



City Council Meeting

Monday, December 13, 2021 at 5:15 pm

LOCATION OF MEETING:

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

NOTICE

The meeting will be made available telephonically for those individuals who wish to attend remotely. The public will be able to hear and participate in the Council meeting by calling:

United States: 1 (312) 626-6799

Then when prompted, enter the following **Access Code:** 959 8347 1673#

Individuals may start calling in at 5:00 PM for the meeting.

Individuals may also join the meeting from your computer, tablet or smartphone by using the following link:

<https://zoom.us/j/95983471673>

Similar to a regular City Council meeting, participants will be invited to provide feedback at various points during the meeting. Participants are requested to keep their mics muted until invited by the Mayor or Council to provide feedback. Participants calling in can unmute and mute their phone by dialing *6. Participants using a computer, tablet or smartphone can unmute and mute themselves by clicking on the mute/unmute button in the bottom left corner of the zoom program. Participants who unmute themselves outside of feedback periods may be muted by the City and/or removed from the meeting.

The public can watch the meeting live from the City's YouTube channel by going to: <https://tinyurl.com/t64juzk> and on CAAT6. To ensure you can access the meeting when we go live we suggest that you subscribe to the City's YouTube channel. The YouTube meeting is a view only option and you will not be able to participate in the meeting via YouTube.

AGENDA

1. Pledge of Allegiance

2. Swearing in of Newly Elected Officials

3. Roll Call

4. Consent Agenda

a. Approval of Minutes of the November 22 Meeting

b. Approval of Bills and Claims

c. Licenses and Permits:

- Renewal of Class "C" Liquor License with Sunday Sales – *Kerps Bar & Grill*
- Renewal of Class "E" Liquor License with Class "B" Native Wine Permit and Class "C" Beer Permit and Sunday Sales – *Sparky's One Stop - Carroll*

d. Appointment of 2022 Fire Department Officers

5. Oral Requests and Communications from the Audience

Members of the public wishing to address the Council for items not on the agenda are asked to approach the podium and wait to be recognized. After recognition, the person shall state their name and address for the record. Statement or questions are limited to five (5) minutes.

6. Ordinances

a. 2021 Redistricting of City of Carroll Council Wards

- Public Hearing
- City-County Precinct Agreement Discussion
- Ordinance Amending the Code of Ordinances of the City of Carroll, Iowa by Amending Provisions Pertaining to Ward Boundaries and Voting Precincts

See also item 9b - [November 22, 2021](#) - 2021 Redistricting of City of Carroll Council Wards

7. Resolutions

a. Street Restoration - 2022

- Professional Services Agreement

b. Seventh Amended and Restated Urban Renewal Plan

- Public Hearing on the Proposed Seventh Amended and Restated Urban Renewal Plan
- Resolution determining an area of the City to be an economic development and blighted 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 Seventh Amended and Restated Urban Renewal Plan

Also see item 7d - [November 8, 2021](#) - Resolution Setting Dates of Consultation and a Public Hearing on a Proposed Seventh Amended and Restated Urban Renewal Plan

c. Consider a new 28E Agreement for Public Safety Communication Services Between the City of Carroll and Carroll County

- Resolution Dissolving the Carroll City/County Communications Commission
- Resolution Approving a 28E Agreement for Public Safety Communication Services Between the City of Carroll and Carroll County

8. Reports

a. Downtown Streetscape Phase 10

- Certificate of Substantial Completion

Also see item VI.A - [September 14, 2020](#) - Downtown Streetscape Phase 10 - Report of Proposal Opening and Consideration of Award of Contract

b. Street Restoration - 2021

- Change Order No. 1
- Certificate of Substantial Completion

See also item VI.B. - [July 12, 2021](#) for the Report of Proposal Opening and Consideration of Award of Contract.

c. Work Session: Annual Planning Session Follow-up and Discussion

d. Request from Kuemper Catholic Schools to use Adult Softball Fields for Girls Softball in the 2022 Season

Also see item VII.A. - [October 28, 2019](#) - Softball Field #7 Rental - Kuemper Catholic Girls Softball 2020 Season

e. Report of Bid Opening - 100" Mower - Parks Department

f. Waive Purchasing Policy #0501 for Purchase of Cybex Treadmills

g. Waive Purchasing Policy #0501 for Purchase of Keiser Indoor Bikes

9. Committee Reports

No Reports

10. Comments from the Mayor

11. Comments from the City Council

12. Comments from the City Manager

13. Work Session: Adams Street Reconstruction

14. Adjourn

- Airport Commission – December 13, 2021 – Airport Terminal Building - 21177 Quail Avenue
- Library Board of Trustees – December 20, 2021 – Carroll Public Library – 118 E 5th Street
- City Council – December 20, 2021 – City Hall – 627 N Adams Street
- Board of Adjustment – January 3, 2022 – City Hall – 627 N Adams Street
- Parks, Recreation and Cultural Advisory Board – January 3, 2022 – Rec Center – 716 N Grant Road
- City Council – January 10, 2022 – City Hall – 627 N Adams Street
- Airport Commission – January 10, 2022 – Airport Terminal Building - 21177 Quail Avenue
- Planning and Zoning Commission – January 12, 2022 – City Hall - 627 N Adams Street
- Library Board of Trustees – January 17, 2022 – Carroll Public Library – 118 E 5th Street
- City Council – January 24, 2022 – City Hall – 627 N Adams Street

www.cityofcarroll.com

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

COUNCIL MEETING

NOVEMBER 22, 2021

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

The meeting was held in-person, telephonically or via Zoom web conferencing for those individuals who wished to attend remotely. The public was able to hear and participate in the Council meeting by calling into a publicly posted phone number.

The Carroll City Council met in regular session on this date at 5:15 p.m. in the Council Chambers, City Hall, 627 N Adams Street. Council Members present: Misty Boes, LaVern Dirkx, Jerry Fleshner (arrived at 5:23 p.m.), Clay Haley and Carolyn Siemann. Absent: Mike Kots. 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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Nick Christianson and Gary Irlbeck, representatives from Seaboard Foods, presented a check to Council for the donation of new scoreboards at the Youth Sports Complex. No Council action taken.

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It was moved by Haley, seconded by Boes, to approve the following items on the consent agenda: a) minutes of the November 8 and 16, 2021 Council meetings, as written; b) bills and claims in the amount of \$638,184.25; c) Renewal of Class “C” Beer Permit with Class “B” Native Wine Permit and Sunday Sales – *Kimmes Carroll Country Store 1*, Renewal of Class “C” Beer Permit with Class “B” Native Wine Permit and Sunday Sales – *Kimmes Carroll Country Store 2*, and Renewal of Class “C” Liquor License with Outdoor Service – *Ossy’s Show Club/Piranha Club*; d) Certification of Community Water System Emergency Response Plan; e) Change Order No. 1 to the Northeast Park Parking Lot Improvements Project which extends the substantial completion date to June 3, 2022 and final completion date to June 17, 2022; f) FY 2022-2023 Budget Schedule, as presented and Resolution No. 21-79, Change to the City Council of the City of Carroll December 2022 Meeting Schedule by moving the December 26 Council meeting to December 19, 2022. On roll call, all present voted aye. Absent: Fleshner and Kots. Motion carried.

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Council Member Fleshner arrived at 5:23 p.m.

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Matt Meiners, Carroll Area Development Corporation Economic Vitality Director, and Austin Farmer, The Retail Coach representative, gave an update on the Retail Coach Project. No Council action taken.

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There were no oral requests or communication from the audience.

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It was moved by Haley, seconded by Siemann, to approve the third reading of an Ordinance Amending Ordinance No. 19-01 and Designating the City of Carroll, Iowa as an Urban Renewal Revitalization Area. On roll call, all present voted aye. Absent: Kots. Motion carried.

It was moved by Haley, seconded by Siemann, to approve said Ordinance No. 2106. On roll call, all present voted aye. Absent: Kots. Motion carried.

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It was moved by Haley, seconded by Boes, to approve Resolution No. 21-80, Annual Tax Increment Finance Appropriations for FY 2023 for the tax increment grant to Biokinometrics Holdings LLC and DMBA Properties & Consulting, Inc. On roll call, all present voted aye. Absent: Kots. Motion carried.

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It was moved Fleshner, seconded by Haley, to approve Resolution No. 21-81, Accepting the Sales Quotation for Tyler Technologies Hosting Services in the amount of \$41,509.00 for three years and then subject to adjustments by Tyler Technologies. On roll call, all present voted aye. Absent: Kots. Motion carried.

It was moved by Haley, seconded by Fleshner, to approve Resolution No. 21-82, Accepting the Sales Quotation from Tyler Technologies to migrate the city's financial software from INCODE 9 to INCODE 10 (VX) for the quoted price of \$43,320.00. On roll call, all present voted aye. Absent: Kots. Motion carried.

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It was moved by Haley, seconded by Fleshner, to approve Change Order No. 2 to the Downtown Streetscape Phase 10 Project in the amount of \$19,511.44. The effect of Change Order No. 2 on the contract price is as follows:

Original Contract Price	\$1,039,036.28
Change Order No. 1	18,390.19
Change Order No. 2	<u>19,511.44</u>

Contract Price with Change Orders \$1,076,937.91

On roll call, all present voted aye. Absent: Kots. Motion carried.

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It was moved by Haley, seconded by Dirkx, to pursue Option C of the ward maps that adjusts the ward lines for Ward 1 and Ward 4 to more evenly distribute the ward's populations and to set a public hearing date for December 13, 2021, for the presented Option C of the City of Carroll ward maps. On roll call, all present voted aye. Absent: Kots. Motion carried.

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Council held a work session on the Adams Street Reconstruction Project. Kristine Stone, Ahlers & Cooney attorney, and Terry Lutz, CEO of McClure Engineering, discussed the special assessment process. Mark Beardmore addressed Council on this issue. No Council action taken.

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It was moved by Haley, seconded by Fleshner, to go into closed session at 7:31 p.m. per Iowa Code 21.5 (1)(c) – strategy discussion with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government. On roll call, all present voted aye. Absent: Kots. Motion carried.

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It was moved by Haley, seconded by Fleshner, to go back into open session at 8:18 p.m. On roll call, all present voted aye. Absent: Kots. Motion carried.

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It was moved by Fleshner, seconded by Haley, to adjourn at 8:18 p.m. On roll call, all present voted aye. Absent: Kots. Motion carried.

Eric P. Jensen, Mayor

ATTEST:

Laura A. Schaefer, City Clerk

		=====PAYMENT DATES=====	=====ITEM DATES=====			=====POSTING DATES=====		
PAID ITEMS DATES		: 11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021		11/19/2021 THRU 12/09/2021		
PARTIALLY ITEMS DATES		: 11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021		11/19/2021 THRU 12/09/2021		
UNPAID ITEMS DATES		:	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021		11/19/2021 THRU 12/09/2021		
VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	----	BALANCE----

01-001720	ACCESS SYSTEMS	COPIER CONTRACT	221.76	0.00	000000	0/00/00		221.76
		** TOTALS **	221.76	0.00				221.76
01-001704	ACCO	POOL/SPA CHEMICALS	716.80	0.00	000000	0/00/00		716.80
		** TOTALS **	716.80	0.00				716.80
01-001621	ACE HARDWARE	SUPPLIES	47.88	0.00	000000	0/00/00		47.88
01-001621	ACE HARDWARE	SUPPLIES	16.99	0.00	000000	0/00/00		16.99
01-001621	ACE HARDWARE	SUPPLIES	7.60	0.00	000000	0/00/00		7.60
01-001621	ACE HARDWARE	SUPPLIES	112.90	0.00	000000	0/00/00		112.90
01-001621	ACE HARDWARE	HOSE REPAIRS	8.99	0.00	000000	0/00/00		8.99
01-001621	ACE HARDWARE	CLEANING SUPPLIES	4.99	0.00	000000	0/00/00		4.99
01-001621	ACE HARDWARE	SUPPLIES	19.99	0.00	000000	0/00/00		19.99
01-001621	ACE HARDWARE	SUPPLIES	4.99	0.00	000000	0/00/00		4.99
01-001621	ACE HARDWARE	SUPPLIES	9.98	0.00	000000	0/00/00		9.98
01-001621	ACE HARDWARE	SUPPLIES	13.99	0.00	000000	0/00/00		13.99
01-001621	ACE HARDWARE	CABLE FOR LAP LANE	134.10	0.00	000000	0/00/00		134.10
01-001621	ACE HARDWARE	ROPE SISAL	23.98	0.00	000000	0/00/00		23.98
		** TOTALS **	406.38	0.00				406.38
01-003484	ADAPTIVE AUDIOLOGY SOLUTI	EMPLOYEE HEARING TESTS	1,435.00	0.00	000000	0/00/00		1,435.00
		** TOTALS **	1,435.00	0.00				1,435.00
01-001910	AHLERS & COONEY P.C.	BIOKINEMATRICS/DMBA AGREEMENT	279.00	0.00	000000	0/00/00		279.00
01-001910	AHLERS & COONEY P.C.	PERSONNEL MATTER	177.00	0.00	000000	0/00/00		177.00
01-001910	AHLERS & COONEY P.C.	SEVENTH AMENDED UR PLAN	1,262.00	0.00	000000	0/00/00		1,262.00
01-001910	AHLERS & COONEY P.C.	SPECIAL ASSESSMENT REPORT	425.00	0.00	000000	0/00/00		425.00
		** TOTALS **	2,143.00	0.00				2,143.00
01-012650	ALLIANT ENERGY-IES UTILIT	GAS BILLS	9,252.01	9,252.01-	122758	12/08/21		0.00
		** TOTALS **	9,252.01	9,252.01-				0.00
01-002080	AMAZON/SYNCHRONY BANK	BOOKS AND VIDEOS	409.48	409.48-	122664	11/22/21		0.00
		** TOTALS **	409.48	409.48-				0.00
01-002144	AMERICAN WATER WORKS	2022 STANDARD REVISIONS	875.00	0.00	000000	0/00/00		875.00
01-002144	AMERICAN WATER WORKS	2022-2023 DUES	85.00	0.00	000000	0/00/00		85.00
		** TOTALS **	960.00	0.00				960.00
01-002370	ARNOLD MOTOR SUPPLY	VEHICLE REPAIR PARTS	39.99	0.00	000000	0/00/00		39.99
01-002370	ARNOLD MOTOR SUPPLY	SUPPLIES	143.48	0.00	000000	0/00/00		143.48
01-002370	ARNOLD MOTOR SUPPLY	GREASE	81.48	0.00	000000	0/00/00		81.48
		** TOTALS **	264.95	0.00				264.95

=====PAYMENT DATES=====		=====ITEM DATES=====		=====POSTING DATES=====	
PAID ITEMS DATES	: 11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021
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VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK# CHECK DT ----BALANCE----

01-002805	BADDING CONSTRUCTION CO.	STREETSCAPE 10 #7	61,203.30	0.00	000000 0/00/00 61,203.30
		** TOTALS **	61,203.30	0.00	61,203.30
01-003400	BEELNER SERVICE INC.	SPRINKLER SYSTEM DRAINING	1,200.00	0.00	000000 0/00/00 1,200.00
		** TOTALS **	1,200.00	0.00	1,200.00
01-000609	BIERSCHBACH EQUIP & SUPPL	STREET MAINTENANCE SUPPLIES	368.40	0.00	000000 0/00/00 368.40
		** TOTALS **	368.40	0.00	368.40
01-000949	BOHLMANN INC.	JOE & TOM B. KRUSE BENCH	640.00	0.00	000000 0/00/00 640.00
		** TOTALS **	640.00	0.00	640.00
01-001243	BOLAND RECREATION	BASKETBALL RIMS - SS PARK	242.00	0.00	000000 0/00/00 242.00
		** TOTALS **	242.00	0.00	242.00
01-001085	BOLTON & MENK INC.	QUIET ZONE STUDY UPDATES	2,012.50	0.00	000000 0/00/00 2,012.50
		** TOTALS **	2,012.50	0.00	2,012.50
01-003515	BOMGAARS	SUPPLIES	46.66	0.00	000000 0/00/00 46.66
01-003515	BOMGAARS	DRILL BITS	25.34	0.00	000000 0/00/00 25.34
01-003515	BOMGAARS	ICE RINK REPAIRS	20.99	0.00	000000 0/00/00 20.99
01-003515	BOMGAARS	ELECTRICAL TAPE	9.56	0.00	000000 0/00/00 9.56
01-003515	BOMGAARS	SUPPLIES	19.18	0.00	000000 0/00/00 19.18
01-003515	BOMGAARS	REFLECTIVE TRAIL MARKERS	55.84	0.00	000000 0/00/00 55.84
01-003515	BOMGAARS	3 TORCH HEADS AND VALVE CAPS	121.96	0.00	000000 0/00/00 121.96
01-003515	BOMGAARS	SUPPLIES	6.69	0.00	000000 0/00/00 6.69
		** TOTALS **	306.22	0.00	306.22
01-003661	BREDA TELEPHONE CORPORATI	LOCAL AND LONG DISTANCE	3,016.91	3,016.91-	122755 12/08/21 0.00
		** TOTALS **	3,016.91	3,016.91-	0.00
01-003855	BRETT LUX	TOBACCO COMPLIANCE	190.00	0.00	000000 0/00/00 190.00
		** TOTALS **	190.00	0.00	190.00
01-003140	CANINE TACTICAL	ETAC SCHOOL	550.00	0.00	000000 0/00/00 550.00
01-003140	CANINE TACTICAL	K-9 CERTIFICATION	950.00	0.00	000000 0/00/00 950.00
		** TOTALS **	1,500.00	0.00	1,500.00
01-003791	CAPITAL ONE	SUPPLIES	36.10	36.10-	122756 12/08/21 0.00
01-003791	CAPITAL ONE	OFFICE SUPPLIES	62.50	62.50-	122756 12/08/21 0.00
01-003791	CAPITAL ONE	KITT APPRECIATION	7.11	7.11-	122756 12/08/21 0.00
01-003791	CAPITAL ONE	SUPPLIES	17.27	17.27-	122756 12/08/21 0.00
01-003791	CAPITAL ONE	SUPPLIES	38.93	38.93-	122756 12/08/21 0.00
		** TOTALS **	161.91	161.91-	0.00

=====PAYMENT DATES=====			=====ITEM DATES=====			=====POSTING DATES=====		
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VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	----	BALANCE----

01-004138	CAPITAL SANITARY SUPPLY	CLEANING SUPPLIES	351.54	0.00	000000	0/00/00		351.54
01-004138	CAPITAL SANITARY SUPPLY	CLEANING SUPPLIES	266.71	0.00	000000	0/00/00		266.71
		** TOTALS **	618.25	0.00				618.25
01-004123	CARROLL AREA DEVELOPMENT	CADC RETAIL COACH PROJECT	50,000.00	0.00	000000	0/00/00		50,000.00
		** TOTALS **	50,000.00	0.00				50,000.00
01-000747	CARROLL AUTO SUPPLY	OIL AND FILTERS #52	58.01	0.00	000000	0/00/00		58.01
		** TOTALS **	58.01	0.00				58.01
01-004155	CARROLL COUNTY	GASOLINE	4,730.27	0.00	000000	0/00/00		4,730.27
		** TOTALS **	4,730.27	0.00				4,730.27
01-004183	CARROLL COUNTY TREASURER	LIEN FILING FEE 727 N COURT ST	5.00	5.00-	122672	11/22/21		0.00
		** TOTALS **	5.00	5.00-				0.00
01-004195	CARROLL GLASS CO.	GARAGE WINDOW REPAIRS	189.75	0.00	000000	0/00/00		189.75
		** TOTALS **	189.75	0.00				189.75
01-004196	CARROLL HYDRAULICS	#33 SNOW BLADE	134.30	0.00	000000	0/00/00		134.30
01-004196	CARROLL HYDRAULICS	#29 HYDRAULIC HOSES	107.65	0.00	000000	0/00/00		107.65
		** TOTALS **	241.95	0.00				241.95
01-004200	CARROLL LUMBER	TENNIS COURT REPAIRS	147.00	0.00	000000	0/00/00		147.00
01-004200	CARROLL LUMBER	SUPPLIES	34.20	0.00	000000	0/00/00		34.20
01-004200	CARROLL LUMBER	LIME	116.00	0.00	000000	0/00/00		116.00
		** TOTALS **	297.20	0.00				297.20
01-002977	CARROLL REFUSE SERVICE	NOV. TRASH COLLECTIONS	12,940.93	12,940.93-	122754	12/08/21		0.00
		** TOTALS **	12,940.93	12,940.93-				0.00
01-000785	CARROLL REFUSE SERVICE LL	NOV. 2021 TRASH COLLECTIONS	32.28	32.28-	122752	12/08/21		0.00
		** TOTALS **	32.28	32.28-				0.00
01-004237	CARROLL VETERINARY CLINIC	DOG CARE CONTRACT	650.00	0.00	000000	0/00/00		650.00
		** TOTALS **	650.00	0.00				650.00
01-004325	CENTRAL IOWA DISTRIBUTING	OPERATING SUPPLIES	342.50	0.00	000000	0/00/00		342.50
		** TOTALS **	342.50	0.00				342.50
01-001148	CERTIFIED TESTING SERVICE	ST. MAINT. BLDG TESTING	1,772.40	0.00	000000	0/00/00		1,772.40
		** TOTALS **	1,772.40	0.00				1,772.40

=====PAYMENT DATES=====			=====ITEM DATES=====			=====POSTING DATES=====		
PAID ITEMS DATES	:	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021
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UNPAID ITEMS DATES	:		11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021
VENDOR	----	VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	-----BALANCE----

01-001393		CHAMPION FORD INC.	VEHICLE REPAIRS	61.93	0.00	000000	0/00/00	61.93
			** TOTALS **	61.93	0.00			61.93
01-002867		CINTAS FIRST AID & SAFETY	FIRST AID SUPPLIES	60.46	0.00	000000	0/00/00	60.46
01-002867		CINTAS FIRST AID & SAFETY	FIRST AID SUPPLIES	89.57	0.00	000000	0/00/00	89.57
01-002867		CINTAS FIRST AID & SAFETY	FIRST AID SUPPLIES	31.92	0.00	000000	0/00/00	31.92
01-002867		CINTAS FIRST AID & SAFETY	SUPPLIES	118.45	0.00	000000	0/00/00	118.45
			** TOTALS **	300.40	0.00			300.40
01-004525		CITY OF CARROLL	DOWNTOWN RESTROOM WATER	50.00	50.00-	122666	11/22/21	0.00
			** TOTALS **	50.00	50.00-			0.00
01-003633		CLEANING SOLUTIONS INC	NOV. CITY HALL CLEANING	2,080.00	0.00	000000	0/00/00	2,080.00
01-003633		CLEANING SOLUTIONS INC	NOV. PD CLEANING	624.00	0.00	000000	0/00/00	624.00
01-003633		CLEANING SOLUTIONS INC	NOV. CLEANING REC CENTER	2,184.00	0.00	000000	0/00/00	2,184.00
			** TOTALS **	4,888.00	0.00			4,888.00
01-004835		COMMERCIAL SAVINGS BANK	NOV ACH PROCESSING FEES	124.92	124.92-	000000	11/19/21	0.00
01-004835		COMMERCIAL SAVINGS BANK	FEDERAL WITHHOLDINGS	15,067.40	15,067.40-	001196	12/02/21	0.00
01-004835		COMMERCIAL SAVINGS BANK	FICA WITHHOLDING	14,779.60	14,779.60-	001196	12/02/21	0.00
01-004835		COMMERCIAL SAVINGS BANK	MEDICARE WITHHOLDING	4,845.30	4,845.30-	001196	12/02/21	0.00
			** TOTALS **	34,817.22	34,817.22-			0.00
01-004836		COMMUNITY OIL CO. INC.	GEAR OIL	82.90	0.00	000000	0/00/00	82.90
01-004836		COMMUNITY OIL CO. INC.	OIL	901.45	0.00	000000	0/00/00	901.45
			** TOTALS **	984.35	0.00			984.35
01-003145		CORE AND MAIN LP	OPERATING SUPPLIES	115.00	0.00	000000	0/00/00	115.00
			** TOTALS **	115.00	0.00			115.00
01-000854		DEARBORN NATIONAL	DEC. LIFE INSURANCE PREMIUMS	330.49	330.49-	122753	12/08/21	0.00
			** TOTALS **	330.49	330.49-			0.00
01-005645		DEPARTMENT OF PUBLIC SAFE	IOWA SYSTEM OCT.-DEC.	657.00	0.00	000000	0/00/00	657.00
			** TOTALS **	657.00	0.00			657.00
01-006270		DREES HEATING & PLUMBING	POOL DOOR LOCK REPAIRS	206.00	0.00	000000	0/00/00	206.00
			** TOTALS **	206.00	0.00			206.00
01-006275		DREES OIL CO. INC.	DIESEL FUEL	1,489.50	0.00	000000	0/00/00	1,489.50
01-006275		DREES OIL CO. INC.	PROPANE	232.52	0.00	000000	0/00/00	232.52
			** TOTALS **	1,722.02	0.00			1,722.02
01-002995		DTC WORLDWIDE	PRINTER AND RIBBON	1,115.01	0.00	000000	0/00/00	1,115.01

=====PAYMENT DATES=====			=====ITEM DATES=====			=====POSTING DATES=====		
PAID ITEMS DATES	: 11/19/2021	THRU 12/09/2021	11/19/2021	THRU 12/09/2021	11/19/2021	THRU 12/09/2021	11/19/2021	THRU 12/09/2021
PARTIALLY ITEMS DATES	: 11/19/2021	THRU 12/09/2021	11/19/2021	THRU 12/09/2021	11/19/2021	THRU 12/09/2021	11/19/2021	THRU 12/09/2021
UNPAID ITEMS DATES	:		11/19/2021	THRU 12/09/2021	11/19/2021	THRU 12/09/2021	11/19/2021	THRU 12/09/2021
VENDOR	----- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	-----BALANCE----	
** TOTALS **			1,115.01	0.00			1,115.01	
01-006725	EARL MAY STORE	CBD BUSHES - FARNER BLG	275.00	0.00	000000	0/00/00	275.00	
01-006725	EARL MAY STORE	CBD BUSHES - FARNER BLDG	225.00	0.00	000000	0/00/00	225.00	
01-006725	EARL MAY STORE	CBD LANDSCAPING	269.90	0.00	000000	0/00/00	269.90	
01-006725	EARL MAY STORE	SUPPLIES	18.99	0.00	000000	0/00/00	18.99	
01-006725	EARL MAY STORE	TREES	399.00	0.00	000000	0/00/00	399.00	
** TOTALS **			1,187.89	0.00			1,187.89	
01-012590	ECHO ELECTRIC SUPPLY	CBD BULBS	465.00	0.00	000000	0/00/00	465.00	
01-012590	ECHO ELECTRIC SUPPLY	LIGHT BULBS	94.84	0.00	000000	0/00/00	94.84	
01-012590	ECHO ELECTRIC SUPPLY	CBD FUSES	104.00	0.00	000000	0/00/00	104.00	
01-012590	ECHO ELECTRIC SUPPLY	SUPPLIES	16.88	16.88-	122757	12/08/21	0.00	
** TOTALS **			680.72	16.88-			663.84	
01-006810	ECOWATER SYSTEMS	SOFTNER SALT	87.60	0.00	000000	0/00/00	87.60	
** TOTALS **			87.60	0.00			87.60	
01-008027	FAREWAY STORES	EMPLOYEE RECOGNITION	16.96	0.00	000000	0/00/00	16.96	
** TOTALS **			16.96	0.00			16.96	
01-008035	FARNER-BOCKEN CO.	CLEANING SUPPLIES	714.15	0.00	000000	0/00/00	714.15	
** TOTALS **			714.15	0.00			714.15	
01-008050	FASTENAL COMPANY	NUTS AND BOLTS	91.60	0.00	000000	0/00/00	91.60	
01-008050	FASTENAL COMPANY	PLOW BOLTS	214.10	0.00	000000	0/00/00	214.10	
** TOTALS **			305.70	0.00			305.70	
01-006860	FELD FIRE EQUIPMENT CO.	FIRE EXTINGUISHERS INSPECTED	176.00	0.00	000000	0/00/00	176.00	
01-006860	FELD FIRE EQUIPMENT CO.	FIRE EXTINGUISHERS INSPECTED	73.00	0.00	000000	0/00/00	73.00	
01-006860	FELD FIRE EQUIPMENT CO.	FIRE EXTINGUISHER INSPECTIONS	200.00	0.00	000000	0/00/00	200.00	
01-006860	FELD FIRE EQUIPMENT CO.	#35 SWEEPER HOSE REPAIRS	29.50	0.00	000000	0/00/00	29.50	
** TOTALS **			478.50	0.00			478.50	
01-000633	FILTER CARE	FILTER CLEANING	109.12	0.00	000000	0/00/00	109.12	
** TOTALS **			109.12	0.00			109.12	
01-002954	FIRST WIRELESS INC.	ANTENNA	41.94	0.00	000000	0/00/00	41.94	
** TOTALS **			41.94	0.00			41.94	
01-002806	FOUNDATION ANALYTICAL LAB	LAB TESTING	1,151.85	0.00	000000	0/00/00	1,151.85	
01-002806	FOUNDATION ANALYTICAL LAB	LAB TESTING	714.60	0.00	000000	0/00/00	714.60	
** TOTALS **			1,866.45	0.00			1,866.45	

=====PAYMENT DATES=====			=====ITEM DATES=====			=====POSTING DATES=====		
PAID ITEMS DATES : 11/19/2021 THRU 12/09/2021			11/19/2021 THRU 12/09/2021			11/19/2021 THRU 12/09/2021		
PARTIALLY ITEMS DATES : 11/19/2021 THRU 12/09/2021			11/19/2021 THRU 12/09/2021			11/19/2021 THRU 12/09/2021		
UNPAID ITEMS DATES :			11/19/2021 THRU 12/09/2021			11/19/2021 THRU 12/09/2021		
VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	----	BALANCE----

01-009315	GALLS INC.	UNIFORM PANTS	121.59	0.00	000000	0/00/00		121.59
01-009315	GALLS INC.	UNIFORM PANTS	68.15	0.00	000000	0/00/00		68.15
01-009315	GALLS INC.	BURKE BOOTS	175.39	0.00	000000	0/00/00		175.39
01-009315	GALLS INC.	UNIFORM PANTS	130.39	0.00	000000	0/00/00		130.39
		** TOTALS **	495.52	0.00				495.52
01-002567	GEHLPRO WELDING	VLR 1 DISC REPAIR	1,645.80	0.00	000000	0/00/00		1,645.80
01-002567	GEHLPRO WELDING	TILLER REPAIRS	85.00	0.00	000000	0/00/00		85.00
		** TOTALS **	1,730.80	0.00				1,730.80
01-009535	GENERAL RENTAL	PROPANE	30.00	0.00	000000	0/00/00		30.00
		** TOTALS **	30.00	0.00				30.00
01-010150	GRAINGER PARTS	CLEANING SUPPLIES	337.14	0.00	000000	0/00/00		337.14
		** TOTALS **	337.14	0.00				337.14
01-010605	HACH CHEMICAL COMPANY	LAB SUPPLIES & EQUIPMENT	1,237.61	0.00	000000	0/00/00		1,237.61
01-010605	HACH CHEMICAL COMPANY	LAB SUPPLIES	22.49	0.00	000000	0/00/00		22.49
01-010605	HACH CHEMICAL COMPANY	LAB SUPPLIES	517.52	0.00	000000	0/00/00		517.52
		** TOTALS **	1,777.62	0.00				1,777.62
01-005410	HERALD PUBLISHING COMPANY	PARKS & REC GUIDE WEB AD	190.00	0.00	000000	0/00/00		190.00
01-005410	HERALD PUBLISHING COMPANY	LEGAL PUBLICATIONS	482.94	0.00	000000	0/00/00		482.94
		** TOTALS **	672.94	0.00				672.94
01-011800	HYDRAFLO INC.	OPERATING SUPPLIES	386.92	0.00	000000	0/00/00		386.92
		** TOTALS **	386.92	0.00				386.92
01-012520	IMFOA	IMFOA FINANCE CERTIFICATION	50.00	0.00	000000	0/00/00		50.00
01-012520	IMFOA	IMFOA CLERK CERTIFICATE RENEW	50.00	0.00	000000	0/00/00		50.00
		** TOTALS **	100.00	0.00				100.00
01-012540	IMWCA	WORKER COMP #6	5,635.00	0.00	000000	0/00/00		5,635.00
		** TOTALS **	5,635.00	0.00				5,635.00
01-012552	INDUSTRIAL BEARING SUPP.	SUPPLIES	138.48	0.00	000000	0/00/00		138.48
01-012552	INDUSTRIAL BEARING SUPP.	BEARINGS	14.53	0.00	000000	0/00/00		14.53
01-012552	INDUSTRIAL BEARING SUPP.	BEARINGS	22.24	0.00	000000	0/00/00		22.24
01-012552	INDUSTRIAL BEARING SUPP.	SUPPLIES	117.87	0.00	000000	0/00/00		117.87
		** TOTALS **	293.12	0.00				293.12
01-001538	IOWA FINANCE AUTHORITY	12/1/2021 INTEREST PMT	24,123.75	24,123.75-	000000	12/01/21		0.00
		** TOTALS **	24,123.75	24,123.75-				0.00

=====PAYMENT DATES=====		=====ITEM DATES=====		=====POSTING DATES=====	
PAID ITEMS DATES	: 11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021
PARTIALLY ITEMS DATES	: 11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021
UNPAID ITEMS DATES	:	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021
VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK# CHECK DT ----BALANCE----
01-012642	IOWA LAW ENFORCE ACADEMY	EMERGENCY CARE CLASS	150.00	0.00	000000 0/00/00 150.00
		** TOTALS **	150.00	0.00	150.00
01-012666	IOWA ONE CALL	OCTOBER 2021 LOCATES	128.90	0.00	000000 0/00/00 128.90
		** TOTALS **	128.90	0.00	128.90
01-001761	IOWA POLICE CHIEFS ASSOCI	IPCA DUES	125.00	0.00	000000 0/00/00 125.00
		** TOTALS **	125.00	0.00	125.00
01-009320	J GARDNER & ASSOCIATES LL JR.	POLICE BADGE STICKERS	350.00	0.00	000000 0/00/00 350.00
		** TOTALS **	350.00	0.00	350.00
01-002453	JASON MATTHEW LAMBERTZ	PRODUCTION COSTS	1,050.00	0.00	000000 0/00/00 1,050.00
		** TOTALS **	1,050.00	0.00	1,050.00
01-003478	JEFF STORJOHANN	DEPARTMENT PHOTO	35.00	0.00	000000 0/00/00 35.00
		** TOTALS **	35.00	0.00	35.00
01-013917	JEO CONSULTING GROUP INC.	US 30 E. SANITARY SEWER EXT	7,063.75	0.00	000000 0/00/00 7,063.75
		** TOTALS **	7,063.75	0.00	7,063.75
01-002788	JIMMY JOHNS #2622	EMPLOYEE RECOGNITION	30.22	0.00	000000 0/00/00 30.22
		** TOTALS **	30.22	0.00	30.22
01-001345	KELTEK INCORPORATED	#18 LIGHTS	140.42	0.00	000000 0/00/00 140.42
01-001345	KELTEK INCORPORATED	CHARGING PORTS	67.10	0.00	000000 0/00/00 67.10
		** TOTALS **	207.52	0.00	207.52
01-000561	KURT MOSMAN	STEEL TOED WORK BOOTS	200.00	200.00-	122663 11/22/21 0.00
		** TOTALS **	200.00	200.00-	0.00
01-003481	MARCO TECHNOLOGIES LLC	COPIER CONTRACT	99.41	0.00	000000 0/00/00 99.41
		** TOTALS **	99.41	0.00	99.41
01-003838	MARY GREELEY MEDICAL CENT	EMPLOYEE PHYSICAL HELLER	805.00	0.00	000000 0/00/00 805.00
		** TOTALS **	805.00	0.00	805.00
01-017133	MASTERCARD	MEMBERSHIP AND SUPPLIES	214.00	214.00-	122667 11/22/21 0.00
01-017133	MASTERCARD	SUPPLIES	753.36	753.36-	122668 11/22/21 0.00
01-017133	MASTERCARD	SUPPLIES	229.50	229.50-	122669 11/22/21 0.00
		** TOTALS **	1,196.86	1,196.86-	0.00
01-002993	MC CLURE ENGINEERING CO.	ADAMS ST RECONSTRUCTION	88,896.00	0.00	000000 0/00/00 88,896.00
		** TOTALS **	88,896.00	0.00	88,896.00

=====PAYMENT DATES=====			=====ITEM DATES=====			=====POSTING DATES=====		
PAID ITEMS DATES	:	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021
PARTIALLY ITEMS DATES	:	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021
UNPAID ITEMS DATES	:		11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021
VENDOR	----	VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	-----BALANCE----

01-017220	MC FARLAND CLINIC PC		EMPLOYEE PHYSICAL HELLER	223.50	0.00	000000	0/00/00	223.50
01-017220	MC FARLAND CLINIC PC		PRE-EMPLOY PHYSICAL KARIM	141.00	0.00	000000	0/00/00	141.00
			** TOTALS **	364.50	0.00			364.50
01-003461	MERCHANT SERVICES		CC PROCESSING FEES	1,236.86	1,236.86-	000000	11/29/21	0.00
			** TOTALS **	1,236.86	1,236.86-			0.00
01-003718	MIDWEST MUNICIPAL CONSULT		1/2 GOAL SETTING SESSION	1,835.90	0.00	000000	0/00/00	1,835.90
			** TOTALS **	1,835.90	0.00			1,835.90
01-017585	MIDWEST WHOLESALE		ICE RINK PARTS	117.24	0.00	000000	0/00/00	117.24
			** TOTALS **	117.24	0.00			117.24
01-002596	MOHR SAND GRAVEL & CONSTR		GRADATION ROCK LIMESTONE	2,475.31	0.00	000000	0/00/00	2,475.31
			** TOTALS **	2,475.31	0.00			2,475.31
01-017730	MOORHOUSE READY MIX CO.		ROW 327 N CRAWFORD PATCH	858.00	0.00	000000	0/00/00	858.00
01-017730	MOORHOUSE READY MIX CO.		ROW 5TH ST PATCH	594.00	0.00	000000	0/00/00	594.00
01-017730	MOORHOUSE READY MIX CO.		PICKLEBALL COURT CONCRETE	341.25	0.00	000000	0/00/00	341.25
01-017730	MOORHOUSE READY MIX CO.		PICKLEBALL COURT CONCRETE	341.25	0.00	000000	0/00/00	341.25
01-017730	MOORHOUSE READY MIX CO.		ROW 1308 SALINGER	528.00	0.00	000000	0/00/00	528.00
			** TOTALS **	2,662.50	0.00			2,662.50
01-018408	NAPA AUTO PARTS		REPAIR PARTS	191.76	0.00	000000	0/00/00	191.76
01-018408	NAPA AUTO PARTS		OIL	29.97	0.00	000000	0/00/00	29.97
01-018408	NAPA AUTO PARTS		TOOLS	36.28	0.00	000000	0/00/00	36.28
01-018408	NAPA AUTO PARTS		12 VOLT BATTERY ENGINE #2	34.37	0.00	000000	0/00/00	34.37
01-018408	NAPA AUTO PARTS		OIL DRI - SHOP SUPPLIES	67.63	0.00	000000	0/00/00	67.63
01-018408	NAPA AUTO PARTS		AIR FILTERS	25.99	0.00	000000	0/00/00	25.99
			** TOTALS **	386.00	0.00			386.00
01-003263	NETBANX		OCT. REC EFT PROCESSING FEES	88.40	88.40-	000000	11/29/21	0.00
			** TOTALS **	88.40	88.40-			0.00
01-019124	NORTH CENTRAL LABORATORIE		LAB SUPPLIES	607.89	0.00	000000	0/00/00	607.89
			** TOTALS **	607.89	0.00			607.89
01-020208	O'HALLORAN INTERNATIONAL		#25 MAF SENSOR REPAIRS	1,030.05	0.00	000000	0/00/00	1,030.05
01-020208	O'HALLORAN INTERNATIONAL		#47 JET VAC REPAIRS	1,793.57	0.00	000000	0/00/00	1,793.57
			** TOTALS **	2,823.62	0.00			2,823.62
01-020203	OFFICE STOP		OFFICE SUPPLIES	31.50	0.00	000000	0/00/00	31.50
01-020203	OFFICE STOP		OFFICE SUPPLIES	66.15	0.00	000000	0/00/00	66.15

=====PAYMENT DATES=====		=====ITEM DATES=====		=====POSTING DATES=====	
PAID ITEMS DATES	: 11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021
PARTIALLY ITEMS DATES:	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021
UNPAID ITEMS DATES	:	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021
VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK# CHECK DT ----BALANCE----

		** TOTALS **	97.65	0.00	97.65
01-003701 OLSEM PLUMBING, LLC		HEATER REPAIRS - GARAGE	699.87	0.00	000000 0/00/00 699.87
		** TOTALS **	699.87	0.00	699.87
01-021050 P & H WHOLESALE INC.		PLUMBING SUPPLIES	25.67	25.67-	122670 11/22/21 0.00
		** TOTALS **	25.67	25.67-	0.00
01-001949 PERFORMANCE TIRE & SERVIC		#14 OIL CHANGE	33.80	0.00	000000 0/00/00 33.80
01-001949 PERFORMANCE TIRE & SERVIC		OIL CHANGE	32.20	0.00	000000 0/00/00 32.20
01-001949 PERFORMANCE TIRE & SERVIC		#16 OIL CHANGE	33.80	0.00	000000 0/00/00 33.80
01-001949 PERFORMANCE TIRE & SERVIC		CONCRETE TRAILER TIRE REPAIR	27.82	0.00	000000 0/00/00 27.82
		** TOTALS **	127.62	0.00	127.62
01-000169 PERRY JOHNSON		NOV. MILEAGE INSPECTIONS	140.56	0.00	000000 0/00/00 140.56
		** TOTALS **	140.56	0.00	140.56
01-001327 POLICE LEGAL SCIENCES INC		LEGAL UPDATE TRAINING	900.00	0.00	000000 0/00/00 900.00
		** TOTALS **	900.00	0.00	900.00
01-021735 POSTMASTER		POSTAGE TO MAIL WATER BILLS	1,553.20	1,553.20-	122747 11/24/21 0.00
01-021735 POSTMASTER		POSTAGE TO MAIL WATER BILLS	108.45	108.45-	122748 11/24/21 0.00
		** TOTALS **	1,661.65	1,661.65-	0.00
01-021860 PRESTO-X-COMPANY		PEST CONTROL 627 N ADAMS ST	85.00	0.00	000000 0/00/00 85.00
		** TOTALS **	85.00	0.00	85.00
01-023128 QUILL CORPORATION		OFFICE SUPPLIES	16.59	0.00	000000 0/00/00 16.59
		** TOTALS **	16.59	0.00	16.59
01-023640 RAY'S REFUSE SERVICE		NOVEMBER TRASH PICKUP	1,108.64	0.00	000000 0/00/00 1,108.64
01-023640 RAY'S REFUSE SERVICE		NOV. 2021 TRASH COLLECTIONS	35,708.39	35,708.39-	122759 12/08/21 0.00
		** TOTALS **	36,817.03	35,708.39-	1,108.64
01-023815 REGION XII COG		NOV. TAXI PROGRAM DONATIONS	1,230.00	1,230.00-	122760 12/08/21 0.00
		** TOTALS **	1,230.00	1,230.00-	0.00
01-003785 RICK PEUGH		NOV MILEAGE RENTAL INSPECTIONS	20.72	0.00	000000 0/00/00 20.72
		** TOTALS **	20.72	0.00	20.72
01-000459 ROTERT CONSTRUCTION		AIR VANE INSTALLATION	5,214.00	0.00	000000 0/00/00 5,214.00
		** TOTALS **	5,214.00	0.00	5,214.00
01-003455 ROZANNE SWARTZENDRUBER		SEW ON PATCHES TO UNIFORMS	10.00	0.00	000000 0/00/00 10.00

=====PAYMENT DATES=====			=====ITEM DATES=====			=====POSTING DATES=====		
PAID ITEMS DATES	: 11/19/2021	THRU 12/09/2021	11/19/2021	THRU 12/09/2021	11/19/2021	THRU 12/09/2021	11/19/2021	THRU 12/09/2021
PARTIALLY ITEMS DATES:	11/19/2021	THRU 12/09/2021	11/19/2021	THRU 12/09/2021	11/19/2021	THRU 12/09/2021	11/19/2021	THRU 12/09/2021
UNPAID ITEMS DATES	:		11/19/2021	THRU 12/09/2021	11/19/2021	THRU 12/09/2021	11/19/2021	THRU 12/09/2021
VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	----	BALANCE----

		** TOTALS **	10.00	0.00				10.00
01-024905	SAFETY-KLEEN CORP.	SOLVENT	276.56	0.00	000000	0/00/00		276.56
		** TOTALS **	276.56	0.00				276.56
01-025250	SHERWIN WILLIAMS CO.	PAINT BRUSHES	17.73	0.00	000000	0/00/00		17.73
		** TOTALS **	17.73	0.00				17.73
01-000155	SHIVE HATTERY INC	ARPA TOURISM GRANT	4,394.00	0.00	000000	0/00/00		4,394.00
01-000155	SHIVE HATTERY INC	ARPA TOURISM GRANT	9,126.00	0.00	000000	0/00/00		9,126.00
		** TOTALS **	13,520.00	0.00				13,520.00
01-003057	SIMMERING-CORY & IOWA COD CITY CODE	WEB HOSTING	450.00	0.00	000000	0/00/00		450.00
		** TOTALS **	450.00	0.00				450.00
01-004178	SOLID WASTE MANAGEMENT CO	JAN.-MAR. ASSESSMENT	30,745.00	0.00	000000	0/00/00		30,745.00
		** TOTALS **	30,745.00	0.00				30,745.00
01-028180	STATE HYGIENIC LABORATORY	BACTERIA SAMPLES	27.00	0.00	000000	0/00/00		27.00
01-028180	STATE HYGIENIC LABORATORY	WATER SAMPLE ANALYSIS	42.50	0.00	000000	0/00/00		42.50
		** TOTALS **	69.50	0.00				69.50
01-025874	STERICYCLE INC	SAFETY SUPPLIES	413.07	0.00	000000	0/00/00		413.07
		** TOTALS **	413.07	0.00				413.07
01-025880	STONE PRINTING CO.	SUPPLIES	47.99	0.00	000000	0/00/00		47.99
01-025880	STONE PRINTING CO.	COUNCIL CHAMBERS NAME PLATES	144.50	0.00	000000	0/00/00		144.50
01-025880	STONE PRINTING CO.	BUDGET BINDER	43.66	0.00	000000	0/00/00		43.66
01-025880	STONE PRINTING CO.	COUNCIL NAME PLATE HOLDERS	41.80	0.00	000000	0/00/00		41.80
01-025880	STONE PRINTING CO.	OFFICE SUPPLIES	18.07	0.00	000000	0/00/00		18.07
		** TOTALS **	296.02	0.00				296.02
01-000136	STRATEGIC INSIGHTS INC	CAP IMP PROGRAM RENEWAL	750.00	0.00	000000	0/00/00		750.00
		** TOTALS **	750.00	0.00				750.00
01-026401	TEN POINT CONSTRUCTION CO	STREET RESTORATION 2021 #3	2,476.56	0.00	000000	0/00/00		2,476.56
		** TOTALS **	2,476.56	0.00				2,476.56
01-027060	TREASURER OF IOWA	OCTOBER SALES TAX	3,170.00	3,170.00-	000000	11/19/21		0.00
01-027060	TREASURER OF IOWA	11/1-11/15/2021 SALES TAX	451.00	451.00-	000000	11/19/21		0.00
		** TOTALS **	3,621.00	3,621.00-				0.00
01-027085	TROPHIES PLUS INC.	APPRECIATION PLAQUES	199.96	0.00	000000	0/00/00		199.96
		** TOTALS **	199.96	0.00				199.96

		=====PAYMENT DATES=====	=====ITEM DATES=====			=====POSTING DATES=====		
PAID ITEMS DATES		: 11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021		11/19/2021 THRU 12/09/2021		
PARTIALLY ITEMS DATES		: 11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021		11/19/2021 THRU 12/09/2021		
UNPAID ITEMS DATES		:	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021		11/19/2021 THRU 12/09/2021		
VENDOR	----- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	-----BALANCE----	

01-000875	TRUE NORTH COMPANIES	PC & INDUSTRIAL MONITOR PKG	2,740.00	0.00	000000	0/00/00	2,740.00	
		** TOTALS **	2,740.00	0.00			2,740.00	
01-003499	UMB BANK	12/1/2021 INTEREST PAYMENTS	37,520.00	37,520.00-	000000	11/29/21	0.00	
		** TOTALS **	37,520.00	37,520.00-			0.00	
01-028168	UNITED PARCEL SERVICE	FREIGHT W/E 11/13/2021	74.34	74.34-	122671	11/22/21	0.00	
01-028168	UNITED PARCEL SERVICE	FREIGHT W/E 11/20/2021	43.63	43.63-	122761	12/08/21	0.00	
01-028168	UNITED PARCEL SERVICE	FREIGHT W/E 11/27/2021	27.15	27.15-	122762	12/08/21	0.00	
		** TOTALS **	145.12	145.12-			0.00	
01-028174	UNITED STATES CELLULAR	CELL PHONES	221.49	221.49-	122763	12/08/21	0.00	
		** TOTALS **	221.49	221.49-			0.00	
01-028275	UPTOWN SPORTING GOODS	BACKBOARD PADDING	794.92	0.00	000000	0/00/00	794.92	
01-028275	UPTOWN SPORTING GOODS	BASKETBALLS AND NETS	72.30	0.00	000000	0/00/00	72.30	
		** TOTALS **	867.22	0.00			867.22	
01-002666	VAN WALL EQUIPMENT INC.	JD TRIPLEX GREENS MOWER	27,766.00	0.00	000000	0/00/00	27,766.00	
		** TOTALS **	27,766.00	0.00			27,766.00	
01-029010	VEENSTRA & KIMM INC.	RISK/RESILIENCE ASSESSMENT	1,002.50	0.00	000000	0/00/00	1,002.50	
01-029010	VEENSTRA & KIMM INC.	RERATING WWTP CAPACITY STUDY	2,200.00	0.00	000000	0/00/00	2,200.00	
		** TOTALS **	3,202.50	0.00			3,202.50	
01-029013	VERIZON WIRELESS	AIR CARDS	320.08	320.08-	122764	12/08/21	0.00	
01-029013	VERIZON WIRELESS	CELL PHONES	414.20	414.20-	122764	12/08/21	0.00	
		** TOTALS **	734.28	734.28-			0.00	
01-003856	VINCHATTLE SOLUTIONS INCO	CONTRACT BLOCK HOURS	1,500.00	0.00	000000	0/00/00	1,500.00	
		** TOTALS **	1,500.00	0.00			1,500.00	
01-003377	WELLMARK BLUE CROSS/BLUE	DEC. HEALTH PREMIUMS	40,076.64	40,076.64-	122665	11/22/21	0.00	
		** TOTALS **	40,076.64	40,076.64-			0.00	
01-000386	ZIMCO SUPPLY CO	TURF SUPPLIES	243.84	0.00	000000	0/00/00	243.84	
		** TOTALS **	243.84	0.00			243.84	
01-003722	ISOLVED BENEFIT SERVICES	OCT. HRA CHECKS	21,405.26	21,405.26-	000000	11/19/21	0.00	
01-003722	ISOLVED BENEFIT SERVICES	NOV PARTICIPANT FEES	265.85	265.85-	000000	12/07/21	0.00	
		** TOTALS **	21,671.11	21,671.11-			0.00	
* Payroll Expense			174,740.50					

	=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====
PAID ITEMS DATES	: 11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021
PARTIALLY ITEMS DATES	: 11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021
UNPAID ITEMS DATES	:	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021

REPORT TOTALS

	GROSS	PAYMENTS	BALANCE
PAID ITEMS	405,234.83	405,234.83CR	0.00
PARTIALLY PAID	0.00	0.00	0.00
UNPAID ITEMS	363,859.93	0.00	363,859.93
VOID ITEMS	0.00	0.00	0.00
** TOTALS **	769,094.76	405,234.83CR	363,859.93

UNPAID RECAP

UNPAID INVOICE TOTALS	363,859.93
UNPAID DEBIT MEMO TOTALS	0.00
UNAPPLIED CREDIT MEMO TOTALS	0.00
** UNPAID TOTALS **	363,859.93

VENDOR SET: 01 City of Carroll

O P E N I T E M R E P O R T

BANK: AP

REPORTING: PAID, UNPAID, PARTIAL

S U M M A R Y

	=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====
PAID ITEMS DATES :	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021
PARTIALLY ITEMS DATES:	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021
UNPAID ITEMS DATES :		11/19/2021 THRU 12/09/2021	11/19/2021 THRU 12/09/2021

FUND TOTALS

001	GENERAL FUND	202,360.04
010	HOTEL/MOTEL TAX	15.51
110	ROAD USE TAX FUND	10,074.13
121	LOCAL OPTION SALES TAX	52,062.50
125	U.R. DOWNTOWN S.R.	1,541.00
178	CRIME PREV/SPEC PROJECTS	860.08
200	DEBT SERVICE FUND	61,643.75
304	C.P. STREETS	91,372.56
309	C.P. - CORRIDOR OF COMM.	61,203.30
314	C.P.-STREETS MAINT BLDG	1,772.40
600	WATER UTILITY FUND	14,762.66
610	SEWER UTILITY FUND	27,637.94
612	SEWER UTILITY CAP. IMP.	7,063.75
850	MEDICAL INSURANCE FUND	61,984.64
*	PAYROLL EXPENSE	174,740.50

GRAND TOTAL	769,094.76
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CARROLL VOLUNTEER FIRE DEPT.

