



City Council Meeting

Thursday, September 1, 2022 at 12:00 pm

LOCATION OF MEETING:

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

NOTICE

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

United States: 1 (312) 626-6799

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

Individuals may start calling in at 11:45 AM for the meeting.

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

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

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

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

AGENDA

1. Pledge of Allegiance

2. Roll Call

3. Consent Agenda

a. Approval of Bills and Claims

4. Resolutions

a. Infill Housing Incentive Program

Also see item 7.2 - [July 21, 2022](#) - Infill Housing Incentive Program; see item 7.c - [August 8, 2022](#) - Housing Incentives Update; and see item 7.c - [August 22, 2022](#) - Infill Housing Incentive Program

5. Adjourn

www.cityofcarroll.com

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

| Agenda published on 08/31/2022 at 11:08 AM

=====PAYMENT DATES=====		=====ITEM DATES=====		=====POSTING DATES=====							
PAID ITEMS DATES	:	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022						
PARTIALLY ITEMS DATES:	:	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022						
UNPAID ITEMS DATES	:	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022						
VENDOR	----	VENDOR NAME	-----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	----	BALANCE	---
01-001704		ACCO		POOL CHEMICALS	1,255.00	0.00	000000	0/00/00		1,255.00	
01-001704		ACCO		POOL CHEMICALS	592.80	0.00	000000	0/00/00		592.80	
				** TOTALS **	1,847.80	0.00				1,847.80	
01-003484		ADAPTIVE AUDIOLOGY SOLUTI		EMPLOYEE HEARING TESTS	1,435.00	0.00	000000	0/00/00		1,435.00	
				** TOTALS **	1,435.00	0.00				1,435.00	
01-001910		AHLERS & COONEY P.C.		INFILL HOUSING INCENTIVE PROG	928.00	0.00	000000	0/00/00		928.00	
01-001910		AHLERS & COONEY P.C.		HOYT MANSION DEV. AGREEMENT	217.50	0.00	000000	0/00/00		217.50	
01-001910		AHLERS & COONEY P.C.		CADC HOUSING AGREEMENT	761.00	0.00	000000	0/00/00		761.00	
				** TOTALS **	1,906.50	0.00				1,906.50	
01-002370		ARNOLD MOTOR SUPPLY		SHOP LIGHT BULBS	24.80	0.00	000000	0/00/00		24.80	
01-002370		ARNOLD MOTOR SUPPLY		#24 REPAIR PARTS	21.78	0.00	000000	0/00/00		21.78	
01-002370		ARNOLD MOTOR SUPPLY		DRIVE RACHET TOOLS	19.99	0.00	000000	0/00/00		19.99	
				** TOTALS **	66.57	0.00				66.57	
01-002818		BAKER AND TAYLOR INC.		BOOKS	263.62	263.62-	124980	8/25/22		0.00	
01-002818		BAKER AND TAYLOR INC.		BOOKS	301.28	301.28-	124980	8/25/22		0.00	
01-002818		BAKER AND TAYLOR INC.		BOOKS	994.19	994.19-	124980	8/25/22		0.00	
01-002818		BAKER AND TAYLOR INC.		BOOKS	182.65	182.65-	124980	8/25/22		0.00	
01-002818		BAKER AND TAYLOR INC.		BOOKS	1,250.03	1,250.03-	124980	8/25/22		0.00	
				** TOTALS **	2,991.77	2,991.77-				0.00	
01-035728		BOB LAMBERTZ		LANDFILL DISPOSAL FEES	10.00	10.00-	124881	8/19/22		0.00	
				** TOTALS **	10.00	10.00-				0.00	
01-003515		BOMGAARS		PAINT	31.96	0.00	000000	0/00/00		31.96	
01-003515		BOMGAARS		POOL MOTOR BOLTS	7.36	0.00	000000	0/00/00		7.36	
01-003515		BOMGAARS		BATTERIES	22.48	0.00	000000	0/00/00		22.48	
01-003515		BOMGAARS		REPAIR PARTS	141.96	0.00	000000	0/00/00		141.96	
01-003515		BOMGAARS		CLEANING SUPPLIES	49.01	0.00	000000	0/00/00		49.01	
				** TOTALS **	252.77	0.00				252.77	
01-003661		BREDA TELEPHONE CORPORATI		LOCAL AND LONG DISTANCE	3,484.82	3,484.82-	124999	8/31/22		0.00	
				** TOTALS **	3,484.82	3,484.82-				0.00	
01-003670		BRIGGS INC OF OMAHA		TOILET REPAIRS	8.20	0.00	000000	0/00/00		8.20	
01-003670		BRIGGS INC OF OMAHA		TOILET REPAIRS	16.24	0.00	000000	0/00/00		16.24	
				** TOTALS **	24.44	0.00				24.44	
01-003791		CAPITAL ONE		GATORADE FOR VOLUNTEERS	38.88	38.88-	125000	8/31/22		0.00	
01-003791		CAPITAL ONE		CONCESSIONS	87.44	87.44-	125000	8/31/22		0.00	
01-003791		CAPITAL ONE		OFFICE SUPPLIES	7.78	7.78-	125000	8/31/22		0.00	

PAID ITEMS DATES :	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022
PARTIALLY ITEMS DATES:	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022
UNPAID ITEMS DATES :		8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022

