

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.

\* \* \* \* \*

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

\* \* \* \* \*

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.

\* \* \* \* \*

There were no oral requests or communications from the audience.

\* \* \* \* \*

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

\* \* \* \* \*

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

\* \* \* \* \*

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.

\* \* \* \* \*

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.

\* \* \* \* \*

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.

\* \* \* \* \*

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 24<sup>th</sup> day of September. On roll call, all present voted aye. Absent: None. Motion carried.

\* \* \* \* \*

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.

\* \* \* \* \*

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.

\* \* \* \* \*

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.

\* \* \* \* \*

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.

\* \* \* \* \*

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.

\* \* \* \* \*

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.

\* \* \* \* \*

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.

\* \* \* \* \*

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