



City Council Meeting

Monday, April 24, 2023 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. Arbor Day Proclamation
4. Consent Agenda
 - a. Approval of Minutes of the April 10, 2023 Meeting
 - b. Approval of Bills and Claims
 - c. Licenses and Permits:
 - Renewal of Class "E" Retail Alcohol License – *Walgreens #10770*
 - Renewal of Class "E" Retail Alcohol License – *Hy-Vee*
 - Renewal of Class "E" Retail Alcohol License - *Beer Thirty Carroll*
 - Renewal of Special Class "C" Retail Alcohol License - *Napoli's Italian Restaurant*
 - New Class "B" Retail Alcohol License - *Sparky's One Stop #29*
 - New Special Class "C" Retail Alcohol License - *Taqueria El Palomo*
 - d. Carroll Recreation Center Hydraulic Passenger Elevator Preventive Maintenance Contract with Schumacher Elevator Company

- Resolution Approving the Contract

5. Oral Requests and Communications from the Audience

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

6. Ordinances

a. Rural Business Enterprise Ordinance Amendment - 2nd Reading

Also see item 6.a - [April 10, 2023](#) - Rural Business Enterprise Ordinance Amendment

7. Resolutions

a. Iowa Finance Authority Down Payment Assistance Program Grant

- Resolution Providing Match Funds for the 2023 HOME Down Payment Assistance Program

Also see item 8.a - [April 10, 2023](#) - Iowa Finance Authority Down Payment Assistance Program Grant

b. New Policy No. 0318 - Community Catalyst Building Remediation Grant Match Program

Also see item 8.c - [April 10, 2023](#) - Carroll First Economic Development Grant Match Program

c. Court Street LLC

- Resolution in Support of Workforce Housing Tax Credit Program for 502 N Court Street

Also see item 7.a - [August 8, 2022](#) - Discussion: Court Street LLC Tax Abatement Request

Also see item 7.b - [February 13, 2023](#) - Court Street, LLC Tax Abatement Request

d. Eighth Amended and Restated Central Business District Urban Renewal Plan

- Resolution setting dates of a consultation and a public hearing on a proposed Eighth Amended and Restated Urban Renewal Plan for the Central Business District Project Area in the City of Carroll, State of Iowa

Also see item 7.a - [August 8, 2022](#) - Discussion: Court Street LLC Tax Abatement Request

And item 7.b - [February 13, 2023](#) - Court Street, LLC Tax Abatement Request

8. Reports

- None

9. Committee Reports (Informational Only)

10. Comments from the Mayor

11. Comments from the City Council

12. Comments from the City Manager

13. Adjourn

May Meetings:

- * Board of Adjustment - May 1, 2023 - City Hall - 627 N Adams St
- * City Council – May 8, 2023 – City Hall – 627 N Adams St
- * Airport Commission – May 8, 2023 – Airport Terminal Building - 21177 Quail Ave
- * Planning and Zoning Commission – May 10, 2023 – City Hall - 627 N Adams St
- * Library Board of Trustees – May 15, 2023 – Carroll Public Library – 118 E 5th St
- * City Council – May 22, 2023 – 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.

| Agenda published on 04/20/2023 at 4:59 PM

City of Carroll

627 N. Adams Street Carroll, Iowa 51401 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Aaron Kooiker, City Manager *AK*
FROM: Chad Tiemeyer, Director of Parks and Recreation *GT*
DATE: April 19, 2023
SUBJECT: Arbor Day Proclamation

Carroll has been named a Tree City USA community by the National Arbor Day Foundation to honor its commitment to community forestry. This is the 33rd year Carroll has received this recognition.

The Tree City USA program is sponsored by the National Arbor Day Foundation in cooperation with the National Association of State Foresters and the USDA Forest Service.

Carroll has met the four standards to become a Tree City USA community: a tree board or department, a tree care ordinance, a comprehensive community forestry program, and an Arbor Day observance.

Attached to this memorandum is the proclamation observing April 28, 2023, as Arbor Day in Carroll, IA.

2023 ARBOR DAY PROCLAMATION

WHEREAS, Iowa's trees were a significant attraction to early settlers because of their multiple benefits and the beautiful environment they provided; and

WHEREAS, Trees are an increasingly vital resource in Iowa, enriching our lives by purifying our air and water, helping to conserve our soil and energy, creating jobs through our forest products industries, serving us with shade for our recreation, providing our wildlife with food and shelter, and making our communities a more pleasant place to live and work, and

WHEREAS, With the cooperation of all Iowans, the benefits of trees can be passed on to future generations through tree planting and conservation of this renewable resource, and

WHEREAS, Each year, on Arbor Day - the people of Iowa pay special attention to the benefits of our trees and dedicate themselves to the planting and management of Iowa's forest resources.

NOW, THEREFORE, I, MARK E. BEARDMORE, MAYOR OF CARROLL, IOWA, DO HEREBY PROCLAIM APRIL 28, 2023, AS

ARBOR DAY

IN CARROLL, IOWA, AND URGE CITIZENS TO PARTICIPATE IN TREE PLANTING PROGRAMS THAT WILL ENSURE A GREENER CARROLL AND A GREENER IOWA AND TO NURTURE, PROTECT, AND WISELY USE IOWA'S NATURAL WONDER OF TREES.

Mark E. Beardmore, Mayor

COUNCIL MEETING

APRIL 10, 2023

(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, Tom Bordenaro, LaVern Dirkx, Carolyn Siemann and JJ Schreck. Absent: Misty Boes. Mayor Mark Beardmore presided and City Attorney Dave Bruner was in attendance.

* * * * *

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

* * * * *

Mayor Beardmore proclaimed April as National Child Abuse Prevention Month in Carroll and urged all citizens to recognize this month by dedicating ourselves to the task of improving the quality of life for all children and families. No Council action taken.

* * * * *

It was moved by Bordenaro, seconded by Bauer, to approve the following items on the consent agenda: a) minutes of the March 27, 2023 Council meeting, as written; b) bills and claims in the amount of \$678,701.91; c) the following licenses and permits: Renewal of Class “C” Retail Alcohol License and Special Class “A” Beer Permit with Outdoor Service and Catering – *Carroll Brewing Company*; Resolution No. 23-19, Allowing Carroll Merchants Baseball Club to Sell Alcoholic Beverages at Merchants Park; New 8-month Special “C” Retail Alcohol License with Outdoor Service – *Carroll Merchants Baseball Club*; d) Resolution No. 23-20, Carroll Concession Stand Lease – North Youth Sports Complex Lease Between the City of Carroll and Gary Magill; and e) Infill Housing Incentive Applications for Schroeder Construction (1558 Oakwood Drive), Schroeder Construction (1546 Oakwood Drive), and Wittrock Construction (1521 E. 10th Street). On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Boes. Motion carried 5-0.

* * * * *

There were no oral requests or communications from the audience.

* * * * *

At 5:20 p.m. Mayor Beardmore opened a public hearing on amending the Code of Ordinances of the City of Carroll by adding a new subsection establishing a new special use, Rural Business Enterprise, in an A-2 Zoning District. Collin Wernimont spoke in favor of the

proposed ordinance change. No one spoke against the proposed ordinance change. Mayor Beardmore closed said hearing at 5:30 p.m.

An ordinance amending the Code of Ordinances of the City of Carroll by Adding a New Subsection Establishing a New Special Use in an A-2 Zoning District was introduced by Council Member Siemann.

It was moved by Siemann, seconded by Bordenaro, to approve the first reading of said ordinance. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Boes. Motion carried 5-0.

* * * * *

At 5:32 p.m. Mayor Beardmore opened a public hearing on the FY 2023/2024 Budget Proposal. Mayor Beardmore closed said hearing at 5:33 p.m.

It was moved by Dirx, seconded by Bauer, to approve Resolution No. 23-21, Adopting the Annual Budget for the Fiscal Year Ending June 30, 2024. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Boes. Motion carried 5-0.

* * * * *

It was moved by Bauer, seconded by Dirx, to work with Region XII to apply for the Iowa Finance Authority's Down Payment Assistance Program Grant. Karla Janning, Region XII Housing Programs Coordinator, addressed Council on this issue. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Boes. Motion carried 5-0.

* * * * *

It was moved by Bauer, seconded by Dirx, to approve the printing and insertion of a wage study survey into the Carroll utility bill for a Community Development Block Grant for the new Growing Hope Childcare Center. Steve Kopecky, New Hope CEO, addressed Council on this issue. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Boes. Motion carried 5-0.

* * * * *

Council discussed the proposed Carroll First Economic Development Grant Matching Program. Matt Meiners, Carroll County Growth Partnership Economic Vitality Director, addressed Council on this issue. No Council action taken.

* * * * *

It was moved by Bordenaro, seconded by Bauer, to go into closed session at 6:22 p.m. pursuant to Iowa Code 21.5(1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Boes. Motion carried 5-0.

* * * * *

It was moved by Bordenaro, seconded by Schreck, to go back into open session at 7:05 p.m. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Boes. Motion carried 5-0.

* * * * *

It was moved by Bordenaro, seconded by Schreck, to approve Change Order No. 4 to the Street Maintenance Facility Contract in the amount of a reduction of (\$69,461.92). The effect of Change Order No. 4 on the construction contract price is as follows:

Original Contract Price	\$4,489,300.00
Change Orders 1 – 3	\$38,592.00
Change Order No. 4	<u>(\$69,461.92)</u>
Contract Price with Change Orders	<u>\$4,458,430.08</u>

On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Boes. Motion carried 5-0.

* * * * *

It was moved by Bordenaro, seconded by Bauer, to adjourn at 7:07 p.m. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Boes. Motion carried 5-0.

Mark E. Beardmore, Mayor

ATTEST:

Laura A. Schaefer, City Clerk

		=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====			
PAID ITEMS DATES	:	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU	4/20/2023		
PARTIALLY ITEMS DATES:	:	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU	4/20/2023		
UNPAID ITEMS DATES	:	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU	4/20/2023		
VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	----BALANCE---
01-003940	A T & T MOBILITY	PHONES AND AIR CARDS	827.96	827.96-	126819	4/13/23	0.00
		** TOTALS **	827.96	827.96-			0.00
01-001720	ACCESS SYSTEMS	COPIER CONTRACT	116.46	0.00	000000	0/00/00	116.46
		** TOTALS **	116.46	0.00			116.46
01-012650	ALLIANT ENERGY-IES UTILIT	GAS BILLS	14,558.98	14,558.98-	126827	4/13/23	0.00
		** TOTALS **	14,558.98	14,558.98-			0.00
01-002916	AMERICAN RED CROSS	STAFF RECERTIFICATION	252.00	0.00	000000	0/00/00	252.00
		** TOTALS **	252.00	0.00			252.00
01-002370	ARNOLD MOTOR SUPPLY	MOWER OIL FILTERS	84.60	0.00	000000	0/00/00	84.60
01-002370	ARNOLD MOTOR SUPPLY	ANTIFREEZE	46.62	0.00	000000	0/00/00	46.62
		** TOTALS **	131.22	0.00			131.22
01-002805	BADDING CONSTRUCTION CO.	STREET MAINT. BLDG #24	26,725.80	0.00	000000	0/00/00	26,725.80
		** TOTALS **	26,725.80	0.00			26,725.80
01-002818	BAKER AND TAYLOR INC.	BOOKS RETURNED	11.51-	11.51	126835	4/18/23	0.00
01-002818	BAKER AND TAYLOR INC.	BOOKS RETURNED	19.95-	19.95	126835	4/18/23	0.00
01-002818	BAKER AND TAYLOR INC.	BOOKS	283.21	283.21-	126835	4/18/23	0.00
01-002818	BAKER AND TAYLOR INC.	BOOKS	662.65	662.65-	126835	4/18/23	0.00
01-002818	BAKER AND TAYLOR INC.	BOOKS	162.98	162.98-	126835	4/18/23	0.00
01-002818	BAKER AND TAYLOR INC.	BOOKS	1,562.48	1,562.48-	126835	4/18/23	0.00
		** TOTALS **	2,639.86	2,639.86-			0.00
01-001943	BAUER BUILT TIRE CENTER	2690 MOWER - REAR TIRES	161.96	0.00	000000	0/00/00	161.96
		** TOTALS **	161.96	0.00			161.96
01-002964	BOBCAT COMPANY	COMPACT EXCAVATOR	59,353.64	0.00	000000	0/00/00	59,353.64
		** TOTALS **	59,353.64	0.00			59,353.64
01-003515	BOMGAARS	HOSES	192.90	0.00	000000	0/00/00	192.90
01-003515	BOMGAARS	SPRAY PAINT	14.97	0.00	000000	0/00/00	14.97
01-003515	BOMGAARS	2-CYCLE OIL	17.94	0.00	000000	0/00/00	17.94
01-003515	BOMGAARS	PAINTING SUPPLIES	27.96	0.00	000000	0/00/00	27.96
01-003515	BOMGAARS	SUPPLIES	16.17	0.00	000000	0/00/00	16.17
01-003515	BOMGAARS	SLOW PITCH FIELDS SUPPLIES	28.21	0.00	000000	0/00/00	28.21
01-003515	BOMGAARS	SUPPLIES	24.11	0.00	000000	0/00/00	24.11
01-003515	BOMGAARS	SLOW PITCH FIELDS SUPPLIES	25.98	0.00	000000	0/00/00	25.98
01-003515	BOMGAARS	HOSES	142.94	0.00	000000	0/00/00	142.94
01-003515	BOMGAARS	SAFETY EARMUFFS	32.99	0.00	000000	0/00/00	32.99
01-003515	BOMGAARS	POWERSTACK BATTERIES	239.99	0.00	000000	0/00/00	239.99

	=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====
PAID ITEMS DATES :	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023
PARTIALLY ITEMS DATES :	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023
UNPAID ITEMS DATES :		4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023

VENDOR	VENDOR NAME	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	BALANCE
01-003515	BOMGAARS	SLOW PITCH FIELD KEYS	17.94	0.00	000000	0/00/00	17.94
		** TOTALS **	782.10	0.00			782.10
01-003670	BRIGGS INC OF OMAHA	MP SUPPLIES	9.40	0.00	000000	0/00/00	9.40
		** TOTALS **	9.40	0.00			9.40
01-003693	BRUNER & BRUNER	7TH STREET PROPERTY	724.50	0.00	000000	0/00/00	724.50
01-003693	BRUNER & BRUNER	POLICE/MAGISTRATE	715.50	0.00	000000	0/00/00	715.50
01-003693	BRUNER & BRUNER	PUBLIC WORKS	40.50	0.00	000000	0/00/00	40.50
01-003693	BRUNER & BRUNER	ZONING/SUBDIVISION	81.00	0.00	000000	0/00/00	81.00
01-003693	BRUNER & BRUNER	PARKS AND RECREATION	351.00	0.00	000000	0/00/00	351.00
01-003693	BRUNER & BRUNER	BOARD OF ADJUSTMENT	94.50	0.00	000000	0/00/00	94.50
01-003693	BRUNER & BRUNER	PLANNING & ZONING	904.50	0.00	000000	0/00/00	904.50
		** TOTALS **	2,911.50	0.00			2,911.50
01-003140	CANINE TACTICAL	LAW ENFORCEMENT TACTICAL	800.00	0.00	000000	0/00/00	800.00
		** TOTALS **	800.00	0.00			800.00
01-004138	CAPITAL SANITARY SUPPLY	SOAP	319.36	0.00	000000	0/00/00	319.36
01-004138	CAPITAL SANITARY SUPPLY	LAUNDRY SOAP/AIR SPRAY	185.88	0.00	000000	0/00/00	185.88
01-004138	CAPITAL SANITARY SUPPLY	SUPPLIES	195.46	0.00	000000	0/00/00	195.46
01-004138	CAPITAL SANITARY SUPPLY	SUPPLIES	230.02	0.00	000000	0/00/00	230.02
01-004138	CAPITAL SANITARY SUPPLY	CLEANING SUPPLIES	89.98	0.00	000000	0/00/00	89.98
01-004138	CAPITAL SANITARY SUPPLY	CLEANING SUPPLIES	94.50	0.00	000000	0/00/00	94.50
		** TOTALS **	1,115.20	0.00			1,115.20
01-025028	CAROL SCHOEPPNER	SECRETARY CONTRACT	350.00	350.00-	126830	4/13/23	0.00
		** TOTALS **	350.00	350.00-			0.00
01-000747	CARROLL AUTO SUPPLY	PULLEY FOR UNIT #52	37.12	0.00	000000	0/00/00	37.12
01-000747	CARROLL AUTO SUPPLY	BELTS - UNIT #52	130.12	0.00	000000	0/00/00	130.12
		** TOTALS **	167.24	0.00			167.24
01-004132	CARROLL AVIATION INC.	CONTRACT	6,940.00	6,940.00-	126821	4/13/23	0.00
		** TOTALS **	6,940.00	6,940.00-			0.00
01-004133	CARROLL BROADCASTING CO.	SUMMER REGISTRATION ADS	560.00	0.00	000000	0/00/00	560.00
		** TOTALS **	560.00	0.00			560.00
01-004146	CARROLL CONTROL SYSTEMS	LG MTG ROOM FURNACE REPAIR	1,607.95	1,607.95-	126845	4/18/23	0.00
		** TOTALS **	1,607.95	1,607.95-			0.00
01-004170	CARROLL COUNTY RECORDER	NOTICE OF RESTRICTION REC. FEE	17.00	0.00	000000	0/00/00	17.00
		** TOTALS **	17.00	0.00			17.00