VENDOR	VENDOR NAME	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	BALANCE
01-003791	CAPITAL ONE	CONCESSIONS	37.42	37.42-	125000	8/31/22	0.00
01-003791	CAPITAL ONE	SUPPLIES	17.56	17.56-	125000	8/31/22	0.00
01-003791	CAPITAL ONE	WATER FOR LIFE GUARDS	13.96	13.96-	125000	8/31/22	0.00
01-003791	CAPITAL ONE	SUPPLIES	43.16	43.16-	125000	8/31/22	0.00
01-003791	CAPITAL ONE	SUPPLIES	74.92	74.92-	125000	8/31/22	0.00
01-003791	CAPITAL ONE	OFFICE SUPPLIES	182.81	182.81-	125000	8/31/22	0.00
01-003791	CAPITAL ONE	TAPE AND BATTERIES	33.61	33.61-	125000	8/31/22	0.00
01-003791	CAPITAL ONE	STATE BB SUPPLIES MEDIA ROOM	14.96	14.96-	125000	8/31/22	0.00
01-003791	CAPITAL ONE	SUPPLIES & SCREEN PROTECTORS	135.54	135.54-	125000	8/31/22	0.00
		** TOTALS **	688.04	688.04-			0.00
01-004138	CAPITAL SANITARY SUPPLY	CLEANING SUPPLIES	69.17	0.00	000000	0/00/00	69.17
01-004138	CAPITAL SANITARY SUPPLY	SUPPLIES	48.00	48.00-	124964	8/23/22	0.00
01-004138	CAPITAL SANITARY SUPPLY	CLEANING SUPPLIES	230.20	0.00	000000	0/00/00	230.20
01-004138	CAPITAL SANITARY SUPPLY	SUPPLIES	110.45	0.00	000000	0/00/00	110.45
01-004138	CAPITAL SANITARY SUPPLY	CLEANING SUPPLIES	198.34	0.00	000000	0/00/00	198.34
		** TOTALS **	656.16	48.00-			608.16
01-004143	CARROLL COMMUNITY SCHOOL	AC REPAIRS UMPIRE REST AREA	800.00	0.00	000000	0/00/00	800.00
		** TOTALS **	800.00	0.00			800.00
01-004195	CARROLL GLASS CO.	DOOR CLOSER REPAIRS	70.00	70.00-	124983	8/25/22	0.00
		** TOTALS **	70.00	70.00-			0.00
01-002998	CENTURYLINK	BACK-UP PHONE BILL	69.57	69.57-	124870	8/19/22	0.00
01-002998	CENTURYLINK	BACK-UP PHONE BILL	159.62	159.62-	124871	8/19/22	0.00
		** TOTALS **	229.19	229.19-			0.00
01-001393	CHAMPION FORD INC.	#14 - BATTERY ISSUE	376.95	0.00	000000	0/00/00	376.95
		** TOTALS **	376.95	0.00			376.95
01-002867	CINTAS FIRST AID & SAFETY	FIRST AID SUPPLIES	158.87	0.00	000000	0/00/00	158.87
		** TOTALS **	158.87	0.00			158.87
01-004525	CITY OF CARROLL	DOWNTOWN RESTROOM - WATER	50.00	50.00-	124977	8/23/22	0.00
		** TOTALS **	50.00	50.00-			0.00
01-003633	CLEANING SOLUTIONS INC	JULY LIBRARY CLEANING	3,120.00	3,120.00-	124961	8/23/22	0.00
01-003633	CLEANING SOLUTIONS INC	AUGUST CITY HALL CLEANING	2,080.00	0.00	000000	0/00/00	2,080.00
01-003633	CLEANING SOLUTIONS INC	AUGUST PD CLEANING	624.00	0.00	000000	0/00/00	624.00
01-003633	CLEANING SOLUTIONS INC	AUGUST CLEANING REC CENTER	2,268.00	0.00	000000	0/00/00	2,268.00
		** TOTALS **	8,092.00	3,120.00-			4,972.00
01-004835	COMMERCIAL SAVINGS BANK	FEDERAL WITHHOLDINGS	13,656.85	13,656.85-	001356	8/25/22	0.00

