



City Council Meeting

Monday, August 22, 2022 at 5:15 pm

LOCATION OF MEETING:

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

NOTICE

In addition to attending the meeting in person, the public can watch the meeting live from the City's Cable Access Channel CAAT6 available on Western Iowa Network and Mediacom or on the City's YouTube channel by going to:

<https://www.youtube.com/CityofCarrollIowa> If you choose to watch live on YouTube you are encouraged to subscribe to the City's YouTube channel so you can access the meeting live when it starts. CAAT6 and YouTube meeting feeds are a view only option and you will not be able to participate in the meeting via CAAT6 or YouTube.

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

AGENDA

1. Pledge of Allegiance

2. Roll Call

3. Consent Agenda

a. Approval of Minutes of the August 8 Meeting

b. Approval of Bills and Claims

c. Licenses and Permits:

None

d. \$5,400,000 General Obligation Local Option Sales and Services Tax Bonds, Series 2022A (Carroll Recreation Center Building Improvements Project - 2021)

- Resolution for an Agreement for Financial Advisory Services with PFM Financial Advisors LLC

e. Carroll Recreation Center Building Improvement Project - 2021

- Construction Materials Testing Proposal

4. Oral Requests and Communications from the Audience

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

5. Update from DMACC President Rob Denson

6. Ordinances

a. Rezoning request from A-1, Agricultural District to R-3, Low-Density Residential District and R-4, Medium-Density Residential District - 2nd Reading

Also see item 5.a - [August 8, 2022](#) - Rezoning request from A-1, Agricultural District to R-3, Low-Density Residential District and R-4, Medium-Density Residential District

b. Carroll City Ordinance Chapter 65.02(19) Amendment - Stop Sign at Court St and Second St - 2nd Reading

Also see item 5.b - [August 8, 2022](#) - Carroll City Ordinance Chapter 65.02(19) Amendment - Stop Sign at Court St and Second St

c. Request to Amend the Residential Solid Waste Hauling Agreement to add a Fuel Surcharge and an amendment to Chapter 106 of the Code of Ordinances of the City of Carroll related to Solid Waste Collections Fees

Also see item V.A. - [June 26, 2017](#) - Residential Solid Waste Hauling Agreement and Amendments to the City Code related to Solid Waste Regulations and Fees

7. Resolutions

a. \$5,400,000* (Subject to Adjustment Per Terms of Offering) General Obligation Local Option Sales and Services Tax Bonds, Series 2022A (Carroll Recreation Center Building Improvements Project - 2021)

Also see item VI.D - [June 22, 2020](#) - Not to Exceed \$7,610,000 General Obligation Local Option Sales Tax Bonds - 1. Public Hearing on Issuance - 2. Resolution Instituting Proceedings to Take Additional Action

- Resolution directing the advertisement for sale and approving electronic bidding procedures and distribution of Preliminary Official Statement

b. Wastewater Treatment Plant Vertical Loop Reactor Replacement Air Piping

Also see item 7.b - [April 25, 2022](#) - Wastewater Treatment Plant - Vertical Loop Reactor Air Piping Replacement

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

c. Infill Housing Incentive Program

Also see item 7.c - [August 8, 2022](#) - Housing Incentives Update

8. Reports

a. Vicious Animal Appeal Hearing

9. Committee Reports (Informational Only)

10. Comments from the Mayor

11. Comments from the City Council

12. Comments from the City Manager

13. Adjourn

September/October Meetings:

- * Board of Adjustment - September 6, 2022 - City Hall - 627 N Adams St
- * Parks, Recreation and Cultural Advisory Board - September 6, 2022 - Recreation Center - 716 N Grant Rd
- * City Council - September 12, 2022 - City Hall - 627 N Adams St
- * Airport Commission - September 12, 2022 - Airport Terminal Building - 21177 Quail Ave
- * Planning and Zoning Commission - September 14, 2022 - City Hall - 627 N Adams St
- * Carroll Historic Preservation Commission - September 14, 2022 - City Hall - 627 N Adams St
- * Library Board of Trustees - September 19, 2022 - Carroll Public Library - 118 E 5th St
- * City Council - September 26, 2022 - City Hall - 627 N Adams St
- * Board of Adjustment - October 3, 2022 - City Hall - 627 N Adams St
- * City Council - October 10, 2022 - City Hall - 627 N Adams St
- * Airport Commission - October 10, 2022 - Airport Terminal Building - 21177 Quail Ave
- * Planning and Zoning Commission - October 12, 2022 - City Hall - 627 N Adams St
- * Library Board of Trustees - October 17, 2022 - Carroll Public Library - 118 E 5th St
- * City Council - October 24, 2022 - City Hall - 627 N Adams St

www.cityofcarroll.com

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

COUNCIL MEETING

AUGUST 8, 2022

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

The Carroll City Council met in regular session on this date at 5:15 p.m. in the Council Chambers, City Hall, 627 N Adams Street. Council Members present: Kyle Bauer, Misty Boes, Tom Bordenaro, LaVern Dirkx, JJ Schreck, and Carolyn Siemann. Absent: None. Mayor Mark Beardmore presided and City Attorney Dave Bruner was in attendance.

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

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It was moved by Boes, seconded by Schreck, to approve the following items on the consent agenda: a) minutes of the July 25, 2022 Council meeting, as written; b) bills and claims in the amount of \$906,855.72; c) Licenses and Permits: Renewal of Class “B” Beer Permit with Class “C” Native Wine Permit and Sunday Sales – *Full Swing Golf*; Renewal of Class “C” Liquor License with Sunday Sales – *American Legion Post No. 7*; Renewal of Special Class “C” Liquor License with Sunday Sales – *Hunan Chinese Restaurant*; Renewal of Class “C” Liquor License with Outdoor Service and Sunday Sales – *Jalisco*; d) Resolution No. 22-67, Technical Services Agreement Amendment No. 1 with Region XII for the Iowa Economic Development Authority Housing Grant Contract #19-HSG-002 and Resolution No. 22-68, Administrative Services Agreement Amendment No. 2 with Region XII for the Iowa Economic Development Authority Housing Grant Contract #19-HSG-002; and e) Council appointment of Sheila Dentlinger to the Parks, Recreation and Cultural Advisory Board for a three year term expiring May 31, 2025. On roll call, all present voted aye. Absent: None. Motion carried.

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There were no oral requests or communications from the audience.

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At 5:23 p.m. Mayor Beardmore opened a public hearing on the request to rezone the NW1/4 SE1/4 and the West half of the South 20 Acres of the S1/2 NE1/4 of Section 18, Township 84 North, Range 34 West 5th P.M., Carroll County, Iowa from A-1, Agricultural District to R-3, Low-Density Residential District and the NE1/4 SE1/4 and the East half of the South 20 Acres of the S1/2 NE1/4 of Section 18, Township 84 North, Range 34 West 5th P.M., Carroll County, Iowa from A-1, Agricultural District to R-4, Medium-Density Residential District. Mayor Beardmore allowed time for citizens to speak or present evidence in favor of the application. No evidence was

presented in favor of the application. Mayor Beardmore allowed time for citizens to speak or present evidence in opposition of the application. No evidence was presented in opposition of the application. City Manager Mike Pogge-Weaver presented the Planning and Zoning Commission's recommendation and proposed minutes of their last meeting and further presented evidence that the proposed rezoning would be consistent with the City of Carroll's Comprehensive Plan and further presented the proof of publication that public notice of the public hearing for the City Council and Planning and Zoning Commission was properly made in a timely fashion. Mayor Beardmore then requested further evidence from others. No further evidence was presented. The Council was then given the opportunity to ask questions of any of the witnesses or evidence. Mayor Beardmore closed said public hearing at 5:26 p.m.

It was moved by Siemann, seconded by Bauer, that upon consideration of all the evidence contained in the record of the public hearing dated August 8, 2022, including the fact that there was no opposition to the application; that all proper procedures and notices were followed; and rezoning is consistent with the City's Comprehensive Plan, the application to rezone the NW1/4 SE1/4 and the West half of the South 20 Acres of the S1/2 NE1/4 of Section 18, Township 84 North, Range 34 West 5th P.M., Carroll County, Iowa from A-1, Agricultural District to R-3, Low-Density Residential District and the NE1/4 SE1/4 and the East half of the South 20 Acres of the S1/2 NE1/4 of Section 18, Township 84 North, Range 34 West 5th P.M., Carroll County, Iowa from A-1, Agricultural District to R-4, Medium-Density Residential District be approved; that the City Clerk prepare detailed minutes of the public hearing and retain and preserve any and all written evidence and exhibits presented; that an ordinance amending the zoning map be presented to the Council and approve the first reading of said ordinance. On roll call, all present voted aye. Absent: None. Motion carried.

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Council Member Bordenaro introduced an ordinance amending the Code of Ordinances by amending provisions pertaining to stop or yield required by adding a stop sign on Court Street at the intersection of Second Street.

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

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At 5:32 p.m. Mayor Beardmore opened a public hearing on the proposal to enter in to a Development Agreement with Brian J. Wendl and Holly A. Wendl, and Jason R. Atherton and Karen M. Atherton (for property located in the Seventh Amended and Restated Urban Renewal Plan at Hoyt Mansion). Mayor Beardmore closed said hearing at 5:35 p.m.

It was moved by Siemann, seconded by Bauer to approve Resolution No. 22-69, Authorizing Execution of a Development Agreement by and between the City of Carroll and Brian J. Wendl and Holly A. Wendl, and Jason R. Atherton and Karen M. Atherton. On roll call, all present voted aye. Absent: None. Motion carried.

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At 5:36 p.m. Mayor Beardmore opened a public hearing on the authorization of a Loan Agreement and the issuance of Notes to evidence the obligation of the City thereunder for the Not to Exceed \$700,000 General Obligation Capital Loan Notes for the Carroll Recreation Center Building Improvements Project – 2021. Mayor Beardmore closed said public hearing at 5:38 p.m.

It was moved by Siemann, seconded by Boes, to approve Resolution No. 22-70, Instituting Proceedings to Take Additional Action for the Issuance of Not to Exceed \$700,000 General Obligation Capital Loan Notes for the Carroll Recreation Center Building Improvements Project – 2021. On roll call, all present voted aye. Absent: None. Motion carried.

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Council discussed a tax abatement request from Court Street LLC asking to provide a 10-year 100% abatement on the increased value to redevelop 502 N Court Street. Adam Schweers, Western Iowa Living Managing Partner, and Vicki Gach, Carroll, Iowa resident, addressed Council on this issue. No Council action taken.

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It was moved by Bordenaro, seconded by Bauer, to accept the bid from Motor Inn for the purchase of a 2023 Chevy Silverado 3500 pickup for the Golf Course Division at their bid price of \$46,189.40. On roll call, all present voted aye. Absent: None. Motion carried.

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City Manager Mike Pogge-Weaver gave an update on the Infill Housing Incentive Program and other work around housing incentives. No Council action taken.

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It was moved by Bordenaro, seconded by Schreck, to adjourn at 6:34 p.m. On roll call, all present voted aye. Absent: None. Motion carried.

ATTEST:

Laura A. Schaefer, City Clerk

=====PAYMENT DATES=====			=====ITEM DATES=====			=====POSTING DATES=====		
PAID ITEMS DATES	:	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022
PARTIALLY ITEMS DATES	:	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022
UNPAID ITEMS DATES	:		8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022
VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	----BALANCE---	
01-002915	911 CUSTOM LLC	FLASHLIGHT	127.00	0.00	000000	0/00/00	127.00	
		** TOTALS **	127.00	0.00			127.00	
01-001720	ACCESS SYSTEMS	COPIER CONTRACT	138.10	0.00	000000	0/00/00	138.10	
		** TOTALS **	138.10	0.00			138.10	
01-001704	ACCO	POOL CHEMICALS	1,763.20	0.00	000000	0/00/00	1,763.20	
01-001704	ACCO	POOL CHEMICALS	839.84	0.00	000000	0/00/00	839.84	
		** TOTALS **	2,603.04	0.00			2,603.04	
01-001698	ADVANCED LASER TECHNOLOGI	TONER CARTRIDGES	599.90	0.00	000000	0/00/00	599.90	
01-001698	ADVANCED LASER TECHNOLOGI	PRINTER REPAIRS	406.20	0.00	000000	0/00/00	406.20	
		** TOTALS **	1,006.10	0.00			1,006.10	
01-001354	ALLIED SYSTEMS INC.	VAUGHAN PUMP PARTS	5,799.06	0.00	000000	0/00/00	5,799.06	
		** TOTALS **	5,799.06	0.00			5,799.06	
01-002370	ARNOLD MOTOR SUPPLY	#23 BATTERIES	297.98	0.00	000000	0/00/00	297.98	
01-002370	ARNOLD MOTOR SUPPLY	ANTIFREEZE	48.48	0.00	000000	0/00/00	48.48	
01-002370	ARNOLD MOTOR SUPPLY	BATTERY CONCRETE TRAILER	41.99	0.00	000000	0/00/00	41.99	
		** TOTALS **	388.45	0.00			388.45	
01-002258	ASCAP	MUSIC FEE	13.42	0.00	000000	0/00/00	13.42	
		** TOTALS **	13.42	0.00			13.42	
01-002805	BADDING CONSTRUCTION CO.	ST. MAINT. BLDG #20	78,643.36	0.00	000000	0/00/00	78,643.36	
		** TOTALS **	78,643.36	0.00			78,643.36	
01-003515	BOMGAARS	SUPPLIES	59.95	0.00	000000	0/00/00	59.95	
01-003515	BOMGAARS	SUPPLIES	21.57	0.00	000000	0/00/00	21.57	
01-003515	BOMGAARS	SAW BLADES	35.97	0.00	000000	0/00/00	35.97	
01-003515	BOMGAARS	SUPPLIES	17.78	0.00	000000	0/00/00	17.78	
01-003515	BOMGAARS	OIL	76.89	0.00	000000	0/00/00	76.89	
01-003515	BOMGAARS	BATTERIES - DOOR OPENER	14.58	0.00	000000	0/00/00	14.58	
01-003515	BOMGAARS	OIL	12.97	0.00	000000	0/00/00	12.97	
01-003515	BOMGAARS	EXTENSION CORD	59.99	0.00	000000	0/00/00	59.99	
01-003515	BOMGAARS	SUPPLIES	15.99	0.00	000000	0/00/00	15.99	
01-003515	BOMGAARS	SUPPLIES	46.44	0.00	000000	0/00/00	46.44	
01-003515	BOMGAARS	TAPE AND SUPPLIES	22.56	0.00	000000	0/00/00	22.56	
		** TOTALS **	384.69	0.00			384.69	
01-003545	BOYCE MONUMENTALS SALES L	PLAQUES - NAT'L REGISTRY	1,230.00	0.00	000000	0/00/00	1,230.00	
		** TOTALS **	1,230.00	0.00			1,230.00	

=====PAYMENT DATES=====			=====ITEM DATES=====			=====POSTING DATES=====		
PAID ITEMS DATES	:	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022
PARTIALLY ITEMS DATES	:	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022
UNPAID ITEMS DATES	:		8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022
VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	----	BALANCE----

01-003661	BREDA TELEPHONE CORPORATI	LOCAL AND LONG DISTANCE	3,375.73	3,375.73-	124833	8/09/22		0.00
		** TOTALS **	3,375.73	3,375.73-				0.00
01-003693	BRUNER & BRUNER	NUISANCE	337.50	0.00	000000	0/00/00		337.50
01-003693	BRUNER & BRUNER	POLICE/MAGISTRATE	526.50	0.00	000000	0/00/00		526.50
01-003693	BRUNER & BRUNER	PARKS AND RECREATION	148.50	0.00	000000	0/00/00		148.50
01-003693	BRUNER & BRUNER	TOBACCO ENFORCEMENT	270.00	0.00	000000	0/00/00		270.00
		** TOTALS **	1,282.50	0.00				1,282.50
01-000438	CAHOY PUMP SERVICE INC.	SETUP PULL PUMP TV SURVEY	3,950.00	0.00	000000	0/00/00		3,950.00
01-000438	CAHOY PUMP SERVICE INC.	WELL #16 INSPECTION	3,650.00	0.00	000000	0/00/00		3,650.00
01-000438	CAHOY PUMP SERVICE INC.	WELL #16 - FLOW TEST	500.00	0.00	000000	0/00/00		500.00
01-000438	CAHOY PUMP SERVICE INC.	WELL #16 INSPECTION & REPAIRS	10,125.00	0.00	000000	0/00/00		10,125.00
		** TOTALS **	18,225.00	0.00				18,225.00
01-003791	CAPITAL ONE	SUPPLIES	15.86	15.86-	124834	8/09/22		0.00
01-003791	CAPITAL ONE	SUPPLIES	15.33	15.33-	124834	8/09/22		0.00
01-003791	CAPITAL ONE	SUPPLIES	26.89	26.89-	124834	8/09/22		0.00
01-003791	CAPITAL ONE	CONCESSSIONS & WATER FOR GUARD	27.04	27.04-	124834	8/09/22		0.00
01-003791	CAPITAL ONE	SUPPLIES	105.80	105.80-	124834	8/09/22		0.00
01-003791	CAPITAL ONE	BATTERIES	49.60	49.60-	124834	8/09/22		0.00
01-003791	CAPITAL ONE	SUPPLIES	22.24	22.24-	124834	8/09/22		0.00
01-003791	CAPITAL ONE	MOTOR OIL AND DOOR BELL	100.90	100.90-	124834	8/09/22		0.00
		** TOTALS **	363.66	363.66-				0.00
01-004138	CAPITAL SANITARY SUPPLY	AIR FRESHNER	51.00	0.00	000000	0/00/00		51.00
01-004138	CAPITAL SANITARY SUPPLY	FLOOR CLEANER	62.20	0.00	000000	0/00/00		62.20
01-004138	CAPITAL SANITARY SUPPLY	SUPPLIES	111.48	0.00	000000	0/00/00		111.48
01-004138	CAPITAL SANITARY SUPPLY	SUPPLIES	267.20	0.00	000000	0/00/00		267.20
01-004138	CAPITAL SANITARY SUPPLY	SUPPLIES	99.76	0.00	000000	0/00/00		99.76
		** TOTALS **	591.64	0.00				591.64
01-025028	CAROL SCHOEPPNER	SECRETARY CONTRACT	350.00	350.00-	124847	8/11/22		0.00
		** TOTALS **	350.00	350.00-				0.00
01-004132	CARROLL AVIATION INC.	CONTRACT	6,940.00	6,940.00-	124843	8/11/22		0.00
		** TOTALS **	6,940.00	6,940.00-				0.00
01-004133	CARROLL BROADCASTING CO.	FALL SPORTS ADS	320.00	0.00	000000	0/00/00		320.00
01-004133	CARROLL BROADCASTING CO.	FLAG FOOTBALL ADS	168.00	0.00	000000	0/00/00		168.00
		** TOTALS **	488.00	0.00				488.00
01-004155	CARROLL COUNTY	GASOLINE	9,894.54	0.00	000000	0/00/00		9,894.54
		** TOTALS **	9,894.54	0.00				9,894.54

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UNPAID ITEMS DATES	:	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022
VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK# CHECK DT ----BALANCE----

01-004170	CARROLL COUNTY RECORDER	HOYT MANSION AGMT RECORDING	32.00	0.00	000000 0/00/00 32.00
		** TOTALS **	32.00	0.00	32.00
01-004196	CARROLL HYDRAULICS	HOSE REPAIR PARTS	179.42	0.00	000000 0/00/00 179.42
01-004196	CARROLL HYDRAULICS	O-RINGS	16.24	0.00	000000 0/00/00 16.24
01-004196	CARROLL HYDRAULICS	#31 HYDRAULIC HOSE	60.67	0.00	000000 0/00/00 60.67
		** TOTALS **	256.33	0.00	256.33
01-004200	CARROLL LUMBER	ROOF SEALANT	9.99	0.00	000000 0/00/00 9.99
		** TOTALS **	9.99	0.00	9.99
01-002977	CARROLL REFUSE SERVICE	JULY GARBAGE	65.55	65.55-	124841 8/11/22 0.00
		** TOTALS **	65.55	65.55-	0.00
01-000991	CARUS PHOSPHATE INC.	WATER TREATMENT SUPPLIES	5,211.80	0.00	000000 0/00/00 5,211.80
		** TOTALS **	5,211.80	0.00	5,211.80
01-001393	CHAMPION FORD INC.	A/C REPAIR	68.75	0.00	000000 0/00/00 68.75
		** TOTALS **	68.75	0.00	68.75
01-002867	CINTAS FIRST AID & SAFETY	FIRST AID SUPPLIES	240.14	0.00	000000 0/00/00 240.14
01-002867	CINTAS FIRST AID & SAFETY	SAFETY SUPPLIES	80.43	0.00	000000 0/00/00 80.43
		** TOTALS **	320.57	0.00	320.57
01-004835	COMMERCIAL SAVINGS BANK	FEDERAL WITHHOLDINGS	13,918.34	13,918.34-	001349 8/11/22 0.00
01-004835	COMMERCIAL SAVINGS BANK	FICA WITHHOLDING	16,988.44	16,988.44-	001349 8/11/22 0.00
01-004835	COMMERCIAL SAVINGS BANK	MEDICARE WITHHOLDING	5,171.84	5,171.84-	001349 8/11/22 0.00
		** TOTALS **	36,078.62	36,078.62-	0.00
01-004836	COMMUNITY OIL CO. INC.	OIL	260.83	0.00	000000 0/00/00 260.83
01-004836	COMMUNITY OIL CO. INC.	BULK DIESEL EXHAUST FLUID	491.40	0.00	000000 0/00/00 491.40
01-004836	COMMUNITY OIL CO. INC.	EQUIPMENT GAS	1,699.46	1,699.46-	124844 8/11/22 0.00
01-004836	COMMUNITY OIL CO. INC.	#2 RED FUEL	1,756.98	0.00	000000 0/00/00 1,756.98
		** TOTALS **	4,208.67	1,699.46-	2,509.21
01-001539	CONFLUENCE	STREETSCAPE PHASE 11	112.32	0.00	000000 0/00/00 112.32
		** TOTALS **	112.32	0.00	112.32
01-004862	CONTINENTAL RESEARCH CORP	CHEMICALS	684.59	0.00	000000 0/00/00 684.59
		** TOTALS **	684.59	0.00	684.59
01-003145	CORE AND MAIN LP	METERS	2,016.00	0.00	000000 0/00/00 2,016.00
		** TOTALS **	2,016.00	0.00	2,016.00

=====PAYMENT DATES=====		=====ITEM DATES=====		=====POSTING DATES=====	
PAID ITEMS DATES	: 8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022
PARTIALLY ITEMS DATES:	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022
UNPAID ITEMS DATES	:	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022
VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK# CHECK DT ----BALANCE---

01-005395	D & K PRODUCTS	TURF SUPPLIES	1,463.50	0.00	000000 0/00/00 1,463.50
01-005395	D & K PRODUCTS	TURF CHEMICALS	1,265.45	0.00	000000 0/00/00 1,265.45
01-005395	D & K PRODUCTS	TURF SUPPLIES	1,265.45	0.00	000000 0/00/00 1,265.45
01-005395	D & K PRODUCTS	TURF SUPPLIES	1,864.00	0.00	000000 0/00/00 1,864.00
01-005395	D & K PRODUCTS	TURF SUPPLIES	1,675.00	0.00	000000 0/00/00 1,675.00
01-005395	D & K PRODUCTS	TURF SUPPLIES	558.20	0.00	000000 0/00/00 558.20
		** TOTALS **	8,091.60	0.00	8,091.60
01-000194	D. J. GONGOL & ASSOC. INC	VALVES	227.58	0.00	000000 0/00/00 227.58
		** TOTALS **	227.58	0.00	227.58
01-006275	DREES OIL CO. INC.	UNLEADED GASOLINE	1,412.36	0.00	000000 0/00/00 1,412.36
01-006275	DREES OIL CO. INC.	#2 RED DIESEL	1,639.96	0.00	000000 0/00/00 1,639.96
01-006275	DREES OIL CO. INC.	#2 RED DIESEL	1,529.09	0.00	000000 0/00/00 1,529.09
01-006275	DREES OIL CO. INC.	UNLEADED GASOLINE	1,584.69	0.00	000000 0/00/00 1,584.69
		** TOTALS **	6,166.10	0.00	6,166.10
01-003930	DUNKERS BY MATT LLC	EE RECOGNITION - SCHRECK	79.00	0.00	000000 0/00/00 79.00
		** TOTALS **	79.00	0.00	79.00
01-006810	ECOWATER SYSTEMS	COOLER RENT/WATER	146.79	146.79-	124845 8/11/22 0.00
		** TOTALS **	146.79	146.79-	0.00
01-008027	FAREWAY STORES	CONCESSIONS	7.38	0.00	000000 0/00/00 7.38
		** TOTALS **	7.38	0.00	7.38
01-008050	FASTENAL COMPANY	RUBBER GLOVES	36.75	0.00	000000 0/00/00 36.75
01-008050	FASTENAL COMPANY	O-RINGS	51.40	0.00	000000 0/00/00 51.40
		** TOTALS **	88.15	0.00	88.15
01-006860	FELD FIRE EQUIPMENT CO.	NAME PATCH & BOOTS	383.11	0.00	000000 0/00/00 383.11
		** TOTALS **	383.11	0.00	383.11
01-003848	FIRST IMPRESSION	AUG. MALL RESTROOM CLEANING	300.00	0.00	000000 0/00/00 300.00
		** TOTALS **	300.00	0.00	300.00
01-009500	GEHLING WELDING & REPAIR	FLAT IRON	50.00	0.00	000000 0/00/00 50.00
01-009500	GEHLING WELDING & REPAIR	GRIT PUMP REPAIRS	312.00	0.00	000000 0/00/00 312.00
		** TOTALS **	362.00	0.00	362.00
01-002567	GEHLPRO WELDING	STATE BB - ROPE STANDS	397.59	0.00	000000 0/00/00 397.59
		** TOTALS **	397.59	0.00	397.59

=====PAYMENT DATES=====		=====ITEM DATES=====		=====POSTING DATES=====	
PAID ITEMS DATES	: 8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022
PARTIALLY ITEMS DATES:	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022
UNPAID ITEMS DATES	:	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022
VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK# CHECK DT ----BALANCE----
01-009535	GENERAL RENTAL	CHAIN & CHAIN SHARPENING	35.00	0.00	000000 0/00/00 35.00
01-009535	GENERAL RENTAL	CONCRETE/ASPHALT BLADE	770.00	0.00	000000 0/00/00 770.00
01-009535	GENERAL RENTAL	SHARPEN CHAINS	16.00	0.00	000000 0/00/00 16.00
		** TOTALS **	821.00	0.00	821.00
01-009540	GENERAL TRAFFIC CONTROLS	SIGNS AND SIGNALS	566.56	0.00	000000 0/00/00 566.56
		** TOTALS **	566.56	0.00	566.56
01-010156	GRAPHIC EDGE LLC	STATE BB VOLUNTEER SHIRTS	1,510.32	0.00	000000 0/00/00 1,510.32
		** TOTALS **	1,510.32	0.00	1,510.32
01-000480	HALBUR HARDWARE	LEAK AT 538 PARKVIEW DR	1,240.00	0.00	000000 0/00/00 1,240.00
		** TOTALS **	1,240.00	0.00	1,240.00
01-010680	HAWKINS WATER TREATMENT	WATER TREATMENT SUPPLIES	1,351.75	0.00	000000 0/00/00 1,351.75
		** TOTALS **	1,351.75	0.00	1,351.75
01-003787	IKE AUEN DIST. CO. INC.	CONCESSIONS	154.00	0.00	000000 0/00/00 154.00
		** TOTALS **	154.00	0.00	154.00
01-012552	INDUSTRIAL BEARING SUPP.	BEARINGS	37.52	0.00	000000 0/00/00 37.52
		** TOTALS **	37.52	0.00	37.52
01-001549	INLAND TRUCK PARTS COMPAN #27	EQUIPMENT SUPPLIES	1,346.21	0.00	000000 0/00/00 1,346.21
01-001549	INLAND TRUCK PARTS COMPAN #27	EQUIPMENT SUPPLIES	266.88	0.00	000000 0/00/00 266.88
		** TOTALS **	1,613.09	0.00	1,613.09
01-012685	IOWA SMALL ENGINE CENTER	WEEDEATER PARTS	24.99	0.00	000000 0/00/00 24.99
01-012685	IOWA SMALL ENGINE CENTER	TRIMMER LINE/FUEL MIX	166.91	0.00	000000 0/00/00 166.91
		** TOTALS **	191.90	0.00	191.90
01-003823	JAKE BRUGGEMAN	STEEL TOED BOOTS	171.19	171.19-	124835 8/09/22 0.00
		** TOTALS **	171.19	171.19-	0.00
01-002453	JASON MATTHEW LAMBERTZ	PRODUCTION COSTS	870.00	0.00	000000 0/00/00 870.00
		** TOTALS **	870.00	0.00	870.00
01-003246	JESSICA KLOCKE	SWIM MEET MILEAGE COON RAPIDS	25.74	25.74-	124832 8/09/22 0.00
01-003246	JESSICA KLOCKE	SWIM MEET MILEAGE JEFFERSON	33.75	33.75-	124832 8/09/22 0.00
		** TOTALS **	59.49	59.49-	0.00
01-003243	JET'S OUTDOOR POWER AND S	GOLF CART REPAIR	292.86	0.00	000000 0/00/00 292.86
01-003243	JET'S OUTDOOR POWER AND S	AG OUTING - CART RENTAL	1,800.00	0.00	000000 0/00/00 1,800.00
01-003243	JET'S OUTDOOR POWER AND S	GOLF UTILITY CART	7,500.00	0.00	000000 0/00/00 7,500.00

=====PAYMENT DATES=====			=====ITEM DATES=====			=====POSTING DATES=====		
PAID ITEMS DATES	:	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022
PARTIALLY ITEMS DATES:	:	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022
UNPAID ITEMS DATES	:	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022
VENDOR	----	VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	-----BALANCE---

01-003243		JET'S OUTDOOR POWER AND S	GOLF CART RENTAL	400.00	0.00	000000	0/00/00	400.00
			** TOTALS **	9,992.86	0.00			9,992.86
01-002788		JIMMY JOHNS #2622	EMPLOYEE RECOGNITION	23.04	0.00	000000	0/00/00	23.04
			** TOTALS **	23.04	0.00			23.04
01-001345		KELTEK INCORPORATED	VEHICLE SCANNER	330.00	0.00	000000	0/00/00	330.00
			** TOTALS **	330.00	0.00			330.00
01-002698		LANDSCAPERS PARADISE	2022 STREET RESTORATION	43.67	0.00	000000	0/00/00	43.67
			** TOTALS **	43.67	0.00			43.67
01-003932		LEIBOLD IRRIGATION INC	REPLACE CHECK VALVE - PUMP	1,219.83	0.00	000000	0/00/00	1,219.83
			** TOTALS **	1,219.83	0.00			1,219.83
01-001193		MARKET ON 30	CONCESSIONS	64.55	0.00	000000	0/00/00	64.55
01-001193		MARKET ON 30	CONCESSIONS	80.72	0.00	000000	0/00/00	80.72
01-001193		MARKET ON 30	CONCESSIONS	14.24	0.00	000000	0/00/00	14.24
01-001193		MARKET ON 30	CONCESSIONS	78.82	0.00	000000	0/00/00	78.82
			** TOTALS **	238.33	0.00			238.33
01-017220		MC FARLAND CLINIC PC	PRE-EMPLOY PHYSICAL HANNASCH	52.00	0.00	000000	0/00/00	52.00
			** TOTALS **	52.00	0.00			52.00
01-003461		MERCHANT SERVICES	JUNE CC PROCESSING	959.31	959.31-	000000	8/08/22	0.00
01-003461		MERCHANT SERVICES	JULY CC PROCESSING FEES	1,052.16	1,052.16-	000000	8/08/22	0.00
			** TOTALS **	2,011.47	2,011.47-			0.00
01-012680		MID AMERICAN ENERGY	ELECTRIC BILLS	57,393.45	57,393.45-	124836	8/09/22	0.00
			** TOTALS **	57,393.45	57,393.45-			0.00
01-017600		MIRACLE RECREATION EQUIPM	PLAYGROUND SWINGS	497.34	0.00	000000	0/00/00	497.34
			** TOTALS **	497.34	0.00			497.34
01-017730		MOORHOUSE READY MIX CO.	ST. PANEL - 18TH & ADAMS	875.42	0.00	000000	0/00/00	875.42
01-017730		MOORHOUSE READY MIX CO.	ST. PANEL - 18TH & ADAMS	875.42	0.00	000000	0/00/00	875.42
01-017730		MOORHOUSE READY MIX CO.	ST. PANEL 18TH & TERRACE DR	538.72	0.00	000000	0/00/00	538.72
01-017730		MOORHOUSE READY MIX CO.	ST. PANEL - 18TH & MAIN	1,212.12	0.00	000000	0/00/00	1,212.12
01-017730		MOORHOUSE READY MIX CO.	ST. PANEL - 18TH PLACE	942.76	0.00	000000	0/00/00	942.76
01-017730		MOORHOUSE READY MIX CO.	ST. PANEL - 12TH & COURT	269.36	0.00	000000	0/00/00	269.36
01-017730		MOORHOUSE READY MIX CO.	ROW - 411 W 21ST ST	349.28	0.00	000000	0/00/00	349.28
01-017730		MOORHOUSE READY MIX CO.	ROW 519 W 1ST ST	875.42	0.00	000000	0/00/00	875.42
01-017730		MOORHOUSE READY MIX CO.	ST PANEL - WHITNEY & 1ST	909.09	0.00	000000	0/00/00	909.09
			** TOTALS **	6,847.59	0.00			6,847.59

