



## City Council Meeting

Monday, February 12, 2024 at 5:15 pm

### LOCATION OF MEETING:

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

### NOTICE

In addition to attending the meeting in person, the public can watch the meeting live from the City's Cable Access Channel CAAT6 available on Western Iowa Network and Mediacom or on the City's YouTube channel by going to: <https://www.youtube.com/CityofCarrollIowa> If you choose to watch live on YouTube you are encouraged to subscribe to the City's YouTube channel so you can access the meeting live when it starts. CAAT6 and YouTube meeting feeds are a view only option and you will not be able to participate in the meeting via CAAT6 or YouTube.

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

### AGENDA

1. Pledge of Allegiance
2. Roll Call
3. Consent Agenda
  - a. Approval of Minutes of the January 22, February 5 and 7, 2024 Meetings
  - b. Approval of Bills and Claims
  - c. Licenses and Permits:
    - Renewal of Class "B" Retail Alcohol License – *Dollar General Store #2756*
    - Renewal of Class "C" Retail Alcohol License with Outdoor Service and Catering - *Wasted Grain Bar & Grill*
    - New Class "C" Retail Alcohol License (8 month) with Outdoor Service - *Golf Services LLC*

- d. Applications for Tax Abatement under the Carroll Urban Revitalization Plan

4. Oral Requests and Communications from the Audience

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

## 5. Ordinances

### a. Ordinance Establishing Vacant Property Code (Second Reading)

Also see item 6.c– [January 8, 2024](#) – Ordinance Establishing a Vacant Property Code

And item 7.b - [January 22, 2024](#) – Ordinance Establishing a Vacant Property Code

### b. Establishing a Temporary Portable Storage Containers Ordinance

Also see item 7.c - [January 22, 2024](#) - Limiting the Use of Temporary Portable Storage Containers

## 6. Resolutions

### a. Merchants Park Baseball Stadium Project

- Community Attractions and Tourism (CAT) Grant Application Resolution of Support

Also see item VI.d - [September 13, 2021](#) - Professional Services Agreement - Merchants Park ARPA Tourism Grant Assistance

And item 8.b - [April 25, 2022](#) - Carroll Merchants Park: Destination Iowa Grant Opportunity

And item 7.d - [May 9, 2022](#) - Destination Iowa Grant Application for Merchants Park

And item 7.a - [October 24, 2022](#) - Destination Iowa Grant Application

And item 6.d - [May 22, 2023](#) - Merchants Park Baseball Stadium Upgrades - Budget Update and Professional Services Agreement

And item 6.a, 6.b, and 6.c - [September 25, 2023](#) - Bleachers, Netting and Dugouts - Public Hearing on Plans & Specifications and Rejection of Bids

## 7. Reports

### a. Carroll Recreation Center Improvement Project - 2021 - Change Order No. 9

Also see item VI.C - [March 8, 2021](#) - Contract for Services Agreement - Carroll Recreation Center Building Improvements Project - 2021

and item VII.D - [June 14, 2021](#) - Carroll Recreation Center Building Improvements Project - 2021

and item 7.a - [December 20, 2021](#) - Carroll Recreation Center Building Improvements Project - 2021 - Public Hearing on Plans & Specifications

and item 7.c - [February 14, 2022](#) - Carroll Recreation Center Building Improvements Project - 2021 - Bid Options Rejected

and item 6.a - [February 28, 2022](#) - Carroll Recreation Center Building Improvements Project - 2021 - Bid Options Rejected and Authorize additional engineering services

and item 6.a - [March 14, 2022](#) - Carroll Recreation Center Building Improvements Project - 2021 - Additional Engineering Services Contract

and item 6.e - [May 23, 2022](#) - Carroll Recreation Center Building Improvements Project - 2021 - Public Hearing on Plans & Specifications

and item 7.c - [June 27, 2022](#) - Carroll Recreation Center Building Improvements Project - 2021 - Award Construction Contract

and item 3.e - [August 22, 2022](#) - Carroll Recreation Center Building Improvements Project - 2021 - Construction Materials Testing Proposal

and item 8.d - [October 10, 2022](#) - Carroll Recreation Center Building Improvements Project - 2021 - Change Order No. 1  
and item 8.b - [October 24, 2022](#) - Carroll Recreation Center Building Improvements Project - 2021 - Change Order No. 2  
and item 7.a - [December 19, 2022](#) - Carroll Recreation Center Building Improvements Project - 2021 - Change Order No. 3  
and item 7.a - [January 9, 2023](#) - Carroll Recreation Center Building Improvements Project - 2021 - Change Order No. 3  
and item 7.a - [February 13, 2023](#) - Carroll Recreation Center Building Improvements Project - 2021 - Change Order No. 4  
and item 8.a - [June 26, 2023](#) - Carroll Recreation Center Building Improvements Project - 2021 - Change Order No. 5  
and item 7.b - [July 10, 2023](#) - Carroll Recreation Center Building Improvements Project - 2021 - Change Order No. 6  
and item 7.c - [October 23, 2023](#) - Carroll Recreation Center Building Improvements Project - 2021 - Change Order No. 7  
and item 9.a - [December 18, 2023](#) - Carroll Recreation Center Building Improvements Project - 2021 - Change Order No. 8

**b. Police Vehicle Purchase**

**c. FY 2024/2025 Budget Discussion**

A copy of the 2024-2025 Preliminary Budget can be found using this [link](#).

**8. Committee Reports (Informational Only)**

**9. Comments from the Mayor**

**10. Comments from the City Council**

**11. Comments from the City Manager**

**12. Adjourn**

February Meetings:

\* Airport Commission – February 12, 2024 – Airport Terminal Building - 21177 Quail Ave

\* Planning and Zoning Commission – February 14, 2024 – City Hall - 627 N Adams St

\* Library Board of Trustees – February 19, 2024 – Carroll Public Library – 118 E 5th St

\* City Council – February 26, 2024 – City Hall – 627 N Adams St

**[www.cityofcarroll.com](http://www.cityofcarroll.com)**

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

COUNCIL MEETING

JANUARY 22, 2024

(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: Jason Atherton, Tom Bordenaro, LaVern Dirkx, JJ Schreck, and Carolyn Siemann. Absent: Kyle Bauer. Mayor Jerry Fleshner presided and City Attorney Dave Bruner was in attendance.

\* \* \* \* \*

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

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Lifeguards Carter Sporrer and Sophia Polking were recognized for their lifesaving efforts to help a patron in December 2023. No Council action taken.

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Airport Commission Members Norman Hutcheson and Greg Siemann presented the Airport Commission FY 2025 Budget request. No Council action taken.

\* \* \* \* \*

It was moved by Bordenaro, seconded by Atherton, to approve the following items on the consent agenda: a) minutes of the January 8, 2024 Council meeting, as written; b) bills and claims in the amount of \$596,109.42; and c) Licenses and Permits: Renewal of Class “C” Retail Alcohol License – *Wal-mart Super Center #1787* and New 5-day Special Class “C” Retail Alcohol License (an event on February 14, 2024 at Books and Bakery, 513 N Adams Street) – *Lucky Wife Wine Slushies*. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Bauer. Motion carried 5-0.

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There were no oral requests or communications from the audience.

\* \* \* \* \*

It was moved Bordenaro, seconded by Atherton, to approve the second and waive the third reading of an ordinance that waives the Zoning Ordinance paragraph 170.23.3D minimum tract size and amends the Zoning Map to rezone Rolling Hills South Fifth Addition from A-1, Agricultural to R-3, Low-Density Residential District and R-3 PUD (Planned Unit Development District). On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Bauer. Motion carried 5-0.

It was moved by Siemann, seconded by Bordenaro, to adopt said Ordinance No. 2403. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Bauer. Motion carried 5-0.

\* \* \* \* \*

An Ordinance to Establish Vacant Property Code was introduced by Council Member Schreck.

It was moved by Schreck, seconded by Bordenaro, to approve the first reading of an Ordinance to Establish Vacant Property Code. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Bauer. Motion carried 5-0.

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Council discussed an ordinance to limit the use of temporary portable storage containers. No Council action taken.

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It was moved by Bordenaro, seconded by Atherton, to approve Resolution No. 24-06, Final Plat and Subdivision Agreement for the Rolling Hills South Fifth Addition. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Bauer. Motion carried 5-0.

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It was moved by Bordenaro, seconded by Atherton, to accept the report of bid opening and approve Resolution No. 24-07, Making Award of Construction Contract for the Water High Service Pump No. 1 Replacement – 2024 Project to King Construction at their Group A bid price of \$374,000.00 and Group B bid price of \$74,000.00. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Bauer. Motion carried 5-0.

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It was moved by Siemann, seconded by Bordenaro, to approve the expansion of the Southgate Road – Middle Raccoon River Storm Sewer Improvement Project to include pavement and sanitary and water services replacement and approve Resolution No. 24-08, Agreement Amendment No. 2 with JEO Consulting Group, Inc. at a cost of \$98,980.00. Randy Toft, Carroll resident, addressed Council on this issue. On roll call, all present voted aye except Atherton voted nay. Abstain: None. Absent: Bauer. Motion carried 4-1.

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It was moved by Bordenaro, seconded by Atherton, to approve Resolution No. 24-09, An Agreement with City Attorney Dave Bruner setting the monthly retainer at \$750, hourly work at \$170 per hour and litigation work at \$180 per hour. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Bauer. Motion carried 5-0.

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It was moved by Bordenaro, seconded by Atherton, to approve the Cancellation of Sidewalk Agreement with Greg and Carolyn Siemann. On roll call, all present voted aye. Nays: None. Abstain: Siemann. Absent: Bauer. Motion carried 4-0.

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City staff presented the FY 2024/2025 Budget Overview. No Council action taken.

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It was moved by Bordenaro, seconded by Atherton, to adjourn at 7:21 p.m. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Bauer. Motion carried 5-0.

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Gerald H. Fleshner, Mayor

ATTEST:

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Laura A. Schaefer, City Clerk

COUNCIL MEETING  
FEBRUARY 5, 2024

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

The Carroll City Council met in special session on this date at 5:15 p.m. in the Council Chambers, City Hall, 627 N Adams Street. Members present: Jason Atherton (arrived at 5:33 p.m.), Kyle Bauer, Tom Bordenaro, LaVern Dirx, JJ Schreck (departed at 8:04 p.m.) and Carolyn Siemann. Absent: None. Mayor Jerry Fleshner presided and City Attorney Dave Bruner was in attendance.

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

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Council Member Atherton arrived at 5:33 p.m.

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Council continued discussions on the FY 2024/2025 budget proposal. Police Chief Brad Burke presented the Police Department budget request, City Clerk/Finance Director Laura Schaefer presented the Administration Department requests and City Engineer/Public Works Director Randy Krauel presented the Public Works Department requests. Council recessed at 6:44 p.m. and reconvened at 7:09 p.m. to continue budget discussions where Council discussed other miscellaneous departmental budget funding requests. No Council action taken.

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Council Member Schreck departed at 8:04 p.m.

\* \* \* \* \*

It was moved by Bordenaro, seconded by Atherton, to adjourn at 8:06 p.m. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Schreck. Motion carried: 5-0.

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Gerald H. Fleshner, Mayor

ATTEST:

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Laura A. Schaefer, City Clerk

COUNCIL MEETING  
FEBRUARY 7, 2024

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

The Carroll City Council met in special session on this date at 5:15 p.m. in the Council Chambers, City Hall, 627 N Adams Street. Members present: Jason Atherton, Tom Bordenaro, LaVern Dirx, JJ Schreck and Carolyn Siemann. Absent: Kyle Bauer. Mayor Jerry Fleshner presided and City Attorney Dave Bruner was in attendance.

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

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Council continued discussions on the FY 2024/2025 budget proposal. Fire Chief Dan Hannasch presented the Fire Department and Building Department funding requests, Library Director Wendy Johnson presented the Library funding request and Parks and Recreation Director Chad Tiemeyer presented the Parks and Recreation Departments funding requests.

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Council recessed at 6:15 p.m. and reconvened at 6:43 p.m. Council continued budget discussions. No Council action taken.

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It was moved by Schreck, seconded by Atherton, to adjourn at 7:21 p.m. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Bauer. Motion carried: 5-0.