=====PAYMENT DATES=====		=====ITEM DATES=====		=====POSTING DATES=====			
PAID ITEMS DATES :	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	
PARTIALLY ITEMS DATES :	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	
UNPAID ITEMS DATES :		8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	
VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	----BALANCE---
01-004835	COMMERCIAL SAVINGS BANK	FICA WITHHOLDING	15,752.54	15,752.54-	001356	8/25/22	0.00
01-004835	COMMERCIAL SAVINGS BANK	MEDICARE WITHHOLDING	4,870.58	4,870.58-	001356	8/25/22	0.00
		** TOTALS **	34,279.97	34,279.97-			0.00
01-003451	COMMUNICATION INNOVATORS	COUNCIL CHAMBER AUDIO ISSUES	875.00	0.00	000000	0/00/00	875.00
		** TOTALS **	875.00	0.00			875.00
01-004836	COMMUNITY OIL CO. INC.	OIL	274.51	0.00	000000	0/00/00	274.51
		** TOTALS **	274.51	0.00			274.51
01-002071	COMPUTER REPAIR & SERVICE	COMPUTER ISSUES	1,006.25	0.00	000000	0/00/00	1,006.25
01-002071	COMPUTER REPAIR & SERVICE	SCANNER REPAIR/COMPUTER ISSUE	172.50	0.00	000000	0/00/00	172.50
01-002071	COMPUTER REPAIR & SERVICE	MISC COMPUTER ISSUE	230.00	0.00	000000	0/00/00	230.00
		** TOTALS **	1,408.75	0.00			1,408.75
01-001384	COPY SYSTEMS INC.	FOLDER/INSERTER REPAIRS	185.25	0.00	000000	0/00/00	185.25
01-001384	COPY SYSTEMS INC.	FOLDER/INSERTER MAINT.	1,932.61	0.00	000000	0/00/00	1,932.61
		** TOTALS **	2,117.86	0.00			2,117.86
01-001595	COUNSEL OFFICE & DOCUMENT	COPIER CONTRACT	76.15	0.00	000000	0/00/00	76.15
		** TOTALS **	76.15	0.00			76.15
01-005395	D & K PRODUCTS	TURF CHEMICAL	2,622.68	0.00	000000	0/00/00	2,622.68
		** TOTALS **	2,622.68	0.00			2,622.68
01-000854	DEARBORN NATIONAL	SEPT. LIFE INSURANCE PREMIUMS	314.77	314.77-	124998	8/31/22	0.00
		** TOTALS **	314.77	314.77-			0.00
01-003924	DELTA DENTAL	SEPT. DENTAL INS. PREMIUMS	1,109.08	1,109.08-	124874	8/19/22	0.00
		** TOTALS **	1,109.08	1,109.08-			0.00
01-005615	DEMCO EDUCATIONAL CORP.	SUPPLIES	1,383.52	1,383.52-	124966	8/23/22	0.00
		** TOTALS **	1,383.52	1,383.52-			0.00
01-001965	DIANE TRACY	OUTREACH MILEAGE & SUPPLIES	63.48	63.48-	124959	8/23/22	0.00
		** TOTALS **	63.48	63.48-			0.00
01-006150	DPC INDUSTRIES INC	WATER TREATMENT SUPPLIES	6,135.07	0.00	000000	0/00/00	6,135.07
		** TOTALS **	6,135.07	0.00			6,135.07
01-006270	DREES HEATING & PLUMBING	RESTROOM REPAIRS	88.00	88.00-	124967	8/23/22	0.00
		** TOTALS **	88.00	88.00-			0.00
01-006725	EARL MAY STORE	TREES	1,508.00	0.00	000000	0/00/00	1,508.00

=====PAYMENT DATES=====		=====ITEM DATES=====		=====POSTING DATES=====		
PAID ITEMS DATES	: 8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	
PARTIALLY ITEMS DATES:	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	
UNPAID ITEMS DATES	:	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	
VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK# CHECK DT	----BALANCE---
		** TOTALS **	1,508.00	0.00		1,508.00
01-000258	EBSCO SUBSCRIPTION SERVIC	PERIODICAL RENEWAL	2.81	2.81-	124979 8/25/22	0.00
01-000258	EBSCO SUBSCRIPTION SERVIC	PERIODICAL RENEWAL	1,044.00	1,044.00-	124979 8/25/22	0.00
		** TOTALS **	1,046.81	1,046.81-		0.00
01-012590	ECHO ELECTRIC SUPPLY	ELECTRICAL TAPE	22.90	22.90-	124994 8/29/22	0.00
		** TOTALS **	22.90	22.90-		0.00
01-007386	ENVIRONMENTAL RESOURCE AS	LAB SUPPLIES	425.87	0.00	000000 0/00/00	425.87
		** TOTALS **	425.87	0.00		425.87
01-003403	FAST LANE AUTO CARE	CAR CLEANING SUPPLIES	141.48	0.00	000000 0/00/00	141.48
01-003403	FAST LANE AUTO CARE	VEHICLE CLEANING SUPPLIES	49.42	0.00	000000 0/00/00	49.42
		** TOTALS **	190.90	0.00		190.90
01-006860	FELD FIRE EQUIPMENT CO.	PUMP VALVE REPLACEMENT	581.17	0.00	000000 0/00/00	581.17
		** TOTALS **	581.17	0.00		581.17
01-000633	FILTER CARE	FILTER CLEANING	41.85	0.00	000000 0/00/00	41.85
		** TOTALS **	41.85	0.00		41.85
01-000013	FIRE/POLICE RETIREMENT SY	MFPRSI CONTRIBUTIONS	13,367.66	13,367.66-	001357 8/25/22	0.00
		** TOTALS **	13,367.66	13,367.66-		0.00
01-002806	FOUNDATION ANALYTICAL LAB	LAB TESTING	658.75	0.00	000000 0/00/00	658.75
		** TOTALS **	658.75	0.00		658.75
01-009315	GALLS INC.	BELT	36.25	0.00	000000 0/00/00	36.25
		** TOTALS **	36.25	0.00		36.25
01-009500	GEHLING WELDING & REPAIR	SCREED PARTS	132.50	0.00	000000 0/00/00	132.50
01-009500	GEHLING WELDING & REPAIR	LIGHT POLE REPAIRS	162.50	0.00	000000 0/00/00	162.50
		** TOTALS **	295.00	0.00		295.00
01-009535	GENERAL RENTAL	SAW BLADES	30.00	0.00	000000 0/00/00	30.00
		** TOTALS **	30.00	0.00		30.00
01-009540	GENERAL TRAFFIC CONTROLS	GRANT RD TRAFFIC SIGNAL REPAIR	910.00	0.00	000000 0/00/00	910.00
		** TOTALS **	910.00	0.00		910.00
01-001992	GOLF SERVICES LLC	SEPT. CLUB HOUSE MANAGER	4,016.67	0.00	000000 0/00/00	4,016.67
		** TOTALS **	4,016.67	0.00		4,016.67

