55	0.00	000000	0/00/00	25.55
01-030120	WAL-MART STORE #01-1787	SUPPLIES	2.68	0.00	000000	0/00/00	2.68
01-030120	WAL-MART STORE #01-1787	SUPPLIES	117.94	0.00	000000	0/00/00	117.94
		** TOTALS **	320.22	0.00			320.22
01-003138	WHEN TO WORK INC.	WORK SCHEDULE SOFTWARE	330.00	0.00	000000	0/00/00	330.00
		** TOTALS **	330.00	0.00			330.00

* Payroll Expense 156,980.37

A C C O U N T S P A Y A B L E
 O P E N I T E M R E P O R T
 S U M M A R Y

	=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====
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UNPAID ITEMS DATES :		8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018

R E P O R T T O T A L S

	GROSS	PAYMENTS	BALANCE
PAID ITEMS	328,562.92	328,562.92CR	0.00
PARTIALLY PAID	0.00	0.00	0.00
UNPAID ITEMS	346,465.90	0.00	346,465.90
VOID ITEMS	0.00	0.00	0.00
** TOTALS **	675,028.82	328,562.92CR	346,465.90

U N P A I D R E C A P

UNPAID INVOICE TOTALS	346,494.91
UNPAID DEBIT MEMO TOTALS	0.00
UNAPPLIED CREDIT MEMO TOTALS	29.01CR
** UNPAID TOTALS **	346,465.90

09-06-2018 11:18 AM
VENDOR SET: 01 City of Carroll
REPORTING: PAID, UNPAID, PARTIAL

A C C O U N T S P A Y A B L E
O P E N I T E M R E P O R T
S U M M A R Y

PAGE: 12
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	=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====
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PARTIALLY ITEMS DATES:	8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018
UNPAID ITEMS DATES :		8/24/2018 THRU 9/06/2018	8/24/2018 THRU 9/06/2018

FUND TOTALS

001	GENERAL FUND	218,190.05
010	HOTEL/MOTEL TAX	2,131.42
110	ROAD USE TAX FUND	12,291.02
178	CRIME PREV/SPEC PROJECTS	288.93
309	C.P. - CORRIDOR OF COMM.	235,322.37
311	C.P.-PARKS & RECREATION	4,136.25
600	WATER UTILITY FUND	23,214.53
610	SEWER UTILITY FUND	17,531.43
612	SEWER UTILITY CAP. IMP.	4,625.21
850	MEDICAL INSURANCE FUND	317.24
	* PAYROLL EXPENSE	156,980.37

GRAND TOTAL 675,028.82

City of Carroll

Brad Burke, Chief of Police

Police Department

112 E. 5th Street

Carroll, Iowa 51401-2799

(712) 792-3536

FAX: (712) 792-8088

TO: Mike Pogge-Weaver, City Manager

WSPW

FROM: Brad Burke, Chief of Police

BB

DATE: September 5, 2018

RE: New and Renewal of License

The following establishment has made application for a new license:

Denny's
227 North Carroll
Class "C" Liquor License

The following establishments have made application for renewal of license:

Hunan Chinese Restaurant, Inc.
708 Simon Avenue
Special Class "C" Liquor License (Beer/Wine) with Sunday Sales

Bloomer's, Inc.
1235 Plaza Drive
Class "C" Liquor License (Commercial) with Sunday Sales and Outdoor Service

RECOMMENDATION: Council consideration and approval of these applications.

City of Carroll

112 E. 5th Street

Carroll, Iowa 51401-2799

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council Members

FROM: Mike Pogge-Weaver, City Manager *MJP-W*

DATE: September 5, 2018

SUBJECT: Carroll Park Apartments Urban Renewal Plan

- Consideration of Ordinance for the division of revenues under Iowa Code Section 403.19 for Carroll Park Apartments Urban Renewal Plan.

At the June 25, 2018 Council meeting, direction was given by the City Council to proceed with creating an Urban Renewal Plan to support a development/tax increment finance (TIF) rebate agreement with Kenyon Hill Ridge LLC related to the Development of Carroll Park Apartments Condominiums. On August 6, 2018, the City Council approved a rezoning request from R-3 to Planned Unit Development with an underlay zoning of R-5 and approved Carroll Park Apartments Preliminary Plat. On August 27, 2018 the City Council approved a resolution adopting the Carroll Park Apartments Urban Renewal Plan.

The proposed development calls for the construction of two, 30-unit, three story, market rate apartment buildings on the southside of the property and 8 owner occupied, duplex buildings, for a total of 16 units on the north side of the property. The apartments will all be two-bedroom units with a higher level of interior finishes including a washer and dryer in each unit, granite countertops, oak cabinets, etc. Rent for the units in the 30-unit building is targeted at \$950 to \$1,000 per month. The duplexes will be marketed in the range of \$240,000 per unit. It is anticipated that Kenyon Hill Ridge, LLC will invest at least \$11,500,000 in the development of the housing units including, but not limited to, the construction of new streets, sanitary sewer, storm water, gas, and electrical infrastructure.

At the September 10th Council meeting, the City Council will consider the 2nd reading of Ordinance for the division of revenues under Iowa Code Section 403.19 for Carroll Park Apartments Urban Renewal Plan. If the 2nd reading of the ordinance is approved, on September 24, 2018 the City Council will consider the 3rd reading and final adoption of the ordinance and will hold a public hearing and consider adoption of a development agreement with Kenyon Hill Ridge LLC related to the development of Carroll Park Apartments Condominiums.

The approved Carroll Park Apartments Urban Renewal Plan and this Ordinance will provide the City the ability to provide an incentive that will reimburse the developer the cost of installing the public utilities and infrastructure for the development. JEO Consulting Group Inc has completed an engineer's conceptual opinion of probable cost on the public utilities and has estimated that the public utilities will cost \$493,060. The Urban Renewal Plan specifies the maximum incentive will be the developer's certified cost of the public improvements or \$600,000.

While the development agreement with Kenyon Hills Ridge, LLC is not a subject of tonight's meeting, a concern related to Section 6.9 of the development agreement was raised on August 27th. Section 6.9 of the development agreement restricted the property to market-rate housing and requires that the housing units not be marketed, used or treated as a Section 8 housing project, a Section 42 housing, nor a project under any similar government program through December 31, 2031. In discussions with the developer since the August 27th meeting, they are willing to extend the restriction contained in Section 6.9 into perpetuity. Staff is working with Nathan Overberg with Ahlers & Cooney, P.C to revise this section to extend the restrictions created in Section 6.9 of the agreement in a way that is acceptable to the developer and the City.

RECOMMENDATION: Consideration of the 2nd reading of the attached ordinance for the division of revenues under Iowa Code Section 403.19 for Carroll Park Apartments Condominiums Urban Renewal Plan.

Carroll Park Apartments Urban Renewal Plan Frequently Asked Questions

How does this TIF rebate work?

In a TIF district, property taxes are collected at the normal levy rates. For FY 2019 the consolidated levy rate for the City of Carroll is \$25.7527 per \$1,000 of taxable value. Debt service levies for the County, City and School District and the Physical Plant and Equipment Levy (PPEL Levy) for the School District are distributed to the various taxing authorities as normal. The remaining tax collections are then diverted to the TIF district to be used on authorized uses. For FY 2019, the “TIF Rate” for the City of Carroll is \$23.41427 per \$1,000 of value. Since this project is Market Rate and does not include low-to-moderate income (LMI) housing, the City is required to set aside a percentage of the TIF collections equal to the LMI population in Carroll County. The current LMI population in Carroll County is 36.62%. This percentage is subject to change as the rate changes annually. Therefore, of the “TIF Rate” of \$23.41427 per \$1,000 of value, only \$14.83996 is eligible to be reimbursed to the developer after all required set asides.

Working with the Carroll County Assessor, the total assessed value for the apartment buildings and 18 duplex building is estimated to be approximately \$8,258,910. Assuming that the project is fully built out by January 1, 2020 and using the FY 2018/2019 tax rates, the developer would pay a total of \$135,043 in property taxes in FY 2021/2022. Based on that amount, after debt service levy, PPEL Levy, and required LMI set aside the developer would only be eligible to receive \$77,819 back as a TIF rebate in FY 2021/2020.

What happens once the developer is fully reimbursed?

Once one TIF Rebate is completely paid, the TIF District will end and the tax collections will occur like any other property in the City. Based on estimates developed by JEO Engineering, the projected infrastructure cost and eligible reimbursement is \$493,060. It would take just over 7 years to fully reimburse the developer \$493,060. If infrastructure reaches the maximum cost of \$600,000, as specified in the development agreement, it will take just under 9 years to fully reimburse the developer. If the infrastructure cost is ultimately greater than \$600,000, that difference would be the responsibility of the developer.

Is the City liable for making up the difference if TIF collections are not sufficient to fully reimburse the developer?

No. The developer is only eligible to receive a TIF rebate for up to 10 years. If tax collections are not sufficient to fully reimburse the developer during that first 10 years from when the TIF district is certified, which will occur in the year that construction first starts in the development, the developer will not be fully reimbursed their costs. The risk in this case is on the developer.

How and where can LMI set aside be used?

The funds in the LMI set aside can be used anywhere in the City of Carroll. Examples on how LMI funds can be used include, but are not limited to:

- Construction of LMI affordable housing.
- Owner/renter-occupied housing rehabilitation for LMI residents and/or families.
- Homeownership assistance for LMI residents and/or families.
- Down payment assistance for LMI residents and/or families
- Mortgage interest buy-down assistance for LMI residents and/or families.
- Under appropriate circumstances, the construction of public improvements that advance housing for LMI residents and/or families.

The ultimate decision on how the LMI funds are used will be made by the City Council. While a discussion has not had at the Council level, some discussions have been held with Region XII Council of Governments about supplementing some of their programs related to housing rehabilitation, down payment assistance, and other similar programs for LMI residents.

Is the proposed Carroll Park Apartment project “dead” if the development incentive is denied by the City Council?

Not necessarily. On August 6, 2018, the Carroll City Council on a 6-0 vote approved the rezoning request and Preliminary Plat for the Carroll Park Apartments development. With an approved preliminary plat, the developer is guaranteed the right, for a one-year period, to develop the property as long as they follow the approved preliminary plat. If the City Council would decide to not provide an incentive, the development would still be permitted to proceed under the approved preliminary plat, just without any incentive or any of the terms and conditions that have been negotiated as part of the proposed Carroll Park Apartments Development Agreement. After one year the preliminary plat approval is void and the developer would be subject to any new zoning restrictions and subdivision requirements that are in place.

ORDINANCE NO. _____

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE CARROLL PARK APARTMENTS URBAN RENEWAL AREA, IN THE CITY OF CARROLL, COUNTY OF CARROLL, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF CARROLL, COUNTY OF CARROLL, CARROLL COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE CARROLL PARK APARTMENTS URBAN RENEWAL AREA (**THE CARROLL PARK APARTMENTS URBAN RENEWAL PLAN**)

WHEREAS, the City Council of the City of Carroll, State of Iowa, after public notice and hearing as prescribed by law and pursuant to Resolution No. _____ passed and approved on the 27th day of August, 2018, adopted an Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the Carroll Park Apartments Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Area includes the lots and parcels located within the area legally described as follows:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 84 NORTH, RANGE 34 WEST OF THE 5TH P.M., CARROLL COUNTY, IOWA, WHICH EXTERIOR BOUNDARY IS MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE N00°27'59"W, ON THE EAST LINE OF SAID SOUTHEAST QUARTER, 935.42 FEET; THENCE S89°50'09"W ON THE NORTH LINE OF EAST BUSINESS PARK SUBDIVISION 552.83 FEET TO THE POINT OF BEGINNING; THENCE N00°15'35"W, 339.98 FEET TO THE SOUTH LINE OF NORTHRIDGE FOURTH SUBDIVISION, PHASE THREE; THENCE S89°50'21"W, ON SAID SOUTH LINE, 774.67 FEET TO THE WEST RIGHT OFWAY LINE OF BELLA VISTA DRIVE; THENCE S00°15'35"E, ON SAID WEST LINE, 340.02 FEET TO A POINT ON SAID WEST LINE; THENCE N89°50'09"E, ON THE NORTH LINE OF EAST BUSINESS PARK 774.67 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 6.05 ACRES MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Carroll, State of Iowa, in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Carroll, State of Iowa, desires to provide for the division of revenue from taxation in the Urban Renewal Area, as above described, in accordance with the provisions of Section 403.19 of the Code of Iowa, as amended.

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

Section 1. That the taxes levied on the taxable property in the Urban Renewal Area legally described in the preamble hereof, by and for the benefit of the State of Iowa, City of Carroll, County of Carroll, Carroll Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 2. That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City of Carroll, State of Iowa, certifies to the Auditor of Carroll County, Iowa the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid.

Section 3. That portion of the taxes each year in excess of the base period taxes determined as provided in Section 2 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of the City of Carroll, State of Iowa, hereby established, to pay the principal of and interest on loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds or obligations issued under the authority of Section 403.9 or 403.12 of the Code of Iowa, as amended, incurred by the City of Carroll, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Iowa Code Section 298.2 and taxes for the instructional support program of a school district imposed pursuant to Iowa Code Section 257.19 (but in each case only to the extent required under Iowa Code Section 403.19(2)); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Iowa Code Section 346.27(22) related to joint county-city buildings; and (iv) any other exceptions under Iowa Code Section 403.19 shall be collected against all taxable property within the Urban Renewal Area without any limitation as hereinabove provided.

Section 4. Unless or until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in the Urban Renewal Area as shown by the assessment roll referred to in Section 2 of this Ordinance, all of the taxes

levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 5. At such time as the loans, advances, indebtedness, bonds and interest thereon of the City of Carroll, State of Iowa, referred to in Section 3 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 6. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to fully implement the provisions of Section 403.19 of the Code of Iowa, as amended, with respect to the division of taxes from property within the Urban Renewal Area as described above. In the event that any provision of this Ordinance shall be determined to be contrary to law, it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the Urban Renewal Area and the territory contained therein.

Section 7. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2018.

Mayor

ATTEST:

City Clerk

Read First Time: _____, 2018

Read Second Time: _____, 2018

Read Third Time: _____, 2018

PASSED AND APPROVED: _____, 2018.

I, _____, City Clerk of the City of Carroll, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____ passed and approved by the City Council of the City at a meeting held _____, 2018, signed by the Mayor on _____, 2018, and published in the Daily Times Herald on _____, 2018.

City Clerk, City of Carroll, State of Iowa

(SEAL)

01503307-1\10275-067

Carroll Park Apartments Project Timeline

June 25, 2018 – City Council – Carroll Park Apartments Project was presented to Council. Dave Walters, Green Stream of Iowa, discussed the project with Council. No Council action taken. Council consensus to continue exploring this project.

July 11, 2018 – Planning and Zoning Commission:

- Planning and Zoning Commission held a public hearing on the rezoning from R-3, Low-Density Residential to P.U.D., Planned Unit Development with an underlay zoning of R-5, High-Density Residential District, Marty Steffes was present to represent and support the request. No one appeared in opposition. All present voted aye. Absent: Horbach, McQueen and Pietig.
- A preliminary plat for Carroll Park Apartments was submitted for review. All present voted aye. Absent: Horbach, McQueen and Pietig. To recommend to the City Council approval of the preliminary plat.

July 23, 2018 – City Council – Set public hearing & consultation for the urban renewal area. All present voted aye. Absent: Siemann. Motion carried.

August 6, 2018 – City Council:

- Held public hearing and approved the rezoning request from R-3 to Planned Unit Development with an underlay zoning of R-5. No public comments made. All present voted aye. Absent: None. Motion carried.
- Approved the Preliminary Plat. All present voted aye. Absent: None. Motion carried.
- Set a public hearing date (August 27) for the Development Agreement. All present voted aye. Absent: None. Motion carried.

August 8, 2018 – Planning and Zoning Commission – Planning and Zoning Commission reviewed and recommended to the City Council approval of the Urban Renewal Plan for Carroll Park Apartments. All present voted aye. Absent: Macke. Motion carried.

August 27, 2018 – City Council:

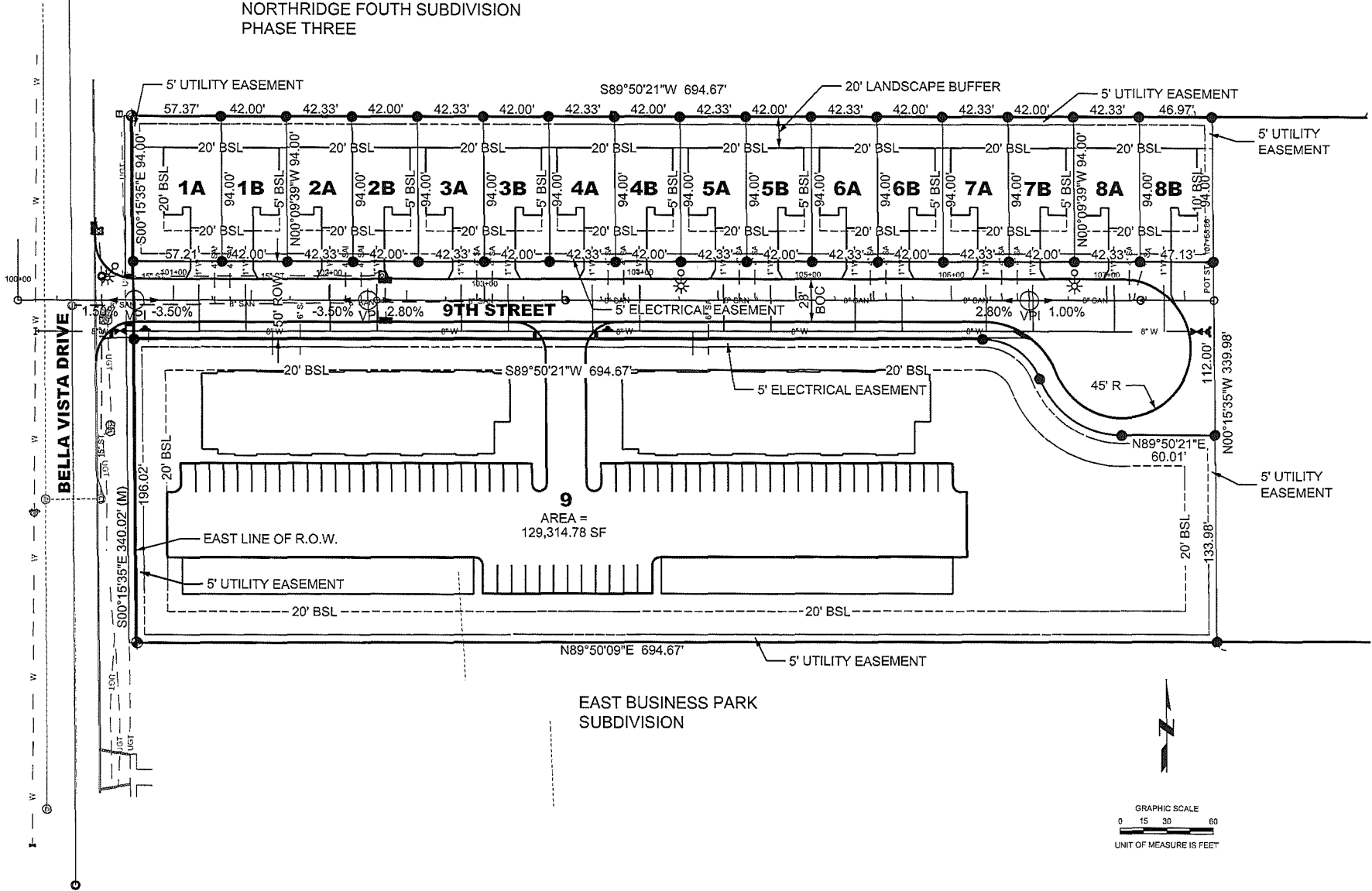
- Held public hearing and approved the resolution to set up the urban renewal plan. Neil Bock, Jean Ludwig and Rhonda Bock addressed Council during the public hearing. All present voted aye except Siemann voted nay. Absent: None. Motion carried.
- Approved the first reading of the ordinance to set up the TIF district. All present voted aye. Absent: None. Motion carried.
- Held public hearing and deferred action on the resolution until September 24 council meeting to enter into a development agreement with Kenyon Hill Ridge LLC. Neil Bock addressed Council during the public hearing. All present voted aye. Absent: None. Motion carried.