801 N. BELLA VISTA DR.
CARROLL, IOWA 51401

MEMO TO: Mike Pögge-Weaver, City Manager *WSP*

FROM: Greg Schreck, Fire Chief *JS*

DATE: December 13, 2021

SUBJECT: Appointment of 2022 Fire Department Officers

The Membership of the Carroll Volunteer Fire Department, at its regular business meeting held on December 6, 2021 elected the following officers to serve in 2022. The officers, as listed, are submitted by the Department for Council approval.

Fire Chief	Greg Schreck
Assistant Chief	Dan Hannasch
Captain	Jeff Cullen
Captain	Josh Hamilton
Lieutenant	Brad Warnke
Lieutenant	B.J. Schreck
Training Officer	Austin Goetzinger

RECOMMENDATION: Mayor and Council consideration and approval of the officers as submitted to serve in 2022.

GLS:ds

City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

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

FROM: Laura Schaefer, City Clerk/Finance Director *LS*

DATE: December 9, 2021

SUBJECT: 2021 Redistricting of City of Carroll Council Wards

- Public Hearing
- City-County Precinct Agreement Discussion
- Ordinance Amending the Code of Ordinances of the City of Carroll, Iowa by Amending Provisions Pertaining to Ward Boundaries and Voting Precincts

Section 4 of the Carroll City Charter provides that the City Council is to consist of two Council Members elected at large and one Council Member from each of the four wards established by the Carroll Code of Ordinances. The Iowa Legislature has approved a redistricting plan based on the 2020 census which was signed by Governor Kim Reynolds and became effective on November 4, 2021. Iowa Code 49.7 requires that the City Council complete any changes in precinct and ward boundaries necessary to comply with Iowa Code sections 49.3 and 49.5 not later than sixty days after the redistricting of congressional and legislative districts becomes law. That date for the City to complete redistricting for the City of Carroll is January 3, 2022.

Ideal Ward Population and Maximum Allowable Variation

The 2020 population of the City of Carroll was 10,321. With four wards, the ideal ward population for the City is 2,580 people in each ward. Iowa Administrative Code sets a Maximum Allowable Variation for each ward at 0.10. The Maximum Allowable Variation in the City of Carroll is 258 people, which means each ward must be within a population range of 2,322 and 2,838 people.

While Iowa Code allows for a Maximum Allowable Variation, guidance from the Iowa Secretary of State provides that ward population must be as close as possible to the ideal ward population unless it is necessary to deviate in order to comply with other standards in Iowa Code 42.4.

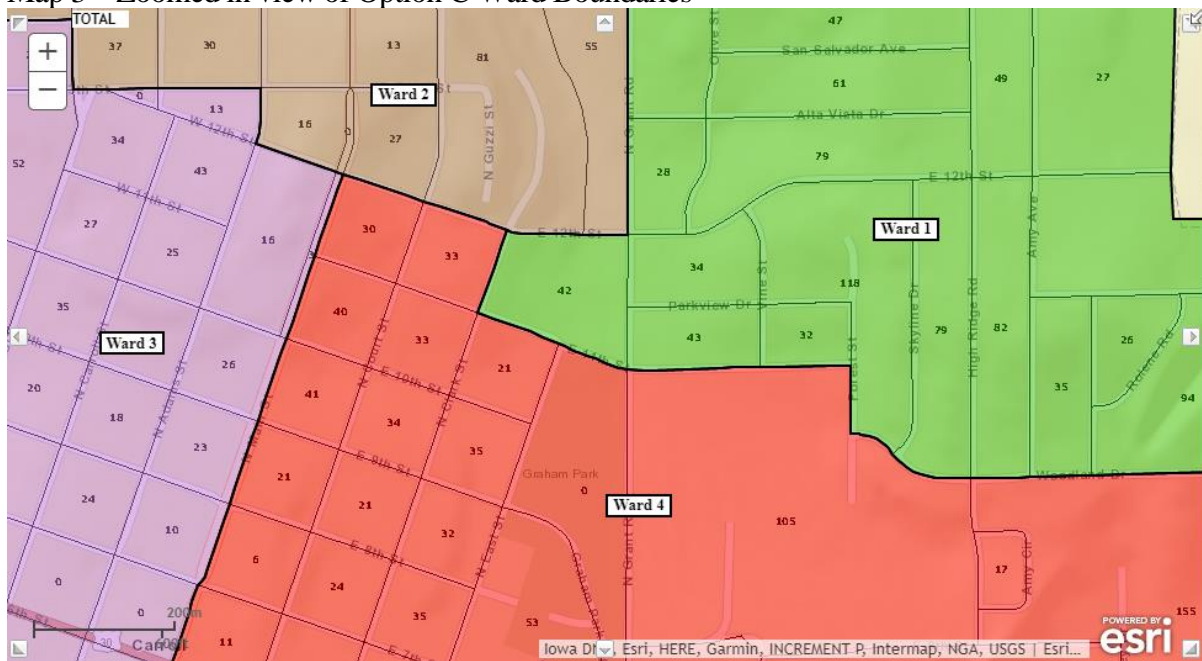
At the Council meeting on November 22, 2021, Council reviewed four options for the redistricting of the wards. Council had directed staff to proceed with Option C (map follows).

Option C - Possible Adjustments to Ward 1 and Ward 4

The block between N Grant Road, Parkview Drive, Vine Street, and E 11th Street would be moved from Ward 1 to Ward 4 (Census Tract #43 below). In addition, the Council would also move a second block from Ward 1 to Ward 4 to make the population of the two wards even more balanced. The second block that could be moved from Ward 1 to Ward 4 is bounded by N Grant Road, W 12th Street, N Clark Street, and E 11th Street (Census Tract #42 below). Making these two changes, the population of the wards would be as follows:

Ward	Population	Variation
Ward 1	2,592	+ 12
Ward 2	2,573	- 7
Ward 3	2,574	- 6
Ward 4	2,582	+ 2

Map 3 – Zoomed in view of Option C Ward Boundaries



Part of this process, Council is required to hold a public hearing. The notice of the public hearing was published in the Carroll Times Herald on Friday, December 3, 2021.

As is the case with today's voting precincts in the City of Carroll, the County is requesting the City to allow Maple River Township residents to be part of the same two voting precincts (Precinct 2 & 3). The county's Redistricting Commission is scheduled to meet at 8:30AM Monday, December 13 to make a recommendation to the Board of Supervisors on the county's precincts. It is anticipated there would be a slight change in what portion of Maple River Township is part of the city's Precinct 2 and what portion is part of city's Precinct 3 to more evenly distribute the population in the voting precincts. The County Board of Supervisors plan to hold their public hearing on the county redistricting and discussion of the city-county precinct agreement at their meeting on December 20, 2021. A draft of that joint agreement

is included for discussion. The formal agreement will be presented for Council approval at the December 20 Council meeting.

And finally, if the Council would like to change the wards and voting precincts, an ordinance needs to be considered to update City code. Based upon the changes discussed above, an ordinance has been prepared.

RECOMMENDATION: Mayor and City Council conduct a public hearing on the changed ward boundaries. Upon the close of the public hearing, Council discussion and action on the following:

1. County's request to allow Maple River Township to be part of the City's voting precincts (draft agreement presented).
2. Council discussion and approval of the first reading amending City Code by amending the ward boundaries and voting precincts.

CITY-COUNTY PRECINCT AGREEMENT

The City of Carroll, Iowa and the County of Carroll, Iowa agree that Precinct #2 is composed of Carroll Ward Two (incorporated territory) and the north one-half of Maple River Township (unincorporated territory). They also agree that Precinct #3 is composed of Carroll Ward Three (incorporated territory) and the south one-half of Maple River Township (unincorporated territory).

Approved by Carroll County: _____

Approved by the City of Carroll: _____

Eric P. Jensen
City of Carroll, Mayor

Eugene Meiners, Chairperson
Board of Supervisors
Carroll County, Iowa

CITY-COUNTY PRECINCT AGREEMENT

The City of Carroll, Iowa and the County of Carroll, Iowa agree that:

1. Precinct #2 is composed of Carroll Ward Two (incorporated territory) and that part of the North Half of Maple River Township, shall include all of the unincorporated area of Maple River Township that is North of U.S. Highway 30; to exclude the area south of 160th Street east to Granite Avenue and west of Hawthorne Avenue and north of 180th Street and also to exclude that area south of 180th Street, east of Granite Avenue and west of Ivy Avenue; and to exclude that part east of Ivy Avenue south of the line of the Union Pacific Railroad to Kittyhawk Avenue; and all that part of the City of Carroll lying, for the most part, north and west of the following described lines: Beginning at the northern and western corporate limits, located approximately one hundred feet north of the intersection of North West Street and Fairway Heights; thence southerly along the center of all described streets to the centerline of Fairway Heights; thence easterly and southerly to the centerline of Randall Road; thence easterly to the second centerline of Todd Terrace; thence easterly to the centerline of Grant Road; thence southerly to the centerline of Eighteenth Street; thence westerly to the centerline of Pike Avenue; thence southerly to the centerline of Bass Street; thence easterly to the centerline of Grant Road; thence southerly to the centerline of Twelfth Street; thence westerly to the centerline of Adams Street; thence northerly to the centerline of Thirteenth Street; thence westerly to the centerline of North West Street; thence northerly to the centerline of Fourteenth Street; thence westerly to the centerline of Quint Avenue; thence northerly to the centerline of Fifteenth Street; thence westerly to the centerline of U. S. Highway 71; thence northerly to the centerline of Heires Avenue; thence westerly to the centerline of U.S. Highway 30; thence northwesterly and westerly to the corporate line, located approximately two thousand five hundred thirty-nine feet west of the centerline of Burgess Avenue. (unincorporated territory).
2. Precinct #3 is composed of Carroll Ward Three (incorporated territory) and the South Half of Maple River Township, shall include all of the unincorporated area of Maple River Township that is South of U.S. Highway 30; to include the area south of 160th Street east to Granite Avenue and west of Hawthorne Avenue and north of 180th Street and also to include that area south of 180th Street, east of Granite Avenue and west of Ivy Avenue; and to include that part east of Ivy Avenue south of the line of the Union Pacific Railroad to Kittyhawk Avenue; and all that part of the City of Carroll lying, for the most part, south and west of the following described lines: Beginning at the west corporate line, located approximately two thousand five hundred thirty-nine feet west of the centerline of Burgess Avenue, at the centerline of U. S. Highway 30 and following the centerline of all described streets, thence east and southeasterly to the centerline of Heires Avenue, thence easterly to the centerline of U. S. Highway 71, thence southerly to the centerline of Fifteenth Street; thence easterly to the centerline of Quint Avenue; thence southerly to the centerline of

Fourteenth Street; thence easterly to the centerline of North West Street; thence south to the centerline of Thirteenth Street; thence east to the centerline of Adams Street; thence southerly to the centerline of Twelfth Street; thence easterly to the centerline of Main Street; thence southerly to the centerline of Timberline Road; thence westerly to the centerline of Hidden Valley Road; thence southerly to the corporate line. (unincorporated territory).

Approved by Carroll County: _____

Approved by the City of Carroll: _____

Eric P. Jensen
City of Carroll, Mayor

Eugene Meiners, Chairperson
Board of Supervisors
Carroll County, Iowa

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CARROLL, IOWA BY AMENDING PROVISIONS PERTAINING TO WARD BOUNDARIES AND VOTING PRECINCTS.

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

SECTION 1. The Code of Ordinances of the City of Carroll, Iowa is hereby amended. Chapter 3, Section 01 and 02 are repealed and the following adopted in lieu thereof:

3.01 DIVISION INTO WARDS. The City is divided into four wards. (Code of Iowa, Sec. 372.4, 372.13 [7]).

1. First Ward. The First Ward shall include all that part of the City of Carroll lying, for the most part, north and east of the following described lines:

Beginning at the northern corporate limits, located approximately eleven hundred seventy-two feet north of the intersection of North West Street and Thirtieth Street; thence southerly along the center of corporate limits and all described streets to the centerline of Fairway Heights; thence easterly and southerly to the centerline of Randall Road; thence easterly to the second centerline of Todd Terrace; thence easterly to the centerline of Grant Road; thence southerly to the centerline of Eighteenth Street; thence westerly to the centerline of Pike Avenue; thence southerly to the centerline of Bass Street; thence easterly to the centerline of Grant Road; thence southerly to the centerline of Twelfth Street; thence westerly to the centerline of Clark Street; thence southerly to the centerline of Eleventh Street; thence easterly to the centerline of Forest Street; thence southerly to the centerline of Woodland Drive; thence easterly to the centerline of Bella Vista Drive; thence southerly to the center of U. S. Highway 30; thence easterly to the east corporate line.

2. Second Ward. The Second Ward shall include all that part of the City of Carroll lying, for the most part, north and west of the following described lines:

Beginning at the northern and western corporate limits, located approximately one hundred feet north of the intersection of North West Street and Fairway Heights; thence southerly along the center of all described streets to the centerline of Fairway Heights; thence easterly and southerly to the centerline of Randall Road; thence easterly to the second centerline of Todd Terrace; thence easterly to the centerline of Grant Road; thence southerly to the centerline of Eighteenth Street; thence westerly to the centerline of Pike Avenue; thence southerly to the centerline of Bass Street; thence easterly to the centerline of Grant Road; thence southerly to the centerline of Twelfth Street; thence westerly to the centerline of Adams Street; thence northerly to the centerline of Thirteenth Street; thence westerly to the centerline of North West Street; thence northerly to the centerline of Fourteenth Street; thence westerly to the centerline of Quint Avenue; thence northerly to the centerline of Fifteenth Street; thence westerly to the centerline of U. S. Highway 71; thence northerly to the centerline of Heires Avenue; thence westerly to the centerline of U. S. Highway 30; thence northwesterly and westerly to the corporate line, located approximately three thousand five hundred ninety-seven feet west of the centerline of Burgess Avenue.

3. Third Ward. The Third Ward shall include all that part of the City lying, for the most part, south and west of the following described lines:

Beginning at the west corporate line, located approximately three thousand five hundred ninety-seven feet west of the centerline of Burgess Avenue, at the centerline of U. S. Highway 30 and

following the centerline of all described streets, thence east and southeasterly to the centerline of Heires Avenue, thence easterly to the centerline of U. S. Highway 71, thence southerly to the centerline of Fifteenth Street; thence easterly to the centerline of Quint Avenue; thence southerly to the centerline of Fourteenth Street; thence easterly to the centerline of North West Street; thence south to the centerline of Thirteenth Street; thence east to the centerline of Adams Street; thence southerly to the centerline of Twelfth Street; thence easterly to the centerline of Main Street; thence southerly to the centerline of Timberline Road; thence westerly to the centerline of Hidden Valley Road; thence southerly to the corporate line.

4. Fourth Ward. The Fourth Ward shall include all that part of the City, for the most part, south and east of the following described lines:

Beginning at the east corporate line at U.S. Highway 30, following the centerline of all described streets, thence westerly along U. S. Highway 30 to the centerline of Bella Vista Drive; thence northerly to the centerline of Woodland Drive; thence westerly to the centerline of Forest Street; thence northerly to the centerline of Eleventh Street; thence westerly to the centerline of Clark Street; thence northerly to the centerline of Twelfth Street; thence westerly to the centerline of Main Street; thence southerly to the centerline of Timberline Road; thence westerly to the centerline of Hidden Valley Road; thence southerly to the corporate line.

3.02 VOTING PRECINCTS.

1. Precinct One: Boundaries Correspond with Ward 1.
2. Precinct Two: Boundaries Correspond with Ward 2 & including the North 1/2 of Maple River Township
3. Precinct Three: Boundaries Correspond with Ward 3 & including the South 1/2 of Maple River Township
4. Precinct Four: Boundaries Correspond with Ward 4.

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

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

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

Passed and approved by the Council the _____ day of _____, 2021.

Eric P. Jensen, Mayor

ATTEST:

Laura A. Schaefer, City Clerk

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CARROLL, IOWA BY AMENDING PROVISIONS PERTAINING TO WARD BOUNDARIES AND VOTING PRECINCTS.

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

SECTION 1. The Code of Ordinances of the City of Carroll, Iowa is hereby amended. Chapter 3, Section 01 and 02 are repealed and the following adopted in lieu thereof:

3.01 DIVISION INTO WARDS. The City is divided into four wards. (Code of Iowa, Sec. 372.4, 372.13 [7]).

1. First Ward. The First Ward shall include all that part of the City of Carroll lying, for the most part, north and east of the following described lines:

Beginning at the northern corporate limits, located approximately eleven hundred seventy-two feet north of the intersection of North West Street and Thirtieth Street; thence southerly along the center of corporate limits and all described streets to the centerline of Fairway Heights; thence easterly and southerly to the centerline of Randall Road; thence easterly to the second centerline of Todd Terrace; thence easterly to the centerline of Grant Road; thence southerly to the centerline of Eighteenth Street; thence westerly to the centerline of Pike Avenue; thence southerly to the centerline of Bass Street; thence easterly to the centerline of Grant Road; thence southerly to the centerline of Twelfth Street; thence westerly to the centerline of Clark Street; thence southerly to the centerline of Eleventh Street; thence easterly to the centerline of Forest Street; thence southerly to the centerline of Woodland Drive; thence easterly to the centerline of Bella Vista Drive; thence southerly to the center of U. S. Highway 30; thence easterly to the east corporate line.

2. Second Ward. The Second Ward shall include all that part of the City of Carroll lying, for the most part, north and west of the following described lines:

Beginning at the northern and western corporate limits, located approximately one hundred feet north of the intersection of North West Street and Fairway Heights; thence southerly along the center of all described streets to the centerline of Fairway Heights; thence easterly and southerly to the centerline of Randall Road; thence easterly to the second centerline of Todd Terrace; thence easterly to the centerline of Grant Road; thence southerly to the centerline of Eighteenth Street; thence westerly to the centerline of Pike Avenue; thence southerly to the centerline of Bass Street; thence easterly to the centerline of Grant Road; thence southerly to the centerline of Twelfth Street; thence westerly to the centerline of Adams Street; thence northerly to the centerline of Thirteenth Street; thence westerly to the centerline of North West Street; thence northerly to the centerline of Fourteenth Street; thence westerly to the centerline of Quint Avenue; thence northerly to the centerline of Fifteenth Street; thence westerly to the centerline of U. S. Highway 71; thence northerly to the centerline of Heires Avenue; thence westerly to the centerline of U. S. Highway 30; thence northwesterly and westerly to the corporate line, located approximately three thousand five hundred ninety-seven feet west of the centerline of Burgess Avenue.

3. Third Ward. The Third Ward shall include all that part of the City lying, for the most part, south and west of the following described lines:

Beginning at the west corporate line, located approximately three thousand five hundred ninety-seven feet west of the centerline of Burgess Avenue, at the centerline of U. S. Highway 30 and

following the centerline of all described streets, thence east and southeasterly to the centerline of Heires Avenue, thence easterly to the centerline of U. S. Highway 71, thence southerly to the centerline of Fifteenth Street; thence easterly to the centerline of Quint Avenue; thence southerly to the centerline of Fourteenth Street; thence easterly to the centerline of North West Street; thence south to the centerline of Thirteenth Street; thence east to the centerline of Adams Street; thence southerly to the centerline of Twelfth Street; thence easterly to the centerline of Main Street; thence southerly to the centerline of Timberline Road; thence westerly to the centerline of Hidden Valley Road; thence southerly to the corporate line.

4. Fourth Ward. The Fourth Ward shall include all that part of the City, for the most part, south and east of the following described lines:

Beginning at the east corporate line at U.S. Highway 30, following the centerline of all described streets, thence westerly along U. S. Highway 30 to the centerline of Bella Vista Drive; thence northerly to the centerline of Woodland Drive; thence westerly to the centerline of Forest Street; thence northerly to the centerline of Eleventh Street; thence westerly to the centerline of Clark Street; thence northerly to the centerline of Twelfth Street; thence westerly to the centerline of Main Street; thence southerly to the centerline of Timberline Road; thence westerly to the centerline of Hidden Valley Road; thence southerly to the corporate line.

3.02 VOTING PRECINCTS.

1. Precinct One: Boundaries Correspond with Ward 1.
2. Precinct Two: Boundaries Correspond with Ward 2 & that part of the North Half of Maple River Township, shall include all of the unincorporated area of Maple River Township that is North of U.S. Highway 30; to exclude the area south of 160th Street east to Granite Avenue and west of Hawthorne Avenue and north of 180th Street and also to exclude that area south of 180th Street, east of Granite Avenue and west of Ivy Avenue; and to exclude that part east of Ivy Avenue south of the line of the Union Pacific Railroad to Kittyhawk Avenue; and all that part of the City of Carroll lying, for the most part, north and west of the following described lines: Beginning at the northern and western corporate limits, located approximately one hundred feet north of the intersection of North West Street and Fairway Heights; thence southerly along the center of all described streets to the centerline of Fairway Heights; thence easterly and southerly to the centerline of Randall Road; thence easterly to the second centerline of Todd Terrace; thence easterly to the centerline of Grant Road; thence southerly to the centerline of Eighteenth Street; thence westerly to the centerline of Pike Avenue; thence southerly to the centerline of Bass Street; thence easterly to the centerline of Grant Road; thence southerly to the centerline of Twelfth Street; thence westerly to the centerline of Adams Street; thence northerly to the centerline of Thirteenth Street; thence westerly to the centerline of North West Street; thence northerly to the centerline of Fourteenth Street; thence westerly to the centerline of Quint Avenue; thence northerly to the centerline of Fifteenth Street; thence westerly to the centerline of U. S. Highway 71; thence northerly to the centerline of Heires Avenue; thence westerly to the centerline of U.S. Highway 30; thence northwesterly and westerly to the corporate line, located approximately two thousand five hundred thirty-nine feet west of the centerline of Burgess Avenue.
3. Precinct Three: Boundaries Correspond with Ward 3 & the South Half of Maple River Township, shall include all of the unincorporated area of Maple River Township that is South of U.S. Highway 30; to include the area south of 160th Street east to Granite Avenue and west of Hawthorne Avenue and north of 180th Street and also to include that area south of 180th Street, east of Granite Avenue and west of Ivy Avenue; and to include that part east of Ivy Avenue south of the line of the Union Pacific Railroad to Kittyhawk Avenue; and all that part of the City of Carroll lying, for the most part, south and west of the following described lines: Beginning at the

west corporate line, located approximately two thousand five hundred thirty-nine feet west of the centerline of Burgess Avenue, at the centerline of U. S. Highway 30 and following the centerline of all described streets, thence east and southeasterly to the centerline of Heires Avenue, thence easterly to the centerline of U. S. Highway 71, thence southerly to the centerline of Fifteenth Street; thence easterly to the centerline of Quint Avenue; thence southerly to the centerline of Fourteenth Street; thence easterly to the centerline of North West Street; thence south to the centerline of Thirteenth Street; thence east to the centerline of Adams Street; thence southerly to the centerline of Twelfth Street; thence easterly to the centerline of Main Street; thence southerly to the centerline of Timberline Road; thence westerly to the centerline of Hidden Valley Road; thence southerly to the corporate line.

4. Precinct Four: Boundaries Correspond with Ward 4.

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

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

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

Passed and approved by the Council the _____ day of _____, 2021.

Eric P. Jensen, Mayor

ATTEST:

Laura A. Schaefer, City Clerk

(Note: The above ward boundaries and voting precincts did not take effect until 2022.)

City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Mike Pogge-Weaver, City Manager

FROM: Randall M. Krauel, Director of Public Works

DATE: December 8, 2021

SUBJECT: Street Restoration - 2022
Professional Services Agreement

The Adams Street Reconstruction project has been proposed to be developed for construction in 2022. As discussions have been initiated regarding funding/financing for the project, a statement has been made that, due to the coordination and decisions to be made, the project may not be ready for a timely letting and construction in 2022.

In the event that the Adams Street Reconstruction project is delayed, it has been proposed that an alternate street project, resurfacing or restoration (patching), be prepared and ready for 2022 letting and construction. Considering the current time of year, project development timelines and reasonably optimum bid letting time, it has been recommended that a restoration project be pursued for development.

A Professional Services Agreement for service related to a Street Restoration – 2022 project has been requested and received from JEO Consulting Group, Inc. The proposed Agreement includes a scope of professional services necessary for design development and construction of street restoration including full-depth patching and curb and driveway replacement in the quantity of approximately 8,000 square yards.

The Scope of Services and Fees are detailed in the attached, proposed Agreement and summarized as follows:

	<u>Lump Sum Fee</u>
Topographic Survey	\$ 7,000.00
Preliminary Design	\$25,000.00
Final Design	\$15,000.00
Bidding	\$ 2,000.00
	<u>Hourly Fee</u>
General and Construction Administration	\$ 6,000.00 est.
Total	\$55,000.00

The estimated project timeframe is as follows:

Notice to Proceed	December 14, 2021
Preliminary Field Survey	December 16, 2021
Preliminary Design	January 14, 2022
Final Plans	January 28, 2022
Letting	February, 2022
Construction	2022

This project was previously planned for 2024. There is currently no funding budgeted for it. If approved, funding would be anticipated to be re-estimated/amended into the current Budget. Funding for the project is anticipated to be as follows:

LOST, F.Y. 21-22	\$75,000
LOST, F.Y. 22-23	\$425,000
Road Use Tax, F.Y. 22-23	\$200,000
G.O. Bond, F.Y. 22-23	\$250,000

If the Adams Street Reconstruction project is ready for letting and construction in 2022, the plans for this project would be retained for letting at a later time.

RECOMMENDATION: Mayor and City Council consideration of passage and approval of the Resolution approving the Agreement with JEO Consulting Group, Inc. for Professional Services for the Street Restoration -- 2022 project.

RMK:ds

attachments (2)

RESOLUTION NO. _____

RESOLUTION APPROVING THE AGREEMENT WITH JEO CONSULTING GROUP, INC.
FOR PROFESSIONAL SERVICES FOR THE STREET RESTORATION - 2022 PROJECT.

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 Professional Services Agreement for the development of the Street Restoration – 2022 project has been prepared with JEO Consulting Group, Inc.; and,

WHEREAS, the City Council has determined that the Professional Services 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 Professional Services Agreement with JEO Consulting Group, Inc. for the Street Restoration – 2022 project is approved and the Mayor is authorized and directed to sign the Agreement on behalf of the City.

Passed and approved by the Carroll City Council this 13th day of December, 2021.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Eric P. Jensen, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk



**AGREEMENT
BETWEEN OWNER AND ENGINEER
FOR
PROFESSIONAL SERVICES**

THIS IS AN AGREEMENT effective as of December 13, 2021 ("Effective Date") between City of Carroll ("Owner") and JEO Consulting Group, Inc. ("Engineer").

Owner's project, of which Engineer's services under this Agreement are a part, is generally identified as follows:

Carroll Street Restoration 2022 ("Project").

JEO Project Number: 211981

Owner and Engineer further agree as follows:

ARTICLE 1 - SERVICES OF ENGINEER

1.01 Scope

- A. Engineer shall provide, or cause to be provided, the services set forth herein and in Exhibit A.

ARTICLE 2 - OWNER'S RESPONSIBILITIES

2.01 Owner Responsibilities

- A. Owner responsibilities are outlined in Section 3 of Exhibit B.

ARTICLE 3 - COMPENSATION

3.01 Compensation

- A. Owner shall pay Engineer as set forth in Exhibit A and per the terms in Exhibit B.
- B. The fee for the Project is: SEE Exhibit A
- C. The Standard Hourly Rates Schedule shall be adjusted annually (as of approximately January 1st) to reflect equitable changes in the compensation payable to Engineer. The current hourly rate schedule can be provided upon request.

ARTICLE 4 - EXHIBITS AND SPECIAL PROVISIONS

4.01 Exhibits

Exhibit A – Scope of Services

Exhibit B – General Conditions

Exhibit C – Title VI/Non-Discrimination Assurances

4.02 Total Agreement

- A. This Agreement (consisting of pages 1 to 2 inclusive, together with the Exhibits identified as included above) constitutes the entire agreement between Owner and Engineer and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

Owner: City of Carroll

Engineer: JEO Consulting Group, Inc.

By: Eric P. Jensen

By: Daniel Sturm, P.E.

Title: Mayor

Title: Project Manager

Date Signed: 12-13-21

Date Signed: 12/8/2021

Address for giving notices:

Address for giving notices:

City of Carroll

JEO Consulting Group, Inc.

627 N. Adams Street

724 Simon Ave

Carroll, IA 51401

Carroll, IA 51401

EXHIBIT A
Scope of Services
City of Carroll Street Restoration 2022
JEO Project No. 211981.00

PROJECT UNDERSTANDING:

The street segments selected for 2022 restoration will be determined by City staff. An estimated 8,000 SY of PCC patching is anticipated to be completed on various streets throughout the City. Specific improvement items may include full-depth patching and curb replacement/driveway replacement as necessary. Patch locations and sizes will be determined in the field by JEO and the City. Patch locations will be depicted in the plans on aerial imagery. Current SUDAS design and specification standards, and Carroll Supplemental Specifications will provide the design and specification guidance for this project.

SCOPE OF SERVICES:**1 DESIGN SERVICES:****1.1 TOPOGRAPHIC SURVEY**

- a. Make Iowa One Call to show utility locations.
- b. Survey patch locations that were marked in the field by City and JEO.
- c. Prepare existing site plan for patch locations from survey data.

1.2 PRELIMINARY DESIGN

- a. Perform field review of the project with the Owner to mark patch locations.
- b. Review existing information provided by Owner and advise Owner if additional information or data is needed.
- c. Layout proposed patching, and curb/driveway improvements.
- d. Prepare and furnish preliminary design phase documents including the following sheets:
 - i. Title sheet
 - ii. Details
 - iii. Quantities and General Information
 - iv. Patching plan sheets with aerial photos (excluding profile)
 - v. Traffic control and staging sheets
 - vi. Erosion control plan sheets, if needed
- e. Conduct internal QC review of plan set.
- f. Provide cost estimate of patching work
- g. Meet with Owner's designated representative to review preliminary design phase documents.
- h. Revise plan set after QC and Owner reviews.
- i. Attend up to two (2) total meetings during preliminary design phase.

Preliminary design phase is considered complete when documents are reviewed and approved by Owner.

1.3 FINAL DESIGN

- a. Procure additional field information for design, if necessary.
- b. Perform detailed design computations and prepared detailed working drawings.
- c. Prepare special provisions, if necessary
- d. Prepare and furnish final design phase documents. Plan sheets prepared in the preliminary design phase to be further developed and finalized.
- e. Perform internal QC review of final plans.
- f. Furnish plans and special provisions, if necessary, of the project to Owner for review and approval.
- g. Revise plans and special provisions after QC and Owner reviews.
- h. Prepare opinion of probable construction costs.
- i. Provide information to Owner necessary to acquire permits or prepare and submit applications for construction permits to regulatory authorities as necessary (IDOT, IDNR, City, etc.).
- j. Attend up to two (2) total meetings during final design phase.

Final design phase is considered complete when the final plans and specifications have been reviewed and approved by Owner.

1.4 BIDDING AND NEGOTIATIONS

- a. Prepare bidding documents.
- b. Assist Owner in procuring bids from Contractors.
- c. Attend public hearing and bid opening.
- d. Issue addenda as needed to clarify, correct, or change the bidding documents.
- e. Project to be let through the local letting process.

2 CONSTRUCTION RELATED SERVICES:**2.1 GENERAL**

- a. Interpret plans and specifications with Contractor and Owner.
- b. Make visits to the project site at appropriate stages of construction as Project Engineer/Manager deems necessary.

3 FEE:

- 3.1 This fee includes JEO's billable time and overhead expenses including telephone calls, copying, postage, travel and meals that are included in our hourly rates and fees. Any additional services beyond the Scope of Service will be provided on a billable time basis in accordance with our standard Hourly Rate Schedule.

3.2 LUMP SUM FEE PER PHASE OR TASK

	FEE
a. Topographic Survey	\$ 7,000.00
b. Preliminary Design	\$ 25,000.00
c. Final Design	\$ 15,000.00
d. Bidding and Negotiations	\$ 2,000.00

3.3 HOURLY FEE PER PHASE OR TASK (EST. 35 WORKING DAYS)

- a. General and Construction Administration \$ 6,000.00 est.

Total \$ 55,000.00

4 PAYMENT:

- 4.1 We will invoice you monthly for work completed to date, payment is due upon receipt. Invoices unpaid after 30 days will accrue interest at 12% per annum (1.0%/month).

5 ESTIMATED TIMEFRAME:

- 5.1 This project will progress with a Spring/Summer letting and Summer/Fall construction with approximate dates as follows:
- a. Notice to Proceed & mark patch locations – December 14, 2021
 - b. Preliminary Field Survey – December 16, 2021
 - c. Preliminary Design – January 14, 2022
 - d. Final Plans – January 28, 2022
 - e. Letting – End of February 2022
 - f. Construction – as construction proceeds in 2022

6 OWNER RESPONSIBILITY:

- 6.1 The Owner must provide the following information to the Engineer/Consultant:
- a. Access to all project sites.
 - b. Assist in marking locations for full-depth patching or otherwise provide assistance.
 - c. Provide special conditions or provisions required by the Owner.
 - d. Payment of any permit fees.
 - e. Construction Administration other than listed above.
 - f. Full time inspection.

7 EXCLUSIONS:

- 7.1 Sanitary sewer/water main/storm sewer design
- 7.2 Sidewalk design
- 7.3 Geotechnical investigation of subsurface soils conditions.
- 7.4 Land rights and ownership.
- 7.5 Environmental, cultural, or archeological studies.
- 7.6 Floodplain, Corps 404, or other environmental permitting.
- 7.7 Traffic analysis and reporting.
- 7.8 Any permit fees associated with permit applications
- 7.9 Special meetings and meetings not outlined in the Scope of Services

8 GENERAL CONDITIONS

- 8.1 JEO's general conditions are attached as Exhibit B.

JEO CONSULTING GROUP INC ■ JEO ARCHITECTURE INC

GENERAL CONDITIONS

1. SCOPE OF SERVICES: JEO Consulting Group, Inc. (JEO) shall perform the services described in Exhibit A. JEO shall invoice the client for these services at the fee stated in Exhibit A.

2. ADDITIONAL SERVICES: JEO can perform work beyond the scope of services, as additional services, for a negotiated fee or at fee schedule rates.

3. CLIENT RESPONSIBILITIES: The client shall provide all criteria and full information as to the client's requirements for the project; designate and identify in writing a person to act with authority on the client's behalf in respect to all aspects of the project; examine and respond promptly to JEO's submissions; and give prompt written notice to JEO whenever the client observes or otherwise becomes aware of any defect in work.

Unless otherwise agreed, the client shall furnish JEO with right-of-access to the site in order to conduct the scope of services. Unless otherwise agreed, the client shall also secure all necessary permits, approvals, licenses, consents, and property descriptions necessary to the performance of the services hereunder. While JEO shall take reasonable precautions to minimize damage to the property, it is understood by the client that in the normal course of work some damage may occur, the restoration of which is not a part of this agreement.

4. TIMES FOR RENDERING SERVICES: JEO's services and compensation under this agreement have been agreed to in anticipation of the orderly and continuous progress of the project through completion. Unless specific periods of time or specific dates for providing services are specified in the scope of services, JEO's obligation to render services hereunder shall be for a period which may reasonably be required for the completion of said services.

If specific periods of time for rendering services are set forth or specific dates by which services are to be completed are provided, and if such periods of time or date are changed through no fault of JEO, the rates and amounts of compensation provided for herein shall be subject to equitable adjustment. If the client has requested changes in the scope, extent, or character of the project, the time of performance of JEO's services shall be adjusted equitably.

5. INVOICES: JEO shall submit invoices to the client monthly for services provided to date and a final bill upon completion of services. Invoices are due and payable within 30 days of receipt. Invoices are considered past due after 30 days. Client agrees to pay a finance charge on past due invoices at the rate of 1.0% per month, or the maximum rate of interest permitted by law.

If the client fails to make any payment due to JEO for services and expenses within 30 days after receipt of JEO's statement, JEO may, after giving 7 days' written notice to the client, suspend services to the client under this agreement until JEO has been paid in full all amounts due for services, expenses, and charges.

6. STANDARD OF CARE: The standard of care for all services performed or furnished by JEO under the agreement shall be the care and skill ordinarily used by members of JEO's profession practicing under similar circumstances at the same time and in the

same locality. JEO makes no warranties, express or implied, under this agreement or otherwise, in connection with JEO's services.

JEO shall be responsible for the technical accuracy of its services and documents resulting therefrom, and the client shall not be responsible for discovering deficiencies therein. JEO shall correct such deficiencies without additional compensation except to the extent such action is directly attributable to deficiencies in client furnished information.

7. REUSE OF DOCUMENTS: Reuse of any materials (including in part plans, specifications, drawings, reports, designs, computations, computer programs, data, estimates, surveys, other work items, etc.) by the client on a future extension of this project, or any other project without JEO's written authorization shall be at the client's risk and the client agrees to indemnify and hold harmless JEO from all claims, damages, and expenses including attorney's fees arising out of such unauthorized use.

8. ELECTRONIC FILES: Copies of Documents that may be relied upon by the client are limited to the printed copies (also known as hard copies) that are signed or sealed by JEO. Files in electronic media format of text, data, graphics, or of other types that are furnished by JEO to the client are only for convenience of the client. Any conclusion or information obtained or derived from such electronic files shall be at the user's sole risk.

a. Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it shall perform acceptance tests or procedures within 30 days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 30 day acceptance period shall be corrected by the party delivering the electronic files. JEO shall not be responsible to maintain documents stored in electronic media format after acceptance by the client.

b. When transferring documents in electronic media format, JEO makes no representations as to long term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by JEO at the beginning of the project.

c. The client may make and retain copies of documents for information and reference in connection with use on the project by the client.

d. If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.

e. Any verification or adaptation of the documents by JEO for extensions of the project or for any other project shall entitle JEO to further compensation at rates to be agreed upon by the client and JEO.

9. SUBCONSULTANTS: JEO may employ consultants as JEO deems necessary to assist in the performance of the services. JEO shall not be required to employ any consultant unacceptable to JEO.

10. INDEMNIFICATION: To the fullest extent permitted by law, JEO and the client shall indemnify and hold each other harmless and their respective officers, directors, partners, employees, and

JEO CONSULTING GROUP INC ■ JEO ARCHITECTURE INC

GENERAL CONDITIONS

consultants from and against any and all claims, losses, damages, and expenses (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) to the extent such claims, losses, damages, or expenses are caused by the indemnifying parties' negligent acts, errors, or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of JEO and the client, they shall be borne by each party in proportion to its negligence.

11. INSURANCE: JEO shall procure and maintain the following insurance during the performance of services under this agreement:

- a. Workers' Compensation: Statutory
- b. Employer's Liability
 - i. Each Accident: \$500,000
 - ii. Disease, Policy Limit: \$500,000
 - iii. Disease, Each Employee: \$500,000
- c. General Liability
 - i. Each Occurrence (Bodily Injury and Property Damage): \$1,000,000
 - ii. General Aggregate: \$2,000,000
- d. Auto Liability
 - i. Combined Single: \$1,000,000
- e. Excess or Umbrella Liability
 - i. Each Occurrence: \$1,000,000
 - ii. General Aggregate: \$1,000,000
- f. Professional Liability:
 - i. Each Occurrence: \$1,000,000
 - ii. General Aggregate: \$2,000,000
- g. All policies of property insurance shall contain provisions to the effect that JEO and JEO's consultants' interests are covered and that in the event of payment of any loss or damage the insurers shall have no rights of recovery against any of the insureds or additional insureds thereunder.
- h. The client shall require the contractor to purchase and maintain general liability and other insurance as specified in the Contract Documents and to cause JEO and JEO's consultants to be listed as additional insured with respect to such liability and other insurance purchased and maintained by the contractor for the project.
- i. The client shall reimburse JEO for any additional limits or coverages that the client requires for the project.

12. TERMINATION: This agreement may be terminated by either party upon 7 days prior written notice. In the event of termination, JEO shall be compensated by client for all services performed up to and including the termination date. The effective date of termination may be set up to thirty (30) days later than otherwise provided to allow JEO to demobilize personnel and equipment from the site, to complete tasks whose value would otherwise be lost, to prepare notes as to the status of completed and uncompleted tasks, and to assemble project materials in orderly files.

13. GOVERNING LAW: This agreement is to be governed by the law of the state in which the project is located.

14. SUCCESSORS, ASSIGNS, AND BENEFICIARIES: The client and JEO each is hereby bound and the partners, successors, executors, administrators and legal representatives of the client

and JEO are hereby bound to the other party to this agreement and to the partners, successors, executors, administrators and legal representatives (and said assigns) of such other party, with respect to all covenants, agreements and obligations of this agreement.

a. Neither the client nor JEO may assign, sublet, or transfer any rights under or interest (including, but without limitation, monies that are due or may become due) in this agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment shall release or discharge the assignor from any duty or responsibility under this agreement.

b. Unless expressly provided otherwise in this agreement: Nothing in this agreement shall be construed to create, impose, or give rise to any duty owed by the client or JEO to any contractor, contractor's subcontractor, supplier, other individual or entity, or to any surety for or employee of any of them.

c. All duties and responsibilities undertaken pursuant to this agreement shall be for the sole and exclusive benefit of the client and JEO and not for the benefit of any other party.

15. PRECEDENCE: These standards, terms, and conditions shall take precedence over any inconsistent or contradictory language contained in any proposal, contract, purchase order, requisition, notice to proceed, or like document regarding JEO's services.

16. SEVERABILITY: Any provision or part of the agreement held to be void or unenforceable shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the client and JEO, who agree that the agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

17. E-VERIFY: JEO shall register with and use the E-Verify Program, or an equivalent federal program designated by the United States Department of Homeland Security or other federal agency authorized to verify the work eligibility status of a newly hired employee pursuant to the Immigration Reform and Control Act of 1986, to determine the work eligibility status of new employees physically performing services within the state where the work shall be performed. Engineer shall require the same of each consultant.

Title VI/Non-Discrimination Assurances

APPENDIX A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

1. **Compliance with Regulations:** The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation **Federal Highway Administration**, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
2. **Non-discrimination:** The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project or program set forth in Appendix B of 49 CFR Part 21.
3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor's obligations under this contract and the Acts and the Regulations relative to Non-discrimination on the grounds of race, color, or national origin.
4. **Information and Reports:** The contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the **Federal High Administration** to be pertinent to ascertain compliance with such Acts, Regulations, and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or the **Federal Highway Administration**, as appropriate, and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a contractor's noncompliance with the Non-discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the **Federal Highway Administration** may determine to be appropriate, including, but not limited to:
 - a. withholding payments to the contractor under the contract until the contractor complies; and/or
 - b. cancelling, terminating, or suspending a contract, in whole or in part.
6. **Incorporation of Provisions:** The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The contractor will take action with respect to any subcontract or procurement as the Recipient or the **Federal Highway Administration** may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

Title VI/Non-Discrimination Assurances

APPENDIX E

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.*, 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21;
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 *et seq.*), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 *et seq.*), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended (42 U.S.C. § 6101 *et seq.*), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 - - 12189) as implemented by Department of Transportation regulations at 49 CFR Parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures non-discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 *et seq.*).

City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council Members

FROM: Mike Pogge-Weaver, City Manager *MSPW*

DATE: December 8, 2021

SUBJECT: Seventh Amended and Restated Urban Renewal Plan

- Public Hearing on the Proposed Seventh Amended and Restated Urban Renewal Plan
- Resolution determining an area of the City to be an economic development and blighted 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 Seventh Amended and Restated Urban Renewal Plan

The proposed Seventh Amended and Restated Urban Renewal Plan for the Central Business District Project Area makes a number of changes including adding 5 new project areas. Additionally, the amendment adds a number of urban renewal projects to the plan including:

- Ability to provide grants for interior building renovations for blighted buildings constructed prior to 1940.
- Ability for the City to provide a grant related to a project approved for a Downtown Housing Grant administered by the Iowa Economic Development Authority which will alleviate blighting influences.
- Ability to provide grants for facade and other exterior building renovations.
- Ability to fund a quiet zone on the Union Pacific Railroad corridor between and including Burgess Avenue and Bella Vista Drive.
- Ability to fund the Adams Street reconstruction project.
- Ability to fund improvements as identified in the Corridor of Commerce 2.0 Master Plan.

One way to finance these projects is to use Tax Increment Financing (TIF) which would require an amendment to the current Central Business District Urban Renewal Area. The first step in the process is to amend the Central Business District Urban Renewal (UR) Plan (aka Downtown UR Plan).

Two maps are attached for the proposed amended UR plan depicting the original areas and the proposed new expanded area. The main changes to the UR plan include identifying the projects to be completed using TIF as the funding source (see Section IV) and expand the UR area.

The City has been working with Nathan Overberg, attorney with Ahlers & Cooney, P.C., to make necessary changes to the UR plan.

At the November 8, 2021 Council meeting, Council approved a resolution that directed the City Manager to hold a consultation meeting with the affected taxing entities (Carroll County Board of Supervisors and Carroll Community School District). The consultation meeting was held on November 15, 2021 (minutes attached). That same resolution also directed a public hearing to be held on December 13, 2021. The notice of the public hearing was published in the Carroll Times Herald on Friday, December 3, 2021.

The next step is to approve the attached resolution that adopts the Seventh Amended and Restated Urban Renewal Plan.

RECOMMENDATION: Upon close of the public hearing, Council consideration and approval of the attached resolution determining an area of the City to be an economic development and blighted 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 Seventh Amended and Restated Urban Renewal Plan.

Exhibit A Overview Urban Renewal Area Boundary Map

Legend

- City Limits
- CBD Urban Renewal Plan copy copy
- Original Project Area (1967)
- First Amended Project Area (1971)
- Second Amended Project Area (1985)
- Third Amended Project Area (1990)
- Fourth Amended Project Area (1991)
- Fifth Amended Project Area (2008)
- Sixth Amended Project Area (2014)
- Seventh Amended Project Area (2016)
- Eigth Amended Project Area (2019)
- Ninth Amended Project Area (2021-A)
- Tenth Amended Project Area (2021-B)
- Eleventh Amended Project Area (2021-C)
- Twelfth Amended Project Area (2021-D)
- Thirteenth Amended Project Area (2021-E)

Streets

Twelfth Amended Project Area (2021-D)

Fourth Amended Project Area (1991)

Fifth Amended Project Area (2008)

Eleventh Amended Project Area (2021-C)

Sixth Amended Project Area (2014)


Eigth Amended Project Area (2019)

Third Amended Project Area (1990)

Thirteenth Amended Project Area (2021-E)

Exhibit A Downtown View Urban Renewal Area Boundary Map

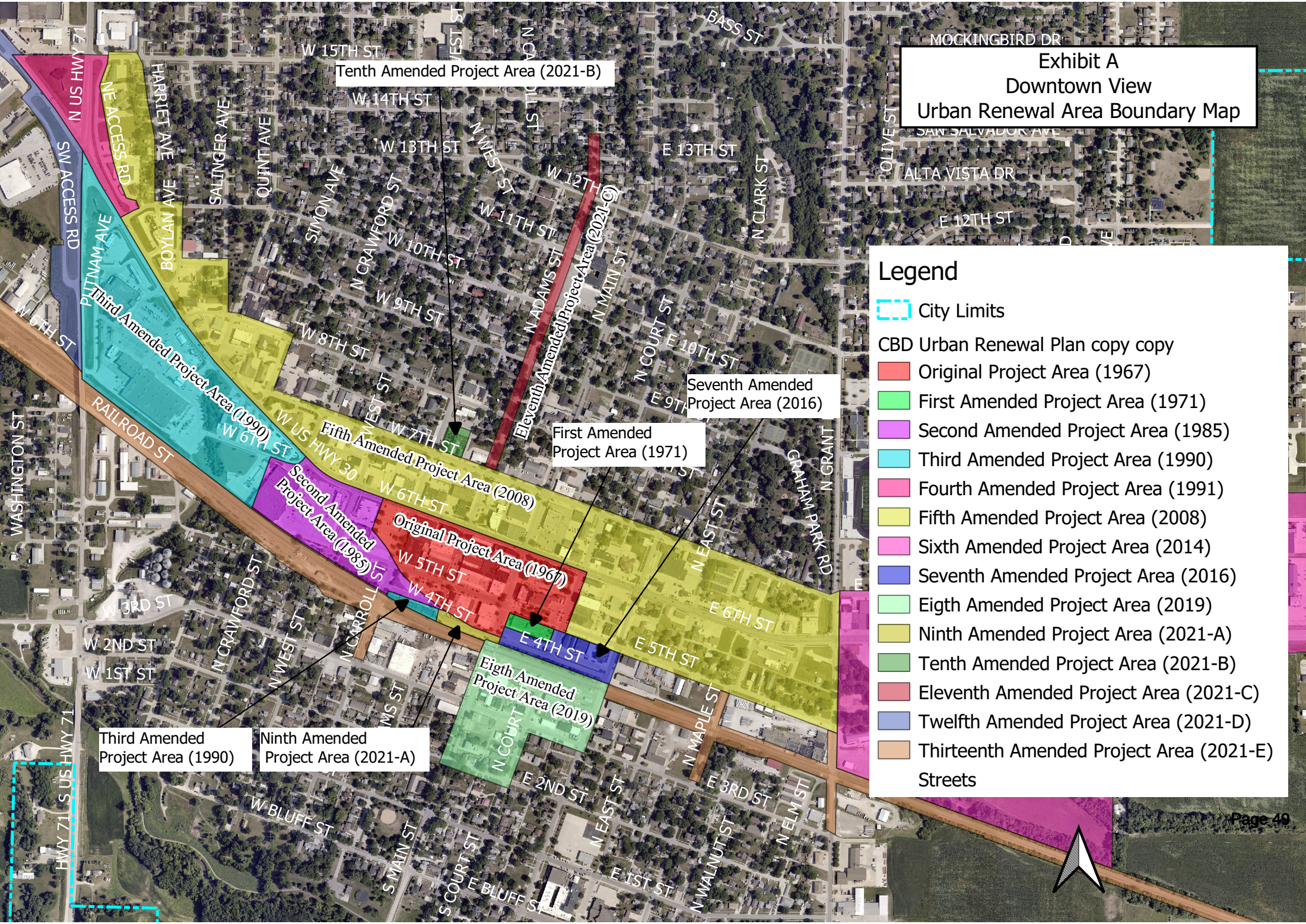
Legend

 City Limits

CBD Urban Renewal Plan copy copy

- Original Project Area (1967)
- First Amended Project Area (1971)
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- Third Amended Project Area (1990)
- Fourth Amended Project Area (1991)
- Fifth Amended Project Area (2008)
- Sixth Amended Project Area (2014)
- Seventh Amended Project Area (2016)
- Eigth Amended Project Area (2019)
- Ninth Amended Project Area (2021-A)
- Tenth Amended Project Area (2021-B)
- Eleventh Amended Project Area (2021-C)
- Twelfth Amended Project Area (2021-D)
- Thirteenth Amended Project Area (2021-E)

Streets



December 13, 2021

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

Absent: _____

Vacant: _____

* * * * *

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed Seventh Amended and Restated Urban Renewal Plan, the Mayor first asked for the report of the City Manager, or his delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Plan. The Council was informed that the consultation was duly held as ordered by the Council, and that _____ written recommendations were received from affected taxing entities. The report of the City Manager, or his delegate, with respect to the consultation was placed on file for consideration by the Council.

The Mayor then asked the City Clerk whether any written objections had been filed with respect to the proposed Plan, and the City Clerk reported that _____ written objections thereto had been filed. The Mayor then called for any oral objections to the adoption of the Seventh Amended and Restated Urban Renewal Plan and _____ were made. The public hearing was then closed.

{ Attach summary of objections here }

Council Member _____ then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AND BLIGHTED 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 SEVENTH AMENDED AND RESTATED URBAN RENEWAL PLAN" and moved:

- ☐ that the Resolution be adopted.
- ☐ to defer action on the Resolution and the proposal to the meeting to be held at _____ .M. on the _____ day of _____, 2021, at this place.

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

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. _____

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AND BLIGHTED 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 SEVENTH AMENDED AND RESTATED URBAN RENEWAL PLAN

WHEREAS, this Council previously found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Urban Renewal Plan (the "Original Urban Renewal Plan") for an urban renewal area named the Central Business District Project Area (the "Project Area") described therein; and

WHEREAS, the Original Urban Renewal Plan, as adopted in 1967, was amended in 1971, 1985, 1990, and 1991, and amended and restated in 2008, 2012, 2014, 2015, 2016, and 2019; and

WHEREAS, this Project Area currently includes and consists of:

A. Original Project Area (1967) (Blighted Area)

Commencing at the intersection of the centerline of Sixth Street and the easterly right of way line of Court Street; thence South along said easterly right of way line of Court Street to the southerly right of way line of Fifth Street; thence West along said southerly right of way line of Fifth Street to the easterly right of way line of Main Street; thence south along the right of way line of Main Street to the southerly right of way line of Fourth Street; thence west along said southerly right of way line of Fourth Street to a point approximately 15 feet northeasterly and parallel to the northeastern-most track of the Chicago & Great Western Railroad; thence northwesterly (approximately 15') parallel to the railroad track to the westerly line of the north-south alley extended between West Street and Carroll Street; thence north along the westerly line of said alley to the centerline of Sixth Street; thence east along said centerline of Sixth Street to the point of beginning.