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Gerald H. Fleshner, Mayor

ATTEST:

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Laura A. Schaefer, City Clerk





Carroll, IA

# COUNCIL CLAIMS 2/12/2024

By Vendor Filed As

Payment Dates 1/23/2024 - 2/12/2024

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
<b>Vendor Filed As: 001704 - ACCO</b>				
0238116-IN	SPA REPAIRS			1,980.00
<b>Vendor Filed As 001704 - ACCO Total:</b>				<b>1,980.00</b>
<b>Vendor Filed As: 001621 - ACE HARDWARE</b>				
323743	NUTS/BOLTS/SCREWS			8.52
323748	PAINT			93.98
323907	CLEANING SUPPLIES			6.99
323939	MISC SUPPLIES			76.97
323957	BATTERIES			19.99
324044	MISC SUPPLIES			1.49
324058	CLEANING SUPPLIES			9.99
324091	PICNIC TABLE REPAIRS			63.93
324135	MISC SUPPLIES			7.98
<b>Vendor Filed As 001621 - ACE HARDWARE Total:</b>				<b>289.84</b>
<b>Vendor Filed As: 001910 - AHLERS COONEY</b>				
859670	MISC UR MATTERS			165.00
<b>Vendor Filed As 001910 - AHLERS COONEY Total:</b>				<b>165.00</b>
<b>Vendor Filed As: 002916 - AMERICAN RED CR</b>				
22657141	LIFEGUARDING REVIEW			322.00
22657141	LIFEGUARDING REVIEW			92.00
<b>Vendor Filed As 002916 - AMERICAN RED CR Total:</b>				<b>414.00</b>
<b>Vendor Filed As: 002370 - ARNOLD MOTOR SU</b>				
07NV132112	WINDSHIELD WASHER FUILD			43.50
07NV132208	FILTER			56.01
07NV132267	ENGINE OIL FILTER			52.90
07NV132277	OIL AND OIL FILTERS			114.51
07NV132298	FILTER AND OIL			83.21
07NV132670	LAMP			16.18
<b>Vendor Filed As 002370 - ARNOLD MOTOR SU Total:</b>				<b>366.31</b>
<b>Vendor Filed As: 002805 - BADDING CONSTRU</b>				
INV0000253	REC CENTER PROJECT #17			128,335.50
<b>Vendor Filed As 002805 - BADDING CONSTRU Total:</b>				<b>128,335.50</b>
<b>Vendor Filed As: 002964 - BOBCAT COMPANYY</b>				
3684388	UTILITY TRACTOR REPLACEM...			7,968.19
<b>Vendor Filed As 002964 - BOBCAT COMPANYY Total:</b>				<b>7,968.19</b>
<b>Vendor Filed As: 003515 - BOMGAARS</b>				
21193357	SUPPLIES			4.79
21205275	SUPPLIES			4.85
21205685	UV BULBS			7.98
21205844	HEATERS			50.98
21208291	RUBBER GLOVES			31.43
21208699	PLUMBING REPAIR PARTS			28.98
21212140	#35 FILTER			23.99
21212150	#35 FILTERS			36.00
21212184	#35 FILTER RETURNED			-23.99
21212251	BENCH REPAIRS			42.56
21213295	BRUSHES			14.36
21213342	SUPPLIES			46.96
<b>Vendor Filed As 003515 - BOMGAARS Total:</b>				<b>268.89</b>
<b>Vendor Filed As: 003670 - BRIGGS INC OF O</b>				
2277097-00	FURNACE FILTERS			121.15
2284311-00	PIPE FITTINGS			101.35

COUNCIL CLAIMS 2/12/2024

Payment Dates: 1/23/2024 - 2/12/2024

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
2284373-00	PRESSURE VALVE			132.20
<b>Vendor Filed As 003670 - BRIGGS INC OF O Total:</b>				<b>354.70</b>
<b>Vendor Filed As: 003693 - BRUNER &amp; BRUNER</b>				
3703	NUISANCE			422.12
3703	GENERAL WORK			418.50
3703	TOBACCO ENFORCEMENT			67.50
3704	PUBLIC WORKS			486.00
3705	PLANNING & ZONING			229.50
3706	POLICE/MAGISTRATE			540.00
<b>Vendor Filed As 003693 - BRUNER &amp; BRUNER Total:</b>				<b>2,163.62</b>
<b>Vendor Filed As: 003791 - CAPITAL ONE</b>				
06637	SUPPLIES	130412	02/01/2024	35.96
07788	SUPPLIES	130412	02/01/2024	7.41
08707	SAMPLE COOLER	130412	02/01/2024	12.98
<b>Vendor Filed As 003791 - CAPITAL ONE Total:</b>				<b>56.35</b>
<b>Vendor Filed As: 004138 - CAPITAL SANITAR</b>				
R078118	TOILET PAPER			132.04
R078172	CLEANING SUPPLIES			119.88
R078179	CLEANING SERVICES			152.92
R078207	SUPPLIES			164.00
R078261	CLEANING SUPPLIES			77.68
<b>Vendor Filed As 004138 - CAPITAL SANITAR Total:</b>				<b>646.52</b>
<b>Vendor Filed As: 000747 - CARROLL AUTO SU</b>				
449082	FUEL SUPPLEMENT			135.72
741022	FUEL SUPPLEMENT			135.72
<b>Vendor Filed As 000747 - CARROLL AUTO SU Total:</b>				<b>271.44</b>
<b>Vendor Filed As: 004132 - CARROLL AVIATIO</b>				
INV0000241	CONTRACT	130409	01/25/2024	7,085.00
<b>Vendor Filed As 004132 - CARROLL AVIATIO Total:</b>				<b>7,085.00</b>
<b>Vendor Filed As: 003984 - CARROLL COUNTY</b>				
INV0000254	1/2 FY 24 FUNDING REQUEST			41,200.00
<b>Vendor Filed As 003984 - CARROLL COUNTY Total:</b>				<b>41,200.00</b>
<b>Vendor Filed As: 004155 - CARROLL COUNTY</b>				
INV0000256	GASOLINE			1,923.77
INV0000256	GASOLINE			193.82
INV0000256	GASOLINE			43.44
INV0000256	GASOLINE			217.26
INV0000256	GASOLINE			95.13
INV0000256	GASOLINE			144.10
INV0000256	GASOLINE			21.69
INV0000256	GASOLINE			10,079.18
INV0000256	GASOLINE			358.43
INV0000256	GASOLINE			206.94
<b>Vendor Filed As 004155 - CARROLL COUNTY Total:</b>				<b>13,283.76</b>
<b>Vendor Filed As: 004174 - CARROLL COUNTY</b>				
INV0000250	SERVED HOFFMAN JUDGE OR...			35.90
INV0000276	JANUARY FINGERPRINTS			110.00
<b>Vendor Filed As 004174 - CARROLL COUNTY Total:</b>				<b>145.90</b>
<b>Vendor Filed As: 004183 - CARROLL COUNTY</b>				
INV0000283	LIEN FILING FEE - 738 MOCKL...	130426	02/08/2024	5.00
INV0000284	LIEN FILING FEE 624 SAN SAL...	130427	02/08/2024	5.00
<b>Vendor Filed As 004183 - CARROLL COUNTY Total:</b>				<b>10.00</b>
<b>Vendor Filed As: 004196 - CARROLL HYDRAUL</b>				
65922	HYDRAULIC HOSE #24			172.00
65935	#27 HYDRAULIC HOSE			144.51
65958	#27 HYDRAULIC HOSE			33.80

COUNCIL CLAIMS 2/12/2024

Payment Dates: 1/23/2024 - 2/12/2024

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
66006	#33 HYDRAULIC HOSE			272.42
<b>Vendor Filed As: 004196 - CARROLL HYDRAUL</b>				<b>622.73</b>
<b>Vendor Filed As: 004200 - CARROLL LUMBER</b>				
440239	SIGN REPAIRS			21.79
<b>Vendor Filed As 004200 - CARROLL LUMBER Total:</b>				<b>21.79</b>
<b>Vendor Filed As: 002977 - CARROLL REFUSE</b>				
INV0000281	JAN TRASH COLLECTIONS	130421	02/08/2024	14,286.87
<b>Vendor Filed As 002977 - CARROLL REFUSE Total:</b>				<b>14,286.87</b>
<b>Vendor Filed As: 004237 - CARROLL VETERIN</b>				
INV0000278	MARCH DOG CARE CONTRACT			650.00
<b>Vendor Filed As 004237 - CARROLL VETERIN Total:</b>				<b>650.00</b>
<b>Vendor Filed As: 004325 - CENTRAL IOWA DI</b>				
01005072	AUTO DISK SCRUBBER			4,997.00
01005788	SUPPLIES			560.00
<b>Vendor Filed As 004325 - CENTRAL IOWA DI Total:</b>				<b>5,557.00</b>
<b>Vendor Filed As: 004525 - CITY OF CARROLL</b>				
INV0000245	DOWNTOWN RESTROOM WA...	130415	02/01/2024	50.00
<b>Vendor Filed As 004525 - CITY OF CARROLL Total:</b>				<b>50.00</b>
<b>Vendor Filed As: 003633 - CLEANING SOLUTI</b>				
2240	JANUARY CITY HALL CLEANING			2,080.00
2241	JANUARY PD CLEANING			624.00
2243	JANUARY REC CENTER CLEANI...			1,008.00
<b>Vendor Filed As 003633 - CLEANING SOLUTI Total:</b>				<b>3,712.00</b>
<b>Vendor Filed As: 002071 - COMPUTER REPAIR</b>				
17735	LAPTOP REPAIRS			60.00
17799	ANTI-VIRUS RENEWAL			30.00
17799	ANTI-VIRUS RENEWAL			60.00
17805	ANTI-VIRUS RENEWAL			90.00
17815	LAPTOP REPAIRS			130.00
17839	ROUTER SETUP			90.00
17839	ROUTER			130.00
<b>Vendor Filed As 002071 - COMPUTER REPAIR Total:</b>				<b>590.00</b>
<b>Vendor Filed As: 004862 - CONTINENTAL RES</b>				
0051273	CHEMICALS			1,610.61
<b>Vendor Filed As 004862 - CONTINENTAL RES Total:</b>				<b>1,610.61</b>
<b>Vendor Filed As: 005395 - D &amp; K PRODUCTS</b>				
74676IN	ICE MELT			49.25
74676IN	ICE MELT			49.25
74676IN	ICE MELT			88.65
74676IN	ICE MELT			197.00
74676IN	ICE MELT			98.50
<b>Vendor Filed As 005395 - D &amp; K PRODUCTS Total:</b>				<b>482.65</b>
<b>Vendor Filed As: 000854 - DEARBORN NATION</b>				
INV0000244	FEB. LIFE INSURANCE PREMI...	130411	02/01/2024	325.61
<b>Vendor Filed As 000854 - DEARBORN NATION Total:</b>				<b>325.61</b>
<b>Vendor Filed As: 005645 - DEPARTMENT OF P</b>				
27	JUL-SEPT IOWA SYSTEM			631.50
INV0000275	OCT-DEC IOWA SYSTEM			631.50
<b>Vendor Filed As 005645 - DEPARTMENT OF P Total:</b>				<b>1,263.00</b>
<b>Vendor Filed As: 003618 - DIRECT MAILER</b>				
6383	CLEANING SERVICES HELP W...			302.50
6842	MILESTONE AD - 47 YEARS			49.00
6843	MILESTON AD - 56 YEARS			49.00
<b>Vendor Filed As 003618 - DIRECT MAILER Total:</b>				<b>400.50</b>
<b>Vendor Filed As: 006270 - DREES HEATING &amp;</b>				
57144	SPA REPAIRS			1,687.09

COUNCIL CLAIMS 2/12/2024

Payment Dates: 1/23/2024 - 2/12/2024

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
57394	DIGITAL SECURITY CAMERAS			7,700.00
<b>Vendor Filed As 006270 - DREES HEATING &amp; Total:</b>				<b>9,387.09</b>
<b>Vendor Filed As: 006275 - DREES OIL CO.</b>				
801284	FUEL			230.93
801286	FUEL			114.00
10141	PROPANE			335.78
10142	PROPANE			139.75
10344	PROPANE			424.91
801490	FUEL FILTER			15.95
<b>Vendor Filed As 006275 - DREES OIL CO. Total:</b>				<b>1,261.32</b>
<b>Vendor Filed As: 012590 - ECHO ELECTRIC S</b>				
S010436391.001	LIGHT FIXTURE	130401	01/24/2024	16.93
S010270339.001	TRANSFER SWITCH	130422	02/08/2024	1,014.75
S010357112.002	GFCI OUTLET	130422	02/08/2024	35.79
S010378600.001	POOL LIGHT REPAIRS	130422	02/08/2024	38.24
S010435486.001	SPA BREAKER REPLACEMENT	130422	02/08/2024	69.54
S010438972.001	OUTLET COVERS	130422	02/08/2024	12.72
S010442174.001	GENERATOR SERVICE	130422	02/08/2024	396.00
S010457950.001	LIGHT REPLACEMENT			256.63
S010457969.001	BATTERIES FOR AIR PACKS			38.13
<b>Vendor Filed As 012590 - ECHO ELECTRIC S Total:</b>				<b>1,878.73</b>
<b>Vendor Filed As: 003971 - EMPLOYEE BENEFIT</b>				
INV0000247	HRA CHECKS	DFT0000074	01/25/2024	10,980.14
000041423	FEB HRA PARTICIPANT FEES	DFT0000075	02/01/2024	385.00
<b>Vendor Filed As 003971 - EMPLOYEE BENEFIT Total:</b>				<b>11,365.14</b>
<b>Vendor Filed As: 008050 - FASTENAL COMPAN</b>				
IACAR194058	BOLTS			20.87
IACAR194076	DRILL BITS			37.66
<b>Vendor Filed As 008050 - FASTENAL COMPAN Total:</b>				<b>58.53</b>
<b>Vendor Filed As: 000633 - FILTER CARE</b>				
130994	FILTER CLEANING			55.20
<b>Vendor Filed As 000633 - FILTER CARE Total:</b>				<b>55.20</b>
<b>Vendor Filed As: 000013 - FIRE/POLICE RET</b>				
INV0000107	MFPRSI CONTRIBUTIONS	DFT0000037	01/27/2024	14,688.68
INV0000147	MFPRSI CONTRIBUTIONS	DFT0000050	02/10/2024	15,404.49
<b>Vendor Filed As 000013 - FIRE/POLICE RET Total:</b>				<b>30,093.17</b>
<b>Vendor Filed As: 002806 - FOUNDATION ANAL</b>				
24-00523	LAB TESTING			1,517.25
<b>Vendor Filed As 002806 - FOUNDATION ANAL Total:</b>				<b>1,517.25</b>
<b>Vendor Filed As: 003534 - FUSEBOX MARKETI</b>				
7882	FEB WEB MAINTENANCE			255.00
<b>Vendor Filed As 003534 - FUSEBOX MARKETI Total:</b>				<b>255.00</b>
<b>Vendor Filed As: 009315 - GALLS INC.</b>				
026683617	UNIFORM SHIRTS			131.25
026761397	UNIFORM PANTS			73.85
<b>Vendor Filed As 009315 - GALLS INC. Total:</b>				<b>205.10</b>
<b>Vendor Filed As: 009500 - GEHLING WELDING</b>				
153402	#26 WELDING			32.50
153645	ANGLE IRON- STORM INTAKE			325.50
<b>Vendor Filed As 009500 - GEHLING WELDING Total:</b>				<b>358.00</b>
<b>Vendor Filed As: 009540 - GENERAL TRAFFIC</b>				
24130	SIGN & SIGNAL SUPPLIES			4,460.00
24181	CARROLL ST. TIMING			400.00
<b>Vendor Filed As 009540 - GENERAL TRAFFIC Total:</b>				<b>4,860.00</b>