		=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====							
PAID ITEMS DATES	:	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU	9/01/2022						
PARTIALLY ITEMS DATES:	:	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU	9/01/2022						
UNPAID ITEMS DATES	:		8/19/2022 THRU 9/01/2022	8/19/2022 THRU	9/01/2022						
VENDOR	----	VENDOR NAME	-----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	----	BALANCE	---
01-000451		HABERL PLMBG & HEATING		AC CONDENSER CLEANED	116.00	0.00	000000	0/00/00		116.00	
				** TOTALS **	116.00	0.00				116.00	
01-010605		HACH CHEMICAL COMPANY		LAB SUPPLIES	315.53	0.00	000000	0/00/00		315.53	
				** TOTALS **	315.53	0.00				315.53	
01-001066		HENNINGSSEN CONSTRUCTION		COLD PATCH	1,025.15	0.00	000000	0/00/00		1,025.15	
				** TOTALS **	1,025.15	0.00				1,025.15	
01-005410		HERALD PUBLISHING COMPANY		SUBSCRIPTION RENEWAL	84.00	84.00-	124965	8/23/22		0.00	
01-005410		HERALD PUBLISHING COMPANY		PUBLICITY	75.00	75.00-	124984	8/25/22		0.00	
01-005410		HERALD PUBLISHING COMPANY		PROGRAM SPECIALIST AD	388.00	0.00	000000	0/00/00		388.00	
				** TOTALS **	547.00	159.00-				388.00	
01-011831		HY-VEE INC.		SUPPLIES	7.99	7.99-	124968	8/23/22		0.00	
01-011831		HY-VEE INC.		CONCESSIONS	12.87	12.87-	124968	8/23/22		0.00	
				** TOTALS **	20.86	20.86-				0.00	
01-003649		ICE TECHNOLOGIES INC		IT MAINTENANCE	75.00-	75.00	124981	8/25/22		0.00	
01-003649		ICE TECHNOLOGIES INC		IT MAINTENANCE	856.77	856.77-	124981	8/25/22		0.00	
01-003649		ICE TECHNOLOGIES INC		IT MAINTENANCE	300.00	300.00-	124981	8/25/22		0.00	
01-003649		ICE TECHNOLOGIES INC		IT MAINTENANCE	389.88	389.88-	124981	8/25/22		0.00	
01-003649		ICE TECHNOLOGIES INC		IT MAINTENANCE	26.25	26.25-	124981	8/25/22		0.00	
				** TOTALS **	1,497.90	1,497.90-				0.00	
01-012552		INDUSTRIAL BEARING SUPP.		BELT	37.62	0.00	000000	0/00/00		37.62	
				** TOTALS **	37.62	0.00				37.62	
01-012660		IOWA LIBRARY ASSOCIATION		CONFERENCE EVANS & KARIM	510.00	510.00-	124969	8/23/22		0.00	
				** TOTALS **	510.00	510.00-				0.00	
01-012666		IOWA ONE CALL		JULY 2022 LOCATES	161.60	0.00	000000	0/00/00		161.60	
				** TOTALS **	161.60	0.00				161.60	
01-012670		IOWA PARK & RECREATION		IPRA MEMBERSHIP WARDELL	180.00	0.00	000000	0/00/00		180.00	
				** TOTALS **	180.00	0.00				180.00	
01-012685		IOWA SMALL ENGINE CENTER		SCREED SWITCH	8.27-	0.00	000000	0/00/00		8.27-	
01-012685		IOWA SMALL ENGINE CENTER		SCREED SWITCHES	16.54	0.00	000000	0/00/00		16.54	
				** TOTALS **	8.27	0.00				8.27	
01-012706		IPERS		IPERS CONTRIBUTIONS	19,363.30	19,363.30-	001358	8/25/22		0.00	
01-012706		IPERS		IPERS CONTRIBUTIONS	81.77	81.77-	001358	8/25/22		0.00	
01-012706		IPERS		IPERS CONTRIBUTIONS	437.39	437.39-	001358	8/25/22		0.00	