B. First Amended Project Area (1971) (Blighted Area)

Block 23 located between 5th, Main, 4th, and Court Streets.

C. Second Amended Project Area (1985) (Blighted Area)

Commencing at the southeast corner of the intersection of Fourth Street with Adams Street; thence westerly along the southerly right of way line of Fourth Street

to the easterly right of way line of Carroll Street; thence southerly to a point approximately 40 feet north of the northerly track of the Chicago and Northwestern Railroad; thence westerly approximately 40 feet parallel to said northerly track to a point approximately 600 feet west of the westerly right of way line of West Street; thence northerly parallel to and 600 feet west of West Street to the middle of Sixth Street; thence easterly along the middle of Sixth Street to the westerly line of the alley between West Street and Carroll Street; thence south along the westerly line of said alley to a point 15 feet northeast of the former northeast track of the Chicago and Great Western Railroad; thence southeasterly 15 feet parallel to said former track to the point of beginning.

D. Third Amended Project Area (1990) (Blighted Area)

Commencing at the center of the intersection of Fourth Street with the centerline of Adams Street; thence southerly to a point approximately 30 feet north of the westerly main track of the Chicago and Northwestern Railroad; thence westerly, approximately 30 feet parallel to said westerly track, to the intersection with the centerline of Highway 71; thence northerly along the centerline of Highway 71 to its intersection with the centerline of Highway 30; thence southeasterly along the centerline of Highway 30 to the intersection with West Sixth Street extended; thence westerly along the centerline of West Sixth Street to a point 600 feet west of West Street; thence southerly parallel to and 600 feet west of West Street to a point 30 feet north of the northerly track of the Chicago and Northwestern Railroad; thence Southeasterly 30 feet parallel to the northerly track of the Chicago and Northwestern Railroad to the easterly right of way line of Carroll Street; thence north to the Southerly right of way line of Fourth Street; thence easterly along the Southerly right of way line of Fourth Street to the point of beginning.

E. Fourth Amended Project Area (1991) (Blighted Area)

Beginning at the Intersection of U.S. Highway No. 30 and U.S. Highway No. 71 in Carroll, Carroll County, Iowa; thence Northwesterly along the centerline of said U.S. Highway 30 to the South line of the Northeast Quarter of the Northeast Quarter of Section 23, Township 84 North, Range 35 West of the 5th P.M., Carroll County, Iowa; thence East to the Easterly line of the northeast access road extended, running parallel to and east of U.S. Highway 71, thence southerly along the east line of the northeast access road to the centerline of Tenth Street, thence westerly along the centerline of Tenth Street to the centerline of Highway No. 30; thence northwesterly to the point of beginning.

F. Fifth Amended Project Area (2008) (Economic Development Area)

Commencing at the intersection of the centerline of Sixth Street (U.S. Highway 30) and the easterly right of way line of Court Street; thence southerly along said easterly right of way line of Court Street to the southerly right of way line of Fifth Street; thence easterly along said southerly right of way line of Fifth Street to the

easterly right of way line of Grant Road; thence northerly along said easterly right of way line of Grant Road to the northerly right of way line of Seventh Street; thence westerly along said northerly right of way line of Seventh Street to the easterly right of way line of Simon Avenue; thence northerly along said easterly right of way line of Simon Avenue to the northerly right of way line of Eighth Street; thence westerly along said northerly right of way line of Eighth Street to the easterly right of way line of Salinger Avenue; thence northerly along said easterly right of way line of Salinger Avenue to the northerly right of way line of Ninth Street; thence westerly along said northerly right of way line of Ninth Street to the easterly right of way line of Boylan Avenue; thence northerly along said easterly right of way line of Boylan Avenue to the northerly right of way line of Tenth Street; thence westerly along the northerly right of way line of Tenth Street to the southeast corner of Lot 7 of Neu Add., Sub of Block 4 and Resubdivision of Lot 5; thence northerly along the westerly lot lines of Neu Add., Sub of Block 4 and Resubdivision of Lot 5 to the northerly right of way line of Fifteenth Street; thence westerly along the northerly right of way line of Fifteenth Street to the easterly line of the northeast access road extended, east of U.S. Highway 71; thence southerly along the easterly line of the northeast access road to the northerly right of way line of Tenth Street; thence westerly along said northerly right of way line of Tenth Street to the centerline of Sixth Street (U.S. Highway 30); thence southeasterly along said centerline of Sixth Street (U.S. Highway 30) to the point of beginning.

G. Sixth Amended Project Area (2014) (Economic Development Area)

Commencing at the intersection of the centerline of Sixth Street (U.S. Highway 30) and the easterly right of way line of Grant Road; thence southerly along the easterly right of way line of Grant Road to the northerly right-of-way line of the Union Pacific Railroad; thence southeasterly along said northerly right-of-way line of the Union Pacific Railroad to the southwest corner of the East 81 feet of that part of the East Half of the Northwest Quarter of Section 30, Township 84 North, Range 34 West of the 5th P.M., lying north of the right-of-way of the Union Pacific Railroad; thence northerly along said westerly property line thereof to the southwest corner of Lot 26 of the Northeast Quarter of the Northwest Quarter of Section 30, Township 84 North, Range 34 West of the 5th P.M.; thence easterly along said southerly property line of Lot 26 to the southeast corner of said Lot 26; thence northerly to the southerly right of way line of Highway 30; thence easterly along the said southerly right of way line of Highway 30 to the easterly right of way line of Bella Vista Drive; thence northerly along said easterly right of way line of Bella Vista Drive to a point parallel with the north property line of Lot E of Bella Vista First Addition First Resubdivision to the City of Carroll; thence westerly across Bella Vista Drive, and continuing westerly along the north property line of said Lot E of Bella Vista First Addition First Resubdivision; thence southerly along the west property line of said Lot E of Bella Vista First Addition First Resubdivision; thence westerly along the south property line of Lot F of Bella Vista First Addition First Subdivision to the City of Carroll to the easterly right of way line of Monterey Drive; thence northerly along said easterly right of way line of Monterey Drive to

a point parallel with the northerly right of way line of Eighth Street; thence westerly across Monterey Drive and continuing westerly along said northerly right of way line of Eighth Street, continuing westerly along the north property line of Lot 2, (except Lots A, C, D, E, and F thereof) Southeast Quarter of the Southwest Quarter of Section 19, Township 84 North, Range 34 West of the 5th P.M., Carroll, and continuing westerly along the northerly right of way line of Eighth Street, to the westerly right of way line of Vine Street; thence southerly along said westerly right of way line of Vine Street to the northerly right of way line of Seventh Street; thence westerly along said northerly right of way line of Seventh Street to the easterly right of way line of Grant Road; thence southerly along said easterly right of way line of Grant Road to the point of beginning.

H. Seventh Amended Project Area (2016) (Economic Development Area)

Commencing at the intersection of the westerly right of way line of Court Street and the Southerly right of way line of Fifth Street; thence East along said southerly right of way line of Fifth Street to the easterly right of way line of Clark Street; thence South along said easterly right of way line of Clark Street to the northern boundary of the railroad right of way; thence West along the northern boundary of the railroad right of way to the easterly right of way line of Main Street; thence North along said easterly right of way line of Main Street to the northerly right of way line of Fourth Street; thence East along said northerly right of way line of Fourth Street to the westerly right of way line of Court Street; thence North along said westerly right of way line of Court Street to the southerly right of way line of Fifth Street.

I. Eighth Amended Project Area (2019) (Economic Development Area)

Commencing at the intersection of the easterly right of way line of Clark Street and the northern boundary of the railroad right of way; thence West along the northern boundary of the railroad right of way to the westerly right of way line of Main Street; thence South along said westerly right of way line of Main Street to the southerly right of way line of Second Street; thence East along said southerly right of way line of Second Street to the easterly right of way line of Court Street; thence North along said easterly right of way line of Court Street to the southerly right of way line of Third Street; thence East along said southerly right of way line of Third Street to the easterly right of way line of Clark Street; thence North along said easterly right of way line of Clark Street to the northern boundary of the railroad right of way and the point of beginning.

WHEREAS, City staff has caused there to be prepared an amendment to the Original Urban Renewal Plan, as previously amended, in the form of a Seventh Amended and Restated Central Business District Urban Renewal Plan ("Urban Renewal Plan" or "Plan"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add land to the Project Area and add to the list of eligible urban renewal projects to be undertaken within the Project Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Plan adds the following land to the Project Area:

J. Ninth Amended Project Area (2021-A) (Economic Development Area)

Commencing at the intersection of the eastern edge of North Main Street and the south edge of the original southern edge of East Fourth Street which is approximately 181 feet south of the south right of way edge of East Fifth Street; thence south along the eastern edge of North Main Street to the north right of way line of the Union Pacific Railroad; thence west along the north right of way line of the Union Pacific Railroad to the western edge of North Main Street; thence south along the western edge of North Main Street to a point 30 feet north of the northerly track of the Union Pacific Railroad; thence northwesterly (30 feet) parallel to the northerly track of the Union Pacific Railroad to the centerline of North Adams Street extended; thence north along the centerline of North Adams Street extended to the center of the West Fourth Street right of way; thence east along the center of the West Fourth Street right of way extended to a point a point approximately 15 feet northeasterly and parallel to the northeastern-most track of the former Chicago & Great Western Railroad; thence southeasterly (approximately 15') parallel to the former railroad track to the original southern edge of East Fourth Street right of way line; thence easterly along the original southern edge of East Fourth Street right of way line to the point of beginning. Includes all or portion of Lots 1-13, Block 22, Carroll (Original Town) and a portion of the West Fourth Street right of way.

K. Tenth Amended Project Area (2021-B) (Blighted Area)

Lots 6, 7, and 8, Block 5 of the Carroll (Original Town) 1st Addition.

L. Eleventh Amended Project Area (2021-C) (Economic Development Area)

Commencing at a point of beginning that intersects the north right of way line of West Seventh Street and the east right of way line of North Adams Street; thence northerly along the east right of way line of North Adams Street to a point 100 feet north of the north right of way line of West Thirteenth Street; thence west following a parallel line 100 feet north of the north right of way line of West Thirteenth Street to the west right of way line of North Adams Street; thence southerly along the west right of way line of North Adams Street to a point that intersects the west right of way line of North Adams Street and the north right of way line of West Seventh Street; thence easterly along the north right of way line of West Seventh Street to the point of beginning.

M. Twelfth Amended Project Area (2021-D) (Economic Development Area)

Commencing at a point of beginning that intersects the north right of way line of US Plaza Drive and the east right of way line of Bella Vista Drive; thence east along the north right of way line of Plaza Drive to the east right of way line of North Griffith

Road; thence south along the east right of way line of North Griffith Road to the north right of way line of US Highway 30; thence east along the north right of way line of US Highway 30 to the Carroll City Limits which is also the east line of the Southwest Quarter of the Southwest Quarter of Section 20, Township 84 North, Range 34 West of the 5th P.M.; thence south along the Carroll City Limits to the south right of way line of US Highway 30; thence west along the south right of way line of US Highway 30 to the east right of way line of Bella Vista Drive; thence north along the east right of way line of Bella Vista Drive to the point of beginning.

AND

Beginning at a point on the intersection of the north right of way of the Union Pacific Railroad and the center line of US Highway 71; thence northerly along the center line of Highway 71 to the center line of US Highway 30; thence northwesterly along the center line of US Highway 30 to the south line of the Northeast Quarter of the Northeast Quarter of Section 23, Township 84 North, Range 35 West of the 5th P.M., Carroll County, Iowa; thence East along said south line of the Northeast Quarter of the Northeast Quarter of Section 23, Township 84 North, Range 35 West of the 5th P.M., Carroll County, Iowa to the northeasterly line of US Highway 30; thence northwesterly along the northeasterly line of US Highway 30 and Le Clark Road to the easterly edge of the Westfield Second Addition; thence south along the easterly edge of the Westfield Second Addition extended to the south right of way line of Radiant Road; thence easterly along the south right of way line of Radiant Road to the southwesterly right of way line of US Highway 30; thence easterly along the southwesterly right of way line of US Highway 30 to the west right of way line of SW Access Road; thence southerly along the west right of way line of SW Access Road to the west right of way line of US Highway 71; thence southerly on the westerly right of way line of US Highway 71 to the northeasterly right of way line of the Union Pacific Railroad; thence southeasterly along the northeasterly right of way line of the Union Pacific Railroad to the point of beginning.

N. Thirteenth Amended Project Area (2021-E) (Economic Development Area)

Beginning at a point that intersects the westerly right of way line of Main Street and a point approximately 30 feet north of the westerly main track of the Union Pacific Railroad (formally known as the Chicago and Northwestern Railroad); thence westerly, approximately 30 feet parallel to said westerly track, to the easterly right of way line of Carroll Street; thence northerly to a point approximately 40 feet north of the northerly track of the Union Pacific Railroad (formally known as the Chicago and Northwestern Railroad); thence westerly approximately 40 feet parallel to said northerly track to a point approximately 600 feet west of the westerly right of way line of West Street; thence southerly to a point approximately 30 feet north of the northerly track of the Union Pacific Railroad (formally known as the Chicago and Northwestern Railroad); thence westerly, approximately 30 feet parallel to said westerly track, to the intersection with the centerline of Highway 71; thence north along the centerline of US Highway 71 to the northeasterly right of way line of West Sixth Street; thence northwesterly

along the northeasterly right of way line of West Sixth Street to the southwest corner of Lot 4 part of the NE 1/4 and NW 1/4 Section 23-84-35, Carroll County, Iowa; thence northeasterly 730.42 feet along the southeasterly boundary of said Lot 4 to the northeast corner of said Lot 4; thence westerly 913.84 feet along the north boundary of said Lot 4 and Lot 2 part of the NE 1/4 and NW 1/4 Section 23-84-35, Carroll County, Iowa to the northwest corner of said Lot 2 which is also on the east line of the Burgess Avenue right of way; thence west 60 feet to west line of the Burgess Avenue right of way; thence south along the west line of the Burgess Avenue right of way to the southeast corner of Lot 1 of Outlot C, Southwest Development Park, Carroll, Iowa, said point is 574.77 feet southwest of the south edge of the Union Pacific Railroad right of way; thence generally south approximately 104.9 feet to the northeast corner of Lot 7 of the Southwest Development Park, Carroll, Iowa which is also a point on the northwesterly edge of Lot 1 of Western Town Add., Carroll, Iowa; thence southwesterly approximately 891.6 feet to a corner of said Lot 1 which is on the south edge of the Northwest Quarter of Section 23, Township 84 North, Range 35 West of the 5th P.M., Carroll County, Iowa; thence east approximately 288.9 feet along said south edge of the Northwest Quarter of Section 23 to a point on the east edge of Lot 1 of Western Town Add., Carroll, Iowa; thence northeasterly approximately 1,838.72 feet to the southwest corner of Parcel "A", Part of Lots 1 & 2 Western Town Addition Carroll, Iowa; thence northeasterly 501.01 feet along the northwesterly edge of said Parcel "A" to the north corner which is also the southern most edge of the Railroad Street right of way line; thence southeasterly to the northwest corner of Lot 1, Block 4, of Whitney's First Addition to Carroll, Iowa which is also the southern edge of the Union Pacific Railroad right of way; thence easterly along the southern edge of the Union Pacific Railroad right of way to the west line of the North Carroll Street right of way; thence southerly along the west edge of the North Carroll Street right of way to the north edge of the West Third Street right of way; thence easterly along the north edge of the West Third Street right of way to the east edge of the North Carroll Street right of way; thence north along the east edge of the North Carroll Street right of way to the southern edge of the Union Pacific Railroad right of way; thence easterly along the southern edge of the Union Pacific Railroad right of way to the westerly right of way line of Main Street; thence north along the westerly right of way line of Main Street to the point of beginning, specifically excluding all land outside the City of Carroll City Limits and in unincorporated Carroll County.

AND

Beginning at a point that intersects the east right of way line of N Clark Street and the southern edge of the Union Pacific Railroad right of way; thence easterly along the southern edge of the Union Pacific Railroad right of way to the west right of way line of North Maple Street; thence south along the west right of way line of North Maple Street to the north right of way line of East Third Street; thence east along the north right of way line of East Third Street to the east right of way line of North Maple Street; thence north along the east right of way line of North Maple Street to the southern edge of the Union Pacific Railroad right of way; thence easterly along the southern edge of the Union Pacific Railroad right of way to the west right of way line of North Grant

Road; thence south along the west right of way line of North Grant Road to the north right of way line of East Third Street; thence east along the north right of way line of East Third Street to the east right of way line of North Grant Road; thence north along the east right of way line of North Grant Road to the southern edge of the Union Pacific Railroad right of way; thence easterly along the southern edge of the Union Pacific Railroad right of way to the west right of way line of Bella Vista Drive; thence south along the west right of way line of Bella Vista Drive to the north right of way line of East Anthony Street; thence east along the north right of way line of East Anthony Street to the east right of way line of Bella Vista Drive; thence north along the east right of way line of Bella Vista Drive to the south right of way edge of East Fourth Street; thence west along the south right of way edge of East Fourth Street extended to the west right of way line of Bella Vista Drive; thence south along the west right of way line of Bella Vista Drive to the north edge of the Union Pacific Railroad right of way; thence westerly along the northern edge of the Union Pacific Railroad right of way to the east right of way line of North Grant Road; thence north along the east right of way line of North Grant Road to the south right of way line of East 5th Street extended; thence west along the south right of way line of East 5th Street extended to the west right of way line of North Grant Road; thence south along the west right of way line of North Grant Road to the north edge of the Union Pacific Railroad right of way; thence westerly along the northern edge of the Union Pacific Railroad right of way to the east right of way line of North Maple Street; thence north along the east right of way line of North Maple Street to the south right of way line of East Fifth Street; thence west along the south right of way line of East Fifth Street to the west right of way line of North Maple Street; thence south along the west right of way line of North Maple Street to the north edge of the Union Pacific Railroad right of way; thence westerly along the northern edge of the Union Pacific Railroad right of way to the east right of way line of North Clark Street; thence southerly along the east right of way line of the North Clark Street to the point of beginning.

WHEREAS, it is desirable that the Project Area be redeveloped as described in the proposed Urban Renewal Plan to be known hereafter as the "Seventh Amended and Restated Urban Renewal Plan"; and

WHEREAS, by resolution adopted on November 8, 2021, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Urban Renewal Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Urban Renewal Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the City Manager, or his delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Urban Renewal Plan for this meeting of the Council, and due and proper notice of the

public hearing was given, as provided by law, by timely publication in the Carroll Times Herald, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Urban Renewal Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in the proposed "Seventh Amended and Restated Urban Renewal Plan" for the area of the City of Carroll, State of Iowa, legally described and depicted in the Plan and incorporated herein by reference (which area shall hereinafter be known as the "Central Business District Project Area"), be and the same are hereby adopted and approved as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Project Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Urban Renewal Plan conforms to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Project Area:

i. Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential

development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Project Area continues to be an economic development and blighted area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; 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 this City.

Section 4. That the Urban Renewal Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as the "Seventh Amended and Restated Urban Renewal Plan for the Central Business District Project Area"; the Urban Renewal Plan for such area is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of the Urban Renewal Plan with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the Urban Renewal Plan shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. Said Urban Renewal Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Carroll County, Iowa, to be filed and recorded in the manner provided by law.

PASSED AND APPROVED this 13th day of December, 2021.

Mayor

ATTEST:

City Clerk

Label the Plan as Exhibit 1 (with all exhibits) and attach it to this Resolution.

ATTACH THE PLAN LABELED AS
EXHIBIT 1 HERE

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF CARROLL

)

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

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2021.

City Clerk, City of Carroll, State of Iowa

(SEAL)

01964708-1\10275-079

City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

**NOVEMBER 15, 2021
10:00AM
CITY MANAGER'S OFFICE
CITY OF CARROLL, 627 N ADAMS STREET
CONSULTATION SESSION
URBAN RENEWAL PLAN FOR THE
SEVENTH AMENDED AND RESTATED URBAN RENEWAL PLAN
FOR THE CENTRAL BUSINESS DISTRICT PROJECT 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

Prepared by and return to: Laura Schaefer, City of Carroll, 627 N Adams Street, Carroll, IA 51401

SEVENTH AMENDED AND RESTATED
CENTRAL BUSINESS DISTRICT
URBAN RENEWAL PLAN

CITY OF CARROLL, IOWA

ADOPTED BY
CARROLL CITY COUNCIL
ON

December _____, 2021

Attachments

Exhibit A: Project Area Map(s)

I. INTRODUCTION

This Seventh Amended and Restated Urban Renewal Plan (the “Urban Renewal Plan” or “Plan”) has been prepared to provide for the continued development of the Central Business District Project Area (the “Project Area”) of the City of Carroll, Iowa (the “City”), and to stimulate, through public actions, financings and commitments, private investment in the re-development and in rehabilitation in the urban renewal Project Area. In order to achieve this objective, the City will undertake the urban renewal actions specified in this Plan, pursuant to the powers granted to it under Chapter 403 and 15A of the Code of Iowa, 2019, as amended (the “Code”).

This Plan is a further amendment and restatement of the original Urban Renewal Plan for the Central Business District, adopted by the City Council in 1967 and amended in 1971, 1985, 1990 and 1991, and amended and restated in 2008, 2012, 2014, 2015, 2016, and 2019. This Plan shall serve as a restated Urban Renewal Plan for the expanded and combined urban renewal project areas described herein. The primary purposes for this seventh amendment and restatement is to add additional land to the Project Area (the added land are referred to as the “Ninth Amended Project Area”, “Tenth Amended Project Area”, “Eleventh Amended Project Area” “Twelve Amended Project Area”, and “Thirteenth Amended Project Area”) and update the list of proposed projects to be undertaken within the overall Project Area.

II. DESIGNATION AND DESCRIPTION OF URBAN RENEWAL AREA

The Project Area is an “urban renewal area” as defined in the Code and is located within the city of Carroll, County of Carroll, State of Iowa. The Original Project Area was designated as appropriate for the remediation of blight and property subsequently added by amendment was designated as either blighted or appropriate for the promotion of economic development (commercial and industrial) as identified below. This Seventh Amended and Restated Urban Renewal Plan includes four Amended Project Areas, each which connect to the existing Central Business District Urban Renewal Area, including the following:

- The Ninth Amended Project Area includes a section of the former Chicago & Great Western Railroad property that is now West Fourth Street. The property is appropriate for the promotion of economic development (commercial and industrial). As such, the Project Area continues to be appropriate for both the remediation of blight and promotion of economic development (commercial and industrial).
- The Tenth Amended Project Area contains a single blighted property with a delapidated building requiring remediation to encourage and incentivize the promotion of economic development (commercial and industrial). The property at 220 W 7th Street is a blighted area within the Tenth Amended Project Area. The building was left in a deteriorated state with a leaking roof which damaged the interior of the structure and faulty electrical system. The building requires substantial renovation in made sanitary and safe. The property also had

substantial amount of trash, debris and rubble in the structure making it insanitary. Without renovations and repairs the structure is a menace to the public health, safety, or welfare in its present condition. As such, the Project Area continues to be appropriate for both the remediation of blight and promotion of economic development (commercial and industrial).

- The Eleventh Amended Project Area in the Adams Street right of way from the north edge of West Seventh Street to 100 feet north of West Thirteenth Street. The property is appropriate for the promotion of economic development (commercial and industrial). As such, the Project Area continues to be appropriate for both the remediation of blight and promotion of economic development (commercial and industrial).
- The Twelve Amended Project Area generally includes Highway 30 excluding those areas that are not currently in the City of Carroll Central Business District Urban Renewal Area or in the Westfield Urban Renewal Area. The property is appropriate for the promotion of economic development (commercial and industrial). As such, the Project Area continues to be appropriate for both the remediation of blight and promotion of economic development (commercial and industrial).
- The Thirteenth Amended Project Area generally includes the Union Pacific Railroad right of way in the City of Carroll along with surrounding parcels that could contain future right of ways. The property is appropriate for the promotion of economic development (commercial and industrial). As such, the Project Area continues to be appropriate for both the remediation of blight and promotion of economic development (commercial and industrial).

The general boundaries of the Project Area are illustrated on the Project Area Map(s) attached hereto as Exhibit A. The entire urban renewal area is comprised of thirteen (13) contiguous parcels or areas described as follows:

A. Original Project Area (1967) (Blighted Area)

Commencing at the intersection of the centerline of Sixth Street and the easterly right of way line of Court Street; thence South along said easterly right of way line of Court Street to the southerly right of way line of Fifth Street; thence West along said southerly right of way line of Fifth Street to the easterly right of way line of Main Street; thence south along the right of way line of Main Street to the southerly right of way line of Fourth Street; thence west along said southerly right of way line of Fourth Street to a point approximately 15 feet northeasterly and parallel to the northeasternmost track of the Chicago & Great Western Railroad; thence northwesterly (approximately 15') parallel to the railroad track to the westerly line of the north-south alley extended between West Street and Carroll Street; thence north along the westerly line of said alley to the centerline of Sixth Street; thence east along said centerline of Sixth Street to the point of beginning.

B. First Amended Project Area (1971) (Blighted Area)

Block 23 located between 5th, Main, 4th, and Court Streets.

C. Second Amended Project Area (1985) (Blighted Area)

Commencing at the southeast corner of the intersection of Fourth Street with Adams Street; thence westerly along the southerly right of way line of Fourth Street to the easterly right of way line of Carroll Street; thence southerly to a point approximately 40 feet north of the northerly track of the Chicago and Northwestern Railroad; thence westerly approximately 40 feet parallel to said northerly track to a point approximately 600 feet west of the westerly right of way line of West Street; thence northerly parallel to and 600 feet west of West Street to the middle of Sixth Street; thence easterly along the middle of Sixth Street to the westerly line of the alley between West Street and Carroll Street; thence south along the westerly line of said alley to a point 15 feet northeast of the former northeast track of the Chicago and Great Western Railroad; thence southeasterly 15 feet parallel to said former track to the point of beginning.

D. Third Amended Project Area (1990) (Blighted Area)

Commencing at the center of the intersection of Fourth Street with the centerline of Adams Street; thence southerly to a point approximately 30 feet north of the westerly main track of the Chicago and Northwestern Railroad; thence westerly, approximately 30 feet parallel to said westerly track, to the intersection with the centerline of Highway 71; thence northerly along the centerline of Highway 71 to its intersection with the centerline of Highway 30; thence southeasterly along the centerline of Highway 30 to the intersection with West Sixth Street extended; thence westerly along the centerline of West Sixth Street to a point 600 feet west of West Street; thence southerly parallel to and 600 feet west of West Street to a point 30 feet north of the northerly track of the Chicago and Northwestern Railroad; thence Southeasterly 30 feet parallel to the northerly track of the Chicago and Northwestern Railroad to the easterly right of way line of Carroll Street; thence north to the Southerly right of way line of Fourth Street; thence easterly along the Southerly right of way line of Fourth Street to the point of beginning.

E. Fourth Amended Project Area (1991) (Blighted Area)

Beginning at the Intersection of U.S. Highway No. 30 and U.S. Highway No. 71 in Carroll, Carroll County, Iowa; thence Northwesterly along the centerline of said U.S. Highway 30 to the South line of the Northeast Quarter of the Northeast Quarter of Section 23, Township 84 North, Range 35 West of the 5th P.M., Carroll County, Iowa; thence East to the Easterly line of the northeast access road extended, running parallel to and east of U.S. Highway 71, thence southerly along the east line of the northeast access road to the centerline of Tenth Street, thence westerly along the

centerline of Tenth Street to the centerline of Highway No. 30; thence northwesterly to the point of beginning.

F. Fifth Amended Project Area (2008) (Economic Development Area)

Commencing at the intersection of the centerline of Sixth Street (U.S. Highway 30) and the easterly right of way line of Court Street; thence southerly along said easterly right of way line of Court Street to the southerly right of way line of Fifth Street; thence easterly along said southerly right of way line of Fifth Street to the easterly right of way line of Grant Road; thence northerly along said easterly right of way line of Grant Road to the northerly right of way line of Seventh Street; thence westerly along said northerly right of way line of Seventh Street to the easterly right of way line of Simon Avenue; thence northerly along said easterly right of way line of Simon Avenue to the northerly right of way line of Eighth Street; thence westerly along said northerly right of way line of Eighth Street to the easterly right of way line of Salinger Avenue; thence northerly along said easterly right of way line of Salinger Avenue to the northerly right of way line of Ninth Street; thence westerly along said northerly right of way line of Ninth Street to the easterly right of way line of Boylan Avenue; thence northerly along said easterly right of way line of Boylan Avenue to the northerly right of way line of Tenth Street; thence westerly along the northerly right of way line of Tenth Street to the southeast corner of Lot 7 of Neu Add., Sub of Block 4 and Resubdivision of Lot 5; thence northerly along the westerly lot lines of Neu Add., Sub of Block 4 and Resubdivision of Lot 5 to the northerly right of way line of Fifteenth Street; thence westerly along the northerly right of way line of Fifteenth Street to the easterly line of the northeast access road extended, east of U.S. Highway 71; thence southerly along the easterly line of the northeast access road to the northerly right of way line of Tenth Street; thence westerly along said northerly right of way line of Tenth Street to the centerline of Sixth Street (U.S. Highway 30); thence southeasterly along said centerline of Sixth Street (U.S. Highway 30) to the point of beginning.

G. Sixth Amended Project Area (2014) (Economic Development Area)

Commencing at the intersection of the centerline of Sixth Street (U.S. Highway 30) and the easterly right of way line of Grant Road; thence southerly along the easterly right of way line of Grant Road to the northerly right-of-way line of the Union Pacific Railroad; thence southeasterly along said northerly right-of-way line of the Union Pacific Railroad to the southwest corner of the East 81 feet of that part of the East Half of the Northwest Quarter of Section 30, Township 84 North, Range 34 West of the 5th P.M., lying north of the right-of-way of the Union Pacific Railroad; thence northerly along said westerly property line thereof to the southwest corner of Lot 26 of the Northeast Quarter of the Northwest Quarter of Section 30, Township 84 North, Range 34 West of the 5th P.M.; thence easterly along said southerly property line of Lot 26 to the southeast corner of said Lot 26; thence northerly to the southerly right of way line of Highway 30; thence easterly along the said southerly right of way line of Highway 30 to the easterly right of way line of Bella Vista Drive; thence northerly

along said easterly right of way line of Bella Vista Drive to a point parallel with the north property line of Lot E of Bella Vista First Addition First Resubdivision to the City of Carroll; thence westerly across Bella Vista Drive, and continuing westerly along the north property line of said Lot E of Bella Vista First Addition First Resubdivision; thence southerly along the west property line of said Lot E of Bella Vista First Addition First Resubdivision; thence westerly along the south property line of Lot F of Bella Vista First Addition First Subdivision to the City of Carroll to the easterly right of way line of Monterey Drive; thence northerly along said easterly right of way line of Monterey Drive to a point parallel with the northerly right of way line of Eighth Street; thence westerly across Monterey Drive and continuing westerly along said northerly right of way line of Eighth Street, continuing westerly along the north property line of Lot 2, (except Lots A, C, D, E, and F thereof) Southeast Quarter of the Southwest Quarter of Section 19, Township 84 North, Range 34 West of the 5th P.M., Carroll, and continuing westerly along the northerly right of way line of Eighth Street, to the westerly right of way line of Vine Street; thence southerly along said westerly right of way line of Vine Street to the northerly right of way line of Seventh Street; thence westerly along said northerly right of way line of Seventh Street to the easterly right of way line of Grant Road; thence southerly along said easterly right of way line of Grant Road to the point of beginning.

H. Seventh Amended Project Area (2016) (Economic Development Area)

Commencing at the intersection of the westerly right of way line of Court Street and the Southerly right of way line of Fifth Street; thence East along said southerly right of way line of Fifth Street to the easterly right of way line of Clark Street; thence South along said easterly right of way line of Clark Street to the northern boundary of the railroad right of way; thence West along the northern boundary of the railroad right of way to the easterly right of way line of Main Street; thence North along said easterly right of way line of Main Street to the northerly right of way line of Fourth Street; thence East along said northerly right of way line of Fourth Street to the westerly right of way line of Court Street; thence North along said westerly right of way line of Court Street to the southerly right of way line of Fifth Street.

I. Eighth Amended Project Area (2019) (Economic Development Area)

Commencing at the intersection of the easterly right of way line of Clark Street and the northern boundary of the railroad right of way; thence West along the northern boundary of the railroad right of way to the westerly right of way line of Main Street; thence South along said westerly right of way line of Main Street to the southerly right of way line of Second Street; thence East along said southerly right of way line of Second Street to the easterly right of way line of Court Street; thence North along said easterly right of way line of Court Street to the southerly right of way line of Third Street; thence East along said southerly right of way line of Third Street to the easterly right of way line of Clark Street; thence North along said easterly right of way line of Clark Street to the northern boundary of the railroad right of way and the point of beginning.

J. Ninth Amended Project Area (2021-A) (Economic Development Area)

Commencing at the intersection of the eastern edge of North Main Street and the south edge of the original southern edge of East Fourth Street which is approximately 181 feet south of the south right of way edge of East Fifth Street; thence south along the eastern edge of North Main Street to the north right of way line of the Union Pacific Railroad; thence west along the north right of way line of the Union Pacific Railroad to the western edge of North Main Street; thence south along the western edge of North Main Street to a point 30 feet north of the northerly track of the Union Pacific Railroad; thence northwesterly (30 feet) parallel to the northerly track of the Union Pacific Railroad to the centerline of North Adams Street extended; thence north along the centerline of North Adams Street extended to the center of the West Fourth Street right of way; thence east along the center of the West Fourth Street right of way extended to a point a point approximately 15 feet northeasterly and parallel to the northeastern-most track of the former Chicago & Great Western Railroad; thence southeasterly (approximately 15') parallel to the former railroad track to the original southern edge of East Fourth Street right of way line; thence easterly along the original southern edge of East Fourth Street right of way line to the point of beginning. Includes all or portion of Lots 1-13, Block 22, Carroll (Original Town) and a portion of the West Fourth Street right of way.

K. Tenth Amended Project Area (2021-B) (Blighted Area)

Lots 6, 7, and 8, Block 5 of the Carroll (Original Town) 1st Addition.

L. Eleventh Amended Project Area (2021-C) (Economic Development Area)

Commencing at a point of beginning that intersects the north right of way line of West Seventh Street and the east right of way line of North Adams Street; thence northerly along the east right of way line of North Adams Street to a point 100 feet north of the north right of way line of West Thirteenth Street; thence west following a parallel line 100 feet north of the north right of way line of West Thirteenth Street to the west right of way line of North Adams Street; thence southerly along the west right of way line of North Adams Street to a point that intersects the west right of way line of North Adams Street and the north right of way line of West Seventh Street; thence easterly along the north right of way line of West Seventh Street to the point of beginning.

M. Twelfth Amended Project Area (2021-D) (Economic Development Area)

Commencing at a point of beginning that intersects the north right of way line of US Plaza Drive and the east right of way line of Bella Vista Drive; thence east along the north right of way line of Plaza Drive to the east right of way line of North Griffith Road; thence south along the east right of way line of North Griffith Road to the north right of way line of US Highway 30; thence east along the north right of way line of

US Highway 30 to the Carroll City Limits which is also the east line of the Southwest Quarter of the Southwest Quarter of Section 20, Township 84 North, Range 34 West of the 5th P.M.; thence south along the Carroll City Limits to the south right of way line of US Highway 30; thence west along the south right of way line of US Highway 30 to the east right of way line of Bella Vista Drive; thence north along the east right of way line of Bella Vista Drive to the point of beginning.

AND

Beginning at a point on the intersection of the north right of way of the Union Pacific Railroad and the center line of US Highway 71; thence northerly along the center line of Highway 71 to the center line of US Highway 30; thence northwesterly along the center line of US Highway 30 to the south line of the Northeast Quarter of the Northeast Quarter of Section 23, Township 84 North, Range 35 West of the 5th P.M., Carroll County, Iowa; thence East along said south line of the Northeast Quarter of the Northeast Quarter of Section 23, Township 84 North, Range 35 West of the 5th P.M., Carroll County, Iowa to the northeasterly line of US Highway 30; thence northwesterly along the northeasterly line of US Highway 30 and Le Clark Road to the easterly edge of the Westfield Second Addition; thence south along the easterly edge of the Westfield Second Addition extended to the south right of way line of Radiant Road; thence easterly along the south right of way line of Radiant Road to the southwesterly right of way line of US Highway 30; thence easterly along the southwesterly right of way line of US Highway 30 to the west right of way line of SW Access Road; thence southerly along the west right of way line of SW Access Road to the west right of way line of US Highway 71; thence southerly on the westerly right of way line of US Highway 71 to the northeasterly right of way line of the Union Pacific Railroad; thence southeasterly along the northeasterly right of way line of the Union Pacific Railroad to the point of beginning.

N. Thirteenth Amended Project Area (2021-E) (Economic Development Area)

Beginning at a point that intersects the westerly right of way line of Main Street and a point approximately 30 feet north of the westerly main track of the Union Pacific Railroad (formally known as the Chicago and Northwestern Railroad); thence westerly, approximately 30 feet parallel to said westerly track, to the easterly right of way line of Carroll Street; thence northerly to a point approximately 40 feet north of the northerly track of the Union Pacific Railroad (formally known as the Chicago and Northwestern Railroad); thence westerly approximately 40 feet parallel to said northerly track to a point approximately 600 feet west of the westerly right of way line of West Street; thence southerly to a point approximately 30 feet north of the northerly track of the Union Pacific Railroad (formally known as the Chicago and Northwestern Railroad); thence westerly, approximately 30 feet parallel to said westerly track, to the intersection with the centerline of Highway 71; thence north along the centerline of US Highway 71 to the northeasterly right of way line of West Sixth Street; thence northwesterly along the northeasterly right of way line of West Sixth Street to the southwest corner of Lot 4 part of the NE 1/4 and NW 1/4 Section

23-84-35, Carroll County, Iowa; thence northeasterly 730.42 feet along the southeasterly boundary of said Lot 4 to the northeast corner of said Lot 4; thence westerly 913.84 feet along the north boundary of said Lot 4 and Lot 2 part of the NE 1/4 and NW 1/4 Section 23-84-35, Carroll County, Iowa to the northwest corner of said Lot 2 which is also on the east line of the Burgess Avenue right of way; thence west 60 feet to west line of the Burgess Avenue right of way; thence south along the west line of the Burgess Avenue right of way to the southeast corner of Lot 1 of Outlot C, Southwest Development Park, Carroll, Iowa, said point is 574.77 feet southwest of the south edge of the Union Pacific Railroad right of way; thence generally south approximately 104.9 feet to the northeast corner of Lot 7 of the Southwest Development Park, Carroll, Iowa which is also a point on the northwesterly edge of Lot 1 of Western Town Add., Carroll, Iowa; thence southwesterly approximately 891.6 feet to a corner of said Lot 1 which is on the south edge of the Northwest Quarter of Section 23, Township 84 North, Range 35 West of the 5th P.M., Carroll County, Iowa; thence east approximately 288.9 feet along said south edge of the Northwest Quarter of Section 23 to a point on the east edge of Lot 1 of Western Town Add., Carroll, Iowa; thence northeasterly approximately 1,838.72 feet to the southwest corner of Parcel "A", Part of Lots 1 & 2 Western Town Addition Carroll, Iowa; thence northeasterly 501.01 feet along the northwesterly edge of said Parcel "A" to the north corner which is also the southern most edge of the Railroad Street right of way line; thence southeasterly to the northwest corner of Lot 1, Block 4, of Whitney's First Addition to Carroll, Iowa which is also the southern edge of the Union Pacific Railroad right of way; thence easterly along the southern edge of the Union Pacific Railroad right of way to the west line of the North Carroll Street right of way; thence southerly along the west edge of the North Carroll Street right of way to the north edge of the West Third Street right of way; thence easterly along the north edge of the West Third Street right of way to the east edge of the North Carroll Street right of way; thence north along the east edge of the North Carroll Street right of way to the southern edge of the Union Pacific Railroad right of way; thence easterly along the southern edge of the Union Pacific Railroad right of way to the westerly right of way line of Main Street; thence north along the westerly right of way line of Main Street to the point of beginning, specifically excluding all land outside the City of Carroll City Limits and in unincorporated Carroll County.

AND

Beginning at a point that intersects the east right of way line of N Clark Street and the southern edge of the Union Pacific Railroad right of way; thence easterly along the southern edge of the Union Pacific Railroad right of way to the west right of way line of North Maple Street; thence south along the west right of way line of North Maple Street to the north right of way line of East Third Street; thence east along the north right of way line of East Third Street to the east right of way line of North Maple Street; thence north along the east right of way line of North Maple Street to the southern edge of the Union Pacific Railroad right of way; thence easterly along the southern edge of the Union Pacific Railroad right of way to the west right of way line of North Grant Road; thence south along the west right of way line of North Grant

Road to the north right of way line of East Third Street; thence east along the north right of way line of East Third Street to the east right of way line of North Grant Road; thence north along the east right of way line of North Grant Road to the southern edge of the Union Pacific Railroad right of way; thence easterly along the southern edge of the Union Pacific Railroad right of way to the west right of way line of Bella Vista Drive; thence south along the west right of way line of Bella Vista Drive to the north right of way line of East Anthony Street; thence east along the north right of way line of East Anthony Street to the east right of way line of Bella Vista Drive; thence north along the east right of way line of Bella Vista Drive to the south right of way edge of East Fourth Street; thence west along the south right of way edge of East Fourth Street extended to the west right of way line of Bella Vista Drive; thence south along the west right of way line of Bella Vista Drive to the north edge of the Union Pacific Railroad right of way; thence westerly along the northern edge of the Union Pacific Railroad right of way to the east right of way line of North Grant Road; thence north along the east right of way line of North Grant Road to the south right of way line of East 5th Street extended; thence west along the south right of way line of East 5th Street extended to the west right of way line of North Grant Road; thence south along the west right of way line of North Grant Road to the north edge of the Union Pacific Railroad right of way; thence westerly along the northern edge of the Union Pacific Railroad right of way to the east right of way line of North Maple Street; thence north along the east right of way line of North Maple Street to the south right of way line of East Fifth Street; thence west along the south right of way line of East Fifth Street to the west right of way line of North Maple Street; thence south along the west right of way line of North Maple Street to the north edge of the Union Pacific Railroad right of way; thence westerly along the northern edge of the Union Pacific Railroad right of way to the east right of way line of North Clark Street; thence southerly along the east right of way line of the North Clark Street to the point of beginning.

III. URBAN RENEWAL PLAN OBJECTIVES

The overall goal of the Plan is to formulate and execute a workable program using public and private resources to eliminate blight and obsolescence within the renewal area and to alleviate and prevent conditions of unemployment by assisting and retaining local industries and commercial enterprises to strengthen and revitalize the economy while fostering redevelopment and rehabilitation activities consistent with the sound needs of the Central Business District and the City as a whole.

In accordance with the above overall goal, the primary re-development and rehabilitation objectives of the renewal area are as follows:

1. To preserve and create an environment which will protect the health, safety and general welfare of the City, preserve existing values of properties to remain within and adjacent to the Project Area, and to preserve taxable values of property within the area.

2. To eliminate substandard and obsolescent buildings, blighting influences, and environmental deficiencies which presently detract from the functional unity, aesthetic appearance, and economic welfare of the City, and to establish conditions which will prevent the recurrence of blight and blighting conditions.

3. To strengthen Carroll as the retail trade, business, financial, administrative, governmental, and cultural center of the regional area by attracting new industries and businesses to the City and to encourage the expansion of existing city industries and businesses.

4. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.

5. To strengthen the economic well-being of Carroll and the Central Business District area by increasing retail and commercial activity, taxable values, and job opportunities.

6. To establish a pattern of land-use activities arranged in compact, compatible groupings so as to enhance the efficiency of operation and economic inter-relationships.

7. To provide for the orderly physical and economic growth of the Central Business District area through controlled re-development and rehabilitation.

8. To achieve development which is integrated both functionally and aesthetically with existing development which is to remain.

9. To ensure that the area is adequately served with public infrastructure and utilities, including roadways, storm and sanitary sewers, streetscape improvements, water, power, gas and telephone.

10. To improve the appearance of buildings, rights-of-way and open spaces, and to encourage high standards of design.

11. To provide sites to allow for an orderly expansion and professional up-grading of existing retail, commercial, professional and business uses and for the construction of new major retail or commercial and retail-related uses.

12. To provide sites for offstreet public parking facilities.

13. To encourage land uses compatible with the retail, professional and commercial functions of the Central Business District area, and the removal, prevention and discouragement of uses incompatible with that function.

14. To preserve major existing concentrations of sound retail and business uses through private rehabilitation and code enforcement.

15. To encourage beautification of the Central Business District area through appropriate public and private improvements.

16. The establishment of a circulation system which will enhance vehicular and pedestrian access to all parts of the expanded retail area and facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.

IV. PROJECT AREA ACTIVITIES AND ELIGIBLE PROJECTS

As a means of assisting in the continued development of the Project Area and fulfilling of the objectives of this Urban Renewal Plan, the City may determine:

1. To undertake and carry out urban renewal project activities through the execution of contracts and other instruments;
2. To arrange for or cause to be provided the construction or repair of public infrastructure improvements, including alley, street and streetscape improvements (including but not limited to those street and streetscape improvements being undertaken as part of the Corridor of Commerce and Corridor of Commerce 2.0 Streetscape projects), water, sanitary sewer and storm sewer systems, traffic signals, sidewalks, and public utilities or other facilities in connection with urban renewal projects;
3. To acquire property and dispose of property so acquired (by sale, lease, exchange or otherwise) for purposes of private redevelopment;
4. To make loans or grants to private persons or businesses for economic development purposes on such terms as may be determined by the City Council;
5. To borrow money and provide security therefor;
6. To establish and enforce controls, standards and restrictions on land use and buildings;
7. To make or have made surveys and plans necessary for the implementation of the urban renewal program and specific urban renewal project activities;
8. To use tax increment financing to achieve a more marketable and competitive land offering price, to provide for necessary physical improvements and infrastructure, and to fund other urban renewal project costs; or

9. To use any and all other powers, without limitation, granted by the Code to develop and provide for improved economic conditions in the City of Carroll.

Numerous urban renewal projects were authorized prior to the date of this Seventh Amended and Restated Plan and are continuing. Other anticipated projects are being identified for the first time in this Seventh Amended and Restated Plan. All of the identified projects further the stated purposes and objectives of the Plan and are anticipated to be completed during the life of the Plan. The urban renewal projects currently in process or anticipated consist of the following:

- Streetscape improvements as part of the Corridor of Commerce Master Plan. The costs of such improvements are not expected to exceed \$3,000,000 and will include but not limited to:
 - 7th Street: West Street to Carroll Street and Main Street to Clark Street
 - US Highway 30: US Highway 71 to West St and Clark Street to Grant Road
- Improvements as identified in the Corridor of Commerce 2.0 Master Plan. The costs of such improvements are not expected to exceed \$2,500,000.
- US Highway 30 Traffic Signal equipment replacement. The costs of such improvements are not expected to exceed \$1,000,000 to be completed at the following intersections on US Highway 30:
 - Clark Street
 - Court Street
 - Main Street
 - Adams Street
 - Carroll Street
 - West Street
 - Quint Avenue
- Street resurfacing projects. The costs of such improvements are not expected to exceed \$2,500,000 and will include:
 - Walnut Street: 5th Street to US 30
 - East Street: 5th Street to 7th Street
 - Clark Street: UPRR to 7th Street
 - Court Street: 4th Street to 7th Street
 - Main Street: UPRR to 7th Street
 - Adams Street: US 30 to 7th Street
 - Carroll Street: UPRR to 7th Street
 - Crawford Street: US 30 to 7th Street
 - Quint Avenue: US 30 to 8th Street
 - Fourth Street: Carroll Street to Clark Street
 - Fifth Street: Carroll Street to Main Street and Court Street to Grant Road
 - Sixth Street: Quint Avenue (Ext.) to US 30
 - Seventh Street: Simon Avenue to Crawford Street and West Street to Grant Road

- Street reconstruction projects. The costs of such improvements are not expected to exceed \$4,500,000 and will include:
 - Adams Street: West 6th Street to 100 feet north of West 13th Street
- Curb and gutter, paving, sidewalks, and other utility improvements in the 4th Street parking lot, the Westgate Mall parking lot, and the Greatwestern parking lot. The costs of such improvements are not expected to exceed \$750,000.
- Tax increment financing rebate agreement for up to 15 years with DMBA Properties & Consulting, Inc. and Biokinometrics for the re-development of Lots 1-4, Block 25, Carroll (Original Town, Carroll, Iowa). The total maximum cost of this Development Agreement are not expected to exceed \$300,000.
- Downtown business identification signage improvements. The costs of such improvements are not expected to exceed \$250,000.
- Community and wayfinding signage improvements. The costs of such improvements are not expected to exceed \$250,000.
- The acquisition, demolition, clearing, disconnection of utilities, grading, and/or other related work for the removal of some or all buildings on properties that contain building(s) that has been declared a dangerous building by the City of Carroll. The costs of such work are not expected to exceed \$1,500,000.
- Disposition of properties acquired by the City of Carroll.
- The City expects to consider requests for Development Agreements for projects that are consistent with this Plan, in the City's sole discretion. Such Agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, including but not limited to land, loans, grants, tax rebates, infrastructure assistance and other incentives. The costs of such Development Agreements are not expected to exceed \$800,000.
- The City expects to consider request for Development Agreement for a local match to the Downtown Housing Grant administered by the Iowa Economic Development Authority which will alleviate blighting influences. The costs of such Development Agreements are not expected to exceed \$200,000.
- The City expects to consider a grant program for facade and other exterior building renovations. The costs of such grants are not expected to exceed \$1,500,000.
- The City expects to consider a grant program for interior building renovations for building constructed prior to 1940. The costs of such grants are not expected to exceed \$500,000.
- The development of a quiet zone on the Union Pacific Railroad corridor between and including Burgess Avenue and Bella Vista Drive. The costs of such work are not expected to exceed \$2,500,000.
- Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support urban renewal projects and planning. The costs of such expenses are not expected to exceed \$750,000.

V. SPECIAL FINANCING ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage continued private investment in and the development of the Project Area, the City may determine to provide financial assistance to qualified private businesses through the making of loans or grants under Chapter 15A of the Code and through the use of tax increment financing under Chapter 403 of the Code.

A. Chapter 15A Loans or Grants. The making of loans or grants of public funds to private businesses within the Project Area may be deemed necessary or appropriate for economic development purposes (as defined in Chapter 15A of the Code) and to aid in the planning, undertaking and carrying out of urban renewal project activities authorized under this Urban Renewal Plan and the Code. Accordingly, in furtherance of the objectives of this Urban Renewal Plan, the City may determine to issue general obligation bonds, tax increment revenue bonds or other such obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Project Area. Alternatively, the City may determine to use available funds for making such loans or grants. In determining qualifications of recipients and whether to make any such individual loan or grant, the City shall consider, among other things, one or more of the factors set forth in Section 15A.1 of the Code on a case-by-case basis.

B. Tax Increment Financing. The City intends to utilize tax increment financing as a means to help pay for the costs associated with the continued development and improvement of the Project Area. General obligation bonds, tax increment revenue bonds or other such obligations or loan agreements may be issued by the City, and the City may advance available funds to pay project costs in anticipation of such borrowing, and tax increment reimbursement may be sought for, among other things, the following costs (if and to the extent incurred by the City):

1. The construction of public improvements, such as streets and streetscape improvements, sanitary sewers, storm sewers, water mains or sidewalks;
2. The acquisition of land and preparation of same for sale to private developers;
3. The making of loans or grants to private businesses under Chapter 15A of the Code, including the grants/rebate payments to be made to DMBA Properties & Consulting, Inc. and Biokinometrics (described in Section IV) and any debt service payments on any bonds or notes issued to finance such loans or grants; or
4. Providing the local matching share of CEBA, RISE or other state, federal or local grants and loan programs.

5. The costs associated with any of the other Project Area Activities described in Section IV of this Plan that are undertaken by the City, including any related legal, engineering or other consultant costs.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15A, Chapter 260E, Chapter 384, Chapter 403, Chapter 404, Chapter 427B, or any other provision of the Code in furtherance of the objectives of this Urban Renewal Plan.

VI. PROPERTY ACQUISITION/DISPOSITION

Notwithstanding prior plan provisions, the City will follow any and all applicable requirements for the acquisition and disposition of property upon terms and conditions in the discretion of the City Council.

Notwithstanding prior plan provisions, the City will enter into development agreements and other agreements with developers upon terms and conditions in the discretion of the City Council.