NORTHRIDGE FOURTH SUBDIVISION
PHASE THREE



K: Surveyor/Registered Professional Engineer/Professional Surveyor/Professional Land Surveyor/Professional Engineer/Professional Architect
 A/E/C: Surveyor/Registered Professional Engineer/Professional Surveyor/Professional Land Surveyor/Professional Engineer/Professional Architect
 P: Professional Engineer/Professional Surveyor/Professional Land Surveyor/Professional Engineer/Professional Architect

File Name: J:\1\Northridge 4th Subdiv\Drawings\1\Proposed\1\Site Plan.dwg
 Plot Date: 7/15/2016 10:12:41 AM
 Plot Scale: 1" = 30'



2018
 CARROLL PARK
 APARTMENTS SUBDIVISION
 CARROLL, IOWA

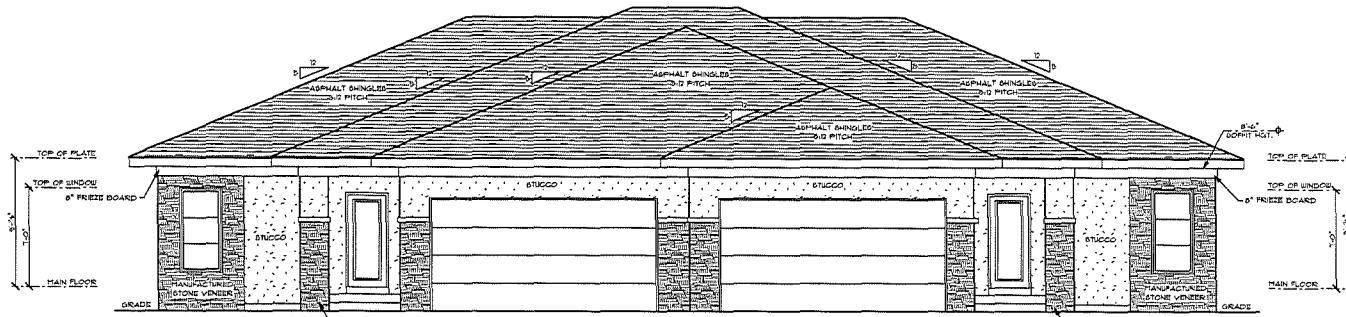
PROPOSED SITE PLAN

PROJECT NO.	180482.00
DATE	7/15/2016
DRAWN BY	jsandolph
FILE NAME	S:\180482-00.dwg
FIELD BOOK	FIELDBOOK
FIELD CHECK	FIELDBOOK
SURVEY FILE NO.	FC IN
PLAN NUMBER	SURVEY FILE NO.
TO PREPARE REVIEW	DATE
BY	DATE
AS PREPARED REVIEW	DATE
BY	DATE
REVISIONS	



MATERIALS NOTES:
 1. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILDUP OF MOISTURE OR MOLD.
 2. CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR INFORMATION PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL ZONING OR SAFETY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS.
PLUMBING TO BE INSTALLED:
 1. AT RAIN AND ROOF INTERSECTIONS
 2. ANYWHERE THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION
 3. AROUND ROOF OPENINGS
ICE PROTECTION:
 1. 3 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED ASPHALT SHEET EXTENDED FROM THE EAVES EDGE TO A POINT AT LEAST 3' BEYOND THE EXTERIOR WALL LINE OF THE BUILDING.
ROOF DRAINAGE:
 1. COLLECT AND DRAINAGE ALL ROOF DRAINAGE TO THE DRAINAGE SURFACE AT LEAST 8 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.
ROOF DRAIN:
 1. VERIFY WELL VENTS ON TRUSSES. ALL WELL VENTS MUST NOT BE THE SAME.
 2. WALL VENTS IN RAFTERED AREAS MAY NEED TO BE ADJUSTED UP OR DOWN TO MATCH METALS IN RAFTERED AREAS TO FABRIC LINE THROUGH. VERIFY METALS BY TRUSSING.
ROOF VENTILATION:
 1. PROVIDE RIDGE VENTS AND SOFFIT VENTS AS REQ'D BY CODE.

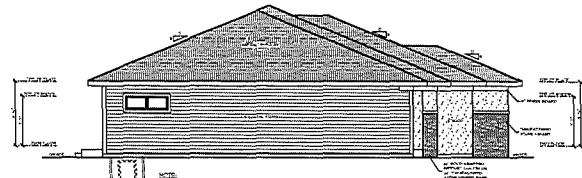
NOTE:
 ACCORDING TO THE 2021 IRC, GABLE SIDINGS MAY NEED TO BE ADJUSTED TO MEET SECTION R602.3 REQUIREMENTS. VERIFY BY LOCAL BUILDING DEPARTMENT.



FRONT ELEVATION

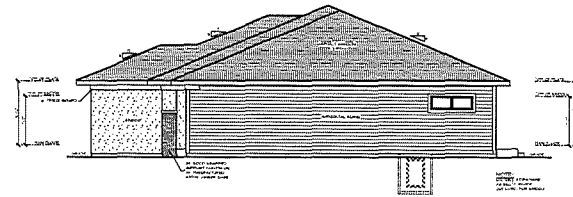
SCALE: 1/4" = 1'-0"

PRELIMINARY PLANS ONLY - NOT FOR CONSTRUCTION



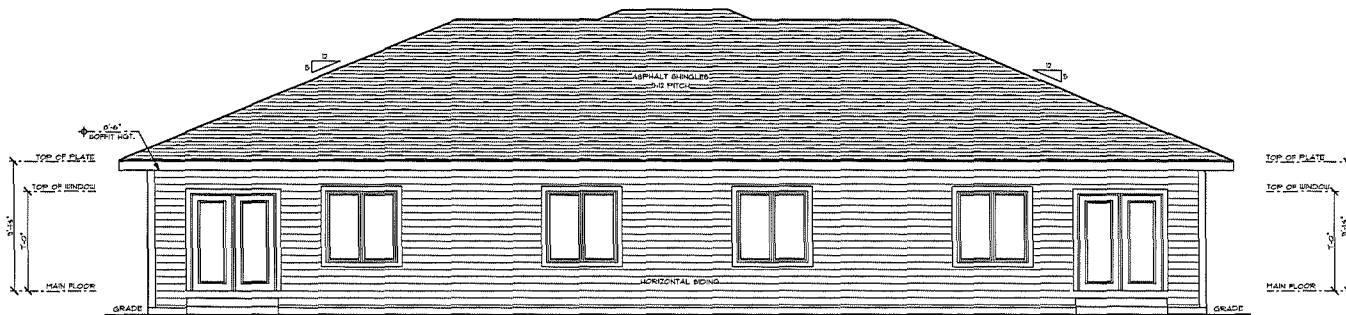
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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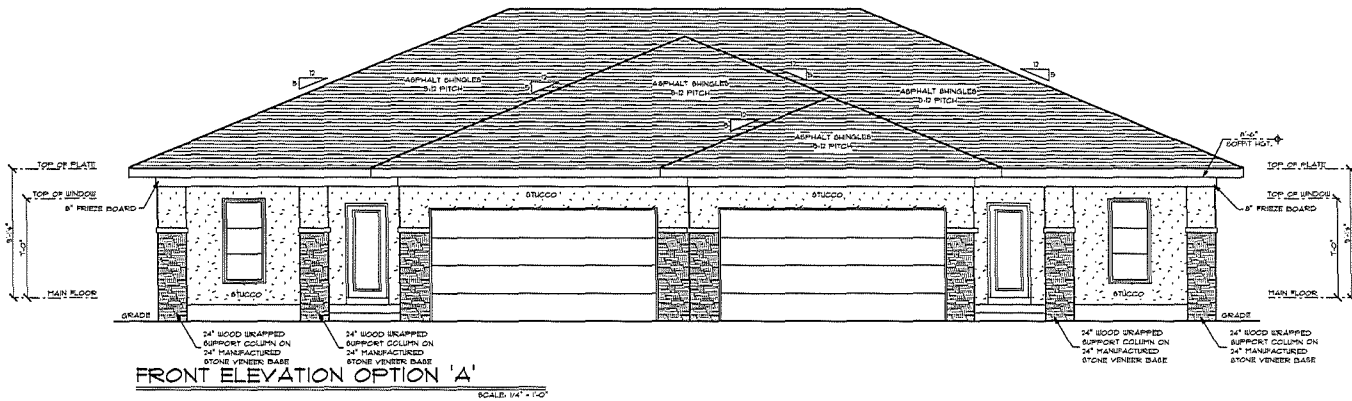
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CHECKED BY:
FINAL RELEASE:
REVISIONS:
JOB NO. 16-25100

2

MATERIALS NOTES:

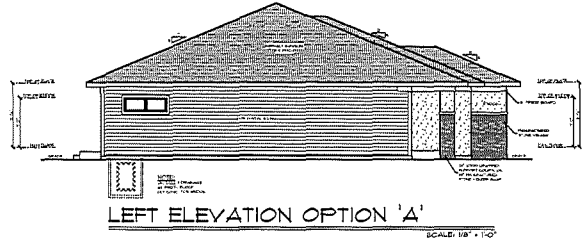
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- FLASHING TO BE INSTALLED.
- 2" MINIMUM ROOF OVERHANGS.
- UNLESS OTHERWISE SPECIFIED, ALL ROOFING SHALL BE 1/2" THICK.
- 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER FLOORING MEMBRANE SHALL BE PROVIDED FROM THE EAVES EDGE TO A POINT AT LEAST 2" ABOVE THE EXTERIOR WALL LINE OF THE BUILDING.
- ROOF DRAINAGE:
 - COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 3 FEET FROM FOUNDATION WALLS, OR TO AN APPROVED DRAINAGE SYSTEM.
- ROOF VENTILATION:
 - VERIFY MEET NOTE ON FRAMES. ALL VENTS MUST BE INSTALLED IN THE RAFTERS.
 - RAFTERS MUST BE SPACED TO ACCOMMODATE THE VENTS.
 - VENTS MUST BE INSTALLED AT LEAST 1" ABOVE THE EXTERIOR WALL LINE OF THE BUILDING.
 - VENTS MUST BE INSTALLED AT LEAST 1" ABOVE THE MAIN FLOOR.

NOTE: ACCORDING TO THE 2016 IRC, SOME WINDOWS MAY NEED TO BE ADJUSTED TO MEET SECTION R602 REQUIREMENTS. VERIFY WITH LOCAL BUILDING DEPARTMENT.

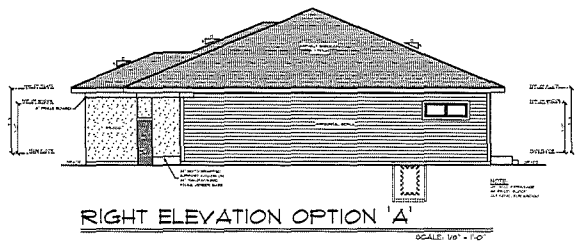


FRONT ELEVATION OPTION 'A'
SCALE: 1/4" = 1'-0"

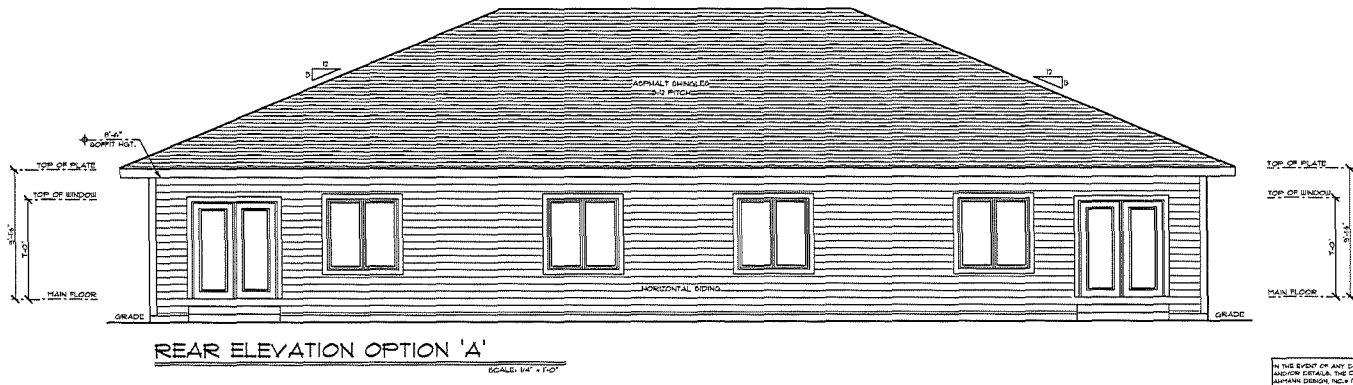
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LEFT ELEVATION OPTION 'A'
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION OPTION 'A'
SCALE: 1/8" = 1'-0"



REAR ELEVATION OPTION 'A'
SCALE: 1/4" = 1'-0"

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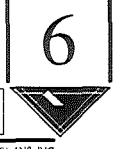
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(319) 395-7900

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DRAWN BY: J.P.
CHECKED BY:
FINAL RELEASE:
REVISIONS:
JOB NO. 16-29100



MATERIALS NOTES:

- IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE RISK OF FIRES OR BLEND.
- CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR INFORMATION PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL ZONING OR SAFETY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS.

FINISHING TO BE INSTALLED:

1. FLOOR AND ROOF FINISHINGS
2. WHEREVER THERE'S A CHANGE IN ROOF SLOPE OR DIRECTION
3. AROUND ROOF OPENINGS

NOTES:

1. 3 LAYERS OF UNDERLAYMENT CEILINGED TOGETHER OR 4. 2x4 BATTENS WITH 1/2" INSULATED SHEET ROOFING EXTENDING FROM THE EXTERIOR WALL LINE OF THE BUILDING TO THE EXTERIOR WALL LINE OF THE BUILDING.
2. COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS PER TO AN APPROVED DRAINAGE SYSTEM.

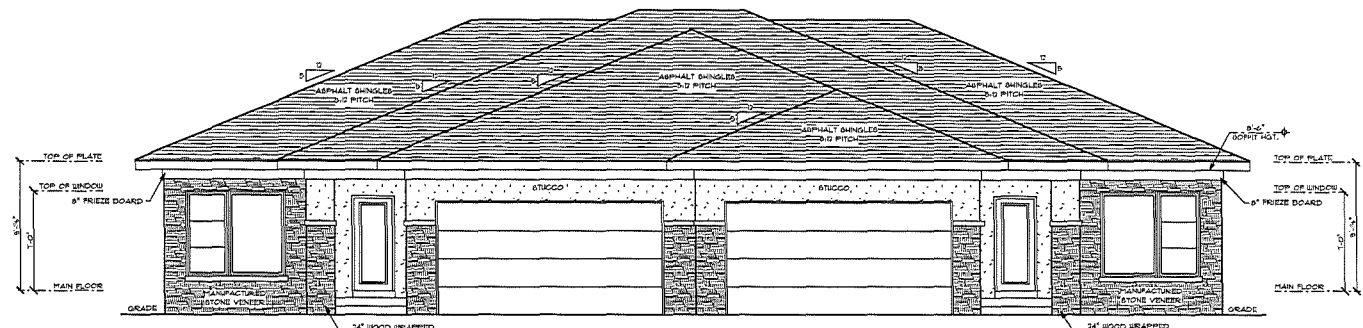
ROOF DRAINAGE:

1. VERIFY HILL SLOPE ON TREES. ALL HILL SLOPE MAY NOT BE THE SAME.
2. WALL NOTE - RAFTERED AREAS MAY NEED TO BE ADJUSTED UP OR DOWN TO MATCH HILLS - TRIMMED AREAS TO FOLLOW LINES MATCH UP VERIFY NOTES BY TRIMMER.

ROOF VENTILATION:

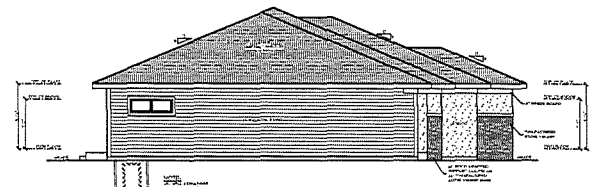
1. PROVIDE RIDGE VENTS AND SOFFIT VENTS AS REQ'D BY CODE.

NOTE:
ACCORDING TO THE DOT REC SOME SINGLES MAY NEED TO BE ADJUSTED TO MEET SECTION 860.2 REQUIREMENTS. VERIFY W/ LOCAL BUILDING DEPARTMENT.