=====PAYMENT DATES=====		=====ITEM DATES=====		=====POSTING DATES=====			
PAID ITEMS DATES	: 4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023			
PARTIALLY ITEMS DATES:	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023			
UNPAID ITEMS DATES	:	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023			
VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	----BALANCE---
01-004196	CARROLL HYDRAULICS	DUMP TRUCK REPAIRS	505.93	505.93-	126822	4/13/23	0.00
01-004196	CARROLL HYDRAULICS	#26 - O-RINGS	26.60	0.00	000000	0/00/00	26.60
		** TOTALS **	532.53	505.93-			26.60
01-002977	CARROLL REFUSE SERVICE	FEBRUARY GARBAGE	65.55	65.55-	126818	4/13/23	0.00
		** TOTALS **	65.55	65.55-			0.00
01-002867	CINTAS FIRST AID & SAFETY	SUPPLIES	37.04	0.00	000000	0/00/00	37.04
		** TOTALS **	37.04	0.00			37.04
01-003633	CLEANING SOLUTIONS INC	MARCH LIBRARY CLEANING	3,120.00	3,120.00-	126838	4/18/23	0.00
		** TOTALS **	3,120.00	3,120.00-			0.00
01-004835	COMMERCIAL SAVINGS BANK	FEDERAL WITHHOLDINGS	13,313.16	13,313.16-	001518	4/20/23	0.00
01-004835	COMMERCIAL SAVINGS BANK	FICA WITHHOLDING	16,087.04	16,087.04-	001518	4/20/23	0.00
01-004835	COMMERCIAL SAVINGS BANK	MEDICARE WITHHOLDING	5,064.58	5,064.58-	001518	4/20/23	0.00
		** TOTALS **	34,464.78	34,464.78-			0.00
01-004836	COMMUNITY OIL CO. INC.	OIL	1,162.18	0.00	000000	0/00/00	1,162.18
01-004836	COMMUNITY OIL CO. INC.	OIL	1,162.18	0.00	000000	0/00/00	1,162.18
01-004836	COMMUNITY OIL CO. INC.	EQUIPMENT GAS	197.65	197.65-	126823	4/13/23	0.00
		** TOTALS **	2,522.01	197.65-			2,324.36
01-002071	COMPUTER REPAIR & SERVICE	COMPUTER & MICROSOFT OFFICE	2,244.25	0.00	000000	0/00/00	2,244.25
01-002071	COMPUTER REPAIR & SERVICE	COMPUTER MONITORS & LABOR	477.50	0.00	000000	0/00/00	477.50
01-002071	COMPUTER REPAIR & SERVICE	COMPUTER SETUP & ISSUES	460.00	0.00	000000	0/00/00	460.00
01-002071	COMPUTER REPAIR & SERVICE	COMPUTER SETUP KOOIKER	172.50	0.00	000000	0/00/00	172.50
01-002071	COMPUTER REPAIR & SERVICE	48 PORT ETHERNET SWITCH	1,945.00	0.00	000000	0/00/00	1,945.00
		** TOTALS **	5,299.25	0.00			5,299.25
01-003214	CORE-MARK MIDCONTINENT IN	CLEANING SUPPLIES	1,656.25	0.00	000000	0/00/00	1,656.25
		** TOTALS **	1,656.25	0.00			1,656.25
01-005395	D & K PRODUCTS	MP - FIELD MARKING POWDER	476.00	0.00	000000	0/00/00	476.00
		** TOTALS **	476.00	0.00			476.00
01-003924	DELTA DENTAL	MAY DENTAL INSURANCE PREMIUMS	1,394.90	1,394.90-	126840	4/18/23	0.00
		** TOTALS **	1,394.90	1,394.90-			0.00
01-001965	DIANE TRACY	OUTREACH MILEAGE	51.02	51.02-	126834	4/18/23	0.00
		** TOTALS **	51.02	51.02-			0.00
01-006150	DPC INDUSTRIES INC	WATER TREATMENT SUPPLIES	1,535.51	0.00	000000	0/00/00	1,535.51

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

		=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====							
PAID ITEMS DATES	:	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU	4/20/2023						
PARTIALLY ITEMS DATES:	:	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU	4/20/2023						
UNPAID ITEMS DATES	:		4/07/2023 THRU 4/20/2023	4/07/2023 THRU	4/20/2023						
VENDOR	----	VENDOR NAME	-----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	----	BALANCE	---
01-006150		DPC INDUSTRIES INC		WATER TREATMENT SUPPLIES	1,205.03	0.00	000000	0/00/00		1,205.03	
				** TOTALS **	2,740.54	0.00				2,740.54	
01-006270		DREES HEATING & PLUMBING		DOOR CARD READER REPAIRS	639.66	0.00	000000	0/00/00		639.66	
				** TOTALS **	639.66	0.00				639.66	
01-006275		DREES OIL CO. INC.		PROPANE	261.75	261.75-	126824	4/13/23		0.00	
				** TOTALS **	261.75	261.75-				0.00	
01-012590		ECHO ELECTRIC SUPPLY		LIGHT BULBS	405.60	0.00	000000	0/00/00		405.60	
01-012590		ECHO ELECTRIC SUPPLY		LIGHT PARTS	17.34	0.00	000000	0/00/00		17.34	
01-012590		ECHO ELECTRIC SUPPLY		LIGHT BULBS	32.97	0.00	000000	0/00/00		32.97	
				** TOTALS **	455.91	0.00				455.91	
01-006810		ECOWATER SYSTEMS		SOFTNER SALT	132.00	0.00	000000	0/00/00		132.00	
01-006810		ECOWATER SYSTEMS		COOLER RENT AND WATER	135.61	135.61-	126825	4/13/23		0.00	
				** TOTALS **	267.61	135.61-				132.00	
01-007253		ELECTRIC MOTOR SERVICE LL BELT			8.35	0.00	000000	0/00/00		8.35	
				** TOTALS **	8.35	0.00				8.35	
01-008027		FAREWAY STORES		DISTILLED WATER	223.44	0.00	000000	0/00/00		223.44	
				** TOTALS **	223.44	0.00				223.44	
01-008050		FASTENAL COMPANY		HOSE BRACKET CLAMPS	145.56	0.00	000000	0/00/00		145.56	
				** TOTALS **	145.56	0.00				145.56	
01-006860		FELD FIRE EQUIPMENT CO.		APR-JUNE SECURITY MONITORING	219.00	0.00	000000	0/00/00		219.00	
01-006860		FELD FIRE EQUIPMENT CO.		CH - EXTINGUISHERS RECHARGED	46.00	0.00	000000	0/00/00		46.00	
				** TOTALS **	265.00	0.00				265.00	
01-000633		FILTER CARE		FILTER CLEANING	74.80	0.00	000000	0/00/00		74.80	
				** TOTALS **	74.80	0.00				74.80	
01-000013		FIRE/POLICE RETIREMENT SY MFPRSI CONTRIBUTIONS			13,991.03	13,991.03-	001519	4/20/23		0.00	
				** TOTALS **	13,991.03	13,991.03-				0.00	
01-003848		FIRST IMPRESSION		APR. 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		MANHOLE DUMP LID	253.00	0.00	000000	0/00/00		253.00	
01-009500		GEHLING WELDING & REPAIR		#26 REPAIRS	343.90	0.00	000000	0/00/00		343.90	
				** TOTALS **	596.90	0.00				596.90	

```

=====PAYMENT DATES=====
PAID ITEMS DATES : 4/07/2023 THRU 4/20/2023
PARTIALLY ITEMS DATES: 4/07/2023 THRU 4/20/2023
UNPAID ITEMS DATES :
=====ITEM DATES=====
4/07/2023 THRU 4/20/2023
4/07/2023 THRU 4/20/2023
4/07/2023 THRU 4/20/2023
=====POSTING DATES=====
4/07/2023 THRU 4/20/2023
4/07/2023 THRU 4/20/2023
4/07/2023 THRU 4/20/2023
  
```

VENDOR	VENDOR NAME	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	BALANCE
01-009535	GENERAL RENTAL	GRINDER KIT	414.00	0.00	000000	0/00/00	414.00
01-009535	GENERAL RENTAL	STEP LADDER STICKERS	67.28	0.00	000000	0/00/00	67.28
		** TOTALS **	481.28	0.00			481.28
01-010010	GOLF COURSE SUPT. ASSOC.	MEMBERSHIP DUES HAAKENSON	465.00	0.00	000000	0/00/00	465.00
		** TOTALS **	465.00	0.00			465.00
01-010156	GRAPHIC EDGE LLC	SPRING SOCCER SHIRTS	285.87	0.00	000000	0/00/00	285.87
01-010156	GRAPHIC EDGE LLC	SPRING SOCCER SHIRTS	329.85	0.00	000000	0/00/00	329.85
01-010156	GRAPHIC EDGE LLC	SPRING SOCCER SHIRTS	241.89	0.00	000000	0/00/00	241.89
01-010156	GRAPHIC EDGE LLC	SPRING SOCCER SHIRTS	329.85	0.00	000000	0/00/00	329.85
01-010156	GRAPHIC EDGE LLC	SPRING SOCCER SHIRTS	395.82	0.00	000000	0/00/00	395.82
01-010156	GRAPHIC EDGE LLC	SPRING SOCCER SHIRTS	417.81	0.00	000000	0/00/00	417.81
01-010156	GRAPHIC EDGE LLC	SPRING SOCCER SHIRTS	351.84	0.00	000000	0/00/00	351.84
		** TOTALS **	2,352.93	0.00			2,352.93
01-000992	GUTE TREE SERVICE	TREE STUMPS REMOVED	764.00	0.00	000000	0/00/00	764.00
		** TOTALS **	764.00	0.00			764.00
01-010605	HACH CHEMICAL COMPANY	LAB SUPPLIES	1,591.97	0.00	000000	0/00/00	1,591.97
01-010605	HACH CHEMICAL COMPANY	LAB SUPPLIES	275.24	0.00	000000	0/00/00	275.24
01-010605	HACH CHEMICAL COMPANY	LAB SUPPLIES	267.00	0.00	000000	0/00/00	267.00
		** TOTALS **	2,134.21	0.00			2,134.21
01-010680	HAWKINS WATER TREATMENT	WATER TREATMENT SUPPLIES	1,560.00	0.00	000000	0/00/00	1,560.00
		** TOTALS **	1,560.00	0.00			1,560.00
01-003649	ICE TECHNOLOGIES INC	TECHNICAL SUPPORT	69.50	69.50-	126839	4/18/23	0.00
01-003649	ICE TECHNOLOGIES INC	MONTHLY IT SERVICE	778.50	778.50-	126839	4/18/23	0.00
01-003649	ICE TECHNOLOGIES INC	NIGHTLY OFFSITE BACKUP SERVICE	19.10	19.10-	126839	4/18/23	0.00
01-003649	ICE TECHNOLOGIES INC	TECHNICAL SUPPORT	139.00	139.00-	126839	4/18/23	0.00
		** TOTALS **	1,006.10	1,006.10-			0.00
01-012552	INDUSTRIAL BEARING SUPP.	TRACTOR SEAL	10.00	0.00	000000	0/00/00	10.00
		** TOTALS **	10.00	0.00			10.00
01-012589	INTOXIMETERS	DRY GAS	125.00	0.00	000000	0/00/00	125.00
		** TOTALS **	125.00	0.00			125.00
01-003982	IOWA INFORMATION MEDIA GR	LEGAL PUBLICATIONS	801.82	0.00	000000	0/00/00	801.82
		** TOTALS **	801.82	0.00			801.82
01-012646	IOWA INSURANCE DIVISION	DEED FILING FEE	421.00	421.00-	000000	4/18/23	0.00
01-012646	IOWA INSURANCE DIVISION	NEWSPAPER AD	75.00	75.00-	126846	4/18/23	0.00

		=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====			
PAID ITEMS DATES :		4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU	4/20/2023		
PARTIALLY ITEMS DATES:		4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU	4/20/2023		
UNPAID ITEMS DATES :			4/07/2023 THRU 4/20/2023	4/07/2023 THRU	4/20/2023		
VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	----BALANCE---
		** TOTALS **	496.00	496.00-			0.00
01-012685	IOWA SMALL ENGINE CENTER	VEHICLE REPAIRS	95.78	0.00	000000	0/00/00	95.78
01-012685	IOWA SMALL ENGINE CENTER	FUEL LINE	9.82	0.00	000000	0/00/00	9.82
		** TOTALS **	105.60	0.00			105.60
01-012706	IPERS	IPERS CONTRIBUTIONS	19,940.04	19,940.04-	001520	4/20/23	0.00
01-012706	IPERS	IPERS CONTRIBUTIONS	449.67	449.67-	001520	4/20/23	0.00
01-012706	IPERS	IPERS CONTRIBUTIONS	31.46	31.46-	001520	4/20/23	0.00
		** TOTALS **	20,421.17	20,421.17-			0.00
01-002453	JASON MATTHEW LAMBERTZ	PRODUCTION COSTS	880.00	0.00	000000	0/00/00	880.00
		** TOTALS **	880.00	0.00			880.00
01-013917	JEO CONSULTING GROUP INC.	2022 STORMWATER IMP.	12,850.00	0.00	000000	0/00/00	12,850.00
		** TOTALS **	12,850.00	0.00			12,850.00
01-025020	JOHN DEERE FINANCIAL	OIL	121.38	121.38-	126829	4/13/23	0.00
01-025020	JOHN DEERE FINANCIAL	OIL FILTERS	47.79	47.79-	126829	4/13/23	0.00
01-025020	JOHN DEERE FINANCIAL	REPAIR PARTS	232.96	232.96-	126829	4/13/23	0.00
		** TOTALS **	402.13	402.13-			0.00
01-002698	LANDSCAPERS PARADISE	LANDSCAPING SUPPLIES	124.07	0.00	000000	0/00/00	124.07
		** TOTALS **	124.07	0.00			124.07
01-002378	LAYNE CHRISTENSEN COMPANY	WELL #19 REHABILITATION	35,000.00	0.00	000000	0/00/00	35,000.00
01-002378	LAYNE CHRISTENSEN COMPANY	WELL #19 CHLORINE/OXIMATE	7,180.00	0.00	000000	0/00/00	7,180.00
01-002378	LAYNE CHRISTENSEN COMPANY	WELL #19 REHABILITATION NW-220	13,070.00	0.00	000000	0/00/00	13,070.00
01-002378	LAYNE CHRISTENSEN COMPANY	WELL #19 TURBINE PUMP RPRS	7,721.00	0.00	000000	0/00/00	7,721.00
01-002378	LAYNE CHRISTENSEN COMPANY	WELL EFFICIENCY TESTING	2,680.00	0.00	000000	0/00/00	2,680.00
		** TOTALS **	65,651.00	0.00			65,651.00
01-017125	MANNING MONITOR	PERIODICAL - 1 YR	40.00	40.00-	126847	4/18/23	0.00
		** TOTALS **	40.00	40.00-			0.00
01-017133	MASTERCARD	APWA IA SPRING CONF. KRAUEL	295.68	295.68-	126848	4/18/23	0.00
01-017133	MASTERCARD	SUPPLIES, BOOKS & VIDEOS	1,386.20	1,386.20-	126849	4/18/23	0.00
01-017133	MASTERCARD	SUPPLIES	61.56	61.56-	126850	4/18/23	0.00
01-017133	MASTERCARD	ZOOM, ADOBE, MAIL CHIMP	48.98	48.98-	126851	4/18/23	0.00
		** TOTALS **	1,792.42	1,792.42-			0.00
01-003495	MATTHEW KENNEBECK	OMAHA VET K9	149.34	149.34-	126837	4/18/23	0.00
		** TOTALS **	149.34	149.34-			0.00

=====PAYMENT DATES=====		=====ITEM DATES=====		=====POSTING DATES=====		
PAID ITEMS DATES	: 4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	
PARTIALLY ITEMS DATES:	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	
UNPAID ITEMS DATES	:	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	
VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK# CHECK DT	----BALANCE---
01-003966	MICROBAC LABORATORIES INC	MONTHLY BAC-T/FLUORIDE	92.00	0.00	000000 0/00/00	92.00
01-003966	MICROBAC LABORATORIES INC	MONTHLY BAC-T SAMPLES	75.00	0.00	000000 0/00/00	75.00
		** TOTALS **	167.00	0.00		167.00
01-012680	MID AMERICAN ENERGY	ELECTRIC BILLS	47,569.68	47,569.68-	126828 4/13/23	0.00
		** TOTALS **	47,569.68	47,569.68-		0.00
01-001922	MIDWEST AUTOMATIC FIRE SP	FIRE SPRINKLER INSPECTION	229.00	229.00-	126833 4/18/23	0.00
		** TOTALS **	229.00	229.00-		0.00
01-017730	MOORHOUSE READY MIX CO.	MAIN BREAK - BOMGAARS	1,518.75	0.00	000000 0/00/00	1,518.75
01-017730	MOORHOUSE READY MIX CO.	MAIN BREAK - BOMGAARS	1,518.75	0.00	000000 0/00/00	1,518.75
		** TOTALS **	3,037.50	0.00		3,037.50
01-017855	MPH INDUSTRIES INC.	RADAR MOUNT	108.37	0.00	000000 0/00/00	108.37
		** TOTALS **	108.37	0.00		108.37
01-018408	NAPA AUTO PARTS	PUMP PULLER	74.99	0.00	000000 0/00/00	74.99
01-018408	NAPA AUTO PARTS	#26 GROMMETS	12.99	0.00	000000 0/00/00	12.99
01-018408	NAPA AUTO PARTS	FUEL LINE	4.98	0.00	000000 0/00/00	4.98
		** TOTALS **	92.96	0.00		92.96
01-001301	NEW COOPERATIVE INC	FARM CHEMICALS	6,126.00	6,126.00-	126816 4/13/23	0.00
		** TOTALS **	6,126.00	6,126.00-		0.00
01-020208	O'HALLORAN INTERNATIONAL	#26 MIRROR	313.97	0.00	000000 0/00/00	313.97
01-020208	O'HALLORAN INTERNATIONAL	#24 FILTERS	231.69	0.00	000000 0/00/00	231.69
01-020208	O'HALLORAN INTERNATIONAL	#26 EXHAUST CLAMP	135.16	0.00	000000 0/00/00	135.16
		** TOTALS **	680.82	0.00		680.82
01-020203	OFFICE STOP	OFFICE SUPPLIES	26.01	0.00	000000 0/00/00	26.01
		** TOTALS **	26.01	0.00		26.01
01-020326	OPTIONS INK	FREIGHT - WATER SAMPLES	13.25	0.00	000000 0/00/00	13.25
		** TOTALS **	13.25	0.00		13.25
01-021050	P & H WHOLESALE INC.	CAPS	14.09	0.00	000000 0/00/00	14.09
01-021050	P & H WHOLESALE INC.	PLUMBING SUPPLIES	14.53	0.00	000000 0/00/00	14.53
01-021050	P & H WHOLESALE INC.	TOILET REPAIR PARTS	190.34	0.00	000000 0/00/00	190.34
01-021050	P & H WHOLESALE INC.	SUPPLIES	210.12	0.00	000000 0/00/00	210.12
01-021050	P & H WHOLESALE INC.	LL FAUCET REPAIRS	33.83	0.00	000000 0/00/00	33.83
01-021050	P & H WHOLESALE INC.	REPAIR PARTS	42.99	0.00	000000 0/00/00	42.99
		** TOTALS **	505.90	0.00		505.90