=====PAYMENT DATES=====			=====ITEM DATES=====			=====POSTING DATES=====		
PAID ITEMS DATES	:	8/05/2022 THRU 8/18/2022	8/05/2022 THRU	8/18/2022	8/05/2022 THRU	8/18/2022		
PARTIALLY ITEMS DATES:		8/05/2022 THRU 8/18/2022	8/05/2022 THRU	8/18/2022	8/05/2022 THRU	8/18/2022		
UNPAID ITEMS DATES	:		8/05/2022 THRU	8/18/2022	8/05/2022 THRU	8/18/2022		
VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	----BALANCE----	

01-018408	NAPA AUTO PARTS	SUPPLIES	22.78	0.00	000000	0/00/00	22.78	
01-018408	NAPA AUTO PARTS	#27 LIGHT BULBS	22.58	0.00	000000	0/00/00	22.58	
01-018408	NAPA AUTO PARTS	#35 LED LIGHTS	51.69	0.00	000000	0/00/00	51.69	
		** TOTALS **	97.05	0.00			97.05	
01-003919	NEWDAY PAINTING LLC	TERMINAL PAINTING LABOR	1,520.00	1,520.00-	124842	8/11/22	0.00	
		** TOTALS **	1,520.00	1,520.00-			0.00	
01-019138	NORTHWEST IOWA LEAGUE OF	NW IA LEAGUE DUES	75.00	0.00	000000	0/00/00	75.00	
		** TOTALS **	75.00	0.00			75.00	
01-020208	O'HALLORAN INTERNATIONAL	#27 SPRING PARTS	285.88	0.00	000000	0/00/00	285.88	
01-020208	O'HALLORAN INTERNATIONAL	#27 WASHER FLUID	18.35	0.00	000000	0/00/00	18.35	
		** TOTALS **	304.23	0.00			304.23	
01-020330	O'REILLY AUTO PARTS	MERCHANTS MOWER BATTERY	116.06	0.00	000000	0/00/00	116.06	
		** TOTALS **	116.06	0.00			116.06	
01-020203	OFFICE STOP	OFFICE SUPPLIES	32.52	0.00	000000	0/00/00	32.52	
		** TOTALS **	32.52	0.00			32.52	
01-020326	OPTIONS INK	COPY PAPER	53.00	0.00	000000	0/00/00	53.00	
01-020326	OPTIONS INK	WATER SAMPLES - FREIGHT	25.54	0.00	000000	0/00/00	25.54	
		** TOTALS **	78.54	0.00			78.54	
01-021050	P & H WHOLESALE INC.	AIR FILTERS	1,446.49	0.00	000000	0/00/00	1,446.49	
01-021050	P & H WHOLESALE INC.	PVC FITTINGS	51.21	0.00	000000	0/00/00	51.21	
01-021050	P & H WHOLESALE INC.	PVC FITTINGS	40.37	0.00	000000	0/00/00	40.37	
01-021050	P & H WHOLESALE INC.	WELL #16 LUBE LINE REPAIRS	42.25	0.00	000000	0/00/00	42.25	
		** TOTALS **	1,580.32	0.00			1,580.32	
01-021220	PEPSI BEVERAGES COMPANY	CONCESSIONS	66.72	0.00	000000	0/00/00	66.72	
01-021220	PEPSI BEVERAGES COMPANY	CONCESSIONS	63.42	0.00	000000	0/00/00	63.42	
		** TOTALS **	130.14	0.00			130.14	
01-000169	PERRY JOHNSON	JULY MILEAGE - INSPECTIONS	28.75	0.00	000000	0/00/00	28.75	
		** TOTALS **	28.75	0.00			28.75	
01-001540	PETTY CASH	POSTAGE	37.05	37.05-	124839	8/11/22	0.00	
		** TOTALS **	37.05	37.05-			0.00	
01-000742	QUAD CITY SAFETY INC.	SAFETY SUPPLIES	358.38	0.00	000000	0/00/00	358.38	
		** TOTALS **	358.38	0.00			358.38	

=====PAYMENT DATES=====			=====ITEM DATES=====			=====POSTING DATES=====		
PAID ITEMS DATES	:	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022
PARTIALLY ITEMS DATES:	:	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022
UNPAID ITEMS DATES	:		8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022
VENDOR	----	VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	-----BALANCE---

01-003931		QUEEN BEANS COFFEE HOUSE	CHAMBER COFFEE	89.97	0.00	000000	0/00/00	89.97
			** TOTALS **	89.97	0.00			89.97
01-009870		RACCOON VALLEY ELECTRIC C	JULY ELECTRIC SERVICE	931.65	931.65-	124846	8/11/22	0.00
			** TOTALS **	931.65	931.65-			0.00
01-023640		RAY'S REFUSE SERVICE	JULY GARBAGE PICKUP	1,710.81	0.00	000000	0/00/00	1,710.81
			** TOTALS **	1,710.81	0.00			1,710.81
01-003735		RYAN P. MILLIGAN	50% PROFIT SHARE KICK IT UP	2,340.60	0.00	000000	0/00/00	2,340.60
			** TOTALS **	2,340.60	0.00			2,340.60
01-001333		SECURE SHRED SOLUTIONS LL	SHREDDING	49.00	0.00	000000	0/00/00	49.00
			** TOTALS **	49.00	0.00			49.00
01-000612		SENECA COMPANIES	FREE PRODUCT RECOVERY	1,743.00	0.00	000000	0/00/00	1,743.00
			** TOTALS **	1,743.00	0.00			1,743.00
01-025606		SOPPE CHIROPRACTIC CLINIC	PRE-EMPLOY - WOLTERMAN	80.00	0.00	000000	0/00/00	80.00
			** TOTALS **	80.00	0.00			80.00
01-028180		STATE HYGIENIC LABORATORY	SAMPLE ANALYSIS	27.00	0.00	000000	0/00/00	27.00
			** TOTALS **	27.00	0.00			27.00
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.	OFFICE SUPPLIES	28.97	0.00	000000	0/00/00	28.97
01-025880		STONE PRINTING CO.	OFFICE SUPPLIES	71.97	0.00	000000	0/00/00	71.97
01-025880		STONE PRINTING CO.	STATE BB LAMINATING	35.00	0.00	000000	0/00/00	35.00
01-025880		STONE PRINTING CO.	STATE BB LAMINATING	5.00	0.00	000000	0/00/00	5.00
01-025880		STONE PRINTING CO.	SHUT OFF NOTICES	215.00	0.00	000000	0/00/00	215.00
			** TOTALS **	355.94	0.00			355.94
01-001739		SYN-TECH SYSTEMS INC.	FUEL DELIVERY REPAIR	164.20	164.20-	124840	8/11/22	0.00
			** TOTALS **	164.20	164.20-			0.00
01-027060		TREASURER OF IOWA	JULY SALES TAX	11,815.55	11,815.55-	000000	8/08/22	0.00
			** TOTALS **	11,815.55	11,815.55-			0.00
01-028168		UNITED PARCEL SERVICE	FREIGHT W/E 7/16/2022	45.08	45.08-	124837	8/09/22	0.00
01-028168		UNITED PARCEL SERVICE	FREIGHT W/E 7/30/2022	30.63	30.63-	124838	8/09/22	0.00
01-028168		UNITED PARCEL SERVICE	FREIGHT W/E 8/6/2022	53.90	53.90-	124848	8/11/22	0.00

		=====PAYMENT DATES=====	=====ITEM DATES=====			=====POSTING DATES=====
PAID ITEMS DATES	:	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU	8/18/2022	8/05/2022 THRU 8/18/2022
PARTIALLY ITEMS DATES:		8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU	8/18/2022	8/05/2022 THRU 8/18/2022
UNPAID ITEMS DATES	:		8/05/2022 THRU 8/18/2022	8/05/2022 THRU	8/18/2022	8/05/2022 THRU 8/18/2022
VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK# CHECK DT	----BALANCE---

		** TOTALS **	129.61	129.61-		0.00
01-002449	UNITYPOINT CLINIC-OCCUPAT	PRE-EMPLOY DRUG TESTS	42.00	0.00	000000 0/00/00	42.00
		** TOTALS **	42.00	0.00		42.00
01-028275	UPTOWN SPORTING GOODS	GUARD SUIT	47.00	0.00	000000 0/00/00	47.00
01-028275	UPTOWN SPORTING GOODS	PROGRAM SUPPLIES	456.00	0.00	000000 0/00/00	456.00
01-028275	UPTOWN SPORTING GOODS	GUARD SUITS	280.00	0.00	000000 0/00/00	280.00
		** TOTALS **	783.00	0.00		783.00
01-028290	USA BLUE BOOK	LIFT MAGNET	1,079.56	0.00	000000 0/00/00	1,079.56
01-028290	USA BLUE BOOK	SEWER HOSE	1,969.95	0.00	000000 0/00/00	1,969.95
		** TOTALS **	3,049.51	0.00		3,049.51
01-003933	WATER SYSTEMS ENGINEERING	COMPLETE WELL PROFILE	1,580.00	0.00	000000 0/00/00	1,580.00
		** TOTALS **	1,580.00	0.00		1,580.00
01-030355	WITTROCK MOTOR CO.	JUNE CAR RENTAL	349.00	349.00-	124849 8/11/22	0.00
01-030355	WITTROCK MOTOR CO.	JULY CAR RENTAL	550.00	550.00-	124849 8/11/22	0.00
		** TOTALS **	899.00	899.00-		0.00
01-003722	ISOLVED BENEFIT SERVICES	JULY PARTICIPANT FEES	286.75	286.75-	000000 8/08/22	0.00
		** TOTALS **	286.75	286.75-		0.00
* Payroll Expense			187,339.47			

	=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====
PAID ITEMS DATES :	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022
PARTIALLY ITEMS DATES:	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022
UNPAID ITEMS DATES :		8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022

REPORT TOTALS

	GROSS	PAYMENTS	BALANCE
PAID ITEMS	311,778.69	311,778.69CR	0.00
PARTIALLY PAID	0.00	0.00	0.00
UNPAID ITEMS	190,804.66	0.00	190,804.66
VOID ITEMS	0.00	0.00	0.00
** TOTALS **	502,583.35	311,778.69CR	190,804.66

UNPAID RECAP

UNPAID INVOICE TOTALS	190,804.66
UNPAID DEBIT MEMO TOTALS	0.00
UNAPPLIED CREDIT MEMO TOTALS	0.00
** UNPAID TOTALS **	190,804.66

	=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====
PAID ITEMS DATES :	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022
PARTIALLY ITEMS DATES :	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022
UNPAID ITEMS DATES :		8/05/2022 THRU 8/18/2022	8/05/2022 THRU 8/18/2022

FUND TOTALS

001	GENERAL FUND	132,087.23
010	HOTEL/MOTEL TAX	618.46
110	ROAD USE TAX FUND	17,685.85
121	LOCAL OPTION SALES TAX	300.00
178	CRIME PREV/SPEC PROJECTS	270.00
304	C.P. STREETS	43.67
309	C.P. - CORRIDOR OF COMM.	112.32
314	C.P.-STREETS MAINT BLDG	78,643.36
600	WATER UTILITY FUND	56,591.84
610	SEWER UTILITY FUND	28,212.66
620	STORM WATER UTILITY	499.74
850	MEDICAL INSURANCE FUND	178.75
	* PAYROLL EXPENSE	187,339.47
GRAND TOTAL		502,583.35

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 A. Schaefer, Finance Director/City Clerk *lao*
DATE: August 17, 2022
SUBJECT: \$5,400,000 General Obligation Local Option Sales and Services Tax Bonds, Series 2022A (Carroll Recreation Center Building Improvements Project – 2021)

- Resolution for an Agreement for Financial Advisory Services with PFM Financial Advisors LLC

For many years the City has engaged PFM Financial Advisors LLC (PFM) to provide financial services including TIF cash flows, debt analysis and the process for issuing debt.

Effective July 1, 2014, new rules from the Municipal Securities Rulemaking Board (MSRB) went into effect that governs the services that municipal financial advisors offer to their clients. Those rules state that an agreement needs to be in place detailing the scope of services, the fee for services, if any conflict of interest exists, and a termination clause.

Attached is a resolution approving the agreement which PFM to provide financial services for the issuance of approximately \$5,400,000 General Obligation Local Option Sales and Services Tax Bonds, Series 2022A. This debt issuance is for the Carroll Recreation Center Building Improvements Project.

The fee for these services is \$18,000 plus reimbursables. The agreement needs to be in place prior to the closing of the bonds which is scheduled for October 12, 2022.

RECOMMENDATION: Council discussion and approval of the resolution accepting the agreement for financial advisory services in the amount of \$18,000 (plus reimbursables) with PFM Financial Advisors LLC for the issuance of approximately \$5,400,000 General Obligation Local Option Sales and Services Tax Bonds, Series 2022A.

RESOLUTION NO. _____

RESOLUTION ACCEPTING THE AGREEMENT FOR FINANCIAL ADVISORY SERVICES WITH PFM FINANCIAL ADVISORS LLC FOR THE ISSUANCE OF APPROXIMATELY \$5,400,000 GENERAL OBLIGATION LOCAL OPTION SALES AND SERVICES TAX BONDS, SERIES 2022A.

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, an Agreement for Financial Advisory Services with PFM Financial Advisors LLC for the issuance of approximately \$5,400,000 General Obligation Local Option Sales and Services Tax Bonds, Series 2022A for the Carroll Recreation Center Building Improvements Project has been prepared and is attached as Exhibit A.

WHEREAS, it is determined that the approval of the attached Agreement for Financial Advisory Services with PFM Financial Advisors LLC for the issuance of approximately \$5,400,000 General Obligation Local Option Sales and Services Tax Bonds, Series 2022A for the Carroll Recreation Center Building Improvements Project is in the best interest of the City of Carroll, Iowa;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carroll, Iowa, that the Agreement for Financial Advisory Services with PFM Financial Advisors LLC for the issuance of approximately \$5,400,000 General Obligation Local Option Sales and Services Tax Bonds, Series 2022A for the Carroll Recreation Center Building Improvements Project is accepted.

Passed and approved by the Carroll City Council this 22nd day of August, 2022.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Mark E. Beardmore, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk



August 5, 2022

Ms. Laura Schaefer
City Clerk/Finance Director
City of Carroll, Iowa
627 N. Adams Street
Carroll, Iowa 51401

Dear Laura,

pfm

801 Grand
Suite 3300
Des Moines, IA 50309
515.243.2600

pfm.com

The purpose of this letter (this “Engagement Letter”) is to confirm our agreement that PFM Financial Advisors LLC (“PFM”) will act as financial advisor to the City of Carroll (the “Client”) in connection with the issuance of General Obligation Local Option Sales, Services and Use Tax Bonds. PFM will provide, upon request of Client, financial planning and debt issuance development services, as applicable and set forth in Exhibit A to this Engagement Letter. Most tasks requested by Client will not require all services provided for in Exhibit A and as such the specific scope of services for such task shall be limited to just those services required to complete the task.

PFM is a registered municipal advisor with the Securities and Exchange Commission (the “SEC”) and the Municipal Securities Rulemaking Board (the “MSRB”), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2. As of the date of this letter, Client has **not** designated PFM as its independent registered municipal advisor (“IRMA”) for purposes of SEC Rule 15Ba1-1(d)(3)(vi) (the “IRMA exemption.”). Client agrees not to represent that PFM is Client’s IRMA with respect to any aspect of a municipal securities issuance or municipal financial product, without PFM’s prior written consent.

MSRB Rule G-42 requires that municipal advisors make written disclosures to its clients of all material conflicts of interest and certain legal or disciplinary events and certain regulatory requirements. Such disclosures are provided in PFM’s disclosure statement delivered to Client together with this agreement.

PFM’s services will commence as soon as practicable after the receipt of this Engagement Letter by Client and a request by Client for such service. Any material changes in or additions to the scope of services described in Exhibit A shall be promptly reflected in a written supplement or amendment to this Engagement Letter. Services provided by PFM which are not included in the scope of services set forth in Exhibit A of this agreement shall be completed as agreed in writing in advance between Client and PFM. Upon request of Client, PFM or an affiliate of PFM may agree to additional services to be provided by PFM or an affiliate of PFM, by a separate agreement between Client and PFM or its respective affiliate.

For the services described in Exhibit A, PFM’s professional fees will be paid as provided in Exhibit B. In addition to fees for services, PFM will be reimbursed for necessary, reasonable, and documented out-of-pocket expenses, as outlined in Exhibit B, which are incurred by PFM. Upon request of Client, documentation of such expenses will be provided.

This Engagement Letter shall remain in effect until all related activities associated with this transaction are complete unless canceled in writing by either party upon thirty (30) days written notice to the other party. PFM shall not assign any interest in this Engagement Letter or subcontract any of the work performed under this Engagement Letter without the prior written consent of Client; provided that upon notice to Client, PFM may assign this Engagement Letter or any interests hereunder to a municipal advisor entity registered with the SEC that directly or indirectly controls, is controlled by, or is under common control with, PFM.

All information, data, reports, and records (“Data”) in the possession of Client or any third party necessary for carrying out any services to be performed under this Engagement Letter shall be



furnished to PFM and Client shall, and shall cause its agent(s) to, cooperate with PFM in its conduct of reasonable due diligence in performing the services. To the extent Client requests that PFM provide advice with regard to any recommendation made by a third party, Client will provide to PFM written direction to do so as well as any Data it has received from such third party relating to its recommendation. Client acknowledges and agrees that while PFM is relying on the Data in connection with its provision of the services under this agreement, PFM makes no representation with respect to and shall not be responsible for the accuracy or completeness of such Data.

All notices given under this Engagement Letter will be in writing, sent by email or registered United States mail, with return receipt requested, addressed to the party for whom it is intended, at the addresses on the first page of this Engagement Letter.

All materials, except functioning or dynamic financial models, prepared by PFM pursuant exclusively to this Engagement Letter will be the property of Client. Subject to the preceding exception, upon termination of this Engagement Letter, PFM will deliver to Client copies of any and all material pertaining to this Engagement Letter.

The Des Moines office of PFM will provide the services set forth in this Engagement Letter. PFM may, from time to time, supplement or otherwise amend team members. Client has the right to request, for any reason, PFM to replace any member of the advisory staff. Should Client make such a request, PFM will promptly suggest a substitute for approval by Client.

PFM will maintain insurance coverage with policy limits not less than as stated in Exhibit C. Except to the extent caused by willful misconduct, bad faith, gross negligence or reckless disregard of obligations or duties under this Engagement Letter on the part of PFM or any of its associated persons, neither PFM nor any of its associated persons shall have liability to any person for any act or omission in connection with performance of its services hereunder, or for any error of judgment or mistake of law, or for any loss arising out of any issuance of municipal securities, any municipal financial product or any other financial product or investment, or for any financial or other damages resulting from Client's election to act or not to act, as the case may be, contrary to or, absent negligence on the part of PFM or any of its associated persons, upon any advice or recommendation provided by PFM to Client.

PFM, its employees, officers and representatives at all times will be independent contractors and will not be deemed to be employees, agents, partners, servants and/or joint ventures of Client by virtue of this Engagement Letter or any actions or services rendered under this Engagement Letter.

This Engagement Letter represents the entire agreement between Client and PFM and may not be amended or modified except in writing signed by PFM.

Please have an authorized official of Client acknowledge receipt of this Engagement Letter and respond to us to acknowledge the terms of this engagement.

Sincerely,

PFM FINANCIAL ADVISORS LLC

Jon Burmeister
Managing Director

Susanne Gerlach
Director



EXHIBIT A **SCOPE OF SERVICES**

Financial planning and debt issue development services (Includes short term financings, bonds, loans, letters of credit and line of credit). Upon the request of Client:

- Analyze financial and economic factors to determine if the issuance of bonds is appropriate.
- Develop a financing plan in concert with Client's staff which would include recommendations as to the timing and number of series of bonds to be issued.
- Assist Client by recommending the best method of sale, either as a negotiated sale, private placement or a public sale. In a public sale, make recommendation as to the determination of the best bid. In the event of a negotiated sale, assist in the solicitation, review and evaluation of any investment banking proposals, and provide advice and information necessary to aid in such selection.
- Advise as to the various financing alternatives available to Client.
- Develop alternatives related to debt transaction including evaluation of revenues available, maturity schedule and cashflow requirements, if necessary.
- If appropriate, develop credit rating presentation and coordinate with Client the overall presentation to rating agencies.
- Assist Client in the procurement of other services relating to debt issuance such as printing, paying agent and registrar, etc.
- Identify key bond covenant features and advise as to the financial consequences of provisions to be included in bond resolutions regarding security, creation of reserve funds, flow of funds, redemption provisions, additional parity debt tests, etc.; review and comment on successive drafts of bond resolutions.
- PFM will complete a parity certificate if required by the authorizing resolutions of outstanding parity debt.
- Review the terms, conditions and structure of any proposed debt offering undertaken by Client and provide suggestions, modifications and enhancements where appropriate and necessary to reflect the constraints or current financial policy and fiscal capability.
- Coordinate with Client's staff and other advisors with respect to the furnishing of data for offering documents. PFM will assist Client in the preparation of the offering document, it being specifically understood that PFM is not responsible for the inclusion or omission of any material in published offering documents and that the ultimate responsibility remains with Client.
- Provide regular updates of bond market conditions and advise Client as to the most advantageous timing for issuing its debt.
- Advise Client on the condition of the bond market at the time of sale, including volume, timing considerations, competing offerings, and general economic considerations.
- Assist and advise Client in negotiations with investment banking groups regarding fees, pricing of the bonds and final terms of any security offering, and make definitive recommendations regarding a proposed offering to obtain the most favorable financial terms based on existing market conditions.
- Arrange for the closing of the transaction.
- Preparation and delivery of bond financing record to Client.



EXHIBIT B
COMPENSATION FOR SERVICES

1. Fixed Rate Transaction Fees

For financial planning and debt issue development services related to the issuance of General Obligation Local Option Sales, Services and Use Tax Bonds. PFM will be paid a one-time fee of \$18,000, payable upon closing.

2. Reimbursable Expenses

In addition to fees for services, PFM will be reimbursed for necessary, reasonable, and documented out-of-pocket expenses incurred, including travel, meals, lodging, printing, telephone, postage, internet posting and other ordinary costs which are incurred by PFM. Appropriate documentation can be provided.



EXHIBIT C
INSURANCE STATEMENT

PFM has a complete insurance program, including property, casualty, general liability, automobile liability and workers compensation. PFM maintains professional liability and fidelity bond coverages which total \$5 million and \$5 million single loss/ \$10 million aggregate, respectively. PFM also carries a \$5 million cyber liability policy.

Our Professional Liability policy is a “claims made” policy and our General Liability policy claims would be made by occurrence.

1. Deductibles/SIR:

Automobile \$100 comprehensive & \$1,000 collision
Cyber Liability \$100,000
General Liability \$0
Professional Liability (E&O) \$200,000
Financial Institution Bond \$50,000

2. Insurance Company & AM Best Rating

Professional Liability (E&O)	Lloyds of London; (A; Stable)
	AXIS Surplus Insurance Company; (A; Stable)
Financial Institution Bond	Berkley Regional Insurance Company; (A+; Stable)
Cyber Liability	Greenwich Insurance Company (A+; Stable)
General Liability	Valley Forge Insurance Company; (A; Stable)
Automobile Liability	Continental Insurance Company; (A; Stable)
Excess/Umbrella Liability	Continental Insurance Company; (A; Stable)
Workers Compensation & Employers Liability	Continental Insurance Company; (A; Stable)

**DISCLOSURE OF CONFLICTS OF INTEREST AND OTHER
IMPORTANT MUNICIPAL ADVISORY INFORMATION
PFM Financial Advisors LLC**

I. Introduction

PFM Financial Advisors LLC and PFM Swap Advisors LLC (hereinafter, referred to as “We,” “Us,” or “Our”) are registered municipal advisors with the Securities and Exchange Commission (the “SEC”) and the Municipal Securities Rulemaking Board (the “MSRB”), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2. In accordance with MSRB rules, this disclosure statement is provided by Us to each client prior to the execution of its advisory agreement with written disclosures of all material conflicts of interests and legal or disciplinary events that are required to be disclosed with respect to providing financial advisory services pursuant to MSRB Rule G-42(b) and (c) (ii). We employ a number of resources to identify and subsequently manage actual or potential conflicts of interest in addition to disclosing actual and potential conflicts of interest provided herein.

How We Identify and Manage Conflicts of Interest

Code of Ethics. The Code requires that all employees conduct all aspects of Our business with the highest standards of integrity, honesty and fair dealing. All employees are required to avoid even the appearance of misconduct or impropriety and avoid actual or apparent conflicts of interest between personal and professional relationships that would or could interfere with an employee’s independent exercise of judgment in performing the obligations and responsibilities owed to a municipal advisor and Our clients.

Policies and Procedures. We have adopted policies and procedures that include specific rules and standards for conduct. Some of these policies and procedures provide guidance and reporting requirements about matters that allows Us to monitor behavior that might give rise to a conflict of interest. These include policies concerning the making of gifts and charitable contributions, entertaining clients, and engaging in outside activities, all of which may involve relationships with clients and others that are important to Our analysis of potential conflicts of interest.

Supervisory Structure. We have both a compliance and supervisory structure in place that enables Us to identify and monitor employees’ activities, both on a transaction and Firm-wide basis, to ensure compliance with appropriate standards. Prior to undertaking any engagement with a new client or an additional engagement with an existing client, appropriate municipal advisory personnel will review the possible intersection of the client’s interests, the proposed engagement, Our engagement personnel, experience and existing obligations to other clients and related parties. This review, together with employing the resources described above, allows Us to evaluate any situations that may be an actual or potential conflict of interest.

Disclosures. We will disclose to clients those situations that We believe would create a material conflict of interest, such as: 1) any advice, service or product that any affiliate may provide to a client that is directly related to the municipal advisory work We perform for such client; 2) any payment made to obtain or retain a municipal advisory engagement with a client; 3) any fee-splitting arrangement with any provider of an investment or services to a client; 4) any conflict that may arise from the type of compensation arrangement We may have with a client; and 5) any other actual or potential situation that We are or become aware of that might constitute a material conflict of interest that could reasonably expect to impair Our ability to provide advice to or on behalf of clients consistent with regulatory requirements. If We identify such situations or circumstances, We will prepare meaningful disclosure that will describe the implications of the situation and how We intend to manage the situation. We will also disclose any legal or disciplinary events that are material to a client’s evaluation or the integrity of Our management or advisory personnel. We will provide this disclosure (or a means to access this information) in writing prior to starting Our proposed engagement and will provide such additional information or clarification as the client may request. We will also advise Our clients in writing of any subsequent material conflict of interest that may arise, as well as the related implications, Our plan to manage that situation, and any additional information such client may require.

II. General Conflict of Interest Disclosures

Disclosure of Conflicts Concerning the Firm’s Affiliates

Our affiliates offer a wide variety of financial services, and Our clients may be interested in pursuing services separately provided by an affiliate. The affiliate’s business with the client could create an incentive for Us to recommend a course of action designed to increase the level of the client’s business activities with the affiliate or to recommend against a course of

action that would reduce the client's business activities with the affiliate. In either instance, We may be perceived as recommending services for a client that are not in the best interests of Our clients, but rather are in Our interests or the interests of Our affiliates. Accordingly, We mitigate any perceived conflict of interest that may arise in this situation by disclosing it to the client, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances. Further, We receive no compensation from Our affiliates with respect to a client introduction or referral. If a client chooses to work with an affiliate, We require that the client consult and enter into a separate agreement for services, so that the client can make an independent, informed, evaluation of the services offered.

Disclosure of Conflicts Related to the Firm's Compensation

From time to time, We may be compensated by a municipal advisory fee that is or will be set forth in an agreement with the client to be, or that has been, negotiated and entered into in connection with a municipal advisory service. Payment of such fee may be contingent on the closing of the transaction and the amount of the fee may be based, in whole or in part, on a percentage of the principal or par amount of municipal securities or municipal financial product. While this form of compensation is customary in the municipal securities market, it may be deemed to present a conflict of interest since We may appear to have an incentive to recommend to the client a transaction that is larger in size than is necessary. Further, We may also receive compensation in the form of a fixed fee arrangement. While this form of compensation is customary, it may also present a potential conflict of interest, if the transaction requires more work than contemplated and We are perceived as recommending a less time consuming alternative contrary to the client's best interest so as not to sustain a loss. Finally, We may contract with clients on an hourly fee bases. If We do not agree on a maximum amount of hours at the outset of the engagement, this arrangement may pose a conflict of interest as We would not have a financial incentive to recommend an alternative that would result in fewer hours. We manage and mitigate all of these types of conflicts by disclosing the fee structure to the client, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances.

Disclosure Concerning Provision of Services to State and Local Government, and Non-Profit Clients

We regularly provide financial advisory services to state and local governments, their agencies, and instrumentalities, and non-profit clients. While Our clients have expressed that this experience in providing services to a wide variety of clients generally provides great benefit for all of Our clients, there may be or may have been clients with interests that are different from (and adverse to) other clients. If for some reason any client sees Our engagement with any other particular client as a conflict, We will mitigate this conflict by engaging in a broad range of conduct, if and as applicable. Such conduct may include one or any combination of the following: 1) disclosing the conflict to the client; 2) requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, including the client's needs, objectives and financial circumstances; 3) implementing procedures that establishes an "Informational Bubble" that creates physical, technological and procedural barriers and/or separations to ensure that non-public information is isolated to particular area such that certain governmental transaction team members and supporting functions operate separately during the course of work performed; and 4) in the rare event that a conflict cannot be resolved, We will withdraw from the engagement.

Disclosure Related to Legal and Disciplinary Events

As registered municipal advisors with the Securities and Exchange Commission (the "SEC") and the Municipal Securities Rulemaking Board (the "MSRB"), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2, Our legal, disciplinary and judicial events are required to be disclosed on Our forms MA and MA-I filed with the SEC, in 'Item 9 Disclosure Information' of form MA, 'Item 6 Disclosure Information' of form MA-I, and if applicable, the corresponding disclosure reporting page(s) ("DRP"). To review the foregoing disclosure items and material change(s) or amendment(s), if any, clients may electronically access PFM Financial Advisors LLC filed forms MA and MA-I on the SEC's Electronic Data Gathering, Analysis, and Retrieval system, listed by date of filing starting with the most recently filed, at:

PFM Financial Advisors LLC –

<http://www.sec.gov/cgi-bin/browse-edgar?company=PFM+Financial&owner=exclude&action=getcompany>

III. Specific Conflicts of Interest Disclosures – City of Carroll, Iowa

To Our knowledge, following reasonable inquiry, We make the additional disclosure(s) of actual or potential conflicts of interest cited below in connection with the municipal advisory services currently being contemplated for client.