=====PAYMENT DATES=====		=====ITEM DATES=====		=====POSTING DATES=====			
PAID ITEMS DATES	: 8/19/2022 THRU 9/01/2022	8/19/2022 THRU	9/01/2022	8/19/2022 THRU	9/01/2022	8/19/2022 THRU 9/01/2022	
PARTIALLY ITEMS DATES:	8/19/2022 THRU 9/01/2022	8/19/2022 THRU	9/01/2022	8/19/2022 THRU	9/01/2022	8/19/2022 THRU 9/01/2022	
UNPAID ITEMS DATES	:	8/19/2022 THRU	9/01/2022	8/19/2022 THRU	9/01/2022	8/19/2022 THRU 9/01/2022	
VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	----BALANCE---
** TOTALS **			19,882.46	19,882.46-			0.00
01-002642	J SCHON CONSTRUCTION	CEMETERY ROOF REPLACEMENT	10,800.00	0.00	000000	0/00/00	10,800.00
** TOTALS **			10,800.00	0.00			10,800.00
01-013917	JEO CONSULTING GROUP INC.	US 30 SANITARY SEWER EXT 2021	628.75	0.00	000000	0/00/00	628.75
01-013917	JEO CONSULTING GROUP INC.	SYSTEM CL RESIDUALS	4,495.00	0.00	000000	0/00/00	4,495.00
01-013917	JEO CONSULTING GROUP INC.	GOLF COURSE WELL IMPROVEMENTS	4,500.00	0.00	000000	0/00/00	4,500.00
** TOTALS **			9,623.75	0.00			9,623.75
01-003243	JET'S OUTDOOR POWER AND S	GOLF CART RENTAL	600.00	0.00	000000	0/00/00	600.00
01-003243	JET'S OUTDOOR POWER AND S	GOLF CART REPAIRS	100.60	0.00	000000	0/00/00	100.60
** TOTALS **			700.60	0.00			700.60
01-025020	JOHN DEERE FINANCIAL	FILTER RETURNED	6.21-	6.21	124971	8/23/22	0.00
01-025020	JOHN DEERE FINANCIAL	BLADES	80.52	80.52-	124971	8/23/22	0.00
01-025020	JOHN DEERE FINANCIAL	BLADES AND OIL FILTERS	193.00	193.00-	124971	8/23/22	0.00
01-025020	JOHN DEERE FINANCIAL	FILTERS	59.76	59.76-	124971	8/23/22	0.00
01-025020	JOHN DEERE FINANCIAL	AIR FILTER	28.67	28.67-	124971	8/23/22	0.00
01-025020	JOHN DEERE FINANCIAL	REPAIR PARTS	201.30	201.30-	124971	8/23/22	0.00
01-025020	JOHN DEERE FINANCIAL	MOWER REPAIRS	454.82	454.82-	124971	8/23/22	0.00
** TOTALS **			1,011.86	1,011.86-			0.00
01-014520	KASPERBAUER CLEANING SER	LAUNDRER RUGS	122.44	0.00	000000	0/00/00	122.44
** TOTALS **			122.44	0.00			122.44
01-001345	KELTEK INCORPORATED	CONTROL HEAD #16	243.08	0.00	000000	0/00/00	243.08
** TOTALS **			243.08	0.00			243.08
01-003935	KYLE FEAUTO	GOLF MEMBERSHIP REFUND	200.00	200.00-	124982	8/25/22	0.00
** TOTALS **			200.00	200.00-			0.00
01-002440	LIBRARY IDEAS LLC	PERIODICAL RENEWAL	4,138.00	4,138.00-	124960	8/23/22	0.00
** TOTALS **			4,138.00	4,138.00-			0.00
01-003481	MARCO TECHNOLOGIES LLC	COPIER CONTRACT	57.43	0.00	000000	0/00/00	57.43
01-003481	MARCO TECHNOLOGIES LLC	COPIER CONTRACT	68.56	0.00	000000	0/00/00	68.56
** TOTALS **			125.99	0.00			125.99
01-017133	MASTERCARD	ADOBE SOFTWARE	14.99	14.99-	124876	8/19/22	0.00
01-017133	MASTERCARD	APWA FALL CONF. REG. KRAUEL	200.00	200.00-	124877	8/19/22	0.00
01-017133	MASTERCARD	LODGING AND SUPPLIES	397.77	397.77-	124878	8/19/22	0.00
01-017133	MASTERCARD	SUPPLIES	601.46	601.46-	124970	8/23/22	0.00
01-017133	MASTERCARD	BOOKS	53.88	53.88-	124985	8/25/22	0.00