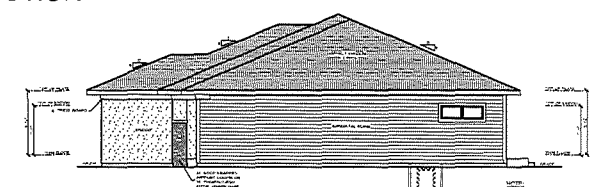


FRONT ELEVATION OPTION 'B'
SCALE: 1/4" = 1'-0"

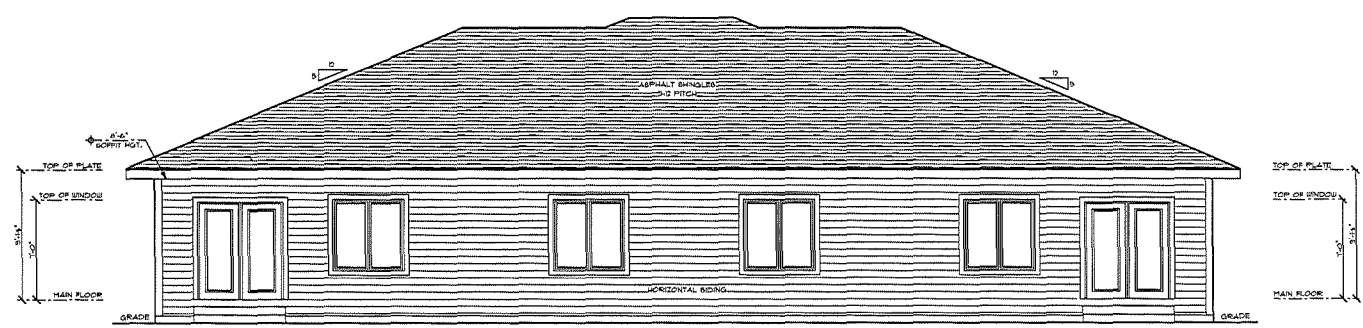
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LEFT ELEVATION OPTION 'B'
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION OPTION 'B'
SCALE: 1/8" = 1'-0"



REAR ELEVATION OPTION 'B'
SCALE: 1/4" = 1'-0"

IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS, ELEVATIONS AND/OR DETAILS, THE CONTRACTOR / SUB-CONTRACTOR SHALL CONTACT AHMANN DESIGN INC. 5 DAYS BEFORE CONSTRUCTION FOR CLARIFICATION. IF AHMANN DESIGN IS NOT CONTACTED, THE CONTRACTOR / SUB-CONTRACTOR WILL ASSUME FULL RESPONSIBILITY.

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7

FOUNDATION NOTES:

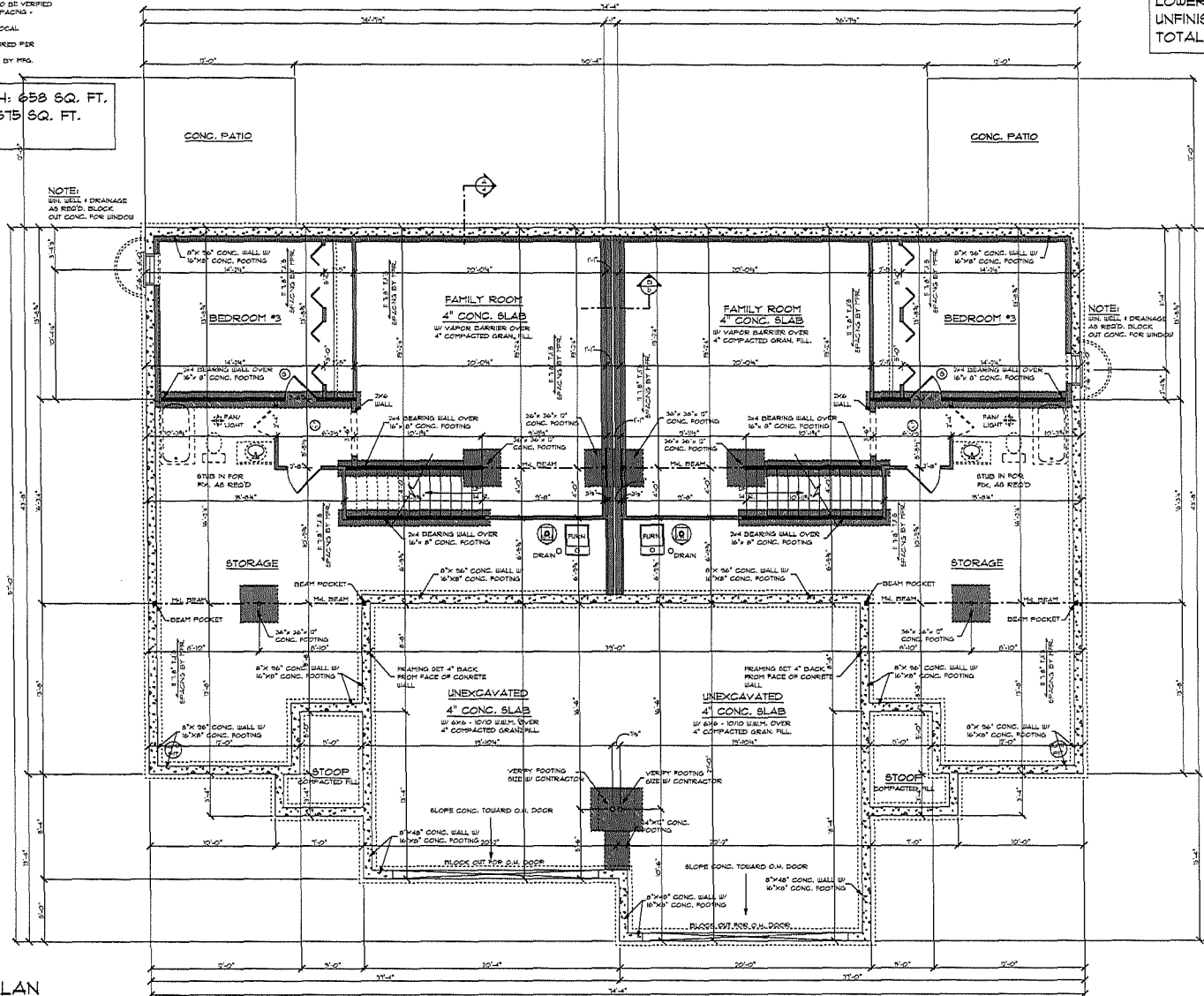
1. 2000 P.S.F. SOIL BEARING PRESSURE ASSUMED FOR FOOTING DESIGN. IF DIFFERENT CONDITIONS ARE ENCOUNTERED NOTIFY DESIGNER.
2. DO NOT BACKFILL BASEMENT WALLS UNTIL FIRST FLOOR IS IN PLACE.
3. 3000 P.S.I. CONCRETE PHYSICALS.
4. DO NOT PLACE ANY FOOTINGS ON DISTURBED OR UNSTABLE SOIL - OVER EXCAVATE AND EXTEND FOOTING DEPTH.
5. CONCRETE WALL FOOTINGS & PAD SIZES TO BE VERIFIED BY CONTRACTOR. REINFORCING SIZE & SPACING - BY OTHERS.
6. VERIFY DEPTH OF ROOT FOOTINGS BY LOCAL CODES, REGION AND SOIL BEARING.
7. PROVIDE TERPITE PROTECTION AS REQUIRED PER LOCAL CODE.
8. ACTUAL FLOOR JOIST LAYOUT & SPACING BY FRG.

PRELIMINARY PLANS ONLY - NOT FOR CONSTRUCTION

NOTE:
ACCORDING TO THE 2003 IRC
SOME WINDOWS MAY NEED TO BE ADJUSTED
TO MEET SECTION R602 REQUIREMENTS.
VERIFY BY LOCAL BUILDING DEPARTMENT.

LOWER LEVEL FINISH: 658 SQ. FT.
UNFINISHED AREA: 575 SQ. FT.
TOTAL: 1233 SQ. FT.

LOWER LEVEL FINISH: 658 SQ. FT.
UNFINISHED AREA: 575 SQ. FT.
TOTAL: 1233 SQ. FT.



NOTE:
MIN. SILL & DRAINAGE
AS REQ'D. BLOCK
OUT CONC. FOR WINDOWS

NOTE:
MIN. SILL & DRAINAGE
AS REQ'D. BLOCK
OUT CONC. FOR WINDOWS

- GENERAL NOTES:**
1. TO 1/2" CEILING HOT.
 2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT ALL PRODUCTS ARE INSTALLED PER MFR. RECOMMENDATIONS.
 3. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILT-UP OF MOISTURE OR MOLD.
 4. IT IS THE RESPONSIBILITY OF THE PLUMBING, ELECTRICAL AND HVAC SUB-CONTRACTORS TO DESIGN BUILD THESE SYSTEMS AND TO INSURE THAT THESE SYSTEMS ARE INSTALLED AND OPERATING PROPERLY.
 5. CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR SCHEMATIC PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL ZONING OR SAFETY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS.
 6. SMOKE DETECTOR (S)
 7. VENT FAN (V)
 8. SMOKE/CO/GAS MONITORING DETECTOR (M)
 9. INTERIOR OPENINGS ARE TO CENTER OF STUD.
 10. BASEMENT BASH WINDOWS AS REQ'D BY LOCAL CODE. VERIFY SIZE & LOCATION BY CONTRACTOR.
 11. HURR OUT AND INSULATE BASEMENT WALLS AS REQ'D BY LOCAL CODES.
 12. TOP 1" THK. CEILING HOT, 7'-0" MIN. TO UNDERLAYER OF DEADM, DUCTS, ETC.

THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS, ELEVATIONS AND/OR DETAILS, THE CONTRACTOR / SUB-CONTRACTOR SHALL CONTACT AHMANN DESIGN INC. PRIOR TO BEGIN CONSTRUCTION FOR CLARIFICATION. IF AHMANN DESIGN IS NOT CONTACTED, THE CONTRACTOR / SUB-CONTRACTOR WILL ASSUME FULL RESPONSIBILITY.

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JOB NO. 16-09100



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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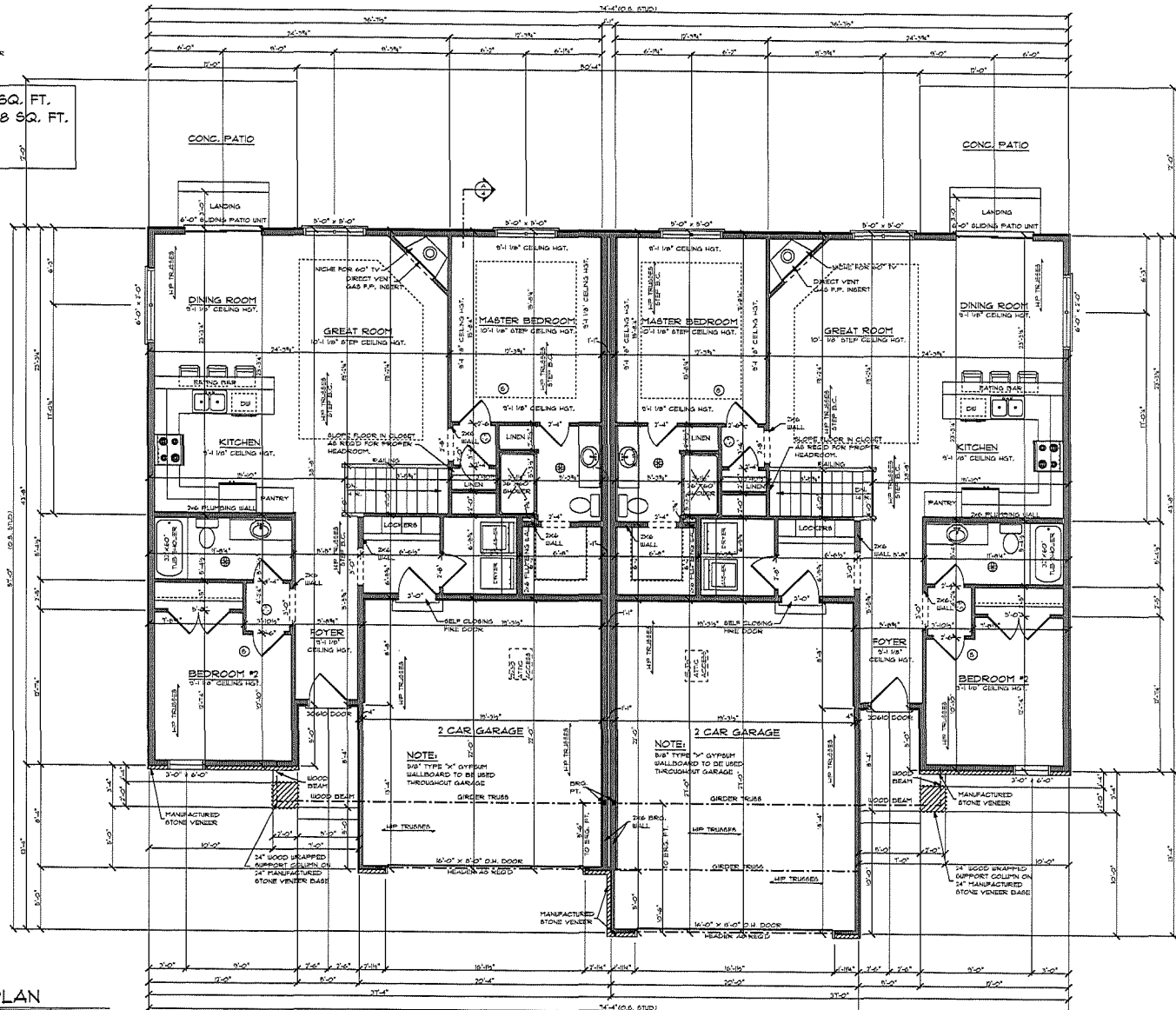
FRAMING NOTES:

- 9'-4 1/8" WALL HEIGHT UNLESS NOTED
- SKINNE REIN. DO NOT INCLUDE TRANSOMS OR ANCH TOPS.
- ROOF FRAMED TO BE DESIGNED & CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OR REGION OF CONSTRUCTION FOR ALL DEAD & LIVE LOADS.
- ALL EXTERIOR WALLS 2X4 @ 16" O.C. ALL INTERIOR WALLS 2X4 @ 16" O.C. GARAGE WALLS 2X4 @ 16" O.C.
- "BROWQUAY" BEAM & EXTENSOR HEADERS SIZES TO BE VERIFIED BY SUPPLIER.
- DOE PLUMBING WALLS AS REQ.

MAIN FLOOR: 1305 SQ. FT.
2 CAR GARAGE: 428 SQ. FT.
STOOP: 48 SQ. FT.
TOTAL: 1781 SQ. FT.

NOTE:
ACCORDING TO THE 200 IRC
SOME WINDOWS MAY NEED TO BE ADJUSTED
TO MEET SECTION R602 REQUIREMENTS.
VERIFY BY LOCAL BUILDING DEPARTMENT.

MAIN FLOOR: 1305 SQ. FT.
2 CAR GARAGE: 545 SQ. FT.
STOOP: 48 SQ. FT.
TOTAL: 1841 SQ. FT.



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- CASEMENT WINDOW (UNLESS NOTED) 3/8" GLASS AS REQ. BY CODE
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT ALL PRODUCTS ARE INSTALLED PER THEIR RECOMMENDATIONS.
- IT IS THE RESPONSIBILITY OF THE PUMPING ELECTRICAL AND HVAC SUB-CONTRACTOR TO DESIGN, BUILD THEIR SYSTEMS AND TO INSURE THAT THESE SYSTEMS ARE INSTALLED AND OPERATING PROPERLY.
- IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILD-UP OF MOISTURE OR MOLD.
- CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR SCHEMATIC PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL ZONING OR BARRY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS.
- SMOKE DETECTOR (⊙)
- VENT FAN (⊕)
- SMOKE/CO DETECTOR (⊕)
- INTERIOR WALL DIMENSIONS ARE TO CENTER OF STUDS.
- EXTERIOR WALL DIMENSIONS ARE TO OUTSIDE OF STUDS.

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JOB NO. 16-25700

3

City of Carroll

112 E. 5th Street

Carroll, Iowa 51401-2799

(712) 792-1000

FAX: (712) 792-0139

**JULY 31, 2018
11:00AM
CITY COUNCIL CHAMBERS
CITY HALL, 112 E 5TH STREET
CITY OF CARROLL
CONSULTATION SESSION
URBAN RENEWAL PLAN FOR THE
CARROLL PARK APARTMENTS URBAN RENEWAL AREA**

No representatives from either Carroll County or the Carroll Community School District were present for the consultation.

No written comments were received.



Michel J. Pogge-Weaver, City Manager

PLANNING AND ZONING COMMISSION
MINUTES OF AUGUST 8, 2018

The Carroll Planning and Zoning Commission met in regular session on August 8, 2018, 5:16 PM, in the Farner Government Building, Mayor's Office. Present: John Horbach, Ron Juergens, Jean Ludwig, Katie McQueen, Dan Messerich, Jayne Pietig and Pat Venteicher. One Commissioner Position vacant. Absent: Pat Macke. Also present: Mike Pogge-Weaver, David Bruner, City Attorney and Greg Schreck, Building/Fire Safety Official. Commissioner McQueen presided.

MOTION by Juergens, second by Horbach, to approve the minutes of the July 11, 2018 as mailed. All present voted aye. Absent: Macke. Motion carried.

A request from the City Council asked that the Commission review the Urban Renewal Plan for Rolling Hills South Condominiums. The area to be developed contains 3.63 acres of land and is located between Highway 71 and Meadow Lane. The development will contain 6 duplex buildings for a total of 12 residential dwelling units. MOTION by Juergens, second by Venteicher to recommend to the City Council approval of the Urban Renewal Plan for Rolling Hills South Condominiums as being in conformity with the general plan for the development of the City at a whole. All present voted aye. Absent: Macke. Motion carried.

A request from the City Council asked that the Commission review the Urban Renewal Plan for Carroll Park Apartments. The area to be developed contains 6.05 acres of land and is located immediately east of Bella Vista Drive and is approximately 550 feet west of Griffith Road. The development will contain 8 duplex buildings on the north side of the property for a total of 16 units and on the south side of the property two 30-unit market rate apartment buildings. There are a total of 76 residential dwelling units proposed in the development. MOTION by Juergens, second by Venteicher to recommend to the City Council approval of the Urban Renewal Plan for Carroll Park Apartments as being in conformity with the general plan for the development of the City at a whole. All present voted aye. Absent: Macke. Motion carried.