We currently serve as a municipal advisor to certain overlapping and surrounding entities including the State of Iowa. We do not anticipate this to create a conflict of interest nor to impede Our ability to fulfill Our fiduciary duty to the City of Carroll, Iowa.

From time to time We may represent a Municipal Entity client and an Obligated Person on the same side of a transaction. This situation may present a potential conflict of interest if Our fiduciary duty to the Municipal Entity and duty of care owed to the Obligated Person represent competing interests. Accordingly, We mitigate this conflict of interest by disclosing it to clients, requiring separately negotiated agreements between Us and each client, and requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances. We currently serve as municipal advisor to the Iowa Finance Authority who is the lender on all State Revolving Fund loans. We do not anticipate this to create a conflict of interest nor to impede Our ability to fulfill Our fiduciary duty to the City of Carroll, Iowa.

IV. Municipal Advisory Complaint and Client Education Disclosure

The MSRB protects state and local governments and other municipal entities and the public interest by promoting fair and efficient municipal securities markets. To that end, MSRB rules are designed to govern the professional conduct of brokers, dealers, municipal securities dealers and municipal advisors. Accordingly, if you as municipal advisory customer have a complaint about any of these financial professionals, please contact the MSRB's website at www.msrb.org, and consult the MSRB's Municipal Advisory Client brochure. The MSRB's Municipal Advisory Client brochure describes the protections available to municipal advisory clients under MSRB rules, and describes the process for filing a complaint with the appropriate regulatory authority.

PFM's Financial Advisory services are provided by PFM Financial Advisors LLC. PFM's Swap Advisory services are provided by PFM Swap Advisors LLC. Both entities are registered municipal advisors with the MSRB and SEC under the Dodd Frank Act of 2010.

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: August 15, 2022
SUBJECT: Carroll Recreation Center Building Improvement Project-2021
Construction Materials Testing Proposal

Specifications for the Carroll Recreation Center Improvements Project-2021 include construction materials testing to be provided by the City of Carroll. Certified Testing Services, Inc (CTS) was retained to prepare the Geotechnical Engineering Report for the project design. A proposal to provide construction materials testing has been requested and received from CTS.

CTS proposes to perform soil, concrete, steel, and masonry testing throughout the duration of the project. CTS fees for the testing are proposed as an hourly rate plus expenses with an estimate of \$8,900.00 to \$10,400.00

RECOMMENDATION: Mayor and City Council consideration of the Resolution approving the Proposal of Certified Testing Services, Inc. for Construction Materials Testing for the Carroll Recreation Center Building Improvement Project-2021.

RESOLUTION NO. _____

RESOLUTION APPROVING THE PROPOSAL OF CERTIFIED TESTING SERVICES, INC. FOR CONSTRUCTION MATERIALS INSPECTION AND TESTING FOR THE CARROLL RECREATION CENTER BUILDING IMPROVEMENTS PROJECT - 2021

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 Construction Materials Inspection and Testing Proposal for the Carroll Recreation Center Building Improvements Project - 2021 has been prepared with Certified Testing Services, Inc.; and,

WHEREAS, the City Council has determined that the Construction Materials Inspection and Testing Proposal 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 Construction Materials Inspection and Testing Proposal with Certified Testing Services, Inc. for the Carroll Recreation Center Building Improvements Project – 2021 is approved and the Mayor is authorized to execute the Proposal on behalf of the City.

Passed and approved by the Carroll City Council this 22nd day of August, 2022.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Mark E. Beardmore, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk



Certified Testing Services, Inc.

1330 North Michigan Street • P.O. Box 740 • Storm Lake, Iowa 50588 • Phone (712) 213-8378

August 4, 2022 (Revised)

City of Carroll Parks and Rec.
112 E. 5th St.
Carroll, IA 51401
Attn: Mr. Chad Tiemeyer, Parks and Rec. Director

Re: Construction Materials Testing
Carroll Recreation Center Building Improvements
Carroll, IA

Dear Mr. Tiemeyer,

Certified Testing Services, Inc. is pleased to submit the following proposal for providing construction materials inspection and testing for the referenced project. We propose to provide testing and inspection services, on a part-time basis, as requested by your representative and in accordance with our attached Fee Schedule. Invoices will be submitted on a monthly basis and will be itemized using our unit fee schedule and attached General Conditions.

CTS is the Geotechnical Engineer of Record on the project (See Report G6455) as well as having several other projects in Carroll and the surrounding area, therefore making us a valuable partner towards the successful completion of this project.

After reviewing the plans and specs for this project, CTS understands what will be needed. For soils testing, we anticipate six to eight visits to the project site for density testing. It will be necessary to perform two to three proctors prior to density testing.

For the concrete portion of the project, we anticipate ten to fourteen trips for concrete testing. Four cylinders are anticipated and we expect 40 to 62 cylinders will be taken. In addition, we anticipate one to two trips for Masonry observation and one to two trips for Steel Observation. Fees include trip charges, concrete cylinders and reporting.

Based on the above quantities our fees for this project will be approximately \$8,900.00 to \$10,400.00. This estimate is based on the information provided to CTS at the time of the estimate. Any additional services will be charged per the attached Fee Schedule.

CTS realizes some overtime may be required on our part to facilitate progress of the projects. **Our hourly rates and unit fees will not increase for our overtime involvement for these projects, and costs for nuclear density testing are also included in our hourly rate.**

In addition to general liability insurance, Certified Testing Services, Inc. also provides professional liability (errors and omissions) insurance for each of its projects. Our laboratory is an Iowa Department of Transportation approved laboratory and also a member of the American Council of Independent Laboratories.


Thank you for the opportunity to submit this proposal. If you have any questions, please do not hesitate to contact our firm at (712)213-8378.

Sincerely,

CERTIFIED TESTING SERVICES, INC.



Dana R. Siefer
Assistant Division Manager
DRS/grj



Gary R. Jackson, S.E.
Division Manager

FEE SCHEDULE FOR CARROLL REC CENTER IMPROVEMENTS PROJECT

Vehicle Fee	per trip	\$ 88.00
Geotechnical Engineer	per hour	\$ 150.00
Project Manager	per hour	\$ 130.00
Concrete/Soils Technician	per hour	\$ 68.00
Standard Proctor	each	\$ 150.00
Compressive Strength of Concrete Cylinders	each	\$ 16.00
Entry and Curing Charge for Spare Cylinders	each	\$ 12.00
Concrete Test Cylinder Molds	each	\$ 2.00
Report Preparation	per hour	\$ 36.00

AGREED TO THIS _____ DAY OF _____

BY: _____

TITLE: _____

FIRM: _____

GENERAL CONDITIONS

TESTING AND OBSERVATION SERVICES

SECTION 1: Scope of Work

CTS shall perform the services defined in the contract and shall invoice the client for those services at the fee schedule rates. Any cost estimates stated in this contract shall not be considered as a firm figure unless otherwise specifically stated in this contract. If unexpected site conditions are discovered, the scope of work may change, even as the work is in progress. CTS will provide these additional services at the contract fee schedule rate.

Rates for work beyond the scope of this contract and not covered by the contract fee schedule can be provided. CTS can perform additional work with verbal authorization, and will provide written confirmation of fees, if requested. All costs incurred because of delays in authorizing the additional work will be billed to the client.

Fee schedules are valid for one year following the date of the contract unless otherwise noted.

SECTION 2: Personnel Responsibility

The presence of CTS field representatives will be for the purpose of providing observation and field testing. Our work does not include supervision or direction of the actual work of the contractor, his employees or agents. The contractor for this project should be so advised. The contractor should also be informed that neither the presence of our field representative nor the observation and testing by our firm shall excuse him in any way for defects discovered in his work. It is understood that our firm will not be responsible for job or site safety of the project. Job and site safety will be the sole responsibility of the contractor unless contracted to others.

SECTION 3: Meaning of "Observation"

The term "observation" implies only that we would observe the progress of the work we have agreed to be involved with and perform tests, from which to develop an opinion as to whether the work essentially complies with the job requirements.

SECTION 4: Accuracy of Test Locations and Elevations

The accuracy and proximity of provided survey control will affect the accuracy of in situ test location and elevation determinations. Unless otherwise noted, the accuracy of test locations and elevations will be commensurate only with pacing and approximate measurements or estimates.

SECTION 5: Degree of Certainty of Compliance

With any manufactured product, there are statistical variations in its uniformity, and in the accuracy of tests used to measure its qualities. As compared with other manufactured products, field construction usually has wider fluctuations in both product and test results. Thus, even with very careful observation and testing, it cannot be said that all parts of the product comply with the job requirements. Our proposal is for Scope of Services requested by our client. The degree of certainty for compliance with project specifications is much greater with full-time observation than it is with intermittent observation.

SECTION 6: Unanticipated Hazardous Materials

It shall be the duty of the owner or his representative to advise CTS of any known or suspected hazardous substances which are or may be related to the services provided; such hazardous substances including but not limited to products, materials, by-products, wastes or samples of the foregoing which CTS may be provided or obtain performing its services or which hazardous substances exist or may exist on or near any premises upon which work is to be performed by CTS's employees, agents or subcontractors.

If during the course of providing services CTS observes or suspects the existence of unanticipated hazardous materials, CTS may at its option terminate further work on the project and notify client of the condition. Services will be resumed only after a renegotiation of scope of services and fees. In the event that such renegotiation cannot occur to the satisfaction of CTS, CTS may at its option terminate this contract.

SECTION 7: Reports and Invoices

CTS will furnish three copies of the report to the client. Additional copies will be furnished at the rate specified in the fee schedule.

CTS will submit invoices to the client monthly and a final bill upon completion of services. Payment is due upon presentation of invoice and is past due thirty (30) days from the invoice date. Client agrees to pay a finance charge of one and one-half percent (1 1/2%) per month, but not exceeding the maximum rate allowed by law, on past due accounts.

SECTION 8: Ownership of Documents

All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by CTS as instruments of service, shall remain the property of CTS, unless there are other contractual agreements.

SECTION 9: Confidentiality

CTS shall hold confidential all business or technical information obtained from the client or his affiliates or generated in the performance of services under this

agreement and identified in writing by the client as "confidential". CTS shall not disclose such information without the client's consent except to the extent required for: 1) Performance of services under this agreement; 2) Compliance with professional standards of conduct for preservation of public safety, health, and welfare; 3) Compliance with any court order or other governmental directive and/or 4) Protection of CTS against claims or liabilities arising from performance of services under this agreement. CTS obligations hereunder shall not apply to information in the public domain or lawfully acquired on a non-confidential basis from others.

SECTION 10: Standard of Care

Services performed by CTS under this Agreement will be conducted in the manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty, express or implied, is made or intended by the proposal for consulting services or by furnishing oral or written reports of the findings made.

The client recognizes that subsurface conditions may vary from those encountered at the location where borings, surveys or explorations are made by CTS and that the data, interpretations and recommendations of CTS are based solely upon the data available to CTS. CTS will be responsible for those data, interpretations, and recommendations, but shall not be responsible for the interpretation by others of the information developed.

SECTION 11: Subpoenas

The client is responsible, after notification, for payment of time charges and expenses resulting from our required responses to subpoenas issued by any party in conjunction with our work. Charges are based on fee schedules in effect at the time the subpoena is served.

SECTION 12: Limitation of Liability

The client agrees to limit CTS's liability to the owner and all construction contractors and subcontractors on the project arising from CTS's professional acts, errors, or omissions, such that the total aggregate liability of CTS to all those named shall not exceed \$50,000 or CTS's total fee for the services rendered on this project, whichever is greater. The owner further agrees to require of the contractor and his subcontractors an identical limitation of CTS's liability for damages suffered by the contractor or the subcontractor arising from CTS's professional acts, errors, or omissions. Neither the contractor nor any of his subcontractors assumes any liability for damages to others which may arise on account of CTS's professional acts, errors or omissions.

SECTION 13: Insurance and Indemnity

CTS represents that it and its staff are protected by worker's compensation insurance and that CTS has such coverage under public liability and property damage insurance policies with CTS deems to be adequate. It is the policy of CTS to require certificates of insurance from all consultants or subcontractors employed by CTS. Certificates for all such policies of insurance will be provided to client upon request in writing. Within the limits and conditions of such insurance, CTS agrees to indemnify and save client harmless from and against any loss, damage, injury or liability arising from any negligent acts of CTS or its employees. CTS shall not be responsible for any loss, damage or liability beyond the amounts, limits and conditions of such insurance. CTS shall not be responsible for any loss damage or liability arising from any acts by a client, its agents, staff or other consultants employed by others.

SECTION 14: Termination

This Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, CTS shall be paid for services performed to the termination notice date plus reasonable termination expenses. Expenses of termination or suspension shall include all direct costs of CTS required to complete analyses and records necessary to complete its files and may also include a report on the services performed to the date of notice of termination or suspension.

SECTION 15: Precedence

These Standards, Terms and Conditions shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice to proceed, or like document regarding CTS's services.



Certified Testing Services, Inc.

419 W. 6th Street
P.O. Box 1193
Sioux City, Iowa 51102

RPG 07-1424

City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Planning and Zoning Commission *MSPW*
FROM: Mike Pogge-Weaver, City Manager
DATE: ~~August 1, 2022~~ August 17, 2022 (*Updates are in italics*)
SUBJECT: Rezoning request from A-1, Agricultural District to R-3, Low-Density Residential District and R-4, Medium-Density Residential District

Background:

A request was received from LeMar Koethe to rezone:

1. The NW1/4 SE1/4 and the West half of the South 20 Acres of the S1/2 NE1/4 of Section 18, Township 84 North, Range 34 West 5th P.M., Carroll County, Iowa from A-1, Agricultural District to R-3, Low-Density Residential District (Area A) and
2. The NE1/4 SE1/4 and the East half of the South 20 Acres of the S1/2 NE1/4 of Section 18, Township 84 North, Range 34 West 5th P.M., Carroll County, Iowa from A-1, Agricultural District to R-4, Medium-Density Residential District (Area B).

The property is located on the northeast side of Carroll, north of 18th Street and east of Grant Road.

The City Council held a public hearing on this request and approved the first reading of the ordinance at their August 8, 2022 meeting. No verbal or written comments were received at the public hearing. As of the writing of this memo, no public comments have been received by City Staff on the request.

Analysis:

When considering rezoning requests, the Planning and Zoning Commission and City Council should take into account the following: Comprehensive Plan and Public Input.

Comprehensive Plan:

A comprehensive plan serves as a long-range plan for community improvement, development, and growth. Iowa Code recommends for communities to adopt comprehensive plans, and that these plans should "include information on the amount, type, intensity and density of existing land use, trends in the market price, and plans for future land use throughout the municipality" (Chapter 18B). Said plans serve as policy guides, and are intended to be flexible and adaptive over time, setting forth the basic framework to guide activities and manage change.

The property is identified in the City of Carroll's Comprehensive Plan as Low Density Residential (Area A) and High Density Residential (Area B). The proposed rezonings would be in conformance with the City's adopted Comprehensive Plan.

Public Input:

As required by the City's Zoning Ordinance, letters were sent to property owners within 200' of the proposed rezoning and notice was published in the Carroll Times Herald on July 5, 2022 and July 29, 2022 notifying the public of the requested rezoning. As of the date of this memo, no comments have been received by the City.

Alternatives:

At the close of the public hearing to permit objections or recommendations from the public, the City Council shall approve or deny the rezoning request. The following options exist for the Council:

1. Recommended approval of the rezoning request from A-1, Agricultural District to R-3, Low-Density Residential District for NW1/4 SE1/4 and the West half of the South 20 Acres of the S1/2 NE1/4 of Section 18, Township 84 North, Range 34 West 5th P.M., Carroll County, Iowa (Area A); and recommend approval of the rezoning request from A-1, Agricultural District to R-4, Medium-Density Residential District for The NE1/4 SE1/4 and the East half of the South 20 Acres of the S1/2 NE1/4 of Section 18, Township 84 North, Range 34 West 5th P.M., Carroll County, Iowa (Area B);
2. Recommended denial of the rezoning request from A-1, Agricultural District to R-3, Low-Density Residential District for NW1/4 SE1/4 and the West half of the South 20 Acres of the S1/2 NE1/4 of Section 18, Township 84 North, Range 34 West 5th P.M., Carroll County, Iowa (Area A); and recommend denial of the rezoning request from A-1, Agricultural District to R-4, Medium-Density Residential District for The NE1/4 SE1/4 and the East half of the South 20 Acres of the S1/2 NE1/4 of Section 18, Township 84 North, Range 34 West 5th P.M., Carroll County, Iowa (Area B);
3. Table pending additional comment/feedback.

PLANNING AND ZONING COMMISSION DISCUSSION: The Planning and Zoning Commission reviewed the rezoning request at their July 13, 2022 meeting. During the meeting, Paul Fricke was present and asked questions regarding the request. Specifically, he asked what road would be used to access the property. It was explained that access could be from either Griffith Road or Grant Road; however, that due to a waterway and floodplain between the main developable area and Grant Road that the mostly likely location to access the development would be from Griffith Road. It was also noted that the request before the Commission was related to zoning and not site development and ultimately discussion related to site access would occur during the subdivision process. Mr. Fricke noted he would prefer access be to Grant Road and not Griffith Road. No other public comments or objections were received.

The Commission also discussed if the proposed rezoning was appropriate and if a lower zoning classification would be more appropriate. Staff explained that the property is identified in the City of Carroll's Comprehensive Plan as Low Density Residential (Area A) and High Density Residential (Area B) and the proposed rezonings were in conformance with the City's adopted

Comprehensive Plan. Additionally, a lower classification likely would not be in conformance with the City's adopted Comprehensive Plan.

PLANNING AND ZONING COMMISSION RECOMMENDATION: The Commission unanimously voted to recommend that the City Council approve the proposed rezoning.

STAFF RECOMMENDATION:

That the City Council consider approving the request to rezone the NW1/4 SE1/4 and the West half of the South 20 Acres of the S1/2 NE1/4 of Section 18, Township 84 North, Range 34 West 5th P.M., Carroll County, Iowa from A-1, Agricultural District to R-3, Low-Density Residential District and the NE1/4 SE1/4 and the East half of the South 20 Acres of the S1/2 NE1/4 of Section 18, Township 84 North, Range 34 West 5th P.M., Carroll County, Iowa from A-1, Agricultural District to R-4, Medium-Density Residential District.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING MAP REFERRED TO IN SECTION 170.06 OF THE ZONING ORDINANCE INCORPORATED IN CHAPTER 170 OF THE CODE OF ORDINANCES OF THE CITY OF CARROLL, IOWA AND ALTERING THE ZONING DISTRICT FOR REAL ESTATE SITUATION IN THE CITY OF CARROLL, CARROLL COUNTY, IOWA:

BE IT ORDAINED by the City Council of the City of Carroll, Iowa as follows:

SECTION 1. The Zoning Map referred to and incorporated as a part of Section 170.06, Chapter 170 of the Code of Ordinances, City of Carroll, Iowa is hereby amended to the extent of altering the Zoning District of the following property described from A-1, Agricultural District to R-3, Low-Density Residential District:

The NW1/4 SE1/4 and the West half of the South 20 Acres of the S1/2 NE1/4 of Section 18, Township 84 North, Range 34 West 5th P.M., Carroll County, Iowa

The Zoning Map referred to and incorporated as a part of Section 170.06, Chapter 170 of the Code of Ordinances, City of Carroll, Iowa is hereby amended to the extent of altering the Zoning District of the following property described from A-1, Agricultural District to R-4, Medium-Density Residential District:

The NE1/4 SE1/4 and the East half of the South 20 Acres of the S1/2 NE1/4 of Section 18, Township 84 North, Range 34 West 5th P.M., Carroll County, Iowa

SECTION 2. The City Clerk is directed to attach a copy of the Ordinance to the official Zoning Map.

SECTION 3. The remainder of the Zoning Map, other than herein specified, shall remain the same as previously drawn and published.

SECTION 4. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. 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 adjudged not invalid or unconstitutional.

SECTION 6. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed and approved by the Carroll City Council this _____ day of _____, 2022.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

BY: _____
Mark E. Beardmore, Mayor

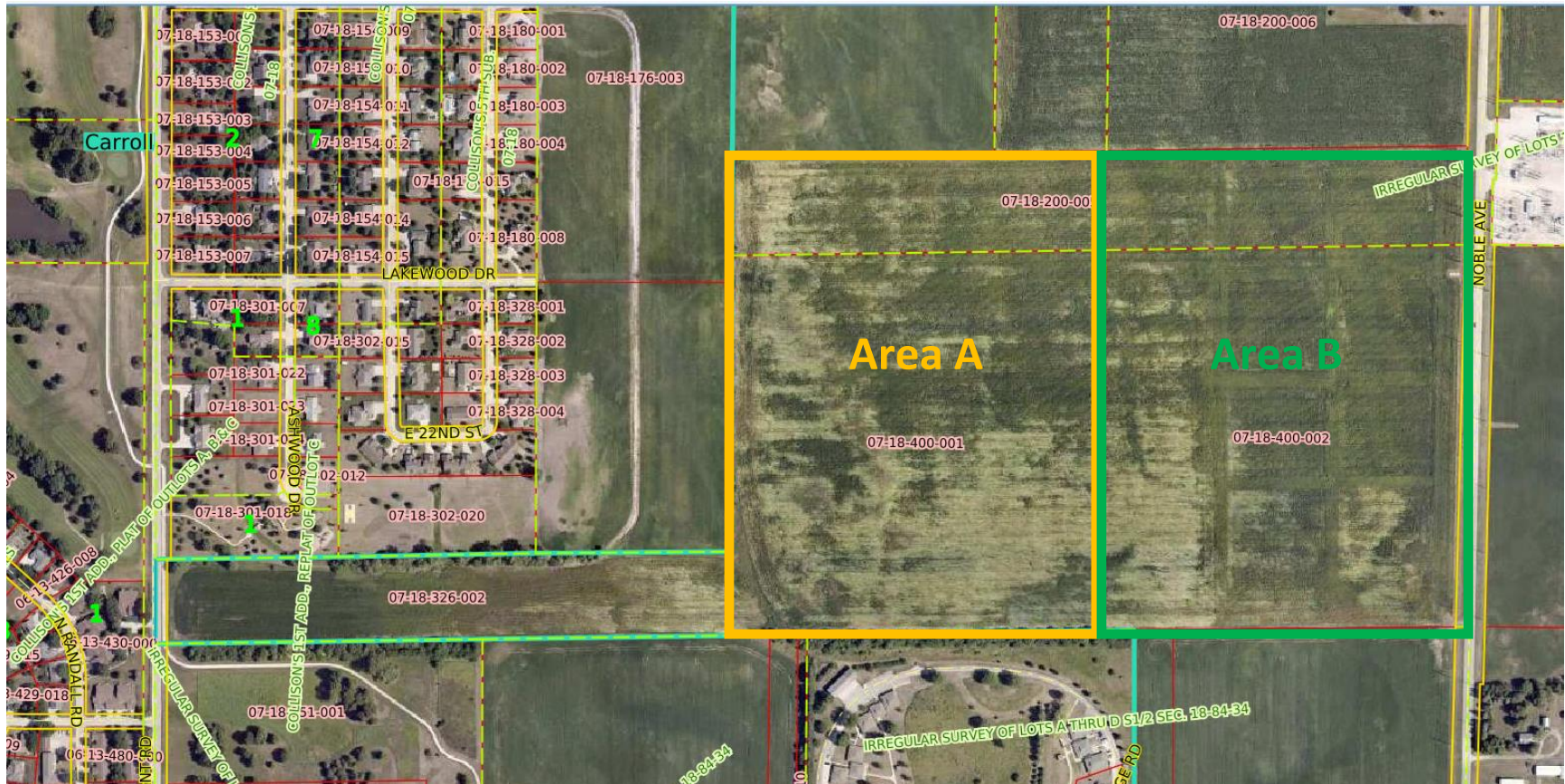
ATTEST:

Laura A. Schaefer, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the ____ day of _____, 2022.

Laura A. Schaefer, City Clerk

Rezoning for Koethe Property



Area A: Proposed Zoning: R-3

Legal Description: The NW 1/4 SE 1/4 and the west half of the South 20 Acres of the S 1/2 NE 1/4 of Section 18, Township 84 North, Range 34 West 5th P.M., Carroll County, Iowa

Area B: Proposed Zoning: R-4

Legal Description: The NE 1/4 SE 1/4 and the east half of the South 20 Acres of the S 1/2 NE 1/4 of Section 18, Township 84 North, Range 34 West 5th P.M., Carroll County, Iowa

City of Carroll

Brad Burke, Chief of Police

Police Department

112 E. 5th Street

Carroll, Iowa 51401-2799

(712) 792-3536

FAX: (712) 792-8088

MEMO TO: Mike Pogge-Weaver, City Manager *MSPW*
FROM: Brad Burke, Chief of Police *BB*
DATE: August 16, 2022
SUBJECT: Carroll City Ordinance Chapter 65.02(19) amendment

As of this date, I have received no feedback from the public on this ordinance.

Chapter 65 of the Carroll City Code deals with Stop or Yield Requirements. Chapter 65.02(19) specifically deals with stop signs on Court Street. At the intersection of Court Street and Second Street, there has been two property damage vehicle collisions in the last six months. Also, the city signing plan recommends a stop sign at this location. Due to the recommendation and the two motor vehicle accidents at this corner, I have created an ordinance placing a stop sign for north and south bound traffic at this location.

RECOMMENDATION: Council discussion of the ordinance change amendment to Chapter 65.02, subsection 19 of the City of Carroll Ordinance.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CARROLL, IOWA, 2011, BY AMENDING PROVISIONS PERTAINING TO STOP OR YIELD REQUIRED

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

SECTION 1. Chapter 65, Section 02, Subsection 19, of the Code of Ordinances of the City of Carroll, Iowa, 2011, is repealed and the following is adopted in lieu thereof:

65.02(19)

Court Street. Vehicles traveling on Court Street shall stop at the following street intersections:

- A. Twelfth Street
- B. Tenth Street
- C. Fourth Street – southbound only
- D. Third Street
- E. First Street
- F. Bluff Street
- G. Second Street

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

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

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

Passed and approved this _____ day of _____, 2022.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

Mark E. Beardmore., Mayor

ATTEST:

Laura A. Schaefer, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, 2022.

Laura A. Schaefer, City Clerk

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 

DATE: August 17, 2022

SUBJECT: Request to Amend the Residential Solid Waste Hauling Agreement to add a Fuel Surcharge and an amendment to Chapter 106 of the Code of Ordinances of the City of Carroll related to Solid Waste Collections Fees

The City of Carroll has an agreement with local solid waste haulers to collect residential solid waste in the city. The agreement runs from July 1, 2017 to June 30, 2025. Other than periodic rate increases as outlined in the agreement, the agreement does not provide for any rate increases during the term of the agreement.

With the recent spike in the cost of diesel fuel the solid waste haulers have requested an amendment to the Residential Solid Waste Hauling Agreement to add a Fuel Surcharge. The requested surcharge would be based on the price of Midwest Ultra Low Sulfur (15 ppm and Under) Diesel (MULSD) as published by the U.S. Energy Information Administration. When the price of MULSD is over \$3.95 the haulers can request the City to collect a fuel surcharge for the upcoming quarter (January, April, July, and October). The surcharge would be based on the MULSD price for the last month of the previous quarter (the October quarter shall be based on the monthly price of MULSD for September) minus \$3.95 divided by 6.11. For example, if the price of MULSD was \$5.460 in the month before the start of a quarter the surcharge shall be \$5.460 minus \$3.95 divided by 6.11 or a \$0.25 fuel surcharge.

For reference the current monthly base rate for residential trash collection is \$13.25 a month. Additionally over the last 10 years (522 weeks) the price of MULSD has exceed \$3.95 only 47 times, of which 23 have been in 2022.

As drafted the earliest a fuel surcharge would be added to the utility bills would be for bills mailed in October.

As a note, there is no provision in the current Residential Solid Waste Hauling Agreement that requires the City to consider an amendment. It is a policy decision for the Council to make if they wish to make such an amendment. If the Council does wish to make such an amendment, they should approve all three readings and adopt the proposed ordinance prior to approving the requested amendment.

RECOMMENDATION: Mayor and City Council consideration of the first reading of an ordinance to amend Chapter 106 of the Code of Ordinances of the City of Carroll related to Solid Waste Collections Fees.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY
OF CARROLL, IOWA, 2011, BY AMENDING PROVISIONS PERTAINING TO
SOLID WASTE COLLECTION FEES

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

SECTION 1. Chapter 106, Section 12, of the Code of Ordinances of the City of Carroll, Iowa, 2011, is adding the following new subsection 3 and renumbering the existing subsections:

3. Fuel Surcharge. By the first working day of each calendar quarter (January, April, July, and October), if a collector of solid waste notifies the City to charge a fuel surcharge, the City shall add a fuel surcharge for that quarter to the monthly rates listed as part of the Schedule of Fees in Section 106.1(1). The fuel surcharge shall be equal to the current price of the Midwest Ultra Low Sulfur (15 ppm and Under) Diesel (MULSD) as published by the U.S. Energy Information Administration for the last month of the previous quarter (the October quarter shall be based on the monthly price of MULSD for September) minus \$3.95 divided by 6.11. For example, if the price of MULSD was \$5.460 in the month before the start of a quarter the surcharge shall be \$5.460 minus \$3.95 divided by 6.11 or a \$0.25 fuel surcharge.

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

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

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

Passed and approved this _____ day of _____, 2022.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

Mark E. Beardmore, Mayor

ATTEST:

Laura A. Schaefer, City Clerk

RESOLUTION NO. _____

**A RESOLUTION APPROVING AMENDMENT TO THE RESIDENTIAL SOLID WASTE
HAULING AGREEMENT**

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 Amendment to the Residential Solid Waste Hauling Agreement 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 Amendment to the Residential Solid Waste Hauling Agreement, 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 22nd day of August, 2022.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

BY: _____
Mark E. Beardmore, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

CITY OF CARROLL

Amendment to the Residential Solid Waste Hauling Agreement

THIS AGREEMENT is made this _____ day of _____, 2022, between the City of Carroll, Iowa (hereafter “City”) with offices at 627 N. Adams Street, Carroll, IA 51401, and independent contractors Ray’s Refuse, Inc. and SGS, LLC dba Carroll Refuse Service, hereinafter referred to as “Hauler(s)”.

This agreement is an amendment to the Residential Solid Waste Hauling Agreement dated June 27, 2017.

The parties to this Agreement, in consideration of mutual covenants and stipulations set out herein, agree as follows:

SECTION ONE FUEL SURCHARGE

A. By the first working day of each calendar quarter (January, April, July, and October), if a hauler of solid waste requests a fuel surcharge, a fuel surcharge shall be added for that quarter to the monthly base rate listed in Section Three (City Payment to Haulers) as listed in the original Residential Solid Waste Hauling Agreement dated June 27, 2017.

B. The fuel surcharge shall be equal to the current price of the Midwest Ultra Low Sulfur (15 ppm and Under) Diesel (MULSD) as published by the U.S. Energy Information Administration for the last month of the previous quarter (the October quarter shall be based on the monthly price of MULSD for September) minus \$3.95 divided by 6.11. For example, if the price of MULSD was \$5.460 in the month before the start of a quarter the surcharge shall be \$5.460 minus \$3.95 divided by 6.11 or a \$0.25 fuel surcharge.

SECTION TWO ORIGINAL AGREEMENT IS UNAFFECTED

Except as set forth in this Amendment, the original Residential Solid Waste Hauling Agreement dated June 27, 2017 is unaffected and shall continue in full force and effect in accordance with its terms. If there is conflict between this amendment and the Agreement or any earlier amendment, the terms of this amendment will prevail.

IN WITNESS WHEREOF, the parties have executed this Agreement at Carroll, Iowa, on this _____ day of _____, 2022.

CITY OF CARROLL, IOWA

By: _____
Mark E. Beardmore
Mayor, City of Carroll

ATTEST: _____
Laura A. Schaefer
City Clerk/Finance Director

REFUSE HAULERS

Ray's Refuse, Inc.