=====PAYMENT DATES=====		=====ITEM DATES=====		=====POSTING DATES=====			
PAID ITEMS DATES :	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023		
PARTIALLY ITEMS DATES:	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023		
UNPAID ITEMS DATES :		4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023		
VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	----BALANCE---
01-001540	PETTY CASH	POSTAGE	47.17	47.17-	126817	4/13/23	0.00
		** TOTALS **	47.17	47.17-			0.00
01-021860	PRESTO-X-COMPANY	PEST CONTROL REC CENTER	71.19	0.00	000000	0/00/00	71.19
01-021860	PRESTO-X-COMPANY	PEST CONTROL 112 E 5TH ST	54.00	0.00	000000	0/00/00	54.00
01-021860	PRESTO-X-COMPANY	PEST CONTROL 627 N ADAMS	96.05	0.00	000000	0/00/00	96.05
		** TOTALS **	221.24	0.00			221.24
01-009870	RACCOON VALLEY ELECTRIC C	MARCH ELECTRIC SERVICE	1,428.87	1,428.87-	126826	4/13/23	0.00
		** TOTALS **	1,428.87	1,428.87-			0.00
01-000490	RANDALL M. KRAUEL	APWA SPRING CONF. IA CHAPTER	107.42	107.42-	126815	4/13/23	0.00
		** TOTALS **	107.42	107.42-			0.00
01-003137	RDG PLANNING & DESIGN	REC CENTER BLDG IMPROVEMENTS	6,548.64	0.00	000000	0/00/00	6,548.64
		** TOTALS **	6,548.64	0.00			6,548.64
01-004011	REGENTS OF UNIVERSITY OF	BAR CODE LABELS	258.00	258.00-	126844	4/18/23	0.00
		** TOTALS **	258.00	258.00-			0.00
01-025250	SHERWIN WILLIAMS CO.	HSPS DOOR PAINT	86.25	0.00	000000	0/00/00	86.25
01-025250	SHERWIN WILLIAMS CO.	SLOW PITCH PAINT	53.07	0.00	000000	0/00/00	53.07
		** TOTALS **	139.32	0.00			139.32
01-004178	SOLID WASTE MANAGEMENT CO	FY 23 YARD WASTE MGMT FEE	7,475.00	0.00	000000	0/00/00	7,475.00
		** TOTALS **	7,475.00	0.00			7,475.00
01-025606	SOPPE CHIROPRACTIC CLINIC	PRE-EMPLOY/RANDOM DRUG TESTS	560.00	0.00	000000	0/00/00	560.00
		** TOTALS **	560.00	0.00			560.00
01-025880	STONE PRINTING CO.	CARD STOCK PAPER	26.98	26.98-	126852	4/18/23	0.00
01-025880	STONE PRINTING CO.	PAPER TOWELS & COPY PAPER	107.98	0.00	000000	0/00/00	107.98
01-025880	STONE PRINTING CO.	INK CARTRIDGE CLUBHOUSE	52.98	0.00	000000	0/00/00	52.98
01-025880	STONE PRINTING CO.	UTILITY BILL ENVELOPES	1,299.00	0.00	000000	0/00/00	1,299.00
01-025880	STONE PRINTING CO.	LAMINATING	2.00	2.00-	126852	4/18/23	0.00
		** TOTALS **	1,488.94	28.98-			1,459.96
01-027060	TREASURER OF IOWA	MARCH SALES TAX	13,062.05	13,062.05-	000000	4/18/23	0.00
		** TOTALS **	13,062.05	13,062.05-			0.00
01-027079	TRIPLE A SEEDS INC.	TURF SUPPLIES	855.00	0.00	000000	0/00/00	855.00
01-027079	TRIPLE A SEEDS INC.	TURF SUPPLIES	712.50	0.00	000000	0/00/00	712.50
01-027079	TRIPLE A SEEDS INC.	GRASS SEED WATERMAIN BREAKS	75.00	0.00	000000	0/00/00	75.00
		** TOTALS **	1,642.50	0.00			1,642.50


```

=====PAYMENT DATES=====
PAID ITEMS DATES : 4/07/2023 THRU 4/20/2023
PARTIALLY ITEMS DATES: 4/07/2023 THRU 4/20/2023
UNPAID ITEMS DATES :

=====ITEM DATES=====
4/07/2023 THRU 4/20/2023
4/07/2023 THRU 4/20/2023
4/07/2023 THRU 4/20/2023

=====POSTING DATES=====
4/07/2023 THRU 4/20/2023
4/07/2023 THRU 4/20/2023
4/07/2023 THRU 4/20/2023
  
```

VENDOR	VENDOR NAME	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	BALANCE
01-004010	TYLER SCHULTES	GOLF MEMBERSHIP REFUND	338.76	338.76-	126843	4/18/23	0.00
		** TOTALS **	338.76	338.76-			0.00
01-003499	UMB BANK	FY 23 BOND FEE	600.00	0.00	000000	0/00/00	600.00
		** TOTALS **	600.00	0.00			600.00
01-002449	UNITYPOINT CLINIC-OCCUPAT	RANDOM DRUG/PRE-EMLOY PHYSICA	420.00	0.00	000000	0/00/00	420.00
		** TOTALS **	420.00	0.00			420.00
01-004012	VCA MIDWEST VETERINARY RE	K9 VET - OMAHA	985.80	0.00	000000	0/00/00	985.80
		** TOTALS **	985.80	0.00			985.80
01-002468	VFW	US FLAG FOR CLUBHOUSE	35.00	0.00	000000	0/00/00	35.00
		** TOTALS **	35.00	0.00			35.00
01-001366	WEBSITES TO IMPRESS INC	1 YR WEB HOSTING	200.00	200.00-	126832	4/18/23	0.00
		** TOTALS **	200.00	200.00-			0.00
01-003377	WELLMARK BLUE CROSS/BLUE	MAY HEALTH INS. PREMIUMS	48,949.49	48,949.49-	126836	4/18/23	0.00
		** TOTALS **	48,949.49	48,949.49-			0.00
01-003962	WENDY JOHNSON	MTG CARROLL CTY LIBRARIANS	30.13	30.13-	126841	4/18/23	0.00
		** TOTALS **	30.13	30.13-			0.00
01-030355	WITTROCK MOTOR CO.	MARCH CAR RENTAL	550.00	550.00-	126831	4/13/23	0.00
		** TOTALS **	550.00	550.00-			0.00
01-003970	WORLDWIDE EXPRESS	FREIGHT W/E 4/5/2023	57.65	57.65-	126820	4/13/23	0.00
01-003970	WORLDWIDE EXPRESS	FREIGHT W/E 4/12/2023	54.27	54.27-	126842	4/18/23	0.00
		** TOTALS **	111.92	111.92-			0.00
	* Payroll Expense		183,238.93				

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

	=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====
PAID ITEMS DATES :	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023
PARTIALLY ITEMS DATES:	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023
UNPAID ITEMS DATES :		4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023

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

	GROSS	PAYMENTS	BALANCE
PAID ITEMS	407,696.53	407,696.53CR	0.00
PARTIALLY PAID	0.00	0.00	0.00
UNPAID ITEMS	221,529.36	0.00	221,529.36
VOID ITEMS	0.00	0.00	0.00
** TOTALS **	629,225.89	407,696.53CR	221,529.36

U N P A I D R E C A P

UNPAID INVOICE TOTALS	221,529.36
UNPAID DEBIT MEMO TOTALS	0.00
UNAPPLIED CREDIT MEMO TOTALS	0.00
** UNPAID TOTALS **	221,529.36

	=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====
PAID ITEMS DATES :	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023
PARTIALLY ITEMS DATES :	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023
UNPAID ITEMS DATES :		4/07/2023 THRU 4/20/2023	4/07/2023 THRU 4/20/2023

FUND TOTALS

001	GENERAL FUND	215,232.61
010	HOTEL/MOTEL TAX	812.19
110	ROAD USE TAX FUND	10,545.10
121	LOCAL OPTION SALES TAX	300.00
178	CRIME PREV/SPEC PROJECTS	334.28
200	DEBT SERVICE FUND	600.00
311	C.P.-PARKS & RECREATION	17.00
313	C.P. - REC CENTER BLDG	6,548.64
314	C.P.-STREETS MAINT BLDG	28,670.80
600	WATER UTILITY FUND	96,485.26
610	SEWER UTILITY FUND	22,665.83
620	STORM WATER UTILITY	580.86
621	STORM WATER CAP. IMP.	12,850.00
850	MEDICAL INSURANCE FUND	50,344.39
	* PAYROLL EXPENSE	183,238.93

GRAND TOTAL 629,225.89

City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Aaron Kooiker, City Manager *AK*

FROM: Chad Tiemeyer, Director of Parks and Recreation *CT*

DATE: April 19, 2023

SUBJECT: Carroll Recreation Center Hydraulic Passenger Elevator Preventive Maintenance Contract with Schumacher Elevator

A major accessibility improvement within the 2021 Carroll Recreation Center Improvement Project is the installation of a new elevator. The elevator requires a Preventative Maintenance Contract for general monthly and annual upkeep. The 5-year contract with Schumacher Elevator Company will allow them to systematically examine, adjust, and lubricate as needed, and help with any warranty, repair, or replacement work. The yearly amount is \$1,920.60 and will begin one year after the final acceptance of the elevator equipment and last five years.

RECOMMENDATION: Mayor and City Council consideration and approval of the attached Resolution approving the Complete Preventative Maintenance for Hydraulic Elevators with Schumacher Elevator Company.

RESOLUTION NO. _____

RESOLUTION APPROVING THE COMPLETE PREVENTIVE MAINTENANCE
FOR HYDRAULIC ELEVATORS FOR THE CARROLL RECREATION CENTER
BUILDING WITH SCHUMACHER ELEVATOR COMPANY

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 Complete Preventive Maintenance for Hydraulic Elevators has been prepared with Schumacher Elevator Company; and,

WHEREAS, the City Council has determined that the Contract for a Complete Preventive Maintenance for Hydraulic Elevators 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 Contract for a Complete Preventive Maintenance for Hydraulic Elevators with Schumacher Elevator Company for the Schumacher hydraulic passenger elevator in the Carroll Recreation Center Building is approved and the Mayor is authorized and directed to sign the Agreement on behalf of the City.

Passed and approved by the Carroll City Council this 24th day of April 2023.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Mark E. Beardmore, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk



September 15, 2022

Established in 1936

TO: Carroll Recreation Center Building
716 North Grant Road
Carroll, IA 51401

Contract #
Bill: City of Carroll
627 N Adams St
Carroll, IA 51401

RE: COMPLETE PREVENTIVE MAINTENANCE FOR HYDRAULIC ELEVATORS

We propose to furnish Schumacher preventive maintenance on the following described elevator equipment at your building located in Carroll, Iowa:

1 – Schumacher hydraulic passenger elevator

Under this contract, we will maintain the elevator equipment as hereinafter described on the terms and conditions subsequently set forth. We will use trained elevator technicians directly employed and supervised by our company. These technicians will be qualified to keep your equipment properly adjusted, and they will use all reasonable care to maintain the elevators in proper and safe operating condition.

We will systematically examine, adjust, lubricate as required, and if, in our judgment, conditions warrant, repair or replace:

- Car and hoistway door hangers and tracks, door operator, door contacts, door protective devices, all door gibs, car and corridor operating stations, alarm bell and buffers.
- Leveling devices, cams, controller, solid state components (excluding proprietary components), relays, resistance for operating and motor circuits, operating circuit rectifiers, leads, resistors, transformers, condensers, contacts, and timing devices.
- Operating valves, leveling valves, valve motors, motor windings, pumps, pump motors, hydraulic fluid, hydraulic fluid tanks and exposed piping. (Hydraulic jack assembly and all underground piping, are excluded.)

We also agree:

- To renew guide shoe gibs or guide rollers when in our judgment this is necessary to ensure smooth and quiet operation, and except where roller guides are used, to keep the guide rails properly lubricated.
- To periodically examine all safety devices.
- To repair or replace conductor cables, elevator hoistway wiring and machine room elevator wiring.
- To furnish Schumacher lubricants compounded to our rigid specifications.
- To examine, lubricate, adjust, and if in our judgment conditions warrant, repair or replace all accessory equipment furnished and installed by us with exceptions as stated hereinafter.

PRICE ADJUSTMENT PROVISION

The price set forth in this contract shall be adjusted annually on the anniversary date of this contract in the manner provided below:

1. The contract price shall be increased or decreased by the corresponding increase or decrease in the straight time hourly rate paid, plus fringe benefits, to Elevator Constructor Mechanics in the locality where the equipment is to be maintained. The straight time hourly rate for Elevator Constructor Mechanics is the actual hourly rate paid to such mechanics. Fringe benefits include, but are not limited to, pensions, vacations, paid holidays, group life insurance, sickness and accident insurance, and hospitalization insurance.
2. The adjustment in price resulting from the above price adjustment provision shall not increase the contract price by more than the maximum permitted by any applicable legally issued Government regulations in effect at the time that such adjustments are made.

STATE REQUIRED TESTS

This contract includes all of the state tests that are presently required, as well as the filing of all the state reports regarding these tests.

These tests impose upon the equipment a much greater strain than that experienced during normal operation. Therefore, it is agreed that in making tests of the governor, safety devices, or any hydraulic devices, Schumacher Elevator Company shall not be liable for injury (including death) to persons (except employees of Schumacher Elevator Company) because of action or failure of any of these devices. If repairs are necessary as a result of these tests or if repairs are required to obtain proper operation of the equipment to meet the requirements of these tests, such work shall be billed separately in addition to the normal contract amount.

Schumacher Elevator Company is not responsible for conducting fire recall tests on the elevator(s).

It is agreed that Schumacher Elevator Company is not required to make replacements or repairs necessitated by reason of obsolescence, negligence or misuse of the equipment or by reason of any other cause beyond our control except ordinary wear and tear. We shall not be required to make any newly required safety tests or to install new attachments on the elevators as recommended or directed by insurance companies or governmental authorities, or to make any replacements mentioned herein with parts of a different design.

The following items of elevator equipment are not included under the terms of this agreement: hoistway door panels, hinges, frames, gates, and sills; cleaning, refinishing, repairing or replacing of elevator cab enclosure, flooring, sills, door panels, gates, removable offset panels; light fixtures and lamps; power supply switches, fuses, and feeders to elevator controller; fixture plates for signal equipment, all unexposed piping and connections; card readers, telephone systems and telephone lines, intercom or music systems, heating or cooling systems, emergency power generators, smoke sensors, heat sensors, shunt trip breakers, and all proprietary components and their replacement. The owner must supply Schumacher Elevator Company a complete set of "as built" electrical prints for each elevator, as well as all manuals to include adjustment procedures, all fault logs, programming information and all diagnostic tools and troubleshooting information required to maintain these elevators.

Schumacher Elevator Company maintains the right to renegotiate the terms of this contract if alterations, additions, adjustments or repairs are made by anyone other than Schumacher Elevator Company.

The items listed on the schedule below show considerable wear and should be replaced in the near future. To provide you with maximum service from these items, we are accepting these items in their present condition with the understanding that you will pay, in addition to the base contract amount, an extra amount to be determined by us at the time the items listed are first replaced. The charge for this replacement will be determined by pro-rating the total cost of replacing the individual items. The owner will pay for that portion of the life of the items used prior to the date of this contract and Schumacher Elevator Company will pay for that portion used since the date of this contract:

SCHEDULE OF PARTS TO BE PRO-RATED

NAME OF PART	NONE	INSTALLED
--------------	------	-----------

All work is to be performed during the regular working hours of our regular working days (Monday – Friday, 8:00 A.M. – 4:30 P.M.), excluding elevator trade holidays.

Overtime examinations, repairs or emergency adjustment callback services performed outside the regular working hours of our regular working days are not included in this contract. If these services are requested, we will charge you extra as follows: for examinations or repairs, Schumacher Elevator Company will absorb the worked hours at straight time rates and the owner will be charged extra for the overtime premium, and for travel time and expenses at our normal billing rates.

The owner agrees to carefully monitor the equipment covered under this contract. In the event of any malfunctions or problems with this equipment the owner agrees to immediately remove that equipment from service and barricade the entrance to the equipment to prevent its use. The owner also agrees to promptly notify Schumacher Elevator Company of any equipment malfunctions, problems or accidents that may have occurred. In addition, the owner agrees to provide Schumacher Elevator Company personnel a safe place in which to work.

It is agreed that Schumacher Elevator Company assumes no liability for injuries or damage to persons or property except those directly due to our acts or omissions; and that the owner's responsibility for injuries or damages to persons or property while on or about the elevators referred to is in no way affected by this contract. Schumacher Elevator Company shall not be liable for any loss, damage or delay caused by acts of government, strikes, lockouts, fire, explosion, theft, riot, civil commotion, war, malicious mischief, act of God, or by any cause beyond our reasonable control, and in any event, Schumacher Elevator Company shall not be liable for consequential damages.

This service shall commence one year after the final acceptance of the elevator equipment, and shall continue for a period of five years and shall be automatically renewed for subsequent five-year periods until terminated. Either party may terminate this contract either at the end of the first five years or at the end of any subsequent five-year period by giving the other party ninety (90) days prior written notice.

In the event of the sale, lease or other transfer of the elevators or dumbwaiters described herein, or of the premises in which they are located, customer agrees to see that such purchaser is made aware of this contract and assumes and agrees to be bound by the terms hereof for the balance of the contract, and subject to termination as herein provided, or otherwise be liable for the full unpaid balance due for the full unexpired term of the contract; provided, however, that in any such case, Schumacher Elevator Company may in its sole discretion terminate the contract with any such successor at any time upon thirty (30) days advance notice in writing.

CONTRACT PRICE One Sixty-Five and NO/100 DOLLARS (\$165.00) Per month

Payments of \$495.00 will be made on a quarterly basis and due by the last day of the month prior to the billing period. Beginning on the Effective Date of this contract, payments will be made as selected below and an Advanced Payment Discount will be applied to the net billing amount:

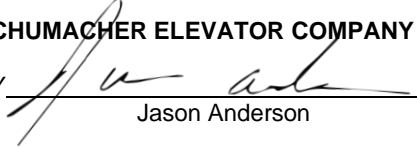
<u>Method of Payment</u>		<u>Billing Frequency & Advanced Payment Discount</u>			
Electronic	<input type="checkbox"/>	Semi-Annual	1%	<input type="checkbox"/>	
Check	<input type="checkbox"/>	Annual	3%	<input type="checkbox"/>	

I (we) agree to pay all invoices Net (30) thirty days from invoice date. Credit extensions will bear interest at the rate of 18% A.P.R. on all past due accounts. The customer agrees to pay all reasonable attorney fees, collection agency fees, court costs and legal fees in the event of default or failure to pay in accordance with the credit terms. Failure to pay any sum due by you within (60) sixty days will be a material breach of this contract and Schumacher Elevator Company may choose to do one of the following: 1) declare all sums for the unexpired term of this agreement due immediately as liquidated damages and terminate this agreement, or 2) suspend all service until all amounts due have been paid in full. If Schumacher Elevator Company elects to suspend service, we shall not be responsible for damages or injuries to persons or property during that time. Upon resumption of service, the owner will be responsible for any costs Schumacher Elevator Company incurs as a result of the suspension of service.

The owner agrees to pay, as an addition to the price herein quoted, the amount of any tax based upon the transfer, use, ownership or possession of the equipment covered under this agreement, imposed by any law enacted after the date of this agreement or imposed upon you by any existing law. The price shall be subject to adjustment at the end of each anniversary date in accordance with the Price Adjustment Provision as set forth on Page 1 of this contract.

This contract becomes effective when signed by the owner below and when approved by an executive officer of Schumacher Elevator Company. All prior representations or contracts not incorporated herein are superseded.

SCHUMACHER ELEVATOR COMPANY

BY 
Jason Anderson

CARROLL RECREATION CENTER

SCHUMACHER ELEVATOR COMPANY

By _____

By _____

Title

Title

Accepted in duplicate _____
Date

Approved _____
Date

City of Carroll


627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: The Honorable Mayor and Member of the City Council

FROM: Aaron Kooiker, City Manager 

DATE: April 20, 2023

SUBJECT: Rural Business Enterprise Ordinance Amendment – 2nd Reading

With anticipation of the Rural Business Enterprise Ordinance Amendment passing, staff has set a Board of Adjustment meeting for May 1, 2023, to review Richard W Wernimont's Special Use Permit application.

Background:

As you all are aware, City staff was directed to present a workable amendment to the A-2 zoning issue with Dick and Collin Wernimont. Staff put together, with consultation from the City Attorney and Region XII, a new subsection to the special use section of 170.12.

Action:

On April 5, 2023, at 5:15 P.M., the Planning and Zoning Commission met and held a public hearing regarding the new subsection to City Code section 170.12.3.B. Notice of the public hearing was published in the Carroll Times Herald on March 28, 2023. During that meeting, Collin and Dick Wernimont spoke in favor of the ordinance addition. No one spoke against the ordinance addition. After the public hearing closed, the Commission voted unanimously to recommend approval to add section 170.12.3.B.5, Rural Business Enterprise, to the Code of Ordinances of the City of Carroll, Iowa. The adoption of the new subsection Rural Business Enterprise to the A-2 Agricultural District will allow the Board of Adjustment to approve the Special Use Permit application submitted by Richard W Wernimont.