VII. CLEARANCE AND DISPOSITION OF PROPERTY

The City may make improvements in preparation for redevelopment or transfer of land to private developers. Improvements will be accomplished in accordance with the goals and objectives of this Urban Renewal Plan and in concert with other actions to ensure timely improvement of the land.

The City may advertise and solicit development proposals, may negotiate directly with prospective developers, and may dispose of all or a portion of the property acquired by it for the purpose of redevelopment in accordance with the goals and objectives of this Urban Renewal Plan. The property so disposed of may include vacated right-of-way and other lands under public ownership which are not needed for public purposes.

The City may subdivide, vacate or otherwise change the recorded arrangement of property under its control to accomplish the goals and objectives of this Urban Renewal Plan.

VIII. LAND USE DEVELOPMENT

The planning criteria to be used to guide the physical development of the Project Area are those standards and guidelines contained within the City of Carroll's zoning ordinances and other applicable local, state and federal codes and ordinances. This Urban Renewal Plan does not in any way replace or modify the City's current land use planning or zoning regulation process.

The City of Carroll has a general plan for the physical development of the City as a whole outlined in the City's Comprehensive Plan dated February 25, 2013. The goals and

objectives of the Urban Renewal Plan, including the urban renewal projects, are in conformity with the City's Comprehensive Plan.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Project Area is set forth in this Plan, as amended. As the Project Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

IX. RELOCATION

The City does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

X. DEVELOPER REQUIREMENTS

In consideration of the efforts to be made by the City in furthering the development of the Project Area, developers that desire City assistance in connection with a project will be required to observe the land use requirements of this Urban Renewal Plan and to enter into a contractual agreement with the City in order to assure that the objectives of this Urban Renewal Plan are furthered or achieved.

Developers of City-owned properties will be selected on the basis of the conformance of their proposals to the Urban Renewal Plan and a determination of their ability to carry out such proposals. This may be through fixed-price offerings, through negotiation or by other means which, in the determination of the City, will best assure the attainment of the development of the Project Area and the objectives of this Urban Renewal Plan.

Developers will not be permitted to defer the start of construction for a period longer than that required to prepare architectural plans, obtain satisfactory financing, and the review and approval of such plans by the City in order to establish their conformance with the provisions of this Urban Renewal Plan. In addition, it is expected that the following provisions will be included in agreements with developers:

1. Developers will submit plans and schedules for the proposed development to the City and will keep the City informed regarding progress on implementing these plans;
2. Any land purchased from the City can only be used for the purpose of development, and not for speculation;
3. Any ownership parcel made up in part of land acquired from the City will be built upon and improved in conformity with the objectives and provisions of this Urban Renewal Plan;

4. Construction of improvements will be initiated and completed within a reasonable time; and

5. There will be no discrimination against any person or group of persons on account of race, creed, color, national origin or ancestry in the sale, lease, sublease, transfer, use of enjoyment of the premises therein conveyed, nor will the developers themselves, or any claiming under or through them, establish or permit such practices of discrimination or segregation with respect to the selection, location, number, use or occupancy of tenants, lessees, or sublessees in the premises therein conveyed.

The contract and other disposition documents to be executed by the developer will set forth, in detail, the provisions, standards and criteria for achieving the objectives and land use requirements established in this Urban Renewal Plan.

XI. PROJECT AND CITY INDEBTEDNESS

At this time, the extent of public improvements and other urban renewal activities to be undertaken within the Project Area is only generally known. A variety of unidentified private improvements, as well as public infrastructure improvements, are expected to be constructed within the Project Area during the duration of this Urban Renewal Plan. As such, the eventual level of City participation in both private and public improvements for the economic development or redevelopment of the Project Area cannot be fully determined at this time. However, to the extent that new tax increment revenues are generated and other appropriate funding sources are identified, the City may undertake a variety of project-related activities in the future.

At the present time, it is anticipated that future City tax increment collections for project-related activities within the Project Area after the adoption of this Seventh Amended and Restated Urban Renewal Plan will not exceed \$15,000,000. Proceeds of such tax increment collections will be used to reimburse the City for the costs of undertaking the Project Area Activities and Projects described in this Plan within the Project Area.

As of October 31, 2021, the City of Carroll's outstanding general obligation indebtedness was \$5,825,000. Article XI, Section 3 of the Constitution of the State of Iowa limits the amount of City debt outstanding at any time to no more than five percent of the value, as shown by the last certified state and county tax list, of all taxable property within the City. Based upon the actual value for 2020 of \$899,218,707 (total actual value) on all taxable property within the City of Carroll, the City currently is limited to \$39,135,935 of additional general obligation indebtedness.

XII. STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform with state and local law will be complied with by the City in implementing this Urban Renewal Plan and its supporting documents.

XIII. REPEALER AND SEVERABILITY

Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed. In the event one or more provisions contained in this Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized or unenforceable in any respect, such invalidity, illegality, lack of authorization or unenforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

XIV. PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWAL PLAN

If the City of Carroll desires to modify this Plan, it may do so after holding a public hearing on the proposed change in accordance with applicable State and local law.

Any change affecting any property or contractual right can be effectuated only in accordance with applicable State and local law.

XV. DURATION OF URBAN RENEWAL PLAN

This Urban Renewal Plan shall be effective upon adoption by the City Council of the City of Carroll, Iowa, and shall remain in full force and effect until amended or rescinded by the City Council. However, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the Code) by the City for activities carried out under this Urban Renewal Plan shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

Exhibit A
Overview
Urban Renewal Area Boundary Map

Legend

 City Limits

CBD Urban Renewal Plan copy copy

 Original Project Area (1967)


 First Amended Project Area (1971)

 Second Amended Project Area (1985)

 Third Amended Project Area (1990)

 Fourth Amended Project Area (1991)

 Fifth Amended Project Area (2008)

 Sixth Amended Project Area (2014)

 Seventh Amended Project Area (2016)

 Eighth Amended Project Area (2019)

 Ninth Amended Project Area (2021-A)

 Tenth Amended Project Area (2021-B)

 Eleventh Amended Project Area (2021-C)

 Twelfth Amended Project Area (2021-D)

 Thirteenth Amended Project Area (2021-E)

Streets

Exhibit A Downtown View Urban Renewal Area Boundary Map

City Limits

CBD Urban Renewal Plan copy copy

Original Project Area (1967)

First Amended Project Area (1971)

Second Amended Project Area (1985)

Third Amended Project Area (1990)

Fourth Amended Project Area (1991)

Fifth Amended Project Area (2008)

Sixth Amended Project Area (2014)

Seventh Amended Project Area (2016)

Eigth Amended Project Area (2019)

Ninth Amended Project Area (2021-A)

Tenth Amended Project Area (2021-B)

Eleventh Amended Project Area (2021-C)

Twelfth Amended Project Area (2021-D)

Thirteenth Amended Project Area (2021-E)

Streets

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City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council Members

FROM: Mike Pogge-Weaver, City Manager *MSPW*

DATE: December 9, 2021

SUBJECT: Consider a new 28E Agreement for Public Safety Communication Services Between the City of Carroll and Carroll County

Carroll County and the City of Carroll has operated a joint public safety communication system that first started in 1975 through the Carroll Communication Commission. In 1987 the original agreement was amended to what is now the Carroll City/County Communication Commission. During this time the operations of the joint public safety communication system has been paid 50% by the County and 50% by the City. For FY 2022 the City of Carroll has budgeted \$240,853 for the operation of the joint public safety communication system with the County.

Since 1975, the City of Carroll and Carroll County has equally paid for the operation of a single joint public safety communication system. Initially the system served the Carroll County Sheriff's Office and the Carroll Police Department. Over time, especially with the advent of 911 and digital paging, the communication system grew to serve police, fire, and other public safety agencies county-wide. During this time the funding arrangement has remained unchanged.

Over the past number of years, the City has raised concerns about this funding arrangement. Over the past year, discussions have occurred about the need to add additional dispatchers who staff the communication center. While the City agrees additional dispatching staff may be necessary during peak times, the staffing issue has pushed the City to question the level of financial investment being made by the City of Carroll, especially in light of the fact that other agencies in the County that have Police Departments (Manning and Coon Rapids) and Fire Departments don't contribute financially to the Communication Center operations.

Comparisons to Peer Counties

During the discussions a list of peer counties was identified by the County. The attached Table 1 shows what the largest city in Carroll County's peer counties are contributing to their county for Public Safety Communication Services or spending on their local dispatch operation in that City. This table can be summarized as follows:

- Three cities contribute nothing toward Public Safety Communication Services operations and the system relies on a county-wide tax to pay for these services.
- Three cities contribute a token amount, two \$10,000 or less and one \$38,000, toward Public Safety Communication Services operations and the system relies on a county-wide tax to pay the remainder of the costs.
- Three cities budget over \$100,000 annually toward a joint Public Safety Communication Services operation with the County. Only one of the three cities contributes over \$200,000 annually.

- Oelwein operates their own dispatching center at a cost of approximately \$200,000 annually.
- Of the peers, the City of Carroll has the highest Public Safety Communication Services cost which is budgeted at \$240,853 in FY 2022.
- On average, cities in the peer counties spend \$91,415.73 toward Public Safety Communication Services costs.

Proposed Agreement

It is being proposed that the current City/County Communication Commission be terminated. It is proposed to be replaced with a new 28E agreement for Public Safety Communication Services between the City of Carroll and Carroll County. That agreement includes the following general terms:

- The City will make a contribution annually fixed at 150,000 per year.
- The Communication Center will be operated solely by the County. There will be no City/County Communication Board similar to what exists today.
- It is a 10 year agreement starting as of July 1, 2022. The agreement will automatically renew for a five year period under the same terms and conditions unless otherwise terminated by one party by January 16th the year the agreement is set to expire.

Impact to Property Taxpayers

The attached Table 2 illustrates the impact the City and County property taxpayers will have under the current 28E agreement, under the proposed 28E agreement, and under an arrangement where a county-wide levy is implemented to fund the communication center operations. In general, this table shows the following:

- Currently a \$150,000 taxable value home in the County pays \$13.43 toward the communication center operations while that same value home in the City pays a total of \$52.16, or 3.88 times more, for the same service.
- Under the proposed agreement a \$150,000 taxable value home in the County would pay \$18.36 toward the communication center operations while that same value home in the City pays a total of \$28.13, or 2.30 times more, for the same service.
- If a county-wide levy would be implemented for communication center operations, taxpayers of a \$150,000 taxable value home in both the County and City would pay the same amount of \$26.86.

RECOMMENDATION: That the City Council consider the following actions:

- A resolution for the dissolution of the Carroll City/County Communications Commission.
- A resolution approving a 28E Agreement for Public Safety Communication Services between the City of Carroll and Carroll County.

Table 1: City contributions to Public Safety Communication Services in Peer Counties

County	Population	City	Population	Who Operates	City Annual Costs	Notes
Poweshiek	18,601	Grinnell	9,218	County Operated System	\$0.00	County Wide Levy
Jackson	19,587	Maquoketa	5,990	City Operated	\$204,540.00	City houses and manages comm center. \$487,000 in personnel costs (wages, health ins, FICA, IPERS, worker comp) are distributed to be paid by: City - 42%, County - 42% and 3 smaller cities (that has police departments) - 16%. All other costs paid by the city (ex. office supplies).
Henry	20,222	Mount Pleasant	8,668	County Operated System	\$10,000.00	County Wide Levy with \$10,000 Annual City Contribution
Fayette	20,502	Oelwein	6,415	City Operated System that is separate from the County Operated System	\$200,000.00	\$200,000 Annual City Cost. We are strongly debating going with the county, as cost are rising here that we cannot continue to fund with the general fund. In initial talks with the county, the sheriff wants to charge a fee as they are already doing to two other towns that have their own police department.
Buena Vista	20,567	Storm Lake	10,600	County Operated System	\$3,180.00	County Wide Levy with \$3,180.00 Annual City Contribution
Carroll	20,598	Carroll	10,103	28E Managed System	\$240,853 FY 2022 approved	Cost split 50% County and 50% City
Jones	20,611	Anamosa	5,533	County Operated System	\$28,248.00 FY 2021 \$38,000.00 FY 2022	Flat dollar amount negotiated each year. Anamosa FY 21 - \$28,248 anticipating the amount to go to approx.. \$38K due to equipment upgrades. Monticello FY 21 - \$24,017. Anamosa, Wyoming & Monticello are the cities that help fund in Jones County.
Buchanan	20,976	Independence	5,966	County Operated System	\$170,000.00	About \$170,000 annually. Pay a proportional rate based on population and % of calls for service.
Winneshiek	20,994	Decorah	8,127	28E Emergency Managed System	\$139,000.00	City and County have 28E agreement where the City pays about 46% (based on call volume). For Fy 21 - 23, the amount is \$139,000. This is a change that took effect July 1, 2020. Prior arrangement was 60% city/40% county (city operated/managed).
Washington	22,015	Washington	7,266	County Operated System	\$0.00	County Wide Levy
Mahaska	22,417	Oskaloosa	11,463	County Operated System	\$0.00	County Wide Levy

Table 2: Cost of Public Safety Communication Services for City and County property taxpayers

Current FY 2022 - Taxes to be paid for Comm Center Service				
	Assessed Value	Rollback	Taxable Value	Taxes Paid
County Taxpayers				
	\$100,000	56.4094%	\$ 56,409.40	\$ 8.95
	\$150,000	56.4094%	\$ 84,614.10	\$ 13.43
	\$200,000	56.4094%	\$ 112,818.80	\$ 17.90
	\$500,000	56.4094%	\$ 282,047.00	\$ 44.76
City Taxpayers				
	\$100,000	56.4094%	\$ 56,409.40	\$ 34.77
	\$150,000	56.4094%	\$ 84,614.10	\$ 52.16
	\$200,000	56.4094%	\$ 112,818.80	\$ 69.54
	\$500,000	56.4094%	\$ 282,047.00	\$ 173.86

FY 2022 - Taxes to be paid for Comm Center Service if City funded \$150,000 and County funds remainder				
	Assessed Value	Rollback	Taxable Value	Taxes Paid
County Taxpayers				
	\$100,000	56.4094%	\$ 56,409.40	\$ 12.24
	\$150,000	56.4094%	\$ 84,614.10	\$ 18.36
	\$200,000	56.4094%	\$ 112,818.80	\$ 24.49
	\$500,000	56.4094%	\$ 282,047.00	\$ 61.22
City Taxpayers				
	\$100,000	56.4094%	\$ 56,409.40	\$ 28.13
	\$150,000	56.4094%	\$ 84,614.10	\$ 42.20
	\$200,000	56.4094%	\$ 112,818.80	\$ 56.26
	\$500,000	56.4094%	\$ 282,047.00	\$ 140.65

FY 2022 - Taxes to be paid for Comm Center Service with a county-wide levy				
	Assessed Value	Rollback	Taxable Value	Taxes Paid
County Taxpayers				
	\$100,000	56.4094%	\$ 56,409.40	\$ 17.90
	\$150,000	56.4094%	\$ 84,614.10	\$ 26.86
	\$200,000	56.4094%	\$ 112,818.80	\$ 35.81
	\$500,000	56.4094%	\$ 282,047.00	\$ 89.52
City Taxpayers				
	\$100,000	56.4094%	\$ 56,409.40	\$ 17.90
	\$150,000	56.4094%	\$ 84,614.10	\$ 26.86
	\$200,000	56.4094%	\$ 112,818.80	\$ 35.81
	\$500,000	56.4094%	\$ 282,047.00	\$ 89.52

RESOLUTION NO. _____

**DISSOLUTION OF THE CARROLL CITY/COUNTY
COMMUNICATIONS COMMISSION**

WHEREAS, the City of Carroll and the County of Carroll entered into a 28E agreement in August 1987 creating the Carroll City/County Communications Commission which was filed with the Secretary of State June 27, 2008, and

WHEREAS, City of Carroll and the County of Carroll have negotiated a new 28E Agreement for Public Safety Communication Services between the City of Carroll and Carroll County and desire to dissolve the current Carroll City/County Communications Commission, and

WHEREAS, by agreement of the parties all property and liabilities of the Carroll City/County Communications Commission shall become the property and responsibility of the County of Carroll, and

WHEREAS, the 28E Agreement provides for dissolution by the unanimous consent of all members, and

NOW, THEREFORE, BE IT RESOLVED that the City of Carroll approves the dissolution of the Carroll City/County Communications Commission effective 11:59 PM on June 30, 2022.

PASSED AND APPROVED this 13th day of December, 2021.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Eric P. Jensen, Mayor

ATTEST:

By: _____
Laura Schaefer, City Clerk

RESOLUTION NO. _____

**A RESOLUTION APPROVING A 28E AGREEMENT FOR PUBLIC SAFETY
COMMUNICATION SERVICES BETWEEN THE CITY OF CARROLL AND CARROLL
COUNTY**

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

WHEREAS, the 28E Agreement for Public Safety Communication Services Between the City of Carroll and Carroll County is attached hereto as Exhibit "A"; and

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

NOW, THEREFORE, BE IT RESOLVED that the 28E Agreement for Public Safety Communication Services Between the City of Carroll and Carroll County, attached as Exhibit "A", be authorized and approved, and that the Mayor and City Clerk are authorized to execute the contract on behalf of the City of Carroll.

PASSED AND APPROVED by the City Council of the City of Carroll, Iowa, this 13th day of December, 2021.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

BY: _____
Eric P. Jensen, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

28E AGREEMENT FOR PUBLIC SAFETY COMMUNICATION SERVICES BETWEEN THE CITY OF CARROLL AND CARROLL COUNTY.

WHEREAS the County and City are political subdivisions duly formed and existing pursuant to the laws of the State of Iowa.

WHEREAS Iowa Code Chapter 28E authorizes public entities to enter into agreements for joint or cooperative action.

WHEREAS City and the County have determined it to be in the best interest of the respective Parties to enter into a 28E Agreement for the City to contract for public safety communication services provided by the County.

WHEREAS the Parties believe it is in their best interest to enter into a written agreement setting forth their respective rights and obligations.

NOW THEREFORE, in consideration of the mutual promises and agreements contained herein, and upon the following terms and conditions, City and the County agree as follows:

1. Administration. No separate legal or administrative entity or joint board will be established by this Agreement.
2. Duration. This Agreement shall be for a ten (10) year term with an effective commencement date of July 1, 2022, and shall automatically renew for a five (5) year period under the same terms and conditions unless otherwise terminated as set forth below in Paragraph 5.
3. Funding. The City shall make an annual payment to the County in the amount of \$150,000.00, of which \$60,000.00 shall be used by the County toward employee pension and insurance costs, with the first half due by July 31st and the second half due by December 31st of succeeding years.
4. Supervision. It is agreed that the policies and activities of the communication service shall be determined and overseen by the Carroll County Sheriff.
5. Termination. This Agreement shall automatically renew for five (5) year periods, commencing from its effective date under the same terms and conditions unless the terms are modified in writing by the joint action of the Parties or by written notice of termination provided by one party to the other by January 16th the year the agreement is set to expire. This Agreement shall remain in full force and effect to the end of the specified term or until terminated or cancelled pursuant to this Agreement.
6. Compliance. Each party agrees that it will comply with all Federal, State and Local laws and regulations applicable to its performance under this Agreement.
7. Status of the parties. It is expressly understood and agreed by the parties that nothing contained in this Agreement will be construed to create a partnership, association or other affiliation or like relationship between the parties, it being

specifically agreed that the relation is and will remain that of independent parties to a contractual relationship. In no event will either party be liable for the debts or obligations of the other party.

8. Construction. This Agreement shall be construed so as to comply with the requirements of the laws of the State of Iowa. The provisions of this Agreement and all paragraphs and sections under it are to be construed with a view to affect its objects and to promote the intent of the parties who have fixed their signatures herein.
9. Forum/Law. The Parties consent to the jurisdiction of the Iowa District Court in and for Carroll County for all matters relating to this Agreement and agree that this Agreement will be governed by the laws of the State of Iowa.
10. Severability. If any provision of this Agreement is held illegal or invalid, the illegality or invalidity of such provision will not affect any of the remaining provisions and this Agreement will be construed and enforced as if such illegal or invalid provision had not been contained herein.
11. Waiver. The failure of either of the parties to enforce any right or provision under this Agreement will not constitute a waiver of such right or provision unless acknowledged and agreed to by such party in writing. In addition, no waiver of a party's right or remedy will affect the other provisions of this Agreement.
12. Force Majeure. Notwithstanding anything contained in this Agreement to the contrary, no party will be liable to the other for failure to comply with any obligation under this Agreement if such party is prevented from doing so by reason of events beyond the reasonable control of the party.
13. Assignment. No party may assign any right or obligation under this Agreement, in whole or in part, without the other party's prior written consent. This Agreement will be binding upon and will inure to the benefit of the parties and their respective successors and permitted assignees.
14. No Third-Party Beneficiaries. This Agreement is entered into by and between the Parties hereto for their benefit. There is no intent by any Party to create, imply, or establish a third-party beneficiary or status or rights in any person except as expressly set forth in this Agreement, and no such third party will have any right to enforce any benefit created or established under this Agreement.
15. Method Of Approval. The parties hereto shall approve this Agreement by resolution, which respective resolutions shall authorize the City of Carroll City Council and County Board of Supervisors to execute this Agreement.
16. Counterparts. This Amendment may be executed in counterparts, each of which so executed shall be deemed to be an original.
17. Entire Agreement. This Agreement supersedes all previous agreements, amendments, arrangements, and understandings between the parties with respect to the subject matter hereof and constitutes the entire agreement between the parties.

18. Amendments. This Agreement may be amended by a written instrument approved and executed by the City and the County and filed with the Iowa Secretary of State.
19. Agreement - Filing. When this Agreement has been approved by the Parties hereto, it shall be filed with the Secretary of State of the State of Iowa in accordance with the provisions of the Iowa Code Chapter 28E.
20. Agreement - Effective Date. This Agreement shall be effective from, on and after July 1, 2022.

IN WITNESS WHEREOF, this Agreement has been approved by appropriate action and duly executed by the parties on the dates written below.

DATED this _____ day of _____, 2021.

Dr. Eric Jensen, Mayor
City of Carroll

Eugene Meiners, Chairman
Board of Supervisors, Carroll County

Attest:

Attest:

Laura Schaefer, City Clerk

Kourtney Payer, Auditor

City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Mike Pogge-Weaver, City Manager

FROM: Randall M. Krauel, Director of Public Works

DATE: December 8, 2021

SUBJECT: Downtown Streetscape Phase 10
Certificate of Substantial Completion

The contractor, Badding Construction Company, has substantially completed the Downtown Streetscape Phase 10 project. The date of substantial completion was August 27, 2021. Delayed delivery of surge protection devices and alteration of a power distribution block has extended final completion of the project. The Contract date of substantial completion was September 30, 2021.

Pursuant to Iowa Code Section 573.28, Badding Construction Company is requesting early release of retained funds. There is labor and material yet to be provided on the project. Payment for labor and materials yet to be provided will be withheld from release pursuant to Section 573.28. The total amount of retainage currently estimated to be withheld from early release is \$9,179.60.

A site punch list of items to be competed or corrected will also be prepared.

RECOMMENDATION: Mayor and City Council consideration of acceptance of the Certificate of Substantial Completion for the Downtown Streetscape Phase 10 project.

RMK:ds

attachment

City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Mike Pogge-Weaver, City Manager

FROM: Randall M. Krauel, Director of Public Works

DATE: December 8, 2021

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A site punch list of items to be competed or corrected will also be prepared.

RECOMMENDATION: Mayor and City Council consideration of acceptance of the Certificate of Substantial Completion for the Downtown Streetscape Phase 10 project.

RMK:ds

attachment

CITY OF CARROLL

CERTIFICATE OF SUBSTANTIAL COMPLETION

PROJECT: DOWNTOWN STREETSCAPE PHASE 10
OWNER: City of Carroll, Iowa
OWNER'S Contract No.: Resolution #20-71
CONTRACTOR: Badding Construction Company
ARCHITECT: Confluence

DATE OF SUBSTANTIAL COMPLETION: August 27, 2021

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

To: City of Carroll, Iowa

And To: Badding Construction Company

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

A site punch list of items to be completed or corrected will be prepared. This list may not be all-inclusive, and the failure to include an item in it does not alter the responsibility of CONTRACTOR to complete all the Work in accordance with the Contract Documents. The items in the site punch list shall be completed or corrected prior to any release of any remaining retainage.

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

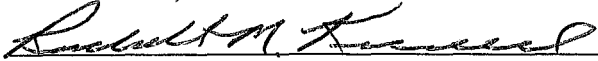
The following document are attached and made part of this Certificate.

None

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

ENGINEER issues this Certificate of Substantial Completion on December 8, 2021.

CITY OF CARROLL, IOWA

By: 
Randall M. Krauel, City Engineer

CONTRACTOR accepts this Certificate of Substantial Completion on:

(Date)

BADDING CONSTRUCTION COMPANY

By: _____
(Authorized Signature)

OWNER accepts this Certificate of Substantial Completion on December 13, 2021.

CITY OF CARROLL, IOWA

By: _____
Eric P. Jensen, Mayor

City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

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

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

DATE: December 8, 2021

SUBJECT: Street Restoration – 2021

- Change Order No. 1
- Certificate of Substantial Completion

During construction of the Street Restoration project, a change was made from Hot to Cold Mix Asphalt for Crack Filling. The change is included in the attached, proposed Change Order No. 1 in the amount of \$400.00.

The contractor, Ten Point Construction Co., Inc. has substantially completed the project. The date of substantial completion was October 13, 2021. Seeding on the project was completed after the end of the Fall seeding period. The Contract date of substantial completion was November 15, 2021.

Pursuant to Iowa Code Section 573.28, Ten Point Construction Co., Inc. is requesting early release of retained funds. Since the seeding was completed after the end of the seeding period, the seeding is considered incomplete. Payment for the seeding will be withheld from the release of retainage. The total amount of retainage withheld from early release is \$21,840.00.

RECOMMENDATION: Mayor and City Council consideration of the following:

- Approval of Change Order No. 1 to the Street Restoration – 2021 project in the amount of \$400.00.
- Acceptance of the Certificate of Substantial Completion for the Street Restoration – 2021 project.

RMK:ds

attachments (2)

CHANGE ORDER
NO. 1

PROJECT: STREET RESTORATION - 2021
 OWNER: City of Carroll, Iowa
 OWNER's Contract No.: Resolution #21-43
 CONTRACTOR: Ten Point Construction Co., Inc.
 ENGINEER: JEO Consulting Group, Inc.

DATE OF ISSUANCE: December 8, 2021

EFFECTIVE DATE: December 13, 2021

You are directed to make the following changes in the Contract Documents:

Description: Substitute Cold Mix for Hot Max Asphalt for Crack Filling

Reason for Change Order: Small quantity of Mix required

Attachments: None

CHANGE IN CONTRACT PRICE:
Original Contract Price: \$ 456,592.86
Net Increase (Decrease) from previous Change Order No. 1: \$ 0.00
Contract Price prior to this Change Order: \$ 456,592.86
Net Increase (Decrease) of this Change Order: \$ 400.00
Contract Price with all approved Change Orders: \$ 456,992.86

CHANGE IN CONTRACT TIMES:
Original Contract Times: Fully Complete November 15, 2021
Net change from previous Change Orders No. --- to No. ---, Fully Complete 0 days
Contract Times prior to this Change Order: Fully Complete November 15, 2021
Net increase (decrease) this Change Order: Fully Complete 0 days
Contract Times with all approved Change Orders: Fully Complete November 15, 2021

RECOMMENDED:

City of Carroll

By: 

Randall M. Krauel, City Engineer

Date: December 8, 2021

APPROVED:

City of Carroll

By: _____

Eric P. Jensen, Mayor

Date: December 13, 2021

ACCEPTED:

Ten Point Construction Co., Inc.

By: 

(Authorized Signature)

Date: 12-07-21

CITY OF CARROLL

CERTIFICATE OF SUBSTANTIAL COMPLETION

PROJECT: STREET RESTORATION - 2021
OWNER: City of Carroll, Iowa
OWNER'S Contract No.: Resolution #21-43
CONTRACTOR: Ten Point Construction Co., Inc.
ARCHITECT: JEO Consulting Group, Inc.

DATE OF SUBSTANTIAL COMPLETION: October 13, 2021

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

To: City of Carroll, Iowa

And To: Ten Point Construction Co., Inc.

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

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

The following document are attached and made part of this Certificate.

None

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

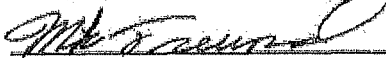
ENGINEER issues this Certificate of Substantial Completion on December 8, 2021.

CITY OF CARROLL, IOWA

By: 
Randall M. Krauel, City Engineer

CONTRACTOR accepts this Certificate of Substantial Completion on: 12-07-21
(Date)

TEN POINT CONSTRUCTION CO., INC.

By: 
(Authorized Signature)

OWNER accepts this Certificate of Substantial Completion on December 13, 2021.

CITY OF CARROLL, IOWA

By: _____
Eric P. Jensen, Mayor

City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council Members

FROM: Mike Pogge-Weaver, City Manager *MSPW*

DATE: December 9, 2021

SUBJECT: Work session: Annual Planning Session Follow-up and Discussion

The City Council held their annual planning session on Tuesday, November 16th. Again this year Elizabeth Hansen of Midwest Municipal Consulting, L.L.C. facilitated the session at Swan Lake Conservation Education Center. Attached please find the final Annual Planning Session Report. Staff has made minor clerical corrections to the preliminary report, that in no way changes the intent that was discussed by the Council at the work session, and presents this report to the Council. If there are corrections you would like to see, please advise staff prior to the Council meeting.

Page 17 and top of Page 18, presents the THE CITY'S ON-GOING PRIORITIES FOR FISCAL YEAR 2022. The middle of Page 18 presents the THE CITY'S PROPOSED NEW INITIATIVES FISCAL YEAR 2022. Please especially take note of these two pages. I will review these sections at the meeting and lead a discussion on them.

After the meeting on December 13th, City Staff will prepare a separate document that will be presented at a meeting in January 2022 that will outline a work plan on these items over the next 12 months for Council approval. This work plan will include, for each item: a timeline, the responsible party, and if needed, a target date for a future work session on the item.

This document will serve as a guideline for staff to implement the priorities and action steps the Council has identified and adopted for the next year.

RECOMMENDATION: Motion to receive the 2021 Annual Planning Session Report.

CITY OF CARROLL, IOWA

2021 LEADERSHIP - GOAL SETTING –

STRATEGIC PLANNING WORK SESSION

EXECUTIVE SUMMARY



**Executive Summary Written by
Elizabeth Hansen, President**

**Midwest Municipal Consulting
1210 NE 29th Street
Ankeny, IA 50021
515-391-9816**

Ehansen.mmc@gmail.com
www.midwestmunicipalconsulting.com

**CITY OF CARROLL, IA
2021 LEADERSHIP – GOAL SETTING – PLANNING WORK SESSION**

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CITY OF CARROLL, IA

2021 LEADERSHIP – GOAL SETTING – PLANNING WORK SESSION

I INTRODUCTION

The City Council of the City of Carroll held a Leadership – Goal Setting – Strategic Planning Work Session on November 16, 2021. The work session was held at the Swan Lake Conservation Education Center. The work session was facilitated by Elizabeth Hansen, president of Midwest Municipal Consulting, LLC of Ankeny, Iowa.

Participants at all or part of the session were:

Dr. Eric Jensen	Mayor
Mike Kots	Council Member
Misty Boes	Council Member
Carolyn Siemann	Council Member
Jerry Fleshner	Council Member
LaVern Dirkx	Council Member
Mark Beardmore	Mayor-Elect
JJ Schreck	Council Member-Elect
Kyle Bauer	Council Member-Elect
Mike Pogge-Weaver	City Manager
Laura Schaefer	City Clerk/Finance Director
Randy Krauel	City Engineer/Public Works Director
Greg Schreck	Building Official/Safety/Fire Chief
Jack Wardell	Parks and Recreation Supervisor
Chad Tiemeyer	Parks and Recreation Director
Brad Burke	Police Chief
Rachel Van Erdewyk	Library Director

The primary objectives of the session were:

- 1) To provide the opportunity for all members of the City's leadership team to be part of the planning process
- 2) To enhance communication and develop renewed team spirit among the participants
- 3) To review progress being made by the City
- 4) To discuss changes that are likely to impact the City
- 5) To develop consensus on issues and opportunities facing the City (one to three-year perspective)
- 6) To develop an updated goals program for the City (one to three-year perspective)
- 7) To review the roles of the City's leadership team
- 8) To be an educational and enjoyable day

This report summarizes the results of the session and includes recommendations for follow-up actions to be taken.

II INTRODUCTORY REMARKS

Mayor Dr. Eric Jensen opened the goal setting – strategic planning work session thanking everyone for coming. City Manager Mike Pogge-Weaver shared his appreciation of the Council for taking the time to go through the process, which helps with the budget. Pogge-Weaver shared the City has gone goal setting sessions for over 30 years. It is valuable to obtain the feedback and open and clear direction from the city's leadership. The City Manager then introduced the meeting facilitator, Elizabeth Hansen.

III COMMUNICATION ENHANCEMENT

After introductory remarks were made, the facilitator reviewed the agenda, and went over some ground rules. She then explained the importance of having a goal setting – strategic planning session and indicated that one of the primary objectives of the retreat was to enhance communication among the participants. The first activity began the communication process by providing participants the opportunity to share backgrounds, perspectives on the greatest challenges facing the City, and expectations for the session.

The facilitator pointed out that there is passion, dedication, loyalty, and skills among the group; that they are serving for all the right reasons.

Many of the challenges cited were incorporated into later discussions on issues and opportunities facing the City. The refreshment breaks, meals, and group discussion and action planning provided additional opportunities to further enhance communication.

**See attachment A for the
Greatest Challenges Facing the City
and Expectations for the Session**

IV REVIEW OF CALENDAR YEAR 2021 ON-GOING PRIORITIES AND NEW INITIATIVES

The first review was of the previous adopted strategic plan from fiscal year 2019/2020. The facilitator reviewed the responses of the questionnaire to affirm which On-Going Priorities were completed and ones that should remain on the list. Next the facilitator did the same with the previously approved New Initiatives.

**See attachment B for the Review
of Calendar Year 2021**

V REVIEW OF PROGRESS BEING MADE

The next activity focused on a review of progress being made by the City over the last year. It was agreed that significant progress has been made in several areas. Participants agreed there have been numerous successes. The facilitator suggested review and celebration of these accomplishments by including the comprehensive list in an upcoming City newsletter, on the City's website, continuous social media posts and/or in the local newspaper.

**See attachment C for the Review
of Progress being made by the City**

**VI CHANGES THAT HAVE, AND ARE EXPECTED TO, IMPACT THE CITY:
ISSUES AND OPPORTUNITIES FACING THE CITY**

Participants discussed significant changes that have impacted the City over the past five years, and those anticipated changes that are expected to impact the City in the next five years.

**See Attachment D for a Listing of Issues
Facing the City**

VII UPDATING THE CITY'S GOALS: POTENTIAL SOLUTIONS

Participants identified several issues and opportunities facing the City from a one to three-year perspective. The listing provided a fresh update and consensus on issues, both external and internal, to be addressed by the City.

**See Attachment E for a Listing
of Significant Initiatives (Solutions)**

VIII THE GOALS PROGRAM

The identified issues and opportunities were then converted into a proposed goals program for the City. It was pointed out that department heads met prior on November 3, 2021 and provided a recommendation to help the elected officials determine what the top goals should be. The proposed goals program needs to be further discussed and refined, agreed-upon, and then implemented.

**See Attachment F for the Proposed
Goals Program for Calendar Year 2022
and Department Head Recommendations**

After the Council voted, the results indicated that there was a three-way tie for the remaining goals. The Council elected to implement the top 5 goals as indicated in Attachment F.

IX PRELIMINARY ACTION PLANS TO ACHIEVE THE GOALS

The facilitator expressed the importance of developing an action plan for the highest priorities. City Manager Mike Pogge-Weaver will oversee the further development of action plans to address each of the goals. He will present the action plan to the Council in a separate report for consideration and approval.

X ROLES AND RESPONSIBILITIES

Participants reviewed the major roles and responsibilities of the City Council, individual council members, the Mayor, City Manager, Department Heads, City employees and citizens. The facilitator recommended the group refer to the City's organizational chart and code of ordinance for further clarification as well as job descriptions, which can specify additional roles and responsibilities.

**See Attachment G for the Listing
of Major Roles and Responsibilities**

XI CLOSING REMARKS

The session concluded with the facilitator challenging the participants to make a positive impact in their leadership roles. She pointed out the inter-dependency of the City Council and staff, and the need to be mission and goal driven. The facilitator thanked the participants and wished them well in their tenure serving Carroll.

XI RECOMMENDED FOLLOW-UP ACTIONS

It was agreed that considerable progress was made at the work session and that follow-up actions are needed.

The recommended sequence of actions is:

- 1) The City Manager reviews the Executive Summary of the session
- 2) The City Manager fine-tunes the prioritized issues and the suggested goals program
- 3) The City Manager reviews the Executive Summary with the City Council
- 4) The City Council acts on the proposed goals program, including the action plan
- 5) Action plan is developed for each goal under the direction of the City Manager
- 6) The City Council and City Manager monitor progress on achievements of the goals regularly
- 7) A follow-up work session be scheduled in two years to evaluate progress and update the goals program

CHALLENGES FACING THE CITY AND EXPECTATIONS FOR THE WORK SESSION

(From the Enhancing Communication Worksheet)

CHALLENGES

- 1) Infrastructure
- 2) Communications and uniformed citizens
- 3) Housing stock
- 4) Political tension and lack of local government trust
- 5) Aging Population - Population draw and retaining young people
- 6) Small business and retail growth
- 7) Maintaining financial health – Reduced funds and rising costs
- 8) Wages and workforce

EXPECTATIONS

- 1) Build a plan and move forward
- 2) Take in information and learn from others
- 3) Clear direction for staff
- 4) Gather initiatives to guide others
- 5) Must have vision, leadership, communication and the right people to
implement the goals of the city
- 6) Find solutions to issues

REVIEW OF CALENDAR YEAR 2021 ON-GOING PROJECTS AND NEW INITIATIVES WORK PLAN

From this list of On-Going Priorities provided from your Calendar Year 2021 Goal Setting Report, which items have been completed and should be removed? Which ones need to remain to continue work?

	Item	Completed/Remain
1.	Adoption of Financial Policies	Remain
2.	Wastewater Treatment Plant Improvements <ul style="list-style-type: none"> o Nutrient Reduction - 2022 o Copper Compliance – 2023 o Implement multi-year plan 	Remain
3.	Continue Streetscape on planned Basis <ul style="list-style-type: none"> o Phase X o Phase XI - 2024 	Phase X Complete Phase XI Remain
4	Implement a Housing Study <ul style="list-style-type: none"> o Recruit Builders o Consider creating an incentive program 	Remain
5.	Graham Park District Improvements, including parking and enclose shelter	Remain
6.	<ul style="list-style-type: none"> o Continue the Master Trails Plan – prioritize with the Culture, Parks and Recreation Board 	Remain
7.	All-inclusive playground system at Northeast Park/Kellan's Kingdom, including exercise stations and enclose shelter	Remain
8.	Miracle Field – complete dugouts, fencing, scoreboard, sidewalks, shelter and storage with help of donations	Remain
9.	Hire Code Enforcement Officer to handle Rental Housing and Code Enforcement programs. We need to improve the public's perception that Carroll is not as well maintained as in the past. The City needs to identify/prioritize where sidewalks are needed due to safety issues—and figure out funding.	Complete
10.	Drainage Study/Improvements	Remain 75%, in 2019 Community Survey, Infrastructure support storm water/drainage improvements as a high/med priority
11.	Plan Timberline Road short- and long-term solutions	Complete
12	Review all sustainability efforts of the aquatic center, golf course and rec center, including fiscal and rate reviews	Remain
13	Restrooms at the Cemetery – for roof, soffit and bathrooms	Remain Budget FY 21-22 Hotel/Motel \$10,000

From the list of New Projects, Programs, Policies and Initiatives provided from your Strategic Priorities Plan, these items have been completed, thus will be removed and some will be moved to the On-going Priorities list in order to continue work.

	Item	Completed/Remain
1.	Street rehabilitation: Full-depth reconstruction program. Significantly increase current funding obligation.	Complete: Scenarios created for a street reconstruction project every 3 years through bonding & regular street rehab projects annually between reconstruction projects. Council approved a plan to do \$2.5-3.3M or \$1.46 debt service levy to fund CIP, bond issuance every 3 years.
2.	Reviewing Rec Center current operations (programming, membership, financing, operational and physical improvements). After the successful LOST vote, the City should add to the \$1million commitment in LOST revenue for the Rec Center Project G.O. bonds—given the 5% per year construction inflation projected by RDG Architects—to hold down debt (c). Recreation Center Plan—Do the plan as presented. Consider a future attempt to bring Rec Center bonding to vote in November 2021. Recreation Center Improvements, including HVAC, locker rooms, plumbing and backflow improvements and raised running track and gym.	Remain Currently RDG is designing and preparing construction documents. The schedule is: -Bidding 12/8 – 1/18/22 - Bid Opening 1/18/22 -City Council Approval 1/24/22 -Construction starts after award of Contract Jan-April 2022 Council reviewed 4 options and voted on scaled back plan; use LOST bonds and \$1M.
3.	Review and revise the City's zoning and subdivision ordinance. This needs to be a process that uses an open and inclusive process to help guide the future.	Remain Per work plan, start subdivision in FY 21 and consider zoning in FY 22
4.	Acquiring homes that are in bad shape and tear down like we did with the hotel.	Remove \$\$ better spent on streets
5.	Acting on the RDG/Retail Coach Plan - The City needs to become more proactive in economic development—promoting Carroll—its assets/opportunities—in the media, especially social media, online at the City website, small events? Develop an ongoing marketing plan.	Remain New website to launch in summer 2022.
6.	Train Horn Mitigation – Update the study, Fund QZ improvements and implement	Study complete Remain
7.	Miracle Field – Fund and Implement plan for parking, shelter, and trail	Remain. Move to #8 on the On-going list.

<p>REVIEW OF PROGRESS BEING MADE BY THE CITY: WHAT IS WORKING WELL?</p>
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THE SUCCESSES

Project/improvement

Streetscape Phase X completed
Disinfection system at the Wastewater Plant is complete and on-line
2021 street rehabilitation project is complete
The Street Maintenance Facility project is under construction
Major maintenance work on the airport runway
Pickleball Court Complex completed
Southside Park Basketball Court
IHSAA State Baseball Tournament
1st Youth Soccer Tournament
Started Miracle Field with the assistance of many volunteers
Carroll Trails Phase II
Rental inspection program implemented
Water Storage Tower Rehabilitation
Water Supply Well Replacement
Water Distribution Main Replacements
Middle Raccoon River Streambed Stabilization
US 30 East Sanitary Sewer Extension - Design
Carroll City – Mt. Olivet Cemetery improvements – soda blasting, painting, metal fence

Finance

Even in light of COVID-19 the City ended FY 2021 strong. Increased general funds reserves by \$552,801.05. Overall, across all funds, increased reserves by \$1,089,815.87. LOST funds continue to grow. The August 2021 LOST fund projections from the Iowa Department of Revenue are projecting a 5.12% increase, or \$86,989.22, in LOST funds in the coming year. In September 2021 the Iowa Department of Revenue revised their projections based on the 2020 census and increase the projections an additional 2.05% or to a total of 7.28%, or \$123,625.41, over the prior year. Maintained Moody's Aa3 credit rating
City's low taxes compared to peer cities
City's low GO Debt amount
Refinancing debt at lower rates

Economic Development

Retail Coach. Continue to partner with CADC to grow retail opportunities in Carroll with the work through the Retail Coach. Five businesses are looking for a site in Carroll with five additional businesses looking for a franchisee to operate a location in Carroll. Expansion of the Urban Revitalization Area to City wide in order to offer residential tax abatement.
Redevelopment of the City Hotel site is underway.

Residential building permit numbers are back up to a more normal level for the City. Through Oct 25, 2021 the City has issued permits for 16 residential units in the City for the year. This compares to 7 in 2020, 19 in 2018, 22 in 2017, 23 in 2016, 13 in 2015, and 10 in 2014.

DMACC expansion

Willingness to implement economic incentives for new business

Willingness to offer incentives to improve housing stock.

Land east of the Collison edition was purchased by a developer for potential housing development

Hired RDG to complete the Corridor of Commerce 2.0

Contributed \$100,000 of LOST for COVID relief grants to local businesses

Housing Workshops

Population grew from 10,103 to 10,321 since 2010

City Operations/Human Resources/Policies

Staff worked hard through the challenges of the COVID-19 pandemic

Major review of City personnel policies and City Manager contract

Added new policy for the City's health insurance internal service fund

Union Pacific Railroad Quiet Zone Study Update

Water System Risk and Resilience Assessment and Emergency Response Plan

Sanitary Sewer Rate Study/Service Charges

Frequent comments about the friendly/helpful city staff

Public Safety

Hired two more police officers to be at the full, authorized number of sworn officers

Hired a code enforcement officer and got a rental housing program started

Carroll being rated a safe city

Appropriate response to S/E 18th and Grant apartments issues (Fairview Village). Great improvements at Fairview Apartments

Receive frequent positive comments about both departments. Good Summary of Traditional Problem Areas in the FY 21 Police Department Report

**CHANGES THAT HAVE IMPACTED AND ARE
EXPECTED TO IMPACT THE CITY:
ISSUES AND OPPORTUNITIES**

WHAT IS NOT WORKING WELL?

WHAT IS THE CITY CURRENTLY DOING THAT IT SHOULD NOT BE DOING?

The following were identified as issues, concerns, trends, and opportunities that may affect future City services, policies, finances, or operations:

Item

- ◆ Communication. Public feels that the City taxes high when in fact the City has one of the lowest tax rates. For City only taxes the City is the 3rd lowest of our 18 peer city and the lowest consolidated tax rates of our peer cities. In fact, of the 77 cities in Iowa with a population of 5,000 and more, the City of Carroll has the LOWEST consolidated levy rate. The average rate of cities with a population of 5,000 and less is \$39.12. Carroll's rate is \$26.40. For the City only property tax rate, the City is 20th lowest at 11.65 for cities with a population of 5,000 or less. The average city only levy rate of cities with a population of 5,000 and less is \$14.61.
- ◆ Roads. They have done a great job maintaining the road system; however, the City has done little in the way of total road reconstruction for decades and some of the 62 miles of roads are reaching end of life where overlays will not be an effective solution. The City needs to begin reconstructing roads which will be a major cost and require new funding.
- ◆ Wastewater treatment plant. Copper continues to be an issue at the wastewater treatment plant. This could be a high dollar issue if a solution cannot be found outside of a filtration.
- ◆ Limited new housing construction – discussion on incentives of some type. Shortage of contractors, builders and laborers to build affordable housing
- ◆ Qualified workforce, retention and expansion
- ◆ Aging infrastructure
- ◆ Unfunded mandates from the federal or state government
- ◆ Opportunity: Youth Sports Complex Field 8 Rebuilt for future use by Merchants and schools
- ◆ Parking lot Carroll Soccer Complex; not enough space and don't own it and costly to improve
- ◆ New slide at the Carroll Family Aquatic Center. Need a new slide
- ◆ Improvements to Merchants Park and grants
- ◆ Trails Master Plan Update – need to update the priorities with the board
- ◆ Maintenance of the Bandshell
- ◆ Retaining young people
- ◆ Loss of downtown retailers; Business/retail retention/expansion
- ◆ Water Distribution pressures and chlorine residual compliance
- ◆ Recent tax increases and perceived wasteful spending
- ◆ Moving forward on Rec upgrades ignoring public referendum
- ◆ Lack of trust of elected officials

- ◆ Little or no response when contacting elected officials
- ◆ Overbuilding projects (EX: Cemetery building, Library, Streets Building)
- ◆ Concerns with levy rate the same with impending increased 2023 valuations resulting in tax increase
- ◆ Need airport hangar space
- ◆ Ongoing training of police for new challenges needs to continue
- ◆ Everything is an issue in Carroll. Many of the negative feedback is fueled by misconception and flat out lies. A media / public relations person would do wonders
- ◆ Lots to do. We need housing, we need workers, we need more jobs available. Very hard to do all at once, and each is equally important
- ◆ Continue to pay for studies, and not follow through. Has been better this last year, however; I hope the new council does not allow this to happen.
- ◆ Street Maintenance building cost
- ◆ Nuisance Properties (Clark and Main Street)
- ◆ People believe Carroll needs to maintain the Tax base, but add a variety of amenities, retail, and restaurants. Must do better
- ◆ People remain concerned about taxes, especially now with inflation at the grocery store, fuel and heating costs over the winter

**SIGNIFICANT INITIATIVES OR PROGRAMS (SOLUTIONS) -
WHAT IS THE CITY NOT DOING
THAT IT SHOULD BE DOING?**

	Item (What is the solution to an issue?)	New Initiative (Action Needed) Or On-Going
1.	Recreation Center. The City has been discussing improvements at the 44-year-old Rec Center since 2001. The Council moved the project forward based on the passing of the LOST vote in 2020 and entered into a design contract with RDG Planning and Design in the amount of \$492,805.00 plus expenses incurred for this work at cost plus 10%, not to exceed \$20,000.00 for the Carroll Recreation Center Building Improvements Project - 2021. The project is not just new gym but also raised running track, addressed deferred maintenance issues with the locker rooms, HVAC system, and pool backflow system.	On-going
2.	Adams Street Road Reconstruction Project. The Adams Street reconstruction project from US Highway 30 (6 th Street) north to 13 th Street in 2022 will be a good project addressing just one of many streets that need to be totally rebuilt. This project could be as much as \$4 million to complete.	On-going
3.	Commit additional funds for street improvements. Street rehabilitation/reconstruction: Identify funding that accomplishes both rehabilitation and reconstruction needs.	New
4.	Consider hiring a Communication Specialist/PR/PIO to create a new, fresh marketing plan for the Rec Center. Public perception of what the city is doing needs to improve. Consider a summary of council meetings published. Similar to supervisors. More concentrated effort to market the city and the city's amenities.	New
5.	Recreation Center Operations, Rates, and Fiscal Review	On-going
6.	Trails Master Plan Update	On-going
7.	Loss of downtown retailers; need Downtown Revitalization	On-going
8.	Citizen Survey: Update as necessary to assure that citizen priorities are identified and addressed	New
9.	We just need to continue to aggressively recruit new retail businesses	On-going
10.	Consider LED Light replacement for airport runway	New
11.	Train horn mitigation has been a topic for my entire 10 years on council. It continues to be a 3/3 split. When we use the citizen survey to justify improvements that passed at 54% as the majority of the people want it, but not an item that passed at 53%, I think we lose faith with the public in hearing their voices.	On-going

	This issue seems to be split with the citizens of Carroll as well. The major factor I have determined to be, if you are from Carroll, it is not an issue. If you did not grow up here, it is an issue. With that in mind, we all have said we want Carroll to grow, and for people to come here. If this one topic is a deterrent, and 53% have asked for it, we need to restore the faith in the voters and move forward with it. Need funding to mitigate the horns. (E)	
12.	I would like to see a viaduct on the west side of Carroll for Police, fire and ambulance (E)	New
13.	Create a 5-10 year plan/phases for implementing the Carroll Corridor of Commerce Plan 2.0 (E)	New
14.	Update the 2013 City Comprehensive Plan (E)	New
15.	Commit funds to repair and preserve the cemetery's stone walls, fence, pillars, buildings, and monuments (E)	New
16.	Sidewalk connecting Timberline to Pleasant Ridge (City versus property owner)	New
17.	Repair/replacement of parking lot behind Library and PD	New

**THE CITY'S GOALS PROGRAM
FOR FISCAL YEAR 2022**

**THE CITY'S ON-GOING PRIORITIES
FOR FISCAL YEAR 2022**

ON-GOING PRIORITIES

Creating a Vibrant Community

1.	Recreation Center Improvements, including HVAC, locker rooms, plumbing and backflow improvements and raised running track and gym.
2.	Graham Park District Improvements, including parking and enclosed shelter.
3.	Continue the Master Trails Plan – Work with the Culture, Parks and Recreation Board to prioritize next phases of trail development.
4.	All-inclusive playground system at Northeast Park/Kellan's Kingdom, including exercise stations and enclosed shelter
5.	Miracle Field – complete dugouts, fencing, scoreboard, sidewalks, shelter and storage with help of donations
6.	Restrooms at the Cemetery – complete maintenance on the roof, soffit and restrooms
7.	Train Horn Mitigation – Update the study, Fund quiet zone (QZ) improvements and implement
8.	Continue Streetscape of Phase XI - 2024

Efficient and Effective Government

9.	Adoption of Financial Policies
10.	Review all sustainability efforts of the aquatic center, golf course and rec center, including fiscal and rate reviews
11.	Review and revise the City's zoning and subdivision ordinance. This needs to be a process that uses an open and inclusive process to help guide the future.