MOTION by Juergens, second by Messerich, to adjourn at 5:27 PM. All present voted Aye. Absent: Macke. Motion carried.

Katie McQueen, Vice-Chairperson

Michel J. Pogge-Weaver, City Manager

DRAFT

City of Carroll

112 E. 5th Street


Carroll, Iowa 51401-2799

(712) 792-1000

FAX: (712) 792-0139

Date: August 27, 2018

Re: Public Hearing Comments for the Carroll Park Apartments Urban Renewal Plan

From: Laura A. Schaefer, City Clerk 

Public comments were received during the public hearing held on August 27, 2018, for the Carroll Park Apartments Urban Renewal Plan. The following individuals addressed Council: Neil Bock, Jean Ludwig and Rhonda Bock, all residents of Carroll, Iowa.

The comments were not in favor of the project of building a market rate apartment complex in their neighborhood. The comments included how taxpayers should not pay a subsidy to an outside developer and the Council should support Carroll and not outside investors. There was also a comment about a potential for a concentration of Section 8 housing in the apartment complex at some time in the future. And a final comment was made about the impact the apartment complex would have on the real estate market in the area.

Neil Bock
1216 Woodland Drive
Carroll, Iowa 51401

Cell Phone/Neil: 712-830-0094

Email: neiljbock@yahoo.com

Dear City Council Members/Mayer/City Manager:

At the August 27th City Council Meeting the following points were made.

1. The concern of community contribution of local tax money to fund up to \$600,000 in grant money to outside investors. Plus other incentives.
2. The unfair advantage given to savvy outside developers over local developers.
3. Long term detrimental effects of 30-60 apartments on local builders and investors.
4. The fact that rental profits would leave the community on a long term basis.
5. Lower property values, increased traffic and aesthetic issues.

The Carroll County Housing Assessment Summary for Carroll. Page 54 Para.2 reads:

“Overall housing reinvestment and maintenance is strong. The city’s older housing stock will require continued reinvestment especially for the large number of homes constructed in the 1960’s and 1970’s. For most of the existing city, neighborhood conservation and infill should be the top priority....”

Please note their statement that **“Overall housing reinvestment and maintenance is strong”**. Subsidized outside investment is not needed. The “top priority” would also be hurt by a subsidized large scale development of 30-60 units of apartments because the older homes referenced would be less economical to fix up when in competition with subsidized housing. Thus the heart of Carroll would not be kept up as we currently enjoy.

The number of older homes for sale is increasing with the building of Garden View etc.. This increases available housing. No large scale employer is guaranteed to move to Carroll, further questioning the wisdom of building so many apartments at this time.

Since the population of Carroll decreased 52 residents from 2000 to 2014 there is NOT justification to give incentives to outside developers. (Ref. p.54 of Housing study.

Kenyon apartments will not solve any immediate problems. All housing can be Sec 8 or 42 after December 2031. (Only 12 years from the 2019 desired date of completion of 30 units). Kenyon wants the City of Carroll to subsidize their future of Sec 8 housing.

The decision on subsidizing a large scale apartment housing project has long term detrimental effects and should be made with a focus on the people of Carroll.

Your consideration is appreciated and you are welcome to contact me.

Neil Bock



Mike Pogge-Weaver

From: Rhonda Mart <Rhonda_Mart@newhopevillage.org>
Sent: Thursday, September 06, 2018 1:02 PM
To: 'mkots@ci.carroll.ia.us'; 'mboes@ci.carroll.ia.us'; 'chaley@ci.carroll.ia.us';
'csiemann@ci.carroll.ia.us'; 'jfleshner@ci.carroll.ia.us'; 'ldirkx@ci.carroll.ia.us';
'ejensen@ci.carroll.ia.us'; Mike Pogge-Weaver
Subject: Carroll Workforce Housing

New Hope provides employment opportunities in over 400 entry-level, para-professional, professional, and administrative positions.

The workforce shortage has significantly diminished our ability to grow our business, has resulted in substantial overtime expenses, created unsustainable turnover in entry-level positions as a result of burn-out, and reduced our ability to hire supervisors, professional staff and administrative staff.

In 2015, I hired a Dir. of Operations from Chicago. We nearly lost her as a hire as she couldn't find housing. Fortunately, a rental opened unexpectedly and she was able to make the move. We have lost other professional and administrative candidates in recent years due to the lack of available housing.

I recently had correspondence with Matt Reicks, the Business Community Liaison for Denison Job Corps. I was looking to make a connection with his Certified Nurses Aid students/graduates for employment at New Hope. In quotes is his response:

"Being honest with you, most of our graduates return to the area they came from, I know counter intuitive. One of the main reasons for this is the severe lack of affordable housing in the area."

You should know that the workforce shortage is worsening for New Hope. While we have increasing numbers of entry-level positions that are vacating, we have a reduction in new hires for these positions. The information below illustrates the sharp decrease in the number of applicants that have been hired for entry-level positions in 2018 compared to the three previous years.

January through August 2015, 77 applicants were hired
January through August 2016, 78 applicants were hired
January through August 2017, 79 applicants were hired
January through August 2018, 64 applicants were hired

Affordable, available housing goes hand-in-hand with a qualified, available workforce. The current workforce conditions are unsustainable. Sooner or later, the community will begin to lose businesses that are vital to its' own sustainability. Let's not let that happen.

Thank you.

Rhonda

Rhonda Mart

Executive Director

1211 East 18th St. PO Box 887

Carroll, IA 51401-0887

☎ (712) 794-0906

☎ (712) 792-9944

✉ Rhonda_Mart@newhopevillage.org



Enriching the Lives of Individuals With Disabilities

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(Pursuant to Iowa Code 228.2(2))

This information has been disclosed to you from records protected by the confidentiality provisions of Iowa Code Chapter 228. Chapter 228 prohibits you from making further disclosure of this information except pursuant to the written authorization of the individual whom it concerns or the individual's legal representative, or except as otherwise authorized by Chapter 228. A written authorization for disclosure of this information must conform to the requirements of Iowa Code Section 228.3(1). A general authorization of release of medical or other information is not sufficient for this purpose. Unauthorized disclosure of this information is unlawful and may give rise to civil damages or criminal penalties or both.

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Mike Pogge-Weaver

From: Lynne Hansen <rgnxiiha@qwestoffice.net>
Sent: Thursday, September 06, 2018 2:20 PM
To: ejensen@ci.carroll.ia.us
Cc: Mike Pogge-Weaver; mkots@ci.carroll.ia.us; mboes@ci.carroll.ia.us; chaley@ci.carroll.ia.us; jfleshner@ci.carroll.ia.us; ldirkx@ci.carroll.ia.us; csiemann@ci.carroll.ia.us
Subject: Public Meeting/Housing

After reading the August 28th article that was in the Daily Times Herald and discussing the public meeting which was recently held and attended by one of my staff members, I felt compelled to send each of you this email. I have worked in Carroll for 23 years; the past 3 years as Director of the Housing Authority. Carroll is a progressive community with many excellent resources (education system, healthcare, transportation, employment opportunities etc) I've always felt so positive about the community that I even encouraged my mother to relocate here, which she did a few years ago.

I would like to note that not one of the concerned citizens mentioned in the article or any of you receiving this message have contacted our office in search of information regarding "Section 8". The article indicates that there are "questions circling around our community...will any Section 8 housing be in the apartments?" I would think that encouraging adequate and affordable housing should be a priority for a community who wants "to attract young households from varying backgrounds to overcome natural population loss, fill existing jobs and expand the economy".

The voucher program is tied to the individual, not the property. A program participant could be living anywhere in the community, as City Manager, Mike Pogge-Weaver pointed out in the article. (Perhaps even next door to some of you.) Region XII Regional Housing Authority does not own any property and therefore, doesn't offer Public Housing Assistance. Currently, only 2 vouchers, "Section 8", are being used at the multi-family units located on East 18th St. I believe that there are 86+ units at that complex. USDA funding is available at that location. You will need to contact either the property management company or the USDA for their program rules so that you'll be well versed and ready for public comments which may be directed at those properties.

Eligibility for the HCV program is based on income. The gross income limits for Carroll County are below:

Household of 1 = \$2075 HH of 2 = \$2371 HH of 3 = \$2667 HH of 4 = \$2963 HH of 5 = \$3200 HH of 6 = \$3438 HH of 7 = \$3675 (I'm fairly confident that a family who qualifies for our program will not be able to afford the current proposed project, but feel free to stop by the office and we can work through a calculation)

Households may be comprised of singles, families with children, aged or disabled persons. Below are a few stats for Carroll as of today:

Active vouchers = 176

Issued vouchers but searching for housing in Carroll = 40

Of the total 216 vouchers, 57 households are age 60 or older;

Of the remaining 159 households, 80 of them have a disabled family member.

The statistics above clearly show that many program households contain either or both an elderly or disabled individual. Within the last few weeks, I've met with New Hope Village after a contact from their agency. They would like to consider applying for assistance for some of their group home consumers. In the past, we've had tenants living at Sunny Brook who have benefited from Section 8 eligibility.

I hope that you take the time to educate yourselves before the next public meeting and definitely before you cast a vote. Know the differences between programs and be ready for the public's comments.

In closing, I would like to share a few stories about 3 tenants who have used or are currently using Section 8 in Carroll. We have lots of success stories

- 1.) Hometown girl, born and raised here in Carroll. Single Mom of 1 child. Applied for housing, while working a fulltime minimum wage job for a couple of years. Enrolled in DMACC. Graduated from Nursing. Called recently to report a fulltime job offer. She asked to withdraw from the program and thanked staff for the help.
- 2.) Out of State applicant, while in the office she asked the following: Is it safe in Carroll? Does the community have a strong school system? Are jobs available? She moved to Carroll with her child. Mom worked 2 part time jobs and enrolled in classes at DMACC. She recently quit one job to devote more time for studies.
- 3.) Elderly woman receiving assistance, health issue sent her to the hospital and to nursing home to recover. Her apartment was retained and she was able to return to her home and maintain her independence.

Thank you for your time. I would be happy to discuss Section 8 program rules and regulations with any of you. If you have additional questions, don't hesitate to stop by the office.

Lynne Hansen
Executive Director
Region XII Regional Housing Authority
320 E 7th St PO Box 663
Carroll IA 51401
712.792.5560 Phone
712.792.1650 Fax

Mike Pogge-Weaver

From: Dawn Meyer <dawn@mmctsu.com>
Sent: Thursday, September 06, 2018 2:32 PM
To: mkots@ci.carroll.ia.us; mboes@ci.carroll.ia.us; chaley@ci.carroll.ia.us;
csiemann@ci.carroll.ia.us; jfleshner@ci.carroll.ia.us; ldirkx@ci.carroll.ia.us;
ejensen@ci.carroll.ia.us
Cc: Mike Pogge-Weaver
Subject: FW: Housing Development--DRAFT

Good afternoon-

I just wanted to reach out in advance of your final two TIF votes for the new housing development possibility. What an awesome opportunity! I know it may be controversial with some people, but I just wanted to say THANK YOU for considering participating in order to make it a reality.

As a much smaller community, but the second largest in the County, we recognize and feel the effects of a lack of housing in the region—especially with our employers. Commuting patterns show majority of our in-bound employees coming from the Carroll area. And most of our people that live here but work elsewhere, commute go to Carroll. So as housing shortages effect the area as a whole, it effects all of us and our ability (or inability) to grow.

We are doing what we can to help meet housing needs. The city bought lots and sells them at a discount, we built our own subsidized housing (managed by the Manning Municipal Housing Agency) several years ago, we used TIF to incent the assisted living, and we're using tax abatement to try to attract even more housing. But there are some things that we recognize that we can't do here. One of them is the projects like the multifamily housing project you are considering now. If we could attract multifamily, we would. There are several lots (some literally in my back yard) that would be great for it. Unfortunately, developers look at us as too small to consider.

So, I wanted to say thank you for considering it in Carroll. If we could do it, we would. But there are some things that only Carroll can provide. And it means a lot to the region as we look to Carroll to continue to be a strong regional hub.

Dawn Meyer
City Clerk/Administrator
City of Manning
321 Center Street
Manning, IA 51455
Phone: 712-655-2176
dawn@mmctsu.com

Carroll Recreation Center

716 N. Grant Road

Carroll, Iowa 51401

(712) 792-5400

FAX: (712) 792-3097

MEMO TO: Mike Pogge-Weaver, City Manager

FROM: Jack Wardell, Director of Parks and Recreation

DATE: September 5, 2018

SUBJECT: Memo to City Council - Carroll Recreation Center

Carroll Recreation Center

- Ordinance - Proposed Carroll Recreation Center Membership Rates
- Resolution - Policy #0809 - Recreation Center Membership and Admission Fees
- Bid Results - Cameras and Access Control for 24 hour Fitness

At the March 22, 2018 Parks, Recreation and Cultural board meeting the board recommended that the City Council consider raising rates at the Carroll Recreation Center. No percentage or particular amount was suggested by the board but an increase was recommended.

The current rates are as follows:

YEARLY MEMBERSHIP (updated - July 2016) - Ordinance 114.03

Current:		Proposed:		PAMP:
Family	\$421.00	Family	\$453.00	\$37.75
Single Parent	\$371.00	Single Parent	\$399.00	\$33.25
Adult	\$211.00	Adult	\$228.00	\$19.00
College Student	\$180.00	College Student	\$204.00	\$17.00
Youth	\$146.00	Youth	\$156.00	\$13.00
Senior	\$189.00	Senior	\$204.00	\$17.00
Senior Couple	\$335.00	Senior Couple	\$360.00	\$30.00

**24 Hours Access \$10.00/month/person
additional to yearly membership**

MONTHLY MEMBERSHIP (updated - July 2016)

Current:		Proposed:	
Family	\$47.50	Family	\$50.00
Single Parent	\$45.00	Single Parent	\$47.00
Adult	\$29.00	Adult	\$31.00
College Student	\$27.00	College Student	\$29.00
Youth	\$21.00	Youth	\$23.00
Senior	\$27.00	Senior	\$29.00
Senior Couple	\$43.00	Senior Couple	\$45.00

If new rates are approved the recommendation would be to have rates changed November 1, 2018. This would allow staff time to inform the members of the new rates by mailing out postcards with the new rates.

POLICY 0809 - RECREATION CENTER MEMBERSHIP AND ADMISSION FEES

Ordinance 144.03 City Enterprise Fees - Carroll Recreation Fees and Charges further detail the policy. Some highlights to the policy would be:

Monthly memberships must be paid in full for that period of time from date of purchase.

Must be 18 years or older to have 24 hour access.

A graduating high school senior will be allowed to remain on a family membership or a youth membership in force at the time of graduation until the membership renewal date, or if on P.A.M.P until the anniversary date. Unmarried, dependent, full time undergraduate students may be included in a family membership through the age of 23.

Pre-Authorized Monthly Payment (P.A.M.P) - will start the following day after initial registration is completed and will run for twelve consecutive months. It is automatically renewable at the end of 12 months unless member notifies the Recreation Center of his/her wish to cancel.

24 HOUR ACCESS TO FITNESS ROOM

Current and past Carroll Recreation Center members have wanted and asked for an option for 24 hours access to the fitness room. The following information has been requested and a summary follows

	<u>Camera System</u>	<u>Access Control</u>	<u>Total</u>
Midwest Alarm Fire & Security Sioux City, Iowa	\$15,217.00	\$14,696.00	\$29,913.00
Drees Co Carroll, Iowa	\$13,008.00	\$12,529.00	\$25,537.00
Feld Security Carroll, Iowa	\$11,450.00	\$14,260.00	\$25,710.00

Camera System: 11 dome cameras
3 - 180 degree cameras

Door Access System: 4 door access system
1,000 cards
Web access control
Door Locks

RECOMMENDATION: For the Mayor and City Council's consideration and approval of:

1. Attached Ordinance.
2. Resolution approving revised Policy 809.
3. The bid from Drees Company for the total purchase price of \$25,537.00.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF CARROLL'S RECREATION CENTER FEES AND CHARGES

BE IT enacted by the City Council of the City of Carroll, Iowa;

SECTION 1. The City Council for the City of Carroll, Iowa, reveals Chapter 114.03 of the Carroll City Code and is replaced with the following:

CARROLL RECREATION CENTER
(Effective November 1, 2018)

Annual Family	\$453.00
Annual Single Parent	\$399.00
Annual Adult	\$228.00
Annual College Student	\$204.00
Annual Youth	\$156.00
Annual Senior	\$204.00
Annual Senior Couple	\$360.00
Annual Fitness (Unlimited)	\$420.00
24 Hour Access	\$120.00*

*Only available with annual membership

Monthly Family	\$50.00
Monthly Single Parent	\$47.00
Monthly Adult	\$31.00
Monthly College Student	\$29.00
Monthly Youth	\$23.00
Monthly Senior	\$29.00
Monthly Senior Couple	\$45.00
Monthly Fitness (Unlimited)	\$62.50

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

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

Passed and approved this _____ day of August, 2018

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

Eric P. Jensen, Mayor

ATTEST:

Laura A. Schaefer, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the
_____ day of _____, 2018.

Laura A. Schaefer, City Clerk

RESOLUTION NO. _____

RESOLUTION APPROVING REVISED POLICY NO 809 CARROLL RECREATION CENTER RATES AND ADMISSION FEES.

WHEREAS, Carroll Recreation Center rates and admission fees have been prepared, and,

WHEREAS, it is determined that approval of revised Policy No, 809, is in the best interest of the City of Carroll, Iowa.

NOW, THEREFORE, BE IT RESOLEVED by the City Council of the City of Carroll, Iowa, that revised Policy No. 809 is approved.

Passed and approved by the City of Carroll this 10th day of September, 2018.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Eric P. Jensen, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

CITY OF CARROLL

POLICIES AND PROCEDURES MANUAL

Subject Recreation Center Membership and Admission Fees		Policy No. 0809
Responsible Division(s) , Office(s) Parks and Recreation Department		Related Policies & Procedures
Effective/Revision Date 01/22/96; 03/11/96; 07/01/97; 11/08/99; 10/09/00; 10/22/01; 01/24/03; 11/14/05; 11/26/07; 12/08/08; 09/10/18	Approval (s)	

Purpose: The City of Carroll has established rates for memberships and admission fees for the recreation Center in City Code 114.03. This policy specifies certain rules on recreation center membership and admission fees.

Policy: See City Code 114.03 for current rates.

Monthly memberships must be paid for that period of time from date of purchase.

24 hours access is only available to members 18 years of age or older.