SGS, LLC dba Carroll Refuse Service

By: _____
Tim Sapp, President

By: _____
Curt Snyder, Manager

CITY OF CARROLL

Residential Solid Waste Hauling Agreement

This Agreement is made this 26th day of June 2017, between the City of Carroll, Iowa, with offices located at 112 East 5th Street, Carroll, Iowa, hereinafter referred to as "City" and the independent contractors Ray's Refuse, Inc. and SGS, LLC dba Carroll Refuse Service, hereinafter referred to as "Hauler(s)".

This Agreement is the standard, non-exclusive Agreement between the City and qualified haulers to provide some of the solid waste collection service desired by the City for residential solid waste removal in zones established by the City.

The parties to this Agreement, in consideration of the mutual covenants and stipulations set out herein, agree as follows:

SECTION ONE DEFINITIONS AND SCOPE

A "Solid waste" is defined for this agreement as garbage, refuse, rubbish and other similar discarded solid or semi-solid materials from household and personal activities. "Solid waste" does not include any hazardous wastes listed in the Iowa or United States Codes, nor for this agreement does the term "solid waste" include any industrial, commercial or agricultural waste products.

1. "Garbage" is defined as all solid and semi-solid, animal and vegetable wastes resulting from the handling, preparing, cooking, storing, serving and consuming of food or of material intended for use as food, and all offal, excluding useful industrial by-products, and includes all such substances from all public and private establishments and from all residences.
2. "Yard waste" is defined as grass clippings, leaves, garden waste, brush and trees, from that residence. Yard waste does not include tree stumps.

B. Haulers will pick-up and remove all residential solid waste, except yard waste and except any other excluded items left to private enterprise, at all single family dwelling units, and all multi-family dwelling units which do not exceed 4 separate dwellings, and which have water meter installations for each separate unit.

C. Haulers will pick up at the curbside only. However, special arrangements may be made for pick up at housing units of handicapped persons and there shall be no additional charge made to such handicapped persons.

D. Haulers' pick up area, designated as a zone, will be defined by a map attached to this agreement. Newly annexed areas will be added to the closest contiguous zone.

E. Haulers will pick up all solid waste and recyclables once per week per family housing unit at the curb. The day and time of the pick-ups will be set by the City Manager.

F. Haulers are not obligated to pick up yard waste, but must notify the customers within their residential zone of the method, dates and times when yard waste will be picked up. Notification must be by one of the three allowable methods set out in Section Four, N, below.

SECTION TWO TERM

The term of this Agreement shall be from July 1, 2017, until June 30, 2025

SECTION THREE CITY PAYMENT TO HAULERS

A. Payments collected by the City, based on family housing units with one regular water meter per family, will be made to the Haulers monthly, by the tenth (10th) day of each month.

B. City payments to Haulers will be as follows per household per month as the base rate:

1. For the July 1, 2017, eleven dollars and ninety-three cents (\$11.93)
2. Beginning August 1, 2017, twelve dollars and sixty-eight cents (\$12.68)
3. Beginning July 1, 2021, thirteen dollars and eighteen cents (\$13.18)
4. Beginning July 1, 2023, thirteen dollars and ninety-three cents (\$13.93)

C. The City will pay the Haulers twice the above rates for each household choosing to have a second trash cart. It is the responsibility of the Haulers to notify the City when a household has two trash carts. The City will discontinue billing for two trash carts when notified by the Hauler or when a utility user with two trash carts changes. The City will notify the Haulers when a utility user with two trash carts changes. Households are limited to two trash carts.

D. Haulers will pay all landfill "tipping" fees as established by the Carroll County Solid Waste Management Commission. Haulers shall pay such tipping fees out of the monthly fee paid by the City. If the tipping fees are not paid by the Hauler within five (5) days of the due date, the City will pay the tipping fees for that particular Hauler and will automatically deduct the fees from that Hauler's next check. If the Hauler fails to pay its tipping fees by the due date (15th of the month) for two consecutive months, this will be considered a failure to perform under this agreement. The City's deduction of a prior month's delinquent tipping fees will not be considered a "payment" by the Hauler. All

general increases in tipping fees shall be added to the monthly base rate paid to the Haulers as follows:

1. The current tipping fees are \$43.00 per ton.
 2. It is agreed that for each dollar of increase in the current tipping fees over a rate of \$46.00 per ton, \$.07 will be added to the monthly base rate paid to the Haulers. Any surcharges or penalties that might be imposed by the landfill shall be the responsibility of the Haulers.
- E. Any and all changes in the number of households counted for purposes of this agreement may be acknowledged by the City if requested by the Haulers.
- F. This agreement is based on present Department of Natural Resources rules and regulations. If future DNR rules and regulations would materially effect the execution and performance of this agreement, the parties agreed to attempt to mutually resolve the issue and amend this agreement if necessary.

SECTION FOUR HAULER'S OBLIGATIONS

- A. To collect all solid waste covered by the Agreement, in a neat, quiet and professional manner and in accordance with Chapters 105 and 106 of the Carroll City Code.
- B. To keep current a contact person's name and phone number which information shall be updated for the City Manager whenever there is a change in such information.
- C. To dispose of all solid waste in the Carroll County Solid Waste Management Commission landfill.
- D. To keep all equipment neat and clean.
- E. Not to subcontract any of this work without prior written approval by the City Manager.
- F. To comply with all applicable City, State and Federal laws.
- G. To pay the landfill's tipping fees.
- H. To collect all recyclables required by the Carroll County Solid Waste Management Commission and dispose of those recyclables at the Commission's recycling facility under the Commission's rules and regulations.
- I. To collect all solid waste and recyclables once per week on the day and within the time frame designated by the City Manager. The City Manager may, if requested

by a Hauler sufficiently in advance, grant permission to change the route day and/or time schedule. If such a change is permitted, it will be the Hauler's responsibility to notify the citizens. Mailing lists will be available from the City for a reasonable administrative fee. All local radio stations should be used by the Haulers when immediate notifications are necessary. Holidays or bad weather will be accommodated in the weekly schedule by allowing the pick up to slide one day. Holidays will be defined as those observed by the Carroll County Solid Waste Management Commission.

J. Haulers shall maintain their present pick up schedule as previously approved by the City Manager.

1. Annually by October 1st, Haulers shall submit a pick up schedule for remainder of the current year and the entire upcoming year. Schedule shall specifically note delays of regular schedule pickup days due to holidays.

K. To maintain a Carroll telephone number which is available to the residents for receiving complaints, concerns, and questions.

L. To notify each residential customer in writing how to dispose of yard waste, tires, oversized furniture and any waste not picked up by the Hauler according to the notification method set out in paragraph N, below.

M. To participate actively with the City of Carroll and Carroll County Recycling Center to educate customers how to use the recycling program and how to prepare material for recycling.

1. Haulers shall supply at no cost to the City or households a recycling cart to each household within 12 months after the Carroll County Solid Waste Management Commission notifies the Haulers that the Carroll Recycling Center will be moving to single stream recycling. Each household shall have a choice between a 35, 65, or 96-gallon recycling cart.

N. To notify residential users of any material that was not picked up by the Hauler, including the reason, by one of the following methods:

1. A notice securely attached to any container left at curb side; or
2. A telephone call to the resident made the same day as the refusal to pick up the material; or
3. A letter mailed to the resident on the same day as the refusal to pick up the material.

O. By February 1, 2018, the Haulers shall exclusively collect trash in the City using automated trash collection systems. The Haulers shall supply at no cost to the City or households a trash cart to each household. Each household shall have a choice between a 35, 65, or 96-gallon trash cart. The Haulers shall not be obligated to pick up trash that is

not contained in the trash cart with the lid fully closed.

SECTION FIVE CITY'S OBLIGATIONS

- A. To continue a mandatory collection ordinance and mandatory use of recycling containers in the City of Carroll, Iowa.
- B. To monitor all new housing construction and keep the Haulers advised of housing units about to be constructed by letters to the Haulers at the addresses set forth in the Agreement, within a reasonable period of time.
- C. To notify each household of the existence of this Agreement, the mandatory collection ordinance and the recycling program.
- D. To approve a pre-payment resolution which will allow the Haulers to be paid by the tenth day of each month after the effective date of this Agreement.
- E. To encourage citizens to use wind-resistant containers.

SECTION SIX HAULER'S FAILURE TO PERFORM

- A. Any breach of a material covenant of this Contract by a Hauler will be considered a failure to perform.
- B. Hauler's failure to meet Hauler's schedule of pick-ups designated by the City manager will be considered a failure to perform. Hauler will be notified of such failure by ordinary mail at its address of record, and will be notified of the penalty.
- C. Individual citizens who have complaints shall call the Hauler responsible for the pick up in their zone. If the City receives a citizen complaint, the City shall refer the call to the Hauler to remedy the situation.

If the Hauler fails to remedy the complaint, the City Manager shall order the Hauler to meet with the complainant and the City Manager and discuss the situation.

- D. The following is a schedule of liquidated damages or penalties for failure to perform:
 - 1. Failure to complete the route on schedule, for any one day or time frame set by the City Manager:
 - a for the first violation during the contract term \$100;
 - b. for the second violation during the contract term \$250;
 - c. for the third violation during the contract term, contract termination.

2. Failure to provide proof of insurance \$500.
3. Failure to have insurance in force at any time during the contract term, termination of the contract.
4. Failure to notify customers of a change in the day or time frame of pickups \$500.
5. Putting recyclables in with regular refuse \$100 for each violation.

SECTION SEVEN HAULER'S INSURANCE

A. Each Hauler shall obtain the necessary Workers Compensation Insurance to insure adequate benefits are provided its workers pursuant to the law of the State of Iowa.

B. Each Hauler will obtain and maintain at all times, automobile or truck, public liability and property damage insurance, known in the insurance industry as comprehensive general liability with limits. Each Hauler shall maintain the following limits:

Commercial General Liability	\$1,000,000 each occurrence
Commercial General Liability	\$2,000,000 general aggregate
Automobile Liability	\$1,000,000 each accident
Umbrella Liability	\$1,000,000 each occurrence

C. The City will be named as an additional insured for each coverage listed in item "B" above.

D. Each Hauler will provide a current copy of the certificate of insurance to the City, verifying coverage of items "A" through "C." Each Hauler shall provide proof of renewal to the City prior to the expiration date of any insurance policy.

E. Failure to provide proof of insurance will be considered a failure to perform this agreement.

SECTION EIGHT PERMITS AND LICENSES

Haulers will be responsible for acquiring all necessary permits and licenses at the expense of the Haulers, including the City collector's License under Chapter 106 of the Carroll City Code.

**SECTION NINE
INDEMNIFICATION OF CITY BY HAULER**

Hauler agrees to indemnify the City for any and all actions against the Hauler in which the City is named as a defendant. Hauler agrees to notify the City within five (5) City business days upon receiving notice that the Hauler has been sued or that a claim or suit might be filed that includes or names the city and arises from the operations of the Hauler. This duty of indemnification by the Hauler to the City will arise from any claims, whether they have merit or not, that are filed against the Hauler or the Hauler and the City. The only situation where the Hauler will not be required to indemnify the City will be if such a claim is brought and the City is found to be totally at fault with no fault assigned to Hauler.

**SECTION TEN
ASSIGNMENT OF AGREEMENT**

No assignment of this Agreement or any right accruing under this Agreement shall be made in whole or in part by the Haulers without the prior expressed written consent and approval of the City Council.

**SECTION ELEVEN
JOINT AND SEVERAL LIABILITY**

If the operation of a Hauler is comprised of more than one individual, corporation or other entity, each such individual corporation or entity comprising the Hauler's operation, shall be jointly and severally liable for all activities conducted by the Hauler.

**SECTION TWELVE
SEVERABILITY**

It is understood and agreed by the parties hereto that if any part, term or provision of this Agreement is held by any court or agency to be illegal or in conflict with any law of the State of Iowa, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term or provision held to be invalid.

**SECTION THIRTEEN
BINDING EFFECT**

This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, and successors of the respective parties. However, such continuation will be limited to a reasonable time, not to exceed six months, during which

time the heirs, executors, administrators and successors must obtain written consent and approval from the City Council for the continuation of the Agreement. In the absence of such written consent and approval within six months from the event causing the succession, the Agreement will terminate.

SECTION FOURTEEN
ENTIRE AGREEMENT

This instrument contains the entire Agreement between the parties and no other statement, promises or inducements made by either party or agent of either party that is not contained in this written Agreement, shall be valid or binding; and this Agreement may not be enlarged, modified or altered except in writing signed by the parties and endorsed hereon.

IN WITNESS WHEREOF, the parties have executed this Agreement at Carroll, Iowa, on this 26th day of June, 2017.

CITY OF CARROLL, IOWA

By: Carolyn M. Siemann
Carolyn M. Siemann, Mayor Pro Tem

ATTEST: Laura A. Schaefer
Laura A. Schaefer, City Clerk

REFUSE HAULERS

Ray's Refuse, Inc.

SGS, LLC dba Carroll Refuse Service

By: Tim Sapp
Tim Sapp, President

By: Curt Snyder
Curt Snyder, Manager

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 A. Schaefer, Finance Director/City Clerk *laa*
DATE: August 17, 2022
SUBJECT: \$5,400,000* (Subject to Adjustment Per Terms of Offering) General Obligation Local Option Sales and Services Tax Bonds, Series 2022A (Carroll Recreation Center Building Improvements Project - 2021)

- Resolution directing the advertisement for sale and approving electronic bidding procedures and distribution of Preliminary Official Statement

A public hearing was held for the \$4,500,000 General Obligation Local Option Sales and Services Tax Bonds, Series 2022A for the Carroll Recreation Center Building Improvements Project. The next step before receiving interest rate bids is to direct the advertisement of the bonds and approve the electronic bidding procedures and distribution of the Preliminary Official Statement. The attached resolution approves the following items:

- The methods to receive bids are via sealed bid at City Hall and the Parity® Competitive Bidding System (electronic internet bidding) and
- The Preliminary Official Statement (attached) to be used in the offering of the Bonds

PFM Financial Advisors LLC recommends we use the Parity Competitive Bidding System. Iowa Code requires Council make a finding that the recommended procedure will provide reasonable security and maintain the integrity of the competitive bidding process and facilitate the delivery of bids by interested parties under the circumstances of the particular sale.

The resolution also approves the Official Statement and authorizes its distribution. Careful review of the Preliminary Official Statement is important in the offering of the Bonds. The U.S. Securities and Exchange Commission Rule 15c2-12 requires prospective purchasers of the Bonds to obtain and review an official statement that has been “deemed final” by the City prior to submitting a bid to purchase the Bonds. City staff has reviewed the enclosed Preliminary Official Statement and believe the facts and representations in the Preliminary Official Statement are true and correct to the best of our knowledge.

The bid opening is scheduled for 10AM on September 12, 2022.

RECOMMENDATION: Council consideration and approval of the resolution directing the advertisement for sale and approving electronic bidding procedures and distribution of Preliminary Official Statement for the \$5,400,000* (Subject to Adjustment Per Terms of Offering) General Obligation Local Option Sales and Services Tax Bonds, Series 2022A for Carroll Recreation Center Building Improvements Project - 2021.

ITEMS TO INCLUDE ON AGENDA FOR AUGUST 22, 2022

CITY OF CARROLL, IOWA

\$5,400,000* (Subject to Adjustment Per Terms of Offering) General Obligation Local Option Sales and Services Tax Bonds, Series 2022A

- Resolution directing the advertisement for sale and approving electronic bidding procedures and distribution of Preliminary Official Statement.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

August 22, 2022

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

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following resolution entitled "RESOLUTION DIRECTING THE ADVERTISEMENT FOR SALE OF \$5,400,000* (SUBJECT TO ADJUSTMENT PER TERMS OF OFFERING) GENERAL OBLIGATION LOCAL OPTION SALES AND SERVICES TAX BONDS, SERIES 2022A, AND APPROVING ELECTRONIC BIDDING PROCEDURES AND DISTRIBUTION OF PRELIMINARY OFFICIAL STATEMENT", and moved that the resolution be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. _____

RESOLUTION DIRECTING THE ADVERTISEMENT FOR SALE OF \$5,400,000* (SUBJECT TO ADJUSTMENT PER TERMS OF OFFERING) GENERAL OBLIGATION LOCAL OPTION SALES AND SERVICES TAX BONDS, SERIES 2022A, AND APPROVING ELECTRONIC BIDDING PROCEDURES AND DISTRIBUTION OF PRELIMINARY OFFICIAL STATEMENT

WHEREAS, pursuant to Chapter 423B of the Code of Iowa, 2021, as amended, and an election duly held in accordance therewith, the City Council of the City of Carroll, Iowa, sometimes hereinafter referred to as the "Issuer", is currently entitled to receive proceeds of a local option sales and services tax imposed in accordance with said Chapter 423B (the "Local Option Tax"), which taxes are and will continue to be collected as set forth in the ordinance imposing said tax, and said revenues are available for the payment of General Obligation Local Option Sales and Services Tax Bonds, subject to the following premises; and

WHEREAS, revenues derived from the Local Option Tax are to be allocated as follows: seventy-five percent (75%) for necessary capital improvement projects as defined by the Council and which enhance necessary city facilities, thereby enhancing the quality of life for the citizens, and the economic competitiveness for the City of Carroll, and for any other lawful purpose of the City of Carroll, Iowa, as determined by the City Council (the "Designated Project Portion"); and twenty-five percent (25%) for property tax relief; and

WHEREAS, the City is in need of funds to pay costs of construction, reconstruction, improvement, enlargement, extension, and equipping of a Recreation Center, and it is deemed

necessary and advisable that General Obligation Local Option Sales and Services Tax Bonds, to the amount of \$5,400,000* be authorized for said purpose(s); and

WHEREAS, pursuant to notice published as required by Section 423B.9(4) of the Code of Iowa, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of General Obligation Local Option Sales and Services Tax Bonds, and no petition for referendum having been received, the Council is therefore now authorized to proceed with the issuance of said Bonds payable from the Designated Project Portion and the debt service fund, as provided in Section 423B.9(4) of the Code of Iowa, for such purposes; and

WHEREAS, in conjunction with its Municipal Advisor, PFM Financial Advisors LLC, the City has caused a Preliminary Official Statement to be prepared outlining the details of the proposed sale of the Bonds; and

WHEREAS, the Council has received information from its Municipal Advisor evaluating and recommending the procedure hereinafter described for electronic and internet bidding to maintain the integrity and security of the competitive bidding process and to facilitate the delivery of bids by interested parties; and

WHEREAS, the Council deems it in the best interests of the City and the residents thereof to receive bids to purchase such Bonds by means of both sealed and electronic internet communication.

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

Section 1. That the receipt of electronic bids through the Parity Competitive Bidding System described in the Notice of Sale and Official Statement are hereby found and determined to provide reasonable security and to maintain the integrity of the competitive bidding process, and to facilitate the delivery of bids by interested parties in connection with the offering at public sale.

Section 2. That General Obligation Local Option Sales and Services Tax Bonds, Series 2022A, of City of Carroll, State of Iowa, in the amount of \$5,400,000*, to be issued as referred to in the preamble of this Resolution, to be dated October 12, 2022, be offered for sale pursuant to the published advertisement.

Section 3. That the Preliminary Official Statement in the form presented to this meeting be and the same hereby is approved as to form and deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission, subject to such revisions, corrections or modifications as the Mayor and Clerk, upon the advice of bond counsel and the City's Municipal Advisor, shall determine to be appropriate, and is authorized to be distributed in connection with the offering of the Bonds for sale.

Section 4. That the Clerk is hereby directed to publish notice of sale of the Bonds at least once, the last one of which shall be not less than four clear days nor more than twenty days before the date of the sale. Publication shall be made in The Daily Times Herald, a legal newspaper, printed wholly in the English language, published within the county in which the Bonds are to be offered for sale or an adjacent county. The notice is given pursuant to Chapter 75 of the Code of Iowa, and shall state that this Council, on the 12th day of September, 2022, at 5:15 P.M., will hold a meeting to receive and act upon bids for said Bonds, which bids were previously received and opened by City Officials at 10:00 A.M. on said date. The notice shall be in substantially the following form:

(To be published between August 23, 2022 and September 7, 2022)

NOTICE OF BOND SALE

Time and Place of Sealed Bids: Bids for the sale of Bonds of the City of Carroll, State of Iowa, hereafter described, must be received at the office of the City Manager, City Hall, 627 N. Adams Street, Carroll, Iowa (the "Issuer") before 10:00 A.M., on the 12th day of September, 2022. The bids will then be publicly opened and referred for action to the meeting of the City Council in conformity with the TERMS OF OFFERING.

The Bonds: The Bonds to be offered are the following:

GENERAL OBLIGATION LOCAL OPTION SALES AND
SERVICES TAX BONDS, SERIES 2022A, in the amount of
\$5,400,000*, to be dated October 12, 2022 (the "Bonds")

*Subject to principal adjustment pursuant to the official Terms of Offering.

Manner of Bidding: Open bids will not be received. Bids will be received in any of the following methods:

- Sealed Bidding: Sealed bids may be submitted and will be received at the office of the City Manager at City Hall, 627 N. Adams Street, Carroll, Iowa.
- Electronic Internet Bidding: Electronic internet bids will be received at the office of the City's Municipal Advisor, PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa, 50309. The bids must be submitted through the PARITY® competitive bidding system.

Consideration of Bids: After the time for receipt of bids has passed, the close of sealed bids will be announced. Sealed bids will then be publicly opened and announced. Finally, electronic internet bids will be accessed and announced.

Sale and Award: The sale and award of the Bonds will be held at the Council Chambers, City Hall, 627 N. Adams Street, Carroll, Iowa at a meeting of the City Council on the above date at 5:15 P.M.

Official Statement: The Issuer has issued an Official Statement of information pertaining to the Bonds to be offered, including a statement of the Terms of Offering and an Official Bid Form, which is incorporated by reference as a part of this notice. The Official Statement may be obtained by request addressed to the City Clerk, City Hall, 627 N. Adams Street, Carroll, Iowa or the Issuer's Municipal Advisor, PFM Financial Advisors LLC, Grand Avenue, Suite 3300, Des Moines, Iowa, 50309, telephone 515-724-5734.

Terms of Offering: All bids shall be in conformity with and the sale shall be in accordance with the Terms of Offering as set forth in the Official Statement.

Legal Opinion: The Bonds will be sold subject to the opinion of Ahlers & Cooney, P.C., Attorneys of Des Moines, Iowa, as to the legality and their opinion will be furnished together with the printed Bonds without cost to the purchaser and all bids will be so conditioned. Except to the extent necessary to issue their opinion as to the legality of the Bonds, the attorneys will not examine or review or express any opinion with respect to the accuracy or completeness of documents, materials or statements made or furnished in connection with the sale, issuance or marketing of the Bonds.

Rights Reserved: The right is reserved to reject any or all bids, and to waive any irregularities as deemed to be in the best interests of the public.

By order of the City Council of the City of Carroll, State of Iowa.

City Clerk, City of Carroll, State of Iowa

(End of Notice)

PASSED AND APPROVED this 22nd day of August, 2022.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF CARROLL

)

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

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2022.

City Clerk, City of Carroll, State of Iowa

(SEAL)

PRELIMINARY OFFICIAL STATEMENT DATED AUGUST 22, 2022

New Issue

Rating: Application made to Moody's Investors Service

Assuming compliance with certain covenants, in the opinion of Ahlers & Cooney, P.C., Bond Counsel, under present law and assuming continued compliance with the requirements of the Internal Revenue Code of 1986, as amended (the "Code"), interest on the Bonds is excludable from gross income for federal income tax purposes. Interest on the Bonds is not an item of tax preference for purposes of the federal alternative minimum tax. The Bonds will be designated as "qualified tax-exempt obligations". See "TAX MATTERS" section herein for a more detailed discussion.

CITY OF CARROLL, IOWA

\$5,400,000* General Obligation Local Option Sales and Services Tax Bonds, Series 2022A

BIDS RECEIVED: Monday, September 12, 2022, 10:00 A.M., Central Time

AWARD: Monday, September 12, 2022, 5:15 P.M., Central Time

Dated: Dated Date (October 12, 2022)

Principal Due: June 1, as shown inside front cover

The \$5,400,000* General Obligation Local Option Sales and Services Tax Bonds, Series 2022A (the "Bonds") are being issued pursuant to Subchapter III of Chapters 384, 76 and 423B of the Code of Iowa and an authorizing resolution to be adopted by the City Council of the City of Carroll, Iowa (the "City"). The Bonds are being issued to provide funds to pay the costs of construction, reconstruction, improvement, enlargement, extension and equipping of a recreation center. The Bonds are general obligations of the City, payable in the first instance from a designated portion of the proceeds of a local option sales and services tax ("LOSST") authorized and enacted pursuant to Chapter 423B of the Code of Iowa, 2022, as amended, and, if not so paid, from taxes required to be levied against all of the taxable property within the City, without limitation as to rate or amount.

The Bonds will be issued as fully registered Bonds without coupons and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). DTC will act as securities depository for the Bonds. Individual purchases may be made in book-entry-form only, in the principal amount of \$5,000 and integral multiples thereof. Purchasers will not receive certificates representing their interest in the Bonds purchased. Principal of the Bonds, payable annually on each June 1, beginning June 1, 2023 and interest on the Bonds, payable initially on June 1, 2023 and thereafter on each December 1 and June 1, will be paid to DTC by the City's Registrar/Paying Agent, UMB Bank, N.A., West Des Moines, Iowa (the "Registrar"). DTC will in turn remit such principal and interest to its participants for subsequent disbursements to the beneficial owners of the Bonds as described herein. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as the 15th day of the month preceding such interest payment date (the "Record Date").

BONDS WILL MATURE AS LISTED ON THE INSIDE FRONT COVER

MINIMUM BID:	\$5,332,500
GOOD FAITH DEPOSIT:	\$54,000 Required of Purchaser Only
TAX MATTERS:	Federal: Tax-Exempt State: Taxable See "TAX MATTERS" for more details.

The Bonds are offered, subject to prior sale, withdrawal or modification, when, as, and if issued subject to the legal opinion of Ahlers & Cooney, P.C., Bond Counsel, Des Moines Iowa, to be furnished upon delivery of the Bonds. It is expected the Bonds will be available on or about October 12, 2022. The Preliminary Official Statement in the form presented is deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission, subject to revisions, corrections or modifications as determined to be appropriate, and is authorized to be distributed in connection with the offering of the Bonds for sale.

* Preliminary; subject to change.

CITY OF CARROLL, IOWA

\$5,400,000* General Obligation Local Option Sales and Services Tax Bonds, Series 2022A

MATURITY: The Bonds will mature June 1 in the years and amounts as follows:

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2023	\$265,000	2033	\$280,000
2024	210,000	2034	295,000
2025	215,000	2035	305,000
2026	225,000	2036	315,000
2027	230,000	2037	330,000
2028	240,000	2038	340,000
2029	245,000	2039	355,000
2030	255,000	2040	370,000
2031	265,000	2041	390,000
2032	270,000		

***PRINCIPAL**

ADJUSTMENT: Preliminary; subject to change. The aggregate principal amount of the Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$5,700,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder

INTEREST: Interest on the Bonds will be payable on June 1, 2023 and semiannually thereafter.

REDEMPTION: Bonds due after June 1, 2030 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

COMPLIANCE WITH S.E.C. RULE 15c2-12

Municipal obligations (issued in an aggregate amount over \$1,000,000) are subject to General Rules and Regulations, Securities Exchange Act of 1934, Rule 15c2-12 Municipal Securities Disclosure.

Preliminary Official Statement: This Preliminary Official Statement was prepared for the City for dissemination to prospective bidders. Its primary purpose is to disclose information regarding the Bonds to prospective bidders in the interest of receiving competitive bids in accordance with the TERMS OF OFFERING contained herein. Unless an addendum is received prior to the sale, this document shall be deemed the near final “Official Statement”.

Review Period: This Preliminary Official Statement has been distributed to City staff as well as to prospective bidders for an objective review of its disclosure. Comments, omissions or inaccuracies must be submitted to PFM Financial Advisors LLC (the “Municipal Advisor”) at least two business days prior to the sale. Requests for additional information or corrections in the Preliminary Official Statement received on or before this date will not be considered a qualification of a bid received. If there are any changes, corrections or additions to the Preliminary Official Statement, prospective bidders will be informed by an addendum at least one business day prior to the sale.

Final Official Statement: Upon award of sale of the Bonds, the legislative body will authorize the preparation of a final Official Statement that includes the offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, anticipated delivery date and other information required by law and the identity of the underwriter (the “Syndicate Manager”) and syndicate members. Copies of the final Official Statement will be delivered to the Syndicate Manager within seven business days following the bid acceptance.

REPRESENTATIONS

No dealer, broker, salesman or other person has been authorized by the City, the Municipal Advisor or the underwriter to give any information or to make any representations other than those contained in this Preliminary Official Statement or the final Official Statement and, if given or made, such information and representations must not be relied upon as having been authorized by the City, the Municipal Advisor or the underwriter. This Preliminary Official Statement or the final Official Statement does not constitute an offer to sell or solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained from the City and other sources which are believed to be reliable, but it is not to be construed as a representation by the Municipal Advisor or underwriter. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Preliminary Official Statement or the final Official Statement, nor any sale made thereafter shall, under any circumstances, create any implication there has been no change in the affairs of the City or in any other information contained herein, since the date hereof. This Preliminary Official Statement is submitted in connection with the sale of the securities referred to herein and may not be reproduced or used, in whole or in part, for any other purpose.

This Preliminary Official Statement and any addenda thereto were prepared relying on information from the City and other sources, which are believed to be reliable.

Bond Counsel has not participated in the preparation of this Preliminary Official Statement and is not expressing any opinion as to the completeness or accuracy of the information contained therein.

Compensation of the Municipal Advisor, payable entirely by the City, is contingent upon the sale of the Bonds.

CITY OF CARROLL, IOWA

City Council

Mark Beardmore, Mayor
Tom Bordenaro, Council Member, Ward 1
Misty Boes, Council Member, Ward 2
Kyle Bauer, Council Member, Ward 3
Carolyn Siemann, Council Member, Ward 4
Lavern Dirkx, Council Member, At-Large
JJ Schreck, Council Member, At-Large

Administration

Michel Pogge-Weaver, City Manager
Laura Schaefer, City Clerk/Finance Director

City Attorney

David S. Bruner
Carroll, Iowa

Bond Counsel

Ahlers & Cooney, P.C.
Des Moines, Iowa

Municipal Advisor

PFM Financial Advisors LLC
Des Moines, Iowa

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TERMS OF OFFERING

CITY OF CARROLL, IOWA

Bids for the purchase of the City of Carroll, Iowa's (the "City") \$5,400,000* General Obligation Local Option Sales and Services Tax Bonds, Series 2022A (the "Bonds") will be received on Monday, September 12, 2022, before 10:00 A.M., Central Time, after which time they will be tabulated. The City's Council will consider award of the Bonds at 5:15 P.M., Central Time, on the same day. Questions regarding the sale of the Bonds should be directed to the City's Municipal Advisor, PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa, 50309, telephone 515-724-5734. Information may also be obtained from Ms. Laura Schaefer, City Clerk/Finance Director, City of Carroll, 627 N. Adams Street, Carroll, Iowa, 51401, telephone 712-792-1000.

The following section sets forth the description of certain terms of the Bonds as well as the TERMS OF OFFERING with which all bidders and bid proposals are required to comply, as follows:

DETAILS OF THE BONDS

GENERAL OBLIGATION LOCAL OPTION SALES AND SERVICES TAX BONDS, SERIES 2022A in the principal amount of \$5,400,000*, will be dated the date of delivery (anticipated to be October 12, 2022), in the denomination of \$5,000 or multiples thereof, and will mature on June 1 as follows:

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2023	\$265,000	2033	\$280,000
2024	210,000	2034	295,000
2025	215,000	2035	305,000
2026	225,000	2036	315,000
2027	230,000	2037	330,000
2028	240,000	2038	340,000
2029	245,000	2039	355,000
2030	255,000	2040	370,000
2031	265,000	2041	390,000
2032	270,000		

ADJUSTMENT TO BOND MATURITY AMOUNTS

The aggregate principal amount of the Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$5,700,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

INTEREST

Interest on the Bonds will be payable on June 1, 2023 and semiannually on the 1st day of December and June thereafter. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as of the 15th day of the month preceding such interest payment date (the "Record Date"). Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

*Preliminary; subject to change.