Economic Opportunity

12.	Implement a Housing Study <ul style="list-style-type: none"> ○ Recruit Builders ○ Consider creating an incentive program
13.	Acting on the RDG/Retail Coach Plan - The City needs to become more proactive in economic development—promoting Carroll—its assets/opportunities—in the media, especially social media, online at the City website, small events? Develop an ongoing marketing plan.
14.	Loss of downtown retailers; need Downtown Revitalization and continue to aggressively recruit new retail businesses

Infrastructure

15.	Wastewater Treatment Plant Improvements <ul style="list-style-type: none"> o Nutrient Reduction - 2022 o Copper Compliance – 2023 o Implement multi-year plan
16.	Drainage Study/Improvements
17.	Adams Street Road Reconstruction Project. The Adams Street reconstruction project from US Highway 30 (6 th Street) north to 13 th Street in 2022 will be a good project addressing just one of the many streets that need to be totally rebuilt. This project could be as much as \$4 million to complete.

THE CITY'S PROPOSED NEW INITIATIVES FISCAL YEAR 2022

New Initiatives moving forward for considerations in FY 2022

of
VOTES Rank

8	1.	Consider LED Light replacement for airport runway. (E)
6	2.	Sidewalk connecting Timberline to Pleasant Ridge (City versus property owner)
5	3. (Tie)	Create a 5-10 year plan/phases for implementing the Carroll Corridor of Commerce Plan 2.0 (E)
5	3. (Tie)	Update the 2013 City Comprehensive Plan (E)
5	3. (Tie)	Commit funds to repair and preserve the cemetery's stone walls, fence, pillars, buildings, and monuments (E)

New Initiatives not moving forward for consideration in FY 2022

of
VOTES Rank

4	6. (Tie)	Replacement of parking lot behind Library and PD
4	6. (Tie)	Consider hiring a Communication Specialist/PR/PIO to create a new, fresh marketing plan for the Rec Center (S) Public perception of what the city is doing needs to improve. Consider a summary of council meetings published. Similar to supervisors. (E) More concentrated effort to market the city and the city's amenities (S)
1	8.	Citizen Survey: Update as necessary to assure that citizen priorities are identified and addressed (S)
0	9.	I would like to see a viaduct on the west side of Carroll for Police, fire and ambulance (E)

<p style="text-align: center;">DEPARTMENT HEADS RECOMMENDED NEW INITIATIVES CALENDAR YEAR 2022</p>

of
Votes

6	Consider hiring a Communication Specialist/PR/PIO to create a new, fresh marketing plan for the Rec Center (S) Public perception of what the city is doing needs to improve. Consider a summary of council meetings published. Similar to supervisors. (E) More concentrated effort to market the city and the city's amenities (S)
3	Citizen Survey: Update as necessary to assure that citizen priorities are identified and addressed (S)
2	Consider LED Light replacement for airport runway. (E)
0	I would like to see a viaduct on the west side of Carroll for Police, fire and ambulance (E)
5	Create a 5-10 year plan/phases for implementing the Carroll Corridor of Commerce Plan 2.0 (E)
1	Update the 2013 City Comprehensive Plan (E)
0	Commit funds to repair and preserve the cemetery's stone walls, fence, pillars, buildings, and monuments (E)
2	Sidewalk connecting Timberline to Pleasant Ridge (City versus property owner)
2	Repair/replacement of parking lot behind Library and PD

**ROLES AND RESPONSIBILITIES
OF THE CITY COUNCIL**

MOST SIGNIFICANT

1. To provide leadership, direction, and long-range planning for the City
2. To determine policy for the City
3. To hire and monitor the performance of the City administrator/manager (to manage City operations)
4. To adopt an annual budget for the City
5. To represent the collective best interests of the City and the citizens of the City
6. Determine vision, values and set the “tone” for the City

**ROLES AND RESPONSIBILITIES
OF INDIVIDUAL COUNCIL MEMBERS**

MOST SIGNIFICANT

1. To represent the citizens and be accessible to them
2. To make leadership and policy decisions for the greater good of the City
3. To be prepared for, and participate in, council meetings
4. To act professionally and listen respectfully to other council members, staff, and citizens
5. To share information and communicate openly with the City manager and other council members
6. Listeners, educators, promoters, supporters

ROLES AND RESPONSIBILITIES OF THE MAYOR

MOST SIGNIFICANT

1. To conduct orderly and effective City council meetings
2. To represent the City at public functions
3. To facilitate discussions on agenda items and help resolve conflict among council members
4. To make advisory committee appointments
5. To sign the City's legal documents
6. To also function as a council member

ROLES AND RESPONSIBILITIES OF THE CITY ADMINISTRATOR/MANAGER

MOST SIGNIFICANT

1. To prepare and provide information for the council, make policy recommendations based on the information, and implement adopted policies
2. To be a liaison between the council and staff
3. To provide leadership and foster a positive work environment for the City's employees
4. To develop and administer the City's annual budget
5. To recommend the appointment of and terminate (when necessary) City employees
6. Mediates and resolves conflicts, negotiator, timer, educator, evaluator, and cutter

ROLES AND RESPONSIBILITIES OF DEPARTMENT HEADS

MOST SIGNIFICANT

1. To provide leadership and goals for their departments
2. To manage the day-to-day quality operations of their departments
3. Analyze issues, evaluate services, and develop professional recommendations as experts
4. To prepare and administer the department's annual budget
5. To communicate and cooperate with other entities in the City
6. To keep the City manager and department staff informed
7. To provide training and development opportunities for department employees
8. To recommend new hires to the City manager
9. Researchers, planners, preparers, cutters, shock absorbers

**ROLES AND RESPONSIBILITIES
OF ALL CITY EMPLOYEES AND CITY
OFFICIALS**

MOST SIGNIFICANT

1. To understand the relationship between the Mayor, Council, Administration and Staff
2. To act in accordance with defined roles
3. To have a positive attitude towards their job and when dealing with the public
4. To be team players
5. To be fiscally responsible
6. To be a positive representative and ambassador of the City
7. To have a strong work ethic
8. To be receptive to, and participate in, training and development opportunities
9. To be innovative problem solvers

**ROLES AND RESPONSIBILITIES
OF THE CITIZENS**

MOST SIGNIFICANT

1. To vote in City elections
2. To provide fiscal support for City services and operations; I. E., to pay their taxes
3. To keep informed on issues that affect the City and to communicate their concerns to the City's elected officials and staff
4. To be involved in community affairs
5. To be positive contributors to the community

City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council Members

FROM: Mike Pogge-Weaver, City Manager *MSPW*

DATE: December 9, 2021

SUBJECT: Request from Kuemper Catholic School System to use the Adult Softball Fields for Girls Softball in the 2022 season

Kuemper Catholic School System has made a request to the City to use the adult softball fields for the 2022 Girls Softball season. In a typical season there will be 12-15 home night games. Most nights will be Junior Varsity with Varsity to follow. Practices will be held on non-game days and will be typically in the morning once summer vacation starts.

A few of the potential issues with Kuemper using these fields include:

- The outfield of an adult softball field is a deeper outfield than a regulation high school field. Kuemper proposes to use a removable, temporary fence for its games. Kuemper would purchase the fence. This is used in other communities and is a portable, flexible, and lightweight fence that is simply installed before a game. It takes about 15 minutes to set up and does not cause any damage to the field. Kuemper staff and players would be responsible for this fence and the set up and removal for all games. There is an initial concern with installing inground sleeves for the fence as the City does not have records on the location of irrigation lines that are in place at the softball fields. It would need to be understood that if the irrigation system is damaged while the sleeves are installed then Kuemper would be responsible for repairing the damage.
- Since these were built in a 50/50 partnership with the adult softball league, the adult softball league would still have priority at the two fields for their weekly league games. The adult softball league has games on Tuesday and Friday nights. Kuemper would need to schedule their games around those dates. In discussion with Kuemper, they indicated they can work around the adult softball league games without an issue.
- Similar to the City's other outdoor athletic fields, staff would suggest any signage be temporary in nature and be removed from the site after each game.

If the City Council would decide to permit Kuemper to use the adult softball fields then staff would suggest that there would be a one-year trial period before entering into a multiple year agreement. Our recommendation would be an annual fee of \$1,750, which is approximately \$25.00 per hour, for the season. This takes into account the cost of field lighting and Parks Department personnel duties.

RECOMMENDATION: That the City Council consider the request from Kuemper Catholic School System and direct staff on how to proceed.

Kuemper Catholic School System

116 South East Street, Carroll, Iowa 51401 • 712-792-3313 • Fax 712-792-8073 • www.kuemper.org

November 29, 2021

Dear Honorable Mayor Eric Jensen and Carroll City Council Members,

We at Kuemper continue to be proud of the many fine amenities of our great city. Thank you for all the services you provide for our citizens including for our 1,150 students at Kuemper Catholic School.

In conversations with Mike Pogge-Weaver and Jack Wardell, we respectfully ask for consideration to enact a sharing agreement between Kuemper and the City of Carroll for the use of one of the City's softball fields in the existing complex just east of Merchants Park.

The summer of 2022 will see a shorter and tighter softball season as directed by the Iowa Girls High School Athletic Union. That will make it even more challenging for the two high schools in town - the Carroll Tigers and Kuemper Knights - to coordinate scheduling of their two complete softball seasons on just one field. Although the collaboration of using one softball complex between Kuemper and Carroll has been overall successful, the use of one field for two schools usually creates extra road games for the Kuemper softball team; having a separate field for Kuemper would help even out and balance that home and away game schedule.

Keeping softball games near Merchants Park and closer to the business district is helpful for economic impact for the city as opposed to extra road games and games alternatively held at the north complex on the outskirts of town which discourages out-of-town visitors to the business district.

Bob Fasbender, president of the Carroll City Softball Association, has indicated a desire for several improvements to the current facilities next to Merchants Park such as grounds and landscaping enhancements around the concession stand area, electrical improvements at the concession stand, upgrades to the dugouts and revamping the public address microphone and speaker system. Addressing these needs could be explored in a collaborative effort with Kuemper while using the energy of the school's active Booster Club.

Stewardship

Kuemper is proud of its historic and efficient stewardship efforts in the area of facilities for its activities. We share facilities with Carroll Community School District in the areas of football, track, soccer, cross-country and practice indoor tennis courts at the Kuemper Fieldhouse. We

Holy Spirit Center

Grades Preschool-3
712-792-3610
712-792-8072 (fax)

St. Angela Center

Grades 4-5
712-792-8071
712-792-8073 (fax)



St. Lawrence Center

Grades 6-8
712-792-2123
712-792-3365 (fax)

Kuemper High School

Grades 9-12
712-792-3596
712-792-8070 (fax)

share facilities with the City in the areas of baseball, tennis courts, swimming and the fine arts theater at the Rec Center. Sharing a softball complex adds to this strong theme.

The current city softball field east of Merchants Park has a longer dimension for the outfield fence than a high school field's dimensions. A removable, temporary fence would be used by Kuemper for its games. Kuemper would purchase this. A product does exist and is used in other towns where a portable, flexible and light fence is simply installed before a game. It takes about 15 minutes to set up and does not cause any damage to the field. Kuemper staff and players would be responsible for this fence and its set up and removal for all games.

Infield maintenance and line chalking would be done by Kuemper staff as they do today at the shared Carroll Community School stadium. Mowing of the grass would be continued by the city staff. Other details of a sharing agreement would be worked out between Kuemper and city parks staff.

Thank you for your consideration of this sharing agreement that can produce continual win-win solutions for our proud community. Contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "John Steffes", with a long horizontal flourish extending to the right.

John Steffes
Kuemper Catholic School System President
jjsteffes@kuemper.org

City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Mike Pogge-Weaver, City Manager *MSPW*
FROM: Chad Tiemeyer, Director of Parks and Recreation *GT*
DATE: December 7, 2021
SUBJECT: Report of Bid Opening - 100" Mower - Parks Department

At the time of the bid opening on December 7, 2021, one bid was received for the 100" Parks Department mower:

	<u>100" Mower</u>	<u>Trade-In</u> <u>2015 72"</u> <u>Kubota 2690</u>	<u>Final Cost</u>
Van Wall Equipment	\$44,711.38	\$5,000	\$39,711.38

Pre-Bid Estimate/Budgeted Amount: \$42,000

The above mower met all of the specifications as outlined in the bid documents. Staff specified four-wheel drive for this mower, which will be beneficial in open space areas in parks as well as hills. During this bidding process, eight local bids were solicited, only two bids were returned at the time of opening with one stating they could not acquire the specified equipment. One of the reasons we only received one bid is because this is a specific type of mower and one that many commercial outdoor companies cannot obtain. This item was budgeted for from the General Fund by the Parks Department and came in under the estimated budget.

RECOMMENDATION: Mayor and City Council consideration and approval of the bid from Van Wall Equipment, Madrid, IA for a 100" mower in the amount of \$39,711.38.

CITY OF CARROLL
Department of Parks & Rec
627 N Adams Street
CARROLL, IOWA 51401
(712) 792-1000

BID OPENING REPORT

For: **100" Front Mower**

Bids were opened on: **07-Dec-2021 2:00PM**

Pre-Bid Estimate : **\$42,000.00**

CONTRACTOR:	Trade Amount	Unit Amount	Total Bid
1. Rueter's	0	# 0	0
2. Van Wall Equipment	\$5,000	\$44,711.38	\$39,711.38
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			

Signed: Alma H. Beckinger
Date: 12-7-2021

THE ABOVE BID AMOUNTS HAVE NOT BEEN CHECKED.

THE BID TOTALS ARE SUBJECT TO CORRECTION AFTER
THE BIDS HAVE BEEN COMPLETELY REVIEWED.

City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Mike Pogge-Weaver, City Manager *MPW*
FROM: Chad Tiemeyer, Director of Parks and Recreation *GT*
DATE: December 7, 2021
SUBJECT: Waive Purchasing Policy #0501 for purchase of Cybex Treadmills

Currently the fitness room has nine aging Cybex treadmills that are extremely popular. Three of the treadmills are 2015 models and six are 2016 models. Due to wear and tear, as well as overall age of these units, replacement has become a priority.

The Carroll Recreation Center's potential replacement schedule for equipment includes trading the oldest four treadmills in on the purchase of four new Cybex units at this time. The upcoming scheduled replacements will be the next five oldest treadmills being traded in for new units which will be budgeted in next year's fiscal budget.

Attached is a quote from Life Fitness for four Cybex R Series treadmills with trade in of four old treadmills. The final cost for the four new Cybex R Series treadmills is \$23,651.74.

The inflationary commodity surcharge is due to commodity prices and freight rates increasing significantly globally throughout the year and continuing to trend higher. These inflationary cost increases are driven by macro-economic factors and trends that are beyond the control of Life Fitness. Given the continued increases in raw material costs and high transportation costs, Life Fitness has implemented a 10% surcharge.

The City's Purchasing Policy requires the solicitation of three price quotes for items costing between \$10,000 and \$50,000.00. Recreation Center members and participants prefer the Cybex treadmills and they are sold by an exclusive vendor, therefore, staff recommends Council waive Purchase Policy #0501 for the purchase of the new treadmills without obtaining additional quotes. Also, in the past, treadmills of different brands were purchased and were not satisfactory to our members.

RECOMMENDATION: City Council approval of waiving purchasing Policy #0501 to purchase four Cybex R Series treadmills for the purchase price of \$23,651.74.

Quote# 3518621 - 1R

Date 01-DEC-2021 **Expires** 08-FEB-2022

Bill To

CITY OF CARROLL
CARROLL REC CENTER
716 N GRANT RD
CARROLL, CARROLL
IA 51401
US

Contact:
Cell:
Office:
Email:

Ship To

CITY OF CARROLL
CARROLL REC CENTER
716 N GRANT RD
CARROLL, CARROLL
IA 51401
United States

Contact:
Cell:
Office:
Email:

Shipment Priority: STANDARD
Requested Delivery Date: 29-MAR-2022



Page 1/3

SALES REPRESENTATIVE

DERRICK GOOD
Cell: 515-339-5054
Office: 515-339-5054
Email: Derrick.Good@Lifefitness.com

Life Fitness

Corporate Address:

10601 Belmont Avenue
Franklin Park, IL 60131 USA
Phone: Main (847) 288-3300
Toll Free (800) 735-3867

Remittance Address:

2716 Network Place,
Chicago, IL
60673, USA

ONSITE CONTACT

Cell: (712) 792-1000
Email: jwardell@cityofcarroll.com
Facility ID:

Line	Model #	Qty	Unit Price	Unit Discount	Unit Selling Price	TOTAL PRICE
1	CRTL CYBEX R SERIES TREADMILL 50L - CYBEX R Series Tread Base Low VT Service Wheel/BRIDGE R Series Tread Base/R Series Tread Base Platinum Sparkle/50L LED TR WLAN/ <i>Total 19,576.00</i>	4	8,449.00	-3,709.00	4,740.00	18,960.00
	CYBEX R Series Tread Base Low VT Service Wheel	4	308.00	-154.00	154.00	616.00
2	TRADE ITEM Allowance for pre-used product	4	-1.00	-49.00	-50.00	-200.00
3	SURCHARGE10 10% Inflationary Commodity Surcharge	1	1.00	1,956.60	1,957.60	1,957.60

Quote#

3518621 - 1R

Page 2/3

Date 01-DEC-2021

Expires 08-FEB-2022

PO Number		Subtotal	
Payment Type		List Price	35,025.00
Payment Terms	NET 30	Adjustment and Surcharge	-13,691.40
Freight Terms		Selling Price	21,333.60
FOB			
Freight/Fuel/Installation			2,318.04
Tax			0.00
Total(USD)			23,651.64

Notes:

Quote#

3518621 - 1R

Page 3/3

Date 01-DEC-2021

Expires 08-FEB-2022

ADDITIONAL TERMS OF SALE:

1. By accepting this Quote, Customer agrees (a) to be bound by the terms hereof and Life Fitness' standard Terms and Conditions of Sale found at <https://www.lifefitness.com/en-us/legal/terms-conditions>; and (b) as applicable, to allow the transaction to proceed without a Customer-issued purchase order or other form of purchase agreement as a condition for payment.
2. Any additional or different terms or conditions which appear on Customer's document (including its Purchase Orders) that are inconsistent with the Life Fitness Terms and Conditions of Sale shall be voided and of no effect.
3. Life Fitness RECOMMENDS that all strength training equipment be secured to the floor to prevent tipping, rocking or displacement which might occur in the event of unanticipated use of the equipment. Life Fitness also REQUIRES that certain pieces of strength training equipment be secured to the floor. Please contact our Customer Service Department or your account representative for specific details.
4. All shipments of Products shall be F.O.B., Life Fitness' designated plant, distribution center, or warehouse unless otherwise specified.
5. Life Fitness will issue an invoice corresponding to this Quote upon shipment.
6. Life Fitness may ship partial orders.
7. Orders canceled by Customer within 60 days prior to the requested delivery date based on Section 13 below, or after shipment (or after production starts for "Built-To-Order" products) are subject to a 20% restocking fee.
8. Delays in delivery at Customer's request or due to Customer's failure may result in storage fees.
9. Prices set forth in this Quote are good for 30 days.
10. All invoices and any payments due thereon related to this Quote will be in U.S. Dollars and will reflect Exchange Rate at time of shipment.
11. Payment terms and credit lines are subject to Life Fitness credit approval.
12. Life Fitness reserves the right to limit the use of credit cards. A service fee for credit transactions may apply.
13. Due to global fluctuations in transportation costs that are outside the control of Life Fitness, Life Fitness reserves the right to adjust the prices contained herein at the time of shipment for freight and installation in accordance with corresponding increases in costs imposed by freight carriers (i.e. transportation via truck, train, ship or aircraft) and/or directly related to performing the installation (i.e. delivery and labor). In addition, where: (i) the parties agree that the requested delivery date shall be more than 4 months after the date of this Quote (even if this Quote is not executed), (ii) due to any delay falling within the Customer's responsibilities, the actual delivery date is made more than 4 months after the date of this Quote, or (iii) the actual delivery date shall be more than 4 months after the date of this Quote (except if the delay was due to the sole fault of Life Fitness), then Life Fitness shall be entitled to increase the agreed prices appropriately if Life Fitness experiences any increase in its costs relating to: raw materials and/or labor costs related to personnel responsible for manufacturing, assembling and/or delivering and installing the products, macroeconomic conditions such as taxes, tariffs or duties, natural disasters, and labor shortages/strikes. This shall be in addition to other remedies available under these terms and conditions.
14. Until all Products are paid for in full, Customer grants to, and Life Fitness shall retain, a security interest in and lien on all Products sold to Customer and all proceeds arising from our sale of the Products by Customer and all discounts, rebates and other funds on Customer's account payable by Life Fitness. Customer authorizes Life Fitness to, at any time and from time to time, file financing statements, continuation statements, and amendments thereto that describe the Collateral, and which contain any other information required pursuant to the UCC for the sufficiency of filing office acceptance of any financing statement, continuation statement, or amendment, and Customer agrees to furnish any such information to Life Fitness promptly upon request. Any such financing statement, continuation statement, or amendment may be signed by Life Fitness on behalf of Customer and may be filed at any time in any jurisdiction. Upon Life Fitness' request, a Customer shall execute such documents that may be necessary or reasonable to protect Life Fitness' security interest.
15. When accepted, this Quote may be processed, fulfilled, and/or invoiced by Life Fitness and/or its affiliated companies, including, but not limited to, Brunswick Billiards, Cybex, SCIFIT or Indoor Cycling Group (ICG), and Customer agrees to make any required payments to the entity that issued the invoice.
16. Life Fitness disclaims all warranties for third party products sold to Customer, except that Life Fitness will, to the extent permissible, pass through to Customer all available warranties and provide all available applicable original manufacturer warranties for third party products. Customer agrees to look solely to the manufacturer or vendor of such products and services for any customer support or warranty claims. The manufacturer's or vendor's terms and conditions, including warranties, are located on their website or upon request to the manufacturer or vendor.
17. For any Subscription Services purchased pursuant to this Quote, Customer agrees (a) to be bound by the terms hereof and Life Fitness' Master Subscription Agreement found at <https://www.lifefitness.com/en-us/legal/subscriptions>; and (b) the subscription period set forth in this Quote ("Subscription Term") shall be non-cancelable from activation and will automatically renew for a term equivalent in length to the then expiring Subscription Term at Life Fitness' then current Subscription charges. Either Customer or Life Fitness may elect to terminate any Subscription Services by providing notice in compliance with the Subscription Agreement.
18. Financing options are available through Life Fitness Leasing. For more information, please contact your local sale representative.
19. This Quote may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

ADDITIONAL TERMS OF SALE – CONSUMERS:

20. By accepting this Quote, Customer agrees to be bound by the terms hereof and Life Fitness' standard Terms and Conditions of Sale – Direct To Consumer found at <https://www.lifefitness.com/en-us/legal/terms-conditions>, as may be amended from time to time.
21. **ALL SALES ARE FINAL. NO RETURNS, REFUNDS, OR EXCHANGES EXCEPT AS PROVIDED IN THE TERMS AND CONDITIONS OF SALE – DIRECT TO CONSUMER.**
22. All Items above shall apply except for Items No. 1, 2, 4, 7, 8 and 13.

This is a draft quote and not a contract - Subject to management approval

City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Mike Pogge-Weaver, City Manager *MSPW*
FROM: Chad Tiemeyer, Director of Parks and Recreation *GT*
DATE: December 7, 2021
SUBJECT: Waive Purchasing Policy #0501 for purchase of Keiser Indoor Bikes

Attached is a quote for two Keiser M3i Indoor Bikes to replace two older bikes in the exercise room for a total cost of \$3,362.50. The two older bikes will be rotated to the weight room, while the current weight room bikes will be available by silent bid and sold to the highest bidder.

The City's Purchasing Policy requires the solicitation of three price quotes for items costing between \$10,000 and \$50,000.00. However, because Recreation Center members and participants like the Keiser higher quality units and in a fitness class setting it is desired to have matching bikes, staff recommends Council waive Purchase Policy #0501 for the purchase of the new indoor spin bikes without obtaining additional quotes.

RECOMMENDATION: City Council approval of waiving purchasing Policy #0501 to purchase two Keiser M3i Indoor Spin Bikes for the purchase price of \$3,362.50.

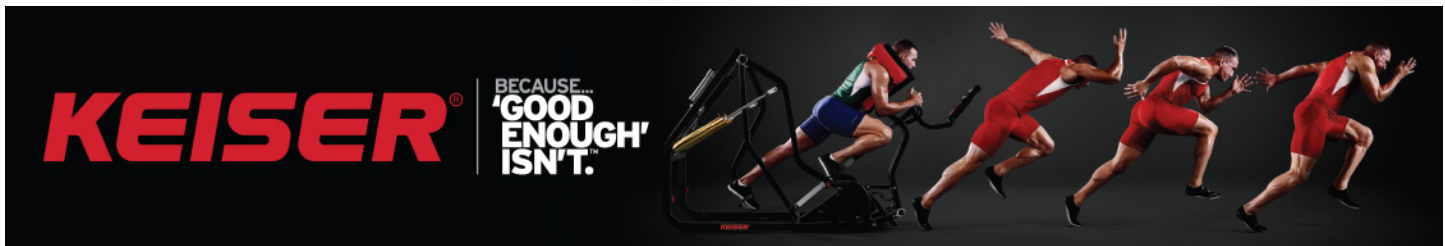


Quote	Bill To	Ship To
Quote Number: 131786 - 3	Carroll Rec Center	Carroll Rec Center
Date: 11/18/2021	716 N GRANT RD	716 N GRANT RD
Purchase Order:	CARROLL, IA 51401-2549	CARROLL, IA 51401-2549
Sales Person: Rob Wolfe	US	US
Valid Until: 12/29/2021	Jack Wardell	Jack Wardell
Desired Delivery: 12/10/2021	712-792-1000	712-792-1000

Quote Items				
Part #	Product	Quantity	Unit Price	Total Price
005506BBC	M3i-BLK-BLK-COMP-FTB HB NOTE: Keiser open API and 3 software apps included at no extra cost. (\$2499.95 worth of technology included with package) -M Series Riders App -M Series Instructors App -M Series Group App -THE RIDE BY KEISER is available for nominal subscription. This allows unlimited content of recorded live Master Cycling Instructors by Keiser.	2	\$1,496.25	\$2,992.50

Equipment Subtotal:	\$	\$2,992.50
+Parts:	\$	\$0.00
+Installation:	\$	\$0.00
+Shipping(UPS / FedEx M-Series Flatrate):	\$	\$370.00
<hr/>		
Subtotal Before Tax:	\$	\$3,362.50
+ Tax:	\$	\$0.00
<hr/>		
Total with Tax & Discounts:	\$	\$3,362.50

Installation By: customer
 Deliver To: customer
 Shipping Type: UPS / FedEx M-Series Flatrate
 Currency: USD



Quote	Bill To	Ship To
Quote Number: 131786- 3	Carroll Rec Center	Carroll Rec Center
Date: 11/18/2021	716 N GRANT RD	716 N GRANT RD
Purchase Order:	CARROLL, IA 51401-2549	CARROLL, IA 51401-2549
Sales Person: Rob Wolfe	US	US
Valid Until: 12/29/2021	Jack Wardell	Jack Wardell
Desired Delivery: 12/10/2021	712-792-1000	712-792-1000

Payment Terms:

Please sign, date and fax quote to our Fresno office. Full payment is required to initiate the order. All ship dates are assigned on a first come, first served basis. Quote is in U.S. dollars and does not include any applicable duties, taxes and/or customs fees, which are the responsibility of the buyer. Please include the quote number on all correspondence regarding this order.

Shipping Terms:

Construction delays, late pick-ups, and/or changes to an order are required to be arranged with Keiser Corporation two weeks prior to ship date listed on the Sales Order Acknowledgement. If order is held at the loading dock at our Fresno, CA location for more than three business days, a storage fee of \$170 per day will be charged. Any additional labor, special moving equipment, special handling services, redelivery or storage will result in additional charges. Initial: _____

Installation:

Keiser will not be responsible for the structural integrity of the building for any wall or floor mounted equipment. It is the responsibility of the purchaser to ensure that said wall or floor is structurally prepared to properly secure said equipment while in use. [Reference attached document "INSTALLATION INSTRUCTIONS PERFORMANCE TRAINER" for more information.]

Cancellation:

Cancellation of shipped orders, that are unopened and/or unused, will be charged a 15% restocking fee plus the return freight charges. Returned equipment will only be accepted by Keiser with prior written authorization, accompanied with a valid Return Authorization Number and within 30 days of the original ship date.

Standard Terms:

The use of any exercise equipment, including, without limitation, Keiser's strength training equipment in which resistance can be changed at anytime during the repetition, and any fixed gear bike, including, without limitation, the Keiser M3 bike, without proper instruction and supervision violates the terms of this agreement for purchase of such products. The ability to add resistance anytime during a repetition, including, without limitation, the ability to do a heavy negative may be dangerous, especially for anyone that does not recognize or respect the potential danger. The inability to stop pedaling on a fixed gear bike before the flywheel stops may also be dangerous to anyone riding, especially anyone that does not recognize or respect the potential danger. Therefore, users, agents, or anyone directing the use of said equipment shall determine the suitability of the product for its intended use, and said parties are specifically put on notice that they shall assume all risk and liability in connection herewith. This does not include liabilities arising out of, connected with, and/or relating to the design, manufacture, materials, or workmanship of any Keiser Product.

Instructions:

Please ensure you complete and return by either Fax or e-mail a copy of the signed quote to the sales rep noted above. Failure to do so could result in a delay of your shipment and may also incur additional shipping charges. Keiser will acknowledge your order and confirm your ship date within 48 hours of booking the order. All ship dates are assigned on a first come, first served basis. Quote is in U.S. dollars and does not include applicable duties, taxes and/or customs fees, which are the responsibility of the buyer. The customer is responsible for inspection of each unit and part for shipping damage at time of delivery or installation, and prior to signing receiving paperwork. If the customer signs an unqualified receipt for freight damage goods, the customer is solely responsible for the cost of the repair or replacement for such freight damage. The signing of this quote and /or the issuance of a purchase order acknowledge that the person authorized to purchase the products listed on this quote and /or listed on the purchase order has read and agrees to the terms of this quote. These terms are in addition to and supersede all other terms of this sale.

Initial: _____



Quote		Bill To	Ship To
Quote Number:	131786- 3	Carroll Rec Center	Carroll Rec Center
Date:	11/18/2021	716 N GRANT RD	716 N GRANT RD
Purchase Order:		CARROLL, IA 51401-2549	CARROLL, IA 51401-2549
Sales Person:	Rob Wolfe	US	US
Valid Until:	12/29/2021	Jack Wardell	Jack Wardell
Desired Delivery:	12/10/2021	712-792-1000	712-792-1000

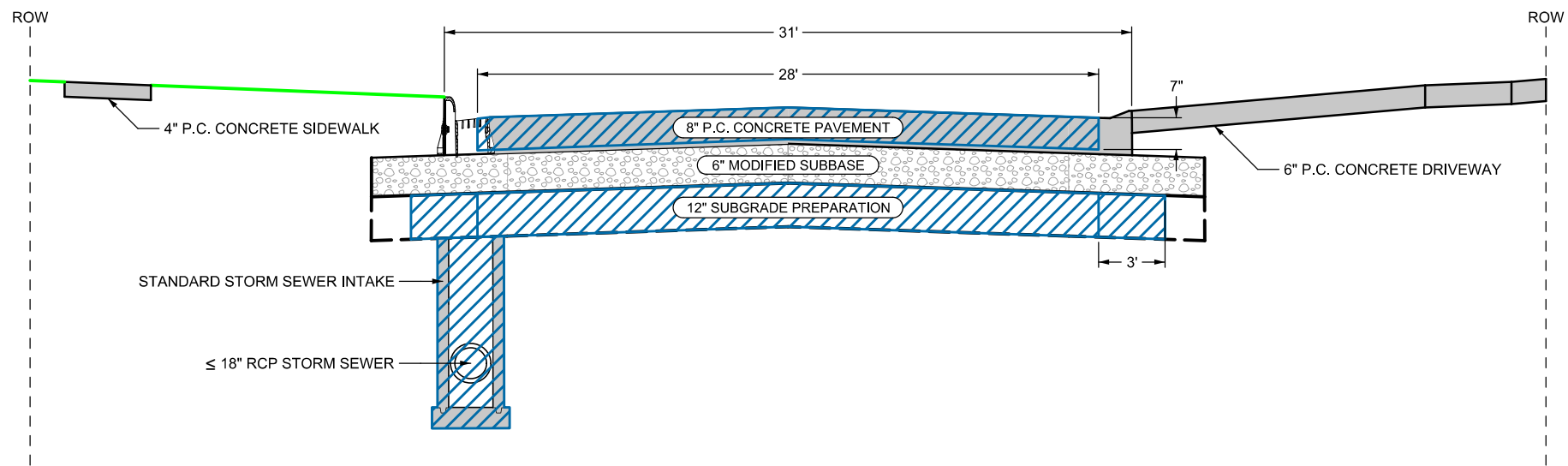
I have read and accept the terms of this quote.

ADAMS STREET RECONSTRUCTION

SPECIAL ASSESSMENT WORKSHOP

12.13.2021





**ASSESSMENT SCENARIO 1
STANDARD RESIDENTIAL PAVEMENT WIDTH,
SUBGRADE PREPARATION, STORM SEWER PLUS
ASSOCIATED CONTINGENCIES**

 **ASSESSIBLE ITEMS**

Note: All information presented herein is very preliminary and for illustration purposes only. The information is not to be used or interpreted as preliminary assessment calculations and/or notices of assessment amounts. This is a working document to assist city leaders in evaluating and formulating assessment policies that may or may not be used for future infrastructure improvements.

12/7/2021

ENGINEER
CFF
DRAWN BY
JMT
CITY OF CARROLL, IOWA
MEC JOB #: 211181
NOVEMBER 2021
CHECKED BY
SEP
FIELD BOOK NO.
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REVISIONS
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making lives better.

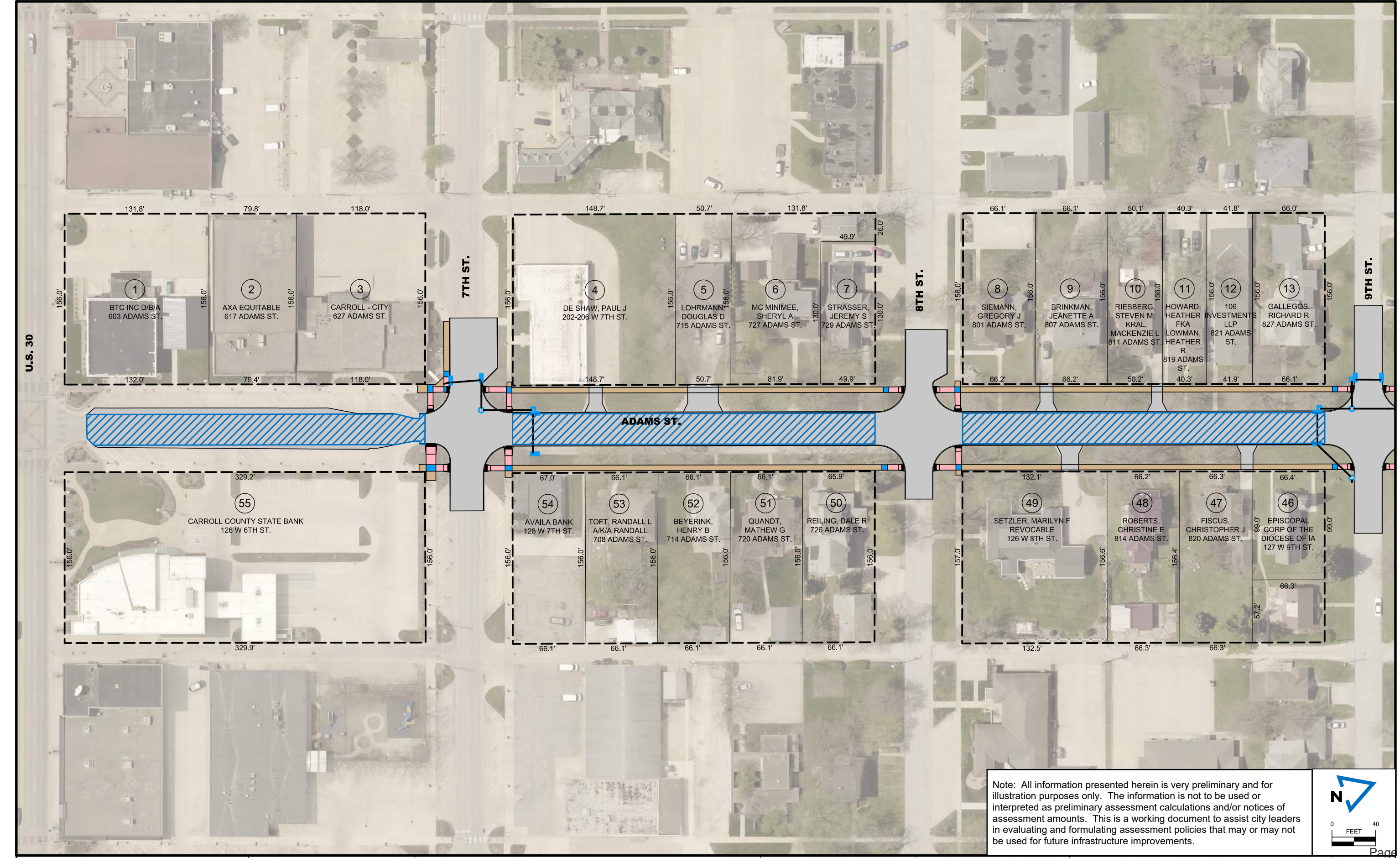
623 N Carroll Street
Carroll, Iowa 51401
main 712-220-8121
fax 515-964-2370

ADAMS STREET RECONSTRUCTION
U.S. 30 TO 13TH STREET
CITY OF CARROLL, IOWA

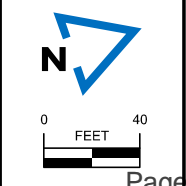
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SCENARIO 1
TYPICAL SECTION

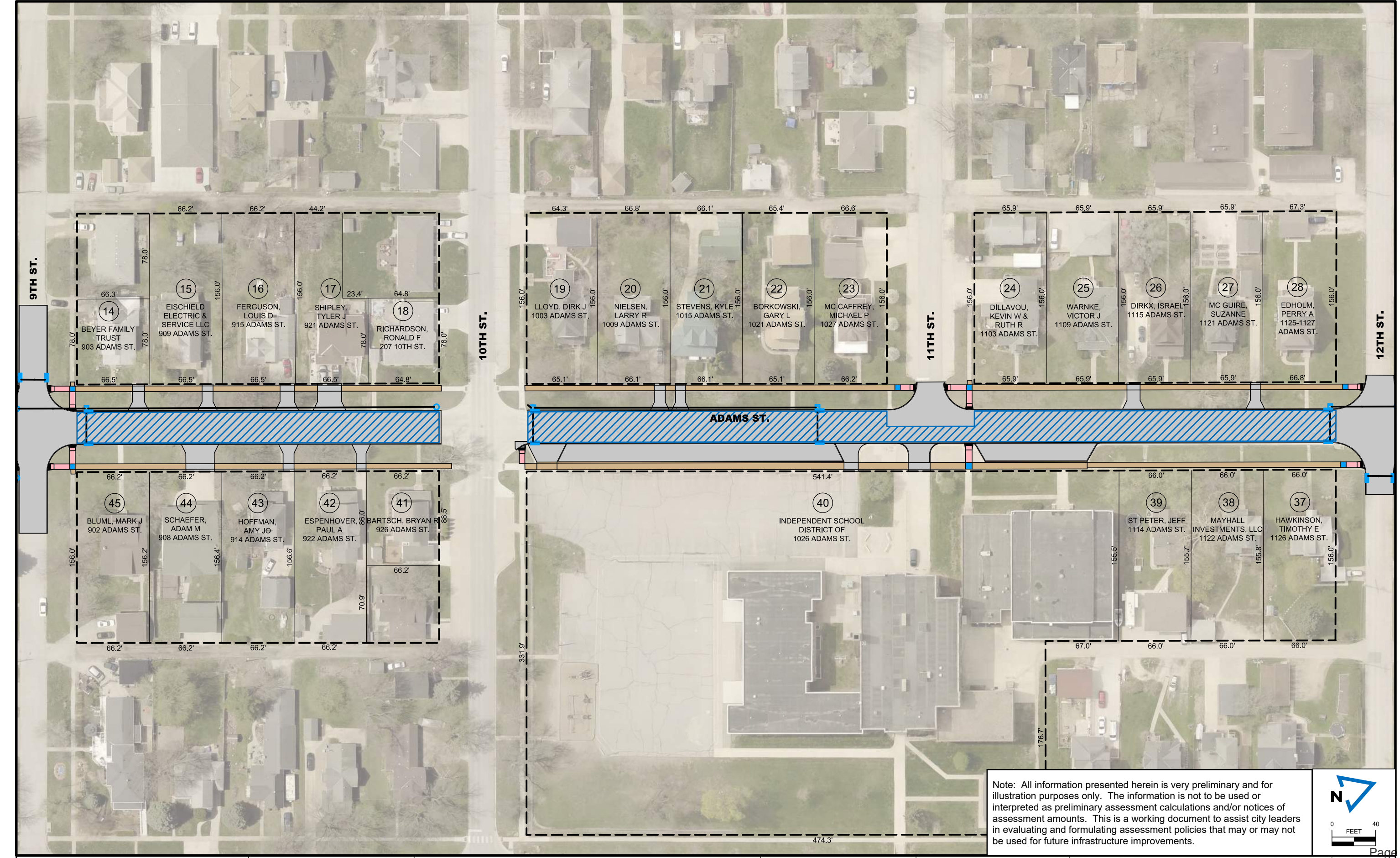
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SHEET NO.
1-1

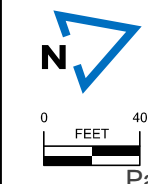


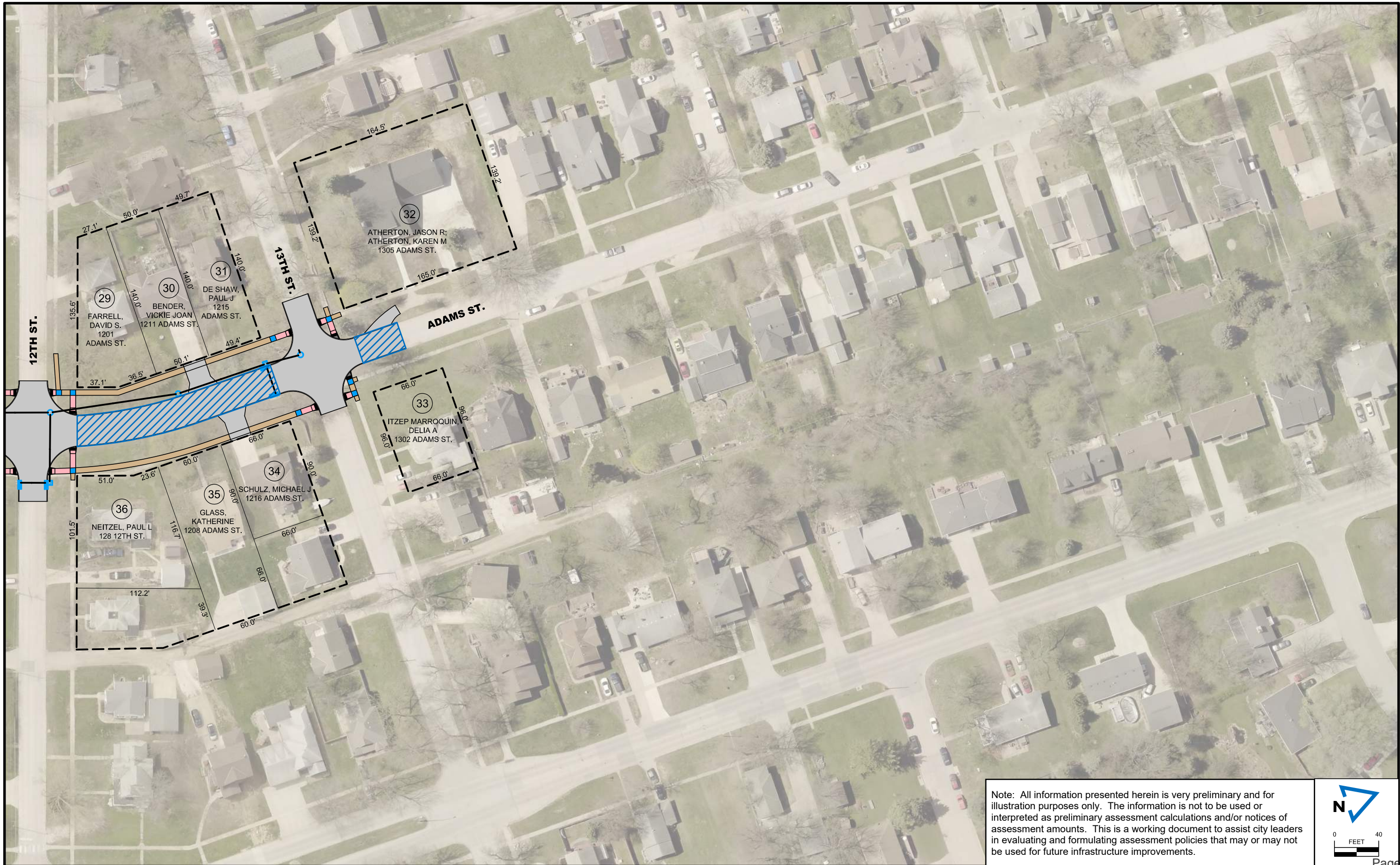
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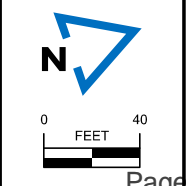


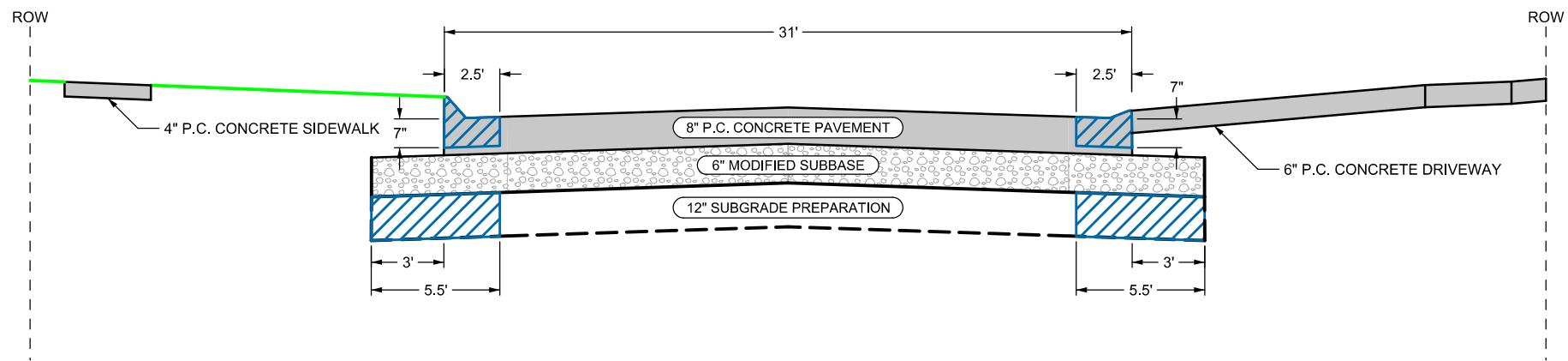
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ASSESSMENT SCENARIO 2
30" CURB AND GUTTER, SUBGRADE PREPARATION,
NO STORM SEWER PLUS ASSOCIATED
CONTINGENCIES

 **ASSESSIBLE ITEMS**

Note: All information presented herein is very preliminary and for illustration purposes only. The information is not to be used or interpreted as preliminary assessment calculations and/or notices of assessment amounts. This is a working document to assist city leaders in evaluating and formulating assessment policies that may or may not be used for future infrastructure improvements.