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<b>Vendor Filed As: 003037 - GMB FOODS INC</b>				
185	COUNCIL BUDGET WORK SESS...			75.67
				75.67
<b>Vendor Filed As 003037 - GMB FOODS INC Total:</b>				<b>75.67</b>
<b>Vendor Filed As: 010605 - HACH CHEMICAL C</b>				
13903029	LAB SUPPLIES			275.90
				275.90
<b>Vendor Filed As 010605 - HACH CHEMICAL C Total:</b>				<b>275.90</b>
<b>Vendor Filed As: 010680 - HAWKINS WATER T</b>				
6672040	NUTS AND BOLTS			111.00
				111.00
<b>Vendor Filed As 010680 - HAWKINS WATER T Total:</b>				<b>111.00</b>
<b>Vendor Filed As: 036208 - IEDA FOUNDATION</b>				
1	IEDA DOWNTOWN ASSESSME...			2,500.00
				2,500.00
<b>Vendor Filed As 036208 - IEDA FOUNDATION Total:</b>				<b>2,500.00</b>
<b>Vendor Filed As: 012552 - INDUSTRIAL BEAR</b>				
IN228211	COUPLER			148.58
IN228292	COUPLING			153.58
				153.58
<b>Vendor Filed As 012552 - INDUSTRIAL BEAR Total:</b>				<b>302.16</b>
<b>Vendor Filed As: 003982 - IOWA INFORMATIO</b>				
33310	LEGAL PUBLICATIONS			689.58
				689.58
<b>Vendor Filed As 003982 - IOWA INFORMATIO Total:</b>				<b>689.58</b>
<b>Vendor Filed As: 012666 - IOWA ONE CALL</b>				
258106	DECEMBER 2023 LOCATES			67.50
				67.50
<b>Vendor Filed As 012666 - IOWA ONE CALL Total:</b>				<b>67.50</b>
<b>Vendor Filed As: 002631 - IOWA WORKFORCE</b>				
INV0000242	UNEMPLOYMENT CHARGES			570.00
				570.00
<b>Vendor Filed As 002631 - IOWA WORKFORCE Total:</b>				<b>570.00</b>
<b>Vendor Filed As: 012706 - IPERS</b>				
INV0000040	IPERS CONTRIBUTIONS	DFT0000016	01/28/2024	31.46
INV0000040	IPERS CONTRIBUTIONS	DFT0000016	01/28/2024	498.76
INV0000040	IPERS CONTRIBUTIONS	DFT0000016	01/28/2024	11,893.76
INV0000040	IPERS CONTRIBUTIONS	DFT0000016	01/28/2024	12.44
INV0000040	IPERS CONTRIBUTIONS	DFT0000016	01/28/2024	2,818.09
INV0000040	IPERS CONTRIBUTIONS	DFT0000016	01/28/2024	2,616.22
INV0000040	IPERS CONTRIBUTIONS	DFT0000016	01/28/2024	2,330.90
INV0000109	IPERS CONTRIBUTIONS	DFT0000039	01/28/2024	473.62
INV0000109	IPERS CONTRIBUTIONS	DFT0000039	01/28/2024	11,915.55
INV0000109	IPERS CONTRIBUTIONS	DFT0000039	01/28/2024	12.44
INV0000109	IPERS CONTRIBUTIONS	DFT0000039	01/28/2024	2,681.89
INV0000109	IPERS CONTRIBUTIONS	DFT0000039	01/28/2024	2,752.00
INV0000109	IPERS CONTRIBUTIONS	DFT0000039	01/28/2024	2,429.82
				2,429.82
<b>Vendor Filed As 012706 - IPERS Total:</b>				<b>40,466.95</b>
<b>Vendor Filed As: 003722 - iSOLVED BENEFIT</b>				
W31871	JAN FLEX SPENDING PARTICIP...	DFT0000086	02/07/2024	82.80
				82.80
<b>Vendor Filed As 003722 - iSOLVED BENEFIT Total:</b>				<b>82.80</b>
<b>Vendor Filed As: 013917 - JEO CONSULTING</b>				
147819	TREATMENT FACILITY BOOST...			1,117.50
147819	TREATMENT FACILITY BOOST...			1,021.35
147819	TREATMENT FACILITY BOOST...			708.25
147820	GC IRRIGATION BOOSTER STAT..			2,135.20
147821	GC PROPERTY DEVELOPMENT			4,398.00
147821	GC PROPERTY DEVELOPMENT			317.50
148032	2022 STORMWATER IMPROV...			4,500.00
				4,500.00
<b>Vendor Filed As 013917 - JEO CONSULTING Total:</b>				<b>14,197.80</b>
<b>Vendor Filed As: 002163 - JR'S UNLOCK SER</b>				
1020	ROOF DOOR LOCK			163.23
				163.23
<b>Vendor Filed As 002163 - JR'S UNLOCK SER Total:</b>				<b>163.23</b>

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<b>Vendor Filed As: 014520 - KASPERBAUER CLE</b>				
171917	LAUNDER MATS			156.33
<b>Vendor Filed As 014520 - KASPERBAUER CLE Total:</b>				<b>156.33</b>
<b>Vendor Filed As: 004026 - KENNETH JANNING</b>				
2314	TILE FLOOR REMOVAL			2,800.00
<b>Vendor Filed As 004026 - KENNETH JANNING Total:</b>				<b>2,800.00</b>
<b>Vendor Filed As: 003846 - KRUSE, NOAH</b>				
097639	SIDEWALKS SNOW REMOVAL ...			670.00
<b>Vendor Filed As 003846 - KRUSE, NOAH Total:</b>				<b>670.00</b>
<b>Vendor Filed As: 002453 - LAMBERTZ, JASON</b>				
165560	PRODUCTION COSTS			1,140.00
<b>Vendor Filed As 002453 - LAMBERTZ, JASON Total:</b>				<b>1,140.00</b>
<b>Vendor Filed As: 036205 - MARK A JACKSON CONSULTING LLC</b>				
INV0000239	GOAL SETTING SESSION			1,320.00
<b>Vendor Filed As 036205 - MARK A JACKSON CONSULTING LLC Total:</b>				<b>1,320.00</b>
<b>Vendor Filed As: 017130 - MARK SCHRECK CO</b>				
INV0000277	HAULING SNOW			1,260.00
<b>Vendor Filed As 017130 - MARK SCHRECK CO Total:</b>				<b>1,260.00</b>
<b>Vendor Filed As: 017133 - MASTERCARD</b>				
INV0000240	CARD ISSUE	130410	01/25/2024	71.20
INV0000234	CAMERA SUPPLIES	130404	01/24/2024	5.00
INV0000235	MLA PART 2 - ATHERTON	130402	01/24/2024	60.00
INV0000235	ZOOM FOR COUNCIL	130402	01/24/2024	15.99
INV0000235	ADOBE SOFTWARE	130402	01/24/2024	19.99
INV0000235	SALES TAX REFUND	130402	01/24/2024	-0.90
INV0000235	SALES TAX REFUND	130402	01/24/2024	-0.90
INV0000235	SALES TAX REFUND	130402	01/24/2024	-1.20
INV0000235	2023 TAX FORMS	130402	01/24/2024	450.02
INV0000235	SALES TAX REFUND	130402	01/24/2024	-22.49
INV0000235	MAIL CHIMP	130402	01/24/2024	13.00
INV0000236	DVDS	130403	01/24/2024	19.96
INV0000236	DVDS	130403	01/24/2024	17.96
INV0000236	DVDS	130403	01/24/2024	14.37
INV0000236	DVDS	130403	01/24/2024	9.99
INV0000236	DVDS	130403	01/24/2024	293.87
INV0000236	DVDS	130403	01/24/2024	37.92
INV0000236	PROGRAM SUPPLIES	130403	01/24/2024	61.55
INV0000236	PROGRAM SUPPLIES	130403	01/24/2024	21.99
INV0000237	SUPPLIES	130405	01/24/2024	54.93
INV0000237	TENNIS NETS	130405	01/24/2024	778.94
INV0000237	TURFGRASS CONFERENCE HA...	130405	01/24/2024	580.00
INV0000237	SUPPLIES	130405	01/24/2024	16.98
INV0000237	SUPPLIES	130405	01/24/2024	49.89
INV0000237	SUPPLIES	130405	01/24/2024	67.63
INV0000237	SUPPLIES	130405	01/24/2024	16.32
INV0000237	SUPPLIES	130405	01/24/2024	43.65
INV0000237	SUPPLIES	130405	01/24/2024	139.98
INV0000237	SUPPLIES	130405	01/24/2024	125.16
INV0000237	OFFICE SUPPLIES	130405	01/24/2024	63.98
INV0000237	SUPPLIES	130405	01/24/2024	28.92
INV0000237	SHOWER BENCH	130405	01/24/2024	69.99
INV0000237	SPRING SOCCER ADS	130405	01/24/2024	175.00
INV0000237	SPRING SOCCER ADS	130405	01/24/2024	175.00
INV0000237	SPRING SOCCER ADS	130405	01/24/2024	93.49
INV0000237	SPRING SOCCER ADS	130405	01/24/2024	14.60
INV0000237	AIR COMPRESSORS	130405	01/24/2024	172.20
INV0000237	SUPPLIES	130405	01/24/2024	28.93

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INV0000237	WRISTBANDS	130405	01/24/2024	257.60
<b>Vendor Filed As 017133 - MASTERCARD Total:</b>				<b>4,040.51</b>
<b>Vendor Filed As: 002993 - MC CLURE ENGINE</b>				
150106	CBD STREET RESURFACING			17,370.00
<b>Vendor Filed As 002993 - MC CLURE ENGINE Total:</b>				<b>17,370.00</b>
<b>Vendor Filed As: 003966 - MICROBAC LABORA</b>				
NT2400746	MONTHLY BAC-T			82.50
<b>Vendor Filed As 003966 - MICROBAC LABORA Total:</b>				<b>82.50</b>
<b>Vendor Filed As: 036207 - MIKE ALLEN</b>				
INV0000252	GOLF MEMBERSHIP REFUND			16.67
INV0000252	GOLF MEMBERSHIP REFUND			46.67
<b>Vendor Filed As 036207 - MIKE ALLEN Total:</b>				<b>63.34</b>
<b>Vendor Filed As: 017730 - MOORHOUSE READY</b>				
0855	ROW 1913 JOAN - OLSEN			1,096.88
<b>Vendor Filed As 017730 - MOORHOUSE READY Total:</b>				<b>1,096.88</b>
<b>Vendor Filed As: 018408 - NAPA AUTO PARTS</b>				
058393	#33 SNOW BLOWER LIGHTS			16.58
059080	OIL DRY			47.97
059174	GENERATOR SPARK PLUG			4.00
059282	GENERATOR FLUID			15.45
060362	PUMP FILTER			25.95
060376	RESCUE 7 EQUIPMENT			189.68
060403	#28 STARTER BUTTON			13.99
060469	SCRUBBER BATTERIES			770.00
060783	#33 BULBS			67.46
<b>Vendor Filed As 018408 - NAPA AUTO PARTS Total:</b>				<b>1,151.08</b>
<b>Vendor Filed As: 002614 - NELSON ELECTRIC</b>				
1130	EMERGENCY UPGRADE SECUR...			4,023.00
1131	LIGHT REPAIRS IN POOL			902.00
<b>Vendor Filed As 002614 - NELSON ELECTRIC Total:</b>				<b>4,925.00</b>
<b>Vendor Filed As: 003250 - NEW WAY FORD</b>				
650371/1	REPAIR CHECK ENGINE LIGHT			651.79
<b>Vendor Filed As 003250 - NEW WAY FORD Total:</b>				<b>651.79</b>
<b>Vendor Filed As: 019124 - NORTH CENTRAL L</b>				
498236	LAB SUPPLIES			1,079.24
<b>Vendor Filed As 019124 - NORTH CENTRAL L Total:</b>				<b>1,079.24</b>
<b>Vendor Filed As: 020203 - OFFICE STOP, TH</b>				
317999	COPY PAPER/FILE FOLDERS			306.86
318205	OFFICE SUPPLIES			58.15
318213	DRAW CARD GUIDES			39.99
<b>Vendor Filed As 020203 - OFFICE STOP, TH Total:</b>				<b>405.00</b>
<b>Vendor Filed As: 020326 - OPTIONS INK</b>				
7858	MONTHLY BAC-T			13.25
8004	VINYL SIGN - REC CENTER			41.71
<b>Vendor Filed As 020326 - OPTIONS INK Total:</b>				<b>54.96</b>
<b>Vendor Filed As: 020330 - O'REILLY AUTO P</b>				
0400-340130	JUMP STARTER			199.99
<b>Vendor Filed As 020330 - O'REILLY AUTO P Total:</b>				<b>199.99</b>
<b>Vendor Filed As: 021050 - P &amp; H WHOLESALE</b>				
S2927264.001	BOILER PUMP	130406	01/24/2024	475.88
<b>Vendor Filed As 021050 - P &amp; H WHOLESALE Total:</b>				<b>475.88</b>
<b>Vendor Filed As: 001949 - PERFORMANCE TIR</b>				
0174710	#27 TIRE REPAIRS			69.55
0174801	#29 TOW TO O'HALLORANS			278.00
0174828	#27 TIRE REPAIRS			662.98
0174830	#18 BRAKES, ROTOR, OIL CHA...			523.37