Members with 24 hours access shall not share the access card with other individuals. Members caught sharing a 24 hours access card with other individuals shall have their 24 hours access cancelled for a minimum of one calendar year.

A graduating high school senior will be allowed to remain on a family membership or a youth membership in force at the time of graduation until the membership renewal date, or if on P.A.M.P until the anniversary date. Unmarried, dependent, full time undergraduate students may be included in a family membership through the age of 23.

P.A.M.P will be pro-rated for the month remaining and will run for twelve additional months. It is automatically renewable at the end of 12 months unless member notifies the Recreation Center of his/her wish to cancel.

City of Carroll

Brad Burke, Chief of Police

Police Department

112 E. 5th Street

Carroll, Iowa 51401-2799

(712) 792-3536

FAX: (712) 792-8088

MEMO TO: Mike Pogge-Weaver, City Manager

FROM: Brad Burke, Chief of Police

DATE: August 27, 2018

SUBJECT: Carroll City Ordinance Chapter 69 amendment

Chapter 69 of the Carroll City Codes deals with Parking Regulations. I have received a request to remove parking on Fifth Street between Grant Road and Walnut Street, north side. Currently this is a no parking zone due to construction but normally is allowed on the North side of the road. Residents on this block are requesting no parking on the north due to garbage pickup being restricted as employees from Smithfield were parking along the road blocking the trucks from access to the garbage cans. A letter was sent to the residents at this location as well as to Smithfield on March 1 inquiring if they supported or opposed a change. The only return message I had was from the plant manager at Smithfield who indicated that he supported the parking change. The construction project on Highway 30 and Grant Road has created temporary no parking on Fifth Street in this location in which there has been no complaints on the restriction.

RECOMMENDATION: Council consideration and first reading of the ordinance change.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CARROLL, IOWA, 2011, BY AMENDING PROVISIONS PERTAINING TO NO PARKING ZONES

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

SECTION 1. Chapter 69, Section 08, is amended by adding the following:

69.08 NO PARKING ZONES

16. Fifth Street

A. "No Parking This Side."

(2) From Grant Road to Walnut Street – north side only;

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

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

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

Passed and approved this _____ day of _____, 2018.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

Eric P. Jensen., Mayor

ATTEST:

Laura A. Schaefer, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the
_____ day of _____, 2018.

Laura A. Schaefer, City Clerk

City of Carroll

112 E. 5th Street

Carroll, Iowa 51401-2799

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Mike Pogge-Weaver, City Manager *WSP-w*

FROM: Randall M. Krauel, Director of Public Works *RMK*

DATE: September 4, 2018

SUBJECT: SprintCom Water Tower Equipment Modifications

SprintCom, Inc. is proposing to make modifications to their equipment at the Water Tower site. The modifications are primarily to the Tower-mounted equipment. The project descriptions is detailed in the Agreement Amendment and summarized as follows:

- Remove 3 panel antennas
- Install 3 panel antennas
- Three existing 1900 MHz RRHs to remain at top of Tower
- Install 3 2500 MHz RRHs at top of Tower
- Install 3 850 MHz RRHs at top of Tower
- Install 3 hybrid cables
- Install 48 jumpers
- Install 3 AISG calibration cables
- Install 3 fiber junction cylinders
- Install 3 power junction cylinders

Attached is a copy of a proposed Second Amendment to Water Tower Attachment Option and Lease Agreement that incorporates the proposed modifications into the Lease Agreement.

RECOMMENDATION: Mayor and City Council consideration and passage and approval of the Resolution Approving the Second Amendment to Water Tower Attachment Option and Lease Agreement with SprintCom, Inc.

RMK:ds

attachment (2)

RESOLUTION NO. _____

RESOLUTION APPROVING THE SECOND AMENDMENT TO WATER TOWER ATTACHMENT OPTION AND LEASE AGREEMENT WITH SPRINTCOM, INC.

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

WHEREAS, a Second Amendment to Water Tower Attachment Option and Lease Agreement with SpringCom, Inc. has been prepared; and,

WHEREAS, the City Council has determined that the Second Amendment to Water Tower Attachment Option and Lease Agreement is in the best interests of the City and the residents thereof.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carroll, Iowa, that the Second Amendment to Water Tower Attachment Option and Lease Agreement is approved and the Mayor is authorized to execute the Amendment.

Passed and approved by the Carroll City Council this 10th day of September, 2018.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Eric P. Jensen, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

SECOND AMENDMENT TO WATER TOWER ATTACHMENT OPTION AND LEASE AGREEMENT

This **SECOND AMENDMENT TO WATER TOWER ATTACHMENT OPTION AND LEASE AGREEMENT** (this "**Amendment**"), effective as of the date last signed below ("**Effective Date**"), amends a certain Water Tower Attachment Option and Lease Agreement dated November 12, 2001, between SprintCom, Inc., a Kansas corporation, successor by merger to iPCS Wireless, LLC (formerly a corporation), a Delaware limited liability company ("**Optionee/Lessee/Tenant**"), and the City of Carroll, Iowa ("**Optionor/Lessor/Landlord**"), as amended by the First Amendment to Water Tower Attachment Option and Lease Agreement dated May 26, 2015 (the "**Agreement**").

BACKGROUND

WHEREAS, Tenant desires to modify its installation on the Parcel and Tower by adding or swapping out antennas and other equipment to the Equipment, as more particularly described in Exhibit B-1 annexed hereto; and

WHEREAS, Tenant and Landlord desire to modify certain provisions of the Agreement as provided below.

AGREEMENT

For good and valuable consideration the receipt and sufficiency of which are acknowledged, Landlord and Tenant agree as follows:

1. **Modification to the Equipment.** Exhibit B to the Agreement is hereby amended to include the modifications identified on Exhibit B-1, a copy of which is attached and made a part hereof. Exhibit B-1 supplements Exhibit B to the Agreement, and is not deemed to supersede or otherwise modify Exhibit B or any part thereof except to the extent specifically set forth in Exhibit B-1. Upon full execution of this Amendment, Tenant is permitted to do all work necessary to prepare, maintain and alter the Parcel to install or otherwise modify the Equipment, all as more fully described and contemplated in Exhibit B-1.

2. **General Terms and Conditions.**
 - a. All capitalized terms used in this Amendment, unless otherwise defined herein, will have the same meaning as the terms contained in the Agreement.

 - b. In case of any inconsistencies between the terms and conditions contained in the Agreement and the terms and conditions contained in this Amendment, the terms and conditions herein will control. Except as set forth herein, all provisions of the Agreement are ratified and remain unchanged and in full force and effect.

 - c. This Amendment may be executed in duplicate counterparts, each of which will be deemed an original.

 - d. Each of the parties represents and warrants that it has the right, power, legal capacity and authority to enter into and perform its respective obligations under this Amendment.

SIGNATURES ON FOLLOWING PAGE

The parties have executed this Amendment as of the Effective Date.

Landlord:
City of Carroll, Iowa

Tenant:
SprintCom, Inc.,
a Kansas corporation

By: _____

By: _____

Printed Name: Eric P. Jensen

Printed Name: _____

Title: Mayor

Title: _____

Date: September 10, 2018

Date: _____, 2018

EXHIBIT B-1

**LESSEE'S PERSONAL PROPERTY AND DESCRIPTION OF LESSEE'S EQUIPMENT ON THE PARCEL AND
TOWER**

[see attached]

SITE INFORMATION

TOWER INFORMATION

LATITUDE: 42.0737
 LONGITUDE: -94.8830
 GROUND ELEV: 1325'
 SITE TYPE: WATER TOWER
 COUNTY: CARROLL
 JURISDICTION: CITY OF CARROLL
 LANDLORD SITE ID#: N/A

APPLICANT:

SPRINT
 6580 SPRINT PARKWAY
 OVERLAND PARK, KS 66251

A&E FIRM:

W-T COMMUNICATION DESIGN GROUP, LLC
 2875 PRATUM AVENUE
 HOFFMAN ESTATES, IL 60192
 CONTACT: KATIE OLESEN
 PHONE: (224) 293-6333
 FAX: (224) 293-6444
 www.wtengineering.com

PROJECT DESCRIPTION:

- REMOVE (3) PANEL ANTENNAS
- INSTALL (3) PANEL ANTENNAS (ETOR-5541246)
- (3) EXISTING 1900MHz RRH'S TO REMAIN AT TO TOWER TOP
- INSTALL (3) 2500MHz RRH'S (RRH-BB) AT TOWER TOP
- INSTALL (3) 800MHz RRH'S (RRH-C4) AT TOWER TOP
- INSTALL (3) HYBRID CABLES
- INSTALL (48) JUMPERS
- INSTALL (3) AISG CALIBRATION CABLES
- INSTALL (3) FIBER JUNCTION CYLINDERS
- INSTALL (3) POWER JUNCTION CYLINDERS

SITE ACQUISITION CONTACT:

NTP WIRELESS
 CONTACT: RAYMOND BEER
 PHONE: (773) 275-5712
 E-MAIL: roymond.beer@ntpwireless.com

LANDLORD:

CITY OF CARROLL
 112 E. 5TH STREET
 CARROLL, IA 51401
 PHONE: (712) 792-1000

SHEET INDEX

SHEET:	SHEET TITLE:	REV:
T-1	TITLE SHEET & SITE PLAN	0
A-1	TOWER ELEVATION, ANTENNA PLAN & DETAILS	0
A-2	SITE DETAILS	0
A-3	PLUMBING DIAGRAM	0

APPLICABLE CODES

* ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

BUILDING CODE:

2015 INTERNATIONAL BUILDING CODE

ELECTRICAL CODE:

2014 NATIONAL ELECTRICAL CODE



Know what's below.
 Call before you dig.
 www.call811.com

PROJECT:
DO MACRO UPGRADE 800/2500/TRIBAND

SITE CASCADE:

DM03IP433

SITE NAME:

IPCS-DM03IP433-A

SITE TYPE:

140'-0" WATER TOWER

SITE ADDRESS:

1317 NORTH COURT
 CARROLL, IA 51401

PLANS PREPARED FOR:



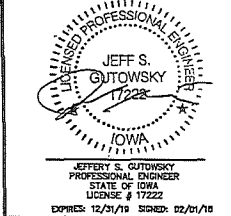
SITE ACQUISITION:



PLANS PREPARED BY:



ASE LICENSE:



DRAWING NOTICE: THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF SPRINT AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SPRINT

REVISIONS:	DESCRIPTION	DATE	BY	REV
	FOR CLIENT REVIEW	09-25-17	KLO	A
	FINAL	02.01.18	ATK	0

W-T PROJECT NUMBER: T1701260

SITE CASCADE: DM03IP433

SITE ADDRESS: 1317 NORTH COURT
 CARROLL, IA 51401

PROJECT: DO MACRO UPGRADE
 800/2500/TRIBAND

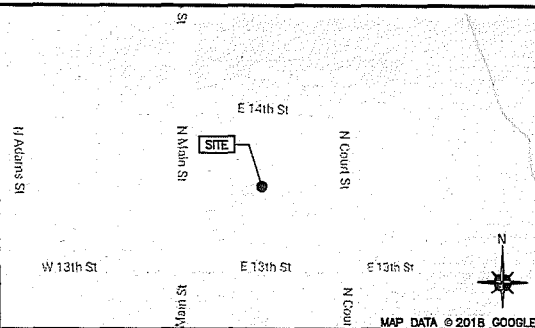
SHEET DESCRIPTION: TITLE SHEET
 & SITE PLAN

SHEET NUMBER: T-1

REFERENCED MATERIALS

A SITE WALK WAS NOT PERFORMED FOR THIS SITE PER SCOPE OF WORK. COMPOUND, ELEVATION, SHELTER/EQUIPMENT LAYOUT AND ANTENNA PLANS SHOWN WITHIN THIS SET WERE TAKEN FROM AVAILABLE DOCUMENTS/DRAWINGS.

VICINITY MAP

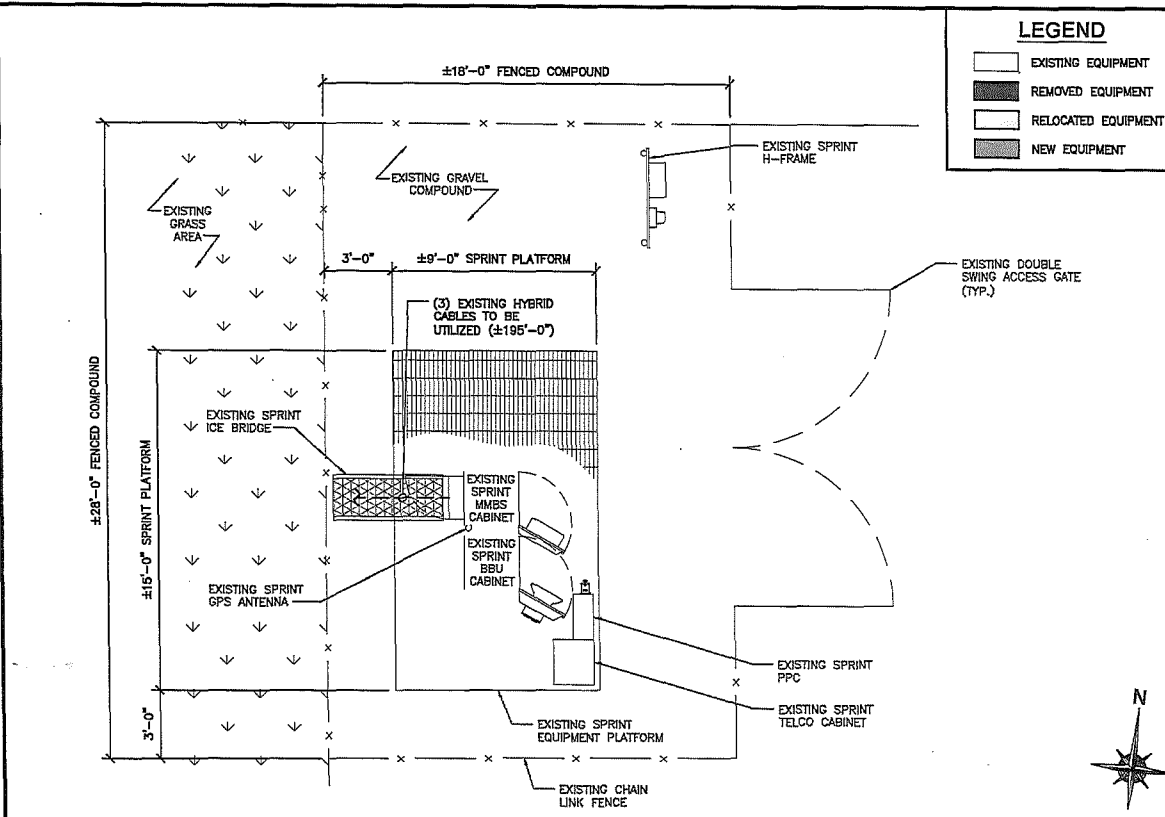


AERIAL MAP



LEGEND

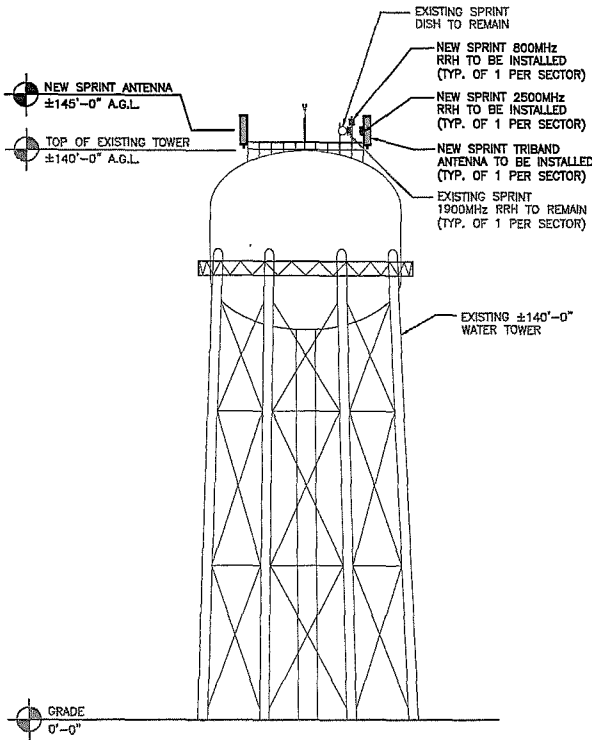
- EXISTING EQUIPMENT
- REMOVED EQUIPMENT
- RELOCATED EQUIPMENT
- NEW EQUIPMENT



SITE PLAN

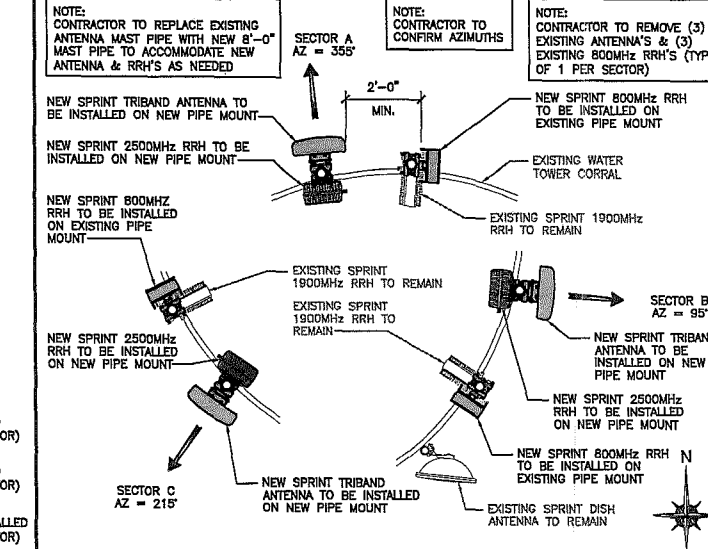
SCALE: 3/16" = 1'-0"

NOTE:
W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.