12/7/2021

ENGINEER
CFF
DRAWN BY
JMT
CITY OF CARROLL, IOWA
MEC JOB #: 211181
NOVEMBER 2021
CHECKED BY
SEP
FIELD BOOK NO.
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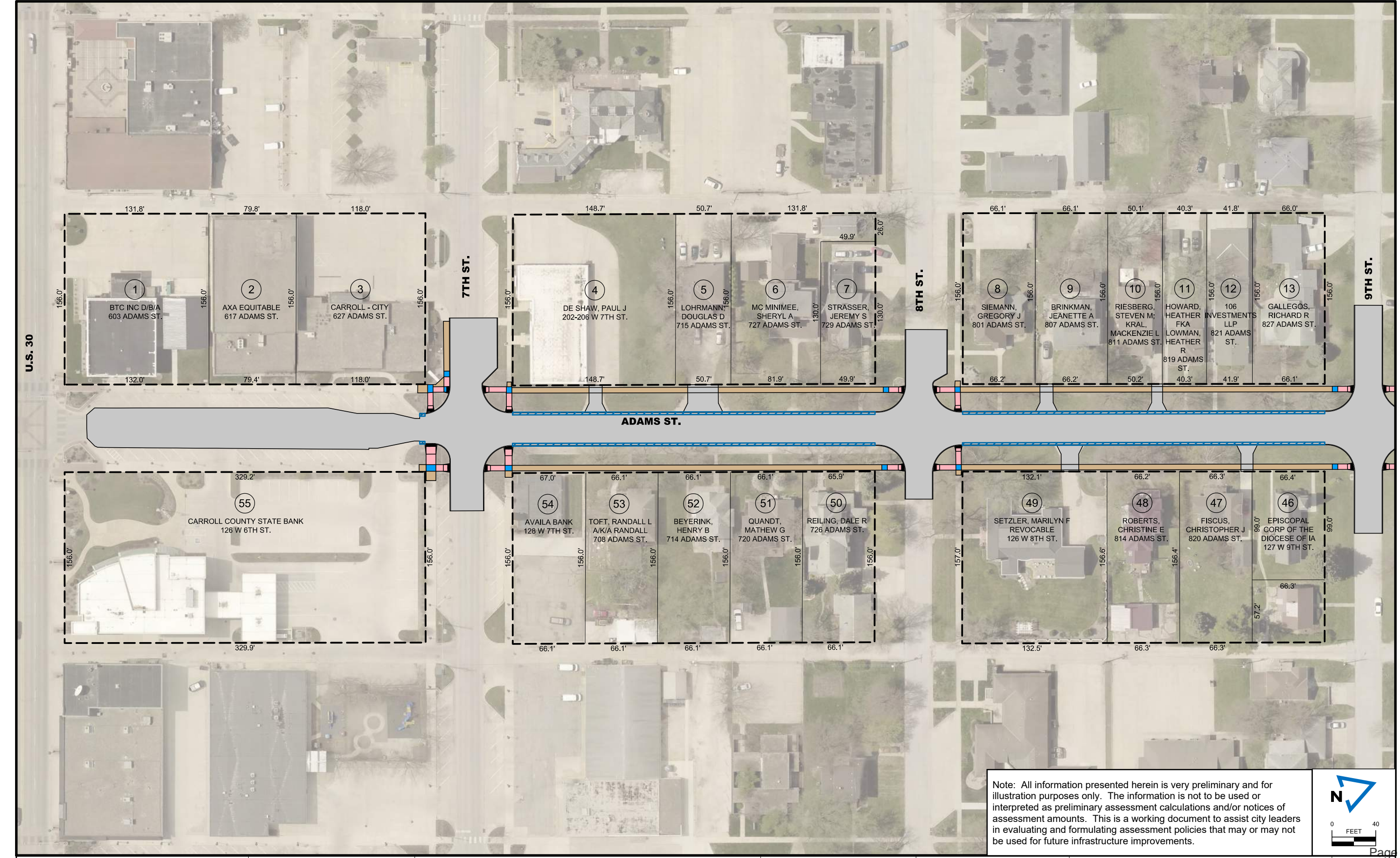
623 N Carroll Street
Carroll, Iowa 51401
main 712-220-8121
fax 515-964-2370

ADAMS STREET RECONSTRUCTION
U.S. 30 TO 13TH STREET
CITY OF CARROLL, IOWA

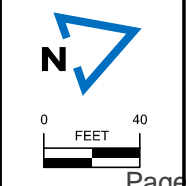
SPECIAL ASSESSMENT
SCENARIO 2
TYPICAL SECTION

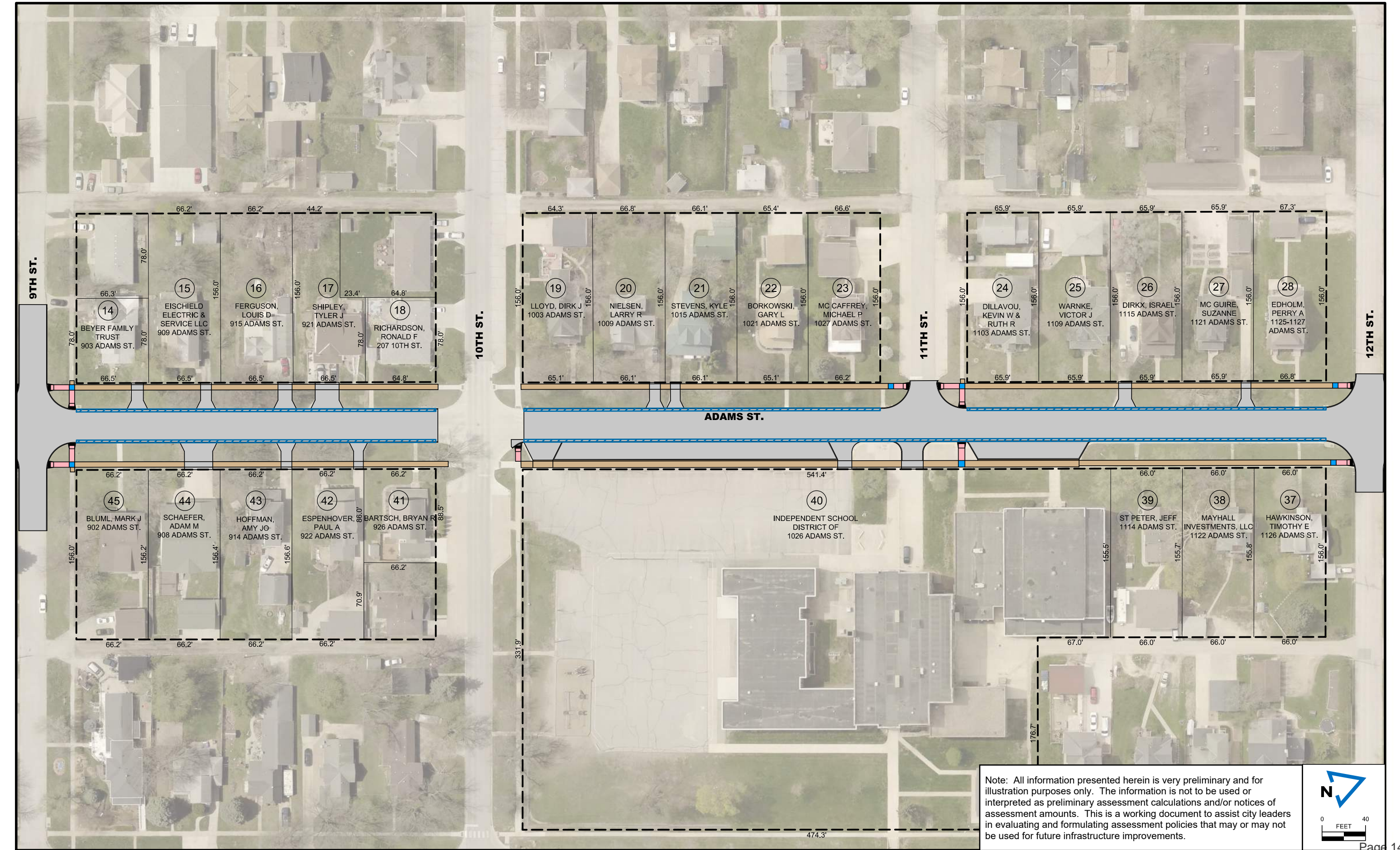
NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.
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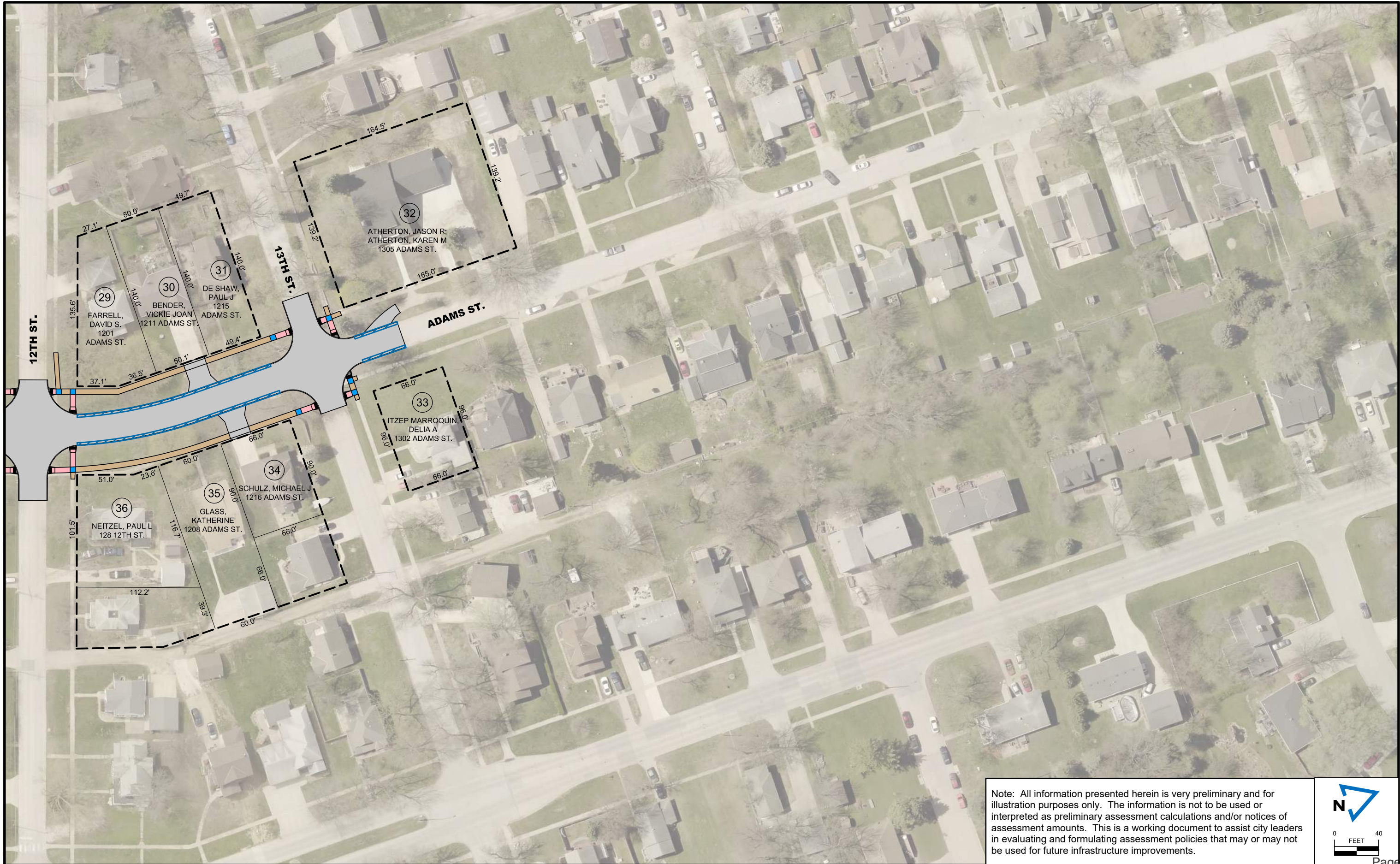
SHEET NO.
2-1



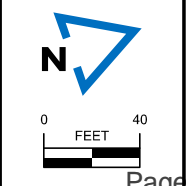
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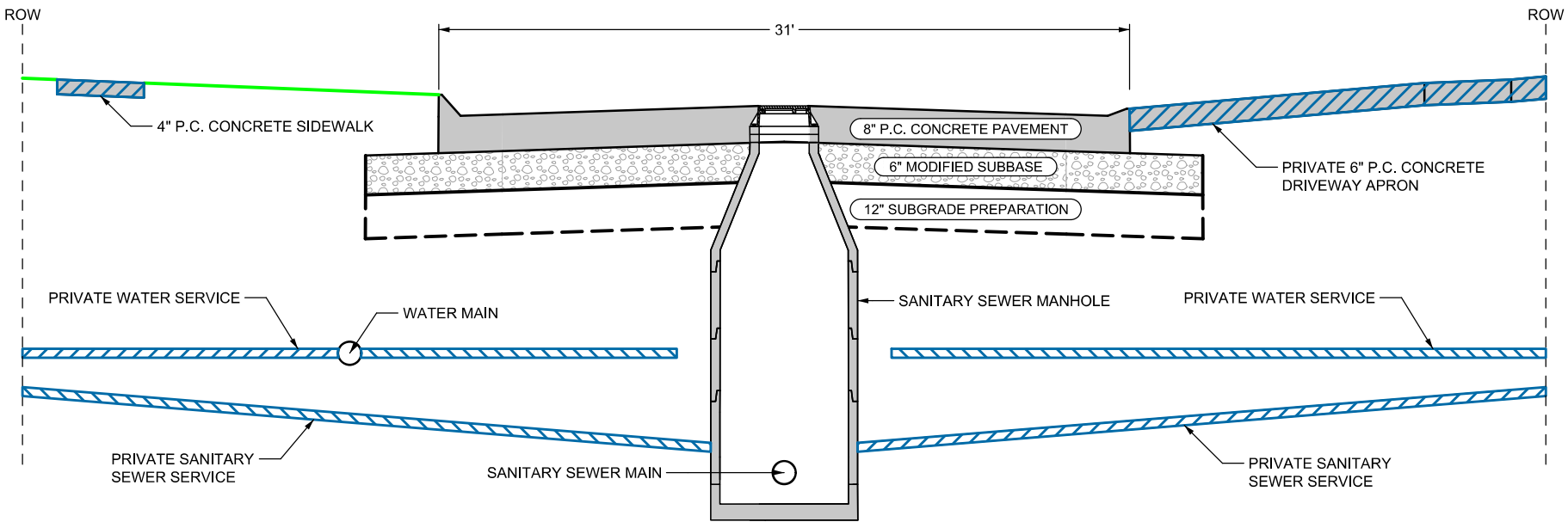






Note: All information presented herein is very preliminary and for illustration purposes only. The information is not to be used or interpreted as preliminary assessment calculations and/or notices of assessment amounts. This is a working document to assist city leaders in evaluating and formulating assessment policies that may or may not be used for future infrastructure improvements.





**ASSESSMENT SCENARIO 3
POSSIBLE PRIVATE INFRASTRUCTURE
ASSESSMENT ITEMS**

 **ASSESSIBLE ITEMS**

Note: All information presented herein is very preliminary and for illustration purposes only. The information is not to be used or interpreted as preliminary assessment calculations and/or notices of assessment amounts. This is a working document to assist city leaders in evaluating and formulating assessment policies that may or may not be used for future infrastructure improvements.

12/7/2021

ENGINEER
CFF
DRAWN BY
JMT
CITY OF CARROLL, IOWA
MEC JOB #: 211181
NOVEMBER 2021
CHECKED BY
SEP
FIELD BOOK NO.
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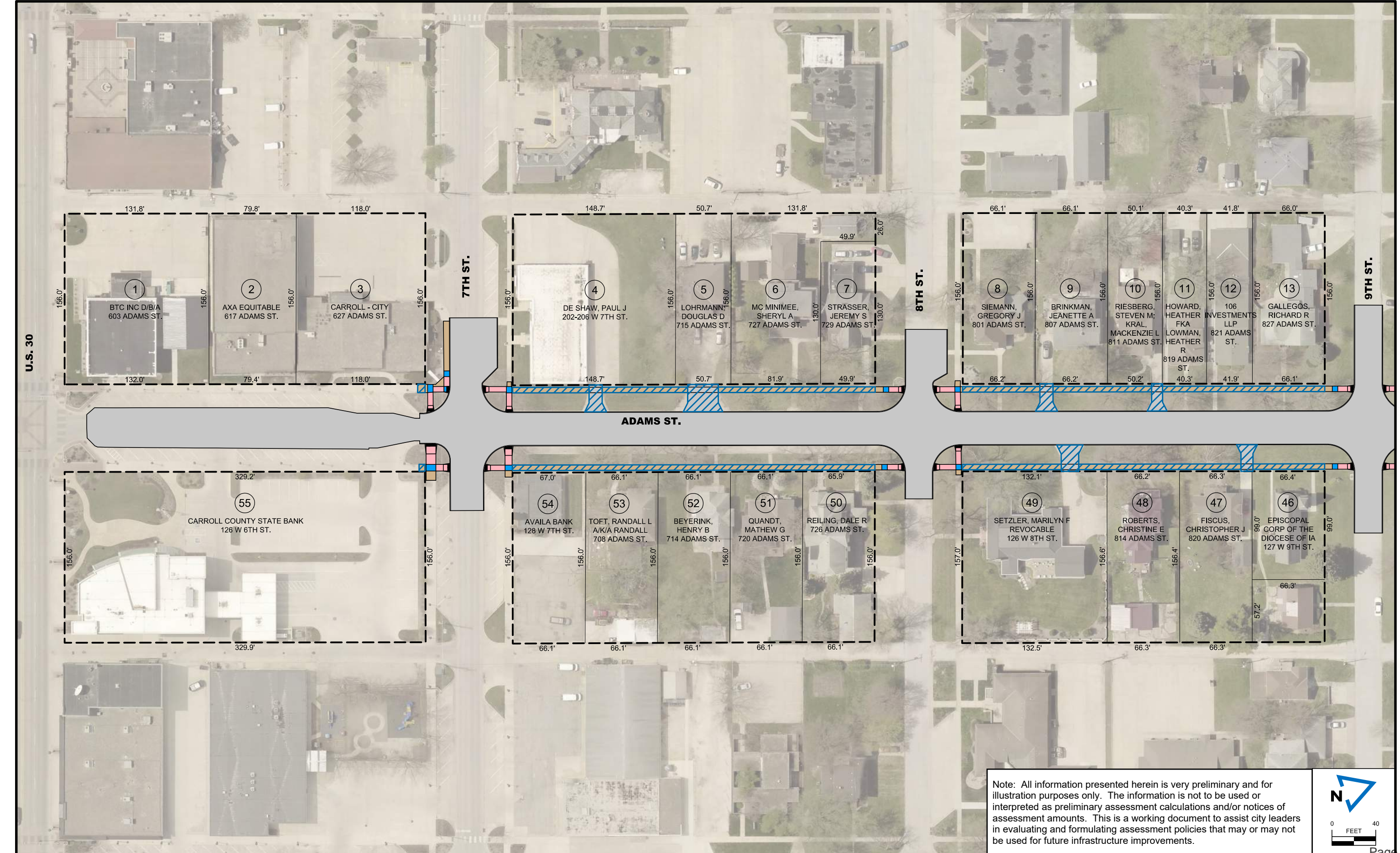
623 N Carroll Street
Carroll, Iowa 51401
main 712-220-8121
fax 515-964-2370

ADAMS STREET RECONSTRUCTION
U.S. 30 TO 13TH STREET
CITY OF CARROLL, IOWA

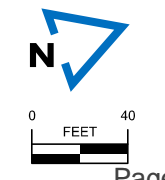
SPECIAL ASSESSMENT
SCENARIO 3
TYPICAL SECTION

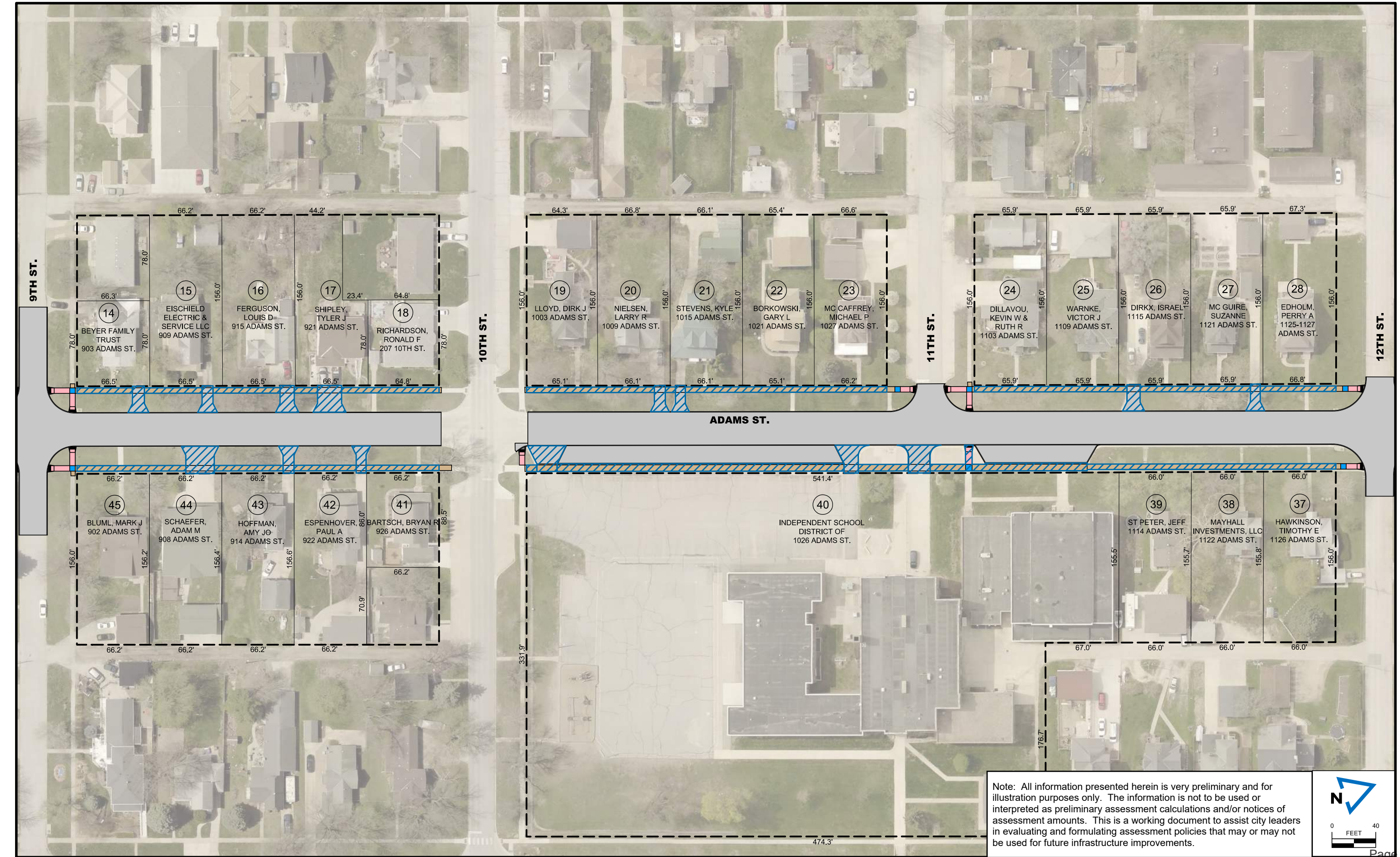
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SHEET NO.
3-1

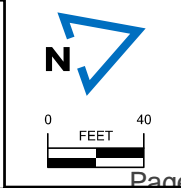


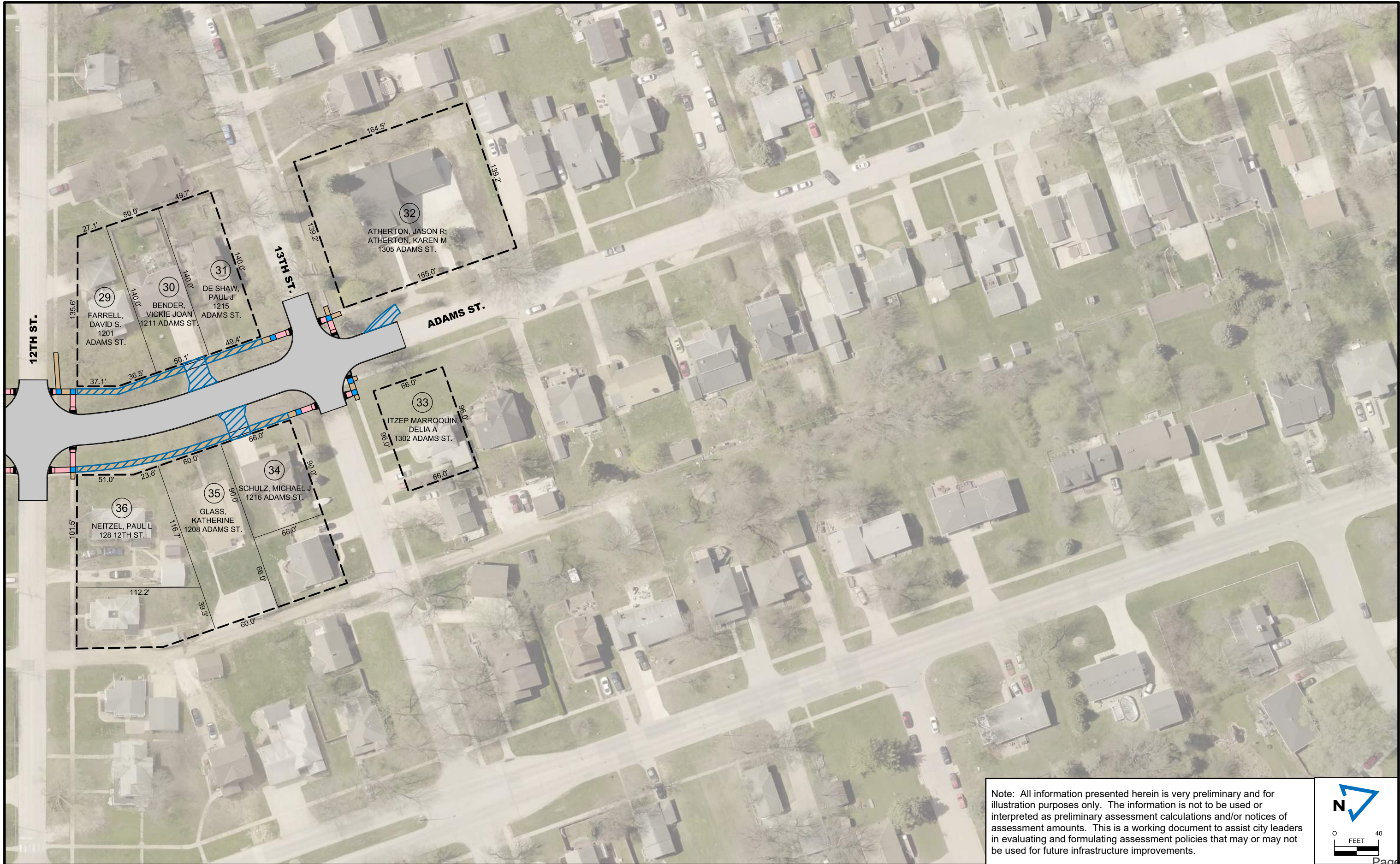
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12/7/2021

ENGINEER CFF	DRAWN BY JMT	CITY OF CARROLL, IOWA
CHECKED BY SEP	FIELD BOOK NO. -	MEC JOB #: 211181 NOVEMBER 2021

REVISIONS



making lives better.

623 N Carroll Street
Carroll, Iowa 51401
main 712-220-8121
fax 515-964-2370



ADAMS STREET RECONSTRUCTION
U.S. 30 TO 13TH STREET
CITY OF CARROLL, IOWA

SPECIAL ASSESSMENT
SCENARIO 3

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SHEET NO.
3-4

Adams Street Reconstruction Special Assessment Scenarios Carroll, Iowa December 2021															
Item No.	Item Code	Item	Unit	Unit Price	Project Totals Incl. Utilities		w/o Sanitary and Water		Assessable Costs						
					Quantity	Total Cost	Quantity	Total Cost	Scenario 1		Scenario 2		Scenario 3		
									Quantity	Total Cost	Quantity	Total Cost	Quantity	Total Cost	
		DIVISION 2: EARTHWORK													
1	2010-C	CLEARING AND GRUBBING	LS	\$ 50,000.00	1	\$ 50,000	1	\$ 50,000		\$ -		\$ -		\$ -	
2	2010-D-1	TOPSOIL, ON-SITE	CY	\$ 15.00	4600	\$ 69,000	4600	\$ 69,000		\$ -		\$ -		\$ -	
3	2010-E	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	\$ 15.00	4000	\$ 60,000	4000	\$ 60,000	2200	\$ 33,000	350	\$ 5,250		\$ -	
4	2010-G	SUBGRADE PREPARATION, 12" DEPTH	SY	\$ 3.00	14800	\$ 44,400	14800	\$ 44,400	8100	\$ 24,300	2350	\$ 7,050		\$ -	
5	2010-I	SUBBASE, MODIFIED, 6" DEPTH	SY	\$ 12.00	14800	\$ 177,600	14800	\$ 177,600		\$ -		\$ -		\$ -	
		DIVISION 3: TRENCH EXCAVATION AND BACKFILL													
6	3010-F	TRENCH COMPACTION TESTING	LS	\$ 5,000.00	1	\$ 5,000	1	\$ 5,000		\$ -		\$ -		\$ -	
		DIVISION 4: SEWERS AND DRAINS													
7	4010-A-1	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8"	LF	\$ 75.00	2400	\$ 180,000		\$ -		\$ -		\$ -		\$ -	
8	4010-E	SANITARY SEWER SERVICE STUB, PVC, 6"	EA	\$ 2,100.00	30	\$ 63,000		\$ -		\$ -		\$ -	30	\$ 63,000	
9	4010-H	REMOVAL OF SANITARY SEWER, LESS THAN 36" DIA	LF	\$ 15.00	2200	\$ 33,000		\$ -		\$ -		\$ -		\$ -	
10	4020-A-1	STORM SEWER, TRENCHED, RCP, 15"	LF	\$ 75.00	1276	\$ 95,700	1276	\$ 95,700	1276	\$ 95,700		\$ -		\$ -	
11	4020-A-1	STORM SEWER, TRENCHED, RCP, 18"	LF	\$ 80.00	432	\$ 34,560	432	\$ 34,560	432	\$ 34,560		\$ -		\$ -	
12	4020-A-1	STORM SEWER, TRENCHED, RCP, 24"	LF	\$ 90.00	70	\$ 6,300	70	\$ 6,300	70	\$ 6,300		\$ -		\$ -	
13	4020-D	REMOVAL OF STORM SEWER, LESS THAN 36" DIA	LF	\$ 15.00	920	\$ 13,800	920	\$ 13,800		\$ -		\$ -		\$ -	
14	4040-A	SUBDRAIN, LONGITUDINAL, PVC, 8"	LF	\$ 15.00	5200	\$ 78,000	5200	\$ 78,000		\$ -		\$ -		\$ -	
15	4040-D	SUBDRAIN OUTLET	EA	\$ 300.00	26	\$ 7,800	26	\$ 7,800		\$ -		\$ -		\$ -	
		DIVISION 5: WATER MAINS AND APPURTENANCES													
16	5010-A-1	WATER MAIN TRENCHED, DIP, 8"	LF	\$ 75.00	800	\$ 60,000		\$ -		\$ -		\$ -		\$ -	
17	5010-A-1	WATER MAIN TRENCHED, PVC, 4"	LF	\$ 45.00	6	\$ 270		\$ -		\$ -		\$ -		\$ -	
18	5010-A-1	WATER MAIN TRENCHED, PVC, 6"	LF	\$ 50.00	10	\$ 500		\$ -		\$ -		\$ -		\$ -	
19	5010-A-1	WATER MAIN TRENCHED, PVC, 8"	LF	\$ 55.00	2250	\$ 123,750		\$ -		\$ -		\$ -		\$ -	
20	5010-C-1	FITTING, DUCTILE IRON, 4" X 4" TEE	EA	\$ 650.00	1	\$ 650		\$ -		\$ -		\$ -		\$ -	
21	5010-C-1	FITTING, DUCTILE IRON, 6" X 6" TEE	EA	\$ 850.00	3	\$ 2,550		\$ -		\$ -		\$ -		\$ -	
22	5010-C-1	FITTING, DUCTILE IRON, 8" X 6" TEE	EA	\$ 1,000.00	3	\$ 3,000		\$ -		\$ -		\$ -		\$ -	
23	5010-C-1	FITTING, DUCTILE IRON, 8" X 8" TEE	EA	\$ 1,200.00	16	\$ 19,200		\$ -		\$ -		\$ -		\$ -	
24	5010-C-1	FITTING, DUCTILE IRON, 8" X 6" CROSS	EA	\$ 1,200.00	1	\$ 1,200		\$ -		\$ -		\$ -		\$ -	
25	5010-C-1	FITTING, DUCTILE IRON, 8" X 8" CROSS	EA	\$ 1,400.00	3	\$ 4,200		\$ -		\$ -		\$ -		\$ -	
26	5010-C-1	FITTING, DUCTILE IRON, 8" 22.5" BEND	EA	\$ 1,000.00	1	\$ 1,000		\$ -		\$ -		\$ -		\$ -	
27	5010-C-1	FITTING, DUCTILE IRON, 8" 45" BEND	EA	\$ 1,000.00	4	\$ 4,000		\$ -		\$ -		\$ -		\$ -	
28	5010-C-1	FITTING, DUCTILE IRON, 4" CAP	EA	\$ 500.00	1	\$ 500		\$ -		\$ -		\$ -		\$ -	
29	5010-C-1	FITTING, DUCTILE IRON, 6" CAP	EA	\$ 600.00	2	\$ 1,200		\$ -		\$ -		\$ -		\$ -	
30	5010-C-1	FITTING, DUCTILE IRON, 8" CAP	EA	\$ 700.00	15	\$ 10,500		\$ -		\$ -		\$ -		\$ -	
31	5010-D	WATER SERVICE PIPE, 1" DIA. COPPER	EA	\$ 2,000.00	30	\$ 60,000		\$ -		\$ -		\$ -	30	\$ 60,000	
32	5020-A	VALVE, GATE, 8" DIA.	EA	\$ 1,800.00	16	\$ 28,800		\$ -		\$ -		\$ -		\$ -	
33	5020-C	FIRE HYDRANT ASSEMBLY	EA	\$ 6,000.00	7	\$ 42,000		\$ -		\$ -		\$ -		\$ -	
34	5020-G	VALVE BOX REPLACEMENT	EA	\$ 750.00	2	\$ 1,500		\$ -		\$ -		\$ -		\$ -	
35	5020-I	FIRE HYDRANT ASSEMBLY REMOVAL	EA	\$ 1,000.00	5	\$ 5,000		\$ -		\$ -		\$ -		\$ -	
		DIVISION 6: STRUCTURES FOR SANITARY AND STORM SEWERS													
36	6010-A	MANHOLE, SW-301, 48"	EA	\$ 5,500.00	7	\$ 38,500		\$ -		\$ -		\$ -		\$ -	
37	6010-A	MANHOLE, SW-401, 48"	EA	\$ 4,500.00	7	\$ 31,500	7	\$ 31,500		\$ -		\$ -		\$ -	
38	6010-B	INTAKE, SW-505	EA	\$ 6,000.00	11	\$ 66,000	11	\$ 66,000	11	\$ 66,000		\$ -		\$ -	
39	6010-B	INTAKE, SW-506	EA	\$ 8,500.00	9	\$ 76,500	9	\$ 76,500	9	\$ 76,500		\$ -		\$ -	
40	6010-H	REMOVE MANHOLE	EA	\$ 1,000.00	8	\$ 8,000	2	\$ 2,000		\$ -		\$ -		\$ -	
41	6010-H	REMOVE INTAKE	EA	\$ 1,000.00	11	\$ 11,000	11	\$ 11,000		\$ -		\$ -		\$ -	
		DIVISION 7: STREETS AND RELATED WORK													
42	7010-A	PAVEMENT, PCC, 7"	SY	\$ 60.00	12650	\$ 759,000	12650	\$ 759,000	6900	\$ 414,000	1070	\$ 64,200		\$ -	
43	7030-A	REMOVAL OF SIDEWALK	SY	\$ 10.00	2550	\$ 25,500	2550	\$ 25,500		\$ -		\$ -		\$ -	
44	7030-A	REMOVAL OF DRIVEWAY	SY	\$ 10.00	840	\$ 8,400	840	\$ 8,400		\$ -		\$ -		\$ -	
45	7030-E	SIDEWALK, PCC, 4"	SY	\$ 60.00	2570	\$ 154,200	2570	\$ 154,200		\$ -		\$ -	2005	\$ 120,300	
46	7030-E	SIDEWALK, PCC, 6"	SY	\$ 70.00	420	\$ 29,400	420	\$ 29,400		\$ -		\$ -	16	\$ 1,120	
47	7030-G	DETECTABLE WARNINGS	SF	\$ 50.00	370	\$ 18,500	370	\$ 18,500		\$ -		\$ -		\$ -	
48	7030-H-1	DRIVEWAY, PAVED, 6"	SY	\$ 60.00	800	\$ 48,000	800	\$ 48,000		\$ -		\$ -	800	\$ 48,000	
49	7040-A	FULL DEPTH PATCHES	SY	\$ 100.00	50	\$ 5,000	50	\$ 5,000		\$ -		\$ -		\$ -	
50	7040-H	PAVEMENT REMOVAL	SY	\$ 9.00	12500	\$ 112,500	12500	\$ 112,500		\$ -		\$ -		\$ -	
		DIVISION 8: TRAFFIC CONTROL													
51	8020-B	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA	\$ 14.00	35	\$ 490	35	\$ 490		\$ -		\$ -		\$ -	
52	8030-A	TEMPORARY TRAFFIC CONTROL	LS	\$ 30,000.00	1	\$ 30,000	1	\$ 30,000		\$ -		\$ -		\$ -	
		DIVISION 9: SITE WORK AND LANDSCAPING													
53	9010-A	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING	ACRE	\$ 3,000.00	2	\$ 6,000	2	\$ 6,000		\$ -		\$ -		\$ -	
54	9040-D-1	FILTER SOCK, 9"	LF	\$ 2.50	5600	\$ 14,000	5600	\$ 14,000		\$ -		\$ -		\$ -	
55	9040-D-2	FILTER SOCK REMOVAL	LF	\$ 0.50	5600	\$ 2,800	5600	\$ 2,800		\$ -		\$ -		\$ -	
		DIVISION 11: MISCELLANEOUS													
56	11020-A	MOBILIZATION	LS	\$ 200,000.00	1	\$ 200,000	1	\$ 200,000		\$ -		\$ -		\$ -	
57	11050-A	CONCRETE WASHOUT	LS	\$ 5,000.00	1	\$ 5,000	1	\$ 5,000		\$ -		\$ -		\$ -	
SUBTOTAL CONSTRUCTION						\$ 2,938,270		\$ 2,247,950		\$ 750,360		\$ 76,500		\$ 292,420	
CONSTRUCTION CONTINGENCY (20%)						\$ 587,654		\$ 449,590		\$ 150,072		\$ 15,300		\$ 58,484	
TOTAL CONSTRUCTION						\$ 3,525,924		\$ 2,697,540		\$ 900,432		\$ 91,800		\$ 350,904	
ENGINEERING (15%)						\$ 528,889		\$ 404,631		\$ 135,065		\$ 13,770		\$ 52,636	
LEGAL, ADMINISTRATIVE COSTS (5%)						\$ 176,296		\$ 134,877		\$ 45,022		\$ 4,590		\$ 17,545	
TOTAL PROJECT (CONSTRUCTION, ENGINEERING)						\$ 4,231,109		\$ 3,237,048		\$ 1,080,518		\$ 110,160		\$ 421,085	
NONASSESSABLE / CITY PORTION (NOT INCLUDING SANITARY AND WATER)										\$ 2,156,530		\$ 3,126,888		\$ 2,815,963	
PERCENT ASSESSABLE (NOT INCLUDING SANITARY AND WATER)										33.4%		3.4%		13.0%	
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Adams Street Reconstruction
Approximate Property Assessment Impacts
Carroll, Iowa
December 2021



Scenario 1					
	Typical Residential Lot		BTC Inc.	Availa Bank	Adams Elementary
Typical Lot Frontage (feet)	50	66	132	329	541
Approximate Assessment	\$12,009	\$15,853	\$31,705	\$79,022	\$129,943
10-Year Schedule (3% Interest Rate)					
Annual Payment	\$1,408	\$1,858	\$3,717	\$9,264	\$15,233
Semi-annual Payment	\$704	\$929	\$1,859	\$4,632	\$7,617
15-Year Schedule (3% Interest Rate)					
Annual Payment	\$1,006	\$1,328	\$2,656	\$6,619	\$10,885
Semi-annual Payment	\$503	\$664	\$1,328	\$3,310	\$5,443
Scenario 2					
	Typical Residential Lot		BTC Inc.	Carroll Co. State Bank	Adams Elementary
Typical Lot Frontage	50	66	132	329	541
Approximate Assessment	\$1,224	\$1,616	\$3,232	\$8,056	\$13,248
10-Year Schedule (3% Interest Rate)					
Annual Payment	\$143	\$189	\$379	\$944	\$1,553
Semi-annual Payment	\$72	\$95	\$190	\$472	\$777
15-Year Schedule (3% Interest Rate)					
Annual Payment	\$103	\$135	\$271	\$675	\$1,110
Semi-annual Payment	\$52	\$68	\$136	\$338	\$555
Scenario 3					
	Typical Residential Lot		BTC Inc.	Carroll Co. State Bank	Adams Elementary
Typical Lot Frontage (feet)	50	66	132	329	541
Approximate Assessment*	\$12,797	\$13,565	\$16,733	\$26,189	\$36,365
10-Year Schedule (3% Interest Rate)					
Annual Payment	\$1,500	\$1,590	\$1,962	\$3,070	\$4,263
Semi-annual Payment	\$750	\$795	\$981	\$1,535	\$2,132
15-Year Schedule (3% Interest Rate)					
Annual Payment	\$1,072	\$1,136	\$1,402	\$2,194	\$3,046
Semi-annual Payment	\$536	\$568	\$701	\$1,097	\$1,523

* Assumptions: 24-foot wide driveway x 19.5-foot long (excludes sidewalk) (\$3,120); 5-foot wide sidewalk x length of lot (\$60/SY); sanitary sewer service stub (\$2,100); water service (\$2,000); Contingency (20%); Engineering, Legal and Administrative Costs (20%)

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City of Carroll, Iowa

GO Bonding Options for Street Reconstruction with Special Assessments

PFM Financial Advisors LLC
801 Grand Avenue, Suite 3300
Des Moines, IA 50309

Susanne Gerlach
(515) 724-5734
E-mail: gerlachs@pfm.com

December 13, 2021

Summary of Bonding Options For Street Reconstruction with Special Assessments

Scenario	Year Issued	Term	Par Amount of Bonds	Total Interest	Total Debt Service	Construction Proceeds	Levy Rate or Avg LOST Pmt
Updated Scenario D - Streets & Rec Center	Series	Years	\$ 15,260,000	\$ 2,270,884	\$ 17,530,884	\$ 14,870,363	\$1.40
Street Reconstruction & \$700K Rec Center	2022A	9	\$ 3,230,000	\$ 219,303	\$ 3,449,303	\$ 3,150,000	\$1.40
Rec Center (LockerRm & Gym) GO LOST	2022B	19	\$ 5,740,000	\$ 1,445,237	\$ 7,185,237	\$ 5,620,363	\$379,000
Street Reconstruction	2025A	9	\$ 2,875,000	\$ 235,017	\$ 3,110,017	\$ 2,800,000	\$1.40
Street Reconstruction	2028A	9	\$ 3,415,000	\$ 371,327	\$ 3,786,327	\$ 3,300,000	\$1.40
Street Reconstruction	2031+	9	\$ 3,415,000	\$ 482,267	\$ 3,897,267	\$ 3,300,000	\$1.40
Scenario 1 - \$1,080,518 Special Assessment	Series	Years	\$ 11,595,000	\$ 1,705,138	\$ 13,300,138	\$ 11,280,363	\$379,000.00
\$1.4M Street Reconstruction & \$700K Rec Center	2022A	9	\$ 2,165,000	\$ 125,554	\$ 2,290,554	\$ 2,100,000	\$1.22
Rec Center (LockerRm & Gym) GO LOST	2022B	19	\$ 5,740,000	\$ 1,445,237	\$ 7,185,237	\$ 5,620,363	\$379,000
Street Reconstruction	2025A	3	\$ 1,715,000	\$ 56,203	\$ 1,771,203	\$ 1,650,000	\$1.20
Street Reconstruction	2028A	3	\$ 1,975,000	\$ 78,144	\$ 2,053,144	\$ 1,910,000	\$1.15
Street Reconstruction	2031+	3	\$ 1,975,000	\$ 85,041	\$ 2,060,041	\$ 1,910,000	\$0.79
Scenario 1a - \$540,259 Special Assessment	Series	Years	\$ 13,350,000	\$ 1,992,237	\$ 15,342,237	\$ 13,020,363	\$379,000.00
\$1.9M Street Reconstruction & \$700K Rec Center	2022A	9	\$ 2,670,000	\$ 182,945	\$ 2,852,945	\$ 2,600,000	\$1.22
Rec Center (LockerRm & Gym) GO LOST	2022B	19	\$ 5,740,000	\$ 1,445,237	\$ 7,185,237	\$ 5,620,363	\$379,000
Street Reconstruction	2025A	6	\$ 2,270,000	\$ 127,021	\$ 2,397,021	\$ 2,200,000	\$1.22
Street Reconstruction	2028A	6	\$ 2,670,000	\$ 237,034	\$ 2,907,034	\$ 2,600,000	\$1.22
Street Reconstruction	2031+	8	\$ 2,670,000	\$ 314,025	\$ 2,984,025	\$ 2,600,000	\$1.12
Scenario 2 - \$110,160 Special Assessment	Series	Years	\$ 14,840,000	\$ 2,479,847	\$ 17,319,847	\$ 14,495,363	\$379,000.00
\$2.35M Street Reconstruction & \$700K Rec Center	2022A	11	\$ 3,120,000	\$ 279,939	\$ 3,399,939	\$ 3,050,000	\$1.22
Rec Center (LockerRm & Gym) GO LOST	2022B	19	\$ 5,740,000	\$ 1,445,237	\$ 7,185,237	\$ 5,620,363	\$379,000
Street Reconstruction	2025A	9	\$ 2,775,000	\$ 242,802	\$ 3,017,802	\$ 2,700,000	\$1.22
Street Reconstruction	2028A	12	\$ 3,205,000	\$ 511,869	\$ 3,716,869	\$ 3,125,000	\$1.22
Street Reconstruction	2031+	12	\$ 3,205,000	\$ 656,852	\$ 3,861,852	\$ 3,125,000	\$1.22
Scenario 3 - \$421,085 Special Assessment	Series	Years	\$ 14,060,000	\$ 2,175,211	\$ 16,235,211	\$ 13,720,363	\$379,000.00
\$2.1M Street Reconstruction & \$700K Rec Center	2022A	10	\$ 2,875,000	\$ 226,252	\$ 3,101,252	\$ 2,800,000	\$1.22
Rec Center (LockerRm & Gym) GO LOST	2022B	19	\$ 5,740,000	\$ 1,445,237	\$ 7,185,237	\$ 5,620,363	\$379,000
Street Reconstruction	2025A	8	\$ 2,520,000	\$ 184,824	\$ 2,704,824	\$ 2,450,000	\$1.22
Street Reconstruction	2028A	9	\$ 2,925,000	\$ 318,898	\$ 3,243,898	\$ 2,850,000	\$1.22
Street Reconstruction	2031+	9	\$ 2,925,000	\$ 471,523	\$ 3,396,523	\$ 2,850,000	\$1.22



Updated Scenario D: **Street Reconstruction + Rec Center**

- Updated Revenue and Valuations
- GO debt issued for street reconstruction every 3 years in 2022+
- \$7,320,363 for partial rec center project (locker room & gym)
 - Bonds issued in 2022 payable by the following sources:
 - \$700,000 – GO debt (paid by taxes)
 - \$5,620,363 – GO LOST Bonds (paid by LOST)
 - \$1,000,000 – Cash on hand

TAX RATE IMPACT	
Fiscal Year 2021-22	(\$0.27)
Fiscal Year 2022-23	\$0.17
Fiscal Year 2023-24	\$0.01
Fiscal Year 2024-25	(\$0.00)

Fiscal Year Payable	Total Tax Valuation	Taxable Value Growth	Tax Rate Per \$1,000	Abatements				TOTAL Resources	Outstanding Debt Issues					Proposed GO Debt				Fiscal Fees	Other Uses	TOTAL Uses	Surplus (Deficit)	Ending Balance
				Current Taxes Levied	LOST Revenues	(1) 2006 Ashwood TIF	Other Sources		GO Series 2015A	GO Series 2016B	GO Bonds 2018B	GO Bonds 2020A	GO Refunding 2021A	Proposed GO Series 2022A	Proposed GO Series 2025A	Proposed GO Series 2028A	Proposed GO Future Series					
2018 - 2019	550,295,467	6.8%	0.87898	483,699	400,694 *	34,738	17,140	936,270	281,228	292,223	397,035							1,000		971,485	(35,215)	87,622
2019 - 2020	565,809,838	2.8%	1.53008	865,734	415,812 *	35,133	16,022	1,332,702	282,978	294,523	529,360	223,503						1,300		1,331,663	1,040	88,662
2020 - 2021	573,329,116	1.3%	1.50170	860,968	467,789 *	34,836	32,562	1,396,156	284,400	291,498	526,295	288,150						1,600		1,391,943	4,213	92,875
2021 - 2022	583,185,710	1.7%	1.22749	715,855	500,492 *	31,603	26,585	1,274,535	290,080	298,060	41,708	151,900	490,374					1,600		1,273,723	812	93,687
2022 - 2023	574,203,079	(1.5%)	1.40157	804,784	556,033 *	2,585	21,517	1,384,919	285,180	299,070	0	166,900	282,000	349,569				2,200		1,384,919		93,687
2023 - 2024	582,176,815	1.4%	1.40681	819,014	477,326 *	2,585	17,214	1,316,139		299,720	0	165,900	287,300	561,519				1,700		1,316,139		93,687
2024 - 2025	570,733,586	(2.0%)	1.40386	801,228	477,326 *	2,585	12,910	1,294,049			0	164,650	282,400	845,799				1,200		1,294,049		93,687
2025 - 2026	585,937,423	2.7%	1.40419	822,769	477,326 *	2,585	8,607	1,311,287			0	168,150	282,500	280,998	577,839			1,800		1,311,287		93,687
2026 - 2027	591,796,797	1.0%	1.40053	828,832	477,326 *	2,585	4,303	1,313,046			0	166,150	287,500	282,632	574,964			1,800		1,313,046		93,687
2027 - 2028	597,714,765	1.0%	1.40710	841,046	477,326 *	0		1,318,372			0	163,900	282,300	283,888	586,484			1,800		1,318,372		93,687
2028 - 2029	603,691,913	1.0%	1.40573	848,626	477,326 *			1,325,952			0	166,400	282,100	284,674	227,079	363,299		2,400		1,325,952		93,687
2029 - 2030	609,728,832	1.0%	1.40717	857,994	477,326 *			1,335,320			0		286,800	280,057	228,439	538,224		1,800		1,335,320		93,687
2030 - 2031	615,826,120	1.0%	1.40086	862,685	477,326 *			1,340,011			0		284,050	280,170	229,462	544,529		1,800		1,340,011		93,687
2031 - 2032	621,984,381	1.0%	1.40769	875,561	477,326 *			1,352,887			0		286,300		230,073	615,023	219,691	1,800		1,352,887		93,687
2032 - 2033	628,204,225	1.0%	1.40612	883,334	477,326 *			1,360,660			0		283,220		225,322	338,327	511,991	1,800		1,360,660		93,687
2033 - 2034	634,486,267	1.0%	1.40200	889,547	477,326 *			1,366,873							230,355	336,757	797,961	1,800		1,366,873		93,687

* - Reflects the 25% local option sales tax receipts plus some excess of the 75% portion. No sunset.
(1) Incorporated TIF revenue from the Urban Renewal Area to abate a portion of the \$515,000 General Obligation Capital Loan Notes, Series 2006

City of Carroll, Iowa

General Obligation Capital Loan Notes, Series 2022A

EXHIBIT 2

SOURCES & USES	
SOURCES	
Par Amount of Bond	3,230,000.00
Accrued Interest	
Other Monies	

Total Sources	3,230,000.00
USES	
Deposit to Construction Account	3,150,000.00
Deposit to Reserve Account	
Capitalized Interest Account	
Municipal Bond Insurance	
Underwriters' Discount (\$10.00 per bond)	32,300.00
Costs of Issuance	43,000.00
Accrued Interest	
Rounding Amount	4,700.00

Total Uses	3,230,000.00
ASSUMPTIONS	
Dated Date	6/1/2022
Delivery Date	6/1/2022
First Interest Date	12/1/2022
First Principal Date	6/1/2023
Last Principal Date	6/1/2031
YIELD CALCULATIONS	
Arbitrage Yield	1.53815%
TIC	1.77755%
AIC	2.10178%
Average Life	4.40 Years

Projects Funded	
Street Reconstruction	\$2,450,000
Rec Center Contribution	700,000
Reserved	
Reserved	
Projects Funded =>	\$3,150,000

Street Reconstruction						
DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2022			22,284	22,284		
6/1/2023	305,000	1.000%	22,284	327,284	349,569	
12/1/2023			20,759	20,759		
6/1/2024	520,000	1.100%	20,759	540,759	561,519	
12/1/2024			17,899	17,899		
6/1/2025	810,000	1.210%	17,899	827,899	845,799	
12/1/2025			12,999	12,999		
6/1/2026	255,000	1.320%	12,999	267,999	280,998	
12/1/2026			11,316	11,316		
6/1/2027	260,000	1.440%	11,316	271,316	282,632	
12/1/2027			9,444	9,444		
6/1/2028	265,000	1.590%	9,444	274,444	283,888	
12/1/2028			7,337	7,337		
6/1/2029	270,000	1.710%	7,337	277,337	284,674	
12/1/2029			5,029	5,029		
6/1/2030	270,000	1.810%	5,029	275,029	280,057	
12/1/2030			2,585	2,585		
6/1/2031	275,000	1.880%	2,585	277,585	280,170	
12/1/2031						
6/1/2032		1.930%				
12/1/2032						
6/1/2033		1.980%				
12/1/2033						
6/1/2034		2.020%				
12/1/2034						
6/1/2035		2.090%				
12/1/2035						
6/1/2036		2.160%				
12/1/2036						
6/1/2037		2.230%				
12/1/2037						
6/1/2038		2.310%				
12/1/2038						
6/1/2039		2.390%				
12/1/2039						
6/1/2040		2.470%				
12/1/2040						
6/1/2041		2.550%				
12/1/2041						
6/1/2042		2.630%				
	3,230,000		219,303	3,449,303	3,449,303	
Scale : 12-09-2021 MMD + Aa3/BQ Pricing + 75 bps Timing						

City of Carroll, Iowa

Proposed G. O. Local Option Sales Tax Bonds, Series 2022B

EXHIBIT 3

Paid by Local Option Sales Tax Revenues (Not Debt Service Levy)

Recreation Center: East Locker Room & Gym ONLY

SOURCES & USES	
SOURCES	
Par Amount of Notes	5,740,000.00
Cash on Hand	
Premium	
Total Sources	5,740,000.00
USES	
Deposit to Construction Account	5,620,363.00
Deposit to Reserve Account	
Capitalized Interest Account	(0.00)
Municipal Bond Insurance	0.00
Underwriters' Discount (\$12.00 per bond)	68,880.00
Costs of Issuance	50,500.00
Accrued Interest	
Rounding Amount	257.00
Total Uses	5,740,000.00
ASSUMPTIONS	
Dated Date	6/1/2022
Delivery Date	6/1/2022
First Interest Date	12/1/2022
First Principal Date	6/1/2023
Last Principal Date	6/1/2041
Yield Calculations:	
Arbitrage Yield	2.36479%
TIC	2.49794%
AIC	2.59702%
Average Life	10.57 Years

PROJECTS FINANCED:	
Rec Center (Locker Rm & Gym ONLY)	\$ 7,320,363
Less Cash	(1,000,000)
Less GO Debt	(700,000)
Reserved	-
GO LOST Debt =>	\$ 5,620,363

DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2022			61,646	61,646		
1.0 6/1/2023	280,000	1.250%	61,646	341,646	403,292	
12/1/2023			59,896	59,896		
2.0 6/1/2024	255,000	1.350%	59,896	314,896	374,792	
12/1/2024			58,175	58,175		
3.0 6/1/2025	260,000	1.460%	58,175	318,175	376,349	
12/1/2025			56,277	56,277		
4.0 6/1/2026	265,000	1.570%	56,277	321,277	377,553	
12/1/2026			54,196	54,196		
5.0 6/1/2027	270,000	1.690%	54,196	324,196	378,393	
12/1/2027			51,915	51,915		
6.0 6/1/2028	275,000	1.840%	51,915	326,915	378,830	
12/1/2028			49,385	49,385		
7.0 6/1/2029	280,000	1.960%	49,385	329,385	378,770	
12/1/2029			46,641	46,641		
8.0 6/1/2030	285,000	2.060%	46,641	331,641	378,282	
12/1/2030			43,705	43,705		
9.0 6/1/2031	290,000	2.130%	43,705	333,705	377,411	
12/1/2031			40,617	40,617		
10.0 6/1/2032	295,000	2.180%	40,617	335,617	376,234	
12/1/2032			37,401	37,401		
11.0 6/1/2033	300,000	2.230%	37,401	337,401	374,803	
12/1/2033			34,056	34,056		
12.0 6/1/2034	310,000	2.270%	34,056	344,056	378,113	
12/1/2034			30,538	30,538		
13.0 6/1/2035	315,000	2.340%	30,538	345,538	376,076	
12/1/2035			26,852	26,852		
14.0 6/1/2036	325,000	2.410%	26,852	351,852	378,705	
12/1/2036			22,936	22,936		
15.0 6/1/2037	330,000	2.480%	22,936	352,936	375,872	
12/1/2037			18,844	18,844		
16.0 6/1/2038	340,000	2.560%	18,844	358,844	377,688	
12/1/2038			14,492	14,492		
17.0 6/1/2039	345,000	2.640%	14,492	359,492	373,984	
12/1/2039			9,938	9,938		
18.0 6/1/2040	355,000	2.720%	9,938	364,938	374,876	
12/1/2040			5,110	5,110		
19.0 6/1/2041	365,000	2.800%	5,110	370,110	375,220	
12/1/2041						
20.0 6/1/2042						
	5,740,000		1,445,237	7,185,237	7,185,237	
Scale : MMD Aaa as of 12-09-2021 + Aa3/BQ credit + 75 bps timing						