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0174831	#20 TIRES AND BALANCE			758.48
0174831	#20 OIL CHANGE AND SUPPLI...			44.97
0174832	#17 OIL CHANGE AND AIR FILT...			100.99
0174833	#14 OIL CHANGE			39.43
0174838	#16 TIRES			758.48
0174838	#16 OIL CHANGE			45.87
<b>Vendor Filed As 001949 - PERFORMANCE TIR Total:</b>				<b>3,282.12</b>
<b>Vendor Filed As: 003127 - PLANET TECHNOLO</b>				
1009050	0365 LICENSES			101.20
1009050	0365 LICENSES			101.20
<b>Vendor Filed As 003127 - PLANET TECHNOLO Total:</b>				<b>202.40</b>
<b>Vendor Filed As: 004027 - PLUNKETT'S PEST</b>				
8202613	BUG SPRAY			160.50
<b>Vendor Filed As 004027 - PLUNKETT'S PEST Total:</b>				<b>160.50</b>
<b>Vendor Filed As: 021735 - POSTMASTER</b>				
INV0000216	POSTAGE TO MAIL WATER BIL...	130407	01/24/2024	1,925.87
<b>Vendor Filed As 021735 - POSTMASTER Total:</b>				<b>1,925.87</b>
<b>Vendor Filed As: 021860 - PRESTO-X-COMPAN</b>				
56197609	PEST CONROL 627 N ADAMS ST			105.66
<b>Vendor Filed As 021860 - PRESTO-X-COMPAN Total:</b>				<b>105.66</b>
<b>Vendor Filed As: 000625 - PRODUCTIVITY PL</b>				
CB79795A	#33 LIGHT BULBS	130420	02/08/2024	22.14
CM0000008	REWARD CREDIT	130420	02/08/2024	-0.10
<b>Vendor Filed As 000625 - PRODUCTIVITY PL Total:</b>				<b>22.04</b>
<b>Vendor Filed As: 000546 - PROMES, CAREY</b>				
INV0000219	STEEL TOED BOOTS	130398	01/24/2024	200.00
<b>Vendor Filed As 000546 - PROMES, CAREY Total:</b>				<b>200.00</b>
<b>Vendor Filed As: 009870 - RACCOON VALLEY</b>				
INV0000220	DECEMBER ELECTRIC BILL	130400	01/24/2024	1,519.18
<b>Vendor Filed As 009870 - RACCOON VALLEY Total:</b>				<b>1,519.18</b>
<b>Vendor Filed As: 023640 - RAY'S REFUSE SE</b>				
INV0000280	JAN TRASH COLLECTIONS	130423	02/08/2024	38,861.89
INV0000255	JANUARY GARBAGE PICKUP			39.68
INV0000255	JANUARY GARBAGE PICKUP			54.94
INV0000255	JANUARY GARBAGE PICKUP			39.68
INV0000255	JANUARY GARBAGE PICKUP			193.41
INV0000255	JANUARY GARBAGE PICKUP			148.79
INV0000255	JANUARY GARBAGE PICKUP			52.32
INV0000255	JANUARY GARBAGE PICKUP			82.40
INV0000255	JANUARY GARBAGE PICKUP			29.73
INV0000255	JANUARY RECYCLING			9.92
INV0000255	JANUARY GARBAGE PICKUP			136.00
INV0000255	JANUARY GARBAGE PICKUP			225.09
<b>Vendor Filed As 023640 - RAY'S REFUSE SE Total:</b>				<b>39,873.85</b>
<b>Vendor Filed As: 023815 - REGION XII COG</b>				
INV0000282	JAN TAXI PROGRAM DONATI...	130424	02/08/2024	1,400.00
INV0000248	REDEVELOPMENT WORKSHOP...			20.00
<b>Vendor Filed As 023815 - REGION XII COG Total:</b>				<b>1,420.00</b>
<b>Vendor Filed As: 024630 - RUTTEN'S VACUUM</b>				
013354	VACUUM BAGS			20.99
13313	VACUUM REPAIRS			108.95
<b>Vendor Filed As 024630 - RUTTEN'S VACUUM Total:</b>				<b>129.94</b>
<b>Vendor Filed As: 024905 - SAFETY-KLEEN CO</b>				
93422349	PARTS WASHER FLUID			293.01
93422352	PARTS WASHER SOLVENT			275.54
<b>Vendor Filed As 024905 - SAFETY-KLEEN CO Total:</b>				<b>568.55</b>



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<b>Vendor Filed As: 003057 - SIMMERING-CORY</b>				
2024-IC-0025	JANUARY 2024 CODE SUPPLE...			107.00
<b>Vendor Filed As 003057 - SIMMERING-CORY Total:</b>				<b>107.00</b>
<b>Vendor Filed As: 025333 - SNYDER &amp; ASSOCI</b>				
123.1363.09-2	US 30 SAN. SEWER & WATER...			25,800.00
<b>Vendor Filed As 025333 - SNYDER &amp; ASSOCI Total:</b>				<b>25,800.00</b>
<b>Vendor Filed As: 028180 - STATE HYGIENIC</b>				
272226	WATER SAMPLE ANALYSIS			45.50
<b>Vendor Filed As 028180 - STATE HYGIENIC Total:</b>				<b>45.50</b>
<b>Vendor Filed As: 025880 - STONE PRINTING</b>				
109135	RECEIPT BOOK			15.99
108819	BUDGET INDEX TABS			49.90
108868	LAMINATING POUCHES			148.11
11347	PRINTER INK			596.94
11353	INK FOR PRINTER			77.97
<b>Vendor Filed As 025880 - STONE PRINTING Total:</b>				<b>888.91</b>
<b>Vendor Filed As: 026605 - TIEFENTHALER AG</b>				
46088	HAULING SNOW			5,510.00
<b>Vendor Filed As 026605 - TIEFENTHALER AG Total:</b>				<b>5,510.00</b>
<b>Vendor Filed As: 001705 - TITAN MACHINERY</b>				
19232485 GP	#33 PARTS RETURNED			-140.00
19226792-GS	#33 GEAR SHIFTER			2,027.02
<b>Vendor Filed As 001705 - TITAN MACHINERY Total:</b>				<b>1,887.02</b>
<b>Vendor Filed As: 004029 - TOPLOFT CLOTHIN</b>				
1001234	BASKETBALL BASICS TSHIRTS			1,090.00
<b>Vendor Filed As 004029 - TOPLOFT CLOTHIN Total:</b>				<b>1,090.00</b>
<b>Vendor Filed As: 027060 - TREASURER OF IO</b>				
INV0000246	DEC. SALES TAX	DFT0000073	01/26/2024	899.09
INV0000246	DEC. SALES TAX	DFT0000073	01/26/2024	1,742.45
INV0000246	DEC. SALES TAX	DFT0000073	01/26/2024	533.01
INV0000246	DEC. SALES TAX	DFT0000073	01/26/2024	49.07
<b>Vendor Filed As 027060 - TREASURER OF IO Total:</b>				<b>3,223.62</b>
<b>Vendor Filed As: 004016 - TRIVISTA</b>				
RA101001062.01	#29 BROKEN WIRE REPAIRED			349.95
RA101001078.01	#27 IMT SENSOR			462.87
XA101003407.01	#26, 27, 28 OIL CHANGES			359.80
XA101003418.01	#29 FUEL KIT			212.36
<b>Vendor Filed As 004016 - TRIVISTA Total:</b>				<b>1,384.98</b>
<b>Vendor Filed As: 003220 - TURFWERKS</b>				
J186509	REPAIR PARTS			233.55
<b>Vendor Filed As 003220 - TURFWERKS Total:</b>				<b>233.55</b>
<b>Vendor Filed As: 028174 - UNITED STATES C</b>				
0628911040	CELL PHONES	130408	01/24/2024	38.63
0628911040	CELL PHONES	130408	01/24/2024	38.63
0628911040	CELL PHONES	130408	01/24/2024	12.88
0628911040	CELL PHONES	130408	01/24/2024	12.88
0628911040	CELL PHONES	130408	01/24/2024	12.88
0628911040	CELL PHONES	130408	01/24/2024	58.21
<b>Vendor Filed As 028174 - UNITED STATES C Total:</b>				<b>174.11</b>
<b>Vendor Filed As: 029010 - VEENSTRA &amp; KIMM</b>				
3	STORMWATER MGMT POLLUT..			2,986.00
INV0000259	WW DIGESTER PROJECT			17,388.00
<b>Vendor Filed As 029010 - VEENSTRA &amp; KIMM Total:</b>				<b>20,374.00</b>
<b>Vendor Filed As: 002468 - VFW</b>				
111124	US FLAGS			180.00
<b>Vendor Filed As 002468 - VFW Total:</b>				<b>180.00</b>

**COUNCIL CLAIMS 2/12/2024**

**Payment Dates: 1/23/2024 - 2/12/2024**

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
<b>Vendor Filed As: 001116 - VONNAHME, TONY</b>				
807266	GREASE			373.20
<b>Vendor Filed As 001116 - VONNAHME, TONY Total:</b>				<b>373.20</b>
<b>Vendor Filed As: 030131 - WARNKE, JEFF</b>				
INV0000279	STEEL TOED BOOTS	130425	02/08/2024	200.00
<b>Vendor Filed As 030131 - WARNKE, JEFF Total:</b>				<b>200.00</b>
<b>Vendor Filed As: 003377 - WELLMARK BLUE C</b>				
INV0000218	FEB. HEALTH INS PREMIUNS	130399	01/24/2024	44,721.85
<b>Vendor Filed As 003377 - WELLMARK BLUE C Total:</b>				<b>44,721.85</b>
<b>Vendor Filed As: 002590 - WENDL'S WEAPONS</b>				
1343	RANGE MEMBERSHIP			1,600.00
<b>Vendor Filed As 002590 - WENDL'S WEAPONS Total:</b>				<b>1,600.00</b>
<b>Vendor Filed As: 003970 - WORLDWIDE EXPRE</b>				
2401135404	FREIGHT W/E 1/24/2024	130414	02/01/2024	19.40
2401135404	FREIGHT W/E 1/24/2024	130414	02/01/2024	12.34
2401135404	FREIGHT W/E 1/24/2024	130414	02/01/2024	40.60
2401135404	FREIGHT W/E 1/24/2024	130414	02/01/2024	42.54
2401192500	FREIGHT W/E 1/31/2024	130413	02/01/2024	19.52
2401192500	FREIGHT W/E 1/31/2024	130413	02/01/2024	22.85
2401192500	FREIGHT W/E 1/31/2024	130413	02/01/2024	22.70
<b>Vendor Filed As 003970 - WORLDWIDE EXPRE Total:</b>				<b>179.95</b>
<b>Vendor Filed As: 036206 - ZACH VOS</b>				
INV0000251	GOLF MEMBERSHIP REFUND			46.67
<b>Vendor Filed As 036206 - ZACH VOS Total:</b>				<b>46.67</b>
<b>Grand Total:</b>				<b>551,747.87</b>

## Report Summary

### Fund Summary

Fund	Expense Amount	Payment Amount
001 - GENERAL FUND	222,614.79	127,651.97
010 - HOTEL/MOTEL TAX	24.88	24.88
110 - ROAD USE TAX FUND	33,731.79	5,522.02
121 - LOCAL OPTION SALES TAX	2,550.00	50.00
178 - CRIME PREV/SPEC PROJECTS	67.50	0.00
304 - C.P. STREETS	17,370.00	0.00
311 - C.P.-PARKS & RECREATION	2,135.20	0.00
313 - C.P. - REC CENTER BLDG	140,058.50	0.00
316 - C.P. - UTILITY FUND	30,515.50	0.00
600 - WATER UTILITY FUND	8,644.08	7,374.47
602 - WATER UTILITY CAP. IMP.	2,847.10	0.00
610 - SEWER UTILITY FUND	12,887.93	5,314.82
612 - SEWER UTILITY CAP. IMP.	17,388.00	0.00
621 - STORM WATER CAP. IMP.	4,500.00	0.00
850 - MEDICAL INSURANCE FUND	56,412.60	56,412.60
<b>Grand Total:</b>	<b>551,747.87</b>	<b>202,350.76</b>

Gross payroll \$429,341.02

# City of Carroll

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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:** February 8, 2024

**SUBJECT:** Applications for Tax Abatement under the Carroll Urban Revitalization Plan

Attached is a listing of applications filed for tax abatement relating to various improvements at properties with the Carroll Urban Revitalization Area. Staff has reviewed the applications and have found these applications to comply with the requirements of the City's Urban Revitalization Plan ("Plan") that was adopted February 25, 2019 and amended 2021 and 2023.

**RECOMMENDATION:** Council consider approval of a resolution approving the attached tax abatement applications.

RESOLUTION NO. \_\_\_\_\_

RESOLUTION TO APPROVE TAX ABATEMENT

WHEREAS, on February 25, 2019 the City of Carroll adopted an Urban Revitalization Plan with a tax abatement provision to encourage improvements to single family dwellings and multi-residential properties, and

WHEREAS, the plan was amended on November 22, 2021 and amended again on June 23, 2023, and

WHEREAS, the attached list of individuals or entities have applied for tax abatement for improvements to their residential or multi-residential properties within the City of Carroll, in conformance with the City's Plan.

NOW, THEREFORE, be it resolved by the City Council of Carroll, Iowa, that tax abatement be granted for the attached listing of properties located in Carroll, Iowa.

BE IT FURTHER RESOLVED that a certified copy of this resolution with a copy of the applications for abatement shall be forwarded to the Carroll County Assessor.

PASSED AND APPROVED by the City Council of the City of Carroll, Iowa, this 12<sup>th</sup> day of February, 2024.

CITY COUNCIL OF THE  
CITY OF CARROLL, IOWA

By: \_\_\_\_\_  
Gerald H. Fleshner, Mayor

ATTEST:

By: \_\_\_\_\_  
Laura A. Schaefer, City Clerk

Tax Abatement Applications  
February 12, 2024

**Eligible for five years of tax abatement:**

<u>Name</u>	<u>Address</u>	<u>Parcel ID</u>	<u>Legal Description</u>
Andrew Diercksen	1031 Roman Road	07-19-428-006	Lot 6, Block 4, Northridge Fourth Subdivision Phase Three
Deanne Wolterman	1030 Roman Road	07-19-430-007	Lot 16, Block 5, Northridge Rought Subdivision Phase Three
752 Granada LLC	752 Granada	07-19-127-009	E 18th feet of Lot 8 & W 34 feet of Lot 9, Block 7, Bierl's Addition
Todd & Melanie Steinkamp	418 Deer Creek Lane	06-36-251-050	Lot 20 of Timber Creek East Subdivision Plat 5
Paul & Cynthia Espenhover	1521 E 10th Street	07-19-427-020	Lot 8, Block 3, Northridge Fourth Subdivision Phase Three
Brian & Karen Mentzer	1530 E 10th Street	07-19-430-006	Lot 6, Block 5, Northridge Fourth Subdivision Phase Three
Ryan & Ashley Lynch	416 Deer Creek Lane	06-36-251-049	Lot 19 of Timber Creek East Subdivision Plat 5
Caden Wittrock	120 N Court	06-25-208-004	Lot 9, Block 41, Second Addition

**APPLICATION FOR TAX ABATEMENT UNDER THE CITY OF CARROLL URBAN REVITALIZATION PLAN**

Please type or print

Applicant (Owner of Record): Andrew Diercksen

Address: 1031 Roman Rd.