		=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====		
PAID ITEMS DATES :		8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU	9/01/2022	
PARTIALLY ITEMS DATES:		8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU	9/01/2022	
UNPAID ITEMS DATES :			8/19/2022 THRU 9/01/2022	8/19/2022 THRU	9/01/2022	
VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK# CHECK DT	----BALANCE---
01-017133	MASTERCARD	SUPPLIES AND BOOKS	406.74	406.74-	124989 8/25/22	0.00
01-017133	MASTERCARD	TRAINING AND SUPPLIES	900.67	900.67-	124995 8/29/22	0.00
		** TOTALS **	2,575.51	2,575.51-		0.00
01-003461	MERCHANT SERVICES	JULY CC PROCESSING FEES	1,921.17	1,921.17-	000000 8/19/22	0.00
		** TOTALS **	1,921.17	1,921.17-		0.00
01-003718	MIDWEST MUNICIPAL CONSULT	DIRECTOR SEARCH	3,909.15	3,909.15-	124962 8/23/22	0.00
01-003718	MIDWEST MUNICIPAL CONSULT	DIRECTOR SEARCH	3,420.25	3,420.25-	124962 8/23/22	0.00
		** TOTALS **	7,329.40	7,329.40-		0.00
01-017585	MIDWEST WHOLESALE BLDG PR	BUILDING REPAIRS	198.82	0.00	000000 0/00/00	198.82
01-017585	MIDWEST WHOLESALE BLDG PR	FORM MATERIAL	165.00	0.00	000000 0/00/00	165.00
		** TOTALS **	363.82	0.00		363.82
01-000208	MIKE HEITHOFF	STEEL TOED BOOTS	200.00	200.00-	124978 8/25/22	0.00
		** TOTALS **	200.00	200.00-		0.00
01-018408	NAPA AUTO PARTS	CONNECTORS	66.78	0.00	000000 0/00/00	66.78
		** TOTALS **	66.78	0.00		66.78
01-003263	NETBANX	JULY EFT PROCESSING FEES	101.04	101.04-	000000 8/19/22	0.00
		** TOTALS **	101.04	101.04-		0.00
01-020208	O'HALLORAN INTERNATIONAL	#23 HYDRAULIC CAPS	58.93	0.00	000000 0/00/00	58.93
01-020208	O'HALLORAN INTERNATIONAL	#23 BRAKE VALVE	269.34	0.00	000000 0/00/00	269.34
		** TOTALS **	328.27	0.00		328.27
01-021050	P & H WHOLESALE INC.	TOILET REPAIRS	347.81	0.00	000000 0/00/00	347.81
		** TOTALS **	347.81	0.00		347.81
01-000877	PAM HANLIN	NACHO CHEESE - AQUATIC CENTER	27.00	27.00-	124869 8/19/22	0.00
		** TOTALS **	27.00	27.00-		0.00
01-001127	PIONEER MANUFACTURING CO.	FIELD MARKING SUPPLIES	275.80	0.00	000000 0/00/00	275.80
		** TOTALS **	275.80	0.00		275.80
01-021440	PIZZA HUT	LIFEGUARD OLYMPICS	39.96	0.00	000000 0/00/00	39.96
		** TOTALS **	39.96	0.00		39.96
01-021735	POSTMASTER	POSTAGE TO MAIL WATER BILLS	1,774.89	1,774.89-	124986 8/25/22	0.00
		** TOTALS **	1,774.89	1,774.89-		0.00
01-021860	PRESTO-X-COMPANY	PEST CONTROL - 112 E 5TH ST	54.00	0.00	000000 0/00/00	54.00

```

=====PAYMENT DATES=====
PAID ITEMS DATES      : 8/19/2022 THRU 9/01/2022
PARTIALLY ITEMS DATES: 8/19/2022 THRU 9/01/2022
UNPAID ITEMS DATES   :

=====ITEM DATES=====
8/19/2022 THRU 9/01/2022
8/19/2022 THRU 9/01/2022
8/19/2022 THRU 9/01/2022

=====POSTING DATES=====
8/19/2022 THRU 9/01/2022
8/19/2022 THRU 9/01/2022
8/19/2022 THRU 9/01/2022
  
```

VENDOR	VENDOR NAME	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	BALANCE
01-021860	PRESTO-X-COMPANY	PEST CONTROL - 627 N ADAMS ST	85.00	0.00	000000	0/00/00	85.00
		** TOTALS **	139.00	0.00			139.00
01-000625	PRODUCTIVITY PLUS ACCOUNT	#33 FILTERS	474.75	474.75-	124997	8/31/22	0.00
01-000625	PRODUCTIVITY PLUS ACCOUNT	EQUIPMENT REPAIRS	88.00	88.00-	124997	8/31/22	0.00
		** TOTALS **	562.75	562.75-			0.00
01-003730	QUADIENET INC.	POSTAGE METER RENTAL	111.00	0.00	000000	0/00/00	111.00
		** TOTALS **	111.00	0.00			111.00
01-023815	REGION XII COG	HOUSING GRANT #16	3,621.00	3,621.00-	124879	8/19/22	0.00
01-023815	REGION XII COG	CITY/COUNTY ROUNDTABLE	75.00	75.00-	124987	8/25/22	0.00
01-023815	REGION XII COG	CITY/COUNTY ROUNDTABLE	15.00	15.00-	124990	8/26/22	0.00
		** TOTALS **	3,711.00	3,711.00-			0.00
01-003934	SADIE ARNOLD	REFUND GOLF ACH MEMBERSHIP	106.80	106.80-	124875	8/19/22	0.00
		** TOTALS **	106.80	106.80-			0.00
01-024905	SAFETY-KLEEN CORP.	SOLVENT	281.82	0.00	000000	0/00/00	281.82
		** TOTALS **	281.82	0.00			281.82
01-000155	SHIVE HATTERY INC	GRAHAM DITCH IMP. PROJECT	4,987.50	0.00	000000	0/00/00	4,987.50
01-000155	SHIVE HATTERY INC	NE PARK PARKING LOT	750.00	0.00	000000	0/00/00	750.00
		** TOTALS **	5,737.50	0.00			5,737.50
01-025880	STONE PRINTING CO.	SUPPLIES	40.31	40.31-	124972	8/23/22	0.00
01-025880	STONE PRINTING CO.	PAPER TOWELS	74.99	0.00	000000	0/00/00	74.99
01-025880	STONE PRINTING CO.	OFFICE SUPPLIES	66.48	0.00	000000	0/00/00	66.48
01-025880	STONE PRINTING CO.	OFFICE SUPPLIES	12.99	0.00	000000	0/00/00	12.99
01-025880	STONE PRINTING CO.	INK CARTRIDGES	109.96	0.00	000000	0/00/00	109.96
01-025880	STONE PRINTING CO.	SUPPLIES	18.99	18.99-	124972	8/23/22	0.00
01-025880	STONE PRINTING CO.	SUPPLIES	160.51	160.51-	124972	8/23/22	0.00
01-025880	STONE PRINTING CO.	SUPPLIES	34.80	34.80-	124972	8/23/22	0.00
01-025880	STONE PRINTING CO.	CITY OF CARROLL LETTERHEAD	148.50	0.00	000000	0/00/00	148.50
		** TOTALS **	667.53	254.61-			412.92
01-002929	SUMMIT SUPPLY CORPORATION	SWINGSET/SWING SUPPLIES	614.69	0.00	000000	0/00/00	614.69
		** TOTALS **	614.69	0.00			614.69
01-003812	TRANSPARENT LANGUAGE INC.	PERIODICAL RENEWAL	300.00	300.00-	124963	8/23/22	0.00
		** TOTALS **	300.00	300.00-			0.00
01-027060	TREASURER OF IOWA	JULY SALES TAX	6,025.72	6,025.72-	000000	8/19/22	0.00
		** TOTALS **	6,025.72	6,025.72-			0.00