City of Carroll, Iowa

General Obligation Capital Loan Notes, Series 2025A

EXHIBIT 4

SOURCES & USES	
SOURCES	
Par Amount of Bond	2,875,000.00
Accrued Interest	
Other Monies	

Total Sources	2,875,000.00
USES	
Deposit to Construction Account	2,800,000.00
Deposit to Reserve Account	
Capitalized Interest Account	
Municipal Bond Insurance	
Underwriters' Discount (\$10.00 per bond)	28,750.00
Costs of Issuance	43,000.00
Accrued Interest	
Rounding Amount	3,250.00

Total Uses	2,875,000.00
ASSUMPTIONS	
Dated Date	6/1/2025
Delivery Date	6/1/2025
First Interest Date	12/1/2025
First Principal Date	6/1/2026
Last Principal Date	6/1/2034
YIELD CALCULATIONS	
Arbitrage Yield	2.02389%
TIC	2.28928%
AIC	2.69418%
Average Life	4.02 Years

Projects Funded	
Street Reconstruction	\$2,800,000
Reserved	
Reserved	
Reserved	

Projects Funded => \$2,800,000

Street Reconstruction						
DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2025			26,420	26,420		
6/1/2026	525,000	1.500%	26,420	551,420	577,839	1.0
12/1/2026			22,482	22,482		
6/1/2027	530,000	1.600%	22,482	552,482	574,964	2.0
12/1/2027			18,242	18,242		
6/1/2028	550,000	1.710%	18,242	568,242	586,484	3.0
12/1/2028			13,540	13,540		
6/1/2029	200,000	1.820%	13,540	213,540	227,079	4.0
12/1/2029			11,720	11,720		
6/1/2030	205,000	1.940%	11,720	216,720	228,439	5.0
12/1/2030			9,731	9,731		
6/1/2031	210,000	2.090%	9,731	219,731	229,462	6.0
12/1/2031			7,537	7,537		
6/1/2032	215,000	2.210%	7,537	222,537	230,073	7.0
12/1/2032			5,161	5,161		
6/1/2033	215,000	2.310%	5,161	220,161	225,322	8.0
12/1/2033			2,678	2,678		
6/1/2034	225,000	2.380%	2,678	227,678	230,355	9.0
12/1/2034						
6/1/2035		2.430%				10.0
12/1/2035						
6/1/2036		2.480%				11.0
12/1/2036						
6/1/2037		2.520%				12.0
12/1/2037						
6/1/2038		2.590%				13.0
12/1/2038						
6/1/2039		2.660%				14.0
12/1/2039						
6/1/2040		2.730%				15.0
12/1/2040						
6/1/2041		2.810%				16.0
12/1/2041						
6/1/2042		2.890%				17.0
12/1/2042						
6/1/2043		2.970%				18.0
12/1/2043						
6/1/2044		3.050%				19.0
12/1/2044						
6/1/2045		3.130%				20.0

	2,875,000		235,017	3,110,017	3,110,017	
Scale : 12-09-2021 MMD + Aa3/BQ Pricing + 125 bps Timing						

City of Carroll, Iowa

General Obligation Capital Loan Notes, Series 2028A

EXHIBIT 5

SOURCES & USES	
SOURCES	
Par Amount of Bond	3,380,000.00
Accrued Interest	
Other Monies	

Total Sources	3,380,000.00
USES	
Deposit to Construction Account	3,300,000.00
Deposit to Reserve Account	
Capitalized Interest Account	
Municipal Bond Insurance	
Underwriters' Discount (\$10.00 per bond)	33,800.00
Costs of Issuance	43,000.00
Accrued Interest	
Rounding Amount	3,200.00

Total Uses	3,380,000.00
ASSUMPTIONS	
Dated Date	6/1/2028
Delivery Date	6/1/2028
First Interest Date	12/1/2028
First Principal Date	6/1/2029
Last Principal Date	6/1/2037
YIELD CALCULATIONS	
Arbitrage Yield	2.31243%
TIC	2.54071%
AIC	2.83590%
Average Life	4.74 Years

Projects Funded	
Street Reconstruction	\$3,300,000
Reserved	
Reserved	
Reserved	
Projects Funded => \$3,300,000	

Street Reconstruction						
DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2028			36,649	36,649		
1.0 6/1/2029	290,000	1.750%	36,649	326,649	363,299	
12/1/2029			34,112	34,112		
2.0 6/1/2030	470,000	1.850%	34,112	504,112	538,224	
12/1/2030			29,764	29,764		
3.0 6/1/2031	485,000	1.960%	29,764	514,764	544,529	
12/1/2031			25,011	25,011		
4.0 6/1/2032	565,000	2.070%	25,011	590,011	615,023	
12/1/2032			19,164	19,164		
5.0 6/1/2033	300,000	2.190%	19,164	319,164	338,327	
12/1/2033			15,879	15,879		
6.0 6/1/2034	305,000	2.340%	15,879	320,879	336,757	
12/1/2034			12,310	12,310		
7.0 6/1/2035	315,000	2.460%	12,310	327,310	339,620	
12/1/2035			8,436	8,436		
8.0 6/1/2036	320,000	2.560%	8,436	328,436	336,871	
12/1/2036			4,340	4,340		
9.0 6/1/2037	330,000	2.630%	4,340	334,340	338,679	
12/1/2037						
10.0 6/1/2038		2.680%				
12/1/2038						
11.0 6/1/2039		2.730%				
12/1/2039						
12.0 6/1/2040		2.770%				
12/1/2040						
13.0 6/1/2041		2.840%				
12/1/2041						
14.0 6/1/2042		2.910%				
12/1/2042						
15.0 6/1/2043		2.980%				
12/1/2043						
16.0 6/1/2044		3.060%				
12/1/2044						
17.0 6/1/2045		3.140%				
12/1/2045						
18.0 6/1/2046		3.220%				
12/1/2046						
19.0 6/1/2047		3.300%				
12/1/2047						
20.0 6/1/2048		3.380%				
	3,380,000		371,327	3,751,327	3,751,327	
Scale : 12-09-2021 MMD + Aa3/BQ Pricing + 150 bps Timing						

City of Carroll, Iowa

General Obligation Capital Loan Notes, Series 2031+

EXHIBIT 6

SOURCES & USES	
SOURCES	
Par Amount of Bond	3,415,000.00
Accrued Interest	
Other Monies	

Total Sources	3,415,000.00
USES	
Deposit to Construction Account	3,300,000.00
Deposit to Reserve Account	
Capitalized Interest Account	
Municipal Bond Insurance	
Underwriters' Discount (\$10.00 per bond)	34,150.00
Costs of Issuance	43,000.00
Accrued Interest	
Rounding Amount	37,850.00

Total Uses	3,415,000.00
ASSUMPTIONS	
Dated Date	6/1/2031
Delivery Date	6/1/2031
First Interest Date	12/1/2031
First Principal Date	6/1/2032
Last Principal Date	6/1/2040
YIELD CALCULATIONS	
Arbitrage Yield	2.61203%
TIC	2.82789%
AIC	3.15103%
Average Life	5.35 Years

Projects Funded	
Street Reconstruction	\$3,300,000
Reserved	
Reserved	
Reserved	
Projects Funded => \$3,300,000	

Street Reconstruction						
DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2031			42,346	42,346		
1.0 6/1/2032	135,000	2.000%	42,346	177,346	219,691	
12/1/2032			40,996	40,996		
2.0 6/1/2033	430,000	2.100%	40,996	470,996	511,991	
12/1/2033			36,481	36,481		
3.0 6/1/2034	725,000	2.210%	36,481	761,481	797,961	
12/1/2034			28,469	28,469		
4.0 6/1/2035	280,000	2.320%	28,469	308,469	336,939	
12/1/2035			25,221	25,221		
5.0 6/1/2036	290,000	2.440%	25,221	315,221	340,443	
12/1/2036			21,683	21,683		
6.0 6/1/2037	295,000	2.590%	21,683	316,683	338,367	
12/1/2037			17,863	17,863		
7.0 6/1/2038	300,000	2.710%	17,863	317,863	335,726	
12/1/2038			13,798	13,798		
8.0 6/1/2039	310,000	2.810%	13,798	323,798	337,596	
12/1/2039			9,443	9,443		
9.0 6/1/2040	320,000	2.880%	9,443	329,443	338,885	
12/1/2040			4,835	4,835		
10.0 6/1/2041	330,000	2.930%	4,835	334,835	339,669	
12/1/2041						
11.0 6/1/2042		2.980%				
12/1/2042						
12.0 6/1/2043		3.020%				
12/1/2043						
13.0 6/1/2044		3.090%				
12/1/2044						
14.0 6/1/2045		3.160%				
12/1/2045						
15.0 6/1/2046		3.230%				
12/1/2046						
16.0 6/1/2047		3.310%				
12/1/2047						
17.0 6/1/2048		3.390%				
12/1/2048						
18.0 6/1/2049		3.470%				
12/1/2049						
19.0 6/1/2050		3.550%				
12/1/2050						
20.0 6/1/2051		3.630%				
	3,415,000		482,267	3,897,267	3,897,267	
Scale : 12-09-2021 MMD + Aa3/BQ Pricing + 175 bps Timing						

City of Carroll, Iowa
Projection of G.O. Debt Capacity

EXHIBIT 7

Updated: 12/10/2021

Valuation Growth & Debt Limit Assumptions	
Legal Debt Limit	5.00%
Effective Limit	4.00%

	Effective Limit 4.00%		Rec Center												
					Streets			Rec Center	Streets	Streets					
Beginning of Fiscal Year	Actual Valuation	Historical Valuation Growth	Gross Debt Limit	Effective Debt Limit	DEBT SUBJECT TO LIMIT *			Proposed	Proposed	Proposed	Proposed	TOTAL	Available	% of	Beginning of Fiscal Year
					G.O.	G.O.	Sales Tax	GO	GO LOST	GO	GO	G.O. DEBT	Effective	Legal Limit	
	Valuation	Growth	Debt Limit	Debt Limit	- TAXES -	- TIF -	Bonds	2022A	2022C	2025A	2028A	OUTST'NDG	Capacity	Utilized	
2015 - 2016	757,631,838	0.7%	37,881,592	30,305,274	3,630,000							3,630,000	26,675,274	9.58%	2015
2016 - 2017	775,612,596	2.4%	38,780,630	31,024,504	9,930,000							9,930,000	21,094,504	25.61%	2016
2017 - 2018	781,063,284	0.7%	39,053,164	31,242,531	4,090,000							4,090,000	27,152,531	10.47%	2017
2018 - 2019	846,719,429	8.4%	42,335,971	33,868,777	3,045,000							3,045,000	30,823,777	7.19%	2018
2019 - 2020	860,486,170	1.6%	43,024,309	34,419,447	6,675,000							6,675,000	27,744,447	15.51%	2019
2020 - 2021	893,736,425	3.9%	44,686,821	35,749,457	7,040,000							7,040,000	28,709,457	15.75%	2020
2021 - 2022	899,218,707	0.6%	44,960,935	35,968,748	5,825,000			3,230,000	5,740,000			14,795,000	21,173,748	32.91%	2021
2022 - 2023	903,293,465	0.5%	45,164,673	36,131,739	4,705,000			3,230,000	5,740,000			13,675,000	22,456,739	30.28%	2022
2023 - 2024	907,416,227	0.5%	45,370,811	36,296,649	3,780,000			2,925,000	5,460,000			12,165,000	24,131,649	26.81%	2023
2024 - 2025	911,559,602	0.5%	45,577,980	36,462,384	3,115,000			2,405,000	5,205,000	2,875,000		13,600,000	22,862,384	29.84%	2024
2025 - 2026	915,723,695	0.5%	45,786,185	36,628,948	2,740,000			1,595,000	4,945,000	2,875,000		12,155,000	24,473,948	26.55%	2025
2026 - 2027	915,723,695		45,786,185	36,628,948	2,350,000			1,340,000	4,680,000	2,350,000		10,720,000	25,908,948	23.41%	2026
2027 - 2028	915,723,695		45,786,185	36,628,948	1,945,000			1,080,000	4,410,000	1,820,000	3,380,000	12,635,000	23,993,948	27.60%	2027
2028 - 2029	915,723,695		45,786,185	36,628,948	1,535,000			815,000	4,135,000	1,270,000	3,380,000	11,135,000	25,493,948	24.32%	2028
2029 - 2030	915,723,695		45,786,185	36,628,948	1,110,000			545,000	3,855,000	1,070,000	3,090,000	9,670,000	26,958,948	21.12%	2029
2030 - 2031	915,723,695		45,786,185	36,628,948	835,000			275,000	3,570,000	865,000	2,620,000	8,165,000	28,463,948	17.83%	2030
2031 - 2032	915,723,695		45,786,185	36,628,948	560,000				3,280,000	655,000	2,135,000	6,630,000	29,998,948	14.48%	2031
2032 - 2033	915,723,695		45,786,185	36,628,948	280,000				2,985,000	440,000	1,570,000	5,275,000	31,353,948	11.52%	2032
2033 - 2034	915,723,695		45,786,185	36,628,948					2,685,000	225,000	1,270,000	4,180,000	32,448,948	9.13%	2033

* - Represents G.O. principal outstanding as of the BEGINNING of the fiscal year.



Option 1: Street Reconstruction

- GO debt issued for street reconstruction every 3 years in 2022+
- \$1,080,518 in Special Assessments

TAX RATE IMPACT	
Fiscal Year 2021-22	(\$0.27)
Fiscal Year 2022-23	(\$0.00)
Fiscal Year 2023-24	\$0.00
Fiscal Year 2024-25	(\$0.00)

Fiscal Year Payable	Total Tax Valuation	Taxable Value Growth	Tax Rate Per \$1,000	Abatements				TOTAL Resources	Outstanding Debt Issues					Proposed GO Debt				Fiscal Fees	Other Uses	TOTAL Uses	Surplus (Deficit)	Ending Balance
				Current Taxes Levied	LOST Revenues	(1) 2006 Ashwood TIF	Other Sources		GO Series 2015A	GO Series 2016B	GO Bonds 2018B	GO Bonds 2020A	GO Refunding 2021A	Proposed GO Series 2022A	Proposed GO Series 2025A	Proposed GO Series 2028A	Proposed GO Future Series					
2018 - 2019	550,295,467	6.8%	0.87898	483,699	400,694 *	34,738	17,140	936,270	281,228	292,223	397,035							1,000		971,485	(35,215)	87,622
2019 - 2020	565,809,838	2.8%	1.53008	865,734	415,812 *	35,133	16,022	1,332,702	282,978	294,523	529,360	223,503						1,300		1,331,663	1,040	88,662
2020 - 2021	573,329,116	1.3%	1.50170	860,968	467,789 *	34,836	32,562	1,396,156	284,400	291,498	526,295	288,150						1,600		1,391,943	4,213	92,875
2021 - 2022	583,185,710	1.7%	1.22749	715,855	500,492 *	31,603	26,585	1,274,535	290,080	298,060	41,708	151,900	490,374					1,600		1,273,723	812	93,687
2022 - 2023	574,203,079	(1.5%)	1.22575	703,830	556,033 *	2,585	21,517	1,283,965	285,180	299,070	0	166,900	282,000	248,615				2,200		1,283,965		93,687
2023 - 2024	582,176,815	1.4%	1.22628	713,910	477,326 *	2,585	17,214	1,211,035		299,720	0	165,900	287,300	456,415				1,700		1,211,035		93,687
2024 - 2025	570,733,586	(2.0%)	1.22144	697,114	477,326 *	2,585	12,910	1,189,935			0	164,650	282,400	741,685				1,200		1,189,935		93,687
2025 - 2026	585,937,423	2.7%	1.20218	704,403	477,326 *	2,585	8,607	1,192,921			0	168,150	282,500	137,973	602,498			1,800		1,192,921		93,687
2026 - 2027	591,796,797	1.0%	1.17681	696,432	477,326 *	2,585	4,303	1,180,646			0	166,150	287,500	141,323	583,873			1,800		1,180,646		93,687
2027 - 2028	597,714,765	1.0%	1.16269	694,958	477,326 *	0		1,172,284			0	163,900	282,300	139,451	584,833			1,800		1,172,284		93,687
2028 - 2029	603,691,913	1.0%	1.15579	697,743	477,326 *			1,175,069			0	166,400	282,100	142,384		581,785		2,400		1,175,069		93,687
2029 - 2030	609,728,832	1.0%	1.12935	688,597	477,326 *			1,165,923			0		286,800	140,076	737,247			1,800		1,165,923		93,687
2030 - 2031	615,826,120	1.0%	1.11276	685,268	477,326 *			1,162,594			0		284,050	142,632		734,112		1,800		1,162,594		93,687
2031 - 2032	621,984,381	1.0%	0.79960	497,341	477,326 *			974,667			0		286,300				686,567	1,800		974,667		93,687
2032 - 2033	628,204,225	1.0%	0.79013	496,361	477,326 *			973,687			0		283,220				688,667	1,800		973,687		93,687
2033 - 2034	634,486,267	1.0%	0.32984	209,281	477,326 *			686,607									684,807	1,800		686,607		93,687

* - Reflects the 25% local option sales tax receipts plus some excess of the 75% portion. No sunset.
(1) Incorporated TIF revenue from the Urban Renewal Area to abate a portion of the \$515,000 General Obligation Capital Loan Notes, Series 2006

City of Carroll, Iowa

General Obligation Capital Loan Notes, Series 2022A

EXHIBIT 2

SOURCES & USES	
SOURCES	
Par Amount of Bond	2,165,000.00
Accrued Interest	
Other Monies	

Total Sources	2,165,000.00
USES	
Deposit to Construction Account	2,100,000.00
Deposit to Reserve Account	
Capitalized Interest Account	
Municipal Bond Insurance	
Underwriters' Discount (\$10.00 per bond)	21,650.00
Costs of Issuance	43,000.00
Accrued Interest	
Rounding Amount	350.00

Total Uses	2,165,000.00
ASSUMPTIONS	
Dated Date	6/1/2022
Delivery Date	6/1/2022
First Interest Date	12/1/2022
First Principal Date	6/1/2023
Last Principal Date	6/1/2031
YIELD CALCULATIONS	
Arbitrage Yield	1.47960%
TIC	1.74782%
AIC	2.29284%
Average Life	3.91 Years

Projects Funded	
Street Reconstruction	\$1,400,000
Rec Center Contribution	700,000
Reserved	
Reserved	
Projects Funded =>	\$2,100,000

Street Reconstruction						
DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2022			14,308	14,308		
6/1/2023	220,000	1.000%	14,308	234,308	248,615	
12/1/2023			13,208	13,208		
6/1/2024	430,000	1.100%	13,208	443,208	456,415	
12/1/2024			10,843	10,843		
6/1/2025	720,000	1.210%	10,843	730,843	741,685	
12/1/2025			6,487	6,487		
6/1/2026	125,000	1.320%	6,487	131,487	137,973	
12/1/2026			5,662	5,662		
6/1/2027	130,000	1.440%	5,662	135,662	141,323	
12/1/2027			4,726	4,726		
6/1/2028	130,000	1.590%	4,726	134,726	139,451	
12/1/2028			3,692	3,692		
6/1/2029	135,000	1.710%	3,692	138,692	142,384	
12/1/2029			2,538	2,538		
6/1/2030	135,000	1.810%	2,538	137,538	140,076	
12/1/2030			1,316	1,316		
6/1/2031	140,000	1.880%	1,316	141,316	142,632	
12/1/2031						
6/1/2032		1.930%				
12/1/2032						
6/1/2033		1.980%				
12/1/2033						
6/1/2034		2.020%				
12/1/2034						
6/1/2035		2.090%				
12/1/2035						
6/1/2036		2.160%				
12/1/2036						
6/1/2037		2.230%				
12/1/2037						
6/1/2038		2.310%				
12/1/2038						
6/1/2039		2.390%				
12/1/2039						
6/1/2040		2.470%				
12/1/2040						
6/1/2041		2.550%				
12/1/2041						
6/1/2042		2.630%				
12/1/2042						
-----			-----			
	2,165,000		125,554	2,290,554	2,290,554	
Scale : 12-09-2021 MMD + Aa3/BQ Pricing + 75 bps Timing						

City of Carroll, Iowa

Proposed G. O. Local Option Sales Tax Bonds, Series 2022B

EXHIBIT 3

Paid by Local Option Sales Tax Revenues (Not Debt Service Levy)

Recreation Center: East Locker Room & Gym ONLY

SOURCES & USES	
SOURCES	
Par Amount of Notes	5,740,000.00
Cash on Hand	
Premium	
Total Sources	5,740,000.00
USES	
Deposit to Construction Account	5,620,363.00
Deposit to Reserve Account	
Capitalized Interest Account	(0.00)
Municipal Bond Insurance	0.00
Underwriters' Discount (\$12.00 per bond)	68,880.00
Costs of Issuance	50,500.00
Accrued Interest	
Rounding Amount	257.00
Total Uses	5,740,000.00
ASSUMPTIONS	
Dated Date	6/1/2022
Delivery Date	6/1/2022
First Interest Date	12/1/2022
First Principal Date	6/1/2023
Last Principal Date	6/1/2041
Yield Calculations:	
Arbitrage Yield	2.36479%
TIC	2.49794%
AIC	2.59702%
Average Life	10.57 Years

PROJECTS FINANCED:	
Rec Center (Locker Rm & Gym ONLY)	\$ 7,320,363
Less Cash	(1,000,000)
Less GO Debt	(700,000)
Reserved	-
GO LOST Debt =>	\$ 5,620,363

DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2022			61,646	61,646		
1.0 6/1/2023	280,000	1.250%	61,646	341,646	403,292	
12/1/2023			59,896	59,896		
2.0 6/1/2024	255,000	1.350%	59,896	314,896	374,792	
12/1/2024			58,175	58,175		
3.0 6/1/2025	260,000	1.460%	58,175	318,175	376,349	
12/1/2025			56,277	56,277		
4.0 6/1/2026	265,000	1.570%	56,277	321,277	377,553	
12/1/2026			54,196	54,196		
5.0 6/1/2027	270,000	1.690%	54,196	324,196	378,393	
12/1/2027			51,915	51,915		
6.0 6/1/2028	275,000	1.840%	51,915	326,915	378,830	
12/1/2028			49,385	49,385		
7.0 6/1/2029	280,000	1.960%	49,385	329,385	378,770	
12/1/2029			46,641	46,641		
8.0 6/1/2030	285,000	2.060%	46,641	331,641	378,282	
12/1/2030			43,705	43,705		
9.0 6/1/2031	290,000	2.130%	43,705	333,705	377,411	
12/1/2031			40,617	40,617		
10.0 6/1/2032	295,000	2.180%	40,617	335,617	376,234	
12/1/2032			37,401	37,401		
11.0 6/1/2033	300,000	2.230%	37,401	337,401	374,803	
12/1/2033			34,056	34,056		
12.0 6/1/2034	310,000	2.270%	34,056	344,056	378,113	
12/1/2034			30,538	30,538		
13.0 6/1/2035	315,000	2.340%	30,538	345,538	376,076	
12/1/2035			26,852	26,852		
14.0 6/1/2036	325,000	2.410%	26,852	351,852	378,705	
12/1/2036			22,936	22,936		
15.0 6/1/2037	330,000	2.480%	22,936	352,936	375,872	
12/1/2037			18,844	18,844		
16.0 6/1/2038	340,000	2.560%	18,844	358,844	377,688	
12/1/2038			14,492	14,492		
17.0 6/1/2039	345,000	2.640%	14,492	359,492	373,984	
12/1/2039			9,938	9,938		
18.0 6/1/2040	355,000	2.720%	9,938	364,938	374,876	
12/1/2040			5,110	5,110		
19.0 6/1/2041	365,000	2.800%	5,110	370,110	375,220	
12/1/2041						
20.0 6/1/2042						
			5,740,000	1,445,237	7,185,237	7,185,237
Scale : MMD Aaa as of 12-09-2021 + Aa3/BQ credit + 75 bps timing						

City of Carroll, Iowa

General Obligation Capital Loan Notes, Series 2025A

EXHIBIT 4

SOURCES & USES	
SOURCES	
Par Amount of Bond	1,715,000.00
Accrued Interest	
Other Monies	

Total Sources	1,715,000.00
USES	
Deposit to Construction Account	1,650,000.00
Deposit to Reserve Account	
Capitalized Interest Account	
Municipal Bond Insurance	
Underwriters' Discount (\$10.00 per bond)	17,150.00
Costs of Issuance	43,000.00
Accrued Interest	
Rounding Amount	4,850.00

Total Uses	1,715,000.00
ASSUMPTIONS	
Dated Date	6/1/2025
Delivery Date	6/1/2025
First Interest Date	12/1/2025
First Principal Date	6/1/2026
Last Principal Date	6/1/2034
YIELD CALCULATIONS	
Arbitrage Yield	1.63808%
TIC	2.15327%
AIC	3.47837%
Average Life	2.00 Years

Projects Funded	
Street Reconstruction	\$1,650,000
Reserved	
Reserved	
Reserved	

Projects Funded => \$1,650,000

Street Reconstruction						
DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2025			13,749	13,749		
6/1/2026	575,000	1.500%	13,749	588,749	602,498	1.0
12/1/2026			9,436	9,436		
6/1/2027	565,000	1.600%	9,436	574,436	583,873	2.0
12/1/2027			4,916	4,916		
6/1/2028	575,000	1.710%	4,916	579,916	584,833	3.0
12/1/2028						
6/1/2029		1.820%				4.0
12/1/2029						
6/1/2030		1.940%				5.0
12/1/2030						
6/1/2031		2.090%				6.0
12/1/2031						
6/1/2032		2.210%				7.0
12/1/2032						
6/1/2033		2.310%				8.0
12/1/2033						
6/1/2034		2.380%				9.0
12/1/2034						
6/1/2035		2.430%				10.0
12/1/2035						
6/1/2036		2.480%				11.0
12/1/2036						
6/1/2037		2.520%				12.0
12/1/2037						
6/1/2038		2.590%				13.0
12/1/2038						
6/1/2039		2.660%				14.0
12/1/2039						
6/1/2040		2.730%				15.0
12/1/2040						
6/1/2041		2.810%				16.0
12/1/2041						
6/1/2042		2.890%				17.0
12/1/2042						
6/1/2043		2.970%				18.0
12/1/2043						
6/1/2044		3.050%				19.0
12/1/2044						
6/1/2045		3.130%				20.0
	1,715,000		56,203	1,771,203	1,771,203	
Scale : 12-09-2021 MMD + Aa3/BQ Pricing + 125 bps Timing						

City of Carroll, Iowa

General Obligation Capital Loan Notes, Series 2028A

EXHIBIT 5

SOURCES & USES	
SOURCES	
Par Amount of Bond	1,975,000.00
Accrued Interest	
Other Monies	

Total Sources	1,975,000.00
USES	
Deposit to Construction Account	1,910,000.00
Deposit to Reserve Account	
Capitalized Interest Account	
Municipal Bond Insurance	
Underwriters' Discount (\$10.00 per bond)	19,750.00
Costs of Issuance	43,000.00
Accrued Interest	
Rounding Amount	2,250.00

Total Uses	1,975,000.00
ASSUMPTIONS	
Dated Date	6/1/2028
Delivery Date	6/1/2028
First Interest Date	12/1/2028
First Principal Date	6/1/2029
Last Principal Date	6/1/2037
YIELD CALCULATIONS	
Arbitrage Yield	1.89389%
TIC	2.38918%
AIC	3.49217%
Average Life	2.09 Years

Projects Funded	
Street Reconstruction	\$1,910,000
Reserved	
Reserved	
Reserved	

Projects Funded => \$1,910,000

Street Reconstruction						
DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2028			18,392	18,392		
6/1/2029	545,000	1.750%	18,392	563,392	581,785	
12/1/2029			13,624	13,624		
6/1/2030	710,000	1.850%	13,624	723,624	737,247	
12/1/2030			7,056	7,056		
6/1/2031	720,000	1.960%	7,056	727,056	734,112	
12/1/2031						
6/1/2032		2.070%				
12/1/2032						
6/1/2033		2.190%				
12/1/2033						
6/1/2034		2.340%				
12/1/2034						
6/1/2035		2.460%				
12/1/2035						
6/1/2036		2.560%				
12/1/2036						
6/1/2037		2.630%				
12/1/2037						
6/1/2038		2.680%				
12/1/2038						
6/1/2039		2.730%				
12/1/2039						
6/1/2040		2.770%				
12/1/2040						
6/1/2041		2.840%				
12/1/2041						
6/1/2042		2.910%				
12/1/2042						
6/1/2043		2.980%				
12/1/2043						
6/1/2044		3.060%				
12/1/2044						
6/1/2045		3.140%				
12/1/2045						
6/1/2046		3.220%				
12/1/2046						
6/1/2047		3.300%				
12/1/2047						
6/1/2048		3.380%				
	1,975,000		78,144	2,053,144	2,053,144	
Scale : 12-09-2021 MMD + Aa3/BQ Pricing + 150 bps Timing						

City of Carroll, Iowa

General Obligation Capital Loan Notes, Series 2031+

EXHIBIT 6

SOURCES & USES	
SOURCES	
Par Amount of Bond	1,975,000.00
Accrued Interest	
Other Monies	

Total Sources	1,975,000.00
USES	
Deposit to Construction Account	1,910,000.00
Deposit to Reserve Account	
Capitalized Interest Account	
Municipal Bond Insurance	
Underwriters' Discount (\$10.00 per bond)	19,750.00
Costs of Issuance	43,000.00
Accrued Interest	
Rounding Amount	2,250.00

Total Uses	1,975,000.00
ASSUMPTIONS	
Dated Date	6/1/2031
Delivery Date	6/1/2031
First Interest Date	12/1/2031
First Principal Date	6/1/2032
Last Principal Date	6/1/2040
YIELD CALCULATIONS	
Arbitrage Yield	2.13878%
TIC	2.65436%
AIC	3.80305%
Average Life	2.01 Years

Projects Funded	
Street Reconstruction	\$1,910,000
Reserved	
Reserved	
Reserved	

Projects Funded => \$1,910,000

Street Reconstruction						
DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2031			20,784	20,784		
6/1/2032	645,000	2.000%	20,784	665,784	686,567	1.0
12/1/2032			14,334	14,334		
6/1/2033	660,000	2.100%	14,334	674,334	688,667	2.0
12/1/2033			7,404	7,404		
6/1/2034	670,000	2.210%	7,404	677,404	684,807	3.0
12/1/2034						
6/1/2035		2.320%				4.0
12/1/2035						
6/1/2036		2.440%				5.0
12/1/2036						
6/1/2037		2.590%				6.0
12/1/2037						
6/1/2038		2.710%				7.0
12/1/2038						
6/1/2039		2.810%				8.0
12/1/2039						
6/1/2040		2.880%				9.0
12/1/2040						
6/1/2041		2.930%				10.0
12/1/2041						
6/1/2042		2.980%				11.0
12/1/2042						
6/1/2043		3.020%				12.0
12/1/2043						
6/1/2044		3.090%				13.0
12/1/2044						
6/1/2045		3.160%				14.0
12/1/2045						
6/1/2046		3.230%				15.0
12/1/2046						
6/1/2047		3.310%				16.0
12/1/2047						
6/1/2048		3.390%				17.0
12/1/2048						
6/1/2049		3.470%				18.0
12/1/2049						
6/1/2050		3.550%				19.0
12/1/2050						
6/1/2051		3.630%				20.0

	1,975,000		85,041	2,060,041	2,060,041	
Scale : 12-09-2021 MMD + Aa3/BQ Pricing + 175 bps Timing						

City of Carroll, Iowa
Projection of G.O. Debt Capacity

EXHIBIT 7

Updated: 12/10/2021

Valuation Growth & Debt Limit Assumptions	
Legal Debt Limit	5.00%
Effective Limit	4.00%

	Effective Limit 4.00%		Rec Center												
					Streets			Rec Center	Streets	Streets					
Beginning of Fiscal Year	Actual Valuation	Historical Valuation Growth	Gross Debt Limit	Effective Debt Limit	DEBT SUBJECT TO LIMIT *			Proposed	Proposed	Proposed	Proposed	TOTAL	Available Effective Capacity	% of Legal Limit Utilized	Beginning of Fiscal Year
					G.O.	G.O.	Sales Tax	GO	GO LOST	GO	GO	G.O. DEBT			
					- TAXES -	- TIF -	Bonds	2022A	2022C	2025A	2028A	OUTST'NDG			
2015 - 2016	757,631,838	0.7%	37,881,592	30,305,274	3,630,000							3,630,000	26,675,274	9.58%	2015
2016 - 2017	775,612,596	2.4%	38,780,630	31,024,504	9,930,000							9,930,000	21,094,504	25.61%	2016
2017 - 2018	781,063,284	0.7%	39,053,164	31,242,531	4,090,000							4,090,000	27,152,531	10.47%	2017
2018 - 2019	846,719,429	8.4%	42,335,971	33,868,777	3,045,000							3,045,000	30,823,777	7.19%	2018
2019 - 2020	860,486,170	1.6%	43,024,309	34,419,447	6,675,000							6,675,000	27,744,447	15.51%	2019
2020 - 2021	893,736,425	3.9%	44,686,821	35,749,457	7,040,000							7,040,000	28,709,457	15.75%	2020
2021 - 2022	899,218,707	0.6%	44,960,935	35,968,748	5,825,000			2,165,000	5,740,000			13,730,000	22,238,748	30.54%	2021
2022 - 2023	903,293,465	0.5%	45,164,673	36,131,739	4,705,000			2,165,000	5,740,000			12,610,000	23,521,739	27.92%	2022
2023 - 2024	907,416,227	0.5%	45,370,811	36,296,649	3,780,000			1,945,000	5,460,000			11,185,000	25,111,649	24.65%	2023
2024 - 2025	911,559,602	0.5%	45,577,980	36,462,384	3,115,000			1,515,000	5,205,000	1,715,000		11,550,000	24,912,384	25.34%	2024
2025 - 2026	915,723,695	0.5%	45,786,185	36,628,948	2,740,000			795,000	4,945,000	1,715,000		10,195,000	26,433,948	22.27%	2025
2026 - 2027	915,723,695		45,786,185	36,628,948	2,350,000			670,000	4,680,000	1,140,000		8,840,000	27,788,948	19.31%	2026
2027 - 2028	915,723,695		45,786,185	36,628,948	1,945,000			540,000	4,410,000	575,000	1,975,000	9,445,000	27,183,948	20.63%	2027
2028 - 2029	915,723,695		45,786,185	36,628,948	1,535,000			410,000	4,135,000		1,975,000	8,055,000	28,573,948	17.59%	2028
2029 - 2030	915,723,695		45,786,185	36,628,948	1,110,000			275,000	3,855,000		1,430,000	6,670,000	29,958,948	14.57%	2029
2030 - 2031	915,723,695		45,786,185	36,628,948	835,000			140,000	3,570,000		720,000	5,265,000	31,363,948	11.50%	2030
2031 - 2032	915,723,695		45,786,185	36,628,948	560,000				3,280,000			3,840,000	32,788,948	8.39%	2031
2032 - 2033	915,723,695		45,786,185	36,628,948	280,000				2,985,000			3,265,000	33,363,948	7.13%	2032
2033 - 2034	915,723,695		45,786,185	36,628,948					2,685,000			2,685,000	33,943,948	5.86%	2033

* - Represents G.O. principal outstanding as of the BEGINNING of the fiscal year.



Option 1a: Street Reconstruction

- GO debt issued for street reconstruction every 3 years in 2022+
- \$540,259 in Special Assessments

TAX RATE IMPACT	
Fiscal Year 2021-22	(\$0.27)
Fiscal Year 2022-23	(\$0.00)
Fiscal Year 2023-24	\$0.00
Fiscal Year 2024-25	\$0.00

							TOTAL Resources	Outstanding Debt Issues					Proposed GO Debt								
Fiscal Year Payable	Total Tax Valuation	Taxable Value Growth	Tax Rate Per \$1,000	Current Taxes Levied	LOST Revenues	(1) 2006 Ashwood TIF	Other Sources	GO Series 2015A	GO Series 2016B	GO Bonds 2018B	GO Bonds 2020A	GO Refunding 2021A	Proposed GO Series 2022A	Proposed GO Series 2025A	Proposed GO Series 2028A	Proposed GO Future Series	Fiscal Fees	Other Uses	TOTAL Uses	Surplus (Deficit)	Ending Balance
2018 - 2019	550,295,467	6.8%	0.87898	483,699	400,694 *	34,738	17,140	281,228	292,223	397,035							1,000		971,485	(35,215)	87,622
2019 - 2020	565,809,838	2.8%	1.53008	865,734	415,812 *	35,133	16,022	282,978	294,523	529,360	223,503						1,300		1,331,663	1,040	88,662
2020 - 2021	573,329,116	1.3%	1.50170	860,968	467,789 *	34,836	32,562	284,400	291,498	526,295	288,150						1,600		1,391,943	4,213	92,875
2021 - 2022	583,185,710	1.7%	1.22749	715,855	500,492 *	31,603	26,585	290,080	298,060	41,708	151,900	490,374					1,600		1,273,723	812	93,687
2022 - 2023	574,203,079	(1.5%)	1.22287	702,177	556,033 *	2,585	21,517	285,180	299,070	0	166,900	282,000	246,962				2,200		1,282,312		93,687
2023 - 2024	582,176,815	1.4%	1.22361	712,357	477,326 *	2,585	17,214		299,720	0	165,900	287,300	454,862				1,700		1,209,482		93,687
2024 - 2025	570,733,586	(2.0%)	1.22767	700,671	477,326 *	2,585	12,910			0	164,650	282,400	745,242				1,200		1,193,492		93,687
2025 - 2026	585,937,423	2.7%	1.22817	719,629	477,326 *	2,585	8,607			0	168,150	282,500	236,591	519,106			1,800		1,208,147		93,687
2026 - 2027	591,796,797	1.0%	1.22828	726,895	477,326 *	2,585	4,303			0	166,150	287,500	233,753	521,906			1,800		1,211,109		93,687
2027 - 2028	597,714,765	1.0%	1.22198	730,397	477,326 *	0				0	163,900	282,300	235,657	524,066			1,800		1,207,723		93,687
2028 - 2029	603,691,913	1.0%	1.22116	737,202	477,326 *					0	166,400	282,100	232,159	275,516	255,954		2,400		1,214,528		93,687
2029 - 2030	609,728,832	1.0%	1.22662	747,908	477,326 *					0		286,800	233,397	275,784	427,454		1,800		1,225,234		93,687
2030 - 2031	615,826,120	1.0%	1.22438	754,007	477,326 *					0		284,050	234,324	275,643	435,516		1,800		1,231,333		93,687
2031 - 2032	621,984,381	1.0%	1.12227	698,035	477,326 *					0		286,300			512,872	374,389	1,800		1,175,361		93,687
2032 - 2033	628,204,225	1.0%	1.12053	703,923	477,326 *					0		283,220			523,040	373,189	1,800		1,181,249		93,687
2033 - 2034	634,486,267	1.0%	1.02169	648,247	477,326 *										752,199	371,574	1,800		1,125,573		93,687

* - Reflects the 25% local option sales tax receipts plus some excess of the 75% portion. No sunset.
(1) Incorporated TIF revenue from the Urban Renewal Area to abate a portion of the \$515,000 General Obligation Capital Loan Notes, Series 2006

City of Carroll, Iowa

General Obligation Capital Loan Notes, Series 2022A

EXHIBIT 2

SOURCES & USES	
SOURCES	
Par Amount of Bond	2,670,000.00
Accrued Interest	
Other Monies	

Total Sources	2,670,000.00
USES	
Deposit to Construction Account	2,600,000.00
Deposit to Reserve Account	
Capitalized Interest Account	
Municipal Bond Insurance	
Underwriters' Discount (\$10.00 per bond)	26,700.00
Costs of Issuance	43,000.00
Accrued Interest	
Rounding Amount	300.00

Total Uses	2,670,000.00
ASSUMPTIONS	
Dated Date	6/1/2022
Delivery Date	6/1/2022
First Interest Date	12/1/2022
First Principal Date	6/1/2023
Last Principal Date	6/1/2031
YIELD CALCULATIONS	
Arbitrage Yield	1.53743%
TIC	1.77450%
AIC	2.16367%
Average Life	4.44 Years

Projects Funded	
Street Reconstruction	\$1,900,000
Rec Center Contribution	700,000
Reserved	
Reserved	
Projects Funded =>	\$2,600,000

Street Reconstruction						
DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2022			18,481	18,481		
6/1/2023	210,000	1.000%	18,481	228,481	246,962	1.0
12/1/2023			17,431	17,431		
6/1/2024	420,000	1.100%	17,431	437,431	454,862	2.0
12/1/2024			15,121	15,121		
6/1/2025	715,000	1.210%	15,121	730,121	745,242	3.0
12/1/2025			10,795	10,795		
6/1/2026	215,000	1.320%	10,795	225,795	236,591	4.0
12/1/2026			9,376	9,376		
6/1/2027	215,000	1.440%	9,376	224,376	233,753	5.0
12/1/2027			7,828	7,828		
6/1/2028	220,000	1.590%	7,828	227,828	235,657	6.0
12/1/2028			6,079	6,079		
6/1/2029	220,000	1.710%	6,079	226,079	232,159	7.0
12/1/2029			4,198	4,198		
6/1/2030	225,000	1.810%	4,198	229,198	233,397	8.0
12/1/2030			2,162	2,162		
6/1/2031	230,000	1.880%	2,162	232,162	234,324	9.0
12/1/2031						
6/1/2032		1.930%				10.0
12/1/2032						
6/1/2033		1.980%				11.0
12/1/2033						
6/1/2034		2.020%				12.0
12/1/2034						
6/1/2035		2.090%				13.0
12/1/2035						
6/1/2036		2.160%				14.0
12/1/2036						
6/1/2037		2.230%				15.0
12/1/2037						
6/1/2038		2.310%				16.0
12/1/2038						
6/1/2039		2.390%				17.0
12/1/2039						
6/1/2040		2.470%				18.0
12/1/2040						
6/1/2041		2.550%				19.0
12/1/2041						
6/1/2042		2.630%				20.0

	2,670,000		182,945	2,852,945	2,852,945	
Scale : 12-09-2021 MMD + Aa3/BQ Pricing + 75 bps Timing						

City of Carroll, Iowa

Proposed G. O. Local Option Sales Tax Bonds, Series 2022B

EXHIBIT 3

Paid by Local Option Sales Tax Revenues (Not Debt Service Levy)

Recreation Center: East Locker Room & Gym ONLY

SOURCES & USES		
SOURCES		
Par Amount of Notes	5,740,000.00	
Cash on Hand		
Premium		
Total Sources	5,740,000.00	
USES		
Deposit to Construction Account	5,620,363.00	
Deposit to Reserve Account		
Capitalized Interest Account	(0.00)	
Municipal Bond Insurance	0.00	
Underwriters' Discount (\$12.00 per bond)	68,880.00	
Costs of Issuance	50,500.00	
Accrued Interest		
Rounding Amount	257.00	
Total Uses	5,740,000.00	
ASSUMPTIONS		
Dated Date	6/1/2022	
Delivery Date	6/1/2022	
First Interest Date	12/1/2022	
First Principal Date	6/1/2023	
Last Principal Date	6/1/2041	
Yield Calculations:		
Arbitrage Yield	2.36479%	
TIC	2.49794%	
AIC	2.59702%	
Average Life	10.57 Years	

PROJECTS FINANCED:		
Rec Center (Locker Rm & Gym ONLY)	\$	7,320,363
Less Cash		(1,000,000)
Less GO Debt		(700,000)
Reserved		-
GO LOST Debt =>	\$	5,620,363

DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2022			61,646	61,646		
1.0 6/1/2023	280,000	1.250%	61,646	341,646	403,292	
12/1/2023			59,896	59,896		
2.0 6/1/2024	255,000	1.350%	59,896	314,896	374,792	
12/1/2024			58,175	58,175		
3.0 6/1/2025	260,000	1.460%	58,175	318,175	376,349	
12/1/2025			56,277	56,277		
4.0 6/1/2026	265,000	1.570%	56,277	321,277	377,553	
12/1/2026			54,196	54,196		
5.0 6/1/2027	270,000	1.690%	54,196	324,196	378,393	
12/1/2027			51,915	51,915		
6.0 6/1/2028	275,000	1.840%	51,915	326,915	378,830	
12/1/2028			49,385	49,385		
7.0 6/1/2029	280,000	1.960%	49,385	329,385	378,770	
12/1/2029			46,641	46,641		
8.0 6/1/2030	285,000	2.060%	46,641	331,641	378,282	
12/1/2030			43,705	43,705		
9.0 6/1/2031	290,000	2.130%	43,705	333,705	377,411	
12/1/2031			40,617	40,617		
10.0 6/1/2032	295,000	2.180%	40,617	335,617	376,234	
12/1/2032			37,401	37,401		
11.0 6/1/2033	300,000	2.230%	37,401	337,401	374,803	
12/1/2033			34,056	34,056		
12.0 6/1/2034	310,000	2.270%	34,056	344,056	378,113	
12/1/2034			30,538	30,538		
13.0 6/1/2035	315,000	2.340%	30,538	345,538	376,076	
12/1/2035			26,852	26,852		
14.0 6/1/2036	325,000	2.410%	26,852	351,852	378,705	
12/1/2036			22,936	22,936		
15.0 6/1/2037	330,000	2.480%	22,936	352,936	375,872	
12/1/2037			18,844	18,844		
16.0 6/1/2038	340,000	2.560%	18,844	358,844	377,688	
12/1/2038			14,492	14,492		
17.0 6/1/2039	345,000	2.640%	14,492	359,492	373,984	
12/1/2039			9,938	9,938		
18.0 6/1/2040	355,000	2.720%	9,938	364,938	374,876	
12/1/2040			5,110	5,110		
19.0 6/1/2041	365,000	2.800%	5,110	370,110	375,220	
12/1/2041						
20.0 6/1/2042						
	5,740,000		1,445,237	7,185,237	7,185,237	
Scale : MMD Aaa as of 12-09-2021 + Aa3/BQ credit + 75 bps timing						

City of Carroll, Iowa

General Obligation Capital Loan Notes, Series 2025A

EXHIBIT 4

SOURCES & USES	
SOURCES	
Par Amount of Bond	2,265,000.00
Accrued Interest	
Other Monies	

Total Sources	2,265,000.00
USES	
Deposit to Construction Account	2,200,000.00
Deposit to Reserve Account	
Capitalized Interest Account	
Municipal Bond Insurance	
Underwriters' Discount (\$10.00 per bond)	22,650.00
Costs of Issuance	43,000.00
Accrued Interest	
Rounding Amount	-650.00

Total Uses	2,265,000.00
ASSUMPTIONS	
Dated Date	6/1/2025
Delivery Date	6/1/2025
First Interest Date	12/1/2025
First Principal Date	6/1/2026
Last Principal Date	6/1/2034
YIELD CALCULATIONS	
Arbitrage Yield	1.82624%
TIC	2.16775%
AIC	2.83026%
Average Life	3.07 Years

Projects Funded	
Street Reconstruction	\$2,200,000
Reserved	
Reserved	
Reserved	
Projects Funded => \$2,200,000	

Street Reconstruction						
DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2025			19,553	19,553		
6/1/2026	480,000	1.500%	19,553	499,553	519,106	
12/1/2026			15,953	15,953		
6/1/2027	490,000	1.600%	15,953	505,953	521,906	
12/1/2027			12,033	12,033		
6/1/2028	500,000	1.710%	12,033	512,033	524,066	
12/1/2028			7,758	7,758		
6/1/2029	260,000	1.820%	7,758	267,758	275,516	
12/1/2029			5,392	5,392		
6/1/2030	265,000	1.940%	5,392	270,392	275,784	
12/1/2030			2,822	2,822		
6/1/2031	270,000	2.090%	2,822	272,822	275,643	
12/1/2031						
6/1/2032		2.210%				
12/1/2032						
6/1/2033		2.310%				
12/1/2033						
6/1/2034		2.380%				
12/1/2034						
6/1/2035		2.430%				
12/1/2035						
6/1/2036		2.480%				
12/1/2036						
6/1/2037		2.520%				
12/1/2037						
6/1/2038		2.590%				
12/1/2038						
6/1/2039		2.660%				
12/1/2039						
6/1/2040		2.730%				
12/1/2040						
6/1/2041		2.810%				
12/1/2041						
6/1/2042		2.890%				
12/1/2042						
6/1/2043		2.970%				
12/1/2043						
6/1/2044		3.050%				
12/1/2044						
6/1/2045		3.130%				
	2,265,000		127,021	2,392,021	2,392,021	
Scale : 12-09-2021 MMD + Aa3/BQ Pricing + 125 bps Timing						

City of Carroll, Iowa

General Obligation Capital Loan Notes, Series 2028A

EXHIBIT 5

SOURCES & USES	
SOURCES	
Par Amount of Bond	2,670,000.00
Accrued Interest	
Other Monies	

Total Sources	2,670,000.00
USES	
Deposit to Construction Account	2,600,000.00
Deposit to Reserve Account	
Capitalized Interest Account	
Municipal Bond Insurance	
Underwriters' Discount (\$10.00 per bond)	26,700.00
Costs of Issuance	43,000.00
Accrued Interest	
Rounding Amount	300.00

Total Uses	2,670,000.00
ASSUMPTIONS	
Dated Date	6/1/2028
Delivery Date	6/1/2028
First Interest Date	12/1/2028
First Principal Date	6/1/2029
Last Principal Date	6/1/2037
YIELD CALCULATIONS	
Arbitrage Yield	2.17117%
TIC	2.43153%
AIC	2.85819%
Average Life	4.08 Years

Projects Funded	
Street Reconstruction	\$2,600,000
Reserved	
Reserved	
Reserved	

Projects Funded => \$2,600,000

Street Reconstruction						
DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2028			27,977	27,977		
6/1/2029	200,000	1.750%	27,977	227,977	255,954	1.0
12/1/2029			26,227	26,227		
6/1/2030	375,000	1.850%	26,227	401,227	427,454	2.0
12/1/2030			22,758	22,758		
6/1/2031	390,000	1.960%	22,758	412,758	435,516	3.0
12/1/2031			18,936	18,936		
6/1/2032	475,000	2.070%	18,936	493,936	512,872	4.0
12/1/2032			14,020	14,020		
6/1/2033	495,000	2.190%	14,020	509,020	523,040	5.0
12/1/2033			8,600	8,600		
6/1/2034	735,000	2.340%	8,600	743,600	752,199	6.0
12/1/2034						
6/1/2035		2.460%				7.0
12/1/2035						
6/1/2036		2.560%				8.0
12/1/2036						
6/1/2037		2.630%				9.0
12/1/2037						
6/1/2038		2.680%				10.0
12/1/2038						
6/1/2039		2.730%				11.0
12/1/2039						
6/1/2040		2.770%				12.0
12/1/2040						
6/1/2041		2.840%				13.0
12/1/2041						
6/1/2042		2.910%				14.0
12/1/2042						
6/1/2043		2.980%				15.0
12/1/2043						
6/1/2044		3.060%				16.0
12/1/2044						
6/1/2045		3.140%				17.0
12/1/2045						
6/1/2046		3.220%				18.0
12/1/2046						
6/1/2047		3.300%				19.0
12/1/2047						
6/1/2048		3.380%				20.0
	2,670,000		237,034	2,907,034	2,907,034	
Scale : 12-09-2021 MMD + Aa3/BQ Pricing + 150 bps Timing						

City of Carroll, Iowa

General Obligation Capital Loan Notes, Series 2031+

EXHIBIT 6

SOURCES & USES	
SOURCES	
Par Amount of Bond	2,670,000.00
Accrued Interest	
Other Monies	

Total Sources	2,670,000.00
USES	
Deposit to Construction Account	2,600,000.00
Deposit to Reserve Account	
Capitalized Interest Account	
Municipal Bond Insurance	
Underwriters' Discount (\$10.00 per bond)	26,700.00
Costs of Issuance	43,000.00
Accrued Interest	
Rounding Amount	300.00

Total Uses	2,670,000.00
ASSUMPTIONS	
Dated Date	6/1/2031
Delivery Date	6/1/2031
First Interest Date	12/1/2031
First Principal Date	6/1/2032
Last Principal Date	6/1/2040
YIELD CALCULATIONS	
Arbitrage Yield	2.54114%
TIC	2.77631%
AIC	3.16214%
Average Life	4.62 Years

Projects Funded	
Street Reconstruction	\$2,600,000
Reserved	
Reserved	
Reserved	
Projects Funded => \$2,600,000	

Street Reconstruction							
DEBT SERVICE SCHEDULE							
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service		
12/1/2031			32,195	32,195			
6/1/2032	310,000	2.000%	32,195	342,195	374,389		
12/1/2032			29,095	29,095			
6/1/2033	315,000	2.100%	29,095	344,095	373,189		
12/1/2033			25,787	25,787			
6/1/2034	320,000	2.210%	25,787	345,787	371,574		
12/1/2034			22,251	22,251			
6/1/2035	330,000	2.320%	22,251	352,251	374,502		
12/1/2035			18,423	18,423			
6/1/2036	335,000	2.440%	18,423	353,423	371,846		
12/1/2036			14,336	14,336			
6/1/2037	345,000	2.590%	14,336	359,336	373,672		
12/1/2037			9,868	9,868			
6/1/2038	355,000	2.710%	9,868	364,868	374,737		
12/1/2038			5,058	5,058			
6/1/2039	360,000	2.810%	5,058	365,058	370,116		
12/1/2039							
6/1/2040		2.880%					
12/1/2040							
6/1/2041		2.930%					
12/1/2041							
6/1/2042		2.980%					
12/1/2042							
6/1/2043		3.020%					
12/1/2043							
6/1/2044		3.090%					
12/1/2044							
6/1/2045		3.160%					
12/1/2045							
6/1/2046		3.230%					
12/1/2046							
6/1/2047		3.310%					
12/1/2047							
6/1/2048		3.390%					
12/1/2048							
6/1/2049		3.470%					
12/1/2049							
6/1/2050		3.550%					
12/1/2050							
6/1/2051		3.630%					
	2,670,000		314,025	2,984,025	2,984,025		
Scale : 12-09-2021 MMD + Aa3/BQ Pricing + 175 bps Timing							

City of Carroll, Iowa
Projection of G.O. Debt Capacity

EXHIBIT 7

Updated: 12/10/2021

Valuation Growth & Debt Limit Assumptions	
Legal Debt Limit	5.00%
Effective Limit	4.00%

	Effective Limit 4.00%		Rec Center												
					Streets			Rec Center	Streets	Streets					
Beginning of Fiscal Year	Actual Valuation	Historical Valuation Growth	Gross Debt Limit	Effective Debt Limit	DEBT SUBJECT TO LIMIT *			Proposed	Proposed	Proposed	Proposed	TOTAL	Available Effective Capacity	% of Legal Limit Utilized	Beginning of Fiscal Year
					G.O.	G.O.	Sales Tax	GO	GO LOST	GO	GO	G.O. DEBT			
					- TAXES -	- TIF -	Bonds	2022A	2022C	2025A	2028A	OUTST'NDG			
2015 - 2016	757,631,838	0.7%	37,881,592	30,305,274	3,630,000							3,630,000	26,675,274	9.58%	2015
2016 - 2017	775,612,596	2.4%	38,780,630	31,024,504	9,930,000							9,930,000	21,094,504	25.61%	2016
2017 - 2018	781,063,284	0.7%	39,053,164	31,242,531	4,090,000							4,090,000	27,152,531	10.47%	2017
2018 - 2019	846,719,429	8.4%	42,335,971	33,868,777	3,045,000							3,045,000	30,823,777	7.19%	2018
2019 - 2020	860,486,170	1.6%	43,024,309	34,419,447	6,675,000							6,675,000	27,744,447	15.51%	2019
2020 - 2021	893,736,425	3.9%	44,686,821	35,749,457	7,040,000							7,040,000	28,709,457	15.75%	2020
2021 - 2022	899,218,707	0.6%	44,960,935	35,968,748	5,825,000			2,670,000	5,740,000			14,235,000	21,733,748	31.66%	2021
2022 - 2023	903,293,465	0.5%	45,164,673	36,131,739	4,705,000			2,670,000	5,740,000			13,115,000	23,016,739	29.04%	2022
2023 - 2024	907,416,227	0.5%	45,370,811	36,296,649	3,780,000			2,460,000	5,460,000			11,700,000	24,596,649	25.79%	2023
2024 - 2025	911,559,602	0.5%	45,577,980	36,462,384	3,115,000			2,040,000	5,205,000	2,265,000		12,625,000	23,837,384	27.70%	2024
2025 - 2026	915,723,695	0.5%	45,786,185	36,628,948	2,740,000			1,325,000	4,945,000	2,265,000		11,275,000	25,353,948	24.63%	2025
2026 - 2027	915,723,695		45,786,185	36,628,948	2,350,000			1,110,000	4,680,000	1,785,000		9,925,000	26,703,948	21.68%	2026
2027 - 2028	915,723,695		45,786,185	36,628,948	1,945,000			895,000	4,410,000	1,295,000	2,670,000	11,215,000	25,413,948	24.49%	2027
2028 - 2029	915,723,695		45,786,185	36,628,948	1,535,000			675,000	4,135,000	795,000	2,670,000	9,810,000	26,818,948	21.43%	2028
2029 - 2030	915,723,695		45,786,185	36,628,948	1,110,000			455,000	3,855,000	535,000	2,470,000	8,425,000	28,203,948	18.40%	2029
2030 - 2031	915,723,695		45,786,185	36,628,948	835,000			230,000	3,570,000	270,000	2,095,000	7,000,000	29,628,948	15.29%	2030
2031 - 2032	915,723,695		45,786,185	36,628,948	560,000				3,280,000		1,705,000	5,545,000	31,083,948	12.11%	2031
2032 - 2033	915,723,695		45,786,185	36,628,948	280,000				2,985,000		1,230,000	4,495,000	32,133,948	9.82%	2032
2033 - 2034	915,723,695		45,786,185	36,628,948					2,685,000		735,000	3,420,000	33,208,948	7.47%	2033

* - Represents G.O. principal outstanding as of the BEGINNING of the fiscal year.