City: Carroll State: IA

Phone: 712-790-9169

Name of Other Owners of Record (if any): Nancy Diercksen

Address: 1031 Roman Rd.

City: Carroll State: IA

Phone: 712-790-9169

Legal Description or Parcel Number: Northridge Fourth Subd Phase Three  
Blk 4 Lot 6

Existing Property Use

- Agricultural
- Residential
- Commercial
- Vacant

Current Property Value (from assessor's records)

Land: \$ 65,120 Building(s): \$ 103,370

Type of Improvements (check one):

- New construction on vacant land
- Addition(s) to existing structure
- Replacement of existing structure(s)

Brief Description of Project: Single Family New home construction

Estimated Cost of Actual Improvements: \$ 650,000

Start Date: 6-16-22

Estimated or Actual Completion Date: 2-1-24

**Tax Exemption Schedule**

Check the tax exemption schedule for which you are applying. (check only one)

- 1A. All Qualified Real Estate assessed as multiresidential property prior to January 1, 2022, if the multiresidential property consists of three (3) or more separate living quarters with at least seventy-five percent (75%) of the space used for residential purposes, shall receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the improvements for a period of five (5) years.
- 1B. All Qualified Real Estate assessed as residential property under Iowa Code Section 441.21(14)(a)(6) (three or more separate dwelling units) on or after January 1, 2022 shall receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the improvements for a period of five (5) years.
- 2. All Qualified Real Estate assessed as residential which is not classified under Iowa Code Section 441.21(14)(a)(6) shall receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added by the improvements for a period of five (5) years.

If residential rental property, complete the following:

Number of units: \_\_\_\_\_

Number of tenants being relocated and relocation assistance (Continue on a separate sheet if necessary)

Tenant	Date of Occupancy	Relocation Benefits

Note: No change may be made once an application is approved and an exemption is granted.

**Acknowledgments:**

A copy of the building permit (if required) is attached.

The property to which improvements are made conform to all applicable city codes and anticipated improvements conform to the Carroll Urban Revitalization Plan as adopted.

The applicant certifies that all information in this application and all information provided in the support of this application is given for the purpose of obtaining an exemption from taxes on improvements and/or new construction, and is true and complete to the best of the applicant's knowledge.

Applicant's Signature: \_\_\_\_\_

Date Signed: \_\_\_\_\_

1-23-24



# CITY OF CARROLL

## BUILDING PERMIT

THIS FORM WAS PRINTED ON: 6/16/2022

PERMIT #: 220083

DATE ISSUED: 6/16/2022

PROJECT ADDRESS: 1031 ROMAN ROAD  
LOCATION: 1031 ROMAN ROAD  
SUBDIVISION:

LOT #:  
BLK #:

ISSUED TO: ANDREW DIERCKSEN  
ADDRESS: 711 W 21ST ST  
CITY: CARROLL  
STATE: IA  
ZIP: 51401-3543  
PHONE:

CONTRACTOR: ANDREW DIERCKSEN  
ADDRESS: 711 W 21ST ST  
CITY: CARROLL  
ST: IA  
ZIP: 51401-3543  
PHONE:

VALUATION: \$ 600,000.00  
WORK: RESIDENTIAL NEW  
PROP. USE:  
ARCHITECT:

SQ FT 0.00  
ZONE ORD:  
OCCP TYPE:  
CLASSWORK:

FEE CODE	DESCRIPTION	AMOUNT
BL ISSUE	BUILDING ISSUE FEE	\$1,691.00
CONST WTR	CONSTRUCTION WATER	\$ 42.00
	<b>TOTAL</b>	<b>\$1,733.00</b>

NOTES: NEW HOUSE

### NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 120 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 120 DAYS AT ANY TIME AFTER WORK IS STARTED.

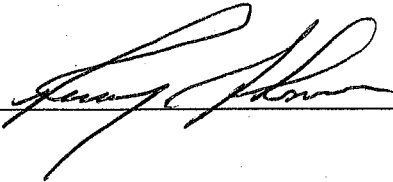
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

(APPROVED BY)

DATE



6/16/22

6/17/22

**APPLICATION FOR TAX ABATEMENT UNDER THE CITY OF CARROLL URBAN REVITALIZATION PLAN**

Please type or print

Applicant (Owner of Record): DEANNE WOLTERMAN

Address: 1030 ROMAN ROAD

City: CARROLL State: IOWA

Phone: 712 790-0158

Name of Other Owners of Record (if any): —

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_

Phone: \_\_\_\_\_

Legal Description or Parcel Number: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Existing Property Use**

Agricultural

Residential

Commercial

Vacant

**Current Property Value (from assessor's records)**

Land: \$ \_\_\_\_\_ Building(s): \$ 94,970

**Type of Improvements (check one):**

New construction on vacant land

Addition(s) to existing structure

Replacement of existing structure(s)

Brief Description of Project: HOME ON SLAB 2 BEDROOMS

2 1/2 BATHS 3 CAR GARAGE

Estimated Cost of Actual Improvements: \$ 400.00

Start Date: JUNE 2023

Estimated or Actual Completion Date: JUNE 2024

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**Tax Exemption Schedule**

Check the tax exemption schedule for which you are applying. (check only one)

- \_\_\_\_ 1A. All Qualified Real Estate assessed as multiresidential property prior to January 1, 2022, if the multiresidential property consists of three (3) or more separate living quarters with at least seventy-five percent (75%) of the space used for residential purposes, shall receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.
- \_\_\_\_ 1B. All Qualified Real Estate assessed as residential property under Iowa Code Section 441.21(14)(a)(6) (three or more separate dwelling units) on or after January 1, 2022 shall receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.
- ✓ 2. All Qualified Real Estate assessed as residential which is not classified under Iowa Code Section 441.21(14)(a)(6) shall receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added by the Improvements for a period of five (5) years.
- 

If residential rental property, complete the following:

Number of units: \_\_\_\_\_

Number of tenants being relocated and relocation assistance (Continue on a separate sheet if necessary)

Tenant	Date of Occupancy	Relocation Benefits

Note: No change may be made once an application is approved and an exemption is granted.

**Acknowledgments:**

A copy of the building permit (if required) is attached.

The property to which improvements are made conform to all applicable city codes and anticipated improvements conform to the Carroll Urban Revitalization Plan as adopted.

The applicant certifies that all information in this application and all information provided in the support of this application is given for the purpose of obtaining an exemption from taxes on improvements and/or new construction, and is true and complete to the best of the applicant's knowledge.

Applicant's Signature: Deanne Holterman Date Signed: 1/24/24

**City Council Action:**

\_\_\_\_\_ Approved Resolution No. \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Disapproved Date: \_\_\_\_\_

Reason for disapproval: \_\_\_\_\_

**County Assessor Action:**

\_\_\_\_\_ Approved Date: \_\_\_\_\_

\_\_\_\_\_ Disapproved Date: \_\_\_\_\_

Reason for disapproval: \_\_\_\_\_

Date of Notification of Determination Sent to Applicant: \_\_\_\_\_

# CITY OF CARROLL

## BUILDING PERMIT

THIS FORM WAS PRINTED ON: 3/21/2023

PERMIT #: 230062

DATE ISSUED: 3/21/2023

PROJECT ADDRESS: 1030 ROMAN ROAD  
LOCATION: 1030 ROMAN ROAD  
SUBDIVISION:

LOT #:  
BLK #:

ISSUED TO: LARRY WOLTERMAN  
ADDRESS: 17858 NOBLE AVE  
CITY: CARROLL  
STATE: IA  
ZIP: 51401-8893  
PHONE:

CONTRACTOR: LARRY WOLTERMAN  
ADDRESS: 17858 NOBLE AVE  
CITY: CARROLL  
ST: IA  
ZIP: 51401-8893  
PHONE:

VALUATION: \$ 0.00  
WORK: RESIDENTIAL NEW  
PROP. USE:  
ARCHITECT:

SQ FT 0.00  
ZONE ORD:  
OCCP TYPE:  
CLASSWORK:

FEE CODE	DESCRIPTION	AMOUNT
BL ISSUE	BUILDING ISSUE FEE	\$1,003.50
CONST WTR	CONSTRUCTION WATER	\$ 42.00
	<b>TOTAL</b>	<b>\$1,045.50</b>

NOTES: NEW HOUSE

### NOTICE

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I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

(APPROVED BY)

DATE

**APPLICATION FOR TAX ABATEMENT UNDER THE CITY OF CARROLL URBAN REVITALIZATION PLAN**

Please type or print

Applicant (Owner of Record): 752 Granader LLC (Ryan Evans)

Address: 1114 Woodring Dr

City: Waverly State: IA 50677

Phone: 712 210 ~~712 210~~ 7926

Name of Other Owners of Record (if any): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_

Phone: \_\_\_\_\_

Legal Description or Parcel Number: 07-19-127-009

**Existing Property Use**

- Agricultural
- Residential
- Commercial
- Vacant

**Current Property Value (from assessor's records)**

Land: \$ 16,740 Building(s): \$ 101,070

**Type of Improvements (check one):**

- New construction on vacant land
- Addition(s) to existing structure
- Replacement of existing structure(s)

Brief Description of Project: Total Remodel. New flooring, light fixtures, windows, kitchen, front porch, furnace, AC unit, water heater, drywall

Estimated Cost of Actual Improvements: \$ 60,000

Start Date: 9/10/22

Estimated or Actual Completion Date: 3/31/2023

**Tax Exemption Schedule**

Check the tax exemption schedule for which you are applying. (check only one)

- 1A. All Qualified Real Estate assessed as multiresidential property prior to January 1, 2022, if the multiresidential property consists of three (3) or more separate living quarters with at least seventy-five percent (75%) of the space used for residential purposes, shall receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.
- 1B. All Qualified Real Estate assessed as residential property under Iowa Code Section 441.21(14)(a)(6) (three or more separate dwelling units) on or after January 1, 2022 shall receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.
- 2. All Qualified Real Estate assessed as residential which is not classified under Iowa Code Section 441.21(14)(a)(6) shall receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added by the Improvements for a period of five (5) years.

If residential rental property, complete the following:

Number of units: 1

Number of tenants being relocated and relocation assistance (Continue on a separate sheet if necessary)

Tenant	Date of Occupancy	Relocation Benefits
<u>Tenancy began after renovations were complete.</u>		

Note: No change may be made once an application is approved and an exemption is granted.

**Acknowledgments:**

A copy of the building permit (if required) is attached.

The property to which improvements are made conform to all applicable city codes and anticipated improvements conform to the Carroll Urban Revitalization Plan as adopted.

The applicant certifies that all information in this application and all information provided in the support of this application is given for the purpose of obtaining an exemption from taxes on improvements and/or new construction, and is true and complete to the best of the applicant's knowledge.

Applicant's Signature: Ryan Egan DBA 752 Grande LLC Date Signed: 12/18/23

**City Council Action:**

\_\_\_\_\_ Approved Resolution No. \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Disapproved Date: \_\_\_\_\_

Reason for disapproval: \_\_\_\_\_

**County Assessor Action:**

\_\_\_\_\_ Approved Date: \_\_\_\_\_

\_\_\_\_\_ Disapproved Date: \_\_\_\_\_

Reason for disapproval: \_\_\_\_\_

Date of Notification of Determination Sent to Applicant: \_\_\_\_\_



**APPLICATION FOR TAX ABATEMENT UNDER THE CITY OF CARROLL URBAN REVITALIZATION PLAN**

Please type or print

Applicant (Owner of Record): Todd + Melanie Steinkamp

Address: 418 Deer Creek Lane

City: Carroll State: IA

Phone: 712 304 0194

Name of Other Owners of Record (if any): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_

Phone: \_\_\_\_\_

Legal Description or Parcel Number: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Existing Property Use**

- Agricultural
- Residential
- Commercial
- Vacant

**Current Property Value (from assessor's records)**

Land: \$ 75,000 Building(s): \$ 675,000

**Type of Improvements (check one):**

- New construction on vacant land
- Addition(s) to existing structure
- Replacement of existing structure(s)

Brief Description of Project: New home construction

Estimated Cost of Actual Improvements: \$ 750,000

Start Date: 10/22

Estimated or Actual Completion Date: 7/1/23

**Tax Exemption Schedule**

Check the tax exemption schedule for which you are applying. (check only one)

- 1A. All Qualified Real Estate assessed as multiresidential property prior to January 1, 2022, if the multiresidential property consists of three (3) or more separate living quarters with at least seventy-five percent (75%) of the space used for residential purposes, shall receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.
  
- 1B. All Qualified Real Estate assessed as residential property under Iowa Code Section 441.21(14)(a)(6) (three or more separate dwelling units) on or after January 1, 2022 shall receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.
  
- 2. All Qualified Real Estate assessed as residential which is not classified under Iowa Code Section 441.21(14)(a)(6) shall receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added by the Improvements for a period of five (5) years.