OPTIONAL REDEMPTION

Bonds due after June 1, 2030 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

TERM-BOND OPTION

Bidders shall have the option of designating the Bonds as serial Bonds or term Bonds, or both. The bid must designate whether each of the principal amounts shown above represent a serial maturity or a mandatory redemption requirement for a term bond maturity. (See the OFFICIAL BID FORM for more information.) In any event, the above principal amount scheduled shall be represented by either serial bond maturities or mandatory redemption requirements, or a combination of both.

GOOD FAITH DEPOSIT

A good faith deposit in the amount of \$54,000 (the "Deposit") is required from the lowest bidder only. The lowest bidder is required to submit such Deposit payable to the order of the City, not later than 12:00 P.M., Central Time, on the day of the sale of the Bonds and in the form of either (i) a cashier's check provided to the City or its Municipal Advisor, or (ii) a wire transfer as instructed by the City's Municipal Advisor. If not so received, the bid of the lowest bidder may be rejected and the City may direct the second lowest bidder to submit a deposit and thereafter may award the sale of the Bonds to the same. No interest on a deposit will accrue to the successful bidder (the "Purchaser"). The Deposit will be applied to the purchase price of the Bonds. In the event a Purchaser fails to honor its accepted bid proposal, any deposit will be retained by the City.

FORM OF BIDS AND AWARD

All bids shall be unconditional for the Bonds for a price not less than \$5,332,500, plus accrued interest, and shall specify the rate or rates of interest in conformity to the limitations set forth under the "BIDDING PARAMETERS" section herein. Bids must be submitted on or in substantial compliance with the OFFICIAL BID FORM provided by the City. The Bonds will be awarded to the bidder offering the lowest interest rate to be determined on a true interest cost (the "TIC") basis assuming compliance with the "ESTABLISHMENT OF ISSUE PRICE" and "GOOD FAITH DEPOSIT" sections herein. The TIC shall be determined by the present value method, i.e., by ascertaining the semiannual rate, compounded semiannually, necessary to discount to present value as of the dated date of the Bonds, the amount payable on each interest payment date and on each stated maturity date or earlier mandatory redemption, so that the aggregate of such amounts will equal the aggregate purchase price offered, therefore. The TIC shall be stated in terms of an annual percentage rate and shall be that rate of interest, which is twice the semiannual rate so ascertained (also known as the Canadian Method). The TIC shall be as determined by the Municipal Advisor based on the TERMS OF OFFERING and all amendments, and on the bids as submitted. The Municipal Advisor's computation of the TIC of each bid shall be controlling. In the event of tie bids for the lowest TIC, the Bonds will be awarded by lot.

The City will reserve the right to (i) waive non-substantive informalities of any bid or of matters relating to the receipt of bids and award of the Bonds, (ii) reject all bids without cause, and (iii) reject any bid which the City determines to have failed to comply with the terms herein.

BIDDING PARAMETERS

Each bidder's proposal must conform to the following limitations:

1. Each annual maturity must bear a single rate of interest from the dated date of the Bonds to the date of maturity.
2. Rates of interest bid must be in multiples of one-eighth or one-twentieth of one percent.
3. The initial price to the public for each maturity must be 98% or greater.

RECEIPT OF BIDS

Forms of Bids: Bids must be submitted on or in substantial compliance with the TERMS OF OFFERING and OFFICIAL BID FORM provided by the City or through PARITY® competitive bidding system (the “Internet Bid System”). Neither the City nor its agents shall be responsible for malfunction or mistake made by any person, or as a result of the use of the electronic bid or any other means used to deliver or complete a bid. The use of such means is at the sole risk of the prospective bidder who shall be bound by the terms of the bid as received.

No bid will be accepted after the time specified in the TERMS OF OFFERING and OFFICIAL BID FORM. The time, as maintained by the Internet Bid System, shall constitute the official time with respect to all bids submitted. A bid may be withdrawn before the bid deadline using the same method used to submit the bid. If more than one bid is received from a bidder, the last bid received shall be considered.

Sealed Bidding: Sealed bids may be submitted and will be received at the office of the City Manager, City of Carroll, 627 N. Adams Street, Carroll, Iowa, 51401.

Electronic Internet Bidding: Electronic internet bids will be received at the office of the City’s Municipal Advisor, PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa, 50309. Electronic internet bids must be submitted through the Internet Bid System. Information about the Internet Bid System may be obtained by calling 212-849-5021.

Each bidder shall be solely responsible for making necessary arrangements to access the Internet Bid System for purposes of submitting its internet bid in a timely manner and in compliance with the requirements of the TERMS OF OFFERING and OFFICIAL BID FORM. The City is permitting bidders to use the services of the Internet Bid System solely as a communication mechanism to conduct the Internet bidding and the Internet Bid System is not an agent of the City. Provisions of the TERMS OF OFFERING and OFFICIAL BID FORM shall control in the event of conflict with information provided by the Internet Bid System.

BOOK-ENTRY-ONLY ISSUANCE

The Bonds will be issued by means of a book-entry-only system with no physical distribution of obligation certificates made to the public. The Bonds will be issued in fully registered form and one bond certificate, representing the aggregate principal amount of the Bonds maturing in each year, will be registered in the name of Cede & Co. as nominee of The Depository Trust Company (“DTC”), New York, New York, which will act as securities depository of the Bonds. Individual purchases of the Bonds may be made in the principal amount of \$5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the Registrar to DTC or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants will be the responsibility of such participants and other nominees of beneficial owners. The Purchaser, as a condition of delivery of the Bonds, will be required to deposit the obligation certificates with DTC.

MUNICIPAL BOND INSURANCE AT PURCHASER’S OPTION

If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefore at the option of the bidder, the purchase of any such insurance policy or the issuance of any such commitment shall be at the sole option and expense of the Purchaser. Any increased costs of issuance of the Bonds resulting from such purchase of insurance shall be paid by the Purchaser, except that, if the City has requested and received a rating on the Bonds from a rating agency, the City will pay that initial rating fee. Any other rating agency fees shall be the responsibility of the Purchaser. Failure of the municipal bond insurer to issue the policy after the Bonds have been awarded to the Purchaser shall not constitute cause for failure or refusal by the Purchaser to accept delivery on the Bonds. The City reserves the right in its sole discretion to accept or deny changes to the financing documents requested by the insurer selected by the Purchaser.

DELIVERY

The Bonds will be delivered to the Purchaser via Fast Automated Securities Transfer (“FAST”) delivery with the Registrar holding the Bonds on behalf of DTC, against full payment in immediately available cash or federal funds. The Bonds are expected to be delivered within forty-five days after the sale. Should delivery be delayed beyond sixty days from the date of sale for any reason except failure of performance by the Purchaser, the Purchaser may withdraw their bid and thereafter their interest in and liability for the Bonds will cease. When the Bonds are ready for delivery, the City will give the Purchaser five working days’ notice of the delivery date and the City will expect payment in full on that date; otherwise, reserving the right at its option to determine that the Purchaser failed to comply with the offer of purchase.

ESTABLISHMENT OF ISSUE PRICE

The Purchaser shall assist the City in establishing the issue price of the Bonds and shall execute and deliver to the City at closing an “issue price” or similar certificate setting forth the reasonably expected initial offering price to the public or the sales price or prices of the Bonds, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto in “EXHIBIT 1 - FORMS OF ISSUE PRICE CERTIFICATES” to the TERMS OF OFFERING, with such modifications as may be appropriate or necessary in the reasonable judgment of the Purchaser, the City and Bond Counsel, will need to be signed by the Purchaser. All actions to be taken by the City under the TERMS OF OFFERING to establish the issue price of the Bonds may be taken on behalf of the City by the Municipal Advisor identified herein and any notice or report to be provided to the City may be provided to the Municipal Advisor.

The City intends the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) (defining “competitive sale” for purposes of establishing the issue price of the Bonds) will apply to the initial sale of the Bonds (the “competitive sale requirements”) because (i) the City shall disseminate this TERMS OF OFFERING to potential underwriters in a manner that is reasonably designed to reach potential underwriters, (ii) all bidders shall have an equal opportunity to bid, (iii) the City may receive bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds, and (iv) the City anticipates awarding the sale of the Bonds to the bidder who submits a firm offer to purchase the Bonds at the highest price (or lowest interest cost), as set forth in the TERMS OF OFFERING.

Any bid submitted pursuant to the TERMS OF OFFERING shall be considered a firm offer for the purchase of the Bonds, as specified in the bid.

In the event the competitive sale requirements are not satisfied for the Bonds, the City shall so advise the Purchaser. The City may determine to treat (i) the first price at which 10% of a maturity of the Bonds (the “10% test”) is sold to the public as the issue price of that maturity, and/or (ii) the initial offering price to the public as of the sale date of any maturity of the Bonds as the issue price of that maturity (the “hold-the-offering-price rule”), in each case applied on a maturity-by-maturity basis. The Purchaser shall advise the City if any maturity of the Bonds satisfies the 10% test as of the date and time of the award of the Bonds. The City shall promptly advise the Purchaser, at or before the time of award of the Bonds, which maturities of the Bonds shall be subject to the 10% test or shall be subject to the hold-the-offering-price rule. Bids will not be subject to cancellation in the event the City determines to apply the hold-the-offering-price rule to any maturity of the Bonds.

Prospective bidders should prepare their bids on the assumption that some or all of the maturities of each respective series of the Bonds will be subject to the hold-the-offering-price rule in order to establish the issue price of the Bonds.

By submitting a bid, the Purchaser shall (i) confirm the underwriters have offered or will offer the Bonds to the public on or before the date of award at the offering price or prices (the “initial offering price”), or at the corresponding yield or yields, set forth in the bid submitted by the Purchaser, and (ii) agree, on behalf of the underwriters participating in the purchase of the Bonds, that the underwriters will neither offer nor sell unsold Bonds of any maturity to which the hold-the-offering-price rule shall apply to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of (a) the close of the fifth (5th) business day after the sale date, or (b) the date on which the underwriters have sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Purchaser shall promptly advise the City when the underwriters have sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth (5th) business day after the sale date.

The City acknowledges that in making the representation set forth above, the Purchaser will rely on (i) the agreement of each underwriter to comply with the hold-the-offering-price rule, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the hold-the-offering-price rule, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event, an underwriter is a party to a retail distribution agreement that was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the hold-the-offering-price rule, as set forth in the retail distribution agreement and the related pricing wires. The City further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the hold-the-offering-price rule and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a retail distribution agreement to comply with its corresponding agreement regarding the hold-the-offering-price rule as applicable to the Bonds.

By submitting a bid, each bidder confirms that (i) any agreement among underwriters, any selling group agreement and each retail distribution agreement (to which the bidder is a party) relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such retail distribution agreement, as applicable, to (a) report the prices at which it sells to the public the unsold Bonds of each maturity allotted to it until it is notified by the Purchaser that either the 10% test has been satisfied as to the Bonds of that maturity or all Bonds of that maturity have been sold to the public, and (b) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the Purchaser and as set forth in the related pricing wires; and (ii) any agreement among underwriters relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter that is a party to a retail distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such retail distribution agreement to (a) report the prices at which it sells to the public the unsold Bonds of each maturity allotted to it until it is notified by the Purchaser or such underwriter that either the 10% test has been satisfied as to the Bonds of that maturity or all Bonds of that maturity have been sold to the public, and (b) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the Purchaser or such underwriter and as set forth in the related pricing wires.

Sales of any Bonds to any person that is a related party to an underwriter shall not constitute sales to the public for purposes of this TERMS OF OFFERING. Further, for purposes of this TERMS OF OFFERING, (i) “public” means any person other than an underwriter or a related party, (ii) “underwriter” means (a) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public, and (b) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause “(a)” to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the public); (iii) a Purchaser of any of the Bonds is a “related party” to an underwriter if the underwriter and the Purchaser are subject, directly or indirectly, to (a) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (b) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (c) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and (iv) “sale date” means the date that the Bonds are awarded by the City to the Purchaser.

OFFICIAL STATEMENT

The City has authorized the preparation of a Preliminary Official Statement containing pertinent information relative to the Bonds. The Preliminary Official Statement will be further supplemented by offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, anticipated delivery date and the identity of the underwriters, together with any other information required by law or deemed appropriate by the City, shall constitute a final Official Statement of the City with respect to the Bonds, as that term is defined in Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended, (the “Rule”). By awarding the Bonds to any underwriter or underwriting syndicate submitting an OFFICIAL BID FORM, the City agrees that, no more than seven (7) business days after the date of such award, it shall provide without cost to the senior managing underwriter of the syndicate to which each respective series of the Bonds are awarded up to 20 copies of the final Official Statement to permit each “Participating Underwriter” (as that term is defined in the Rule) to comply with the provisions of such Rule. The City shall treat the senior managing underwriter of the syndicate to which the Bonds are awarded as its designated agent for purposes of distributing copies of the final Official Statement to the Participating Underwriter. Any underwriter executing and delivering an OFFICIAL BID FORM with respect to the Bonds agrees thereby that if its bid is accepted by the City, (i) it shall accept such designation, and (ii) it shall enter into a contractual relationship with all Participating Underwriters of the Bonds for purposes of assuring the receipt by each such Participating Underwriter of the final Official Statement.

ELECTRONIC EXECUTED DOCUMENTS

Purchaser consents to the receipt of electronic transcripts and acknowledges the City’s intended use of electronically executed documents. Iowa Code chapter 554D establishes electronic signatures have the full weight and legal authority as manual signatures.

CONTINUING DISCLOSURE

The City will covenant in a Continuing Disclosure Certificate for the benefit of the owners and beneficial owners of the Bonds to provide annually certain financial information and operating data relating to the City (the “Annual Report”), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City no later than two hundred seventy (270) days after the close of each fiscal year, commencing with the Fiscal Year ending June 30, 2022, with the Municipal Securities Rulemaking Board, at its internet repository named “Electronic Municipal Market Access” (“EMMA”). The notices of events, if any, are also to be filed with EMMA. See APPENDIX D – FORM OF CONTINUING DISCLOSURE CERTIFICATE. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in APPENDIX D – FORM OF CONTINUING DISCLOSURE CERTIFICATE. These covenants have been made in order to assist the underwriter in complying with paragraph (b)(5) of the Rule.

During the past five years, to the best of its knowledge, the City has complied in all material respects with its previous continuing disclosure undertakings entered into under the Rule.

Breach of the undertakings will not constitute a default or an “Event of Default” under the Bonds or the resolution for the Bonds. A broker or dealer is to consider a known breach of the undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

CUSIP NUMBERS

It is anticipated the Committee on Uniform Security Identification Procedures (“CUSIP”) numbers will be printed on the Bonds and the Purchaser must agree in the bid proposal to pay the cost thereof. In no event will the City, Bond Counsel or Municipal Advisor be responsible for the review or express any opinion that the CUSIP numbers are correct. Incorrect CUSIP numbers on said Bonds shall not be cause for the Purchaser to refuse to accept delivery of said Bonds.

BY ORDER OF THE CITY COUNCIL

City of Carroll, Iowa

/s/ Laura Schaefer, City Clerk/Finance Director

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SCHEDULE OF BOND YEARS

\$5,400,000*

CITY OF CARROLL, IOWA

General Obligation Local Option Sales and Services Tax Bonds

Series 2022A

Notes Dated: October 12, 2022
Interest Due: June 1, 2023 and each December 1 and June 1 to maturity
Principal Due: June 1, 2023-2041

<u>Year</u>	<u>Principal *</u>	<u>Bond Years</u>	<u>Cumulative Bond Years</u>
2023	\$265,000	168.57	168.57
2024	210,000	343.58	512.15
2025	215,000	566.76	1,078.92
2026	225,000	818.13	1,897.04
2027	230,000	1,066.31	2,963.35
2028	240,000	1,352.67	4,316.01
2029	245,000	1,625.85	5,941.86
2030	255,000	1,947.21	7,889.07
2031	265,000	2,288.57	10,177.64
2032	270,000	2,601.75	12,779.39
2033	280,000	2,978.11	15,757.50
2034	295,000	3,432.65	19,190.15
2035	305,000	3,854.01	23,044.17
2036	315,000	4,295.38	27,339.54
2037	330,000	4,829.92	32,169.46
2038	340,000	5,316.28	37,485.74
2039	355,000	5,905.82	43,391.56
2040	370,000	6,525.36	49,916.92
2041	390,000	7,268.08	57,185.00

Average Maturity (dated date): 10.59 Years

*Preliminary; subject to change.

EXHIBIT 1

FORMS OF ISSUE PRICE CERTIFICATES

COMPETITIVE SALES WITH AT LEAST THREE BIDS FROM ESTABLISHED UNDERWRITERS

ISSUE PRICE CERTIFICATE

**\$ _____ General Obligation Local Option Sales and Services Tax Bonds, Series 2022A
City of Carroll, Iowa**

The undersigned, on behalf of [NAME OF UNDERWRITER] ("Purchaser"), hereby certifies as set forth below with respect to the sale of the above-captioned obligations (the "Bonds").

1. Reasonably Expected Initial Offering Price.

a) As of the Sale Date, the reasonably expected initial offering prices of the Bonds to the Public by Purchaser are the prices listed in Schedule A (the "Expected Offering Prices"). The Expected Offering Prices are the prices for the Maturities of the Bonds used by Purchaser in formulating its bid to purchase the Bonds. Attached as Schedule B is a true and correct copy of the bid provided by Purchaser to purchase the Bonds.

b) Purchaser was not given the opportunity to review other bids prior to submitting its bid.

c) The bid submitted by Purchaser constituted a firm offer to purchase the Bonds.

2. Defined Terms.

a) *Issuer* means City of Carroll, Iowa.

b) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

c) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

d) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is September 12, 2022.

e) *Underwriter* means (i) the Purchaser or any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents Purchaser's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer and its advisors with respect to certain of the representations set forth in the Tax Exemption Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Bond Counsel in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

[UNDERWRITER]

By: _____
Name: _____

Dated: October 12, 2022

SCHEDULE A

EXPECTED OFFERING PRICES

**\$_____ General Obligation Local Option Sales and Services Tax Bonds, Series 2022A
City of Carroll, Iowa**

(Attached)

SCHEDULE B

COPY OF UNDERWRITER'S BID

**\$_____ General Obligation Local Option Sales and Services Tax Bonds, Series 2022A
City of Carroll, Iowa**

(Attached)

**COMPETITIVE SALES WITH FEWER THAN THREE BIDS FROM ESTABLISHED UNDERWRITERS
HOLD OFFERING PRICE**

ISSUE PRICE CERTIFICATE

**\$ _____ General Obligation Local Option Sales and Services Tax Bonds, Series 2022A
City of Carroll, Iowa**

The undersigned, on behalf of [NAME OF UNDERWRITER/REPRESENTATIVE] ("Purchaser") [the "Representative"] [on behalf of itself and [NAMES OF OTHER UNDERWRITERS] (together, the "Underwriting Group"),] hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the "Bonds").

1. Sale of the General Rule Maturities. As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. Initial Offering Price of the Hold-the-Offering-Price Maturities.

a) [Purchaser][The Underwriting Group] offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

b) As set forth in the Official Terms of Offering and bid award, [Purchaser][the members of the Underwriting Group] [has][have] agreed in writing that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, [it][they] would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

3. Defined Terms.

a) *General Rule Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "General Rule Maturities."

b) *Hold-the-Offering-Price Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "Hold-the-Offering-Price Maturities."

c) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date, or (ii) the date on which [Purchaser][the Underwriters] [has][have] sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

d) *Issuer* means City of Carroll, Iowa.

e) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

f) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

g) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is September 12, 2022.

h) *Underwriter* means (i) the Purchaser or any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

i) The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [the Purchaser][the Representative's] interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer and its advisors with respect to certain of the representations set forth in the Tax Exemption Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Bond Counsel in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

[UNDERWRITER][REPRESENTATIVE]

By: _____
Name: _____

Dated: October 12, 2022

SCHEDULE A

**SALE PRICES OF THE GENERAL RULE MATURITIES AND
INITIAL OFFERING PRICES OF THE HOLD-THE-OFFERING-PRICE MATURITIES**

**\$ _____ General Obligation Local Option Sales and Services Tax Bonds, Series 2022A
City of Carroll, Iowa**

(Attached)

SCHEDULE B

PRICING WIRE OR EQUIVALENT COMMUNICATION

**\$_____ General Obligation Local Option Sales and Services Tax Bonds, Series 2022A
City of Carroll, Iowa**

(Attached)

**PRELIMINARY OFFICIAL STATEMENT
CITY OF CARROLL, IOWA**

\$5,400,000* General Obligation Local Option Sales and Services Tax Bonds, Series 2022A

INTRODUCTION

This Preliminary Official Statement contains information relating to the City of Carroll, Iowa (the “City”) and its issuance of \$5,400,000* General Obligation Local Option Sales and Services Tax Bonds, Series 2022A (the “Bonds”). This Preliminary Official Statement has been executed on behalf of the City and its City Clerk/Finance Director and may be distributed in connection with the sale of the Bonds authorized therein. Inquiries may be made to the City’s Municipal Advisor, PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa, 50309, telephone 515-724-5734. Information may also be obtained from Ms. Laura Schaefer, City Clerk/Finance Director, City of Carroll, 627 N. Adams Street, Carroll, Iowa, 51401, telephone 712-792-1000.

AUTHORITY AND PURPOSE

The Bonds are being issued pursuant to Subchapter III of Chapters 384, 76 and 423B of the Code of Iowa and an authorizing resolution (the “Resolution”) to be adopted by the City Council of the City. The Bonds are being issued to provide funds to pay the costs of construction, reconstruction, improvement, enlargement, extension and equipping of a recreation center.

The estimated sources and uses of the Bonds are as follows:

<u>Source of Funds*</u>	
Par Amount of Bonds	\$5,400,000.00
<u>Uses of Funds*</u>	
Deposit to Construction Account	\$5,275,640.00
Underwriter’s Discount	67,500.00
Cost of Issuance and Contingency	<u>56,860.00</u>
Total Uses	\$5,400,000.00

* Preliminary; subject to change.

INTEREST

Interest on the Bonds will be payable on June 1, 2023 and semiannually on the 1st day of December and June thereafter. Interest and principal shall be paid to the registered holder of a Bond as shown on the records of ownership maintained by the Registrar as of the 15th day of the month preceding such interest payment date (the “Record Date”). Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

OPTIONAL REDEMPTION

The Bonds due after June 1, 2030 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

PAYMENT OF AND SECURITY FOR THE BONDS

The Bonds are general obligations of the City, payable in the first instance from a designated portion of the proceeds of a local option sales and services tax authorized and enacted pursuant to Chapter 423B of the Code of Iowa, as amended, and if not so paid, from taxes required to be levied against all of the taxable property within the City, without limitation as to rate or amount. Local option sales and services tax receipts will be applied each year to abate the required debt service levy, which will be reduced accordingly, and it is anticipated that 100% of the annual principal and interest due on the Bonds will be paid from annual local option sales and services tax revenues.

Nothing in the Resolution prohibits or limits the ability of the City to use legally available moneys other than the proceeds of the general ad valorem property taxes levied, as described in the preceding paragraph, to pay all or any portion of the principal of or interest on the Bonds. If, and to the extent such other legally available moneys are used to pay the principal of or interest on the Bonds, the City may, but shall not be required to (a) reduce the amount of taxes levied for such purpose, as described in the preceding paragraph; or (b) use proceeds of taxes levied, as described in the preceding paragraph, to reimburse the fund or account from which such other legally available moneys are withdrawn for the amount withdrawn from such fund or account to pay the principal of or interest on the Bonds.

The Resolution doesn't restrict the City's ability to issue or incur additional general obligation debt, subject to constitutional and statutory limitations. For a further description of the City's outstanding general obligation debt upon issuance of the Bonds and the annual debt service on the Bonds, see "DIRECT DEBT" under "CITY INDEBTEDNESS" included in APPENDIX A to this Preliminary Official Statement. For a description of certain constitutional and statutory limits on the issuance of general obligation debt, see "DEBT LIMIT" under "CITY INDEBTEDNESS" included in APPENDIX A to this Preliminary Official Statement.

LOCAL OPTIONS SALES AND SERVICES TAX

On September 8, 2020, a referendum was held for imposition of a one percent (1%) local option sales and services tax ("LOSST") to be collected within Carroll County, which will become effective on January 1, 2024. A LOSST previously approved for Carroll County will expire on December 31, 2023. The City's LOSST receipts are to be utilized for as follows: (i) 25% of such revenues to be allocated for property tax relief, and (ii) 75% of such revenues for necessary capital improvement projects as defined by the City Council and which enhance necessary City facilities, thereby enhancing the quality of life for the citizens; the economic competitiveness for the City; and for any other lawful purpose of the City as determined by the City Council (the "Designated Project Portion"). Thus, 75% of the LOSST revenues are available to abate the annual principal and interest on the Bonds.

The State of Iowa Director of Revenue (the "Director") administers collection and disbursement of all local option sales and services taxes in conjunction with administration of the State-wide sales, services and use tax. The Director credits the LOSST receipts to the City's account in the local option sales and services tax fund. Historically, by August 15 of each fiscal year, the Director is required to send the City an estimate of the amount of local option sales and services taxes it will receive for the year and by month. By August 31, the Director is required to remit 95% of the estimated tax receipts for the City to the City's account and by the last day of each following month. By November 10 of the next fiscal year, the Director is required to make the final payment, which could include needed adjustments for over- or under-payments when comparing actual tax receipts against the payments made based upon estimates. Beginning with the October 2022 LOSST payment, the administration of local government LOSST distribution payments will change per legislation passed during the 2021-22 legislative session (Senate File 2367). The Iowa Department of Revenue will move away from the old "annual estimated payments" process, and will begin making distributions based on actual LOSST receipts in the preceding month. July, August, and September 2022 will be the final months that will use estimated payments; any adjustments or reconciliations to those will be made by December 30, 2022.

The Designated Project Portion is pledged for the repayment of the Bonds. To the extent the Designated Project Portion is insufficient to meet the principal and interest payments on the Bonds when due, the City's general taxing levy receipts, as described above, will be applied.

Local Option Taxes are based on the same sales currently taxed by the state-wide 6% sales and services tax, with **Page 88** present statutory exceptions of (i) certain sales of motor fuel or special fuel as defined in Chapter 452A, (ii) the sale of

natural gas or electric energy in a city or county where the gross receipts are subject to a franchise fee or user fee during the period the franchise or user fee is imposed, (iii) the sales price from a pay television service consisting of a direct-to-home satellite service, or (iv) the sale of equipment by the State Department of Transportation.

Once approved, a LOSST can only be repealed through a public referendum at which a majority voting approves the repeal or tax rate change (or upon motion of the governing body), provided no obligations secured by the LOSST are outstanding. If a LOSST is not imposed county-wide, then the question of repeal is voted upon only by voters in such areas of a county where the tax has been imposed. LOSST may not be repealed within one year of the effective date.

HISTORY OF TAXABLE RETAIL SALES

The following table represents the number of businesses and taxable sales in the City and Carroll County for the last five fiscal years.

<u>Fiscal Year</u>	<u>Number of Businesses</u>	<u>City of Carroll Taxable Retail Sales</u>	<u>Other Taxable Retail Sales Within Carroll County</u>	<u>Total Taxable Sales Within Carroll County</u>
2016-17	517	\$241,355,448	\$63,336,094	\$304,691,542
2017-18	511	250,736,490	64,079,425	314,815,915
2018-19	525	254,068,985	64,825,275	318,894,260
2019-20	519	242,328,556	66,763,949	309,092,505
2020-21	509	254,447,568	72,873,824	327,321,392

Source: Iowa Department of Revenue, "Iowa Retail Sales & Use Tax Report"

LOSST REVENUES

The following table represents the LOSST revenue collections as reported by the City, the amount of the LOSST revenues (75% of total revenues) available for the payment of the Bonds pursuant to the referendum and the maximum annual debt payment on the Bonds.

<u>Fiscal Year</u>	<u>LOSST Revenues</u>	<u>Available for Bond Payments</u>	<u>Maximum Annual Debt Payment</u>
2020-21	\$1,905,365 ¹⁾	\$1,429,024	N/A
2021-22	2,041,937 ²⁾	1,531,453	N/A
2022-23	1,904,305 ³⁾	1,428,229	\$407,121

1) Per the City's Fiscal Year 2020-21 Independent Auditor's Report.

2) Per the City's unaudited internal reports.

3) Represents the LOSST revenues budgeted by the City for Fiscal Year 2022-23.

Source: The City

BOOK-ENTRY-ONLY ISSUANCE

The information contained in the following paragraphs of this subsection "Book-Entry-Only Issuance" has been extracted from a schedule prepared by Depository Trust Company ("DTC") entitled "SAMPLE OFFERING DOCUMENT LANGUAGE DESCRIBING DTC AND BOOK-ENTRY-ONLY ISSUANCE." The information in this section concerning DTC and DTC's book-entry-only system has been obtained from sources the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the securities (the "Securities"). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for each issue of the Securities, each in the aggregate principal amount of such issue, and will be deposited with DTC. If, however, the aggregate principal amount of any issue exceeds \$500 million, one certificate will be issued with respect to each \$500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC's participants (the "Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry-only transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (the "Indirect Participants"). DTC has Standard & Poor's rating: AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC's records. The ownership interest of each actual purchaser of each Security (the "Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.

To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the Registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co., nor any other DTC nominee, will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date identified in a listing attached to the Omnibus Proxy.

Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC, is the responsibility of the City or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

A Beneficial Owner shall give notice to elect to have its Securities purchased or tendered, through its Participant, to Tender/Remarketing Agent, and shall effect delivery of such Securities by causing the Direct Participant to transfer the Participant's interest in the Securities, on DTC's records, to Tender/Remarketing Agent. The requirement for physical delivery of Securities in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Securities are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Securities to Tender/Remarketing Agent's DTC account.

DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to the City or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

FUTURE FINANCING

The City does not anticipate any additional general obligation borrowing needs within 90 days of this Preliminary Official Statement.

LITIGATION

The City is not aware of any threatened or pending litigation that may have a material adverse effect on the validity of the Bonds or the City's ability to meet its financial obligations.

DEBT PAYMENT HISTORY

The City knows of no instance in which it has defaulted in the payment of principal and interest on its debt.

LEGALITY

The Bonds are subject to approval as to certain matters by Ahlers & Cooney, P.C. of Des Moines, Iowa as Bond Counsel. Bond Counsel is not expressing any opinion as to the completeness or accuracy of the information contained in the Preliminary Official Statement. Bond Counsel has reviewed or prepared information describing the terms of the Bonds, Iowa and Federal law pertinent to the validity of and the tax status of interest on the Bonds, which can be found generally under the sections "AUTHORITY AND PURPOSE", "OPTIONAL REDEMPTION OF THE BONDS", "PAYMENT OF AND SECURITY FOR THE BONDS", and "TAX MATTERS", herein. Additionally, Bond Counsel has provided its form of Legal Opinion and the form of Continuing Disclosure Certificate, included in APPENDIX B and APPENDIX D, respectively, to this Preliminary Official Statement. The FORM OF LEGAL OPINION as set out in APPENDIX B to this Preliminary Official Statement, will be delivered at closing.

The legal opinion to be delivered concurrently with the delivery of the Bonds expresses the professional judgment of the attorneys rendering the opinions as to legal issues expressly addressed therein. By rendering a legal opinion, the opinion giver does not become an insurer or guarantor of the result indicated by that expression of professional judgment, or of the transaction on which the opinion is rendered, or of the future performance of parties to the transaction. Nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

There is no bond trustee or similar person to monitor or enforce the provisions of the Resolution. The owners of the Bonds should, therefore, be prepared to enforce such provisions themselves if the need to do so arises. In the event of a default in the payment of principal or interest on the Bonds, there is no provision for acceleration of maturity of the principal of the Bonds. Consequently, the remedies of the owners of the Bonds (consisting primarily of an action in the nature of mandamus requiring the City and certain other public officials to perform the terms of the Resolution) may have to be enforced from year to year. The obligation to pay general ad valorem property taxes is secured by a statutory lien upon the taxed property but is not an obligation for which a property owner may be held personally liable in the event of a deficiency. The owners of the Bonds cannot foreclose on property within the boundaries of the City or sell such property in order to pay the debt service on the Bonds. See “LEVIES AND TAX COLLECTIONS” under “THE CITY” included in APPENDIX A to this Preliminary Official Statement for a description of property tax collection and enforcement.