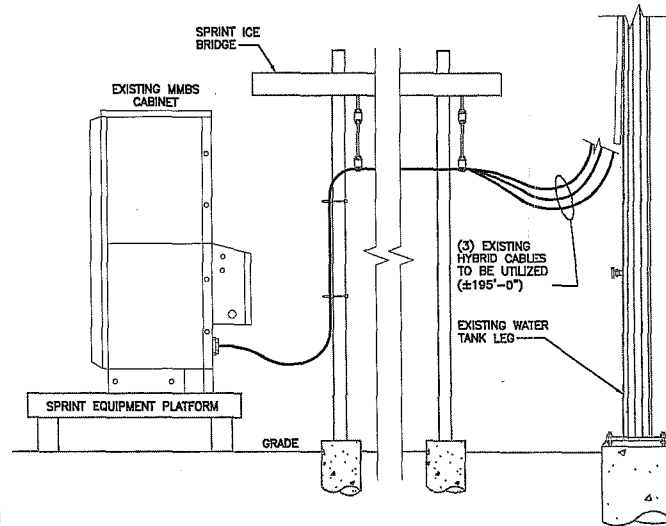
NEW TOWER ELEVATION

SCALE: 1" = 30'-0"



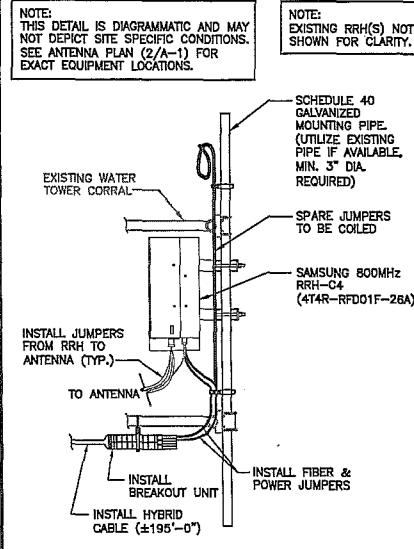
NEW ANTENNA & RRH PLAN

SCALE: NOT TO SCALE



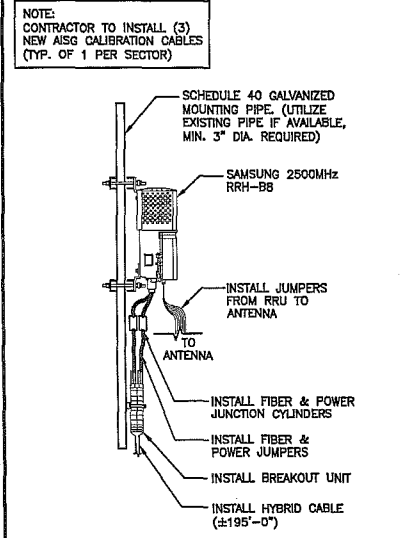
EQUIPMENT ELEVATION DETAIL

SCALE: NOT TO SCALE



800MHz RRH DETAIL

SCALE: NOT TO SCALE



2500MHz RRH DETAIL

SCALE: NOT TO SCALE



PLANS PREPARED BY:
WT
W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
2575 Prokim Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-8333 FAX: (224) 293-8444
www.wtengineering.com

JEFF S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF IOWA
LICENSE # 17222
EXPIRES: 12/31/19 ISSUED: 02/01/18

REVISIONS:

DESCRIPTION	DATE	BY	REV
FOR CLIENT REVIEW	09.28.17	KLD	A
FINAL	02.01.18	ATK	B

W-T PROJECT NUMBER: T1701260
SITE CASCADE: DM03IP433

SITE ADDRESS: 1317 NORTH COURT CARROLL, IA 51401

PROJECT: DO MACRO UPGRADE 800/2500/TRIBAND

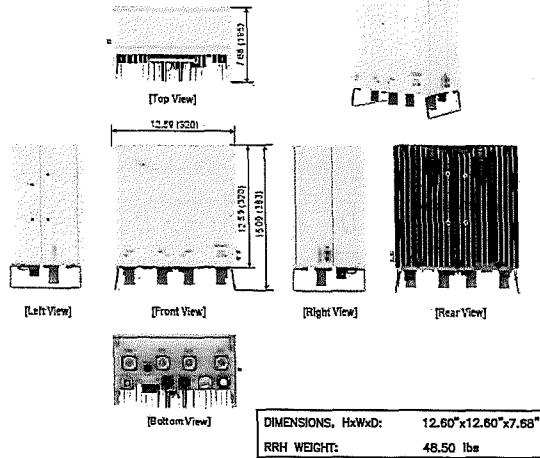
SHEET DESCRIPTION: TOWER ELEVATION, ANTENNA PLAN & DETAILS

SHEET NUMBER: A-1

GENERAL:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING ALL LAWS, REGULATIONS, AND RULES SET FORTH BY FEDERAL, STATE, AND LOCAL AUTHORITIES WITH JURISDICTION OVER THE PROJECT. THIS RESPONSIBILITY IS IN EFFECT REGARDLESS OF WHETHER THE LAW, ORDINANCE, REGULATION OR RULE IS MENTIONED IN THESE SPECIFICATIONS.
2. ALL WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS, PROJECT SPECIFICATIONS, AND THE CONSTRUCTION CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL HAVE AND MAINTAIN A VALID CONTRACTOR'S LICENSE FOR THE LOCATION IN WHICH THE WORK IS TO BE PERFORMED. FOR JURISDICTIONS THAT LICENSE INDIVIDUAL TRADES, THE TRADESMAN OR SUBCONTRACTOR PERFORMING THOSE TRADES SHALL BE LICENSED.
4. FOLLOW ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND STATE LAW AS DEFINED IN THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT.
5. PRIOR TO THE SUBMISSION OF THE BID, THE CONTRACTOR SHALL VISIT THE JOB SITE, VERIFY ALL DIMENSIONS AND BECOME FAMILIAR WITH THE FIELD CONDITIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER.
6. DRAWING PLANS SHALL NOT BE SCALED.
7. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK NOT CLEARLY IDENTIFIED ON THE DRAWINGS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PROJECT MANAGER.
8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE NOTED.
9. ALL MEANS AND METHODS OF CONSTRUCTION DEALING WITH TOWER CONSTRUCTION AND SAFETY, STEEL ERECTION, EXCAVATIONS, TRENCHING, SCAFFOLDING, FORMWORK, ELECTRICAL, AND WORK IN CONFINED SPACES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. WHEN THE CONTRACTOR ACTIVITIES IMPEDE OR OBSTRUCT TRAFFIC FLOW, CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL DEVICES, SIGNS, AND FLAGMEN IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, DOT AND LOCAL REQUIREMENTS.
11. THE CONTRACTOR SHALL COORDINATE SITE ACCESS AND SECURITY WITH THE PROPERTY OWNER AND THE PROJECT MANAGER PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITIES.
13. THE CONTRACTOR SHALL CALL THE LOCAL PUBLIC UTILITY LOCATING PROVIDER (811) A MINIMUM OF THREE BUSINESS DAYS PRIOR TO EXCAVATING IN THE PUBLIC RIGHT OF WAY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING PRIVATE UTILITIES.
15. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY UTILITIES OR FACILITIES IT DEEMS NECESSARY TO COMPLETE THE WORK. THIS INCLUDES, NOT IS NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, HEAT, LIGHTING OR SECURITY.
16. WHEN EXCAVATING IN THE AREA OF EXISTING UTILITIES, THE CONTRACTOR SHALL USE REASONABLE CARE IN PROTECTING SUCH UTILITIES. CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER IMMEDIATELY OF ANY CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED CONSTRUCTION.
17. DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHALL BE REPORTED TO THE PROJECT MANAGER AND THE OWNER OF THE UTILITY IMMEDIATELY. ANY DAMAGE RESULTING FROM CONTRACTORS NEGLIGENCE OR FAILURE TO ACT WITH DUE REGARD SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
18. UNLESS OTHERWISE NOTED ON THE PLANS, CONTRACTOR SHALL ASSUME ALL SURFACE FEATURES SUCH AS BUT NOT LIMITED TO BUILDINGS, PAVEMENTS, LANDSCAPING FEATURES, PLANTS, ETC. ARE TO BE SAVED AND PROTECTED FROM DAMAGE. CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SITE CONDITIONS AND UPON COMPLETION OF WORK REPAIR BACK TO ORIGINAL CONDITIONS ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION.
19. KEEP THE CONSTRUCTION SITE CLEAN AND HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEASE PREMISES IN CLEAN CONDITION AND SHALL BE SUBJECT TO APPROVAL BY THE PROPERTY OWNER AND THE PROJECT MANAGER.
20. THE CONTRACTOR SHALL PROVIDE ON-SITE TRASH RECEPTACLES FOR COLLECTION OF NON-TOXIC DEBRIS. ALL TRASH SHALL BE COLLECTED ON A DAILY BASIS.
21. ALL TOXIC AND ENVIRONMENTALLY HAZARDOUS SUBSTANCES SHALL BE USED AND DISPOSED OF IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. UNDER NO CIRCUMSTANCES SHALL RINSING OR DUMPING OF THESE SUBSTANCES OCCUR ON-SITE.
22. UNLESS NOTED OTHERWISE, CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS NECESSARY FOR CONSTRUCTION.
23. THE PROJECT MANAGER MAY RETAIN THE SERVICES OF A TESTING LABORATORY TO PERFORM QUALITY ASSURANCE TESTING ON VARIOUS PORTIONS OF THE CONTRACTORS WORK. WHEN REQUESTED, THE CONTRACTOR SHALL INFORM THE TESTING LABORATORY AND ASSIST THEM IN COMPLETING TESTS.
24. THE CONTRACTOR SHALL MAINTAIN AND SUPPLY THE PROJECT MANAGER WITH AS-BUILT PLANS UPON COMPLETION OF THE PROJECT.

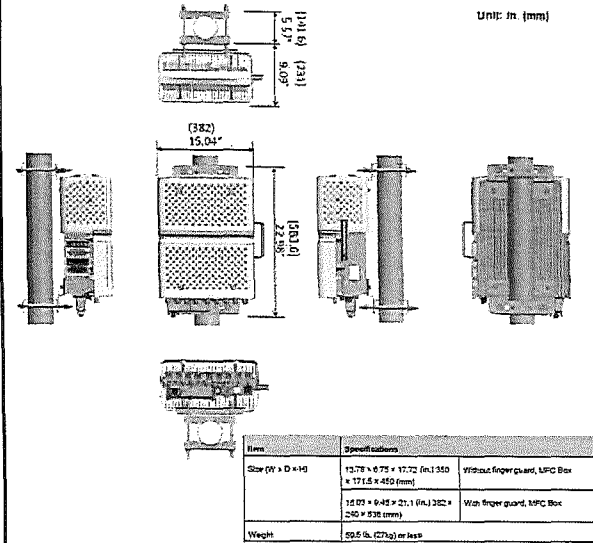
Unit: ft. (mm)



RRH-C4 (4T4R-RFD01F-26A) 800MHz DETAIL

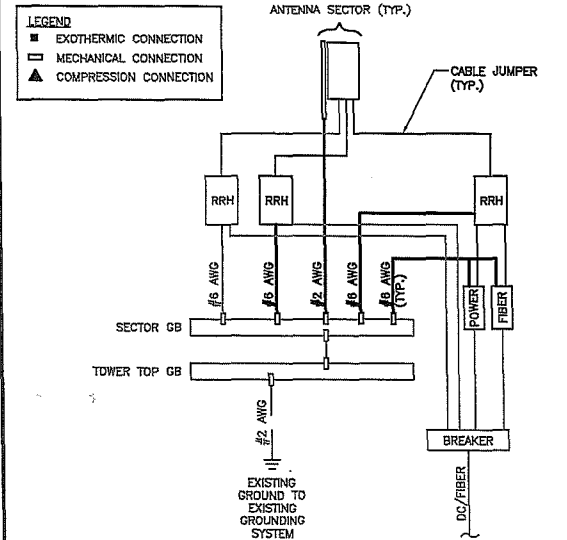
SCALE: NOT TO SCALE

Unit: ft. (mm)



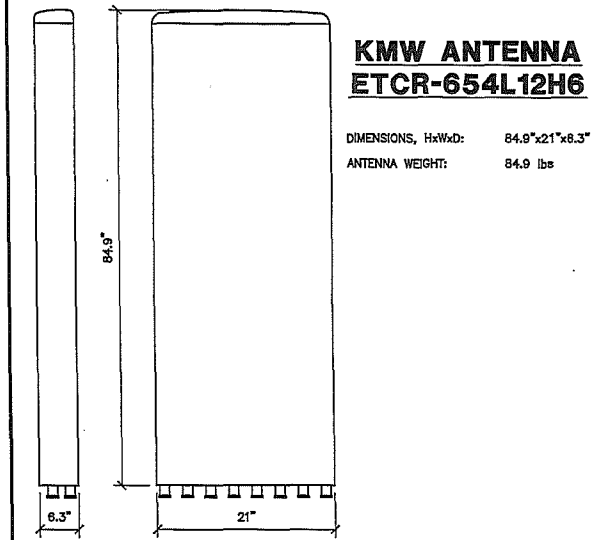
RRH-B8 2500MHz DETAIL

SCALE: NOT TO SCALE



RISER DIAGRAM

SCALE: NOT TO SCALE



ANTENNA DETAIL

SCALE: NOT TO SCALE

GENERAL NOTES

SCALE: NOT TO SCALE

PLANS PREPARED FOR:

SITE ACQUISITION:

EVERY SITE. EVERY DAY

PLANS PREPARED BY:

W-T COMMUNICATION DESIGN GROUP, LLC.
 WIRELESS INFRASTRUCTURE
 2575 Prater Avenue
 Hoffman Estates, Illinois 60192
 PH: (224) 222-8233 FAX: (224) 222-8444
 www.wtng.net/office

PROFESSOR OF DESIGN AND DESIGN GROUP, LLC.

ASE LICENSE:

JEFF S. GUTOWSKY
 PROFESSIONAL ENGINEER
 STATE OF IOWA
 LICENSE # 17222
 EXPIRES: 02/01/19 REVISED: 02/01/18

DRAWING NOTICE:
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REVISIONS:	DESCRIPTION	DATE	BY	REV
	FOR CLIENT REVIEW	09-25-17	KLO	A
	FINAL	02-01-18	ATK	D

WT PROJECT NUMBER: T1701260

SITE CASCADE: DM03IP433

SITE ADDRESS: 1317 NORTH COURT CARROLL, IA 51401

PROJECT: DO MACRO UPGRADE 800/2500/TRIBAND

SHEET DESCRIPTION: SITE DETAILS

SHEET NUMBER: A-2

PLANS PREPARED FOR:



SITE ACQUISITION:



PLANS PREPARED BY:

W-T
W-T COMMUNICATION
DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
 2875 Pratum Avenue
 Hoffman Estates, Illinois 60132
 PH: (224) 525-6333 FAX: (224) 293-6444
 www.wtengineering.com

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ARE LICENSE:

REGISTERED PROFESSIONAL ENGINEER
 JEFF S. GUTOWSKY
 17228
 IOWA
 JEFFERY S. GUTOWSKY
 PROFESSIONAL ENGINEER
 STATE OF IOWA
 LICENSE # 17222
 EXPIRES: 12/31/19 SIGNED: 02/01/18

DRAWING NOTICE:
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REVISIONS	DESCRIPTION	DATE	BY	REV
	FOR CLIENT REVIEW	08.25.17	KLD	A
	FINAL	02.01.18	ATK	D

W-T PROJECT NUMBER:
 T1701260

SITE CASCADE:
DM031P433

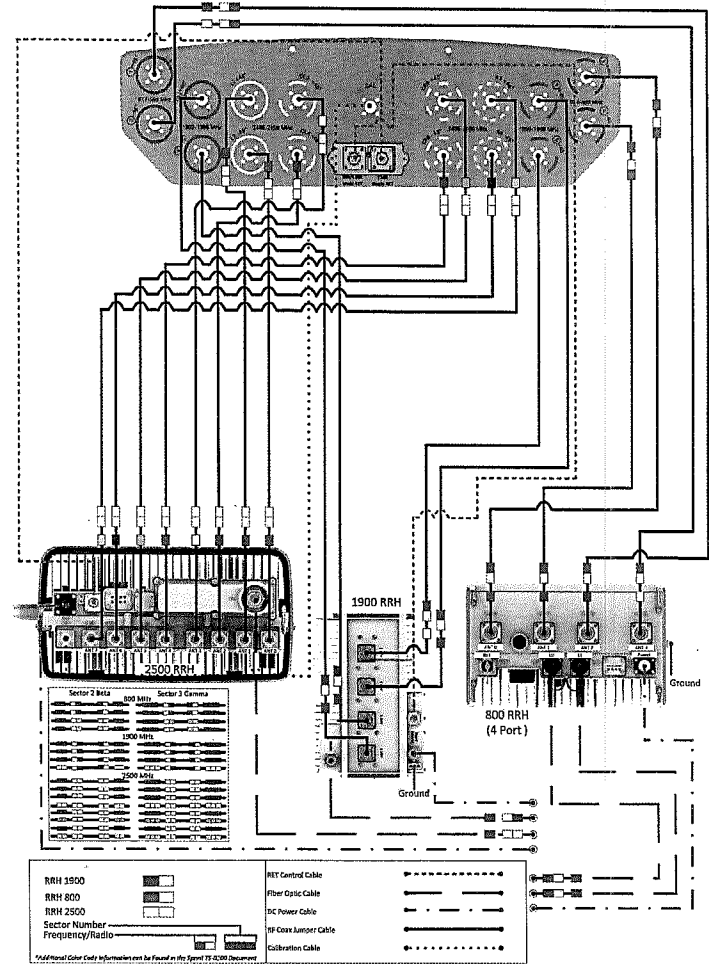
SITE ADDRESS:
 1317 NORTH COURT
 CARROLL, IA 51401

PROJECT:
**DO M2500 UPGRADE
 800/2500/TRIBAND**

SHEET DESCRIPTION:
PLUMBING DIAGRAM

SHEET NUMBER:
A-3

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**Additional Color Code Information can be found on the Sprint IT-20300 Document

PLUMBING DIAGRAM

SCALE: NOT TO SCALE

City of Carroll

112 E. 5th Street

Carroll, Iowa 51401-2799

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Mike Pogge-Weaver, City Manager *M.P.W.*
FROM: Laura A. Schaefer, Finance Director/City Clerk *las*
DATE: September 2, 2018
SUBJECT: Annual Road Use Tax Financial Report for F.Y. 2017/2018

Attached is the Annual Road Use Tax Financial Report that is required to be filed by September 30, 2018. The report contains a summary of all revenues and expenditures for the construction and maintenance of streets and street related items during Fiscal Year 2018.

RECOMMENDATION: Council approval, by resolution, of the F.Y. 2017/2018 Annual Financial Road Use Tax Report.