If residential rental property, complete the following:

Number of units: \_\_\_\_\_

Number of tenants being relocated and relocation assistance (Continue on a separate sheet if necessary)

<u>Tenant</u>	<u>Date of Occupancy</u>	<u>Relocation Benefits</u>

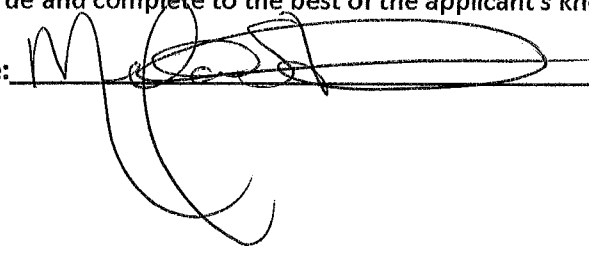
Note: No change may be made once an application is approved and an exemption is granted.

**Acknowledgments:**

A copy of the building permit (if required) is attached.

The property to which improvements are made conform to all applicable city codes and anticipated improvements conform to the Carroll Urban Revitalization Plan as adopted.

The applicant certifies that all information in this application and all information provided in the support of this application is given for the purpose of obtaining an exemption from taxes on improvements and/or new construction, and is true and complete to the best of the applicant's knowledge.

Applicant's Signature:  Date Signed: 12/8/20

**City Council Action:**

\_\_\_\_\_ Approved Resolution No. \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Disapproved Date: \_\_\_\_\_

Reason for disapproval: \_\_\_\_\_

**County Assessor Action:**

\_\_\_\_\_ Approved Date: \_\_\_\_\_

\_\_\_\_\_ Disapproved Date: \_\_\_\_\_

Reason for disapproval: \_\_\_\_\_

Date of Notification of Determination Sent to Applicant: \_\_\_\_\_

# CITY OF CARROLL

## BUILDING PERMIT

THIS FORM WAS PRINTED ON: 6/06/2022

PERMIT #: 220073

DATE ISSUED: 6/06/2022

PROJECT ADDRESS: 418 DEER CREEK LANE  
LOCATION: 418 DEER CREEK LANE  
SUBDIVISION:

LOT #:  
BLK #:

ISSUED TO: TODD STEINKAMO  
ADDRESS: PO BOX 73  
CITY: WALL LAKE  
STATE: IA  
ZIP: 51466-0073  
PHONE:

CONTRACTOR: TODD STEINKAMO  
ADDRESS: PO BOX 73  
CITY: WALL LAKE  
ST: IA  
ZIP: 51466-0073  
PHONE:

VALUATION: \$ 350,000.00  
WORK: RESIDENTIAL NEW  
PROP. USE:  
ARCHITECT:

SQ FT 0.00  
ZONE ORD:  
OCCP TYPE:  
CLASSWORK:

FEE CODE	DESCRIPTION	AMOUNT
BL ISSUE	BUILDING ISSUE FEE	\$1,066.00
CONST WTR	CONSTRUCTION WATER	\$ 42.00
	<b>TOTAL</b>	<b>\$1,108.00</b>

NOTES: NEW HOUSE

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE 6/6/22

(APPROVED BY)

DATE 6/6/22

**APPLICATION FOR TAX ABATEMENT UNDER THE CITY OF CARROLL URBAN REVITALIZATION PLAN**

*Please type or print*

Applicant (Owner of Record): PAUL ESPENHOVER

Address: 1521 E. 10TH ST

City: CARROLL State: IA

Phone: 712-830-1358

Name of Other Owners of Record (if any): CINDY ESPENHOVER

Address: 1521 E. 10TH ST

City: CARROLL State: IA

Phone: 712.830.6249

Legal Description or Parcel Number: 1521 E. 10th St Carroll IA 51401

**Existing Property Use**

Agricultural

Residential

Commercial

Vacant

**Current Property Value** (from assessor's records)

Land: \$ 48,210

Building(s): \$ New Construction

**Type of Improvements** (check one):

New construction on vacant land

Addition(s) to existing structure

Replacement of existing structure(s)

Brief Description of Project: new house

Estimated Cost of Actual Improvements: \$ 240,000

Start Date: JUNE 1 2023

Estimated or Actual Completion Date: Dec 1 2023

---

**Tax Exemption Schedule**

**Check the tax exemption schedule for which you are applying. (check only one)**

- 1A. All Qualified Real Estate assessed as multiresidential property prior to January 1, 2022, if the multiresidential property consists of three (3) or more separate living quarters with at least seventy-five percent (75%) of the space used for residential purposes, shall receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.
- 1B. All Qualified Real Estate assessed as residential property under Iowa Code Section 441.21(14)(a)(6) (three or more separate dwelling units) on or after January 1, 2022 shall receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.
2. All Qualified Real Estate assessed as residential which is not classified under Iowa Code Section 441.21(14)(a)(6) shall receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added by the Improvements for a period of five (5) years.
- 

**If residential rental property, complete the following:**

**Number of units:** \_\_\_\_\_

**Number of tenants being relocated and relocation assistance** (Continue on a separate sheet if necessary)

<u>Tenant</u>	<u>Date of Occupancy</u>	<u>Relocation Benefits</u>

*Note: No change may be made once an application is approved and an exemption is granted.*

**Acknowledgments:**

A copy of the building permit (if required) is attached.

The property to which improvements are made conform to all applicable city codes and anticipated improvements conform to the Carroll Urban Revitalization Plan as adopted.

The applicant certifies that all information in this application and all information provided in the support of this application is given for the purpose of obtaining an exemption from taxes on improvements and/or new construction, and is true and complete to the best of the applicant's knowledge.

**Applicant's Signature:** Paul Caputo **Date Signed:** 10-5-2023

**City Council Action:**

\_\_\_\_\_ Approved Resolution No. \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Disapproved Date: \_\_\_\_\_

Reason for disapproval: \_\_\_\_\_

**County Assessor Action:**

\_\_\_\_\_ Approved Date: \_\_\_\_\_

\_\_\_\_\_ Disapproved Date: \_\_\_\_\_

Reason for disapproval: \_\_\_\_\_

Date of Notification of Determination Sent to Applicant: \_\_\_\_\_

# CITY OF CARROLL

## BUILDING PERMIT

THIS FORM WAS PRINTED ON: 4/03/2023

PERMIT #: 230093

DATE ISSUED: 4/03/2023

PROJECT ADDRESS: 1521 E 10  
LOCATION: 1521 E 10  
SUBDIVISION:

LOT #:  
BLK #:

ISSUED TO: WITTROCK CONSTRUCTION  
ADDRESS: 1320 N WEST ST  
CITY: CARROLL  
STATE: IA  
ZIP: 51401-1440  
PHONE:

CONTRACTOR: WITTROCK CONSTRUCTION  
ADDRESS: 1320 N WEST ST  
CITY: CARROLL  
STATE: IA  
ZIP: 51401-1440  
PHONE:

VALUATION: \$ 240,000.00  
WORK: RESIDENTIAL NEW  
PROP. USE  
ARCHITECT:

SQ FT 0.00  
ZONE ORD:  
OCCP TYPE:  
CLASSWORK:

FEE CODE	DESCRIPTION	AMOUNT
BL ISSUE	BUILDING ISSUE FEE	\$ 791.00
CONST WTR	CONSTRUCTION WATER	\$ 42.00
	TOTAL	\$ 833.00

NOTES: NEW HOUSE

### NOTICE

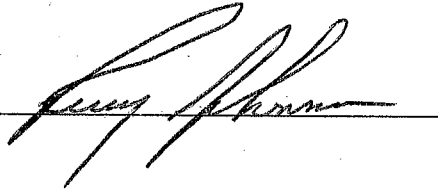
THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 120 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 120 DAYS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE   1  /  1  /  

(APPROVED BY)



DATE   4  /  3  /  23



**APPLICATION FOR TAX ABATEMENT UNDER THE CITY OF CARROLL URBAN REVITALIZATION PLAN**

*Please type or print*

Applicant (Owner of Record): Brian & Karen Meitzer

Address: 1530 E. 10<sup>th</sup> St.

City: Carroll State: Iowa

Phone: ~~xxxx xxxxx~~ 712-830-5819

Name of Other Owners of Record (if any): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_

Phone: \_\_\_\_\_

Legal Description or Parcel Number: 07-19-430-006

\_\_\_\_\_  
\_\_\_\_\_

**Existing Property Use**

- Agricultural
- Residential
- Commercial
- Vacant

**Current Property Value** (from assessor's records)

Land: \$ 67,280 Building(s): \$ 103,990

**Type of Improvements** (check one):

- New construction on vacant land
- Addition(s) to existing structure
- Replacement of existing structure(s)

Brief Description of Project: new single family dwelling

Estimated Cost of Actual Improvements: \$ 450,000

Start Date: August 2022

Estimated or Actual Completion Date: June 2023

**Tax Exemption Schedule**

**Check the tax exemption schedule for which you are applying. (check only one)**

\_\_\_\_ 1A. All Qualified Real Estate assessed as multiresidential property prior to January 1, 2022, if the multiresidential property consists of three (3) or more separate living quarters with at least seventy-five percent (75%) of the space used for residential purposes, shall receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.

\_\_\_\_ 1B. All Qualified Real Estate assessed as residential property under Iowa Code Section 441.21(14)(a)(6) (three or more separate dwelling units) on or after January 1, 2022 shall receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.

X \_\_\_\_ 2. All Qualified Real Estate assessed as residential which is not classified under Iowa Code Section 441.21(14)(a)(6) shall receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added by the Improvements for a period of five (5) years.

**If residential rental property, complete the following:** NA

**Number of units:** \_\_\_\_\_

**Number of tenants being relocated and relocation assistance** (Continue on a separate sheet if necessary)

<b>Tenant</b>	<b>Date of Occupancy</b>	<b>Relocation Benefits</b>

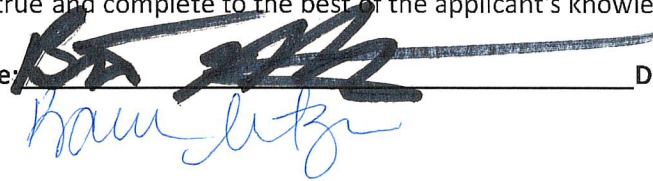
*Note: No change may be made once an application is approved and an exemption is granted.*

**Acknowledgments:**

A copy of the building permit (if required) is attached.

The property to which improvements are made conform to all applicable city codes and anticipated improvements conform to the Carroll Urban Revitalization Plan as adopted.

The applicant certifies that all information in this application and all information provided in the support of this application is given for the purpose of obtaining an exemption from taxes on improvements and/or new construction, and is true and complete to the best of the applicant's knowledge.

**Applicant's Signature:**  **Date Signed:** 10.6.23

**City Council Action:**

\_\_\_\_\_ Approved Resolution No. \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Disapproved Date: \_\_\_\_\_

Reason for disapproval: \_\_\_\_\_

**County Assessor Action:**

\_\_\_\_\_ Approved Date: \_\_\_\_\_

\_\_\_\_\_ Disapproved Date: \_\_\_\_\_

Reason for disapproval: \_\_\_\_\_

Date of Notification of Determination Sent to Applicant: \_\_\_\_\_

# CITY OF CARROLL

## BUILDING PERMIT

THIS FORM WAS PRINTED ON: 7/27/2022

PERMIT #: 220125

DATE ISSUED: 7/27/2022

PROJECT ADDRESS: 1530 E 10  
LOCATION: 1530 E 10  
SUBDIVISION:

LOT #:  
BLK #:

ISSUED TO: BRIAN MENTZER  
ADDRESS: 706 PRAIRIE VIEW DR  
CITY: CARROLL  
STATE: IA  
ZIP: 51401-3292  
PHONE:

CONTRACTOR: BRIAN MENTZER  
ADDRESS: 706 PRAIRIE VIEW DR  
CITY: CARROLL  
ST: IA  
ZIP: 51401-3292  
PHONE:

VALUATION: \$ 400,000.00  
WORK: RESIDENTIAL NEW  
PROP. USE:  
ARCHITECT:

SQ FT 0.00  
ZONE ORD:  
OCCP TYPE:  
CLASSWORK:

FEE CODE	DESCRIPTION	AMOUNT
BL ISSUE	BUILDING ISSUE FEE	\$1,191.00
CONST WTR	CONSTRUCTION WATER	\$ 42.00
	<b>TOTAL</b>	<b>\$1,233.00</b>

NOTES: NEW HOUSE

### NOTICE

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

(APPROVED BY)

DATE

**APPLICATION FOR TAX ABATEMENT UNDER THE CITY OF CARROLL URBAN REVITALIZATION PLAN**

Please type or print

Applicant (Owner of Record): Ryana Ashley Lynch

Address: 416 Deer Creek Ln

City: Carroll State: Iowa

Phone: 712-790-6037

Name of Other Owners of Record (if any): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_

Phone: \_\_\_\_\_

Legal Description or Parcel Number: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Existing Property Use**

Agricultural

Residential

Commercial

Vacant

**Current Property Value** (from assessor's records)

Land: \$ 77,740 Building(s): \$ 89,740

**Type of Improvements** (check one):

New construction on vacant land

Addition(s) to existing structure

Replacement of existing structure(s)

Brief Description of Project: Newbuild

Estimated Cost of Actual Improvements: \$ 610,000

Start Date: 4/1/2022

Estimated or Actual Completion Date: 2/19/2023

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**Tax Exemption Schedule**

Check the tax exemption schedule for which you are applying. (check only one)

- 1A. All Qualified Real Estate assessed as multiresidential property prior to January 1, 2022, if the multiresidential property consists of three (3) or more separate living quarters with at least seventy-five percent (75%) of the space used for residential purposes, shall receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.
- 1B. All Qualified Real Estate assessed as residential property under Iowa Code Section 441.21(14)(a)(6) (three or more separate dwelling units) on or after January 1, 2022 shall receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.
2. All Qualified Real Estate assessed as residential which is not classified under Iowa Code Section 441.21(14)(a)(6) shall receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added by the Improvements for a period of five (5) years.
- 

If residential rental property, complete the following:

Number of units: \_\_\_\_\_

Number of tenants being relocated and relocation assistance (Continue on a separate sheet if necessary)

<u>Tenant</u>	<u>Date of Occupancy</u>	<u>Relocation Benefits</u>
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*Note: No change may be made once an application is approved and an exemption is granted.*

**Acknowledgments:**

A copy of the building permit (if required) is attached.