	=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====
PAID ITEMS DATES :	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022
PARTIALLY ITEMS DATES:	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022
UNPAID ITEMS DATES :		8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022

VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	----BALANCE---
01-027079	TRIPLE A SEEDS INC.	RYE GRAIN SEED	20.50	0.00	000000	0/00/00	20.50
		** TOTALS **	20.50	0.00			20.50
01-003220	TURFWERKS	REPLACEMENT PARTS	668.19	0.00	000000	0/00/00	668.19
01-003220	TURFWERKS	SPRAYER REPAIRS	464.93	0.00	000000	0/00/00	464.93
		** TOTALS **	1,133.12	0.00			1,133.12
01-028168	UNITED PARCEL SERVICE	FREIGHT W/E 8/13/2022	45.22	45.22-	124880	8/19/22	0.00
01-028168	UNITED PARCEL SERVICE	FREIGHT W/E 8/20/2022	30.85	30.85-	124996	8/29/22	0.00
		** TOTALS **	76.07	76.07-			0.00
01-028174	UNITED STATES CELLULAR	CELL PHONES	215.77	215.77-	124988	8/25/22	0.00
		** TOTALS **	215.77	215.77-			0.00
01-028290	USA BLUE BOOK	OPERATING SUPPLIES	543.70	0.00	000000	0/00/00	543.70
		** TOTALS **	543.70	0.00			543.70
01-003936	VALIANT TRAINING SOLUTION	RDS TRAINING	1,200.00	0.00	000000	0/00/00	1,200.00
		** TOTALS **	1,200.00	0.00			1,200.00
01-002666	VAN WALL EQUIPMENT INC.	JD COLD PLANER - SKID LOADER	23,950.00	0.00	000000	0/00/00	23,950.00
		** TOTALS **	23,950.00	0.00			23,950.00
01-001038	VERNON MANUFACTURING CO.	COIN MECHANISM W/COIN SWITCH	250.00	0.00	000000	0/00/00	250.00
		** TOTALS **	250.00	0.00			250.00
01-003377	WELLMARK BLUE CROSS/BLUE	SEPT. HEALTH INS. PREMIUMS	1,016.58	1,016.58-	124872	8/19/22	0.00
01-003377	WELLMARK BLUE CROSS/BLUE	SEPT. HEALTH INS. PREMIUMS	45,472.12	45,472.12-	124873	8/19/22	0.00
		** TOTALS **	46,488.70	46,488.70-			0.00
01-003722	ISOLVED BENEFIT SERVICES	JULY HRA CHECKS	1,333.31	1,333.31-	000000	8/19/22	0.00
		** TOTALS **	1,333.31	1,333.31-			0.00
	* Payroll Expense		176,955.97				

	=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====
PAID ITEMS DATES :	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022
PARTIALLY ITEMS DATES:	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022
UNPAID ITEMS DATES :		8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022

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

	GROSS	PAYMENTS	BALANCE
PAID ITEMS	339,747.80	339,747.80CR	0.00
PARTIALLY PAID	0.00	0.00	0.00
UNPAID ITEMS	94,318.26	0.00	94,318.26
VOID ITEMS	0.00	0.00	0.00
** TOTALS **	434,066.06	339,747.80CR	94,318.26

U N P A I D R E C A P

UNPAID INVOICE TOTALS	94,326.53
UNPAID DEBIT MEMO TOTALS	0.00
UNAPPLIED CREDIT MEMO TOTALS	8.27CR
** UNPAID TOTALS **	94,318.26

VENDOR SET: 01 City of Carroll
REPORTING: PAID, UNPAID, PARTIAL

	=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====
PAID ITEMS DATES :	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022
PARTIALLY ITEMS DATES :	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022
UNPAID ITEMS DATES :		8/19/2022 THRU 9/01/2022	8/19/2022 THRU 9/01/2022