City Street Financial Report

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City Name
CARROLL
City Number
1125

Cover Sheet

Now therefore let it be resolved that the city council CARROLL, Iowa
 (City Name)

On 09/10/2018 did hereby approve and adopt the annual
 (month/day/year)

City Street Financial Report from July 1, 2017 to June 30, 2018
 (Year) (Year)

Contact Information

Name	E-mail Address	Street Address	city	ZIP Code
Laura Schaefer	Lschaefer@cityofcarroll.com	112 E. 5th Street	Carroll	51401-0000
Hours	Phone	Extension	Phone(Alternative)	
Monday - Friday 8 AM - 5 PM	712-792-1000		712-792-1000	

Preparer Information

Name	E-mail Address	Phone	Extension
Laura Schaefer	Lschaefer@cityofcarroll.com	712-792-1000	

Mayor Information

Name	E-mail Address	Street Address	city	ZIP Code
Eric Jensen	ejensen@ci.carroll.ia.us	112 E. 5th Street	Carroll	51401-0000
Phone	Extension			
712-792-1000				

Resolution Number _____

 Signature Mayor

 Signature City Clerk

City Street Financial Report

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City Name
CARROLL
City Number
1125

Summary Statement Sheet

Column 1 Column 2 Column 3 Column 4
 Road use Other Street Street Debt Totals
 Tax Fund Monies

Column 1 Column 2 Column 3 Column 4
 Road use Other Street Street Debt Totals
 Tax Fund Monies

Round Figures to Nearest Dollars

Round Figures to Nearest Dollars

A. BEGINNING BALANCE				
1. July 1 Balance	\$1,357,431	\$4,746,346	\$0	\$6,103,777
2. Adjustments (Note on Explanation Sheet)	\$0	\$0	\$0	\$0
3. Adjusted Balance	\$1,357,431	\$4,746,346	\$0	\$6,103,777

B. REVENUES				
1. Road Use Tax	\$1,289,043			\$1,289,043
2. Property Taxes		\$231,234	\$316,568	\$547,802
3. Special Assessments		\$0	\$0	\$0
4. Miscellaneous		\$2,191,334	\$77,891	\$2,269,225
5. Proceeds from Bonds, Notes, and Loans		\$0	\$0	\$0
6. Interest Earned		\$33,142	\$0	\$33,142
7. Total Revenues (Lines B1 thru B6)	\$1,289,043	\$2,455,710	\$394,459	\$4,139,212

C. Total Funds Available (Line A3 + Line B7)	\$2,646,474	\$7,202,056	\$394,459	\$10,242,989
---	--------------------	--------------------	------------------	---------------------

EXPENSES				
D. Maintenance				
1. RoadWay Maintenance	\$590,385	\$232,061	\$0	\$822,446
2. Snow and Ice Removal	\$102,781	\$9,340	\$0	\$112,121

E. Construction, Reconstruction and Improvements				
1. Engineering	\$0	\$0	\$0	\$0
2. Right of Way Purchased	\$0	\$0	\$0	\$0
3. Street/Bridge Construction	\$49,612	\$3,260,568	\$0	\$3,310,180
4. Traffic Services	\$0	\$0	\$0	\$0
F. Administration	\$78,191	\$117,956	\$0	\$196,147
G. Equipment	\$149,410	\$0	\$0	\$149,410
H. Miscellaneous		\$0	\$0	\$0

J. street Debt				
1. Bonds, Notes and Loans -Principal Paid	\$0	\$0	\$375,157	\$375,157
2. Bonds, Notes and Loans - Interest Paid	\$0	\$0	\$19,302	\$19,302

TOTALS				
K. Total Expenses (Lines D thru J)	\$970,379	\$3,619,925	\$394,459	\$4,984,763
L. Ending Balance (Line C-K)	\$1,676,095	\$3,582,131	\$0	\$5,258,226
M. Total Funds Accounted For (K + L = C)	\$2,646,474	\$7,202,056	\$394,459	\$10,242,989



Form 517007 {5-2018}
Office of Local Systems
Ames, IA 50010

City Name
CARROLL
City Number
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City Street Financial Report

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Miscellaneous Revenues and Expenses Sheet

Code Number and Itemization of Miscellaneous Revenues (Line B4 on the Summary Statement Sheet)(See Instructions)	Column 2 Other Street Monies	Column 3 Street Debt
171---Sales of New Material (Rock, Culverts, etc.)	\$1,252.00	\$0.00
172---Labor & Services	\$10,272.00	\$0.00
144---FHWA Participation (Fed. Hwy. Admin.)	\$594,088.00	\$0.00
112---Utility Revenue	\$54,955.00	\$0.00
174---Sales Tax / Local Option	\$150,000.00	\$54,165.00
123---Various State Grants	\$228,395.00	\$0.00
194---General Fund Transfers	\$50,000.00	\$0.00
195---Tax Increment Financing (TIF)	\$985,500.00	\$0.00
173---Reimbursement For Damages	\$12,166.00	\$0.00
190---Other Miscellaneous	\$1,341.00	\$0.00
170---Reimbursements (misc.)	\$103,365.00	\$0.00
121---State Reimbursement	\$0.00	\$23,726.00
Line B4 Totals	\$2,191,334.00	\$77,891.00

Code Number and Itemization of Miscellaneous Expenses (Line H on the Summary Statement Sheet) "On street" parking expenses, street maintenance, buildings, insurance, administrative costs for printing, legal fees, bond fees etc. (See Instructions)	Column 2 Other Street Monies	Column 3 Street Debt
Line H Totals		

City Street Financial Report

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City Number
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Bonds, Notes and Loans Sheet

New Bond ?	Debt Type	Debt Purpose	DOT Use Only	Issue Date	Issue Amount	% Related to Street	Year Due	Principal Balance as of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance as of 6/30
<input type="checkbox"/>	General Obligation	Street Improvements	102	03/23/2016	\$337,249	100	2018	\$96,357	\$96,357	\$819	\$96,357	\$819	\$0
<input type="checkbox"/>	General Obligation	Equipment	401	03/23/2016	\$182,000	100	2018	\$52,000	\$52,000	\$442	\$52,000	\$442	\$0
<input type="checkbox"/>	General Obligation	Storm Sewer	701	11/30/2016	\$1,648,800	100	2024	\$1,443,600	\$226,800	\$18,041	\$226,800	\$18,041	\$1,216,800
New Bond Totals					\$0	\$0	Totals	\$1,591,957	\$375,157	\$19,302	\$375,157	\$19,302	\$1,216,800

City Street Financial Report

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City Name
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Project Final Costs Sheet

For construction, reconstruction, and improvement projects with costs equal to or greater than 90% of the bid threshold in effect as the beginning of the fiscal year.

Check here if there are no entities for this year

Project Final Costs Sheet (Section A)

1. Project Number	2. Estimated Cost	3. Project Type	4. Public Letting?	5. Location/Project Description (limits, length, size of structure)
1546	\$1,230,607	SURF	Yes	HMA resurfacing and associated work on 10th Street from Salinger Ave to East Street
1625	\$955,976	SURF	Yes	Asphalt resurfacing and associated work on High Ridge Road from 8th Street to 18th Street
1746	\$1,316,808	MISC	Yes	Streetscape improvements on West Street, Fifth Street, Main Street, NE Access Road, & Fourth Street Parking Lot
1642	\$1,145,600	MISC	Yes	Storm sewer improvements on Third Street from U.S. Hwy 71 to Adams Street
1643	\$763,515	MISC	Yes	Storm sewer improvements on Third Street from Court Street to East Street and north under Union Pacific Railroad Tracks

Project Final Costs Sheet (Section B)

1. Project Number	6. Contractor Name	7. Contract Price	8. Additions/Deductions	9. Labor	10. Equipment	11. Materials	12. Overhead	13. Total
1546	Ten Point Construction Co. Inc.	\$1,132,455	\$29,811	\$0	\$0	\$0	\$0	\$1,162,266
1625	OMG Midwest dba Tri-State Paving	\$1,149,123	\$111,373	\$0	\$0	\$0	\$0	\$1,260,496
1746	Badding Construction Company	\$1,294,844	\$24,377	\$0	\$0	\$0	\$0	\$1,319,221
1642	King Contracting	\$1,368,237	\$15,928	\$0	\$0	\$0	\$0	\$1,384,165
1643	Rognes Corp.	\$850,834	\$27,571	\$0	\$0	\$0	\$0	\$878,405

City Street Financial Report

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Road/Street Equipment Inventory Sheet

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used On Project this FY?	8. Status
30754	2015	Elgin Pelican Street Sweeper	\$186,700	\$0		\$0		No	NOCH
232940	2015	Case 721F Loader, Wheel	\$145,000	\$0		\$0		No	NOCH
4614	2008	International 7300 Dump Truck	\$95,710	\$0		\$0		No	NOCH
531	2006	International 4300 Dump Truck	\$88,447	\$0		\$0		No	NOCH
4016	1987	JD670B Motor Grader	\$65,000	\$0		\$0		No	NOCH
4026	1996	Essick V30-3EH Roller, Steel Drum	\$8,200	\$0		\$0		No	NOCH
4030	1999	Olympion DP100PI Generator	\$26,476	\$0		\$0		No	NOCH
4310	2000	Sullair - 185DPQCA Air Compressor	\$13,500	\$0		\$0		No	NOCH
4312	2000	Binford- TV1200DPR Roller, Steel Drum	\$22,800	\$0		\$0		No	NOCH
524	2002	International 4700 Truck, Dump	\$76,827	\$0		\$0		No	NOCH
528	2001	International 4700 Truck, Dump	\$68,952	\$0		\$0		No	TRAD
549	2003	GMC Sierra Truck, Pickup	\$18,369	\$0		\$0		No	NOCH
4025	1995	Linear Dynamics Line Striper	\$5,800	\$0		\$0		No	NOCH
2833	2010	410J John Deere Tractor Loader-Backhoe	\$85,500	\$0		\$0		No	NOCH
6050	2008	KM8000 Hot Box/Reclaimer	\$25,900	\$0		\$0		No	NOCH
6716	2012	7400 International Truck, Dump	\$100,000	\$0		\$0		No	NOCH
5694	2012	International 7400 Truck, Dump	\$119,219	\$0		\$0		No	NOCH
BA3194	2012	Graco 5900 Linelazer Line Striper	\$6,000	\$0		\$0		No	NOCH
7516	2014	RAM Truck, Pickup	\$25,723	\$0		\$0		No	NOCH

City Street Financial Report

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City Name
CARROLL
City Number
1125

Road/Street Equipment Inventory Sheet

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used On Project this FY?	8. Status
6750	2014	Ford Truck, Aerial	\$117,200	\$0		\$0		No	NOCH
7310	2015	Case Skid Loader - SBV84	\$44,770	\$0		\$0		No	NOCH
03251601	2015	40' Blitz Screed	\$10,325	\$0		\$0		No	NOCH
315223	2015	Pavement Crack Saw	\$7,900	\$0		\$0		No	NOCH
5217	2018	International Med Duty Truck	\$149,410	\$0		\$0		No	NEW
11270	2013	Kubota Outfront mower w/ cab & snowblower	\$17,000	\$0		\$0		No	NOCH
10809	2015	Kubota outfront mower with side discharge	\$11,800	\$0		\$0		No	NOCH
10808	2015	Kubota outfront mower with side discharge	\$11,800	\$0		\$0		No	NOCH
1575	2017	John Deere 1575 mower with cab & snow blower	\$30,000	\$0		\$0		No	NOCH

City Street Financial Report

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City Name
CARROLL
City Number
1125

Explanation Sheet

Comments
<p>Other Street Monies Column, Misc. Revenues, Various State Grants (\$228,395) - from the State (IA DOT) Traffic Safety Improvement Program (TSIP) for intersection improvements at Hwy 30 & Grant Road.</p> <p>Added four mowers to the Equipment List from the Parks Department that were owned prior to FY 2018. From a training session, we learned we need to report mowers used to mow the right-of-way areas. We added the following mowers:</p> <ol style="list-style-type: none"> 1. 2013 Kubota outfront mower with cab & snowblower 2. 2015 Kubota outfront mower with side discharge 3. 2015 Kubota outfront mower with side discharge 4. 2017 John Deere 1575 mower with cab & snow blower

City Street Financial Report

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City Name
CARROLL
City Number
1125

Monthly Payment Sheet

Month	Road Use tax Payments
July	\$130,892.22
August	\$135,277.18
September	\$132,088.56
October	\$86,841.93
November	\$116,694.19
December	\$101,189.38
January	\$84,282.49
February	\$142,032.91
March	\$89,974.90
April	\$49,134.32
May	\$121,352.03
June	\$99,283.09
Totals	\$1,289,043.20

City of Carroll

112 E. 5th Street

Carroll, Iowa 51401-2799

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Mike Pogge-Weaver, City Manager *MJPW*
FROM: Jack Wardell, Director of Parks and Recreation *JW*
DATE: September 4, 2018
SUBJECT: Report of Bid Opening – Clubhouse Siding – Golf Course Clubhouse

Pre Bid Estimate: F.Y. 2018-19 - Budgeted Item \$17,500.00

On September 4, 2018 one bid was received at the time of the bid opening. Below is the result of the bid:

Schroeder Siding - Carroll, Iowa \$12,993.00

The Notice to Bidders was distributed to three local contractors in the area and posted on the City of Carroll website, but we only received one back. Our recommendation is to have seamless steel siding installed for a long term benefit. The building has a newer roof and gutters. The siding will finish off the outside of the golf course clubhouse.

RECOMMENDATION: For the Mayor and City Council to consider and approve the bid from Schroeder Siding - Carroll, Ia for the total bid price of \$12,993.00.

CITY OF CARROLL
Parks and Recreation Department
112 E 5th Street
Carroll, Ia 51401
City Hall (712)792-1000
Website: www.cityofcarroll.com

BID OPENING

Bids were opened: 09/04/2018 @ 11:00 am in City Hall

For: Siding at Golf Course Clubhouse

Pre-Bid Estimate: \$17,500

	<u>Total Purchase Price</u>
1 <u>Schroeder's Siding - Carroll Iowa</u>	<u>\$ 12,993.00</u>
2 _____	_____
3 _____	_____
4 _____	_____

Signed: *Jana A Schaefer, City Clerk*
Date: 9/4/2018

City of Carroll

112 E. 5th Street

Carroll, Iowa 51401-2799

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Mike Pogge-Weaver, City Manager *WSP. W*

FROM: Randall M. Krauel, Director of Public Works *RMK*

DATE: September 4, 2018

SUBJECT: Third Street HMA Resurfacing
Statement of Completion and Final Acceptance of Work

The contractor, OMG Midwest, Inc. d/b/a Tri-State Paving, has completed the Third Street HMA Resurfacing project. The work on the project was started August 14, 2017 and completed April 13, 2018. Forty-one (41) working days were specified for the project. A total of fifty-three (53) working days were charged to the project.

The contract price was \$793,856.01. The unaudited final construction cost is \$780,757.58.

RECOMMENDATION: Mayor and City Council consideration and approval of the Statement of Completion and Final Acceptance of Work for the Third Street HMA Resurfacing project.

RMK:ds

attachment



STATEMENT OF COMPLETION AND FINAL ACCEPTANCE OF WORK

Contractor OMG Midwest, Inc. d/b/a Tri-State Paving Letting Date March 21, 2017
 Work Type HMA Resurfacing with Milling Contract ID 14-1125-617
 Accounting ID(s) 34209
 Project Number(s) STP-U-1125(617)--70-14

Additional Comments

Type of Contract

- Specified Start Date _____
- Approximate Start Date _____
- Late Start Date 08/14/2017
- Completion Date Contract _____

Actual Start Date 08/14/2017
 Field Completion Date 04/13/2018

Site No.(s)	00				
Working Days Specified:	41				
Working Days Charged:	53				
Closure Days Specified:					
Closure Days Charged:					

Recommended for Acceptance	Iowa DOT Contract Acceptance
Signature <u>Cody Fork</u> Project Engineer	Signature _____ District Construction Engineer
Date <u>9/4/18</u>	Date _____

Approved and Work Accepted on Behalf of the Board of Supervisors of _____ City Council of

the City of Carroll ~~County~~ this 10th Day of September, 2018
Year

Signature _____
 Mayor ~~County Engineer~~

For Central Office Use Only

Recorded Finance Recorded Construction & Materials

NOTE: On county administered projects, the County Engineer is required to sign "Recommended for Acceptance" and "Approved and Work Accepted on Behalf of the Board of Supervisors".

City of Carroll

Brad Burke, Chief of Police

Police Department

112 E. 5th Street

Carroll, Iowa 51401-2799

(712) 792-3536

FAX: (712) 792-8088

MEMO TO: Mike Pogge-Weaver, City Manager *MPW*

FROM: Brad Burke, Chief of Police *BB*

DATE: September 5, 2018

SUBJECT: Solicitor ordinance / food vendor discussion

A local business in town has requested the City to review/create an ordinance allowing parties to sell food on public right of ways. The specific request is to allow food vendors, such as a food truck, to sell in front of a local business in the public parking spaces. Currently the Solicitor and Transient Merchant ordinance, Chapter 122, allows for sales after receiving a permit but other City of Carroll Ordinances prohibit the sales on public property such as Chapters 135 & 136 which prohibits sales on streets and sidewalks unless given permission from Council. Discussion is wanted for guidance on how to proceed. Some ideas have been to allow the sales by altering Chapter 122 to allow this type of activity in City owned parking lots or allowance in parking stalls as long as there is no disruption of traffic or sight.

RECOMMENDATION: Council discussion and guidance on how to proceed with the request to allow food vendors sales on public property.

City of Carroll

112 E. 5th Street

Carroll, Iowa 51401-2799

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council Members
FROM: Mike Pogge-Weaver, City Manager *MSPW*
DATE: September 6, 2018
SUBJECT: Discussion: Lincoln Highway Suites (Former Morrison Apartments) Tax Abatement Request/New Urban Renewal Area

As discussed at the last City Council meeting, Chad Kanne, Matt Wendl, and Adam Schweers are in the process of redeveloping Morrison Apartments to be called Lincoln Highway Suites. As part of the redevelopment, the project calls for renovations to the exterior façade and the interior spaces. This includes, but is not limited to, new appliances, new roof, new windows, new doors, and reface/repaint the exterior facade. The developer is requesting that the City establish an urban revitalization district in order to offer tax abatement for the project. Specifically, the developer is requesting the City provide a 10-year 100% abatement on the increased value of the renovated building.

At the meeting on August 27th, the Council requested that staff identify a potential area that could be included in an Urban Revitalization Area and to detail the various tax abatement schedules that the City could potentially offer.

What is tax abatement?