In addition, the enforceability of the rights and remedies of owners of the Bonds may be subject to limitation as set forth in Bond Counsel’s opinion. The opinion will state, in part, that the obligation of the City with respect to the Bonds may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors’ rights, heretofore or hereafter, enacted to the extent constitutionally applicable, to the exercise of judicial discretion in appropriate cases.

TAX MATTERS

Tax Exemptions and Related Considerations: Federal tax law contains a number of requirements and restrictions that apply to the Bonds. These include investment restrictions, periodic payments of arbitrage profits to the United States, requirements regarding the proper use of Bond proceeds and facilities financed with Bond proceeds, and certain other matters. The City has covenanted to comply with all requirements that must be satisfied in order for the interest on the Bonds to be excludable from gross income for federal income tax purposes. Failure to comply with certain of such covenants could cause interest on the Bonds to become includable in gross income for federal income tax purposes retroactively to the date of issuance of the Bonds.

Subject to the City’s compliance with the above referenced covenants, under present law, in the opinion of Bond Counsel, interest on the Bonds is excludable from gross income for federal income tax purposes. Interest on the Bonds is not an item of tax preference for federal alternative minimum tax.

Prospective purchasers of the Bonds should be aware that ownership of the Bonds may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, corporations subject to the branch profits tax, financial institutions, certain insurance companies, certain S corporations, individual recipients of Social Security or Railroad Retirement benefits and taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations. Bond Counsel will not express any opinion as to such collateral tax consequences. Prospective purchaser of the Bonds should consult their tax advisors as to collateral federal income tax consequences.

Interest on the Bonds is not exempt from present Iowa income taxes. Ownership of the Bonds may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Bonds. The prospective purchaser of the Bonds should consult their tax advisors regarding the applicability of any such state and local taxes.

Qualified Tax-Exempt Obligations: The City will designate the Bonds as “qualified tax-exempt obligations” under the exception provided in Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the “Code”).

Discount and Premium on Certain Bonds: The initial public offering price of certain Bonds (“Discount Bonds”) may be less than the amount payable on such Discount Bonds at maturity. An amount equal to the difference between the initial

public offering price of Discount Bonds (assuming that a substantial amount of the Discount Bonds of that maturity are sold to the public at such price) and the amount payable at maturity constitutes original issue discount to the initial purchaser of such Discount Bonds. Owners of Discount Bonds should consult with their own tax advisors with respect to the determination of accrued original issue discount on Discount Bonds for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Discount Bonds. It is possible that, under applicable provisions governing determination of state and local income taxes, accrued interest on Discount Bonds may be deemed to be received in the year of accrual even though there will not be a corresponding cash payment.

The initial public offering price of certain Bonds (“Premium Bonds”) may be greater than the amount of such Premium Bonds at maturity. An amount equal to the difference between the initial public offering price of Premium Bonds (assuming that a substantial amount of the Premium Bonds of that maturity are sold to the public at such price) and the amount payable at maturity constitutes a premium to the initial purchaser of such Premium Bonds. Purchasers of the Premium Bonds should consult with their own tax advisors with respect to the determination of amortizable Bond premium on Premium Bonds for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Premium Bonds.

Other Tax Advice: In addition to the income tax consequences described above, potential investors should consider the additional tax consequences of the acquisition, ownership, and disposition of the Bonds. For instance, state income tax law may differ substantially from state to state, and the foregoing is not intended to describe any aspect of the income tax laws of any state. Therefore, potential investors should consult their own tax advisors with respect to federal tax issues and with respect to the various state tax consequences of an investment in Bonds.

Audits: The Internal Revenue Service (the “Service”) has an ongoing program of auditing tax-exempt obligations to determine whether, in the view of the Service, interest on such tax-exempt obligations is includable in the gross income of the owners thereof for federal income tax purposes. It cannot be predicted whether or not the Service will commence an audit of the Bonds. If an audit is commenced, under current procedures the Service may treat the City as a taxpayer and the bondholders may have no right to participate in such procedure. The commencement of an audit could adversely affect the market value and liquidity of the Bonds until the audit is concluded, regardless of the ultimate outcome.

Withholdings: Payments of interest on, and proceeds of the sale, redemption or maturity of tax-exempt obligations, including the Bonds, are in certain cases required to be reported to the Service. Additionally, backup withholding may apply to any such payments to any Bond owner who fails to provide an accurate Form W-9 Request for Taxpayer Identification Number and Certification, or a substantially identical form, or to any Bond owner who is notified by the Service of a failure to report any interest or dividends required to be shown on federal income tax returns. The reporting and backup withholding requirements do not affect the excludability of such interest from gross income for federal tax purposes.

Legislation: Legislation affecting tax-exempt obligations is regularly considered by the United States Congress and may be considered by the Iowa legislature. Court proceedings may also be filed, the outcome of which could modify the tax treatment. There can be no assurance that legislation enacted or proposed, or actions by a court, after the date of issuance of the Bonds will not have an adverse effect on the tax status of interest or other income on the Bonds or the market value or marketability of the Bonds. These adverse effects could result, for example, from changes to federal or state income tax rates, changes in the structure of federal or state income taxes (including replacement with another type of tax), or repeal (or reduction in the benefit) of the exclusion of interest on the Bonds from gross income for federal or state income tax purposes for all or certain taxpayers.

Current and future legislative proposals, including some that carry retroactive effective dates, if enacted into law, or clarification of the Code may cause interest on the Bonds to be subject, directly or indirectly, to federal income taxation, or otherwise prevent owners of the Bonds from realizing the full current benefit of the tax status of such interest. Recent proposals have been made that could significantly reduce the benefit of, or otherwise affect, the exclusion from gross income of interest on obligations like the Bonds. The introduction or enactment of any such legislative proposals or clarification of the Code may also affect, perhaps significantly, the market price for, or marketability of the Bonds. The prospective purchaser of the Bonds should consult their own tax advisors regarding any pending or proposed tax legislation, as to which Bond Counsel expresses no opinion except as expressly set forth in APPENDIX B to the Preliminary Official Statement.

Enforcement: Holders of the Bonds shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Bonds, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Resolution. There is no bond trustee or similar person to monitor or enforce the terms of the Resolution. In the event of a default in the payment of principal of or interest on the Bonds, there is no provision for acceleration of maturity of the principal of the Bonds. Consequently, the remedies of the owners of the Bonds (consisting primarily of an action in the nature of mandamus requiring the City and certain other public officials to perform the terms of the Resolution) may have to be enforced from year to year. The enforceability of the rights and remedies of owners of the Bonds may be subject to limitation as set forth in Bond Counsel's opinion.

The obligation to pay general ad valorem property taxes is secured by a statutory lien upon the taxed property but is not an obligation for which a property owner may be held personally liable in the event of a deficiency. The owners of the Bonds cannot foreclose on property within the boundaries of the City or sell such property in order to pay the debt service on the Bonds. In addition, the enforceability of the rights and remedies of owners of the Bonds may be subject to limitation as set forth in Bond Counsel's opinion. The opinion to be delivered concurrently with the delivery of the Bonds will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principles of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally, and to the exercise of judicial discretion in appropriate cases.

No representation is made, and no assurance is given, that the enforcement of any remedies with respect to such assets will result in sufficient funds to pay all amounts due under the Resolution, including principal of and interest on the Bonds.

The Opinion: The opinion expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

Bond Counsel's opinions are not a guarantee of a result, or of the transaction on which the opinion is rendered, or of the future performance of parties to the transaction, but represents its legal judgment based upon its review of existing statutes, regulations, published rulings and court decisions and the representations and covenants of the City described in this section. No ruling has been sought from the Service with respect to the matters addressed in the opinions of Bond Counsel and Bond Counsel's opinions are not binding on the Service. Bond Counsel assumes no obligation to update its opinions after the issue date to reflect any further action, fact or circumstance, or change in law or interpretation, or otherwise.

ALL POTENTIAL PURCHASERS OF THE BONDS SHOULD CONSULT WITH THEIR TAX ADVISORS WITH RESPECT TO FEDERAL, STATE AND LOCAL TAX CONSEQUENCES OF OWNERSHIP OF THE BONDS (INCLUDING, BUT NOT LIMITED TO THOSE LISTED ABOVE).

BONDHOLDER'S RISKS

An investment in the Bonds is subject to certain risks. No person should purchase the Bonds unless such person understands the risks described below and is willing to bear those risks. There may be other risks not listed below which may adversely affect the value of the Bonds. An investment in the Bonds involves an element of risk. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Preliminary Official Statement (including the Appendices hereto) in order to make a judgment as to whether the Bonds are an appropriate investment.

Secondary Market Not Established: There is no established secondary market for the Bonds, and there is no assurance that a secondary market will develop for the purchase and sale of the Bonds. Prices of municipal Bonds traded in the secondary market, if any, are subject to adjustment upward and downward in response to changes in the credit markets and changes in the operating performance of the entities operating the facilities subject to bonded indebtedness. From time to time it may be necessary to suspend indefinitely secondary market trading in selected issues of municipal Bonds as a result of the financial condition or market position, prevailing market conditions, lack of adequate current financial

information about the entity, operating the subject facilities, or a material adverse change in the operations of that entity, whether or not the subject Bonds are in default as to principal and interest payments, and other factors which, may give rise to uncertainty concerning prudent secondary market practices.

Municipal Bonds are generally viewed as long-term investments, subject to material unforeseen changes in the investor's circumstances, and may require commitment of the investor's funds for an indefinite period of time, perhaps until maturity.

EACH PROSPECTIVE PURCHASER IS RESPONSIBLE FOR ASSESSING THE MERITS AND RISKS OF AN INVESTMENT AND MUST BE ABLE TO BEAR THE ECONOMIC RISK OF SUCH INVESTMENT. THE SECONDARY MARKET FOR THE BONDS, IF ANY, COULD BE LIMITED.

Ratings Loss: Moody's Investors Service, Inc. ("Moody's") has assigned a rating of ' ' to the Bonds. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance the ratings will continue for any given period of time, or that such ratings will not be revised, suspended or withdrawn, if, in the judgment of Moody's, circumstances so warrant. A revision, suspension or withdrawal of a rating may have an adverse effect on the market price of the Bonds.

Additional regulation of rating agencies could materially alter the methodology, rating levels, and types of ratings available, for example, and these changes, if ever, could materially affect the market value of the Bonds.

Matters Relating to Enforceability: Holders of the Bonds shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Bonds, including but not limited to, the right to a proceeding in the law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Resolution.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the Resolution. The opinion, to be delivered concurrently with the delivery of the Bonds, will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principals of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

No representation is made and no assurance is given that the enforcement of any remedies with respect to such assets will result in sufficient funds to pay all amounts due under the Resolution, including principal of and interest on the Bonds.

Forward-Looking Statements: This Preliminary Official Statement contains statements relating to future results that are "forward-looking statements" as defined in the Private Securities Litigation Reform Act of 1995. When used in this Preliminary Official Statement, the words "estimate," "forecast," "intend," "expect" and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware there are likely to be differences between forward-looking statements and the actual results. These differences could be material and could impact the availability of funds of the City to pay debt service when due on the Bonds.

Financial Condition of the City From Time to Time: No representation is made as to the future financial condition of the City. Certain risks discussed herein could adversely affect the financial condition and or operations of the City in future. However, the Bonds are secured by an unlimited ad valorem property tax as described more fully in the "PAYMENT OF AND SECURITY FOR THE BONDS" herein.

Global Health Emergency Risk: The World Health Organization declared a pandemic following the outbreak of COVID-19, a respiratory disease caused by a new strain of coronavirus and on March 13, 2020, the President of the United States declared a national emergency. COVID-19 may continue to alter the behavior of businesses and people in a manner that may have negative effects on economic activity, and therefore adversely affect the financial condition of the City, either directly or indirectly. It is possible that the virus could reduce general fund revenues, sales tax receipts, hotel/motel tax receipts, delay the receipt of property tax payments and negatively impact other collections dependent on business activity. At this time, the City does not anticipate any material impact from COVID-19 on the City's finances.

In Fiscal Year 2020-21, the City received \$372,912 in federal CARES Act funding which was used for various COVID-19 related projects, including an airport grant, fitness center relief funds, and to reimburse for various pandemic related expenses. In addition, the City received \$735,129 of ARPA funding to date and expects to receive another \$735,129 in August 2022. To date, the City has allocated \$372,600 of the funds for housing incentives, recreation center improvements and Merchant Park baseball stadium improvements, and intends to use the balance for other one-time capital projects.

Loss of Tax Base: Economic and other factors beyond the City's control, such as economic recession, deflation of property values, or financial difficulty or bankruptcy by one or more major property taxpayers, or the complete or partial destruction of taxable property caused by, among other eventualities, earthquake, flood, fire or other natural disaster, could cause a reduction in the assessed value within the corporate boundaries of the City. In addition, the State of Iowa has been susceptible to tornados, flooding and other extreme weather wherein winds and flooding have from time to time caused significant damage, which if such events were to occur, may have an adverse impact on the City's financial position.

Changes in Property Taxation: The Bonds are general obligations of the City secured by an unlimited ad valorem property tax as described more fully in the "PAYMENT OF AND SECURITY FOR THE BONDS" herein. Prior State Public Health Emergency Declarations, relative to the COVID-19 pandemic, temporarily suspended the provisions that required the imposition of penalty and interest for delay in property tax payments and directed that no such penalty or interest could be imposed for the duration of the declarations and any future extension of the suspension. No current property tax payment suspensions are imposed, and collections stayed consistent during the pandemic. It is impossible to predict whether the declarations or any amendments to or extensions thereof would have a material effect on the City's ability to collect property taxes necessary for the payment of principal and interest on the Bonds. See "LEVIES AND TAX COLLECTIONS" under the "CITY" section included in APPENDIX A to this Preliminary Official Statement for more information of the City's tax collection history, despite prior suspensions.

From time to time the Iowa General Assembly has altered the method of property taxation and could do so again. Such alterations could adversely affect the City's financial condition. Historically, changes to property tax calculations and impositions are imposed on a prospective basis. However, there is no assurance future changes to property taxation by the Iowa General Assembly will not be applied retroactively. It is impossible to predict the outcome of future property taxation changes by the Iowa General Assembly or resulting impacts on the City's financial condition. The Bonds are payable in the first instance from certain local option sales tax revenues, and, if necessary, a supplemental ad valorem property tax levy pursuant to Chapter 76 of the Code of Iowa, as described more fully in the "PAYMENT OF AND SECURITY FOR THE BONDS" herein.

Tax Matters and Loss of Tax Exemption: As discussed under the heading "TAX MATTERS" herein, the interest on the Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Bonds, as a result of acts or omissions of the City in violation of its covenants in the Resolution. Should such an event of taxability occur, the Bonds would not be subject to a special prepayment and would remain outstanding until maturity or until prepaid under the prepayment provisions contained in the Bonds, and there is no provision for an adjustment of the interest rates on the Bonds.

It is possible that legislation will be proposed or introduced that could result in changes in the way that tax exemption is calculated, or whether interest on certain securities are exempt from taxation at all. Prospective purchasers should consult with their own tax advisors regarding any pending or proposed federal income tax legislation. The likelihood of legislation being enacted cannot be reliably predicted.

It is also possible actions of the City after the closings of the Bonds will alter the tax status of the Bonds, and in the extreme, remove the tax-exempt status from the Bonds. In that instance, the Bonds are not subject to mandatory prepayment and the interest rates on the Bonds don't increase or otherwise reset. A determination of taxability on the Bonds after closing could materially adversely affect the value and marketability of the Bonds.

Federal Tax Legislation: From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals pending in Congress that could, if enacted, alter or amend one or more of the federal (or state) tax matters described herein in certain respects or would adversely affect the market value of the Bonds or otherwise prevent holders of the Bonds from realizing the full benefit of the tax exemption of interest on the Bonds. Further, such proposals may impact the marketability or market value of the Bonds simply by being proposed. It cannot be predicted whether or in what forms any of such proposals, either pending or that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Bonds. In addition, regulatory actions are from time to time announced or proposed and litigation threatened or commenced, which if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby.

Estimated LOST Receipts: Estimates of revenue available to pay the Bonds in the future presented herein are based on historical estimates provided to the City by the Director, which estimates have not been independently reviewed by any third parties. While the estimated LOSST revenue set forth herein is based upon information and assumptions that the City believes to be reasonable, potential purchasers of the Bonds should recognize that such estimates are subject to changes resulting from a wide variety of economic and other conditions. Therefore, no assurance can be given that the estimated LOSST revenue will be received in the annual or aggregate amount estimated. There may be material differences between the estimated receipts and actual payments of the estimated LOSST revenue to the City. Further, in any given fiscal year of the City, if the estimated LOSST revenue is insufficient to satisfy debt service on the Bonds, the City would need to repay the Bonds from alternative sources. To the extent that it becomes necessary for the City to rely upon debt service property tax levies for the payment of such debt service, the ordinary system of administration and collection of Iowa of property taxes could cause a delay in the City's receipt of such funds.

Additional Debt and Parity Obligations: The Resolution permits the City to incur additional indebtedness under certain circumstances, payable from the Designated Project Portion on an equal basis with the Bonds (the "Parity Obligations"). See "PAYMENT OF AND SECURITY FOR THE BONDS" herein. Such additional debt could increase the City's debt service and repayment requirement in a manner which would adversely affect debt service coverage on the Bonds.

Cybersecurity: The City, like many other public and private entities, relies on a large and complex technology environment to conduct its operations. As such, it may face multiple cybersecurity threats including but not limited to, hacking, viruses, malware and other attacks on computer or other sensitive digital systems and networks. There can be no assurances that any security and operational control measures implemented by the City will be completely successful to guard against and prevent cyber threats and attacks. Failure to properly maintain functionality, control, security, and integrity of the City's information systems could impact business operations and/or digital networks and systems and the costs of remedying any such damage could be significant. Along with significant liability claims or regulatory penalties, any security breach could have a material adverse impact on the City's operations and financial condition.

The City maintains insurance policies in the amount of \$250,000 for cyber breach coverage and \$100,000 for computer virus coverage. The City also has cyber liability coverage up to the policy limit of \$7,000,000. The City cannot predict whether these policies would be sufficient in the event of a cyber breach.

Pensions: Pursuant to Governmental Accounting Standards Board ("GASB") Statement No. 68, the City reported a liability of \$2,671,516 within its Independent Auditor's Reports for the Fiscal Year ended June 30, 2021 for its proportionate share of the net pension liability related to IPERS, as defined herein. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan's net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all IPERS participating employers. As of June 30, 2020, the City's collective proportion was 0.0382817% which was a decrease of 0.000252% from its proportion measured as of June 30, 2019.

Additionally, the City reported a liability of \$2,332,526 within its Independent Auditor's Reports for the Fiscal Year ended June 30, 2021 for its proportionate share of the net pension liability related to MFPRSI, as defined herein. The net pension liability was measured as of June 30, 2020, and the total pension liability used to calculate the net pension liability

was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers. At June 30, 2020, the City's collective proportion was 0.292443%, which was an increase of 0.0134450% from its proportion measured as of June 30, 2019.

See "EMPLOYEES AND PENSIONS" under "THE CITY" section included in APPENDIX A to this Preliminary Official Statement for more summary information related to the City's contributions, and the City's Independent Auditor's Reports for the Fiscal Year ended June 30, 2021, included in APPENDIX C to this Preliminary Official Statement, for additional information related to the City's deferred outflows and inflows of resources related to pensions, actuarial assumptions, discount rate and discount rate sensitivity. Changes to the City's pension contributions, or available sources to fund said contributions, may adversely affect the City's financial condition. However, the Bonds are secured by an unlimited ad valorem property tax as described more fully in the "PAYMENT OF AND SECURITY FOR THE BONDS" herein.

Continuing Disclosure: A failure by the City to comply with continuing disclosure obligations (see "CONTINUING DISCLOSURE" herein) will not constitute an event of default on the Bonds. Any such failure must be disclosed in accordance with Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended (the "Rule"), and may adversely affect the transferability and liquidity of the Bonds and their market price.

Bankruptcy: The rights and remedies available to holders of the Bonds may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws or equitable principles that may affect the enforcement of creditor's rights, to the exercise of judicial discretion in appropriate cases and to limitations in legal remedies against exercise of judicial discretion in appropriate cases and to limitations on legal remedies against municipal corporations in the State of Iowa. The various opinions of counsel to be delivered with respect to the Bonds and the Resolution, including the opinion of Bond Counsel, will be similarly qualified. If the City were to file a petition under Chapter 9 of the Bankruptcy Code, the owners of the Bonds could be prohibited from taking any steps to enforce their rights under the Resolution. In the event the City fails to comply with its covenants under the Resolution or fails to make payments on the Bonds, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Bonds.

Under Iowa Code Chapter 76, specifically sections 76.16 and 76.16A, as amended, a city, county, or other political subdivision may become a debtor under Chapter 9 of the Federal bankruptcy code, if it is rendered insolvent, as defined in 11 U.S.C. §101(32)(c), as a result of a debt involuntarily incurred. As used therein, "debt" means an obligation to pay money, other than pursuant to a valid and binding collective bargaining agreement or previously authorized bond issue, as to which the governing body of the city, county, or other political subdivision has made a specific finding set forth in a duly adopted resolution of each of the following: (1) all or a portion of such obligation will not be paid from available insurance proceeds and must be paid from an increase in general tax levy; (2) such increase in the general tax levy will result in a severe, adverse impact on the ability of the city, county, or political subdivision to exercise the powers granted to it under applicable law, including without limitation providing necessary services and promoting economic development; (3) as a result of such obligation, the city, county, or other political subdivision is unable to pay its debts as they become due; and (4) the debt is not an obligation to pay money to a city, county, entity organized pursuant to chapter 28E of the Code of Iowa, or other political subdivision.

Suitability of Investment: The interest rate borne by the Bonds is intended to compensate the investor for assuming the risk of investing in the Bonds. Each prospective investor should carefully examine this Preliminary Official Statement and its own financial condition to make a judgment as to its ability to bear the economic risk of such an investment, and whether or not the Bonds are an appropriate investment for such investor.

Tax Levy Procedures: The Bonds are general obligations of the City, payable from the first instance from certain local option sales tax revenues, and if necessary, a supplemental ad valorem property tax levy, pursuant to Chapter 76 of the Code of Iowa, levied against all of the property valuation within the City. To the extent local option sales tax revenues are insufficient to pay principal and interest on the Bonds, as part of the budgetary process each fiscal year, the City will have an obligation to request a debt service levy to be applied against all of the taxable property within the City. A failure on the part of the City to make a timely levy request or a levy request by the City that is inaccurate or is insufficient to make full payments of the debt service of the Bonds for a particular fiscal year may cause bondholders to experience a default. Page 98
the receipt of distributions of principal of and/or interest on the Bonds. In the event of a default in the payment of principal

of or interest on the Bonds, there is no provision for acceleration of maturity of the principal of the Bonds. Consequently, the remedies of the owners of the Bonds (consisting primarily of an action in the nature of mandamus requiring the City and certain other public officials to perform the terms of the Resolution) may have to be enforced from year to year.

Federal Funds Orders and State Funds Legislation: Various federal executive orders, and Iowa Code Chapter 27A (collectively “ICE Enforcement Initiatives”), impose requirements intended to ensure compliance with the federal immigration detention processes. The ICE Enforcement Initiatives impose various penalties for non-compliance, including the loss of state and/or federal funding under certain circumstances. The loss of state and/or federal funds in any significant amount would negatively impact the City’s overall financial position and could affect its rating. However, the Bonds are secured in the first instance from certain local option sales tax revenues, and, if necessary, a supplemental ad valorem property tax levy pursuant to Chapter 76 of the Code of Iowa, and are not secured by state or federal funds. See “PAYMENT OF AND SECURITY FOR THE BONDS” herein.

DTC-Beneficial Owners: Beneficial Owners of the Bonds may experience some delay in the receipt of distributions of principal of and interest on the Bonds since such distributions will be forwarded by the Registrar to DTC and DTC will credit such distributions to the accounts of the Participants which will, thereafter, credit them to the accounts of the Beneficial Owner either directly or indirectly through Indirect Participants. Neither the City nor the Registrar will have any responsibility or obligation to assure any such notice or payment is forwarded by DTC to any Participants or by any Participant to any Beneficial Owner.

In addition, since transactions in the Bonds can be effected only through DTC Participants, Indirect Participants and certain banks, the ability of a Beneficial Owner to pledge the Bonds to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Bonds, may be limited due to lack of a physical certificate. Beneficial Owners will be permitted to exercise the rights of registered owners only indirectly through DTC and the Participants. See “BOOK-ENTRY-ONLY ISSUANCE” herein.

Summary: The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Bonds. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should become thoroughly familiar with this entire Preliminary Official Statement and the Appendices hereto to make a judgment as to whether the Bonds are an appropriate investment.

RATING

The Bonds have been rated ‘Aa3’ by Moody’s. Currently, Moody’s maintains a rating of ‘Aa3’ on the City’s existing long-term general obligation debt. The existing rating on long-term debt reflects only the view of the rating agency and any explanation of the significance of such rating may only be obtained from Moody’s. There is no assurance that such ratings will continue for any period of time or that they will not be revised or withdrawn. Any revision or withdrawal of the rating may have an effect on the market price of the Bonds.

MUNICIPAL ADVISOR

The City has retained PFM Financial Advisors LLC, Des Moines, Iowa, as Municipal Advisor in connection with the preparation of the Preliminary Official Statement for the issuance of the Bonds. In preparing the Preliminary Official Statement, the Municipal Advisor has relied on government officials, and other sources to provide accurate information for disclosure purposes. The Municipal Advisor is not obligated to undertake, and has not undertaken to make, an independent verification of the information provided by the City, or to assume responsibility for the accuracy, completeness, or fairness of the information contained in the Preliminary Official Statement. PFM Financial Advisors LLC is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities.

CONTINUING DISCLOSURE

The City will covenant in a Continuing Disclosure Certificate for the benefit of the owners and beneficial owners of the Bonds to provide annually certain financial information and operating data relating to the City (the “Annual Report”), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City no later than two hundred seventy (270) days after the close of each fiscal year, commencing with the Fiscal Year ending June 30, 2021, with the Municipal Securities Rulemaking Board, at its internet repository named “Electronic Municipal Market Access” (“EMMA”). The notices of events, if any, are also to be filed with EMMA. See APPENDIX D – FORM OF CONTINUING DISCLOSURE CERTIFICATE. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in APPENDIX D – FORM OF CONTINUING DISCLOSURE CERTIFICATE. These covenants have been made in order to assist the underwriter in complying with paragraph (b)(5) of the Rule.

During the past five years, to the best of its knowledge, the City has complied in all material respects with its previous continuing disclosure undertakings entered into under the Rule.

Breach of the undertakings will not constitute a default or an “Event of Default” under the Bonds or the Resolution. A broker or dealer is to consider a known breach of the undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

FINANCIAL STATEMENTS

The City’s INDEPENDENT AUDITOR’S REPORTS for the Fiscal Year ended June 30, 2021 is reproduced in APPENDIX C to this Preliminary Official Statement. The City’s certified public accountant has not consented to distribution of the audited financial statements and has not undertaken added review of their presentation. Further information regarding financial performance and copies of the City’s prior Independent Auditor’s Reports may be obtained from the City’s Municipal Advisor, PFM Financial Advisors LLC.

CERTIFICATION

The City has authorized the distribution of this Preliminary Official Statement for use in connection with the initial sale of the Bonds. I have reviewed the information contained within the Preliminary Official Statement prepared on behalf of the City by PFM Financial Advisors LLC, Des Moines, Iowa, and to the best of my knowledge, information and belief, said Preliminary Official Statement does not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading regarding the issuance of \$5,400,000* General Obligation Local Option Sales and Services Tax Bonds, Series 2022A.

CITY OF CARROLL, IOWA
/s/ Laura Schaefer, City Clerk/Finance Director

*Preliminary; subject to change.

APPENDIX A

GENERAL INFORMATION ABOUT THE CITY OF CARROLL, IOWA

The \$5,400,000 General Obligation Local Option Sales and Services Tax Bonds, Series 2022A (the “Bonds”) are general obligations of the City of Carroll, Iowa (the “City”), payable in the first instance from a designated portion of the proceeds of a local option sales and services tax authorized and enacted pursuant to Chapter 423B of the Code of Iowa, as amended, and if not so, paid from taxes to be levied against all of the taxable property within the City without limitation as to rate or amount to the repayment of the Bonds.*

* Preliminary; subject to change.

CITY PROPERTY VALUES

IOWA PROPERTY VALUATIONS

In compliance with Section 441.21 of the Code of Iowa, the State Director of Revenue annually directs the county auditors to apply prescribed statutory percentages to the assessments of certain categories of real property. The 2021 final Actual Values were adjusted by the Carroll County auditor. The reduced values, determined after the application of rollback percentages, are the Taxable Values subject to tax levy. For assessment year 2021, the taxable value rollback rate is 54.1302% of actual value for residential property; 89.0412% of actual value for agricultural property; 63.7500% of the actual value for multiresidential property; 90.0000% of actual value for commercial, industrial and railroad property; and 100% of the actual value of utility property.

The Legislature's intent has been to limit the growth of statewide taxable valuations for the specific classes of property to 3% annually. Political subdivisions whose taxable values are thus reduced or are unusually low in growth are allowed to appeal the valuations to the State Appeal Board, in order to continue to fund present services.

PROPERTY VALUATIONS (1/1/2021 Valuations for Taxes Payable July 1, 2022 through June 30, 2023)

	<u>100% Actual Value</u>	<u>Taxable Value (With Rollback)</u>
Residential	\$619,564,543	\$334,663,608
Commercial	163,503,438	142,670,753
Industrial	14,647,618	13,181,736
Multiresidential	38,916,025	24,325,769
Railroad	3,151,402	2,836,262
Utilities	<u>616,793</u>	<u>616,793</u>
Gross valuation	\$840,399,819	\$518,294,921
Less military exemption	<u>(774,136)</u>	<u>(774,136)</u>
Net valuation	\$839,625,683	\$517,520,785
TIF increment (used to compute debt service levies and constitutional debt limit)	\$47,711,316 ¹⁾	\$47,711,316 ¹⁾
Taxed separately		
Ag. Land	\$601,862	\$532,013
Ag. Buildings	\$23,240	\$20,693
Utilities – Gas & Electric	\$21,413,743	\$8,970,978

1) Excludes \$35,548 of TIF Increment Ag Land valuation.

2021 GROSS TAXABLE VALUATION BY CLASS OF PROPERTY ¹⁾

	<u>Gross Taxable Valuation</u>	<u>Percent Total</u>
Residential	\$334,663,608	63.47%
Multiresidential	24,325,769	4.61%
Commercial, Industrial and Utility	156,469,282	29.68%
Railroad	2,836,262	0.54%
Gas & Electric Utilities	<u>8,970,978</u>	<u>1.70%</u>
Total Gross Taxable Valuation	\$527,265,899	100.00%

1) Gross Taxable Valuation includes all Utilities, but excludes Taxable TIF Increment, Ag. Land and Ag. Buildings.

TREND OF VALUATIONS

<u>Assessment Year</u>	<u>Payable Fiscal Year</u>	<u>100% Actual Valuation</u>	<u>Taxable Valuation (With Rollback)</u>	<u>Taxable TIF Increment</u>
2017	2018-19	\$846,719,429	\$510,228,751	\$40,066,716
2018	2019-20	860,486,170	523,413,404	42,396,434
2019	2020-21	893,736,425	525,219,743	48,109,373
2020	2021-22	899,218,707	532,574,376	50,611,334
2021	2022-23	909,411,392	526,491,763	47,711,316

The 100% Actual Valuation, before rollback and after the reduction of military exemption, include Ag. Land, Ag. Buildings, Taxable TIF Increment and Gas & Electric Utilities. The Taxable Valuation, with the rollback and after the reduction of military exemption, includes Gas & Electric Utilities and excludes Ag. Land, Ag. Buildings and Taxable TIF Increment. Iowa cities certify operating levies against Taxable Valuation excluding the Taxable TIF Increment and debt service levies are certified against Taxable Valuation including the Taxable TIF Increment.