RECOMMENDATION: Mayor and Council consideration and approval and passage of the second reading and waiving of the third reading. Then adopt the ordinance adding the new subsection Rural Business Enterprise to the A-2 Agricultural District.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CARROLL, IOWA, BY ADDING A NEW SUBSECTION 170.12, 3 B (5), ESTABLISHING A NEW SPECIAL USE IN AN A-2 ZONING DISTRICT

BE IT ENACTED BY THE City Council of the City of Carroll, Iowa as follows:

SECTION 1. NEW SUBSECTION. The Code of Ordinances of the City of Carroll, Iowa, is amended by adding a new subsection 3 B (5), in Chapter 170.12, entitled RURAL BUSINESS ENTERPRISE, which is hereby adopted to read as follows:

170.12 A-2, AGRICULTURAL DISTRICT

3. Special Uses: The following special uses are permitted in the “A-2” District only in accordance with the provisions set forth hereinafter.

B. When granted Special Use Permit by the Board of Adjustment after consultation with the Planning and Zoning Commission:

(5) Rural business enterprise. A small business which is clearly secondary to the principal permitted use of a single-family dwelling. Such business enterprise shall be owned by the owner of the single-family dwelling located thereon. A Rural Business Enterprise may include manufacturing, assembling, compounding, packaging, processing, or treatment of products or raw materials. It may also include the storage of raw materials to be used in production, goods in process, or manufactured items. These uses are of such nature they require isolation from other kinds of land uses allowed within an A-2 Agricultural District which is intended to accommodate areas predominately agricultural, rather than industrial, in character. The following restrictions shall also apply to a Rural Business Enterprise.

- a. Any Special Use Permit granted under this Section for a Rural Business Enterprise shall be for businesses whose primary use is agricultural in nature.
- b. A Rural Business Enterprise may be permitted on an adjacent vacant parcel in this district provided that the adjacent vacant parcel is owned by the same owner of the principal single-family dwelling.
- c. Rural Business Enterprises may be permitted on vacant parcels across a public right-of-way so long as the parcel is within 200 feet of the property owned and occupied as the principal single-family dwelling and said vacant parcel is owned by the same owner as the dwelling.
- d. A Rural Business Enterprise shall be limited to one structure which shall be no larger than 20,000 square feet and shall comply with existing height and lot restrictions established in this district.
- e. A structure used for a Rural Business Enterprise shall comply with all state and local building code requirements.
- f. All equipment and materials outside the structure shall be stored inside a privacy fenced area on the same parcel.
- g. A Rural Business Enterprise shall employ no more than Fifteen (15) employees, including both full and part-time.
- h. Only wall signs shall be permitted for a Rural Business Enterprise. The total square footage of the sign face area shall not be greater than 32 square feet and shall not be illuminated.
- i. Only one Rural Business Enterprise may be permitted per single-family dwelling.
- j. Special use permit applications and standards must be satisfied as established and required in Section 170.36.

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 adjudged not invalid or unconstitutional.

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

Passed and approved by the Carroll City Council this _____ day of _____, 2023.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

BY: _____
Mark E. Beardmore, Mayor

ATTEST:

BY: _____
Laura A. Schaefer, City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, 2023.

Laura A. Schaefer, City Clerk

City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Aaron Kooiker, City Manager *AK*

FROM: Laura A. Schaefer, Finance Director/City Clerk *las*

DATE: April 17, 2023

SUBJECT: Iowa Finance Authority Down Payment Assistance Program Grant

- Resolution Providing Match Funds for the 2023 HOME Down Payment Assistance Program

At the April 10 Council meeting, Karla Janning, Region XII Housing Programs Coordinator, discussed with Council applying for the Iowa Finance Authority's Down Payment Assistance Program Grant and the need for a city match.

In summary, the grant would provide up to \$24,999 to each eligible project for down payment assistance and rehabilitation and up to another \$12,501 for lead-based paint mitigation, temporary relocation and technical fees. Each eligible project must meet income guidelines as outlined in the attached information.

Also, discussed at the meeting was the amount of community support/local match. Region XII recommends the City consider applying for six (6) projects and consider a grant match of a minimum of 10% per project for a total city match of \$22,500 to be funded from low-to-moderate tax increment financing funds (LMI TIF funds) the City will be starting to collect in FY 24. The City is also contacting some other businesses about contributing/supporting this project.

Attached is a resolution showing the City's financial support for the grant application.

RECOMMENDATION: Council discussion and approval a resolution providing match funds for the 2023 Iowa Finance Authority HOME Downpayment Assistance Program Grant.

RESOLUTION NO. _____

**City of Carroll
Resolution Providing Match Funds
For the 2023 Down Payment Assistance Program**

WHEREAS, the City of Carroll has recognized the need for owner-occupied rehabilitation in support of down payment assistance to provide first time homebuyers down payment assistance to purchase an existing affordable home and rehabilitation to make that home safe and decent thus stabilizing the older housing stock; AND

WHEREAS, Region XII Council of Governments, Inc. will submit an application to the Iowa Finance Authority for HOME Down Payment Assistance with Rehabilitation grant funds to initiate a down payment assistance program that includes rehabilitation in support of purchase program within the city limits of Carroll, Iowa; AND

WHEREAS, the City will commit to matching funds up to a maximum of six (6) projects for the down payment assistance and repairs needed to purchase homes and to bring the home up to the Iowa Minimum Rehabilitation Standards and to be lead safe as a grant to the recipients.

BE IT THEREFORE RESOLVED that the City Council of the City of Carroll, Iowa pledges to contribute \$3,750 for each project completed in our city.

PASSED AND APPROVED this 24th day of April, 2023.

Mark E, Beardmore, Mayor

ATTEST:

Laura A. Schaefer, City Clerk

City of Carroll Down Payment

Assistance Program up to \$24,999 in DPA & Rehab

If you are any of the following:

- **A first time homebuyer or have not owned a home within the past 3 years,**
- **A Veteran,**
- **A Single Parent, or**
-an individual who (1) is unmarried or legally separated from a spouse and (2) is pregnant or has one or more children for whom the individual has custody or joint custody.
- **A Displaced Homemaker**
-an individual who is (a) an adult (b) has not worked full-time in the labor force for a number of years but has, during such years, worked primarily without remuneration to care for the home and family; and (c) is unemployed or underemployed and is experiencing difficulty in obtaining or upgrading employment

And you meet the income guidelines listed below, you may be eligible for assistance purchasing a home within Carroll city limits. Both existing and new construction homes are eligible.

Assistance will be in the form of a 5 or 10 year forgivable loan.

Household Income Limits

Household Size	1	2	3	4	5	6	7	8
City of Carroll	\$ 49,800	\$ 56,900	\$ 64,000	\$ 71,100	\$ 76,800	\$ 82,500	\$ 88,200	\$ 93,900



For More Information Contact:

Karla Janning, Housing Programs Coordinator
712-792-9914, kjanning@region12cog.org

Ashley Owen, Housing Specialist
712-792-9914, aowen@region12cog.org

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: Aaron Kooiker, City Manager 

DATE: April 19, 2023

SUBJECT: New Policy No. 0318 - Community Catalyst Building Remediation Grant Match Program

At the April 10, 2023, City Council Meeting, Council reviewed a draft of a proposed Community Catalyst Building Remediation Grant Match Program (formerly called Carroll First Economic Development Grant Match Program). Council recommended a few minor wording changes and those changes have been made.

As you are aware, last fall the City was approached by two different entities requesting funding matches for the Iowa Economic Development Authority (IEDA) Catalyst grant. This memo and following documents are the start of formalizing the process for the city to emphasize and encourage redevelopment in the downtown area. The goal is to make sure that applicants have significant buy-in rather than utilizing grant dollars to fund their redevelopment.

RECOMMENDATION: Council consideration and approval of the attached Resolution approving new Policy No. 0318 - Community Catalyst Building Remediation Grant Match Program.

RESOLUTION NO. _____

**A RESOLUTION APPROVING POLICY NO. 0318 –
COMMUNITY CATALYST BUILDING REMEDIATION GRANT MATCH PROGRAM**

WHEREAS, the City of Carroll is desirous to have a grant match program for the Community Catalyst Building Remediation Program administered by the Iowa Economic Development Authority and;

WHEREAS, the City Council of the City of Carroll, Iowa, finds that new Policy No. 0318 – Community Catalyst Building Remediation Grant Match Program is acceptable and should, therefore, be approved.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carroll, Iowa, that the attached new Policy No. 0318 – Community Catalyst Building Remediation Grant Match Program is approved.

PASSED AND APPROVED this 24th day of April, 2023.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

Mark E. Beardmore, Mayor

Attest:

Laura A. Schaefer, City Clerk

Community Catalyst Building Remediation Grant Matching Program

Purpose

The City of Carroll has the opportunity to partner with a local property owner to apply for a \$100,000 grant through the Community Catalyst Building Remediation Program, administered by the Iowa Economic Development Authority (IEDA). The program can help spur development in underutilized buildings by assisting with the redevelopment, rehabilitation, or deconstruction of buildings to stimulate economic growth or reinvestment in the community.

IEDA has set aside \$1 million for 2023 Community Catalyst grants. At least 40% of funds will be awarded to cities with populations under 1,500. The maximum grant award is \$100,000. Funds may be used for the rehabilitation of one commercial building per community or two adjacent buildings with the same ownership. Deconstruction is allowed in dire situations or for safety reasons. Grant funds are distributed as a reimbursement of pre-approved project costs. Costs incurred before project commencement cannot be included as part of the grant reimbursement. A City must be the applicant and provide financial and/or in-kind resources. More program information and scoring criteria is available at www.iowaeconomicdevelopment.com/Catalyst

The City of Carroll will award up to \$100,000 for qualifying economic development opportunities based on funds available and the following criteria.

- Grants will be on a first come first served bases, City will award as many as possible but will award no more than \$100,000 per year.
- City matching funds will be provided for IEDA Catalyst building remediation program grant or Emergency Catalyst Grants.
- Grants will be awarded as a reimbursement upon completion of the project.
- The city will provide a letter of support with match funds, but awards will be based on IEDA award of funds.
- Applicants must provide all IEDA application forms to the City to be awarded matching funds.
- Applicants will be expected to provide funds to the project as well.

If you are interested in this opportunity, please complete the [City of Carroll Community Catalyst Pre-Application](#) includes:

- Contact information
- Building Address
- A summary of your proposed project (design/construction and building use)
- How this will be catalytic and important to our downtown
- Preliminary budget (estimated)
- Funding sources

CATALYST GRANT SCORING CRITERIA

Pre-Application Scoring Evaluation

Date: _____

Community Catalyst means a building or buildings which, if remediated, would stimulate additional economic growth or reinvestment in the community, especially private sector financial investment. A community catalyst project will be expected to have a significant positive impact on the community.

“Economic Growth” means the project should include:

	Yes	No
The creation of additional jobs	___	___
Growth of new or existing businesses	___	___
Development of new housing units	___	___
Increased property values of the project	___	___
Potential population growth	___	___
Public/Private sector investment	___	___
The building will be located in an area central to the city’s economic development activities	___	___
Project will be a model & the stimulus for additional projects	___	___
The selected building is a priority for the city	___	___
The Catalyst grant is essential to the project	___	___

Pre-applications with a majority (7 or more) yes responses will receive an invitation.

Pre-applications with a majority (4 or more) no responses will be denied an invitation.

Applicant _____

Total Score ___

Reviewed by _____

Results Invite ___

Supervisor _____

No Invite ___

Comments:

City Notes:

City will fund up to \$100,000 from LOST funds but could utilize Downtown TIF to fund projects if funds available. Funds can be distributed to more than 1 grant however no more than \$100,000 will be utilized in one fiscal year.

Carroll County Growth Partnership(CCGP) may participate with their mini-grant or façade program. CCGP is welcome and encouraged to suggest or present to the council qualified applicants.

City will utilize the above score sheet to determine partnership and movement forward to IEDA.

The City's funds will be dispersed at the same time and percentages as IEDA funds.

The city will weigh the amount of private investment heavily in determining which applications to support.

City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: The Honorable Mayor and Member of the City Council

FROM: Aaron Kooiker, City Manager *AK*

DATE: April 20, 2023

SUBJECT: Court Street LLC

Staff has been working to get the Urban Renewal area changed to allow the incentive program requested by Court Street LLC. Also needed from the City is the attached letter of support, letter complying with city zoning and resolution of support.

Background:

Please refer to memos from Jeff Cayler on February 8, 2023, and Mike Pogge-Weaver on August 4, 2022.

RECOMMENDATION: Staff would recommend support for this project as it would fall within the recommendations of our most recent housing study and provide needed workforce housing for our community.

RESOLUTION NO. _____

**A RESOLUTION IN SUPPORT OF WORKFORCE HOUSING TAX CREDIT PROGRAM
BEING USED FOR COURT STREET LOFTS AT 502 N COURT STREET, CARROLL,
IOWA TO BE DEVELOPED BY COURT STREET LLC**

WHEREAS, Court Street LLC has obtained the rights to redevelop 502 N Court Street into 12 new market rate apartment units and;

WHEREAS, representatives of Court Street LLC met with the City Manager and staff and provided information regarding redevelopment of the site located at 502 N Court Street. In conjunction with City goals, the redevelopment will include 12 apartments representing an estimated investment of \$2,000,000 and;

WHEREAS, the City of Carroll utilizing the Workforce Housing Tax Credits would benefit from the construction of the 12 new apartments and;

WHEREAS, applications for Workforce Housing Tax Credits are due to the Iowa Economic Development Authority (IEDA) on June 6, 2023 and;

WHEREAS, under the City of Carroll's Urban Revitalization Plan, all qualified real estate assessed as residential is eligible for 100% abatement for 10 years. Let it be known that this represents the City of Carroll's support and local match to the project and;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carroll, Iowa, that support is given to Court Street LLC to seek Workforce Housing Tax Credits through the Iowa Economic Development Authority for a project consisting of 12 apartment units at 502 N Court Street.

PASSED AND APPROVED this 24th day of April 2023.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

Mark E. Beardmore, Mayor

Attest:

Laura A. Schaefer, City Clerk

City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

April 20, 2023

Iowa Economic Development Authority
1963 Bell Ave.
Suite 200
Des Moines, IA 50315

RE: Court Street LLC

Dear IEDA Selection Committee,

Court Street LLC intends to redevelop the property at 502 N Court Street, Carroll, Iowa into 12 apartment units. The development meets all existing zoning and building codes.

Sincerely,

Aaron Kooiker
City Manager, City of Carroll

City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

April 20, 2023

Iowa Economic Development Authority
1963 Bell Ave.
Suite 200
Des Moines, IA 50315

RE: Origin Homes Workforce Housing Tax Credit Application

Dear IEDA Selection Committee,

On behalf of the City of Carroll, I would like to extend our deepest support for Court Street LLC's Workforce Housing Tax Credit application to the Iowa Economic Development Authority for its project at 502 N Court Street, Court Street Lofts.

This redeveloped building will provide the city with much needed workforce housing units and utilize one of the older buildings in our downtown area.

Court Street LLC has redeveloped other properties in Carroll and the surrounding areas, and the City is excited to partner with them again. Awarding them this prestigious application will allow them to work with the City of Carroll on providing additional housing at an affordable cost to families and the workforce in the area.

Please accept this letter on behalf of the City of Carroll for Court Street LLC rural housing efforts.

Sincerely,

Mark E Beardmore
Mayor, City of Carroll

City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Aaron Kooiker, City Manager 

FROM: Laura A. Schaefer, City Clerk/Finance Director 

DATE: April 17, 2023

SUBJECT: Eighth Amended and Restated Urban Renewal Plan

- Resolution setting dates of a consultation and a public hearing on a proposed Eighth Amended and Restated Urban Renewal Plan for the Central Business District Project Area in the City of Carroll, State of Iowa

In August 2022 and February 2023, Court Street, LLC requested Council to change the current Urban Revitalization Plan to allow for a 10-year, 100% tax abatement for property located at 502 N. Court Street. At the February 13, 2023 Council meeting, Council directed staff to begin the process to amend the current urban revitalization plan by creating a higher abatement schedule for multi-residential property within a smaller defined area. The City's legal counsel has advised that the smaller defined area needs to completely overlap an urban renewal area. The request for 502 N. Court Street is currently within the Downtown Urban Renewal Area.

Council also desired to include the multi-residential property located at 408 W 7th Street to be eligible for the higher abatement schedule. In order to do that, the current Downtown Urban Renewal Plan needs to be amended to include that property. The attached proposed Eighth Amended and Restated Urban Renewal Plan (the "Plan") is amended to add the block from 7th to 8th Street between Simon Avenue and Court Street.

The proposed Plan also updates the urban renewal projects by including the ability to use tax increment financing (TIF) funds for a local match for a Community Catalyst Building Remediation Grant administered by the Iowa Economic Development Authority.

In summary, the main changes to the Plan include identifying the projects to be completed using TIF as the funding source (see Section IV) and expand the urban renewal area. Two maps are attached for the proposed amended Plan depicting the original areas and the proposed new expanded area. Once the Plan is amended, the City can then amend the current Urban Revitalization Plan to include the desired higher abatement schedule for multi-residential property.

The City has been working with Nathan Overberg, attorney with Ahlers & Cooney, P.C., to make necessary changes to the Plan. Also attached is a resolution to start the process to amend the current Plan. The resolution accomplishes a number of legally required steps in this process including:

- (i) setting the date for a consultation with all affected tax entities (May 4, 2023),
- (ii) directing notice to be mailed to all affected taxing entities (Carroll County and Carroll Community School District),

- (iii) designating the City Manager as the representative for the city for the consultation,
- (iv) setting a public hearing for the proposed plan (May 22, 2023),
- (v) directing notice of public hearing to be published, and
- (vi) directing a copy of the proposed plan be on file in the City Clerk's office for inspection.

Upon Council approval of the attached resolution, consultation with the affected taxing entities will be scheduled for May 4, 2023 at 10:00 AM and public hearing and adoption of the proposed Plan to be held at the May 22, 2023 Council meeting. After amending the Plan, the Council would need to amend the current TIF district in order to collect TIF from the newly amended urban renewal area. That ordinance will be brought to the Council at the appropriate time.

RECOMMENDATION: Council consideration and approval of the attached resolution setting dates of a consultation and a public hearing on a proposed Eighth Amended and Restated Urban Renewal Plan for the Amended and Restated Central Business District Urban Renewal Area.

ITEM TO INCLUDE ON AGENDA

CITY OF CARROLL, IOWA

April 24, 2023

5:15 P.M.

Eighth Amended and Restated Urban Renewal Plan

- Resolution setting dates of a consultation and a public hearing on a proposed Eighth Amended and Restated Urban Renewal Plan for the Central Business District Project Area in the City of Carroll, State of Iowa.