Tax abatement provides a temporary reduction in property taxes over a specified period of time on the portion of assessed value added by new construction, or improvements to an existing structure. In an Urban Revitalization District, a City can provide tax abatement related to multi-residential improvements of up to 100% of the value added by qualified improvements for up to 10 years. The City would identify the specific properties, which must include a minimum of two parcels, that would be part of the Urban Revitalization District.

Potential Urban Revitalization Area

Staff first looked at the Carroll County Condition Windshield Survey that was completed by Region XII as part of the 2013 Comprehensive Plan. Looking at this map, City Staff begin looking at an area with the highest concentration of Condition 3: Fair and Condition and 4: Poor/Dilapidated housing as a potential Urban Revitalization District.

Over a year ago Don Kanne suggested that the city establish an Urban Revitalization District in a portion of town covering the center core of Carroll. Mr. Kanne provided a map to the Council that he felt should be placed in an Urban Revitalization District. Attached is that map.

Remarkably, these two maps share a very similar geographical area. Also attached is a map staff suggests that the Council consider as a potential Urban Revitalization District based in good measure on these two maps.

Potential Abatement Schedules

The following are the maximum abatement schedules that could be offered by a City. The Council has the ability to have a lesser abatement schedule than what is listed.

Multiresidential (3+ living quarters, with 75% of the space for residential purposes):

10 years – 100%

Commercial or Industrial:

10 years - Declining percentage: 80-70-60-50-40-40-30-30-20-20

- OR -

3 years - 100%

Residential in a district that is **NOT** designated as blighted:

5 years - 100%, up to \$75,000 of value added

Residential in a district that **IS** designated as blighted:

10 years - 115%, up to \$20,000 of value added

- OR -

10 years - Declining percentages: 80-70-60-50-40-40-30-30-20-20

- OR -

3 years – 100%

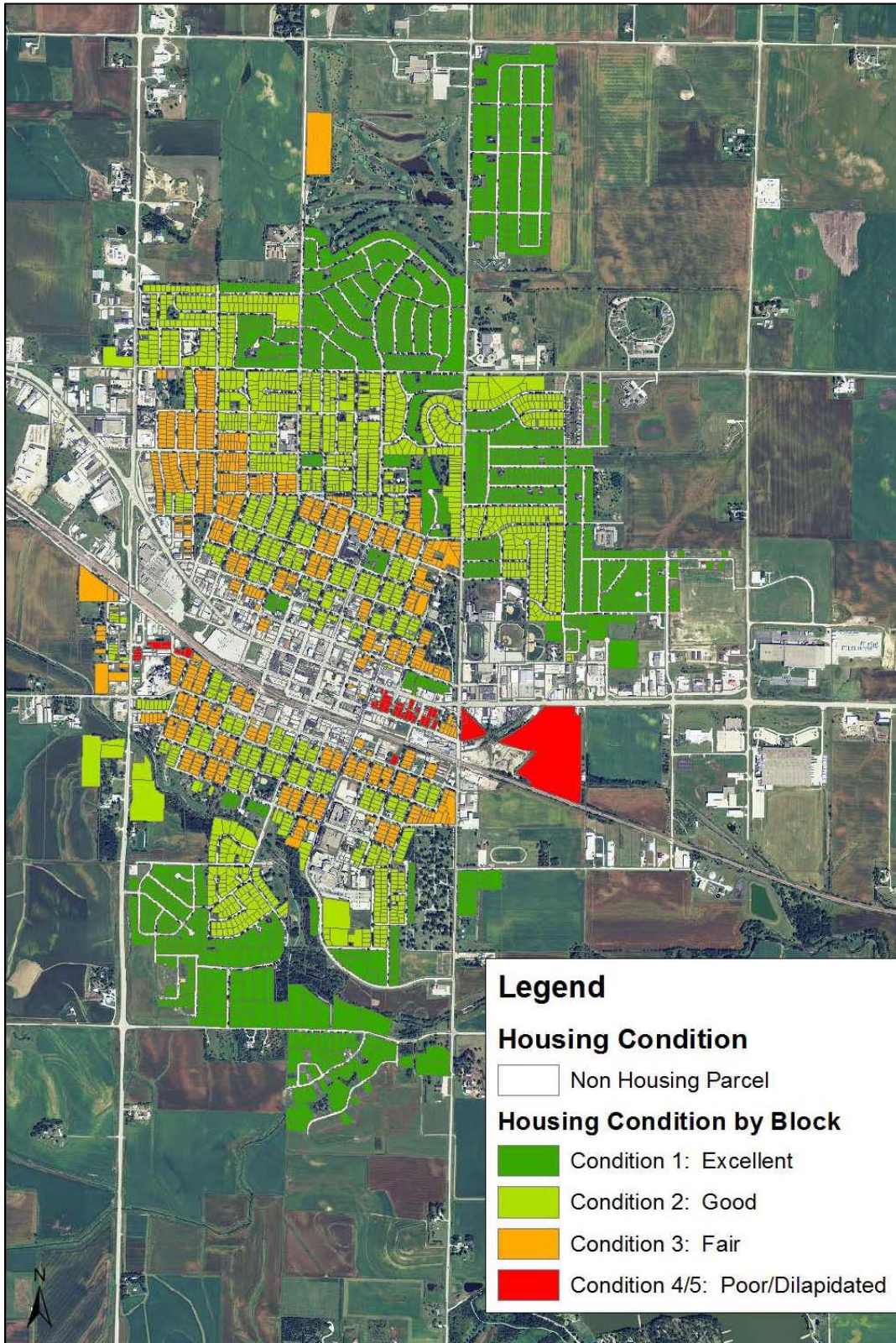
- OR -

10 years – 100%

The Council can also choose to have different types of abatements in different areas. For example, the Council may choose to offer residential abatements throughout the entire area but target commercial and multiresidential abatements in certain areas. The Council should discuss what kind of abatements they want to target throughout the city.

RECOMMENDATION: Mayor and City Council discuss a potential area for an Urban Renewal District and a potential abatement schedule.

Figure 4-7: Carroll Housing Condition Windshield Survey



CARROLL COUNTY APPRAISAL

Don Kanne
Certified Residential Appraiser

**512 N Court St
Carroll, IA 51401
P: 712-792-2776
F: 712-792-2746
ccappraisal@westianet.net**

www.carrollcountyappraisals.com

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Carroll street map

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Resolving Disput

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**Iowa Utilities Board
Customer Service C
1375 E Court Ave
Des Moines, Iowa
Toll free 877 565-
or Email customer
or Fax 515 725-73**

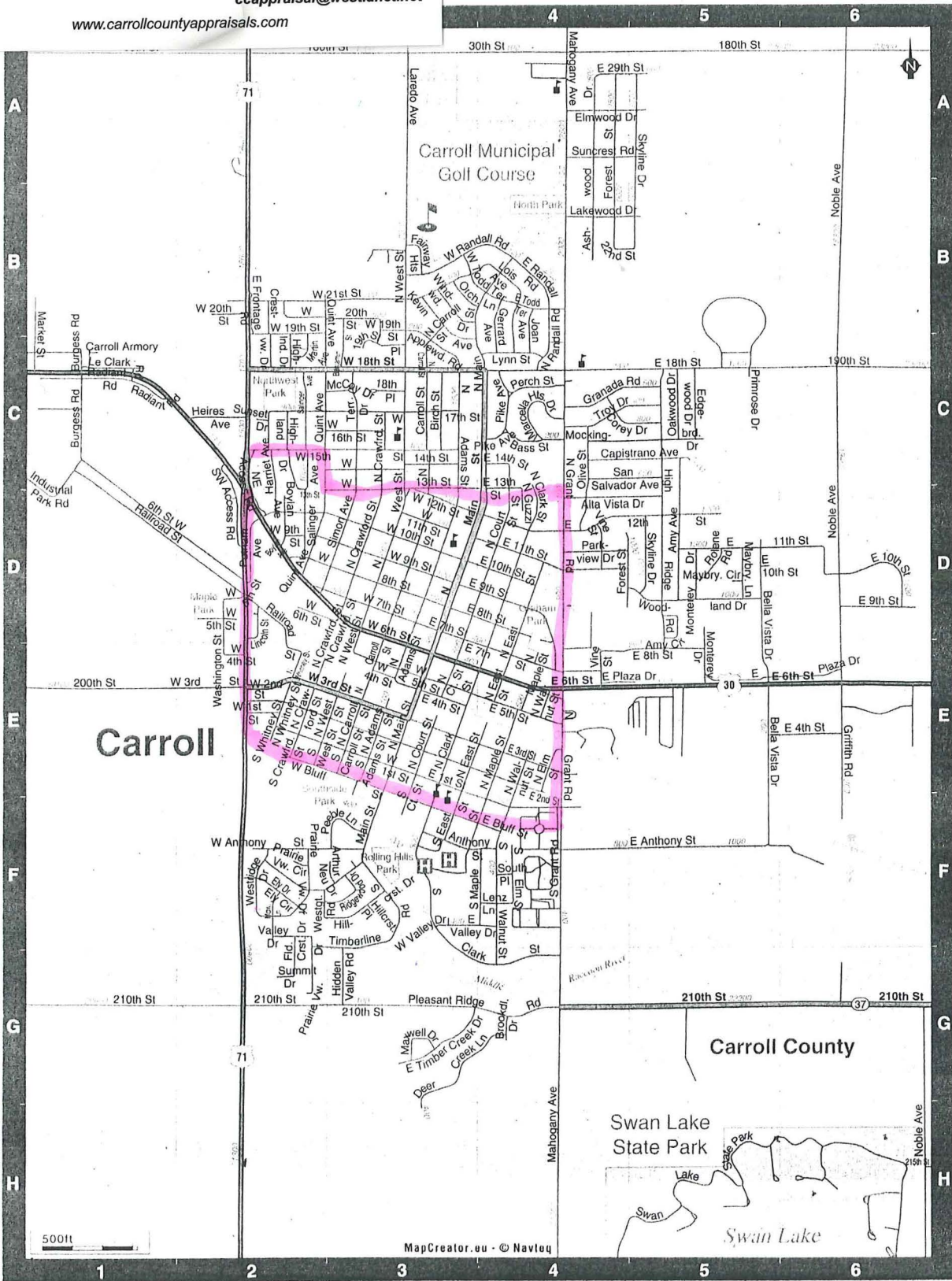
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- Western Iowa Net
- Windstream Com

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Web Address: www.

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TECHNO.
433 Las Colinas Blvd.
Irving, TX 75039
Customer Service N
Web Address: www.

Map data provided by Navteq. To request a map change, please go to mapreporter.navteq.com.

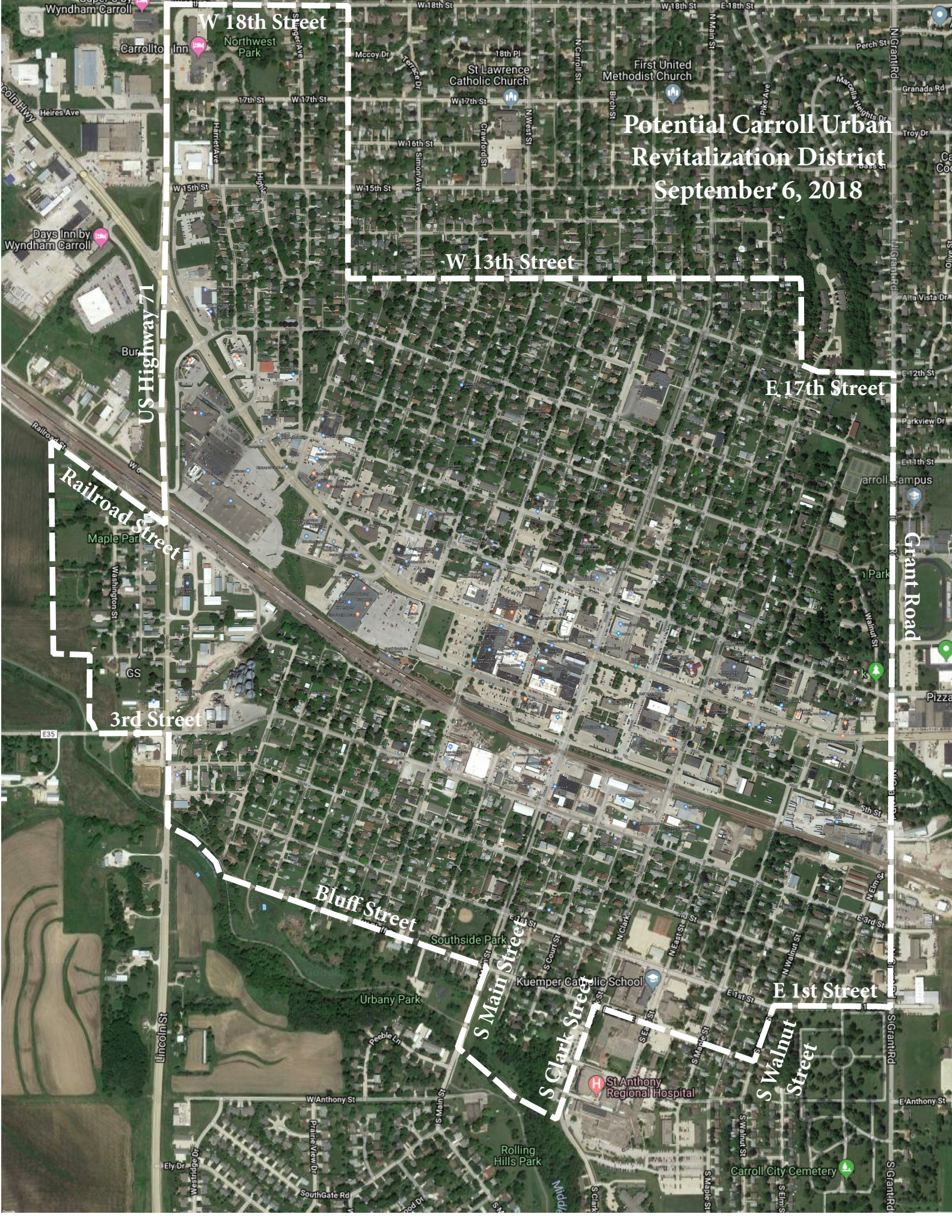


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Potential Carroll Urban Revitalization District

September 6, 2018



W 18th Street

W 13th Street

E 17th Street

3rd Street

Bluff Street

S Main Street

S Clark Street

S Walnut Street

E 1st Street

US Highway 71

Railroad Street

Grant Road

Super 8 by Wyndham Carroll

Carrollto Inn

St Lawrence Catholic Church

First United Methodist Church

Days Inn by Wyndham Carroll

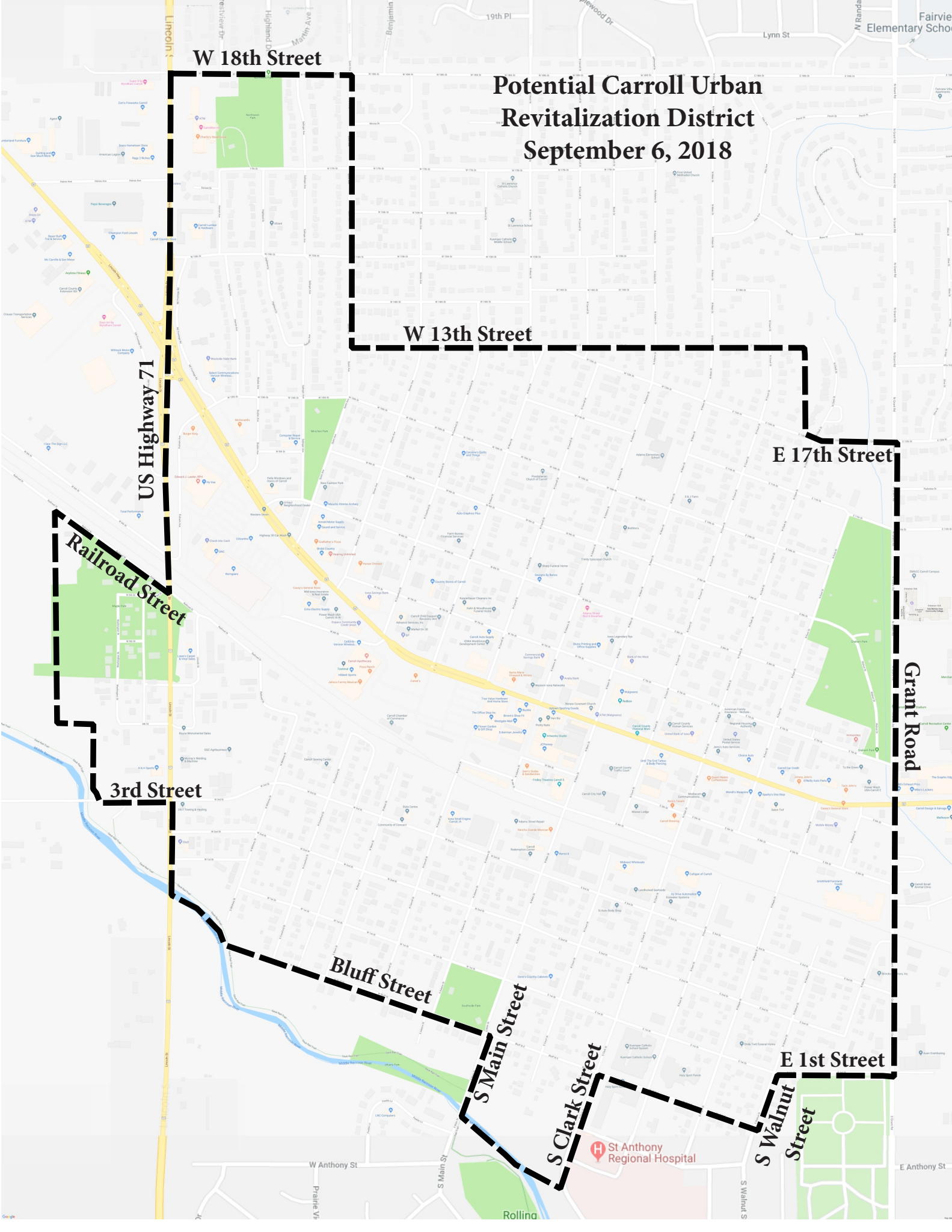
St Anthony Regional Hospital

Rolling Hills Park

Carroll City Cemetery

Potential Carroll Urban Revitalization District

September 6, 2018



W 18th Street

W 13th Street

E 17th Street

US Highway 71

Railroad Street

3rd Street

Bluff Street

S Main Street

S Clark Street

S Walnut Street

E 1st Street

Grant Road

St Anthony Regional Hospital

Rolling