Option 2: Street Reconstruction

- GO debt issued for street reconstruction every 3 years in 2022+
- \$110,160 in Special Assessments

TAX RATE IMPACT	
Fiscal Year 2021-22	(\$0.27)
Fiscal Year 2022-23	\$0.00
Fiscal Year 2023-24	(\$0.01)
Fiscal Year 2024-25	\$0.00

Fiscal Year Payable	Total Tax Valuation	Taxable Value Growth	Tax Rate Per \$1,000	Abatements				TOTAL Resources	Outstanding Debt Issues					Proposed GO Debt				Fiscal Fees	Other Uses	TOTAL Uses	Surplus (Deficit)	Ending Balance
				Current Taxes Levied	LOST Revenues	(1) 2006 Ashwood TIF	Other Sources		GO Series 2015A	GO Series 2016B	GO Bonds 2018B	GO Bonds 2020A	GO Refunding 2021A	Proposed GO Series 2022A	Proposed GO Series 2025A	Proposed GO Series 2028A	Proposed GO Future Series					
2018 - 2019	550,295,467	6.8%	0.87898	483,699	400,694 *	34,738	17,140	936,270	281,228	292,223	397,035							1,000		971,485	(35,215)	87,622
2019 - 2020	565,809,838	2.8%	1.53008	865,734	415,812 *	35,133	16,022	1,332,702	282,978	294,523	529,360	223,503						1,300		1,331,663	1,040	88,662
2020 - 2021	573,329,116	1.3%	1.50170	860,968	467,789 *	34,836	32,562	1,396,156	284,400	291,498	526,295	288,150						1,600		1,391,943	4,213	92,875
2021 - 2022	583,185,710	1.7%	1.22749	715,855	500,492 *	31,603	26,585	1,274,535	290,080	298,060	41,708	151,900	490,374					1,600		1,273,723	812	93,687
2022 - 2023	574,203,079	(1.5%)	1.22985	706,184	556,033 *	2,585	21,517	1,286,319	285,180	299,070	0	166,900	282,000	250,969				2,200		1,286,319		93,687
2023 - 2024	582,176,815	1.4%	1.22199	711,414	477,326 *	2,585	17,214	1,208,539		299,720	0	165,900	287,300	453,919				1,700		1,208,539		93,687
2024 - 2025	570,733,586	(2.0%)	1.22621	699,838	477,326 *	2,585	12,910	1,192,659			0	164,650	282,400	744,409				1,200		1,192,659		93,687
2025 - 2026	585,937,423	2.7%	1.22296	716,578	477,326 *	2,585	8,607	1,205,096			0	168,150	282,500	245,878	506,768			1,800		1,205,096		93,687
2026 - 2027	591,796,797	1.0%	1.22376	724,219	477,326 *	2,585	4,303	1,208,433			0	166,150	287,500	243,040	509,943			1,800		1,208,433		93,687
2027 - 2028	597,714,765	1.0%	1.22654	733,121	477,326 *	0		1,210,447			0	163,900	282,300	244,944	517,503			1,800		1,210,447		93,687
2028 - 2029	603,691,913	1.0%	1.22324	738,459	477,326 *			1,215,785			0	166,400	282,100	241,446	249,295	274,144		2,400		1,215,785		93,687
2029 - 2030	609,728,832	1.0%	1.22168	744,893	477,326 *			1,222,219			0		286,800	242,684	250,291	440,644		1,800		1,222,219		93,687
2030 - 2031	615,826,120	1.0%	1.22902	756,861	477,326 *			1,234,187			0		284,050	243,612	245,926	458,799		1,800		1,234,187		93,687
2031 - 2032	621,984,381	1.0%	1.22644	762,828	477,326 *			1,240,154			0		286,300	244,288	246,224	276,057	185,486	1,800		1,240,154		93,687
2032 - 2033	628,204,225	1.0%	1.22345	768,575	477,326 *			1,245,901			0		283,220	244,752	246,141	281,503	188,486	1,800		1,245,901		93,687
2033 - 2034	634,486,267	1.0%	0.62717	397,933	477,326 *			875,259							245,712	281,466	346,281	1,800		875,259		93,687

* - Reflects the 25% local option sales tax receipts plus some excess of the 75% portion. No sunset.
(1) Incorporated TIF revenue from the Urban Renewal Area to abate a portion of the \$515,000 General Obligation Capital Loan Notes, Series 2006

City of Carroll, Iowa

General Obligation Capital Loan Notes, Series 2022A

EXHIBIT 2

SOURCES & USES	
SOURCES	
Par Amount of Bond	3,120,000.00
Accrued Interest	
Other Monies	

Total Sources	3,120,000.00
USES	
Deposit to Construction Account	3,050,000.00
Deposit to Reserve Account	
Capitalized Interest Account	
Municipal Bond Insurance	
Underwriters' Discount (\$10.00 per bond)	31,200.00
Costs of Issuance	43,000.00
Accrued Interest	
Rounding Amount	-4,200.00

Total Uses	3,120,000.00
ASSUMPTIONS	
Dated Date	6/1/2022
Delivery Date	6/1/2022
First Interest Date	12/1/2022
First Principal Date	6/1/2023
Last Principal Date	6/1/2031
YIELD CALCULATIONS	
Arbitrage Yield	1.65961%
TIC	1.85803%
AIC	2.13638%
Average Life	5.38 Years

Projects Funded	
Street Reconstruction	\$2,350,000
Rec Center Contribution	700,000
Reserved	
Reserved	
Projects Funded =>	\$3,050,000

Street Reconstruction						
DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2022			22,984	22,984		
6/1/2023	205,000	1.000%	22,984	227,984	250,969	
12/1/2023			21,959	21,959		
6/1/2024	410,000	1.100%	21,959	431,959	453,919	
12/1/2024			19,704	19,704		
6/1/2025	705,000	1.210%	19,704	724,704	744,409	
12/1/2025			15,439	15,439		
6/1/2026	215,000	1.320%	15,439	230,439	245,878	
12/1/2026			14,020	14,020		
6/1/2027	215,000	1.440%	14,020	229,020	243,040	
12/1/2027			12,472	12,472		
6/1/2028	220,000	1.590%	12,472	232,472	244,944	
12/1/2028			10,723	10,723		
6/1/2029	220,000	1.710%	10,723	230,723	241,446	
12/1/2029			8,842	8,842		
6/1/2030	225,000	1.810%	8,842	233,842	242,684	
12/1/2030			6,806	6,806		
6/1/2031	230,000	1.880%	6,806	236,806	243,612	
12/1/2031			4,644	4,644		
6/1/2032	235,000	1.930%	4,644	239,644	244,288	
12/1/2032			2,376	2,376		
6/1/2033	240,000	1.980%	2,376	242,376	244,752	
12/1/2033						
6/1/2034		2.020%				
12/1/2034						
6/1/2035		2.090%				
12/1/2035						
6/1/2036		2.160%				
12/1/2036						
6/1/2037		2.230%				
12/1/2037						
6/1/2038		2.310%				
12/1/2038						
6/1/2039		2.390%				
12/1/2039						
6/1/2040		2.470%				
12/1/2040						
6/1/2041		2.550%				
12/1/2041						
6/1/2042		2.630%				
	3,120,000		279,939	3,399,939	3,399,939	
Scale : 12-09-2021 MMD + Aa3/BQ Pricing + 75 bps Timing						

City of Carroll, Iowa

Proposed G. O. Local Option Sales Tax Bonds, Series 2022B

EXHIBIT 3

Paid by Local Option Sales Tax Revenues (Not Debt Service Levy)

Recreation Center: East Locker Room & Gym ONLY

SOURCES & USES		
SOURCES		
Par Amount of Notes	5,740,000.00	
Cash on Hand		
Premium		
Total Sources	5,740,000.00	
USES		
Deposit to Construction Account	5,620,363.00	
Deposit to Reserve Account		
Capitalized Interest Account	(0.00)	
Municipal Bond Insurance	0.00	
Underwriters' Discount (\$12.00 per bond)	68,880.00	
Costs of Issuance	50,500.00	
Accrued Interest		
Rounding Amount	257.00	
Total Uses	5,740,000.00	
ASSUMPTIONS		
Dated Date	6/1/2022	
Delivery Date	6/1/2022	
First Interest Date	12/1/2022	
First Principal Date	6/1/2023	
Last Principal Date	6/1/2041	
Yield Calculations:		
Arbitrage Yield	2.36479%	
TIC	2.49794%	
AIC	2.59702%	
Average Life	10.57 Years	

PROJECTS FINANCED:		
Rec Center (Locker Rm & Gym ONLY)	\$ 7,320,363	
Less Cash	(1,000,000)	
Less GO Debt	(700,000)	
Reserved	-	
GO LOST Debt =>	\$ 5,620,363	

DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2022			61,646	61,646		
1.0 6/1/2023	280,000	1.250%	61,646	341,646	403,292	
12/1/2023			59,896	59,896		
2.0 6/1/2024	255,000	1.350%	59,896	314,896	374,792	
12/1/2024			58,175	58,175		
3.0 6/1/2025	260,000	1.460%	58,175	318,175	376,349	
12/1/2025			56,277	56,277		
4.0 6/1/2026	265,000	1.570%	56,277	321,277	377,553	
12/1/2026			54,196	54,196		
5.0 6/1/2027	270,000	1.690%	54,196	324,196	378,393	
12/1/2027			51,915	51,915		
6.0 6/1/2028	275,000	1.840%	51,915	326,915	378,830	
12/1/2028			49,385	49,385		
7.0 6/1/2029	280,000	1.960%	49,385	329,385	378,770	
12/1/2029			46,641	46,641		
8.0 6/1/2030	285,000	2.060%	46,641	331,641	378,282	
12/1/2030			43,705	43,705		
9.0 6/1/2031	290,000	2.130%	43,705	333,705	377,411	
12/1/2031			40,617	40,617		
10.0 6/1/2032	295,000	2.180%	40,617	335,617	376,234	
12/1/2032			37,401	37,401		
11.0 6/1/2033	300,000	2.230%	37,401	337,401	374,803	
12/1/2033			34,056	34,056		
12.0 6/1/2034	310,000	2.270%	34,056	344,056	378,113	
12/1/2034			30,538	30,538		
13.0 6/1/2035	315,000	2.340%	30,538	345,538	376,076	
12/1/2035			26,852	26,852		
14.0 6/1/2036	325,000	2.410%	26,852	351,852	378,705	
12/1/2036			22,936	22,936		
15.0 6/1/2037	330,000	2.480%	22,936	352,936	375,872	
12/1/2037			18,844	18,844		
16.0 6/1/2038	340,000	2.560%	18,844	358,844	377,688	
12/1/2038			14,492	14,492		
17.0 6/1/2039	345,000	2.640%	14,492	359,492	373,984	
12/1/2039			9,938	9,938		
18.0 6/1/2040	355,000	2.720%	9,938	364,938	374,876	
12/1/2040			5,110	5,110		
19.0 6/1/2041	365,000	2.800%	5,110	370,110	375,220	
12/1/2041						
20.0 6/1/2042						
	5,740,000		1,445,237	7,185,237	7,185,237	
Scale : MMD Aaa as of 12-09-2021 + Aa3/BQ credit + 75 bps timing						

City of Carroll, Iowa

General Obligation Capital Loan Notes, Series 2025A

EXHIBIT 4

SOURCES & USES	
SOURCES	
Par Amount of Bond	2,775,000.00
Accrued Interest	
Other Monies	

Total Sources	2,775,000.00
USES	
Deposit to Construction Account	2,700,000.00
Deposit to Reserve Account	
Capitalized Interest Account	
Municipal Bond Insurance	
Underwriters' Discount (\$10.00 per bond)	27,750.00
Costs of Issuance	43,000.00
Accrued Interest	
Rounding Amount	4,250.00

Total Uses	2,775,000.00
ASSUMPTIONS	
Dated Date	6/1/2025
Delivery Date	6/1/2025
First Interest Date	12/1/2025
First Principal Date	6/1/2026
Last Principal Date	6/1/2034
YIELD CALCULATIONS	
Arbitrage Yield	2.04539%
TIC	2.29654%
AIC	2.69348%
Average Life	4.26 Years

Projects Funded	
Street Reconstruction	\$2,700,000
Reserved	
Reserved	
Reserved	

Projects Funded => \$2,700,000

Street Reconstruction						
DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2025			25,884	25,884		
6/1/2026	455,000	1.500%	25,884	480,884	506,768	
12/1/2026			22,472	22,472		
6/1/2027	465,000	1.600%	22,472	487,472	509,943	
12/1/2027			18,752	18,752		
6/1/2028	480,000	1.710%	18,752	498,752	517,503	
12/1/2028			14,648	14,648		
6/1/2029	220,000	1.820%	14,648	234,648	249,295	
12/1/2029			12,646	12,646		
6/1/2030	225,000	1.940%	12,646	237,646	250,291	
12/1/2030			10,463	10,463		
6/1/2031	225,000	2.090%	10,463	235,463	245,926	
12/1/2031			8,112	8,112		
6/1/2032	230,000	2.210%	8,112	238,112	246,224	
12/1/2032			5,570	5,570		
6/1/2033	235,000	2.310%	5,570	240,570	246,141	
12/1/2033			2,856	2,856		
6/1/2034	240,000	2.380%	2,856	242,856	245,712	
12/1/2034						
6/1/2035		2.430%				
12/1/2035						
6/1/2036		2.480%				
12/1/2036						
6/1/2037		2.520%				
12/1/2037						
6/1/2038		2.590%				
12/1/2038						
6/1/2039		2.660%				
12/1/2039						
6/1/2040		2.730%				
12/1/2040						
6/1/2041		2.810%				
12/1/2041						
6/1/2042		2.890%				
12/1/2042						
6/1/2043		2.970%				
12/1/2043						
6/1/2044		3.050%				
12/1/2044						
6/1/2045		3.130%				
	2,775,000		242,802	3,017,802	3,017,802	
Scale : 12-09-2021 MMD + Aa3/BQ Pricing + 125 bps Timing						

City of Carroll, Iowa

General Obligation Capital Loan Notes, Series 2028A

EXHIBIT 5

SOURCES & USES	
SOURCES	
Par Amount of Bond	3,200,000.00
Accrued Interest	
Other Monies	

Total Sources	3,200,000.00
USES	
Deposit to Construction Account	3,125,000.00
Deposit to Reserve Account	
Capitalized Interest Account	
Municipal Bond Insurance	
Underwriters' Discount (\$10.00 per bond)	32,000.00
Costs of Issuance	43,000.00
Accrued Interest	
Rounding Amount	

Total Uses	3,200,000.00
ASSUMPTIONS	
Dated Date	6/1/2028
Delivery Date	6/1/2028
First Interest Date	12/1/2028
First Principal Date	6/1/2029
Last Principal Date	6/1/2037
YIELD CALCULATIONS	
Arbitrage Yield	2.49773%
TIC	2.67274%
AIC	2.91196%
Average Life	6.38 Years

Projects Funded	
Street Reconstruction	\$3,125,000
Reserved	
Reserved	
Reserved	
Projects Funded =>	
	\$3,125,000

Street Reconstruction						
DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2028			37,072	37,072		
1.0 6/1/2029	200,000	1.750%	37,072	237,072	274,144	
12/1/2029			35,322	35,322		
2.0 6/1/2030	370,000	1.850%	35,322	405,322	440,644	
12/1/2030			31,900	31,900		
3.0 6/1/2031	395,000	1.960%	31,900	426,900	458,799	
12/1/2031			28,029	28,029		
4.0 6/1/2032	220,000	2.070%	28,029	248,029	276,057	
12/1/2032			25,752	25,752		
5.0 6/1/2033	230,000	2.190%	25,752	255,752	281,503	
12/1/2033			23,233	23,233		
6.0 6/1/2034	235,000	2.340%	23,233	258,233	281,466	
12/1/2034			20,484	20,484		
7.0 6/1/2035	240,000	2.460%	20,484	260,484	280,967	
12/1/2035			17,532	17,532		
8.0 6/1/2036	250,000	2.560%	17,532	267,532	285,063	
12/1/2036			14,332	14,332		
9.0 6/1/2037	255,000	2.630%	14,332	269,332	283,663	
12/1/2037			10,978	10,978		
10.0 6/1/2038	260,000	2.680%	10,978	270,978	281,957	
12/1/2038			7,494	7,494		
11.0 6/1/2039	270,000	2.730%	7,494	277,494	284,989	
12/1/2039			3,809	3,809		
12.0 6/1/2040	275,000	2.770%	3,809	278,809	282,618	
12/1/2040						
13.0 6/1/2041		2.840%				
12/1/2041						
14.0 6/1/2042		2.910%				
12/1/2042						
15.0 6/1/2043		2.980%				
12/1/2043						
16.0 6/1/2044		3.060%				
12/1/2044						
17.0 6/1/2045		3.140%				
12/1/2045						
18.0 6/1/2046		3.220%				
12/1/2046						
19.0 6/1/2047		3.300%				
12/1/2047						
20.0 6/1/2048		3.380%				
	3,200,000		511,869	3,711,869	3,711,869	
Scale : 12-09-2021 MMD + Aa3/BQ Pricing + 150 bps Timing						

City of Carroll, Iowa

General Obligation Capital Loan Notes, Series 2031+

EXHIBIT 6

SOURCES & USES	
SOURCES	
Par Amount of Bond	3,205,000.00
Accrued Interest	
Other Monies	

Total Sources	3,205,000.00
USES	
Deposit to Construction Account	3,125,000.00
Deposit to Reserve Account	
Capitalized Interest Account	
Municipal Bond Insurance	
Underwriters' Discount (\$10.00 per bond)	32,050.00
Costs of Issuance	43,000.00
Accrued Interest	
Rounding Amount	4,950.00

Total Uses	3,205,000.00
ASSUMPTIONS	
Dated Date	6/1/2031
Delivery Date	6/1/2031
First Interest Date	12/1/2031
First Principal Date	6/1/2032
Last Principal Date	6/1/2040
YIELD CALCULATIONS	
Arbitrage Yield	2.78885%
TIC	2.94394%
AIC	3.15533%
Average Life	7.33 Years

Projects Funded	
Street Reconstruction	\$3,125,000
Reserved	
Reserved	
Reserved	
Projects Funded =>	
	\$3,125,000

Street Reconstruction						
DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2031			42,743	42,743		
1.0 6/1/2032	100,000	2.000%	42,743	142,743	185,486	
12/1/2032			41,743	41,743		
2.0 6/1/2033	105,000	2.100%	41,743	146,743	188,486	
12/1/2033			40,640	40,640		
3.0 6/1/2034	265,000	2.210%	40,640	305,640	346,281	
12/1/2034			37,712	37,712		
4.0 6/1/2035	275,000	2.320%	37,712	312,712	350,424	
12/1/2035			34,522	34,522		
5.0 6/1/2036	280,000	2.440%	34,522	314,522	349,044	
12/1/2036			31,106	31,106		
6.0 6/1/2037	285,000	2.590%	31,106	316,106	347,212	
12/1/2037			27,415	27,415		
7.0 6/1/2038	295,000	2.710%	27,415	322,415	349,831	
12/1/2038			23,418	23,418		
8.0 6/1/2039	300,000	2.810%	23,418	323,418	346,836	
12/1/2039			19,203	19,203		
9.0 6/1/2040	310,000	2.880%	19,203	329,203	348,406	
12/1/2040			14,739	14,739		
10.0 6/1/2041	320,000	2.930%	14,739	334,739	349,478	
12/1/2041			10,051	10,051		
11.0 6/1/2042	330,000	2.980%	10,051	340,051	350,102	
12/1/2042			5,134	5,134		
12.0 6/1/2043	340,000	3.020%	5,134	345,134	350,268	
12/1/2043						
13.0 6/1/2044		3.090%				
12/1/2044						
14.0 6/1/2045		3.160%				
12/1/2045						
15.0 6/1/2046		3.230%				
12/1/2046						
16.0 6/1/2047		3.310%				
12/1/2047						
17.0 6/1/2048		3.390%				
12/1/2048						
18.0 6/1/2049		3.470%				
12/1/2049						
19.0 6/1/2050		3.550%				
12/1/2050						
20.0 6/1/2051		3.630%				
	3,205,000		656,852	3,861,852	3,861,852	
Scale : 12-09-2021 MMD + Aa3/BQ Pricing + 175 bps Timing						

City of Carroll, Iowa
Projection of G.O. Debt Capacity

EXHIBIT 7

Updated: 12/10/2021

Valuation Growth & Debt Limit Assumptions	
Legal Debt Limit	5.00%
Effective Limit	4.00%

	Effective Limit 4.00%		Rec Center													
					Streets			Rec Center	Streets	Streets						
Beginning of Fiscal Year	Actual Valuation	Historical Valuation Growth	Gross Debt Limit	Effective Debt Limit	DEBT SUBJECT TO LIMIT *			Proposed	Proposed	Proposed	Proposed	TOTAL	Available	% of	Beginning of Fiscal Year	
					G.O.	G.O.	Sales Tax	GO	GO LOST	GO	GO	G.O. DEBT	Effective	Legal Limit		
	Valuation	Growth	Debt Limit	Debt Limit	- TAXES -	- TIF -	Bonds	2022A	2022C	2025A	2028A	OUTST'NDG	Capacity	Utilized		
2015 - 2016	757,631,838	0.7%	37,881,592	30,305,274	3,630,000							3,630,000	26,675,274	9.58%	2015	
2016 - 2017	775,612,596	2.4%	38,780,630	31,024,504	9,930,000							9,930,000	21,094,504	25.61%	2016	
2017 - 2018	781,063,284	0.7%	39,053,164	31,242,531	4,090,000							4,090,000	27,152,531	10.47%	2017	
2018 - 2019	846,719,429	8.4%	42,335,971	33,868,777	3,045,000							3,045,000	30,823,777	7.19%	2018	
2019 - 2020	860,486,170	1.6%	43,024,309	34,419,447	6,675,000							6,675,000	27,744,447	15.51%	2019	
2020 - 2021	893,736,425	3.9%	44,686,821	35,749,457	7,040,000							7,040,000	28,709,457	15.75%	2020	
2021 - 2022	899,218,707	0.6%	44,960,935	35,968,748	5,825,000			3,120,000	5,740,000			14,685,000	21,283,748	32.66%	2021	
2022 - 2023	903,293,465	0.5%	45,164,673	36,131,739	4,705,000			3,120,000	5,740,000			13,565,000	22,566,739	30.03%	2022	
2023 - 2024	907,416,227	0.5%	45,370,811	36,296,649	3,780,000			2,915,000	5,460,000			12,155,000	24,141,649	26.79%	2023	
2024 - 2025	911,559,602	0.5%	45,577,980	36,462,384	3,115,000			2,505,000	5,205,000	2,775,000		13,600,000	22,862,384	29.84%	2024	
2025 - 2026	915,723,695	0.5%	45,786,185	36,628,948	2,740,000			1,800,000	4,945,000	2,775,000		12,260,000	24,368,948	26.78%	2025	
2026 - 2027	915,723,695		45,786,185	36,628,948	2,350,000			1,585,000	4,680,000	2,320,000		10,935,000	25,693,948	23.88%	2026	
2027 - 2028	915,723,695		45,786,185	36,628,948	1,945,000			1,370,000	4,410,000	1,855,000	3,200,000	12,780,000	23,848,948	27.91%	2027	
2028 - 2029	915,723,695		45,786,185	36,628,948	1,535,000			1,150,000	4,135,000	1,375,000	3,200,000	11,395,000	25,233,948	24.89%	2028	
2029 - 2030	915,723,695		45,786,185	36,628,948	1,110,000			930,000	3,855,000	1,155,000	3,000,000	10,050,000	26,578,948	21.95%	2029	
2030 - 2031	915,723,695		45,786,185	36,628,948	835,000			705,000	3,570,000	930,000	2,630,000	8,670,000	27,958,948	18.94%	2030	
2031 - 2032	915,723,695		45,786,185	36,628,948	560,000			475,000	3,280,000	705,000	2,235,000	7,255,000	29,373,948	15.85%	2031	
2032 - 2033	915,723,695		45,786,185	36,628,948	280,000			240,000	2,985,000	475,000	2,015,000	5,995,000	30,633,948	13.09%	2032	
2033 - 2034	915,723,695		45,786,185	36,628,948					2,685,000	240,000	1,785,000	4,710,000	31,918,948	10.29%	2033	

* - Represents G.O. principal outstanding as of the BEGINNING of the fiscal year.



Option 3: Street Reconstruction

- GO debt issued for street reconstruction every 3 years in 2022+
- \$421,085 in Special Assessments

TAX RATE IMPACT	
Fiscal Year 2021-22	(\$0.27)
Fiscal Year 2022-23	(\$0.01)
Fiscal Year 2023-24	\$0.00
Fiscal Year 2024-25	\$0.00

Fiscal Year Payable	Total Tax Valuation	Taxable Value Growth	Tax Rate Per \$1,000	Abatements				TOTAL Resources	Outstanding Debt Issues					Proposed GO Debt				Fiscal Fees	Other Uses	TOTAL Uses	Surplus (Deficit)	Ending Balance
				Current Taxes Levied	LOST Revenues	(1) 2006 Ashwood TIF	Other Sources		GO Series 2015A	GO Series 2016B	GO Bonds 2018B	GO Bonds 2020A	GO Refunding 2021A	Proposed GO Series 2022A	Proposed GO Series 2025A	Proposed GO Series 2028A	Proposed GO Future Series					
2018 - 2019	550,295,467	6.8%	0.87898	483,699	400,694 *	34,738	17,140	936,270	281,228	292,223	397,035							1,000		971,485	(35,215)	87,622
2019 - 2020	565,809,838	2.8%	1.53008	865,734	415,812 *	35,133	16,022	1,332,702	282,978	294,523	529,360	223,503						1,300		1,331,663	1,040	88,662
2020 - 2021	573,329,116	1.3%	1.50170	860,968	467,789 *	34,836	32,562	1,396,156	284,400	291,498	526,295	288,150						1,600		1,391,943	4,213	92,875
2021 - 2022	583,185,710	1.7%	1.22749	715,855	500,492 *	31,603	26,585	1,274,535	290,080	298,060	41,708	151,900	490,374					1,600		1,273,723	812	93,687
2022 - 2023	574,203,079	(1.5%)	1.22135	701,305	556,033 *	2,585	21,517	1,281,440	285,180	299,070	0	166,900	282,000	246,090				2,200		1,281,440		93,687
2023 - 2024	582,176,815	1.4%	1.22220	711,535	477,326 *	2,585	17,214	1,208,660		299,720	0	165,900	287,300	454,040				1,700		1,208,660		93,687
2024 - 2025	570,733,586	(2.0%)	1.22632	699,904	477,326 *	2,585	12,910	1,192,725			0	164,650	282,400	744,475				1,200		1,192,725		93,687
2025 - 2026	585,937,423	2.7%	1.22936	720,328	477,326 *	2,585	8,607	1,208,846			0	168,150	282,500	235,884	520,512			1,800		1,208,846		93,687
2026 - 2027	591,796,797	1.0%	1.22970	727,735	477,326 *	2,585	4,303	1,211,949			0	166,150	287,500	238,112	518,387			1,800		1,211,949		93,687
2027 - 2028	597,714,765	1.0%	1.22366	731,397	477,326 *	0		1,208,723			0	163,900	282,300	235,016	525,707			1,800		1,208,723		93,687
2028 - 2029	603,691,913	1.0%	1.22736	740,945	477,326 *			1,218,271			0	166,400	282,100	236,598	227,243	303,531		2,400		1,218,271		93,687
2029 - 2030	609,728,832	1.0%	1.22506	746,952	477,326 *			1,224,278			0		286,800	237,836	228,512	469,331		1,800		1,224,278		93,687
2030 - 2031	615,826,120	1.0%	1.22351	753,470	477,326 *			1,230,796			0		284,050	238,763	229,438	476,746		1,800		1,230,796		93,687
2031 - 2032	621,984,381	1.0%	1.22716	763,274	477,326 *			1,240,600			0		286,300	234,439	229,944	313,416	174,701	1,800		1,240,600		93,687
2032 - 2033	628,204,225	1.0%	1.22302	768,304	477,326 *			1,245,630			0		283,220		225,082	377,827	357,701	1,800		1,245,630		93,687
2033 - 2034	634,486,267	1.0%	0.67231	426,571	477,326 *			903,897								545,381	356,716	1,800		903,897		93,687

* - Reflects the 25% local option sales tax receipts plus some excess of the 75% portion. No sunset.
(1) Incorporated TIF revenue from the Urban Renewal Area to abate a portion of the \$515,000 General Obligation Capital Loan Notes, Series 2006

City of Carroll, Iowa

General Obligation Capital Loan Notes, Series 2022A

EXHIBIT 2

SOURCES & USES	
SOURCES	
Par Amount of Bond	2,875,000.00
Accrued Interest	
Other Monies	

Total Sources	2,875,000.00
USES	
Deposit to Construction Account	2,800,000.00
Deposit to Reserve Account	
Capitalized Interest Account	
Municipal Bond Insurance	
Underwriters' Discount (\$10.00 per bond)	28,750.00
Costs of Issuance	43,000.00
Accrued Interest	
Rounding Amount	3,250.00

Total Uses	2,875,000.00
ASSUMPTIONS	
Dated Date	6/1/2022
Delivery Date	6/1/2022
First Interest Date	12/1/2022
First Principal Date	6/1/2023
Last Principal Date	6/1/2031
YIELD CALCULATIONS	
Arbitrage Yield	1.60072%
TIC	1.81723%
AIC	2.14706%
Average Life	4.90 Years

Projects Funded	
Street Reconstruction	\$2,100,000
Rec Center Contribution	700,000
Reserved	
Reserved	
Projects Funded =>	\$2,800,000

Street Reconstruction						
DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2022			20,545	20,545		
6/1/2023	205,000	1.000%	20,545	225,545	246,090	1.0
12/1/2023			19,520	19,520		
6/1/2024	415,000	1.100%	19,520	434,520	454,040	2.0
12/1/2024			17,238	17,238		
6/1/2025	710,000	1.210%	17,238	727,238	744,475	3.0
12/1/2025			12,942	12,942		
6/1/2026	210,000	1.320%	12,942	222,942	235,884	4.0
12/1/2026			11,556	11,556		
6/1/2027	215,000	1.440%	11,556	226,556	238,112	5.0
12/1/2027			10,008	10,008		
6/1/2028	215,000	1.590%	10,008	225,008	235,016	6.0
12/1/2028			8,299	8,299		
6/1/2029	220,000	1.710%	8,299	228,299	236,598	7.0
12/1/2029			6,418	6,418		
6/1/2030	225,000	1.810%	6,418	231,418	237,836	8.0
12/1/2030			4,382	4,382		
6/1/2031	230,000	1.880%	4,382	234,382	238,763	9.0
12/1/2031			2,220	2,220		
6/1/2032	230,000	1.930%	2,220	232,220	234,439	10.0
12/1/2032						
6/1/2033		1.980%				11.0
12/1/2033						
6/1/2034		2.020%				12.0
12/1/2034						
6/1/2035		2.090%				13.0
12/1/2035						
6/1/2036		2.160%				14.0
12/1/2036						
6/1/2037		2.230%				15.0
12/1/2037						
6/1/2038		2.310%				16.0
12/1/2038						
6/1/2039		2.390%				17.0
12/1/2039						
6/1/2040		2.470%				18.0
12/1/2040						
6/1/2041		2.550%				19.0
12/1/2041						
6/1/2042		2.630%				20.0

	2,875,000		226,252	3,101,252	3,101,252	
Scale : 12-09-2021 MMD + Aa3/BQ Pricing + 75 bps Timing						

City of Carroll, Iowa

Proposed G. O. Local Option Sales Tax Bonds, Series 2022B

EXHIBIT 3

Paid by Local Option Sales Tax Revenues (Not Debt Service Levy)

Recreation Center: East Locker Room & Gym ONLY

SOURCES & USES	
SOURCES	
Par Amount of Notes	5,740,000.00
Cash on Hand	
Premium	
Total Sources	5,740,000.00
USES	
Deposit to Construction Account	5,620,363.00
Deposit to Reserve Account	
Capitalized Interest Account	(0.00)
Municipal Bond Insurance	0.00
Underwriters' Discount (\$12.00 per bond)	68,880.00
Costs of Issuance	50,500.00
Accrued Interest	
Rounding Amount	257.00
Total Uses	5,740,000.00
ASSUMPTIONS	
Dated Date	6/1/2022
Delivery Date	6/1/2022
First Interest Date	12/1/2022
First Principal Date	6/1/2023
Last Principal Date	6/1/2041
Yield Calculations:	
Arbitrage Yield	2.36479%
TIC	2.49794%
AIC	2.59702%
Average Life	10.57 Years

PROJECTS FINANCED:	
Rec Center (Locker Rm & Gym ONLY)	\$ 7,320,363
Less Cash	(1,000,000)
Less GO Debt	(700,000)
Reserved	-
GO LOST Debt =>	\$ 5,620,363

DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2022			61,646	61,646		
1.0 6/1/2023	280,000	1.250%	61,646	341,646	403,292	
12/1/2023			59,896	59,896		
2.0 6/1/2024	255,000	1.350%	59,896	314,896	374,792	
12/1/2024			58,175	58,175		
3.0 6/1/2025	260,000	1.460%	58,175	318,175	376,349	
12/1/2025			56,277	56,277		
4.0 6/1/2026	265,000	1.570%	56,277	321,277	377,553	
12/1/2026			54,196	54,196		
5.0 6/1/2027	270,000	1.690%	54,196	324,196	378,393	
12/1/2027			51,915	51,915		
6.0 6/1/2028	275,000	1.840%	51,915	326,915	378,830	
12/1/2028			49,385	49,385		
7.0 6/1/2029	280,000	1.960%	49,385	329,385	378,770	
12/1/2029			46,641	46,641		
8.0 6/1/2030	285,000	2.060%	46,641	331,641	378,282	
12/1/2030			43,705	43,705		
9.0 6/1/2031	290,000	2.130%	43,705	333,705	377,411	
12/1/2031			40,617	40,617		
10.0 6/1/2032	295,000	2.180%	40,617	335,617	376,234	
12/1/2032			37,401	37,401		
11.0 6/1/2033	300,000	2.230%	37,401	337,401	374,803	
12/1/2033			34,056	34,056		
12.0 6/1/2034	310,000	2.270%	34,056	344,056	378,113	
12/1/2034			30,538	30,538		
13.0 6/1/2035	315,000	2.340%	30,538	345,538	376,076	
12/1/2035			26,852	26,852		
14.0 6/1/2036	325,000	2.410%	26,852	351,852	378,705	
12/1/2036			22,936	22,936		
15.0 6/1/2037	330,000	2.480%	22,936	352,936	375,872	
12/1/2037			18,844	18,844		
16.0 6/1/2038	340,000	2.560%	18,844	358,844	377,688	
12/1/2038			14,492	14,492		
17.0 6/1/2039	345,000	2.640%	14,492	359,492	373,984	
12/1/2039			9,938	9,938		
18.0 6/1/2040	355,000	2.720%	9,938	364,938	374,876	
12/1/2040			5,110	5,110		
19.0 6/1/2041	365,000	2.800%	5,110	370,110	375,220	
12/1/2041						
20.0 6/1/2042						
	5,740,000		1,445,237	7,185,237	7,185,237	
Scale : MMD Aaa as of 12-09-2021 + Aa3/BQ credit + 75 bps timing						

City of Carroll, Iowa

General Obligation Capital Loan Notes, Series 2025A

EXHIBIT 4

SOURCES & USES	
SOURCES	
Par Amount of Bond	2,520,000.00
Accrued Interest	
Other Monies	

Total Sources	2,520,000.00
USES	
Deposit to Construction Account	2,450,000.00
Deposit to Reserve Account	
Capitalized Interest Account	
Municipal Bond Insurance	
Underwriters' Discount (\$10.00 per bond)	25,200.00
Costs of Issuance	43,000.00
Accrued Interest	
Rounding Amount	1,800.00

Total Uses	2,520,000.00
ASSUMPTIONS	
Dated Date	6/1/2025
Delivery Date	6/1/2025
First Interest Date	12/1/2025
First Principal Date	6/1/2026
Last Principal Date	6/1/2034
YIELD CALCULATIONS	
Arbitrage Yield	1.96470%
TIC	2.24970%
AIC	2.74635%
Average Life	3.72 Years

Projects Funded	
Street Reconstruction	\$2,450,000
Reserved	
Reserved	
Reserved	
Projects Funded =>	
	\$2,450,000

Street Reconstruction						
DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2025			22,756	22,756		
6/1/2026	475,000	1.500%	22,756	497,756	520,512	
12/1/2026			19,194	19,194		
6/1/2027	480,000	1.600%	19,194	499,194	518,387	
12/1/2027			15,354	15,354		
6/1/2028	495,000	1.710%	15,354	510,354	525,707	
12/1/2028			11,121	11,121		
6/1/2029	205,000	1.820%	11,121	216,121	227,243	
12/1/2029			9,256	9,256		
6/1/2030	210,000	1.940%	9,256	219,256	228,512	
12/1/2030			7,219	7,219		
6/1/2031	215,000	2.090%	7,219	222,219	229,438	
12/1/2031			4,972	4,972		
6/1/2032	220,000	2.210%	4,972	224,972	229,944	
12/1/2032			2,541	2,541		
6/1/2033	220,000	2.310%	2,541	222,541	225,082	
12/1/2033						
6/1/2034		2.380%				
12/1/2034						
6/1/2035		2.430%				
12/1/2035						
6/1/2036		2.480%				
12/1/2036						
6/1/2037		2.520%				
12/1/2037						
6/1/2038		2.590%				
12/1/2038						
6/1/2039		2.660%				
12/1/2039						
6/1/2040		2.730%				
12/1/2040						
6/1/2041		2.810%				
12/1/2041						
6/1/2042		2.890%				
12/1/2042						
6/1/2043		2.970%				
12/1/2043						
6/1/2044		3.050%				
12/1/2044						
6/1/2045		3.130%				
	2,520,000		184,824	2,704,824	2,704,824	
Scale : 12-09-2021 MMD + Aa3/BQ Pricing + 125 bps Timing						

City of Carroll, Iowa

General Obligation Capital Loan Notes, Series 2028A

EXHIBIT 5

SOURCES & USES	
SOURCES	
Par Amount of Bond	2,925,000.00
Accrued Interest	
Other Monies	

Total Sources	2,925,000.00
USES	
Deposit to Construction Account	2,850,000.00
Deposit to Reserve Account	
Capitalized Interest Account	
Municipal Bond Insurance	
Underwriters' Discount (\$10.00 per bond)	29,250.00
Costs of Issuance	43,000.00
Accrued Interest	
Rounding Amount	2,750.00

Total Uses	2,925,000.00
ASSUMPTIONS	
Dated Date	6/1/2028
Delivery Date	6/1/2028
First Interest Date	12/1/2028
First Principal Date	6/1/2029
Last Principal Date	6/1/2037
YIELD CALCULATIONS	
Arbitrage Yield	2.30020%
TIC	2.52847%
AIC	2.86992%
Average Life	4.73 Years

Projects Funded	
Street Reconstruction	\$2,850,000
Reserved	
Reserved	
Reserved	

Projects Funded => \$2,850,000

Street Reconstruction						
DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2028			31,765	31,765		
6/1/2029	240,000	1.750%	31,765	271,765	303,531	
12/1/2029			29,665	29,665		
6/1/2030	410,000	1.850%	29,665	439,665	469,331	
12/1/2030			25,873	25,873		
6/1/2031	425,000	1.960%	25,873	450,873	476,746	
12/1/2031			21,708	21,708		
6/1/2032	270,000	2.070%	21,708	291,708	313,416	
12/1/2032			18,913	18,913		
6/1/2033	340,000	2.190%	18,913	358,913	377,827	
12/1/2033			15,190	15,190		
6/1/2034	515,000	2.340%	15,190	530,190	545,381	
12/1/2034			9,165	9,165		
6/1/2035	360,000	2.460%	9,165	369,165	378,330	
12/1/2035			4,737	4,737		
6/1/2036	180,000	2.560%	4,737	184,737	189,474	
12/1/2036			2,433	2,433		
6/1/2037	185,000	2.630%	2,433	187,433	189,866	
12/1/2037						
6/1/2038		2.680%				
12/1/2038						
6/1/2039		2.730%				
12/1/2039						
6/1/2040		2.770%				
12/1/2040						
6/1/2041		2.840%				
12/1/2041						
6/1/2042		2.910%				
12/1/2042						
6/1/2043		2.980%				
12/1/2043						
6/1/2044		3.060%				
12/1/2044						
6/1/2045		3.140%				
12/1/2045						
6/1/2046		3.220%				
12/1/2046						
6/1/2047		3.300%				
12/1/2047						
6/1/2048		3.380%				
	2,925,000		318,898	3,243,898	3,243,898	
Scale : 12-09-2021 MMD + Aa3/BQ Pricing + 150 bps Timing						

City of Carroll, Iowa

General Obligation Capital Loan Notes, Series 2031+

EXHIBIT 6

SOURCES & USES	
SOURCES	
Par Amount of Bond	2,925,000.00
Accrued Interest	
Other Monies	

Total Sources	2,925,000.00
USES	
Deposit to Construction Account	2,850,000.00
Deposit to Reserve Account	
Capitalized Interest Account	
Municipal Bond Insurance	
Underwriters' Discount (\$10.00 per bond)	29,250.00
Costs of Issuance	43,000.00
Accrued Interest	
Rounding Amount	2,750.00

Total Uses	2,925,000.00
ASSUMPTIONS	
Dated Date	6/1/2031
Delivery Date	6/1/2031
First Interest Date	12/1/2031
First Principal Date	6/1/2032
Last Principal Date	6/1/2040
YIELD CALCULATIONS	
Arbitrage Yield	2.68003%
TIC	2.86513%
AIC	3.14187%
Average Life	6.00 Years

Projects Funded	
Street Reconstruction	\$2,850,000
Reserved	
Reserved	
Reserved	
Projects Funded => \$2,850,000	

Street Reconstruction						
DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2031			37,351	37,351		
1.0 6/1/2032	100,000	2.000%	37,351	137,351	174,701	
12/1/2032			36,351	36,351		
2.0 6/1/2033	285,000	2.100%	36,351	321,351	357,701	
12/1/2033			33,358	33,358		
3.0 6/1/2034	290,000	2.210%	33,358	323,358	356,716	
12/1/2034			30,154	30,154		
4.0 6/1/2035	295,000	2.320%	30,154	325,154	355,307	
12/1/2035			26,732	26,732		
5.0 6/1/2036	305,000	2.440%	26,732	331,732	358,463	
12/1/2036			23,011	23,011		
6.0 6/1/2037	310,000	2.590%	23,011	333,011	356,021	
12/1/2037			18,996	18,996		
7.0 6/1/2038	320,000	2.710%	18,996	338,996	357,992	
12/1/2038			14,660	14,660		
8.0 6/1/2039	330,000	2.810%	14,660	344,660	359,320	
12/1/2039			10,024	10,024		
9.0 6/1/2040	340,000	2.880%	10,024	350,024	360,047	
12/1/2040			5,128	5,128		
10.0 6/1/2041	350,000	2.930%	5,128	355,128	360,255	
12/1/2041						
11.0 6/1/2042		2.980%				
12/1/2042						
12.0 6/1/2043		3.020%				
12/1/2043						
13.0 6/1/2044		3.090%				
12/1/2044						
14.0 6/1/2045		3.160%				
12/1/2045						
15.0 6/1/2046		3.230%				
12/1/2046						
16.0 6/1/2047		3.310%				
12/1/2047						
17.0 6/1/2048		3.390%				
12/1/2048						
18.0 6/1/2049		3.470%				
12/1/2049						
19.0 6/1/2050		3.550%				
12/1/2050						
20.0 6/1/2051		3.630%				
	2,925,000		471,523	3,396,523	3,396,523	
Scale : 12-09-2021 MMD + Aa3/BQ Pricing + 175 bps Timing						

City of Carroll, Iowa
Projection of G.O. Debt Capacity

EXHIBIT 7

Updated: 12/10/2021

Valuation Growth & Debt Limit Assumptions	
Legal Debt Limit	5.00%
Effective Limit	4.00%

	Effective Limit 4.00%		Rec Center													
					Streets			Rec Center	Streets	Streets						
Beginning of Fiscal Year	Actual Valuation	Historical Valuation Growth	Gross Debt Limit	Effective Debt Limit	DEBT SUBJECT TO LIMIT *			Proposed	Proposed	Proposed	Proposed	TOTAL	Available	% of	Beginning	
					G.O.	G.O.	Sales Tax	GO	GO LOST	GO	GO	G.O. DEBT	Effective	Legal Limit	of Fiscal	
	Valuation	Growth	Debt Limit	Debt Limit	- TAXES -	- TIF -	Bonds	2022A	2022C	2025A	2028A	OUTST'NDG	Capacity	Utilized	Year	
2015 - 2016	757,631,838	0.7%	37,881,592	30,305,274	3,630,000							3,630,000	26,675,274	9.58%	2015	
2016 - 2017	775,612,596	2.4%	38,780,630	31,024,504	9,930,000							9,930,000	21,094,504	25.61%	2016	
2017 - 2018	781,063,284	0.7%	39,053,164	31,242,531	4,090,000							4,090,000	27,152,531	10.47%	2017	
2018 - 2019	846,719,429	8.4%	42,335,971	33,868,777	3,045,000							3,045,000	30,823,777	7.19%	2018	
2019 - 2020	860,486,170	1.6%	43,024,309	34,419,447	6,675,000							6,675,000	27,744,447	15.51%	2019	
2020 - 2021	893,736,425	3.9%	44,686,821	35,749,457	7,040,000							7,040,000	28,709,457	15.75%	2020	
2021 - 2022	899,218,707	0.6%	44,960,935	35,968,748	5,825,000			2,875,000	5,740,000			14,440,000	21,528,748	32.12%	2021	
2022 - 2023	903,293,465	0.5%	45,164,673	36,131,739	4,705,000			2,875,000	5,740,000			13,320,000	22,811,739	29.49%	2022	
2023 - 2024	907,416,227	0.5%	45,370,811	36,296,649	3,780,000			2,670,000	5,460,000			11,910,000	24,386,649	26.25%	2023	
2024 - 2025	911,559,602	0.5%	45,577,980	36,462,384	3,115,000			2,255,000	5,205,000	2,520,000		13,095,000	23,367,384	28.73%	2024	
2025 - 2026	915,723,695	0.5%	45,786,185	36,628,948	2,740,000			1,545,000	4,945,000	2,520,000		11,750,000	24,878,948	25.66%	2025	
2026 - 2027	915,723,695		45,786,185	36,628,948	2,350,000			1,335,000	4,680,000	2,045,000		10,410,000	26,218,948	22.74%	2026	
2027 - 2028	915,723,695		45,786,185	36,628,948	1,945,000			1,120,000	4,410,000	1,565,000	2,925,000	11,965,000	24,663,948	26.13%	2027	
2028 - 2029	915,723,695		45,786,185	36,628,948	1,535,000			905,000	4,135,000	1,070,000	2,925,000	10,570,000	26,058,948	23.09%	2028	
2029 - 2030	915,723,695		45,786,185	36,628,948	1,110,000			685,000	3,855,000	865,000	2,685,000	9,200,000	27,428,948	20.09%	2029	
2030 - 2031	915,723,695		45,786,185	36,628,948	835,000			460,000	3,570,000	655,000	2,275,000	7,795,000	28,833,948	17.02%	2030	
2031 - 2032	915,723,695		45,786,185	36,628,948	560,000			230,000	3,280,000	440,000	1,850,000	6,360,000	30,268,948	13.89%	2031	
2032 - 2033	915,723,695		45,786,185	36,628,948	280,000				2,985,000	220,000	1,580,000	5,065,000	31,563,948	11.06%	2032	
2033 - 2034	915,723,695		45,786,185	36,628,948					2,685,000		1,240,000	3,925,000	32,703,948	8.57%	2033	

* - Represents G.O. principal outstanding as of the BEGINNING of the fiscal year.