FUND TOTALS

001	GENERAL FUND	123,364.18
010	HOTEL/MOTEL TAX	10,830.83
110	ROAD USE TAX FUND	34,173.56
121	LOCAL OPTION SALES TAX	50.00
311	C.P.-PARKS & RECREATION	5,737.50
350	C.P. - HOUSING FUND	3,621.00
600	WATER UTILITY FUND	15,457.00
602	WATER UTILITY CAP. IMP.	4,495.00
610	SEWER UTILITY FUND	9,506.41
612	SEWER UTILITY CAP. IMP.	628.75
850	MEDICAL INSURANCE FUND	49,245.86
	* PAYROLL EXPENSE	176,955.97

GRAND TOTAL 434,066.06

City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council Members

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

DATE: August 30, 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. Additionally at the Council's August 22nd Council meeting, the City Council made amendments to the Infill Housing Incentive Program by making homes built in the Northridge neighborhood eligible for the program. The program continues to create a lot of buzz in the community since it was announced which was a part of the goal.

There have been several conversations in the community concerning the \$325,000 cap on the dwelling value of the home. At the Council's August 22nd Council meeting, the council discussed and advised staff to work with legal counsel to revise the program and remove the \$325,000 cap. The attached resolution and program guidelines remove the \$325,000 cap.

If the Council approves these changes, the basic framework of the program will be as follows:

- New single-family homes and duplex with a building permit issued after August 1, 2022, will be eligible for a \$20,000 incentive from the City of Carroll.
- The program is limited to the first 20 applications and \$400,000 in total incentives.
- Homes constructed on lots in the Rolling Hills neighborhood are NOT eligible for this program. The reason this neighborhood was being excluded was due to alternative incentive programs that were being developed for this neighborhood that will provide a similar level of incentive.

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 A REVISED CITY OF CARROLL 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, page 13 of the 2021 *Carroll County Housing Assessment* identified for the City of Carroll a shortage of 202 housing units priced between \$200,000 and \$249,000, a shortage of 334 housing units priced between \$250,000 and \$399,000, and a shortage of 269 housing units priced over \$400,000, and

WHEREAS, the 2021 *Carroll County Housing Assessment* noted that custom built homes can result in individuals selling their more affordable existing homes (sometimes referred to as filtering); and

WHEREAS, the current pace of home construction is not at a fast enough rate to address housing needs through filtering; 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, 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, 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, five Carroll businesses have provided examples where they recruited executive level employees for a position and after accepting an offer the individuals withdrew their acceptance due to the lack of available housing, and

WHEREAS, Ed Smith, former CEO of St. Anthony Regional Hospital, noted that one of their positions was related to the recruitment of a new obstetrician-gynecologist physician who ultimately withdrew due to the lack of housing in Carroll, and

WHEREAS, the City of Carroll is in need of medical doctors in all specialties and adding the obstetrician-gynecologist physician would have met a need in the City of Carroll and the surrounding region, and

WHEREAS, the loss of the obstetrician-gynecologist physician was not only the loss of this one position but also caused the loss of the additional support staff that would have come along with this new physician, and

WHEREAS, New Hope Village recently lost their Chief Financial Officer who resigned after holding the position for approximately six months since they could not find suitable housing in Carroll, and

WHEREAS, New Hope Village had a long-term vacancy for a HR Director, and

WHEREAS, due to the New Hope Village’s inability to recruit people for these two positions, they combined the duties of the Chief Financial Officer and HR Director into a new Chief Operating Officer position and hired an individual that resides approximately 100 miles away from Carroll who plans to work remotely and which represents a loss to the Carroll economy, and

WHEREAS, a total of nine positions with annual pay of over \$75,000 per year for each position, and a total combined annual payroll of over \$1,050,000 a year, were lost due to an absence of housing, 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 of 2.0%, in June of 2019 and

WHEREAS, unemployment rates are extremely low, leaving very few qualified individuals to fill new or existing positions, 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 2021 *Carroll County Housing Assessment* noted that the lack of rental options pushes people to adjacent communities and ultimately to jobs that are closer to their home which exacerbates the lack of work force in 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; 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 25, 2022 approved the initial Infill Housing Incentive Program; and

WHEREAS, after careful consideration the Carroll City Council determined at the August 22, 2022 meeting that adding the Northridge neighborhood to the Program furthers the public purposes outlined in the Preambles hereto; and

WHEREAS, since the adoption of the Program, builders and potential buyers have raised concerns with the requirement that each unit be valued under \$325,000 to be eligible for the incentive and explained that constructing homes that meet the value restriction is difficult in the current home construction environment; and

WHEREAS, after careful consideration, the Carroll City Council has been determined it better serves the public purposes outlined in the Preambles above to remove the \$325,000 cap on the value of new housing units eligible for 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, as revised, including but not limited to making of economic development grants under the terms of the Program set forth in the revised 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 September 1, 2022, as set forth in the revised Program document attached hereto as Exhibit 1, is hereby adopted.

PASSED AND APPROVED by the City Council of the City of Carroll, Iowa, this 1st day of September, 2022.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

BY: _____
Mark E. Beardmore, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

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, will be eligible for a \$20,000 incentive per single-family or duplex structure from the City of Carroll. 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. Speculative home construction will qualify if it is intended to be owner occupied and available for purchase by the general public.
- 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: \$ _____

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: _____