LARGER TAXPAYERS

Set forth in the following table are the persons or entities which represent larger taxpayers within the boundaries of the City, as provided by the Carroll County auditor's office. No independent investigation has been made of and no representation is made herein as to the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers in the City. With the exception of the electric and natural gas provider noted below (which is subject to an excise tax in accordance with Iowa Code chapter 437A), the City's mill levy is applicable to all of the properties included in the table, and thus taxes expected to be received by the City from such taxpayers will be in proportion to the assessed valuations of the properties. The total tax bill for each of the properties is dependent upon the mill levies of the other taxing entities which overlap the properties.

<u>Taxpayer¹⁾</u>	<u>Valuation Category</u>	<u>1/1/2021 Taxable Valuation²⁾</u>
Farner Bocken	Commercial	\$16,572,105
Wal-Mart Real Estate Business Trust	Commercial	8,460,000
Clinic Building Company Inc	Commercial	8,175,763
Mid American Energy Company	Utility	7,357,715
TriGen LLC	Industrial	6,492,258
Badding Construction Company	Commercial	4,314,163
Commercial Savings Bank	Commercial	4,090,995
Citicentre Station LLC	Commercial	3,958,632
Carroll County State Bank	Commercial	3,865,311
Fifth Generation Investments	Commercial	3,525,102

1) This list represents some of the larger taxpayers in the City, not necessarily the 10 largest taxpayers.

2) The 1/1/2021 Taxable Valuation listed represents only those valuations associated with the title holder and may not necessarily represent the entire taxable valuation.

Source: Carroll County auditor's office

PROPERTY TAX LEGISLATION

From time to time, legislative proposals are pending in Congress and the Iowa General Assembly that would, if enacted, alter or amend one or more of the property tax matters described herein. It cannot be predicted whether or in what forms any of such proposals, either pending or that may be introduced, may be enacted, and there can be no assurance that such proposals will not apply to valuation, assessment or levy procedures for taxes levied by the City or have an adverse impact on standing appropriations or the future tax collections of the City. Purchasers of the Bonds should consult their tax advisors regarding any pending or proposed federal or state tax legislation. The opinions expressed by Bond Counsel are based upon existing legislation as of the date of issuance and delivery of the Bonds and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any pending federal or state tax legislation.

During the 2019 legislative session, the Iowa General Assembly enacted Senate File 634 (the “2019 Act”). The 2019 Act modifies the process for hearing and approval of the total maximum property tax dollars under certain levies in the City's budget. The 2019 Act also includes a provision that will require the affirmative vote of 2/3 of the City Council when the maximum property tax dollars under these levies exceed an amount determined under a prescribed formula. The 2019 Act does not change the process for hearing and approval of the Debt Service Levy pledged for repayment of the general obligation debt.

During the 2013 legislative session, the Iowa General Assembly enacted Senate File 295 (the “2013 Act”). Among other things, the 2013 Act (i) reduced the maximum annual taxable value growth percent, due to revaluation of existing residential and agricultural property to 3%, (ii) assigned a “rollback” (the percentage of a property's value that is subject to tax) to commercial, industrial and railroad property of 90%, (iii) created a new property tax classification for multi-residential properties (apartments, nursing homes, assisted living facilities and certain other rental property) and assigned a declining rollback percentage to such properties for each year until the residential rollback percentage is reached in the 2022 assessment year, after which the rollback percentage for such properties will be equal to the residential rollback percentage each assessment year, and (iv) exempted a specified portion of the assessed value of telecommunication properties.

During the 2021 legislative session, House File 418 (the “2021 Act”) was signed into law on March 8, 2021, applicable to valuations beginning January 1, 2022. The 2021 Act removes the multi-residential property classification by reclassifying certain properties as a subdivision of “residential” property. The multi-residential classification was created as part of the January 1, 2015 valuations and became unnecessary due to the equalization of the residential and multi-residential classifications as of January 1, 2022.

The 2013 Act included a standing appropriation to replace some of the tax revenues lost by local governments, including tax increment districts, resulting from the new rollback for commercial and industrial property. During the 2021 legislative session, Senate File 619 (“SF 619”) was signed into law on June 17, 2021, which phases out the standing appropriation payments over time to the City starting in Fiscal Year 2022-23 through Fiscal Year 2025-26. In Fiscal Year 2021-22, the City collected \$204,219. In Fiscal Year 2022-23, the City estimates it will collect \$163,750. The appropriation does not replace losses to local governments resulting from the 2013 Act's provisions that reduce the annual revaluation growth limit for residential and agricultural properties to 3%, the gradual transition for multi-residential properties from the residential rollback percentage, or the reduction in the percentage of telecommunications property that is subject to taxation.

HF 2552, signed into law on May 2, 2022, alters the existing Business Property Tax Credit (“BPTC”) by changing the credit to an exemption and altering how local governments are reimbursed by the State for the property tax reductions associated with the exemption. A standing General Fund appropriation of up to \$125 million is anticipated to be used to reimburse local governments for the tax reductions associated with the exemption replacing the BPTC. Through Fiscal Year 2028-29, reimbursement claims by local governments are expected to be less than \$125 million. The standing appropriation is projected to be insufficient to cover the cost of the program starting with Fiscal Year 2029-30, resulting in prorated reimbursement claims to local governments. Local government revenues may be negatively affected if the state does not increase or maintain the appropriation.

Notwithstanding any modifications to property tax revenues that may result from the 2013 Act, 2019 Act, 2021 Act, SF 619 or HF 2552, the Bonds are secured by an unlimited ad valorem property tax. See “PAYMENT OF AND SECURITY FOR THE BONDS” herein.

LEVIES AND TAX COLLECTIONS

<u>Fiscal Year</u>	<u>Levy</u>	<u>Collected During Collection Year</u>	<u>Percent Collected</u>
2018-19	\$5,793,929	\$5,788,803	99.91%
2019-20	6,136,716	6,066,352	98.85%
2020-21	6,165,167	6,208,041	100.70%
2021-22	6,268,132	6,274,497	100.10%
2022-23	6,311,156	-----In Process of Collection-----	

Collections include delinquent taxes from all prior years. Taxes in Iowa are delinquent each October 1 and April 1 and a late payment penalty of 1% per month of delinquency is enforced as of those dates. If delinquent taxes are not paid, the property may be offered at the regular tax sale on the third Monday of June following the delinquency date. Purchasers at the tax sale must pay an amount equal to the taxes, special assessments, interest and penalties due on the property and funds so received are applied to taxes. A property owner may redeem from the regular tax sale but, failing redemption within three years, the tax sale purchaser is entitled to a deed, which in general conveys the title free and clear of all liens except future tax installments.

Source: Carroll County

TAX RATES

	<u>FY 2018-19</u>	<u>FY 2019-20</u>	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>FY 2022-23</u>
	<u>\$/ \$1,000</u>	<u>\$/ \$1,000</u>	<u>\$/ \$1,000</u>	<u>\$/ \$1,000</u>	<u>\$/ \$1,000</u>
Carroll County	3.50996	4.21939	4.60516	4.14091	4.30166
City of Carroll	11.28383	11.59794	11.59799	11.65008	11.85703
Carroll Community School District	9.78810	9.78915	9.54494	9.46854	9.48541
Des Moines Area Community College	0.69468	0.65249	0.63533	0.67789	0.69448
Agricultural Extension	0.17458	0.17339	0.17261	0.17700	0.16903
Assessor	0.29865	0.28862	0.28594	0.28257	0.27147
State of Iowa	<u>0.00290</u>	<u>0.00280</u>	<u>0.00270</u>	<u>0.00260</u>	<u>0.00240</u>
Total Tax Rate City Resident	25.75270	26.72378	26.84467	26.39959	26.78148

LEVY LIMITS

A city's general fund tax levy is limited to \$8.10 per \$1,000 of taxable value, with provision for an additional \$0.27 per \$1,000 levy for an emergency fund which can be used for general fund purposes (Code of Iowa, Chapter 384, Division I). Cities may exceed the \$8.10 limitation upon authorization by a special levy election. Further, there are limited special purpose levies, which may be certified outside of the above-described levy limits (Code of Iowa, Section 384.12). The amount of the City's general fund levy subject to the \$8.10 limitation is \$8.10 for FY 2022-23. In addition, the City has certified special purpose levies outside of the above described levy limits for liability, property and self-insurance costs and employee benefits. Currently, the City does not levy for an emergency fund. Debt service levies are not limited.

CITY INDEBTEDNESS

DEBT LIMIT

Article XI, Section 3 of the State of Iowa Constitution limits the amount of debt outstanding at any time of any county, municipality, or other political subdivision to no more than 5% of the actual value of all taxable property within the corporate limits, as taken from the last state and county tax list. The debt limit for the City, based on its 2021 actual valuation currently applicable to the Fiscal Year 2022-23, is as follows:

2021 Actual Valuation of Property	\$909,411,392 ¹⁾
Legal Debt Limit of 5%	<u>0.05</u>
Legal Debt Limit	\$45,470,570
Less: G.O. Debt Subject to Debt Limit	(4,705,000)
Less: G.O. LOSST Debt Subject to Debt Limit	<u>(5,400,000) *</u>
Net Debt Limit	\$35,365,570 *

1) Actual Valuation of property as reported by the Iowa Department of Management for the Fiscal Year 2022-23.

DIRECT DEBT

General Obligation Debt Paid by Taxes

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 10/12/2022</u>
4/15A	\$1,770,000	Refunding (Series 2008 Bonds)	6/23	\$280,000
11/16B	2,290,000	Corporate Purposes	6/24	585,000
3/20A	1,505,000	Corporate Purposes	6/29	970,000
10/21A	3,325,000	Refunding (Series 2018B Bonds)	6/33	<u>2,870,000</u>
Total				\$4,705,000

General Obligation Debt Paid by Local Option Sales and Services Tax Revenues (Includes the Bonds)

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 10/12/2022</u>
9/22A	5,400,000*	Corporate Purposes	6/41	\$5,400,000*

Total General Obligation Debt Subject to Debt Limit **\$10,105,000***

* Preliminary; subject to change.

General Obligation Debt Paid by Taxes

Fiscal Year	<u>Current Outstanding</u>	
	<u>Principal</u>	<u>Principal and Interest</u>
2022-23	\$925,000	\$1,033,150
2023-24	665,000	752,920
2024-25	375,000	447,050
2025-26	390,000	450,650
2026-27	405,000	453,650
2027-28	410,000	446,200
2028-29	425,000	448,500
2029-30	275,000	286,800
2030-31	275,000	284,050
2031-32	280,000	286,301
2032-33	<u>280,000</u>	283,220
Total	\$4,705,000	

General Obligation Debt Paid by Local Option Sales and Services Tax Revenues (Includes the Bonds)

Fiscal Year	<u>Bonds</u>	
	<u>Principal*</u>	<u>Principal and Interest*</u>
2022-23	\$265,000	\$404,237
2023-24	210,000	403,131
2024-25	215,000	402,209
2025-26	225,000	405,802
2026-27	230,000	403,939
2027-28	240,000	406,809
2028-29	245,000	404,009
2029-30	255,000	405,753
2030-31	265,000	406,853
2031-32	270,000	402,340
2032-33	280,000	402,377
2033-34	295,000	406,793
2034-35	305,000	405,406
2035-36	315,000	403,389
2036-37	330,000	405,726
2037-38	340,000	402,229
2038-39	355,000	403,085
2039-40	370,000	403,068
2040-41	<u>390,000</u>	407,121
Total	\$5,400,000*	

* Preliminary; subject to change.

OTHER DEBT

The City has revenue debt payable from the net revenues of the Municipal Sewer Utility as follows:

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 10/12/22</u>
12/03	\$8,000,000	Sewer Improvements	6/25	\$1,521,000
6/04	2,998,000	Sewer Improvements	6/25	<u>577,000</u>
Total				\$2,098,000

INDIRECT GENERAL OBLIGATION DEBT

	<u>1/1/2021 Taxable Valuation</u> ¹⁾	<u>Taxable Valuation within the City</u> ²⁾	<u>Percent In City</u>	<u>G.O. Debt</u> ³⁾	<u>City's Proportionate Share</u>
Carroll County	\$1,726,054,118	\$574,791,333	33.30%	\$11,085,000	\$3,691,305
Carroll Community School District	1,166,577,169	574,791,333	49.27%	3,115,000	1,534,761
Des Moines Area Community College	60,138,654,472	574,791,333	0.96%	96,175,000	<u>923,280</u>
City share of total overlapping debt					\$6,149,346

1) Taxable Valuation excludes military exemption and includes Ag Land, Ag Buildings, all Utilities and Taxable TIF Increment.

2) Includes Taxable Ag Increment in the amount of \$35,548.

3) Includes general obligation bonds, PPEL Bonds, certificates of participation and new jobs training certificates. Estimated as of July 12, 2022.

DEBT RATIOS

	<u>G.O. Debt</u>	<u>Debt/Actual Market Value (\$909,411,392)</u> ¹⁾	<u>Debt/10,321 Population</u> ²⁾
Total General Obligation Debt	\$4,705,000	0.52%	\$455.87
Total General Obligation LOSST Debt	\$5,400,000*	0.59%*	\$523.21*
City's share of overlapping debt	\$6,149,346	0.68%	\$595.81

1) Based on the City's 1/1/2021 100% Actual Valuation; includes Ag Land, Ag Buildings, all Utilities and TIF Increment.

2) Population based on the City's 2020 U.S. Census.

* Preliminary; subject to change.

FUNDS ON HAND (CASH AND INVESTMENTS AS OF JUNE 30, 2022)

General Fund	\$5,014,843.08
Special Revenue	4,918,949.90
Debt Service	96,959.61
Capital Projects	4,798,726.04
Permanent	662,087.90
Water Utility	4,204,010.27
Sewer Utility	4,528,067.67
Storm Water Utility	1,396,082.78
Medical Internal Service Fund	<u>983,128.31</u>
Total Cash and Investments	\$26,602,855.56

THE CITY

CITY GOVERNMENT

The City was incorporated as a municipality in 1869. The City operates under a Mayor-Council form of government consisting of a six member City Council, of which the Mayor is not a voting member, except in the case of a tie. The City Manager is responsible for the daily operations of the City. The City Manager is appointed by the Council and serves at its discretion. The City Clerk/Finance Director is responsible for the financial affairs of the City.

EMPLOYEES AND PENSIONS

Iowa Public Employees Retirement System (“IPERS”): The City currently has 62 full-time and 165 part-time employees (including seasonal employees). Of the City’s 227 employees, 15 are full-time police officers and 1 part-time police officer. All full-time employees, excluding the police officers are enrolled in the IPERS pension plan administered by the State of Iowa. The City contributes to IPERS, which is a cost-sharing, multiple-employer, contributory defined benefit public employee retirement system administered by the State of Iowa. IPERS provides retirement and death benefits, which are established by state statute, to plan members and beneficiaries. IPERS is authorized to adjust the total contribution rate up or down each year, by no more than 1 percentage point, based upon the actuarially required contribution rate. The City contributed the required amount to IPERS for the past three fiscal years, as follows:

	<u>FY 2018-19</u>	<u>FY 2019-20</u>	<u>FY 2020-21</u>
IPERS City Contribution	\$277,872	\$287,092	\$291,922

The IPERS Annual Comprehensive Financial Report is available on the IPERS website, or by contacting IPERS at 7401 Register Drive P.O. Box 9117, Des Moines, IA 50321. However, the information presented in such financial reports or on such website is not incorporated into this Preliminary Official Statement by any references.

Pursuant to Governmental Accounting Standards Board (“GASB”) Statement No. 68, the City reported a liability of \$2,671,516 within its Independent Auditor’s Report as of June 30, 2021 for its proportionate share of the net pension liability. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan’s net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the net pension liability was based on the City’s share of contributions to the pension plan relative to the contributions of all IPERS participating employers. As of June 30, 2020, the City’s collective proportion was 0.0382817% which was a decrease of 0.000252% from its proportion measured as of June 30, 2019.

The City cannot predict the levels of funding that will be required in the future as any IPERS unfunded pension benefit obligation could be reflected in future years in higher contribution rates. The investment of moneys, assumptions underlying the same and the administration of IPERS is not subject to the direction of the City. Thus, it is not possible to predict, control or prepare for future unfunded accrued actuarial liabilities of IPERS (“UAALs”). The UAAL is the difference between total actuarially accrued liabilities and actuarially calculated assets available for the payment of such benefits. The UAAL is based on assumptions as to retirement age, mortality, projected salary increases attributed to inflation, across-the-board raises and merit raises, adjustments, cost-of-living adjustments, valuation of current assets, investment return and other matters. Such UAAL could be substantial in the future, requiring significantly increased contributions from the City which could affect other budgetary matters.

Bond Counsel, the City and the Municipal Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor’s website or links to other internet sites accessed through the IPERS website.

Municipal Fire and Police Retirement System of Iowa (“MFPRSI”): The City contributes to MFPRSI, which is a cost-sharing, multiple-employer defined benefit pension plan. MFPRSI provides retirement, disability, and death benefits to plan members and beneficiaries. Benefit provisions are established by state statute, and vest after four years of credited service.

MFPRSI plan members are required to contribute a percentage of their annual covered salary, and the City is required to contribute at an actuarially determined rate of annual covered payroll. The contribution requirements of plan members and the City are established and may be amended by state statute. The City contributed the required amount to MFPRSI for the past three fiscal years, as follows:

	<u>FY 2018-19</u>	<u>FY 2019-20</u>	<u>FY 2020-21</u>
MFPRSI City Contribution	\$219,756	\$226,793	\$230,868

The MFPRSI’s Independent Auditors Report is available on the MFPRSI website, or by contacting MFPRSI at 7155 Lake Drive, Suite 201, West Des Moines, IA 50266. However, the information presented in such financial reports or on such websites is not incorporated into this Preliminary Official Statement by any references.

Pursuant to GASB Statement No. 68, the City reported a liability of \$2,332,526 within its Independent Auditor’s Report as of June 30, 2021 for its proportionate share of the net pension liability. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan’s net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2020 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the net pension liability was based on the City’s share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers. As of June 30, 2020, the City’s collective proportion was 0.292443% which was an increase of 0.0134450% from its proportion measured as of June 30, 2019.

For additional information on the City’s Pension Plans, including information related to deferred outflows and inflows of resources related to pensions, expenses, actuarial assumption, discount rate and discount rate sensitivities refer to Note 4 – PENSION PLAN, beginning on page 33 of the City’s Independent Auditor’s Reports for the Fiscal Year ended June 30, 2021 contained in APPENDIX C to this Preliminary Official Statement.

Bond Counsel, the City and the Municipal Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from MFPRSI discussed above or included on the MFPRSI websites, including, but not limited to, updates of such information on the State Auditor’s website or links to other Internet sites accessed through the MFPRSI websites.

OTHER POST-EMPLOYMENT BENEFITS

The City partially self-funds a single-employer retiree benefit plan which provides medical and prescription drug benefits for employees, retirees and their spouses. As of June 30, 2021 there were 51 active members and one retired member in the plan. Participants must be age 55 or older at retirement.

The medical and prescription drug coverage is provided through a fully-insured plan with Wellmark. The City self-funds the co-payments, deductibles and out-of-pocket maximums to a lower amount. Retirees under age 65 pay the same premium for the medical and prescription drug benefit as active employees, which results in an implicit subsidy.

The contribution requirements of plan members are established by union contracts for police union employees and by the City Council for the public works union employees and the non-union employees. The City currently finances the benefit plan on a pay-as-you-go basis. Currently, employees pay, on a pre-tax basis, 20% of the cost of the premium equal to the cost of electing continuing coverage under COBRA. For the Fiscal Year ended June 30, 2021, the City contributed \$430,528 and plan members eligible for benefits contributed \$118,079 to the plan.

If an employee certifies that they are otherwise covered by health insurance and opts to waive coverage through the City, the City shall pay the employee an amount equal to thirty percent (30%) of the single health insurance coverage. Page 110

For additional information regarding the City's Other Post-Employment Benefits, refer to Note 5 – OTHER POST-EMPLOYMENT BENEFITS beginning on page 41 of the City's Independent Auditor's Reports for the Fiscal Year ended June 30, 2021, contained in APPENDIX C to this Preliminary Official Statement.

UNIONS

The City currently has negotiated contracts with the following unions shown in the table below.

<u>Union</u>	<u>Number of Employees</u>	<u>Contract Expiration Date</u>	<u>Negotiated Annual Wage Increase</u>
Teamsters Local 238 (Police)	10	June 30, 2023	7/1/18 – 2.50% 7/1/19 – 7/1/22 – 3.0% each year
Teamsters Local 238 (Public Works)	29	June 30, 2023	7/1/18 – 2.5% 7/1/19 – 7/1/22 – 3.0% each year

INSURANCE

The City's insurance coverage is as follows:

<u>Type of Insurance</u>	<u>Occurrence/Aggregate Limit</u>
General Liability	
Third Party Legal Liability	\$7,000,000
Wrongful Acts	\$7,000,000/\$1,000 deductible
Pesticide or Herbicide Applicator Coverage	\$5,000,000
Fire Dept. Pollution Liability	\$500,000
Employee Benefits Liability	\$1,000,000/\$1,000 deductible
Sewer Back-up	\$1,000,000 occurrence/\$1,000,000 aggregate
Law Enforcement Liability	
Governmental Law Enforcement Liability	\$7,000,000/\$2,000 deductible
Auto Coverage	
Government Auto Liability	\$7,000,000
Uninsured/Underinsured Motorists	\$40,000
Comprehensive deductibles	\$200
Automobile Coverage Extension Included	\$600
Property	
Blanket Buildings & Contents	\$90,339,895/\$5,000 deductible
Glass coverage included	
Earthquake coverage	\$10,176,500/2% deductible
Inland Marine	
Contractor's Equipment/Scheduled Property Floater	\$2,673,925/\$2,500 deductible
Computer Coverage	Covered as part of Blanket Buildings & Content
Blanket Boiler	Covered as part of Blanket Buildings & Contents
Workmen's Comp. Limits	\$5,000,000 each occurrence \$5,000,000 limit \$5,000,000 each employee
Payroll	\$4,312,084
Bond	
Public Employees Blanket Bond	\$10,000
Position Bond	\$40,000
Airport Liability	\$7,000,000 limit

GENERAL INFORMATION

LOCATION AND TRANSPORTATION

The City, with a 2020 U.S. Census population of 10,321, is located 60 miles west of the City of Ames, Iowa. The City is the county seat of Carroll County and covers an area of 5.6 square miles. Highways serving the area include State Highways No. 30 and 71. The City owns a municipal airport, including land and buildings. The City contracts for the operation and management of the airport.

LARGER EMPLOYERS

<u>Employer</u>	<u>Type of Business</u>	Approximate Number of <u>Employees</u> ¹⁾
St. Anthony Regional Hospital and Nursing Home	Healthcare Facility	733
Pella Corporation (Carroll)	Manufacturer of Windows and Doors	672
Core-Mark Midcontinent, Inc. dba Farner Bocken	Wholesale Merchandise Distributor	410
American Home Shield	Home Warranty Contracts	358
Carroll Community School District	Public School System	350
New Hope Village	Agency Serving Adults with Disabilities	232
Wal-Mart Supercenter	Discount Retailer	152
Game One formerly known as The Graphic Edge	Custom Screen-Printing and Embroidery	150
Smithfield Foods	Pork Processing Plant	145
Kuemper Catholic School System	Private School System	135
New Opportunities, Inc.	Social Services/Human Services	107
Carroll County	County Government	130
City of Carroll	City Government	120
UTC Aerospace Systems	Aerospace Produces	102
Carroll Coolers, Inc.	Mfg. Walk-in Coolers/Freezers	81
McFarland Clinic PC	Healthcare Facility-Clinic	75
Hy-Vee	Grocery Sales	61

1) Includes full-time and part-time employees.

Source: The City

BUILDING PERMITS

City officials report the following construction activity as of June 30, 2022. Permits for the City are reported on a calendar year basis.

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
<u>Single Family Homes</u>					
Number of New Homes	19	18	1	8	7
Valuation	\$5,651,159	\$5,811,322	\$400,000	\$3,262,320	\$2,413,333
<u>Single Family Homes:</u>					
<u>Additions and Alterations</u>					
Number of permits issued	34	38	73	49	24
Valuation	\$1,078,862	\$1,217,782	\$2,420,232	\$1,657,986	\$738,600
<u>Multiple Family Dwellings</u>					
Number of new buildings	0	2	2	6	1
Valuation	\$0	\$1,600,000	\$474,000	\$1,644,300	\$347,000
<u>Commercial/Industrial/Other</u>					
Number of new buildings	8	8	8	5	1
Valuation	\$2,658,000	\$17,624,820	\$11,504,829	\$1,281,681	\$270,000
<u>Commercial/Industrial/Other</u>					
<u>Additions & Alterations</u>					
Number of permits issued	16	13	24	19	7
Valuation	<u>\$5,832,700</u>	<u>\$2,763,835</u>	<u>\$11,156,173</u>	<u>\$1,481,235</u>	<u>\$468,775</u>
Total Permits	77	79	108	87	40
Total Valuations	\$15,220,721	\$29,017,759	\$25,955,234	\$9,327,522	\$4,237,708

U.S. CENSUS DATA

Population Trend	1980 U.S. Census	9,705
	1990 U.S. Census	9,579
	2000 U.S. Census	10,106
	2010 U.S. Census	10,103
	2020 U.S. Census	10,321

Source: U.S. Census Bureau

UNEMPLOYMENT RATES

		<u>Carroll County</u>	<u>State of Iowa</u>
Annual Averages	2018	1.9%	2.5%
	2019	1.8%	2.6%
	2020	3.9%	5.1%
	2021	3.1%	4.2%
	2022 (through May)	2.2%	3.1%

Source: Iowa Workforce Development

EDUCATION

Public education is provided by the Carroll Community School District, with a certified enrollment of 1,670.6 for the 2021-2022 school year. The district with approximately 350 employees owns and operates two elementary school buildings, one middle school, one senior high school and one alternative school. Private education service is also provided by Kuemper Catholic Grade School and Kuemper Catholic High School, with a 2021-2022 certified enrollment of 779 and 293, respectively.

Des Moines Area Community College has a campus located in the City with an average enrollment of 850 students. The college offers courses to fulfill requirements for the first two years of a baccalaureate degree as well as providing vocational and technical programs.

FINANCIAL SERVICES

Financial services for residents of the City are provided by Availa Bank, Iowa Savings Bank and Commercial Savings Bank, and branch offices of Bank of the West, United Bank of Iowa, Westside State Bank and Dupaco Community Credit Union. Availa Bank, Iowa Savings Bank and Commercial Savings Bank report the following deposits as of June 30 for each year:

<u>Year</u>	<u>Availa Bank</u>	<u>Iowa Savings Bank</u>	<u>Commercial Savings Bank</u>
2017	\$555,168,000 ¹⁾	\$173,290,000	\$134,497,000
2018	579,199,000	172,039,000	150,033,000
2019	878,169,000	174,206,000	156,537,000
2020	1,031,531,000	196,649,000	178,744,000
2021	1,177,289,000	223,003,000	203,242,000

1) Formerly Carroll County State Bank, effective February 2017.

Source: Federal Deposit Insurance Corporation Website.

APPENDIX B

FORM OF LEGAL OPINION

APPENDIX C

JUNE 30, 2021 INDEPENDENT AUDITOR'S REPORTS

APPENDIX D

FORM OF CONTINUING DISCLOSURE CERTIFICATE

OFFICIAL BID FORM

To: City Council of
Carroll, Iowa

Sale Date: September 12, 2022
10:00 A.M., Central Time

RE: \$5,400,000* General Obligation Local Option Sales and Services Tax Bonds, Series 2022A (the "Bonds")

This bid is a firm offer for the purchase of the Bonds identified in the TERMS OF OFFERING and on the terms set forth in this bid form, and is not subject to any conditions, except as permitted by the TERMS OF OFFERING.

For all or none of the above Bonds, in accordance with the TERMS OF OFFERING, we will pay you \$ _____
(not less than \$5,332,500) plus accrued interest to date of delivery for fully registered Bonds bearing interest rates and maturing in the stated years as follows:

<u>Coupon</u>	<u>Maturity</u>	<u>Yield</u>	<u>Coupon</u>	<u>Maturity</u>	<u>Yield</u>	<u>Coupon</u>	<u>Maturity</u>	<u>Yield</u>
_____	2023	_____	_____	2030	_____	_____	2037	_____
_____	2024	_____	_____	2031	_____	_____	2038	_____
_____	2025	_____	_____	2032	_____	_____	2039	_____
_____	2026	_____	_____	2033	_____	_____	2040	_____
_____	2027	_____	_____	2034	_____	_____	2041	_____
_____	2028	_____	_____	2035	_____			
_____	2029	_____	_____	2036	_____			

* Preliminary; subject to change. The City reserves the right to increase or decrease the aggregate principal amount of the Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$5,700,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive and shall be binding upon the successful bidder.

We hereby designate that the following Bonds to be aggregated into term Bonds maturing on June, 1 of the following years and in the following amounts (leave blank if no term Bonds are specified):

<u>Years Aggregated</u>	<u>Maturity Year</u>	<u>Aggregate Amount</u>
_____ through _____	_____	_____
_____ through _____	_____	_____
_____ through _____	_____	_____

In making this offer we accept all of the terms and conditions of the TERMS OF OFFERING published in the Preliminary Official Statement dated August 22, 2022. In the event of failure to deliver the Bonds in accordance with the TERMS OF OFFERING as printed in the Preliminary Official Statement and made a part hereof, we reserve the right to withdraw our offer, whereupon the deposit accompanying it will be immediately returned. All blank spaces of this offer are intentional and are not to be construed as an omission.

Not as a part of our offer, the above quoted prices being controlling, but only as an aid for the verification of the offer, we have made the following computations:

NET INTEREST COST: \$ _____

TRUE INTEREST COST: _____ % (Calculated to the dated date of October 12, 2022)

Account Manager: _____ By: _____

Account Members: _____

The foregoing offer is hereby accepted by and on behalf of the City Council of the City of Carroll, Iowa this 12th day of September 2022.

Attest: _____ By: _____

Title: _____ Title: _____

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: August 17, 2022

SUBJECT: Wastewater Treatment Plant Vertical Loop Reactor Replacement Air Piping

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

On August 12, 2022, proposed plans, specifications, form of contract and estimated cost for the Wastewater Treatment Plant Vertical Loop Reactor Replacement Air Piping project were filed by Veenstra & Kimm, Inc. The proposed plans, specifications, form of contract and estimated cost are generally described as follows:

PLANS

The plans detail the construction of WWTP Vertical Loop Reactor Replacement Air Piping from the Final Clarifier/Blower Building to the Aeration Tanks. Construction includes all labor, equipment and materials necessary for excavation, backfill and sitework, sheeting, shoring and bracing, reinforced concrete footings, piping and appurtenances, and miscellaneous associated work, including cleanup.

A Site Plan of the proposed project is attached.

SPECIFICATIONS

The specifications further detail the construction of the replacement air piping and associated work. The specification sections are project specific prepared by Veenstra & Kimm, Inc.

FORM OF CONTRACT

The form of contract was prepared by Veenstra & Kimm, Inc. and is attached.

Wastewater Treatment Plant Vertical Loop Reactor Replacement Air Piping
Public Hearing . . . Estimated Cost
Consideration of Adoption . . . Estimated Cost
August 17, 2022
Page 2

ESTIMATED COST

The estimated construction cost of the project is \$250,000.00

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

Design	
Through Contract Award	\$12,000.00 Hr. NTE
General Services during Construction	\$5,000.00 Hr. NTE
Construction	<u>\$250,000.00</u>
Total	\$267,000.00

Funding for the project is currently identified as follows:

SUF F.Y. 21-22 Budget Re-estimate	\$20,000.00
SUF F.Y. 22-23 Budget	\$180,000.00

Following receipt of bids, any funding shortfall is anticipated to be proposed for re-estimate of the F.Y. 22-23 Budget.