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be 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 body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

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

April 24, 2023

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

Absent: _____

Vacant: _____

* * * * *

Council Member _____ then introduced the following proposed Resolution entitled "RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED EIGHTH AMENDED AND RESTATED URBAN RENEWAL PLAN FOR THE CENTRAL BUSINESS DISTRICT PROJECT AREA IN THE CITY OF CARROLL, STATE OF IOWA", and moved that the same 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 SETTING DATES OF A CONSULTATION AND
A PUBLIC HEARING ON A PROPOSED EIGHTH AMENDED
AND RESTATED URBAN RENEWAL PLAN FOR THE
CENTRAL BUSINESS DISTRICT PROJECT AREA IN THE
CITY OF CARROLL, STATE OF IOWA

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

WHEREAS, the Original Urban Renewal Plan, as adopted in 1967, was amended in 1971, 1985, 1990, and 1991, and amended and restated in 2008, 2012, 2014, 2015, 2016, 2019, and 2021; and

WHEREAS, this Project Area currently includes and consists of:

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

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

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

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

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

Commencing at the southeast corner of the intersection of Fourth Street with Adams Street; thence westerly along the southerly right of way line of Fourth Street to the easterly right of way line of Carroll Street; thence southerly to a point approximately 40 feet north of the northerly track of the Chicago and Northwestern Railroad; thence westerly approximately 40 feet parallel to said northerly track to a point approximately 600 feet west of the westerly right of way line of West Street;

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

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

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

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

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

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

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

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

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

Commencing at the intersection of the centerline of Sixth Street (U.S. Highway 30) and the easterly right of way line of Grant Road; thence southerly along the easterly right of way line of Grant Road to the northerly right-of-way line of the Union Pacific Railroad; thence southeasterly along said northerly right-of-way line of the Union Pacific Railroad to the southwest corner of the East 81 feet of that part of the East Half of the Northwest Quarter of Section 30, Township 84 North, Range 34 West of the 5th P.M., lying north of the right-of-way of the Union Pacific Railroad; thence northerly along said westerly property line thereof to the southwest corner of Lot 26 of the Northeast Quarter of the Northwest Quarter of Section 30, Township 84 North, Range 34 West of the 5th P.M.; thence easterly along said southerly property line of Lot 26 to the southeast corner of said Lot 26; thence northerly to the southerly right of way line of Highway 30; thence easterly along the said southerly right of way line of Highway 30 to the easterly right of way line of Bella Vista Drive; thence northerly along said easterly right of way line of Bella Vista Drive to a point parallel with the north property line of Lot E of Bella Vista First Addition First Resubdivision to the City of Carroll; thence westerly across Bella Vista Drive, and continuing westerly along the north property line of said Lot E of Bella Vista First Addition First Resubdivision; thence southerly along the west property line of said Lot E of Bella Vista First Addition First Resubdivision; thence westerly along the south property line of Lot F of Bella Vista First Addition First Subdivision to the City of Carroll to the easterly right of way line of Monterey Drive; thence northerly along said easterly right of way line of Monterey Drive to a point parallel with the northerly right of way line of Eighth Street; thence westerly across Monterey Drive and continuing westerly along said northerly right of way line of Eighth Street, continuing westerly along the north property line of Lot 2, (except Lots A, C, D, E, and F thereof) Southeast Quarter of the Southwest Quarter

of Section 19, Township 84 North, Range 34 West of the 5th P.M., Carroll, and continuing westerly along the northerly right of way line of Eighth Street, to the westerly right of way line of Vine Street; thence southerly along said westerly right of way line of Vine Street to the northerly right of way line of Seventh Street; thence westerly along said northerly right of way line of Seventh Street to the easterly right of way line of Grant Road; thence southerly along said easterly right of way line of Grant Road to the point of beginning.

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

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

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

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

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

Commencing at the intersection of the eastern edge of North Main Street and the south edge of the original southern edge of East Fourth Street which is approximately 181 feet south of the south right of way edge of East Fifth Street; thence south along the eastern edge of North Main Street to the north right of way line of the Union Pacific Railroad; thence west along the north right of way line of the Union Pacific Railroad to the western edge of North Main Street; thence south along the western edge of North Main Street to a point 30 feet north of the northerly track of the Union Pacific Railroad; thence northwesterly 30 feet parallel to the

northerly track of the Union Pacific Railroad to the centerline of North Adams Street extended; thence north along the centerline of North Adams Street extended to the center of the West Fourth Street right of way; thence east along the center of the West Fourth Street right of way extended to a point a point approximately 15 feet northeasterly and parallel to the northeastern-most track of the former Chicago & Great Western Railroad; thence southeasterly (approximately 15') parallel to the former railroad track to the original southern edge of East Fourth Street right of way line; thence easterly along the original southern edge of East Fourth Street right of way line to the point of beginning.

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

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

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

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

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

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

AND

Beginning at a point on the intersection of the north right of way of the Union Pacific Railroad and the center line of US Highway 71; thence northerly along the

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

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

Beginning at a point that intersects the westerly right of way line of Main Street and a point approximately 30 feet north of the westerly main track of the Union Pacific Railroad (formally known as the Chicago and Northwestern Railroad); thence westerly, approximately 30 feet parallel to said westerly track, to the easterly right of way line of Carroll Street; thence northerly to a point approximately 40 feet north of the northerly track of the Union Pacific Railroad (formally known as the Chicago and Northwestern Railroad); thence westerly approximately 40 feet parallel to said northerly track to a point approximately 600 feet west of the westerly right of way line of West Street; thence southerly to a point approximately 30 feet north of the northerly track of the Union Pacific Railroad (formally known as the Chicago and Northwestern Railroad); thence westerly, approximately 30 feet parallel to said westerly track, to the intersection with the centerline of Highway 71; thence north along the centerline of US Highway 71 to the northeasterly right of way line of West Sixth Street; thence northwesterly along the northeasterly right of way line of West Sixth Street to the southwest corner of Lot 4 part of the NE 1/4 and NW 1/4 Section 23-84-35, Carroll County, Iowa; thence northeasterly 730.42 feet along the southeasterly boundary of said Lot 4 to the northeast corner of said Lot 4; thence westerly 913.84 feet along the north boundary of said Lot 4 and Lot 2 part of the NE 1/4 and NW 1/4 Section 23-84-35, Carroll County, Iowa to the northwest corner of said Lot 2 which is also on the east line of the Burgess Avenue right of way; thence west 60 feet to west line of the Burgess Avenue right of way; thence south along the west line of the Burgess Avenue right of way to the southeast corner of Lot 1 of Outlot C, Southwest Development Park, Carroll, Iowa, said point is 574.77 feet southwest of the south edge of the Union Pacific Railroad right of way; thence generally south approximately 104.9 feet to the northeast corner of Lot

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

AND

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

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

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

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

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

Fourteenth Amended Project Area (2023) (Economic Development)

Commencing at the intersection of the easterly right of way line of Court Street and northerly right of way line of Seventh Street; thence Northerly along said easterly right of way line of Court Street to the northerly right of way line of Eighth Street; thence Westerly along said northerly right of way line of Eighth Street to the easterly right of way line of Simon Avenue; thence Southerly along said easterly right of way line of Simon Avenue to the northerly right of way line of Seventh Street; thence Easterly along said northerly right of way line of Seventh Street to the point of beginning; except the Tenth Amended Project Area (2021-B) (Lots 6, 7 and 8, Block 5 of the Carroll (Original Town 1st Addition) and the portion of the Eleventh Amended Project Area (2021-C) of the portion of Adams Street from Seventh Street to Eighth Street.

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Plan and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Plan subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Eighth Amended and Restated Urban Renewal Plan required by Section 403.5(2), Code of Iowa, as amended, shall be held on May 4, 2023, in the Council Chambers, City Hall, 627 North Adams Street, Carroll, Iowa, at 10:00 A.M., and the City Manager, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Eighth Amended and Restated Urban Renewal Plan, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE
CITY OF CARROLL, STATE OF IOWA AND ALL AFFECTED
TAXING ENTITIES CONCERNING THE PROPOSED EIGHTH
AMENDED AND RESTATED URBAN RENEWAL PLAN FOR
THE CITY OF CARROLL, STATE OF IOWA

The City of Carroll, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 10:00 A.M. on May 4, 2023, in the Council Chambers, City Hall, 627 North Adams Street, Carroll, Iowa concerning a proposed Eighth Amended and Restated Urban Renewal Plan for the Central Business District Project Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Project Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Project Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The City Manager, or his delegate, as the designated representative of the City of Carroll, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Eighth Amended and Restated Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Carroll, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2023.

City Clerk, City of Carroll, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Eighth Amended and Restated Urban Renewal Plan before the City Council at its meeting which commences at 5:15 P.M. on May 22, 2023, in the Council Chambers, City Hall, 627 North Adams Street, Carroll, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Carroll Times Herald, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED TO THE EIGHTH AMENDED AND
RESTATED URBAN RENEWAL PLAN FOR THE CENTRAL
BUSINESS DISTRICT PROJECT AREA IN THE CITY OF
CARROLL, STATE OF IOWA

The City Council of the City of Carroll, State of Iowa, will hold a public hearing before itself at its meeting which commences at 5:15 P.M. on May 22, 2023 in the Council Chambers, City Hall, 627 North Adams Street, Carroll, Iowa, to consider adoption of a proposed Eighth Amended and Restated Urban Renewal Plan (the "Plan") concerning the Central Business District Project Area in the City of Carroll, State of Iowa.

The Plan proposes to add land to the Project Area legally described as follows:

Fourteenth Amended Project Area (2023)

Commencing at the intersection of the easterly right of way line of Court Street and northerly right of way line of Seventh Street; thence Northerly along said easterly right of way line of Court Street to the northerly right of way line of Eighth Street; thence Westerly along said northerly right of way line of Eighth Street to the easterly right of way line of Simon Avenue; thence Southerly along said easterly right of way line of Simon Avenue to the northerly right of way line of Seventh Street; thence Easterly along said northerly right of way line of Seventh Street to the point of beginning; except the Tenth Amended Project Area (2021-B) (Lots 6, 7 and 8, Block 5 of the Carroll (Original Town 1st Addition) and the portion of the Eleventh Amended Project Area (2021-C) of the portion of Adams Street from Seventh Street to Eighth Street.

A copy of the Plan is on file for public inspection in the office of the City Clerk, City Hall, City of Carroll, Iowa.

The City of Carroll, State of Iowa is the local public agency which, if such Plan is approved, shall undertake the urban renewal activities described in such Plan.

The general scope of the urban renewal activities under consideration in the Plan is to promote economic development and to rehabilitate, conserve and redevelop land, buildings and other improvements within such area through the elimination and containment of conditions of blight so as to improve the community through the establishment of effective land use controls, through use of an effective program of rehabilitation of existing buildings and elimination of those structures which cannot be economically rehabilitated, with a limited amount of acquisition, clearance, resale and improvement of land for various purposes specified in the Plan. To accomplish the objectives of the Plan, and to encourage the further economic development of the Project Area, the Plan provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction

and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Plan provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Plan initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Plan may be amended from time to time.

The proposed Plan would add land to the Project Area and to update the list of eligible urban renewal projects to be undertaken within the Project Area.

Other provisions of the Plan would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Carroll, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2023.

City Clerk, City of Carroll, State of Iowa

(End of Notice)

Section 5. That the proposed Eighth Amended and Restated Urban Renewal Plan, attached hereto as Exhibit 1, for the Project Area described therein is hereby officially declared to be the proposed Eighth Amended and Restated Urban Renewal Plan referred to in the notices for purposes of such consultation and hearing and that a copy of the Plan shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 24th day of April, 2023.

Mayor

ATTEST:

City Clerk

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

ATTACH THE PLAN LABELED AS
EXHIBIT 1 HERE

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF CARROLL)

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

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2023.

City Clerk, City of Carroll, State of Iowa

(SEAL)

02188562-1\10275-087

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

EIGHTH AMENDED AND RESTATED
CENTRAL BUSINESS DISTRICT
URBAN RENEWAL PLAN

CITY OF CARROLL, IOWA

ADOPTED BY
CARROLL CITY COUNCIL
ON

Attachments

Exhibit A: Project Area Map(s)

I. INTRODUCTION

This Eighth Amended and Restated Urban Renewal Plan (the “Urban Renewal Plan” or “Plan”) has been prepared to provide for the continued development of the Central Business District Project Area (the “Project Area”) of the City of Carroll, Iowa (the “City”), and to stimulate, through public actions, financings and commitments, private investment in the re-development and in rehabilitation in the urban renewal Project Area. In order to achieve this objective, the City will undertake the urban renewal actions specified in this Plan, pursuant to the powers granted to it under Chapter 403 and 15A of the Code of Iowa, 2023, as amended (the “Code”).

This Plan is a further amendment and restatement of the original Urban Renewal Plan for the Central Business District Project Area, adopted by the City Council in 1967 and amended in 1971, 1985, 1990 and 1991, and amended and restated in 2008, 2012, 2014, 2015, 2016, 2019, and 2021. This Plan shall serve as a restated Urban Renewal Plan for the expanded and combined urban renewal project areas described herein. The primary purposes for this eighth amendment and restatement are to add additional land to the Project Area (the added land referred to as the “Fourteenth Amended Project Area”) and update the list of proposed projects currently undertaken or to be undertaken within the overall Project Area.

II. DESIGNATION AND DESCRIPTION OF URBAN RENEWAL AREA

The Project Area is an “urban renewal area” as defined in the Code and is located within the City of Carroll, County of Carroll, State of Iowa. The Original Project Area was designated as appropriate for the remediation of blight and property subsequently added by amendment was designated as either blighted or appropriate for the promotion of economic development (commercial and industrial) as identified below. This Eighth Amended and Restated Urban Renewal Plan includes the Fourteenth Amended Project Area, which connects to the existing Central Business District Project Area. The Fourteenth Amended Project Area contains a multi-family residential building that was left in a deteriorated state with a leaking roof which damaged the interior of the structure and faulty electrical system. The building requires substantial renovation to make it sanitary and safe. The property also has substantial amount of trash, debris and rubble in the structure making it unsanitary. There are a number of other homes in the Fourteenth Amended Project Area that also display foundation, window and roof issues. Without renovations and repairs, these structures are a menace to the public health, safety or welfare in its present condition. As such, the Fourteenth Amended Project Area and the Project Area as a whole continues to be appropriate for both the remediation of blight and promotion of economic development (commercial and industrial).

The general boundaries of the Project Area are illustrated on the Project Area Map(s) attached hereto as Exhibit A. The entire urban renewal area is comprised of fourteen (14) contiguous parcels or areas described as follows:

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

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

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

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

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

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

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

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

Southerly right of way line of Fourth Street; thence easterly along the Southerly right of way line of Fourth Street to the point of beginning.

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

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

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

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

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

Commencing at the intersection of the centerline of Sixth Street (U.S. Highway 30) and the easterly right of way line of Grant Road; thence southerly along the easterly right of way line of Grant Road to the northerly right-of-way line of the Union Pacific Railroad; thence southeasterly along said northerly right-of-way line of the Union Pacific Railroad to the southwest corner of the East 81 feet of that part of the East Half of the Northwest Quarter of Section 30, Township 84 North, Range 34 West of the 5th P.M., lying north of the right-of-way of the Union Pacific Railroad; thence northerly along said westerly property line thereof to the southwest corner of Lot 26 of the Northeast Quarter of the Northwest Quarter of Section 30, Township 84 North, Range 34 West of the 5th P.M.; thence easterly along said southerly property line of Lot 26 to the southeast corner of said Lot 26; thence northerly to the southerly right of way line of Highway 30; thence easterly along the said southerly right of way line of Highway 30 to the easterly right of way line of Bella Vista Drive; thence northerly along said easterly right of way line of Bella Vista Drive to a point parallel with the north property line of Lot E of Bella Vista First Addition First Resubdivision to the City of Carroll; thence westerly across Bella Vista Drive, and continuing westerly along the north property line of said Lot E of Bella Vista First Addition First Resubdivision; thence southerly along the west property line of said Lot E of Bella Vista First Addition First Resubdivision; thence westerly along the south property line of Lot F of Bella Vista First Addition First Subdivision to the City of Carroll to the easterly right of way line of Monterey Drive; thence northerly along said easterly right of way line of Monterey Drive to a point parallel with the northerly right of way line of Eighth Street; thence westerly across Monterey Drive and continuing westerly along said northerly right of way line of Eighth Street, continuing westerly along the north property line of Lot 2, (except Lots A, C, D, E, and F thereof) Southeast Quarter of the Southwest Quarter of Section 19, Township 84 North, Range 34 West of the 5th P.M., Carroll, and continuing westerly along the northerly right of way line of Eighth Street, to the westerly right of way line of Vine Street; thence southerly along said westerly right of way line of Vine Street to the northerly right of way line of Seventh Street; thence westerly along said northerly right of way line of Seventh Street to the easterly right of way line of Grant Road; thence southerly along said easterly right of way line of Grant Road to the point of beginning.

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

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

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

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

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

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

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

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

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

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

the west right of way line of North Adams Street; thence southerly along the west right of way line of North Adams Street to a point that intersects the west right of way line of North Adams Street and the north right of way line of West Seventh Street; thence easterly along the north right of way line of West Seventh Street to the point of beginning.

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

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

AND

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

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

Beginning at a point that intersects the westerly right of way line of Main Street and a point approximately 30 feet north of the westerly main track of the Union Pacific

Railroad (formally known as the Chicago and Northwestern Railroad); thence westerly, approximately 30 feet parallel to said westerly track, to the easterly right of way line of Carroll Street; thence northerly to a point approximately 40 feet north of the northerly track of the Union Pacific Railroad (formally known as the Chicago and Northwestern Railroad); thence westerly approximately 40 feet parallel to said northerly track to a point approximately 600 feet west of the westerly right of way line of West Street; thence southerly to a point approximately 30 feet north of the northerly track of the Union Pacific Railroad (formally known as the Chicago and Northwestern Railroad); thence westerly, approximately 30 feet parallel to said westerly track, to the intersection with the centerline of Highway 71; thence north along the centerline of US Highway 71 to the northeasterly right of way line of West Sixth Street; thence northwesterly along the northeasterly right of way line of West Sixth Street to the southwest corner of Lot 4 part of the NE 1/4 and NW 1/4 Section 23-84-35, Carroll County, Iowa; thence northeasterly 730.42 feet along the southeasterly boundary of said Lot 4 to the northeast corner of said Lot 4; thence westerly 913.84 feet along the north boundary of said Lot 4 and Lot 2 part of the NE 1/4 and NW 1/4 Section 23-84-35, Carroll County, Iowa to the northwest corner of said Lot 2 which is also on the east line of the Burgess Avenue right of way; thence west 60 feet to west line of the Burgess Avenue right of way; thence south along the west line of the Burgess Avenue right of way to the southeast corner of Lot 1 of Outlot C, Southwest Development Park, Carroll, Iowa, said point is 574.77 feet southwest of the south edge of the Union Pacific Railroad right of way; thence generally south approximately 104.9 feet to the northeast corner of Lot 7 of the Southwest Development Park, Carroll, Iowa which is also a point on the northwesterly edge of Lot 1 of Western Town Add., Carroll, Iowa; thence southwest approximately 891.6 feet to a corner of said Lot 1 which is on the south edge of the Northwest Quarter of Section 23, Township 84 North, Range 35 West of the 5th P.M., Carroll County, Iowa; thence east approximately 288.9 feet along said south edge of the Northwest Quarter of Section 23 to a point on the east edge of Lot 1 of Western Town Add., Carroll, Iowa; thence northeasterly approximately 1,838.72 feet to the southwest corner of Parcel "A", Part of Lots 1 & 2 Western Town Addition Carroll, Iowa; thence northeasterly 501.01 feet along the northwesterly edge of said Parcel "A" to the north corner which is also the southern most edge of the Railroad Street right of way line; thence southeasterly to the northwest corner of Lot 1, Block 4, of Whitney's First Addition to Carroll, Iowa which is also the southern edge of the Union Pacific Railroad right of way; thence easterly along the southern edge of the Union Pacific Railroad right of way to the west line of the North Carroll Street right of way; thence southerly along the west edge of the North Carroll Street right of way to the north edge of the West Third Street right of way; thence easterly along the north edge of the West Third Street right of way to the east edge of the North Carroll Street right of way; thence north along the east edge of the North Carroll Street right of way to the southern edge of the Union Pacific Railroad right of way; thence easterly along the southern edge of the Union Pacific Railroad right of way to the westerly right of way line of Main Street; thence north along the westerly right of way line of Main Street to the point of beginning, specifically excluding all land outside the City of Carroll City Limits and in unincorporated Carroll County.