The property to which improvements are made conform to all applicable city codes and anticipated improvements conform to the Carroll Urban Revitalization Plan as adopted.

The applicant certifies that all information in this application and all information provided in the support of this application is given for the purpose of obtaining an exemption from taxes on improvements and/or new construction, and is true and complete to the best of the applicant's knowledge.

Applicant's Signature:  Date Signed: 5/10/2005

**City Council Action:**

\_\_\_\_\_ Approved Resolution No. \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Disapproved Date: \_\_\_\_\_

Reason for disapproval: \_\_\_\_\_

**County Assessor Action:**

\_\_\_\_\_ Approved Date: \_\_\_\_\_

\_\_\_\_\_ Disapproved Date: \_\_\_\_\_

Reason for disapproval: \_\_\_\_\_

Date of Notification of Determination Sent to Applicant: \_\_\_\_\_

# CITY OF CARROLL

## BUILDING PERMIT

THIS FORM WAS PRINTED ON: 5/04/2022

PERMIT #: 220048

DATE ISSUED: 5/04/2022

PROJECT ADDRESS: 416 DEER CREEK LANE  
LOCATION: 416 DEER CREEK LANE  
SUBDIVISION:

LOT #:  
BLK #:

ISSUED TO: RYAN LYNCH  
ADDRESS: 21345 NOBLE AVE  
CITY: CARROLL  
STATE: IA  
ZIP: 51401-8499  
PHONE:

CONTRACTOR: RYAN LYNCH  
ADDRESS: 21345 NOBLE AVE  
CITY: CARROLL  
ST: IA  
ZIP: 51401-8499  
PHONE:

VALUATION: \$ 530,000.00  
WORK: RESIDENTIAL NEW  
PROP.USE:  
ARCHITECT:

SQ FT 0.00  
ZONE ORD:  
OCCP TYPE:  
CLASSWORK:

FEE CODE	DESCRIPTION	AMOUNT
BL ISSUE	BUILDING ISSUE FEE	\$1,504.50
CONST WTR	CONSTRUCTION WATER	\$ 42.00
	<b>TOTAL</b>	<b>\$1,546.50</b>

NOTES: NEW HOUSE

### NOTICE

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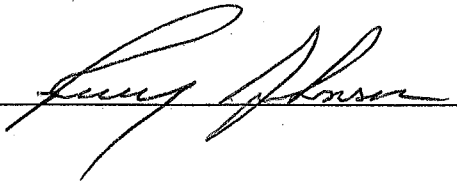
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

(APPROVED BY)

DATE



5/4/22

5/4/22



**APPLICATION FOR TAX ABATEMENT UNDER THE CITY OF CARROLL URBAN REVITALIZATION PLAN**

Please type or print

Applicant (Owner of Record): Caden Witteck

Address: 120 W Court ST

City: Carroll State: Iowa

Phone: (712) 790-1635

Name of Other Owners of Record (if any): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_

Phone: \_\_\_\_\_

Legal Description or Parcel Number: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Existing Property Use**

Agricultural

Residential

Commercial

Vacant

**Current Property Value (from assessor's records)**

Land: \$ 20,000

Building(s): \$ 220,000

**Type of Improvements (check one):**

New construction on vacant land

Addition(s) to existing structure

Replacement of existing structure(s)

Brief Description of Project: New House

Estimated Cost of Actual Improvements: \$ 240,000

Start Date: 8-9-22

Estimated or Actual Completion Date: 1-14-23

Rec'd 2/8/23 las

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**Tax Exemption Schedule**

**Check the tax exemption schedule for which you are applying.** (check only one)

- 1A. All Qualified Real Estate assessed as multiresidential property prior to January 1, 2022, if the multiresidential property consists of three (3) or more separate living quarters with at least seventy-five percent (75%) of the space used for residential purposes, shall receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.
- 1B. All Qualified Real Estate assessed as residential property under Iowa Code Section 441.21(14)(a)(6) (three or more separate dwelling units) on or after January 1, 2022 shall receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.
2. All Qualified Real Estate assessed as residential which is not classified under Iowa Code Section 441.21(14)(a)(6) shall receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added by the Improvements for a period of five (5) years.
- 

**If residential rental property, complete the following:**

**Number of units:** \_\_\_\_\_

**Number of tenants being relocated and relocation assistance** (Continue on a separate sheet if necessary)

<b>Tenant</b>	<b>Date of Occupancy</b>	<b>Relocation Benefits</b>

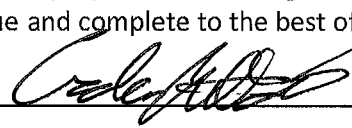
*Note: No change may be made once an application is approved and an exemption is granted.*

**Acknowledgments:**

A copy of the building permit (if required) is attached.

The property to which improvements are made conform to all applicable city codes and anticipated improvements conform to the Carroll Urban Revitalization Plan as adopted.

The applicant certifies that all information in this application and all information provided in the support of this application is given for the purpose of obtaining an exemption from taxes on improvements and/or new construction, and is true and complete to the best of the applicant's knowledge.

**Applicant's Signature:**  **Date Signed:** 2-8-23

**City Council Action:**

\_\_\_\_\_ Approved Resolution No. \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Disapproved \_\_\_\_\_ Date: \_\_\_\_\_

Reason for disapproval: \_\_\_\_\_

**County Assessor Action:**

\_\_\_\_\_ Approved \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Disapproved \_\_\_\_\_ Date: \_\_\_\_\_

Reason for disapproval: \_\_\_\_\_

Date of Notification of Determination Sent to Applicant: \_\_\_\_\_

# CITY OF CARROLL

## BUILDING PERMIT

THIS FORM WAS PRINTED ON: 7/19/2022

PERMIT #: 220104

DATE ISSUED: 7/19/2022

PROJECT ADDRESS: 120 N COURT  
LOCATION: 120 N COURT  
SUBDIVISION:

LOT #:  
BLK #:

ISSUED TO: WITTRUCK CONSTRUCTION  
ADDRESS: 1320 N WEST ST  
CITY: CARROLL  
STATE: IA  
ZIP: 51401-1440  
PHONE:

CONTRACTOR: WITTRUCK CONSTRUCTION  
ADDRESS: 1320 N WEST ST  
CITY: CARROLL  
ST: IA  
ZIP: 51401-1440  
PHONE:

VALUATION: \$ 75,000.00  
WORK: RESIDENTIAL NEW  
PROP.USE  
ARCHITECT:

SQ FT 0.00  
ZONE ORD:  
OCCP TYPE:  
CLASSWORK:

FEE CODE	DESCRIPTION	AMOUNT
BL ISSUE	BUILDING ISSUE FEE	\$ 362.75
CONST WTR	CONSTRUCTION WATER	\$ 42.00
	<b>TOTAL</b>	<b>\$ 404.75</b>

NOTES: NEW HOUSE

### NOTICE

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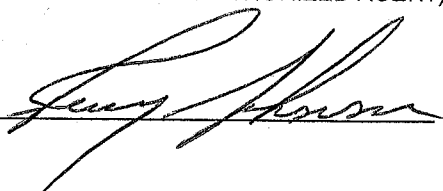
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

(APPROVED BY)

DATE



1 1 1  
7/19/22

# 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:** February 8, 2024  
**SUBJECT:** Ordinance Establishing Vacant Property Code (Second Reading)

After the first reading of this ordinance, City Staff has not received any communication regarding this ordinance.

On January 8, 2024, Council had the opportunity to review the Vacant Property Code that was presented to Council. During that discussion, Council felt that the ordinance should have a registration fee of \$500 as opposed to 1% of the assessed value. Also discussed was a provision for vacant lots. During the discussion, Council felt that section needed further review. The discussion was to remove the vacant lots out of this ordinance and to handle any issues with the vacant lots through the nuisance abatement process. All recommendations from Council have been added to the ordinance.

This ordinance is an effort to establish new and available housing, City Staff has researched ordinances that require vacant properties to register with the City. This penalizes property owners that allow properties to sit vacant for an excessive time and enhances our abilities under Iowa Code 657A. This code allows property owners to rehab or sell without penalty. This is a common ordinance throughout Iowa.

**RECOMMENDATION:** Mayor and City Council consideration of approval of the second reading and waiving the third reading and adoption of the attached Ordinance Establishing Vacant Property Code.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ESTABLISHING VACANT PROPERTY CODE**

**WHEREAS** the Carroll City Council desires to adopt a Vacant Property Code; and

**WHEREAS** the City Council finds that there are now, and may be in the future, vacant property/buildings which are dilapidated, unsafe, unhygienic, unfit for human habitation, occupancy, or use, and/or inadequately maintained so as to constitute public and/or private nuisances and create or contribute to blight, thereby jeopardizing public health, safety, prosperity and welfare; and

**WHEREAS** the City Council seeks to facilitate the identification and inspection, and to assure the proper maintenance of vacant properties/buildings for the purpose of preserving and promoting public health, safety, prosperity and welfare, and to abate and prevent public and private nuisances and potential fire hazards.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF CARROLL, IOWA:**

**Section 1.** Chapter 159 of the Code of Ordinances of the City of Carroll is hereby created and shall be titled “Vacant Property Code”, and shall read as follows:

**CHAPTER 159 VACANT PROPERTY CODE**

**§ 159.01 PURPOSE**

It is the purpose and intent of this ordinance to establish a vacant property code registration and maintenance program as a mechanism for preserving and promoting public health, safety, prosperity, and welfare; to abate and prevent public and private nuisances and potential fire hazards; and to provide for administration, enforcement, and penalties. This ordinance applies to all property types in the City of Carroll.

**§ 159.02 DEFINITIONS**

Definitions. For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**ACCESSORY BUILDING/STRUCTURE.** A separate subordinate building the use of which is incidental to that of the principal use or of the principal building or land and is located on the same parcel as the principal building.

**AGENT.** A designated representative of the property owner who may act on behalf of and make decisions for the owner with regard to the vacant property.

**AUTHORIZED OFFICIAL.** Members of the City Staff, including, but not limited to, the Building Official, Code Compliance Officer, or Fire Department Chief, shall oversee the administration and enforcement of this code. Work may include but is not limited to completion of administrative work, inspections or assessments, and/or other necessary actions in order to ensure compliance.

**BUILDING.** Any Structure used or intended for supporting or sheltering any use or occupancy.

**DANGEROUS BUILDING.** A building is deemed to be dangerous if it meets any of the definitions set forth in Chapter 145, City Code of Ordinances.

**EXTERIOR PREMISES.** The open space on the property or the portion of the property upon which there is not a structure.

**GOOD REPAIR.** Shall mean free from blight and hazardous conditions, clean, sanitary, and safe.

**ILLEGALLY OCCUPIED.** Shall include any occupancy in violation of City ordinances.

**IMMINENT HAZARD.** A condition which could cause serious or life-threatening injury or death at any time.

**JUNK.** Scrap metals or scrap materials, abandoned, dismantled or partially dismantled machinery, motor vehicles, other vehicles or appliances, and other items defined as junk in Chapter 51, City Code of Ordinances.

**MIXED OCCUPANCY.** Occupancy of a building in part for residential use and in part for some other use not accessory thereto.

**OCCUPANT.** An occupant is any person other than the record owner who leases or otherwise lawfully resides in a building or premises, or a portion of a building or premises.

**OWNER.** Any person holding title to the property, or with a legal or equitable interest in the property, as recorded in the Office of the Recorder for Carroll County.

**PARTIALLY VACANT.** A building that has one (1) or more stories or dwelling units vacant.

**RESPONSIBLE PERSON.** A natural person who is the owner, operator, agent or manager of any building, structure, or property and is responsible for the property's maintenance and/or management.

**REFUSE.** All garbage, rubbish, ashes, or other substances offensive to sight or smell, dangerous to the public health, or detrimental to the best interests of the community.

**STRUCTURE.** Anything constructed or erected, which requires location on the ground or attached to something having location on the ground.

**UNOCCUPIED.** A building which lacks a physical presence of any occupant for at least 180 consecutive days for the purpose for which it was erected or a building unfit for occupancy due to a failure to meet minimum standards set out by City Code of Ordinances. The storage of products, materials, or other personal property does not constitute occupancy unless otherwise authorized by the City zoning ordinance.

**UNSECURED.** A building or portion of a building that is open to entry by unauthorized persons without the use of tools.

**VACANT BUILDING.** A building shall be deemed to be vacant if it is unoccupied and/or no person currently resides in the building or operates a lawful business open regularly for business with the exception of holidays and seasonal businesses, and if it meets one or more of the following:

- (A) Unsecured or secured by means other than those used in the design of the building;
- (B) Declared unfit for occupancy as determined by the Building Official, Code Compliance Officer, Fire Department Chief, or other authorized City representative;
- (C) Been deemed a dangerous and/or dilapidated building by the City of Carroll;
- (D) Subject to housing, building, fire, health and safety, nuisance, or zoning code violations;  
or
- (E) Lacks one or more utilities for a period of at least one hundred eighty (180) consecutive days. Vacant buildings do not include any buildings being constructed pursuant to a valid building permit issued by the City of Carroll that is progressing in accordance with timelines authorized under the issuance of the permit.

**VACANT PROPERTY.** Includes vacant buildings.

**WASTE.** Shall mean garbage, ashes, rubbish, refuse, or trash.

**WEEDS.** Dense growth of all weeds, vines, brush, or other vegetation which may constitute a health, safety, or fire hazard.

### **§ 159.03 APPLICABILITY**

(A) General. The provisions of this Chapter shall apply to all buildings in any zoning district in the City of Carroll, vacant or partially vacant for over one hundred eighty (180) consecutive days.

(B) Conflict. In any case where a provision of this Chapter is found to be in conflict with a provision of any of the provisions of the Code of Ordinances, the provision which established a higher standard for the protection of the public health, safety, and welfare shall prevail.

(C) Application of Other Ordinances. Nothing contained herein shall be deemed to authorize the use of a structure or premises contrary to any other provision of the Code of Ordinances. Repairs, additions, or alterations to a structure shall be done in accordance with the procedures and provisions of State and local laws. Nothing in this Section shall be construed to cancel, modify, or set aside any provision of the City Zoning Ordinance or Building Code.