The project schedule is anticipated as follows:

Bid Receipt	September 20, 2022
Bid/Contract Award Consideration	September 26, 2022
Construction Substantial Completion	May 1, 2023
Construction Completion	May 30, 2023

RECOMMENDATION: Mayor and City Council consideration, conduction of the required public hearing, and passage and approval of the Resolution adopting the plans, specifications, form of contract and estimated cost of the Wastewater Treatment Plant Vertical Loop Reactor Replacement Air Piping project.

RMK:ds

attachments (3)

RESOLUTION NO. _____

RESOLUTION ADOPTING THE PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATED COST FOR THE WASTEWATER TREATMENT PLANT VERTICAL LOOP REACTOR REPLACEMENT AIR PIPING PROJECT.

WHEREAS, proposed plans, specifications, form of contract and estimated cost were filed for the construction of public improvements described in general as Wastewater Treatment Plant Vertical Loop Reactor Replacement Air Piping project; and,

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

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carroll, Iowa, that said proposed plans, specifications, form of contract and estimated cost are hereby adopted as the plans, specifications, form of contract and estimated cost for the Wastewater Treatment Plant Vertical Loop Reactor Replacement Air Piping project.

Passed and approved by the Carroll City Council this 22nd day of August, 2022.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

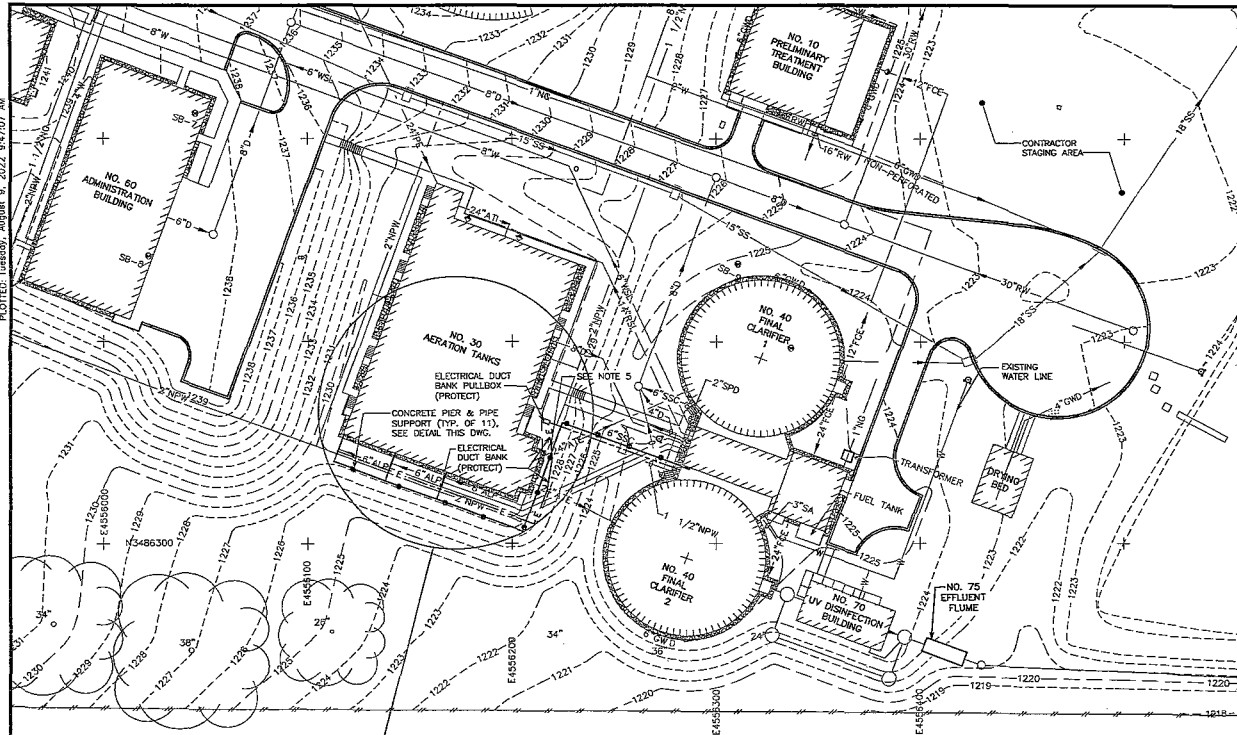
By: _____
Mark E. Beardmore, Mayor

ATTEST:

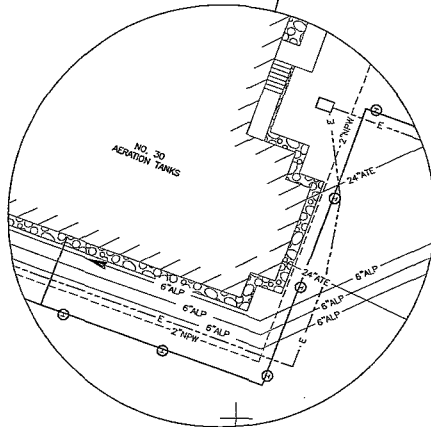
By: _____
Laura A. Schaefer, City Clerk

PLOTTED: Tuesday, August 9, 2022 9:47:07 AM

X-REFS: 30 Excl. Topo All in one & Pipe Support details
FILE PATH: M:\PROJECTS\27382\WVPSOURCE\DRAWINGS\30 EXIST TOPO ALL IN ONE

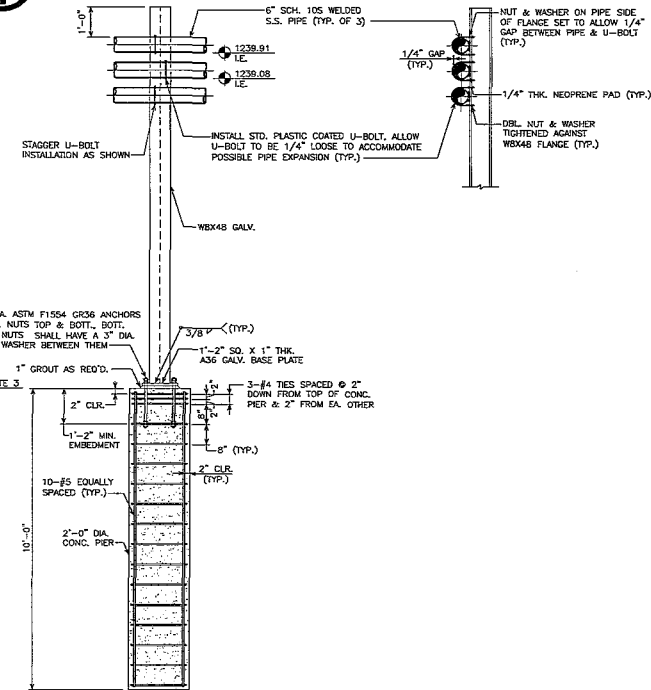


SITE PLAN
SCALE: 1" = 30'

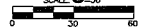


NOTES:

1. SEED ALL AREAS DISTURBED BY CONSTRUCTION INCLUDING BARE SPOTS OVER TOP OF EXISTING BURIED 6" ALP PIPING.
2. PIPING SHOWN IS BASED ON BEST AVAILABLE INFORMATION, CONTRACTOR SHALL FIELD VERIFY PIPING IN AREAS OF CONSTRUCTION TO AVOID ANY CONFLICTS.
3. GROUND LINE EL. VARIES, FIELD VERIFY FOR EACH CONCRETE PIER & PIPE SUPPORT.
4. FIELD VERIFY LOCATION OF EXISTING 6" BURIED AIR PIPING, EXISTING AIR PIPING TO REMAIN IN OPERATION UNTIL NEW PIPING IS INSTALLED & ENTERED INTO SERVICE.
5. ELECTRICAL DUCT BANKS SHOWN ARE BASED ON BEST AVAILABLE INFORMATION, CONTRACTOR SHALL VERIFY LOCATION OF EXISTING ELECTRICAL DUCT BANKS & CONDUIT, NOTIFY ENGINEER OF CONFLICTS WITH CONCRETE PIER LOCATIONS. IN CASE OF CONFLICT CONTRACTOR MAY ADJUST LOCATION OF CONCRETE PIER ONLY WITH APPROVAL OF ENGINEER.



CONCRETE PIER & PIPE SUPPORT DETAIL
NO SCALE



DATE	REVISIONS	SCALE	AS NOTED



WWTP VERTICAL LOOP REACTOR REPLACEMENT AIR PIPING
CITY OF CARROLL, IOWA

3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

SITE PLAN	DWG. NO.
	02-C-1
	3 OF 7
PROJECT	27382

SECTION 00510

CONTRACT

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between the City of Carroll, Iowa, party of the first part, hereinafter referred to as the "Owner", and _____ party of the second part, hereinafter referred to as the "Contractor".

WITNESSETH: THAT WHEREAS, the Owner has heretofore caused to be prepared certain plans, specifications and proposal blanks, dated the _____ day of _____, 20____, for WWTP Vertical Loop Reactor Replacement Air Piping, under the terms and conditions therein fully stated and set forth, and,

WHEREAS, said plans, specifications and proposal blanks accurately and fully describe the terms and conditions upon which the Contractor is willing to perform the work specified:

NOW, THEREFORE, IT IS AGREED:

1. That the Owner hereby accepts the proposal of the Contractor for the work, as follows:

Construct WWTP Vertical Loop Reactor Replacement Air Piping including all labor, equipment, and materials necessary for excavation, backfill and sitework, sheeting, shoring and bracing, reinforced concrete, footings, piping and appurtenances, and miscellaneous associated work, including cleanup, for the lump sum price of

_____ (\$_____).

2. That this contract consists of the following component parts which are made a part of this agreement and contract as fully and absolutely as if they were set out in detail in this contract:

2.1 Contract Documents, including:

- 2.1.1 Notice to Bidders
- 2.1.2 Instructions to Bidders
- 2.1.3 Proposal
- 2.1.4 Bond
- 2.1.5 General Conditions
- 2.1.6 Special Conditions
- 2.1.7 Plans List
- 2.1.8 Detailed Specifications
- 2.1.9 Plans listed in the specifications
- 2.1.10 Numbered addenda issued to the foregoing.
- 2.1.11 Iowa Reciprocal Preference Law.
- 2.1.12 Title VI Assurances to Contract or Specification

2.2 This Instrument.

2.3 The above components are complementary and what is called for by one shall be as binding as if called for by all.

3. That payments are to be made to the Contractor in accordance with and subject to the provisions embodied in the documents made a part of this contract.

4. That this contract is executed in triplicate.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hand and seals the date first written above.

CONTRACTOR:

CITY OF CARROLL, IOWA

By _____

Mayor

By _____

Title _____

ATTEST:

ATTEST:

City Clerk

Title _____

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 

DATE: August 17, 2022

SUBJECT: Infill Housing Incentive Program

At the July 25th Council meeting, the City Council approved the *Infill Housing Incentive Program* with the program starting on August 1st. The program has created a lot of buzz in the community since it was announced which was a part of the goal.

The basic framework of the initial program was as follows:

- Under this program, for new homes where the building permit is issued after August 1, 2022, City of Carroll will provide a \$20,000 incentive for a newly constructed home single family home valued under \$325,000 or duplex with each unit valued under \$325,000.
- The program is limited to the first 10 applications and \$200,000 in total incentives.
- Homes constructed on lots in the Northridge and Rolling Hills neighborhoods are NOT eligible for this program. The reason these two neighborhoods were being excluded was due to alternative incentive programs that were being developed for each of these neighborhoods that would provide a similar level of incentive.

Northridge Neighborhood

For the Northridge neighborhood, the initial direction was to work with CADC to purchase lots from the developer of Northridge and sell them at a discount as a way to provide an incentive. CADC has been a great partner with; however, as details were being discussed between City Staff and CADC both came to the conclusion that it would be simpler to provide the incentive through the *Infill Housing Incentive Program*. This would limit confusion and risk to the City/CADC if the lots are not sold. Additionally, while the developer was going to provide a lot discount to purchase multiple lots part of this savings would be offset by certain holding costs including transfer tax, recording cost, abstracting, and insurance.

Staff is proposing that the *Infill Housing Incentive Program* be expanded to include the Northridge neighborhood and add an additional \$200,000 to the overall program so that a total of 20 homes could be constructed under the program.

Home Value Cap

There have been a number of conversations in the community regarding concern related to the \$325,000 cap on the dwelling value of the home. Staff continues to look for ways to increase or eliminate this cap in discussions with legal counsel. Staff will discuss this with the Council on Monday.

RECOMMENDATION: Mayor and City Council consideration and approval of a resolution making revisions to the City of Carroll's Infill Housing Incentive Program.

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE CITY OF CARROLL'S INFILL HOUSING INCENTIVE PROGRAM

WHEREAS, the Carroll Area Development Corporation retained the services of RDG Planning and Design to complete the Carroll County Housing Assessment, and

WHEREAS, a steering committee of Carroll County stakeholders, including two Carroll City Council members, assisted RDG Planning and Design on developing the Carroll County Housing Assessment, and

WHEREAS, on May 7, 2016 the Carroll Area Development Corporation completed the Carroll County Housing Assessment, and

WHEREAS, on June 8, 2021 the Carroll Area Development Corporation updated the Carroll County Housing Assessment, and

WHEREAS, while the original 2016 *Carroll County Housing Assessment* showed a need for additional housing units in the City of Carroll, the updated 2021 *Carroll County Housing Assessment* noted that "Carroll's construction activity still has not returned to what it was in 2005 and 2006 and construction activity has not been enough to support real growth", and

WHEREAS, the 2021 *Carroll County Housing Assessment* noted, "If community leaders do nothing to create incentives and support or share risk in housing development the community will not be able to support population growth and thus business growth", and

WHEREAS, the 2021 *Carroll County Housing Assessment* identified a need for 390 new units of housing before 2030; and

WHEREAS, in the ten-year period between 2012 and 2021 the City of Carroll averaged only 13.5 new housing units per year against the need for 39 new housing units per year; and

WHEREAS, the Housing Development Program identified needs in all categories including the need for 144 units of owner-occupied housing valued at more than \$125,000; and

WHEREAS, the imbalanced housing market prevents existing business and industry from attracting and retaining employees and prevents the City from attracting new business and industry; and

WHEREAS, local employers have made job offers that were accepted only to later have the employee decline the position due to the lack of housing in the Carroll community, and

WHEREAS, RDG Planning and Design in the Carroll County Housing Study noted that "In a healthy market some vacancy is necessary to ensure options for new residents and to avoid escalating prices. A healthy balance usually occurs somewhere between 5% and 7%", and

WHEREAS, the City has been tracking the number of available homes on the MLS over the past two years and at no time has the number of available homes on the MLS been over 0.5% of the total Carroll housing stock, and

WHEREAS, this has resulted in increasing home values and a lack of affordable housing at all income levels, and

WHEREAS, Carroll County's unemployment rate in June of 2022 was 1.9% which is lower than the pre-pandemic rate in June of 2019 of 2.0%, and

WHEREAS, employers throughout Carroll are attempting to attract new employees; however, without housing it is impossible attract needed employees to the Carroll community, and

WHEREAS, the aging housing stock and low property values create budget challenges which impact critical services; and

WHEREAS, inadequate housing options create quality of life barriers for residents of all ages and incomes; and

WHEREAS, the City of Carroll Infill Housing Incentive Program will provide \$20,000 economic development grants per structure for the construction of new single family or duplex homes valued under \$325,000 per dwelling unit; and

WHEREAS, the City is also developing other programs and partnerships to encourage additional housing in the Rolling Hills neighborhood and due to these other programs the Rolling Hills neighborhood is not eligible for the infill housing incentive, and

WHEREAS, incentives for market rate housing development will address the Missing Middle phenomenon which creates a cost burden on low-income homeowners; and

WHEREAS, economic development grants for completing new housing will provide gap financing which will help close the gap between the cost of developing housing and the value of housing; and

WHEREAS, the Carroll City Council on July 25th approved the initial Infill Housing Incentive Program; and

WHEREAS, after careful consideration it is prudent to make certain revisions to the program in particular by adding the Northridge neighborhood to the program.

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

1. The City of Carroll Infill Housing Incentive Program, including but not limited to making of economic development grants under the terms of the Program set forth in the Program document attached hereto in Exhibit 1, is hereby declared to be a public undertaking furthering the public purposes described in the Preambles hereto.
2. The City of Carroll revised Infill Housing Incentive Program with a date of August 22, 2022, as set forth in the Program document attached hereto as Exhibit 1, is hereby adopted.

PASSED AND APPROVED by the City Council of the City of Carroll, Iowa, this 22nd day of August, 2022.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

BY: _____
Mark E. Beardmore, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

City of Carroll Infill Housing Incentive Program

The Carroll Infill Housing Incentive Program (“Program”) provides incentives to home builders, real estate developers, property owners, and homebuyers to expand the quality and, perhaps more importantly, the quantity of our available housing inventory.

One goal of the program is to create momentum for infill housing development within the community; to develop and ensure a stable and growing population in the community by having safe, sanitary, affordable housing readily available at various income levels; and ensuring housing is available to attract and retain employees and employers in the community.

The City is also developing other programs and partnerships to encourage additional housing in the Rolling Hills neighborhood. Due to these other programs the Rolling Hills neighborhood is not eligible for the infill housing incentive.

The following incentive will be offered for new, single-family and duplex homes constructed on infill lots in the City of Carroll by September 1, 2024 (as long as funding is available):

- Subject to the rules of the Program, the owner of a newly constructed, qualifying single-family or duplex home, with each unit valued under \$325,000 will be eligible for a \$20,000 incentive per single-family or duplex structure from the City of Carroll. Please note: The home values that qualify for incentives DO NOT include land value. For purposes of this Program, a duplex “structure” means the single structure containing both housing units.

Program eligibility rules:

- The Program is limited to the first 20 applicants who fully complete and submit a Program application for a single-family or duplex structure and whose application is approved by the Carroll City Council under the terms of the Program. If an application is initially approved but the home subsequently does not qualify for the incentive, the City may consider a replacement application in the order the applications were received. Each application is limited to one single-family or duplex structure.
- The Program application must be submitted within thirty (30) days after receipt of a building permit for the home and the building permit must be issued after August 1, 2022.
- To be eligible, the home must be a new construction, single-family or duplex structures, owner occupied primary residence, with a value at completion under \$325,000 per housing unit.
- Qualifying homes must be constructed consistent with all City and State ordinances and requirements.
- Construction must start within 3 months after the application is approved and all construction needs to be completed within the earlier of: 18 months after the issuance of the building permit or September 1, 2024. Council will consider an extension to a deadline if satisfactory progress is being made on the home; provided, however, that no extension will be granted beyond September 1, 2024.
- The construction of the home must be fully completed, as evidenced by the issuance of a Certificate of Occupancy by the City of Carroll.
- The City is using Federal ARPA Funds for this program. Due to the rules surrounding this program, all work needs to be completed and a Certificate of Occupancy needs to be issued by

September 1, 2024 to receive the funds. NO EXTENSION TO THIS SEPTEMBER 1, 2024 DATE REQUIREMENT WILL BE MADE BY THE CITY OF CARROLL.

- Rental properties are not eligible for this Program.
- Homes constructed on lots in the Rolling Hills neighborhood are NOT eligible for this Program because the City is also developing other programs and partnerships to encourage additional housing in the Rolling Hills neighborhood.
- The value of the completed home (exclusive of land value) must be evidenced by an appraisal performed by a licensed, third-party appraiser or by County assessment.
- Subject to the terms of the Program, the incentive will be provided for a qualifying home within thirty (30) days after issuance of a final Certificate of Occupancy.
- Payment of any incentive is subject to the availability of ARPA funds for such purpose.
- Absent additional action by the Council, at no time will the City make any payments under this Program after \$400,000 in aggregate incentives have been paid.
- A home owner who qualifies for incentives under this Program is not precluded from applying for tax abatement on the new home under the terms of the City's Revitalization Plan/Program then in effect.
- The terms of this Program are subject to review and revision by the City Council at any time.
- Eligibility under the terms of the Program shall be at the discretion of the City Council, and all eligibility determinations are final.

APPLICATION FOR CITY OF CARROLL HOUSING INCENTIVE PROGRAM

Please type or print

Property address: _____

Legal Description or Parcel Number: _____

Applicant: _____

Address: _____

City: _____ **State:** _____

Phone: _____

Current Property Value (from assessor's records)

Land: \$ _____ **Building(s):** \$ _____

Brief Description of Project: _____

Estimated Cost of Actual Building Improvements: \$ _____

(Note: Building value only – exclude land value. Maximum building value of \$325,000 per unit)

Start Date: _____

Estimated or Actual Completion Date: _____

Note: No change may be made once an application is approved without approval of the Carroll City Council.

Acknowledgments:

A copy of the building permit is attached.

The property to which improvements are made conform to all applicable city codes.

The applicant certifies that all information in this application and all information provided in the support of this application is given for the purpose of obtaining a housing incentive from the City of Carroll and is true and complete to the best of the applicant's knowledge. The applicant acknowledges that no incentive will be received unless it is approved by the Carroll City Council. The applicant understands and acknowledges the rules of the Program and acknowledges that incentive eligibility is subject to the Program rules.

Applicant's Signature: _____ **Date Signed:** _____

City Council Action:

_____ Approved Date: _____

_____ Disapproved Date: _____

Reason for disapproval: _____

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 A. Schaefer, Finance Director/City Clerk *laa*
DATE: August 16, 2022
SUBJECT: Vicious Animal Appeal Hearing

Jared and Sadie Hansen, owner of a dog that has been declared a vicious animal by the Carroll Police Department, has requested a hearing with the Council as to whether the dog is vicious in accordance with Chapter 56 of the City code.

At time of the hearing, evidence will be presented.

RECOMMENDATION: Based upon evidence presented, Council discussion and determination if the dog owned by Jared and Sadie Hansen is a vicious animal.

DANGEROUS AND VICIOUS ANIMALS

56.01 Definitions

56.02 Keeping of Dangerous Animals Prohibited

56.03 Keeping of Vicious Animals Prohibited

56.04 Seizure, Impoundment and Disposition

56.01 DEFINITIONS.

For use in this chapter, the following terms are defined:

1. "Dangerous animal" means the following animals: †³
 - A. Badgers, wolverines, weasels, skunk and mink;
 - B. Raccoons;
 - C. Bats;
 - D. Scorpions;
 - E. Piranhas.
2. "Vicious animal" means:
 - A. Any animal which has attacked a human being or domestic animal one or more times, without provocation while at large;
 - B. Any animal with a history to cause injury or to otherwise endanger the safety of human beings or domestic animals while at large;
 - C. Any animal that has been trained for dog fighting, animal fighting or animal baiting or is owned or kept for such purposes;
 - D. Any animal trained to attack human beings, upon command or spontaneously in response to human activities, except dogs owned by and under the control of the Police Department, a law enforcement agency in the State of Iowa or of the United States or a branch of the armed forces of the United States.

(Ord. 1604 - Jun. 16 Supp.)

Notes

³ †**EDITOR'S NOTE:** Certain other dangerous animals, listed in Chapter 717F.1, paragraph 5a, of the *Code of Iowa*, are specifically prohibited and regulated by the Iowa Department of Agriculture and Land Stewardship.

56.02 KEEPING OF DANGEROUS ANIMALS PROHIBITED.

No person shall keep, shelter or harbor any dangerous animal as a pet, or act as a temporary custodian for such animal, or keep, shelter or harbor such animal for any purpose or in any capacity within the City.

56.03 KEEPING OF VICIOUS ANIMALS PROHIBITED.

No person shall keep, shelter or harbor for any reason within the City a vicious animal except in the following circumstances:

1. Animals under the control of a law enforcement or military agency.
2. The keeping of guard dogs; however, guard dogs must be kept within a structure or fixed enclosure at all times, and any guard dog found at large may be processed as a vicious animal pursuant to the provisions of this chapter. Any premises guarded by a guard dog shall be prominently posted with a sign containing the wording "Guard Dog," "Vicious Dog" or words of similar import, and the owner of such premises shall inform the Mayor or peace officer that a guard dog is on duty at said premises.

56.04 SEIZURE, IMPOUNDMENT AND DISPOSITION.

1. In the event that a dangerous animal or vicious animal is found at large and unattended upon public property, park property, public right-of-way or the property of someone other than its owner, thereby creating a hazard to persons or property, such animal may, in the discretion of the Mayor or peace officer, be destroyed if it cannot be confined or captured. The City shall be under no duty to attempt the confinement or capture of a dangerous animal or vicious animal found at large, nor shall it have a duty to notify the owner of such animal prior to its destruction.

2. Upon the complaint of any individual that a person is keeping, sheltering or harboring a dangerous animal or vicious animal on premises in the City, the Mayor or peace officer shall cause the matter to be investigated and if after investigation, the facts indicate that the person named in the complaint is keeping, sheltering or harboring a dangerous or vicious animal in the City, the Mayor or peace officer shall order the person named in the complaint to safely remove such animal from the City or destroy the animal within three (3) days of the receipt of such an order. Such order shall be contained in a notice to remove the dangerous or vicious animal, which notice shall be given in writing to the person keeping, sheltering or harboring the dangerous animal or vicious animal, and shall be served personally or by certified mail. Such order and notice to remove the dangerous animal or vicious animal shall not be required where such animal has previously caused serious physical harm or death to any person, in which case the Mayor or peace officer shall cause the

animal to be immediately seized and impounded or killed if seizure and impoundment are not possible without risk of serious physical harm or death to any person.

3. The order to remove a dangerous animal or vicious animal issued by the Mayor or peace officer may be appealed to the Council. In order to appeal such order, written notice of appeal must be filed with the Clerk within three (3) days after receipt of the order contained in the notice to remove the dangerous or vicious animal. Failure to file such written notice of appeal shall constitute a waiver of the right to appeal the order of the Mayor or peace officer.

4. The notice of appeal shall state the grounds for such appeal and shall be delivered personally or by certified mail to the Clerk. The hearing of such appeal shall be scheduled within seven (7) days of the receipt of the notice of appeal. The hearing may be continued for good cause. After such hearing, the Council may affirm or reverse the order of the Mayor or peace officer. Such determination shall be contained in a written decision and shall be filed with the Clerk within three (3) days after the hearing or any continued session thereof.

5. If the Council affirms the action of the Mayor or peace officer, the Council shall order in its written decision that the person owning, sheltering, harboring or keeping such dangerous or vicious animal remove such animal from the City or destroy it. The decision and order shall immediately be served upon the person against whom rendered in the same manner as the notice of removal. If the original order of the Mayor or peace officer is not appealed and is not complied with within three (3) days or the order of the Council after appeal is not complied with within three (3) days of its issuance, the Mayor or peace officer is authorized to seize, impound or destroy such dangerous or vicious animal. Failure to comply with an order of the Mayor or peace officer issued pursuant to this chapter and not appealed, or of the Council after appeal, constitutes a simple misdemeanor.

CARROLL AIRPORT COMMISSION

Regular Meeting

The regular meeting of the Carroll Airport Commission was held on Monday, August 8, 2022, at the Arthur Neu Airport. Commission members in attendance were Norman Hutcheson, Greg Siemann, Gene Vincent and Kevin Wittrock. Also attending were Don Mensen, airport manager and Carol Schoeppner, recording secretary. Dick Fulton did not attend. Chairman Hutcheson conducted the 5:30 P.M. meeting.

MINUTES

The minutes from the previous meeting were reviewed by the Commission. A motion by Comm. Vincent and seconded by Comm. Siemann was made to approve the minutes. Motion carried by Commissioners Hutcheson, Siemann, Vincent and Wittrock.

LED LIGHTING PROJECT

Comm. Siemann had the engineering agreement acceptance between McClure Engineering and the City of Carroll to rehabilitate runway 3/21 and 13/31 lighting PAPIs and REILs and taxiway lighting in the amount of \$98,289.00.

TOPICS DISCUSSED:

Comm. Vincent will get bids for a new mower from local dealers. It was decided to keep the old mower for a backup.

Terminal update is finished-Don & Amy are pleased with the work.

Spray for dandelions this fall.

Masonic Lodge ready for the Flight Breakfast. Don will arrange to have golf carts available.

DOT Inspection for the dump truck.

Screen on the fuel master replaced.

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

Carroll Aviation	contract	\$ 6,940.00
Systech	screen/fuel master	164.20
Newday Painting	labor/painting terminal	1,520.00
Community Oil	equipment gas	1,699.46
Wittrock Motor	June/July car rental	899.00
Ecowater	cooler rent/water	146.79
Carroll Refuse	July garbage	65.55
Raccoon Valley Elec	July electric service	931.65
Carol Schoeppner	secretary contract	350.00

A motion by Comm. Vincent and seconded by Comm. Siemann was made to approve the bills as presented to the Carroll Airport Commission.. Motion carried by Commissioners Hutcheson, Siemann, Vincent and Wittrock.

There being no further business, a motion by Comm. Siemann and seconded by Comm. Wittrock was made to adjourn at 6:19 P.M..

The next regular meeting meeting of the Carroll Airport Commission will be September 12, 2022 at the arthur Neu Airport.

Chairman/Vice Chairman

ATTEST:

Regular Meeting

Arthur Neu Airport

Approve monthly Bills

CARROLL COUNTY SOLID WASTE MANAGEMENT COMMISSION

EXECUTIVE BOARD MEETING-UNOFFICIAL MINUTES

August 9, 2022
Unofficial Minutes

1. The meeting was called to order at 6:30 a.m. by Chair Jeff Anthofer, Mayor of Coon Rapids. Others present were Dan Snyder, Mayor of Breda; Scott Johnson, Carroll County Board of Supervisor; Harvey Dales, City of Manning; Mark Beardmore, Mayor of Carroll; Mary Wittry, Director and Cathy Toms, Office Manager.
2. Dales moved and Johnson seconded to approve the agenda as presented. Motion carried, all voting aye.
3. Johnson moved and Beardmore seconded to approve the minutes of the July 12, 2022, meeting as presented. Motion carried, all voting aye.
4. Dales reviewed the bills payable -see attached. Snyder moved and Dales seconded to approve the bills as presented. Motion carried, all voting aye.
5. Toms presented the financial report, review of set aside accounts and market prices. Dales moved and Beardmore seconded to approve the reports as presented. Motion carried, all voting aye.
Staff researched the opportunity to add Dupaco Credit Union to the Commission's depository list. Per the 28E Agreement, the Commission can use credit unions and Dupaco does accept public funds. All members of federally insured credit unions are provided \$250,000 in coverage against losses if the credit union should fail. Beardmore moved and Snyder seconded to authorize staff to open an account at Dupaco Credit Union for future investment opportunities up to \$250,000 with the signature of the Director and the Office Manager needed on all forms. Motion carried, all voting aye.
6. Beardmore moved and Dales seconded to approve the agreement with Carroll Action Shooting Stars with the Commission listed as an additional insured. Motion carried, all voting aye.
7. Johnson moved and Snyder seconded to continue the same program for accepting used oil from residents. Motion carried, all voting aye.
8. Beardmore moved and Johnson seconded to approve hiring of two staff members for the sorting lines with a start date of August 15, 2022. Motion carried, all voting aye.
9. Snyder moved and Johnson seconded to authorize Wittry to re-allocate a raise to a current employee who has undertaken additional duties due to a resignation in July. Motion carried, all voting aye.
10. The EMS annual report is due September 1st and the next round of grant funding for projects in the six component areas is November 1st. Wittry will bring information to a future board meeting regarding an electric forklift to be used at the recycling center.
11. The next Executive Board meeting along with succession planning discussion will take place on Thursday, September 22nd at 5:00 p.m. at a location to be determined.
12. The life cycle analysis presentation will take place at the November Executive Board Meeting.
13. The 973K track loader has been delayed with a predicted leave date of August 28th from France. No update has been given as to when the 826K compactor will arrive. The DNR will be on site on Tuesday, August 16th to complete an inspection.
14. Beardmore had visited with Sara Anderson, Carroll County Emergency Management Coordinator regarding updating the FEMA Debris Management Plan and asked Wittry to coordinate with Anderson to meet and update the plan.
15. Johnson moved and Beardmore seconded to adjourn at 7:20 a.m. Motion carried.

Respectfully submitted,

Mary Wittry