AND

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

- O. Fourteenth Amended Project Area (2023) (Blighted and Economic Development Area)

Commencing at the intersection of the easterly right of way line of Court Street and northerly right of way line of Seventh Street; thence Northerly along said easterly right of way line of Court Street to the northerly right of way line of Eighth Street; thence Westerly along said northerly right of way line of Eighth Street to the easterly right of way line of Simon Avenue; thence Southerly along said easterly right of way line of Simon Avenue to the northerly right of way line of Seventh Street; thence Easterly along said northerly right of way line of Seventh Street to the point of beginning; except the Tenth Amended Project Area (2021-B) (Lots 6, 7 and 8, Block 5 of the Carroll (Original Town 1st Addition) and the portion of the Eleventh Amended Project Area (2021-C) of the portion of Adams Street from Seventh Street to Eighth Street.

III. URBAN RENEWAL PLAN OBJECTIVES

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

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

1. To preserve and create an environment which will protect the health, safety and general welfare of the City, preserve existing values of properties to remain within and adjacent to the Project Area, and to preserve taxable values of property within the area.
2. To eliminate substandard and obsolescent buildings, blighting influences, and environmental deficiencies which presently detract from the functional unity, aesthetic appearance, and economic welfare of the City, and to establish conditions which will prevent the recurrence of blight and blighting conditions.
3. To strengthen Carroll as the retail trade, business, financial, administrative, governmental, and cultural center of the regional area by attracting new industries and businesses to the City and to encourage the expansion of existing city industries and businesses.
4. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.
5. To strengthen the economic well-being of Carroll and the Central Business District area by increasing retail and commercial activity, taxable values, and job opportunities.

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

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

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

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

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

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

12. To provide sites for off-street public parking facilities.

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

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

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

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

IV. PROJECT AREA ACTIVITIES AND ELIGIBLE PROJECTS

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

1. To undertake and carry out urban renewal project activities through the execution of contracts and other instruments;

2. To arrange for or cause to be provided the construction or repair of public infrastructure improvements, including alley, public parking lots, street and streetscape improvements (including but not limited to those street and streetscape improvements being undertaken as part of the Corridor of Commerce and Corridor of Commerce 2.0 Streetscape projects), water, sanitary sewer and storm sewer systems, traffic signals, sidewalks, and public utilities or other facilities in connection with urban renewal projects;
3. To acquire property and dispose of property so acquired (by sale, lease, exchange or otherwise) for purposes of private redevelopment;
4. To make loans or grants to private persons or businesses for economic development purposes on such terms as may be determined by the City Council;
5. To borrow money and provide security therefor;
6. To establish and enforce controls, standards and restrictions on land use and buildings;
7. To make or have made surveys and plans necessary for the implementation of the urban renewal program and specific urban renewal project activities;
8. To use tax increment financing to achieve a more marketable and competitive land offering price, to provide for necessary physical improvements and infrastructure, and to fund other urban renewal project costs; or
9. To use any and all other powers, without limitation, granted by the Code to develop and provide for improved economic conditions in the City of Carroll.

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

- Streetscape improvements as part of the Corridor of Commerce Master Plan. The costs of such improvements are not expected to exceed \$2,000,000 and will include but not limited to:
 - US Highway 30: US Highway 71 to West St and Clark Street to Grant Road

- Improvements as identified in the Corridor of Commerce 2.0 Master Plan. The costs of such improvements are not expected to exceed \$2,500,000.
- US Highway 30 Traffic Signal equipment replacement. The costs of such improvements are not expected to exceed \$1,000,000 to be completed at the following intersections on US Highway 30:
 - Clark Street
 - Court Street
 - Main Street
 - Adams Street
 - Carroll Street
 - West Street
 - Quint Avenue
- Street restoration and resurfacing projects. The costs of such improvements are not expected to exceed \$3,500,000 and will include:
 - Walnut Street: 5th Street to US 30
 - East Street: 5th Street to 7th Street
 - Clark Street: UPRR to 7th Street
 - Court Street: 4th Street to 7th Street
 - Main Street: UPRR to 7th Street
 - Adams Street: US 30 to 7th Street
 - Carroll Street: UPRR to 7th Street
 - Crawford Street: US 30 to 7th Street
 - Quint Avenue: US 30 to 8th Street
 - Fourth Street: Carroll Street to Clark Street
 - Fifth Street: Carroll Street to Main Street and Court Street to Grant Road
 - Sixth Street: Quint Avenue (Ext.) to US 30
 - Seventh Street: Simon Avenue to Crawford Street and West Street to Grant Road
- Street reconstruction projects. The costs of such improvements are not expected to exceed \$4,500,000 and will include:
 - Adams Street: West 6th Street to 100 feet north of West 13th Street
- Curb and gutter, paving, sidewalks, and other utility improvements in the 4th Street parking lot, the Westgate Mall parking lot, and the Greatwestern parking lot. The costs of such improvements are not expected to exceed \$1,000,000.
- Tax increment financing rebate agreement for up to 15 years with DMBA Properties & Consulting, Inc. and Biokinometrics for the re-development of Lots 1-4, Block 25, Carroll (Original Town, Carroll, Iowa). The total maximum cost of this Development Agreement are not expected to exceed \$300,000.
- Downtown business identification signage improvements. The costs of such improvements are not expected to exceed \$250,000.
- Community and wayfinding signage improvements. The costs of such improvements are not expected to exceed \$250,000.

- The acquisition, demolition, clearing, disconnection of utilities, grading, and/or other related work for the removal of some or all buildings on properties that contain building(s) that has been declared a dangerous building by the City of Carroll. The costs of such work are not expected to exceed \$1,500,000.
- Disposition of properties acquired by the City of Carroll.
- The City expects to consider requests for Development Agreements for projects that are consistent with this Plan, in the City's sole discretion. Such Agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, including but not limited to land, loans, grants, tax rebates, infrastructure assistance and other incentives. The costs of such Development Agreements are not expected to exceed \$800,000.
- The City expects to consider request for Development Agreement for a local match to the Downtown Housing Grant administered by the Iowa Economic Development Authority which will alleviate blighting influences. The costs of such Development Agreements are not expected to exceed \$200,000.
- The City expects to consider a grant program for facade and other exterior building renovations. The costs of such grants are not expected to exceed \$1,500,000.
- The City expects to consider a grant program for interior building renovations for building constructed prior to 1940. The costs of such grants are not expected to exceed \$500,000.
- The City expects to consider requests for Development Agreements for a local match to the Community Catalyst Building Remediation Grant administered by the Iowa Economic Development Authority which will alleviate blighting influences. The costs of such Development Agreements are not expected to exceed \$500,000.
- The development of a quiet zone on the Union Pacific Railroad corridor between and including Burgess Avenue and Bella Vista Drive. The costs of such work are not expected to exceed \$2,500,000.
- Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support urban renewal projects and planning. The costs of such expenses are not expected to exceed \$750,000.

V. SPECIAL FINANCING ACTIVITIES

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

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

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

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

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

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

VI. PROPERTY ACQUISITION/DISPOSITION

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

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

VII. CLEARANCE AND DISPOSITION OF PROPERTY

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

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

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

VIII. LAND USE DEVELOPMENT

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

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

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

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

IX. RELOCATION

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

X. DEVELOPER REQUIREMENTS

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

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

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

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

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

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

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

XI. PROJECT AND CITY INDEBTEDNESS

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

At the present time, it is anticipated that future City tax increment collections for project-related activities within the Project Area after the adoption of this Eighth Amended and Restated Urban Renewal Plan will not exceed \$23,550,000. Proceeds of such tax increment collections will be used to reimburse the City for the costs of undertaking the Project Area Activities and Projects described in this Plan within the Project Area.

As of April 24, 2023, the City of Carroll's outstanding general obligation indebtedness was \$10,105,000. Article XI, Section 3 of the Constitution of the State of Iowa limits the amount of City debt outstanding at any time to no more than five percent of the value, as shown by the last certified state and county tax list, of all taxable property within the City. Based upon the actual value for 2022 of \$922,024,118 (total actual value) on all taxable property within the City of Carroll, the City currently is limited to \$35,996,206 of additional general obligation indebtedness.

XII. STATE AND LOCAL REQUIREMENTS

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

XIII. REPEALER AND SEVERABILITY

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

XIV. PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWAL PLAN

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

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

XV. DURATION OF URBAN RENEWAL PLAN

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

Exhibit A
Overview
Urban Renewal Area Boundary Map

Legend

- City Limits [Dashed Cyan Line]
- CBD Urban Renewal Plan [Red Box]
- Original Project Area (1967) [Green Box]
- First Amended Project Area (1971) [Purple Box]
- Second Amended Project Area (1985) [Cyan Box]
- Third Amended Project Area (1990) [Pink Box]
- Fourth Amended Project Area (1991) [Yellow Box]
- Fifth Amended Project Area (2008) [Light Green Box]
- Sixth Amended Project Area (2014) [Magenta Box]
- Seventh Amended Project Area (2016) [Blue Box]
- Eighth Amended Project Area (2019) [Light Blue Box]
- Ninth Amended Project Area (2021-A) [Light Yellow Box]
- Tenth Amended Project Area (2021-B) [Light Green Box]
- Eleventh Amended Project Area (2021-C) [Red Box]
- Twelfth Amended Project Area (2021-D) [Blue Box]
- Thirteenth Amended Project Area (2021-E) [Orange Box]
- Fourteenth Amended Project Area (2023) [Light Blue Box]
- Streets [Black Line]

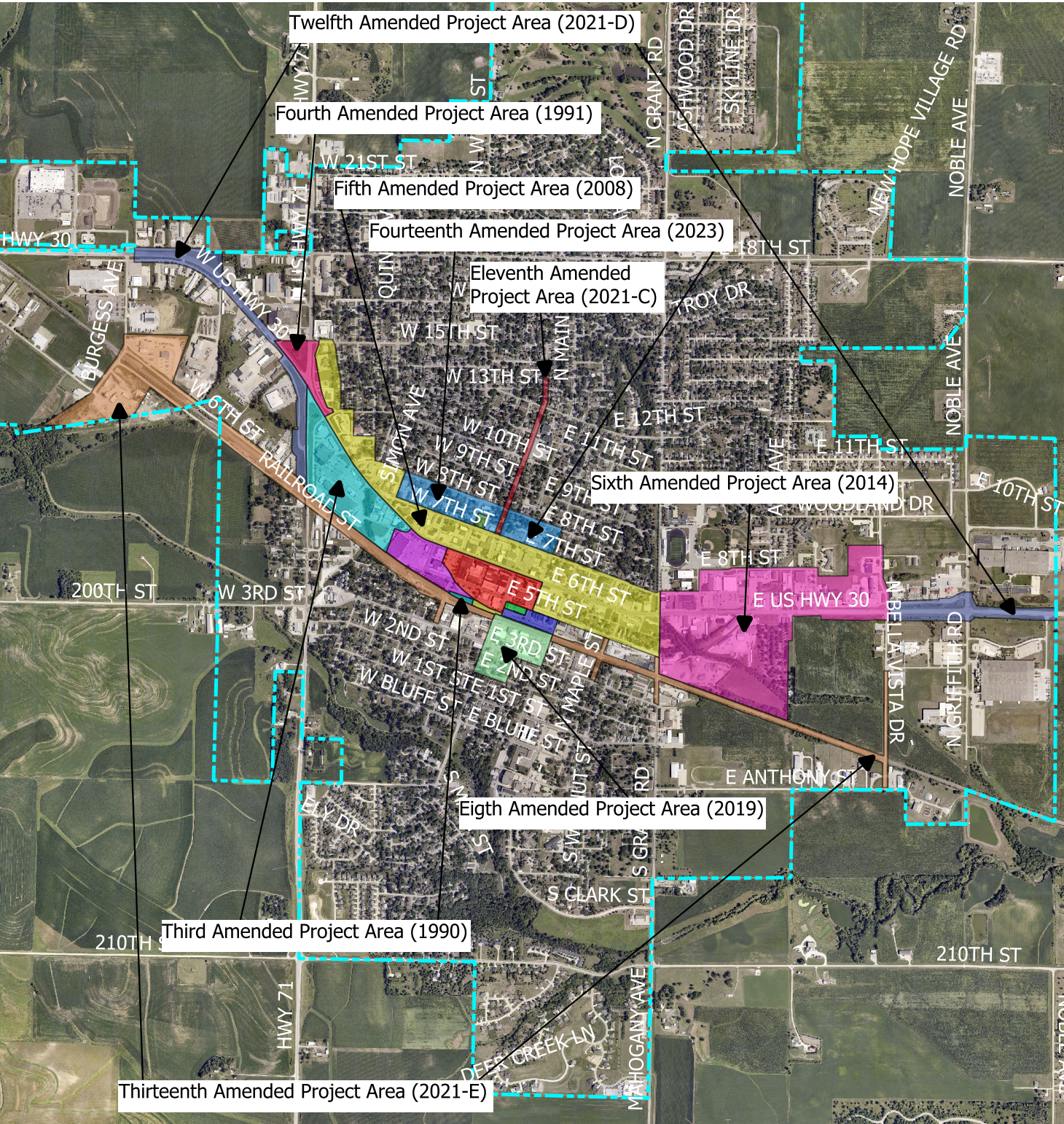
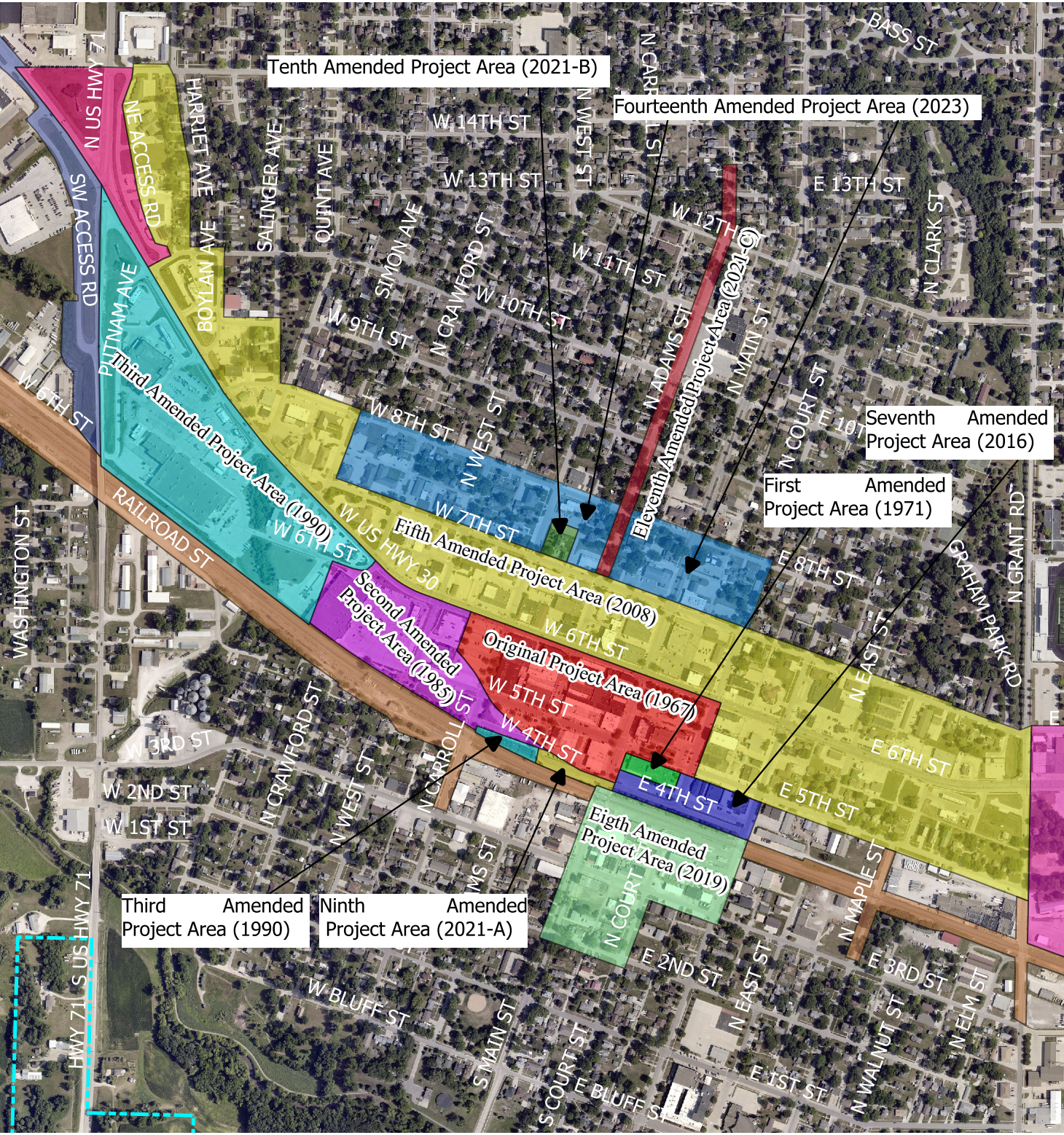


Exhibit A
Downtown View
Urban Renewal Area Boundary Map

- Legend**
- City Limits
 - CBD Urban Renewal Plan**
 - Original Project Area (1967)
 - First Amended Project Area (1971)
 - Second Amended Project Area (1985)
 - Third Amended Project Area (1990)
 - Fourth Amended Project Area (1991)
 - Fifth Amended Project Area (2008)
 - Sixth Amended Project Area (2014)
 - Seventh Amended Project Area (2016)
 - Eighth Amended Project Area (2019)
 - Ninth Amended Project Area (2021-A)
 - Tenth Amended Project Area (2021-B)
 - Eleventh Amended Project Area (2021-C)
 - Twelfth Amended Project Area (2021-D)
 - Thirteenth Amended Project Area (2021-E)
 - Fourteenth Amended Project Area (2023)



Tenth Amended Project Area (2021-B)

Fourteenth Amended Project Area (2023)

Seventh Amended Project Area (2016)

First Amended Project Area (1971)

Third Amended Project Area (1990)

Ninth Amended Project Area (2021-A)

Eighth Amended Project Area (2019)

Original Project Area (1967)

Second Amended Project Area (1985)

Fifth Amended Project Area (2008)

Eleventh Amended Project Area (2021-C)



Exhibit A
Overview
Urban Renewal Area Boundary Map

Legend

- City Limits [Dashed Cyan Line]
- CBD Urban Renewal Plan [Red Box]
- Original Project Area (1967) [Green Box]
- First Amended Project Area (1971) [Purple Box]
- Second Amended Project Area (1985) [Cyan Box]
- Third Amended Project Area (1990) [Pink Box]
- Fourth Amended Project Area (1991) [Yellow Box]
- Fifth Amended Project Area (2008) [Light Green Box]
- Sixth Amended Project Area (2014) [Light Purple Box]
- Seventh Amended Project Area (2016) [Blue Box]
- Eighth Amended Project Area (2019) [Light Green Box]
- Ninth Amended Project Area (2021-A) [Yellow Box]
- Tenth Amended Project Area (2021-B) [Green Box]
- Eleventh Amended Project Area (2021-C) [Red Box]
- Twelfth Amended Project Area (2021-D) [Blue Box]
- Thirteenth Amended Project Area (2021-E) [Orange Box]
- Fourteenth Amended Project Area (2023) [Light Blue Box]
- Streets [Black Line]

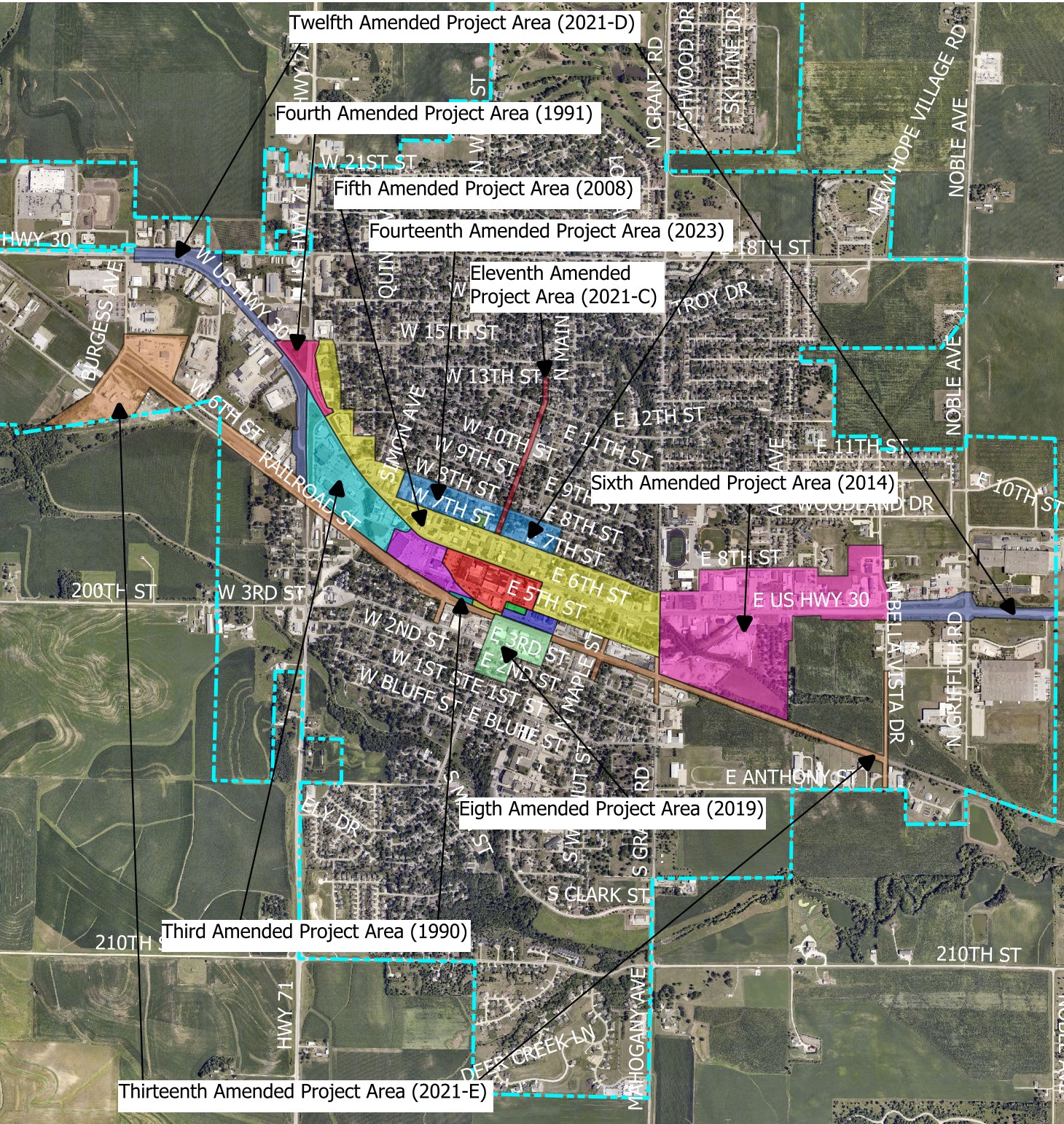
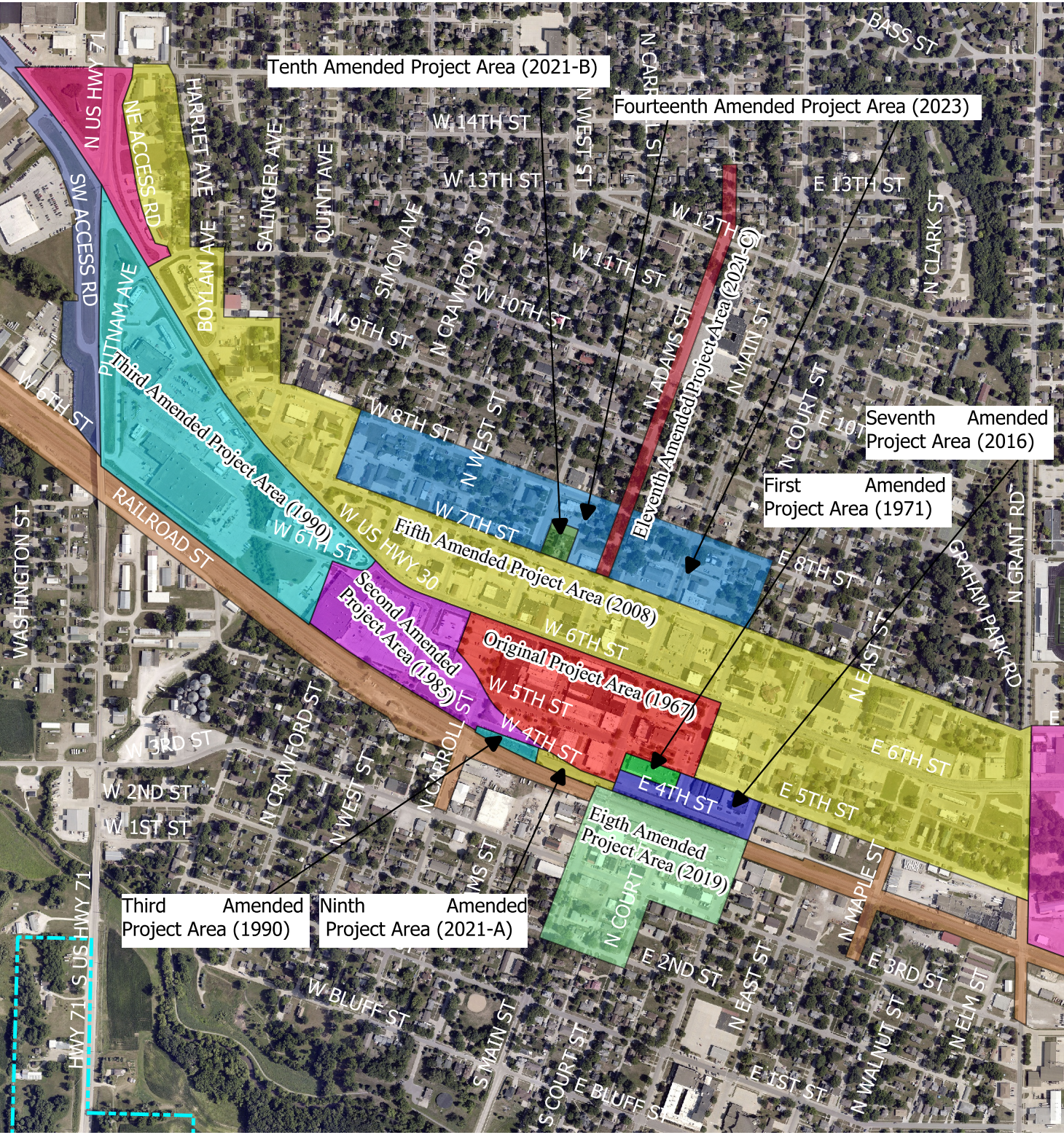


Exhibit A
Downtown View
Urban Renewal Area Boundary Map

- Legend**
- City Limits
 - CBD Urban Renewal Plan**
 - Original Project Area (1967)
 - First Amended Project Area (1971)
 - Second Amended Project Area (1985)
 - Third Amended Project Area (1990)
 - Fourth Amended Project Area (1991)
 - Fifth Amended Project Area (2008)
 - Sixth Amended Project Area (2014)
 - Seventh Amended Project Area (2016)
 - Eighth Amended Project Area (2019)
 - Ninth Amended Project Area (2021-A)
 - Tenth Amended Project Area (2021-B)
 - Eleventh Amended Project Area (2021-C)
 - Twelfth Amended Project Area (2021-D)
 - Thirteenth Amended Project Area (2021-E)
 - Fourteenth Amended Project Area (2023)



Third Amended Project Area (1990)

Ninth Amended Project Area (2021-A)

Tenth Amended Project Area (2021-B)

Fourteenth Amended Project Area (2023)

Seventh Amended Project Area (2016)

First Amended Project Area (1971)

Fifth Amended Project Area (2008)

Second Amended Project Area (1985)

Original Project Area (1967)

Eighth Amended Project Area (2019)



CARROLL AIRPORT COMMISSION

Regular Meeting

The regular meeting of the Carroll Airport Commission was held on Monday, April 10, 2023, at the Arthur Neu Airport. Commission members in attendance were Norman Hutcheson, Greg Siemann, Gene Vincent, Kevin Wittrock and Dick Fulton. Also attending were Don Mensen, airport manager and Carol Schoeppner, recording secretary. 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. Fulton and seconded by Comm. Wittrock was made to approve the minutes. On roll call, all present voted aye. Nays:None: Absent:None: Abstain:None: Motion carried 6-0. A motion by Comm. Fulton and seconded by Comm. Wittrock was made to approve the minutes from the special meeting on March 29, 2023. On roll call, all voted aye. Nays:None: Abstain:None. Absent:None. Motion carried 6-0.

TOPICS DISCUSSED:

Paul Tucker was informed that he was not complying with the T-hanger lease and should vacate his hanger by May 1st.

Comm. Vincent reported the mower ordered from John Deere will not be delivered until July.

Don looked at a runway cleaner in Des Moines and determined because of replacement parts there would be a better option by using a blower method.

Comm. Hutcheson, Siemann and Don will be attending the IPAA meeting in Cedar Rapids.

Cleaning the A-7 and having the Carroll Fire Department hose it off.

BILLS

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

Carroll Aviation	contract	\$ 6,940.00
Wittrock Motor	March car rental	550.00

New Cooperative	farm chemicals	6,126.00
Drees Oil Co	propane	261.75
Raccoon Valley Elec	March electric ser	1,428.87
Community Oil	equipment gas	197.65
Carroll Hydraulics	dump truck repair	505.93
Carroll Refuse	March garbage	65.55
EcoWater	cooler rent/water	135.61
Carol Schoeppner	secretary contract	350.00

A motion by Comm. Siemann and seconded by Comm. Fulton was made to approve the bills as presented to the Carroll Airport Commission. On roll call, all voted aye. Nays None: Abstain None: Absent None: Motion carried 6-0.

There being no further business, a motion by Comm. Siemann and seconded by Comm. Fulton was made to adjourn at 6:02 P.M.. On roll call, all present voted aye. Nays None; Abstain None: Absent None: Motion carried 6-0.

The next regular meeting of the Carroll Airport Commission will be Monday, May 8, 2023, at the Arthur Neu Airport.

Chairman/Vice-Chairman

ATTEST:

CARROLL AIRPORT COMMISSION

REGULAR MEETING

Monday, May 8, 2023

5:30 P.M.

Arthur Neu Airport

Agenda

Approve previous meeting minutes

LED LIGHTING PROJECT

IPAA meeting report

New Business

Approve monthly bills

CARROLL COUNTY SOLID WASTE MANAGEMENT COMMISSION EXECUTIVE BOARD MEETING-UNOFFICIAL MINUTES

April 11, 2023
Unofficial Minutes

1. The meeting was called to order at 6:32 a.m. at the Recycling Center by Chair Jeff Anthofer, Mayor of Coon Rapids. Others present were Harvey Dales, City of Manning; Mark Beardmore, Mayor of Carroll (by phone); Scott Johnson, Board of Supervisor; Dan Snyder, Mayor of Breda; Mary Wittry, Director and Cathy Toms, Office Manager.
2. Dales moved and Snyder seconded to approve the agenda as presented. Motion carried, all voting aye.
3. Dales moved and Snyder seconded to approve the minutes of the March 9, 2023, meeting as presented. Motion carried, all voting aye.
4. Dales reviewed the bills payable -see attached. Dales moved and Beardmore 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. Beardmore moved and Dales seconded to approve the reports as presented. Motion carried, all voting aye. Anthofer moved and Snyder seconded to authorize staff to contact banks holding CDs at low interest rates and to reinvest the dollars in higher interest rate CDs at longer maturity dates. Motion carried, all voting aye.
6. Snyder moved and Dales seconded to keep the Toro mower for this mowing season. Motion carried, all voting aye.
7. Iowa Communities Assurance Pool (ICAP) performed a cyber security audit and provided 5 recommendations to be completed by the Commission. Dales moved and Beardmore seconded to approve the policies as presented and complete the sender policy framework and to implement program to prevent email spoofing. Motion carried, all voting aye.
8. Staff will continue to look for a used scraper to replace the 1975 John Deere scraper and authorized Wittry to notify the Board immediately if a scraper is found for purchase prior to a regular scheduled board meeting.
9. Two bids were received for 200 ton of clean 2-inch limestone. Snyder moved and Johnson seconded to approve the bid from Arcadia Limestone for \$31.80 delivered. Motion carried, all voting aye.
10. Staff training, in Hazard Communication, Fire Extinguisher, Lock out tag out, and Emergency Response and Remedial Action need to be completed for all staff. Beardmore and Snyder seconded to close at noon on a pre-determined day to allow staff to complete the training. Motion carried, all voting aye.
11. A previous employee will be working 2 days per week on the sorting line.
12. Wind closures were discussed, and the policy reviewed. High wind causes safety issues and wind-blown litter. Per the landfill permit, all litter outside of the property boundary must be picked up within 24 hours. Wind closures have affected self-haulers and semis hauling waste from the transfer stations. Snyder moved and Johnson seconded that no-one including local contracted haulers will be allowed to dump if the landfill is closed due to wind. Motion carried, all voting aye.
13. The external audit was reviewed. The board directed Wittry to complete a draft letter to DNR regarding the delay of the baler and the opportunity for improvement related to the delay.

14. Landfill staff are hauling dirt and picking litter. The new 826K compactor will arrive in Fort Dodge this week and will be on site the week of April 17th.
15. Many recycling facilities have or are going to artificial intelligence to sort recyclables. Wittry will bring information regarding opportunities for robotics and optical sorters to a future meeting.
16. Next Executive Board meeting is scheduled for Tuesday, May 9 at 6:30 a.m. at the recycling center.

Respectfully submitted,

Mary Wittry

**CITY OF CARROLL
MONTHLY ACTIVITY REPORT**



Department/Division Carroll Public Library

Month March Year 2023

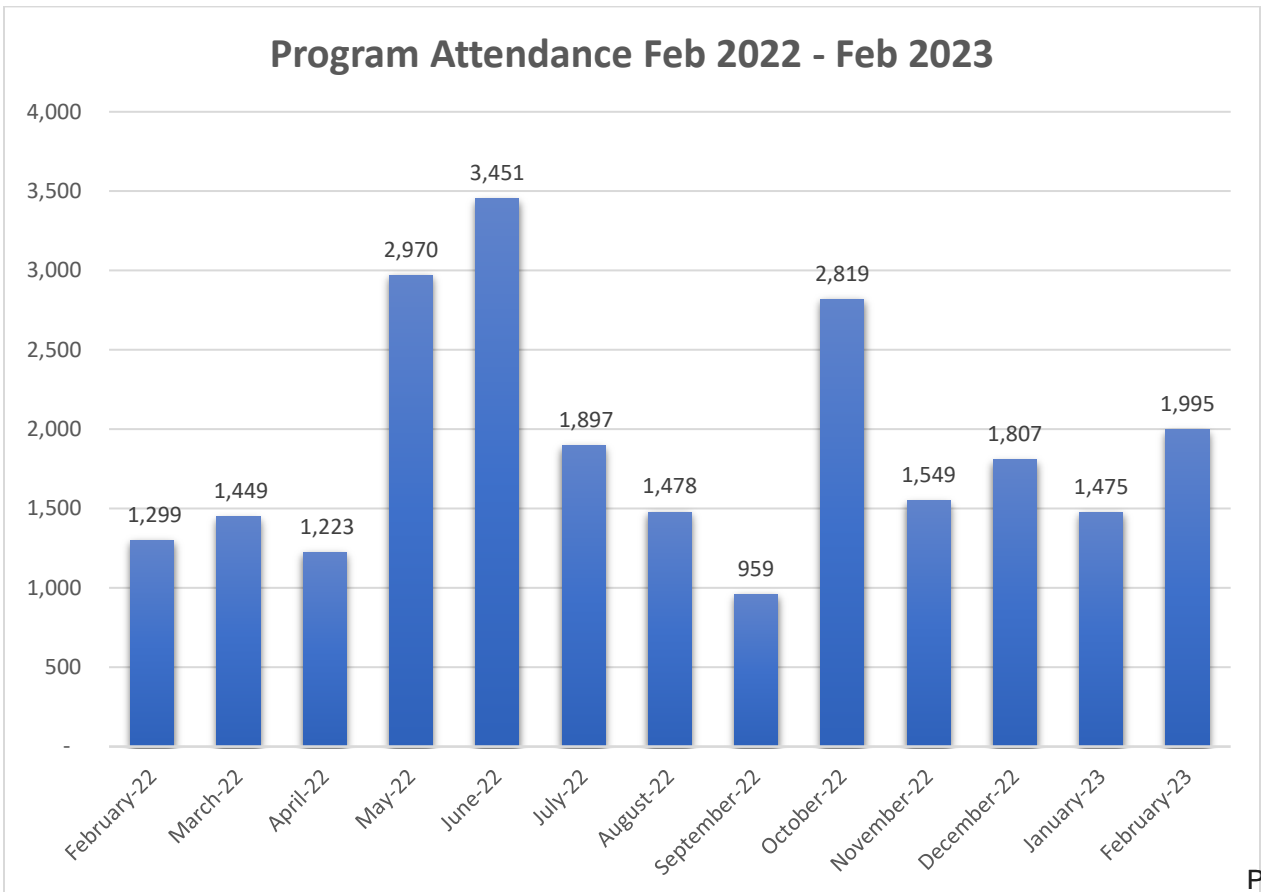
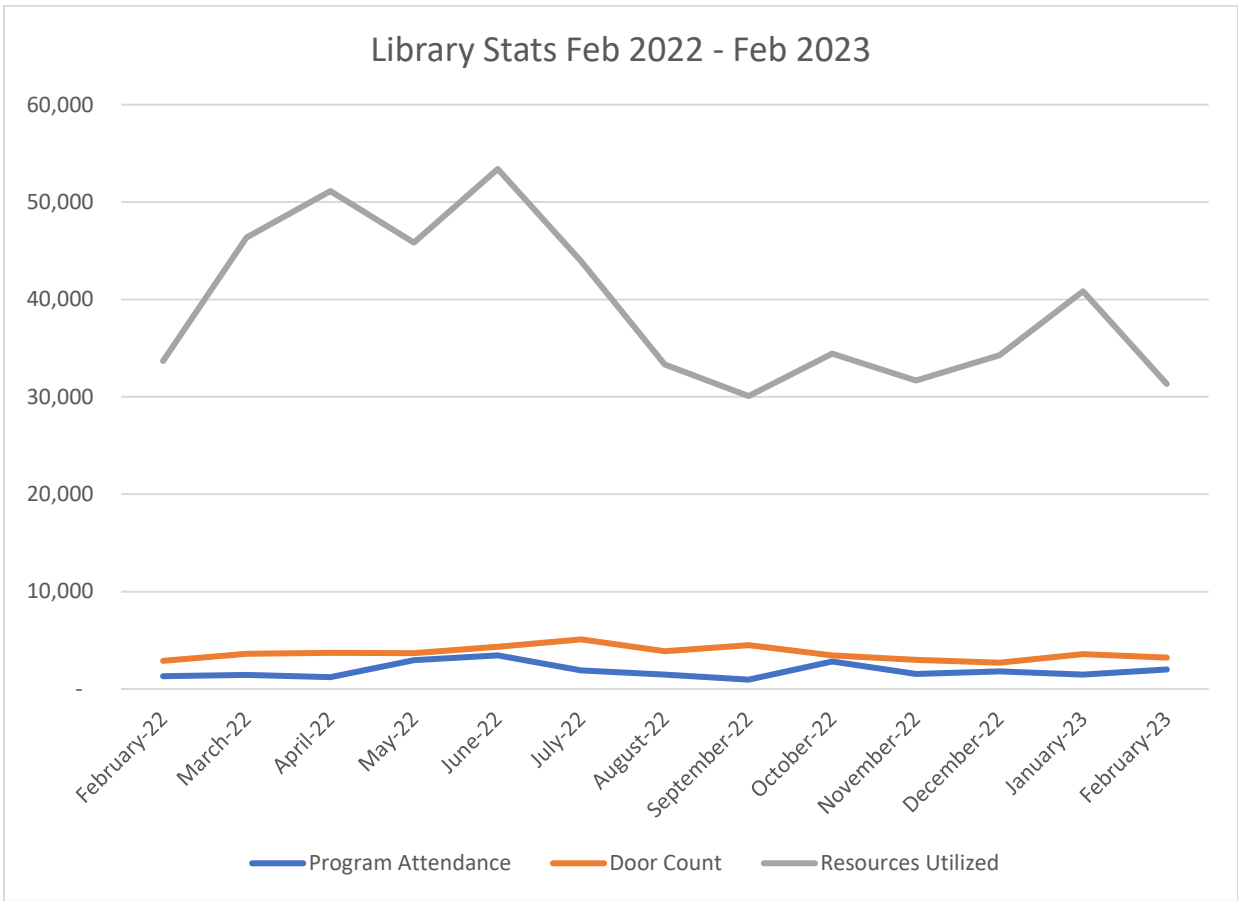
Person preparing report Wendy Johnson

Routine activities for the month/statistics:

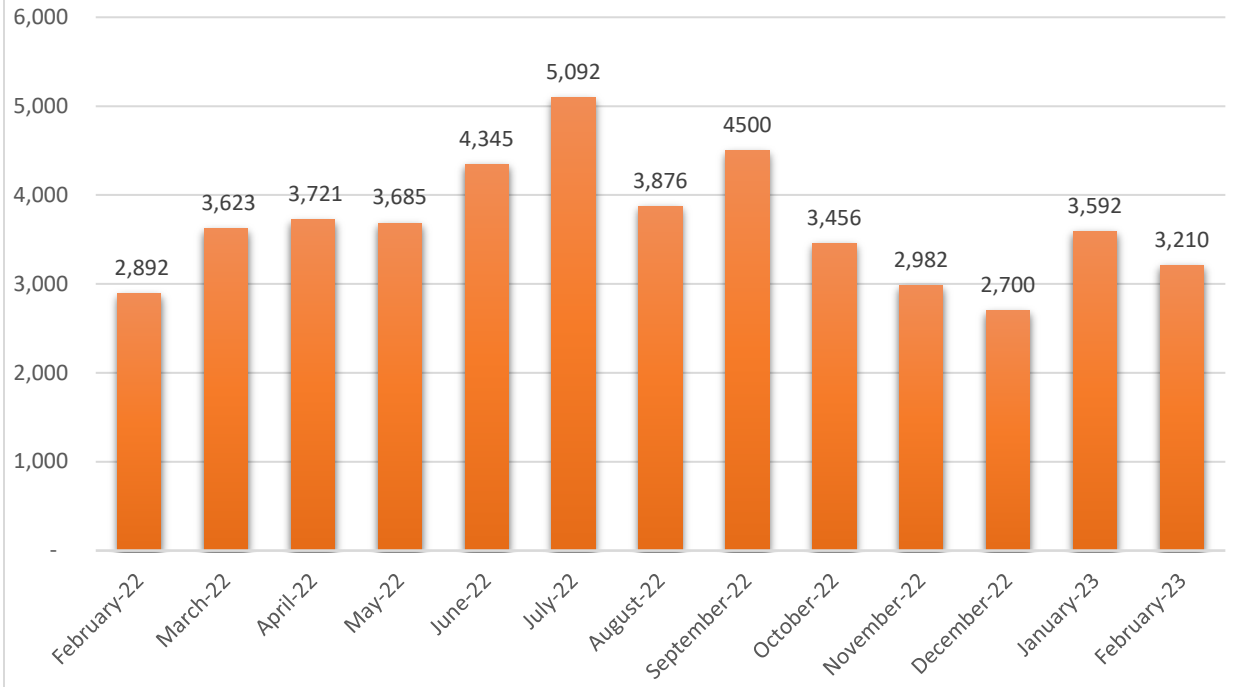
Program Attendance:		Monthly Statistics:	
Stories with Diane	97	Total Print Circulation	8,600
Rookies Storytime	149	BRIDGES Circulation	1,821
Grab & Go Children's Craft	425	Public Computer Use	221
Coloring Sheets	385	Wi-Fi Use	584
Book Visits	323	Website Visits	25,456
Book Drops-Daycares	9	Daily Times Herald Archives Views	571
Book Drops-Seniors	8	Breda & Glidden News Archives	2,138
Dr. Whoot visits	140	Consumer Reports	192
Tech Help Friday	4	Global Road Warrior	0
Puzzle (1 completed)	53	Learning Express	5
Rebel Readers	8	Freegal	897
Book Clubs	13	Transparent Language	9
Trivia Night	14	LinkedIn Learning	2
Bingo	9	Brainfuse	0
Crafty Library Ladies	55	Novelist	5
Teen Pi Day	0	Auto Repair Source	0
Makers Space: Tween Keychains	7	Niche Academy	0
Makers Space: Tween Origami Stars	0	ABC Mouse	0
Makers Day: Dirt & Worms	64		
Makers Space: Lego Mania	33	Total Resources Utilized	40,501
Interactive Movie (Spring Break Mon.)	11		
Alice Tea Party (Spring Break Tues.)	54		
Makerspace: D&D Session 1	12	New Library Cards Issued	55
Spend Smart, Eat Smart	11		
Curbside Pickup	11		
Meeting Room Use	28		
Study Room Use	120		
Makers Space/Children's Craft Room Use	4		
		Members Saved (March)	\$110,839.79
Total Program Attendance	2,047	Members Saved FY23 to date	\$960,010.56
Monthly Door Count	3,982	Members Saved Calendar 2023	\$320,700.93

Special activities/accomplishments:

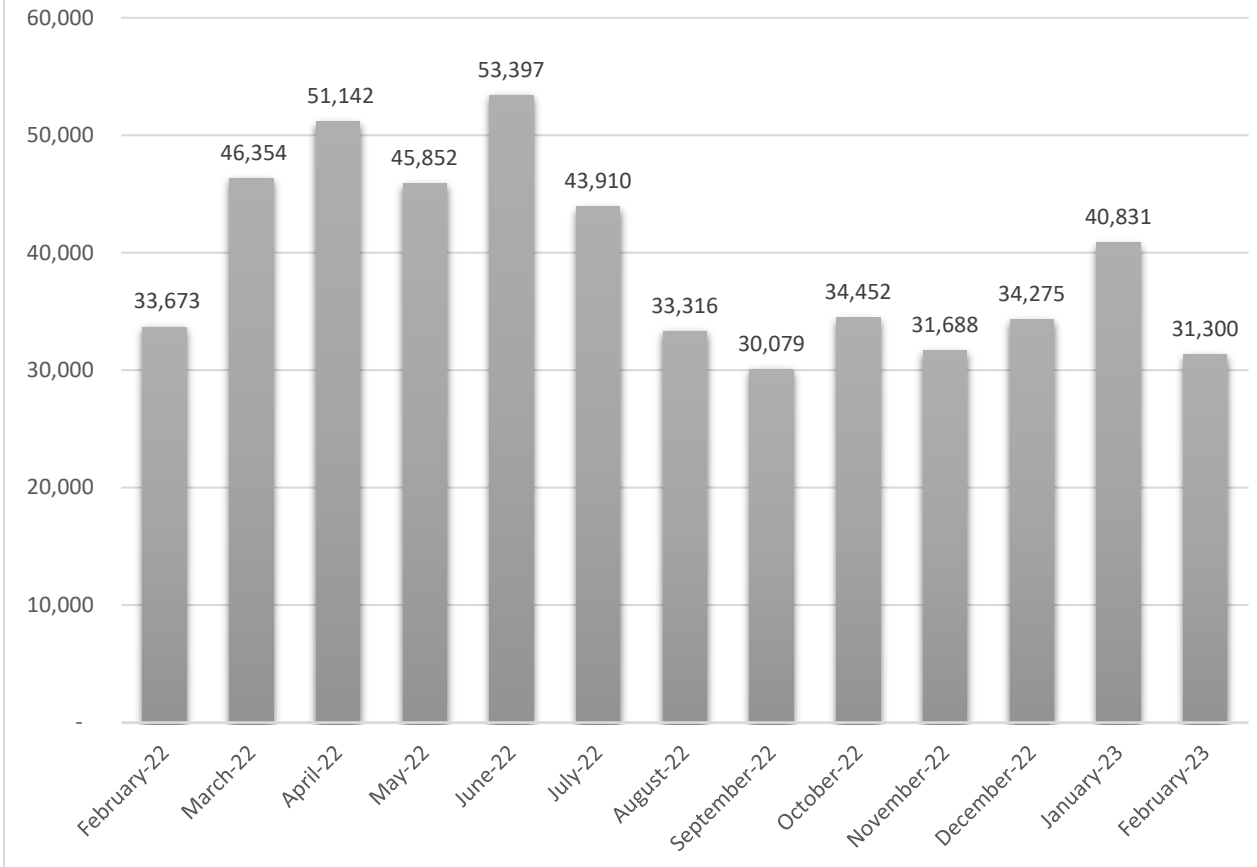
- 1) **Children's Programs:** Dr. Whoot visits to Kuemper preschools, the Spring Break activities (Makers Day, interactive movie, and tea party) and Rebel Readers Book Club
- 2) **Adult Programs:** Spend Smart, Eat Smart and Trivia Night
- 3) **Makerspace:** Started putting out a puzzle in the Makers Space and using this space and the Children's Craft Room for overflow usage for larger groups wanting to use a meeting space.



Door Count Feb 2022 - Feb 2023



Resources Utilized Feb 2022 - Feb 2023



Library Closures: Closed at 2 pm on Friday, April 7 for Good Friday.
Will be closed on Monday, May 29 for Memorial Day.

Circulation/Resource Use Notes: We had several new programs in March, including programs during Spring Break and putting out puzzles in the Makers Space. This led to increased program attendance and resources utilized. Dr. Whoot also visited the preschools classes at Kuemper in March. Starting in April, we will have class field trips to the library for a tour of the children's area, story time, and to learn about the summer reading program. During the summer, daycares will be bringing children to the library for story times instead of the book visits that Diane does at the daycares during the school year.

We had several groups using the library's large meeting room, study rooms, Makers Space, and Children's Craft room throughout the month. We currently have book clubs, professional development meetings, support groups, state testing groups, and community groups using these spaces. We even served as a lunchroom for a school field trip when they needed to improvise due to some of their plans falling through. It is so nice to see how our facilities are being used by patrons and our community!

Collection Development: In March we received book donations from two local authors. New Horizon: The Halls of Montezuma by Brian F. Gehling is a science fiction book about space travel and being shipwrecked on another planet. Brian lives in Carroll. Brown Mule 7: Life of a 5th Battalion, 7th Calvary Wireman in Vietnam 1966-1967 by Mike Toyne is based on a true story told through the letters of Leon Toyne. Mike grew up in Lohrville. We appreciate both authors donating their books and giving us some insight into their motivation and their process of writing.

Financial: I sent out the invoices for our contracting cities for FY23. The amount for each contracting city varies depending on the property tax valuations as of January 1 of the previous fiscal year. The towns pay 6.75 cents per \$1,000 valuation. For FY23, the total for our seven contracting cities is \$5,428.72 – which is \$332.16 less than FY22.

National Library Week Events:

Ongoing: One-page Challenge

Stick Together poster – pixel art.

Button making in the Makers Space

Friends Book Sale – large meeting room.

Makers Space – what do you love about your library?

Friends of the Library sign-up

Give-away items – pens, pencils, sticky notes, keychains, book holders

Guided tours – daily at 10:30 am and Friday at 5 pm

Friday, April 21, 8-9 am – Chamber Coffee

Sunday, April 23, 2-4 pm – Open House

Monday, April 24, 6:30 pm – Jonathon May family magic show

Tuesday, April 25, 5 pm – Debra Marquart (Iowa's Poet Laureate) poetry reading.

Wednesday, April 26, 5:30 pm – Online Resources presentation

Thursday, April 27, 5:30 pm – Tim Tracy – The Beatles Highlights

Future Programs:

Tuesday, May 2 – CulturALL – Japanese Tea Ceremony and Children’s Games

Thursday, May 4 – May the Fourth Be with You Activities

Tuesday, May 9 – Iowa Town Hall on Digital Inclusion – DMACC Knotts Commons

Tuesday, May 30 – Author Talk: Ann Hannigan Kotz: The Journey of Karoline Olsen

Summer Reading sign-up begins.

Summer Hours Start

Community News/Events: The policy change letter has been sent to all library patrons whose card was not expired and had checked something out within the last year. We did receive several letters back through the mail because of undeliverable addresses. Those have been updated in our system. Feedback from patrons on this policy change has been overwhelmingly positive.

The Carroll County Librarians met in Manning on Friday, March 31. We received a tour of the renovated Manning Library, which is beautiful! They did a fantastic job, and if you are in the area, I recommend stopping in to look at it. We discussed matters concerning all libraries in Carroll County, including the public’s love for Colleen Hoover books right now (none of us can keep these books on the shelves), plans for National Library Week, plans for summer reading, and the national trend of book challenges. I believe these quarterly meetings are important so we can work together on issues that are happening county-wide as well as learn from each other.

We had phone call requests from both Kuemper and Carroll High Schools to have their senior classes come in to take prom pictures on the social stairs. Staff explained to both callers that unfortunately we don’t have the space to accommodate groups of that size on the social stairs within our occupancy limits. There was a miscommunication last year that resulted in a large group of students, parents, and other friends/families taking pictures in that space. We had many complaints from our patrons who were here at the time, patrons who were trying to get into the library, patrons who called the library, and from staff working that day. We would be happy to work with smaller groups to get pictures taken, but the full-class pictures would just be too many people.

State Library of Iowa Information: Nothing to report at this time.

Trustee Continuing Education: New board member video series, part 4: Developing & Adopting Library Policies. <https://www.statelibraryofiowa.gov/index.php/libraries/training-consulting/boards/new-board-member>

Facilities: We are seeing progress on the lighting issues that have been ongoing. An electric company was able to come in and replace the flashing light over the social stairs. Andy Snyder also let me know the pendant lights for over the circulation desks have been shipped and he will be working on those this week.

Heating issues – the heat in the large meeting room has been fixed and seems to be working correctly now, which is fantastic! We started using the Children’s Craft Room and the Makers Space for larger groups while the heat wasn’t working, which turned out to be beneficial. Many of the groups appreciated us being able to accommodate them even when the large meeting room was not available, and it was nice to see those spaces being utilized more. We have now started having some groups that use those rooms exclusively.

Signs, Wall Art, Historical Photos – We have received one quote for signs and wall art so far. I will check with the other companies and get this information to you as soon as possible.

Library Board Minutes

April 17, 2023

The Carroll Board of Trustees met in the Community Room at the Carroll Public Library. Trustees present: Summer Parrott, Thomas Parrish, Dale Schmidt, Julie Perkins, Brenda Hogue, Lisa Auen, Ralph Von Qualen, and Keith Cook. Absent: Marcie Hircock. Also present: Director Wendy Johnson and Laverne Dirkx (City Council Member).

Parrott called the meeting to order at 5:30pm. It was moved by Schmidt and seconded by Von Qualen to approve the agenda. All voted aye. Nays: none. Abstain: none. Absent: Hircock, motion passed 8-0.

It was moved by Parrish and seconded by Cook to approve the minutes from the March 20, 2023, meeting. All voted aye. Nays: none. Abstain: none. Absent: Hircock, motion passed 8-0.

Reviewed the financials and bills. It was moved by Auen and seconded by Von Qualen to approve the bills. All voted aye. Nays: none. Abstain: none. Absent: Hircock, motion passed 8-0.

Correspondence: received a couple letters/emails with feedback on policy change letter.

Director's Report: National Library week is next week (4/23-4/29), programs and events in place all week, door count and meeting room use is up, programs being offered for all ages, summer reading program kicks off in June.

Old Business: reviewed the events planned for National Library Week

New Business: theme for summer reading program is Find Your Voice with events planned over the summer that supports the theme, starts in June.

Trustee education: Discussed the new board member video series, part 4: Developing & Adopting Library Policies.

Agenda Items for Next meeting: review bids for technology contract.

It was motioned by Hogue and seconded by Perkins to adjourn. All voted aye. Nays: none. Abstain: none. Absent: Hircock, motion passed 8-0. Parrott adjourned the meeting at 6:13pm.

Next Regular meeting- May 15, 2023, at 5:30pm at the Carroll Public Library: Community Meeting Room – 118 E. 5th St, Carroll, IA 51401. If you can't be present at the meeting, please contact Wendy Johnson at 712-792-3432 or by email at wjohnson@carroll-library.org.

Summer Parrott – President

Brenda Hogue -Recording Secretary