(D) Existing Remedies. The provisions in this Chapter shall not be construed to abolish or impair existing remedies of the City, or its officers or agencies, under State laws or this Code of



Ordinances, including the Zoning Ordinance, relating to the removal or demolition of any structure which is dangerous, unsafe, and/or unsanitary, or the abatement of public nuisances.

#### **§ 159.04 REGISTRATION REQUIRED**

(A) Vacant Property Registration Required.

- (1) Vacant Building. The owner of a vacant building to which this Chapter applies shall be required to register the property within ninety (90) days of becoming vacant. Upon enactment of this Chapter of the City Code, any vacant building must register no later than 90 days thereafter.

(B) Vacant Property Registration Form. The required form shall be completed by the property owner or agent and submitted to the Building Department. The owner/agent is responsible for updating the registration form annually and as changes occur.

The Registration Form shall require information including, but not be limited to, the following:

- (1) Contact information for all owners. If the owner does not reside within the State of Iowa, the owner shall provide the name, address, telephone number, and email address of an agent who is available for service of process within the State of Iowa. If the owner is other than a natural person or persons, the following shall apply, as appropriate:
  - (a) If the owner is a corporation, limited liability company, or limited or general partnership, the registration statement shall provide the names and addresses of all responsible persons and the name and business address of the registered agent for service of process pursuant to the Iowa Code.
  - (b) If an estate, the name and address of the executor of the estate.
  - (c) If a trust, the names and address of the trustee or trustees.
  - (d) If a partnership, the names and addresses of the partner or partners.
- (2) Contact information for a responsible person, as defined by this Chapter, who is a natural person who may be contacted at all times for inspections, emergency repairs, or maintenance, and who can respond to the vacant property when requested.
- (3) Proof of insurance coverage for the property including the following minimum amounts:
  - (a) \$100,000 in general liability coverage; and
  - (b) Fire and casualty coverage for all structures equal to no less than their replacement value, as determined by the applicant's insurance provider, or its assessed value determined by the Carroll County Assessor, or a minimum of \$50,000, or
  - (c) If insurance is not able to be obtained, a Bond in the amount of \$50,000 must be secured in the City's favor to ensure all structures on the property can be properly demolished and removed in the event of destruction without taxing public resources. Said Bond shall be submitted to the City Clerk.
  - (d) If neither insurance nor bond is secured, an Uninsured Property Fee shall be charged annually, in the amount of \$3,000. If the uninsured property fee is not paid, the Clerk shall send a statement of the annual fee by certified mail to the property owner and if not paid within 30 days, the Clerk shall certify the amount to the

County Treasurer and such amount shall then be collected with and in the same manner as general property taxes.

- (4) Proposed plans for the property and corresponding timeline for action. This may include any new construction, redevelopment, rehabilitation, or demolition plans for the property.
- (5) An acknowledgement by the owner/agent that grass and weeds shall not exceed a height as established by Section 50.02(9) of the Code of Ordinances and a plan for how the owner will comply with this requirement, including (if applicable) the name and telephone number of any company engaged to manage grass and weeds at the property.
- (6) An acknowledgment by the owner that snow and ice shall be removed from the public right-of-way within twenty-four (24) hours of snowfall and a plan for how the owner will comply with this requirement, including (if applicable) the name and telephone number of any company engaged to provide snow and ice removal services at the property.
- (7) An acknowledgment by the applicant that the owner is aware of and understands the vacant property standards set forth in § 159.05.

(C) Vacant Property Registration Fee. A *Registration Fee* shall be collected **at the time of registration and annually thereafter**. Failure to register a vacant property will result in the City charging an *Unregistered Property Fee* of \$750.00 and any other enforcement means provided in the City's Code of Ordinances. Vacant property registration fee shall be \$500.00. All fees, whether established herein or not, shall be set or amended by subsequent resolution.

#### **§ 159.05 VACANT PROPERTY STANDARDS**

- (A) All vacant buildings subject to registration shall comply with the following standards:
- (1) Building Openings. Doors, windows, and other openings shall be weathertight and secured against entry by birds, vermin, and trespassers. Missing or broken glass in doors, windows, and other such openings shall be repaired and/or replaced with glass within twelve (12) months of becoming vacant. No building opening shall be boarded for more than twelve (12) months. All first floor or ground level windows, doors, and openings shall be free of any posters, paper, or fabric coverings.
  - (2) Waste Removal. All waste, debris, rubbish, and garbage shall be removed from the exterior of the property and from areas visible from the public right-of-way and adjacent properties such as porches, carports, or other open areas.
  - (3) Roofs. The roof and flashings shall be sound and tight, not admit moisture, or have defects which might admit moisture, rain, or roof draining and shall allow for sufficient drainage to prevent dampness or deterioration in the interior of the building.
  - (4) Building Structure. The building shall be maintained in a sanitary manner and in a manner that does not pose a threat to the public health, safety, and welfare.
  - (5) Structural Members. The structural members shall be free of deterioration and capable of safely bearing imposed dead and live loads.
  - (6) Foundation Walls. The foundation walls shall be maintained in a structurally sound and sanitary condition so as not to pose a threat to the public health, safety, and welfare, shall be capable of supporting the load which normal use may cause to be

placed thereon, and shall be free from open cracks and breaks, free from leaks, and resistant to vermin.

- (7) Exterior Walls. The exterior walls shall be free of holes, breaks, and loose or rotting materials. Exposed metal, wood, or other surfaces shall be protected from the elements and against decay or rust by periodic applications of weather-coating materials such as paint or similar surface treatment.
- (8) Decorative Features. The cornices, belt courses, corbels, terra cotta trim, wall facings, and similar decorative features shall be safe, anchored and in good repair. Exposed metal, wood, or other surfaces shall be protected from the elements and against decay or rust by periodic applications of weather-coating materials, such as paint or similar surface treatment.
- (9) Overhanging Extensions. All balconies, canopies, marquees, signs, metal awnings, stairways, fire escapes, standpipes, exhaust ducts, and similar features shall be in good repair, anchored, safe and sound. Exposed metal, wood, or other surfaces shall be protected from the elements and against decay or rust by periodic applications of weather-coating materials, such as paint or similar surface treatment.
- (10) Chimneys and Towers. Chimneys, cooling towers, smokestacks, and similar appurtenances shall be structurally safe and in good repair. Exposed metal, wood, or other surfaces shall be protected from the elements and against decay or rust by periodic applications of weather-coating materials, such as paint or similar surface treatment.
- (11) Walkways. Public walkways shall be in good repair, shall be safe for pedestrian travel, and shall be free of snow and ice. Snow and ice removal shall be completed within twenty-four (24) hours of a snowfall.
- (12) Accessory Building/Structures. Accessory buildings and structures such as garages, sheds, and fences shall be free from safety, health and fire hazards; and shall comply with these Vacant Building Maintenance Standards.
- (13) Exterior Premises. The surrounding premises upon which the structure or building is located shall be clean, safe, sanitary, free from waste, rubbish, garbage, excessive vegetation, shall not be used for exterior storage, and shall not pose a threat to public health, welfare, or safety.

## **§ 159.06 EXEMPTIONS**

(A) Property actively listed for sale or lease. A vacant property that is actively listed and offered for sale or lease shall be exempt from the registration requirement subject to the following conditions.

- (1) The property is offered for sale at a price not to exceed twenty-five percent of the assessed value as documented by the Carroll County Assessor's Office unless the owner is able to submit recent comparable market data which justifies a higher value.
- (2) The property is offered for lease at a proposed rent that is comparable with the rental market throughout the community.
- (3) If after twelve (12) months of active listing or offering for lease, the property remains vacant, registration will be required.

- (B) Temporary Vacancy of Owner-Occupied Dwellings. A vacant owner-occupied residential property where the owner resides elsewhere for less than six (6) months per calendar year shall be exempt from registration requirement.

**§ 159.07 VIOLATION AND ENFORCEMENT**

- (A) Inspection and Assessment. The City is authorized to inspect and assess the property for compliance. Access to the interior of any building shall be with owner consent or pursuant to an administrative search warrant.
- (B) Violation of this Chapter. If the City determines the property is in violation of any provision of this Chapter, the City may notify the owner of the violation by providing a Notice of Violation via regular and certified mail and posting at a conspicuous place on the property. The Notice of Violation shall identify the sections in violation, required corrective action, and a time frame for completion.
- (C) Violations of other applicable City Codes. Registered properties shall remain subject to compliance with other applicable City Code provisions including, but not limited to, those pertaining to nuisances, property maintenance, zoning, dangerous building, and fire. Violations of other applicable code provisions will follow corresponding enforcement procedures.
- (D) Failure to Comply. If the owner fails to take corrective action within the specified time frame, the City reserves the right to pursue all available legal remedies including without limitation issuance of a municipal infraction citation or pursuit of title to the property pursuant to Iowa Code § 657A.10B.

**§ 159.08 APPEALS**

- (A) Appeals. The owner shall have the right to appeal a Notice of Violation by the authorized official to the City Manager.
  - (1) Written Request for Appeal. A written request for an appeal must be submitted within ten (10) calendar days from the date on the Notice of Violation. The written request shall include the following:
    - (a) Date
    - (b) Owner's name,
    - (c) Owner's address
    - (d) Owner's phone number
    - (e) Property address or parcel number
    - (f) Information supporting the owner's position
  - (2) Setting the Hearing. As soon as practicable after receiving the written appeal, the City Manager shall fix a date, time and place of hearing.
  - (3) Failure to Appeal. Failure of any person to file an appeal shall constitute a waiver of rights to an administrative hearing and adjudication of the notice of violation.
  - (4) Matters of Consideration. Only those matters or issues specifically raised by the appellant shall be considered in the hearing of the appeal.
  - (5) Decision. After hearing all testimony, the City Manager shall have 5 days to issue a decision. The decision shall be in writing and shall contain findings of fact, a

determination of the issues presented, and the requirements to be complied with. The decision shall be served on the appellant by certified mail, return receipt requested.

**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, provisions, or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

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

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

CITY OF CARROLL, IOWA

\_\_\_\_\_  
Gerald H. Fleshner, Mayor

ATTEST:

\_\_\_\_\_  
Laura Schaefer, City Clerk

# City of Carroll


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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:** February 8, 2024  
**SUBJECT:** Establishing a Temporary Portable Storage Containers Ordinance

At the last council meeting, Staff was asked how many storage containers were being used in residential areas. Staff sent out an email that identified 5 units. Staff doesn't feel any of these are acceptable and would not recommend grandfathering any of them in at this time. Also, with this discussion becoming public, staff has not received any comments at this time.

Staff was advised that there was an issue with temporary portable storage containers being used in residential yards as permanent storage containers. Staff has prepared an ordinance that would allow temporary portable storage containers in residential districts, however, would not allow those storage containers to be used permanently in residential areas. This ordinance would help with keeping all areas from becoming a nuisance by regulating temporary portable storage containers, whereas a storage shed would be made of conventional wood-stud construction. Business and Industrial Districts would still be able to use temporary portable storage containers as storage with some limitations.

**RECOMMENDATION:** Mayor and City Council consideration, introduction and first reading of the attached Ordinance amending the Code of Ordinances of the City of Carroll by adding a new Section 170.39 in Chapter 170 entitled "Temporary Portable Storage Containers".

ORDINANCE NO \_\_\_\_\_

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF  
CARROLL, IOWA, BY ADDING A NEW SECTION LIMITING THE USE OF  
TEMPORARY PORTABLE STORAGE CONTAINERS WITHIN THE CORPORATE  
LIMITS OF THE CITY OF CARROLL**

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

**SECTION 1. NEW SECTION.** The Code of Ordinances of the City of Carroll, Iowa, is amended by adding a new Section 170.39 in Chapter 170 entitled "Temporary Portable Storage Containers", which is hereby adopted to read as follows:

170.39 TEMPORARY PORTABLE STORAGE CONTAINERS

1. Definition

"Temporary Portable Storage Container" shall be defined as: a container primarily fabricated for the purpose of transporting freight or goods on a truck, railroad or ship, including cargo containers, shipping containers, storage units, or other portable structures that are placed on private property and used for storage of items, including, but not limited to, clothing, lawn and garden materials, lawnmowers, snowblowers, other equipment, goods, household or office furnishings, materials and merchandise. Temporary Portable Storage Containers shall also include, but not limited to storage box shipping containers, storage moving "pods", or any other similar portable storage containers, whether with or without wheels, and whether with or without a chassis.

2. Districts

A. Residential Districts: The use of Temporary Portable Storage Containers in a Residential District including RB-1 and P.U.D. Districts is prohibited, except for the following uses:

1. A single Temporary Portable Storage Container may be used in all residential zoning districts when a building permit has been issued for construction of a residential unit on that parcel. The Temporary Portable Storage Container shall be allowed on residential parcels during construction only. The Temporary Portable Storage Container shall be removed within ten (10) days after final building inspection by the City Building Officials upon completion of the residential unit or ten (10) days after the end of the construction period, whichever comes first.

2. No Temporary Portable Storage Container shall be permitted on a vacant parcel unless the vacant parcel is adjacent to the parcel where a construction or remodel project has been issued a building permit by the City Building Officials.

3. Temporary Portable Storage Container may be allowed on a residential parcel for a period not to exceed ten (10) days, if requested, and said request is allowed by building and zoning officials.

4. Temporary Portable Storage Containers shall not impede traffic or pedestrians. No Temporary Portable Storage Container shall be located in a

circulation aisle/lane, fire access lane, public utility easement or public right-of-way, including streets, sidewalks, and parks.

5. Temporary Portable Storage Containers shall not be considered an accessory building and shall not be allowed as such.

B. Business Districts: The use of Temporary Portable Storage Containers in any Business District is prohibited, except for the following:

1. Temporary Portable Storage Containers may be used for shipping and receiving merchandise and goods, provided that the Temporary Portable Storage Container does not remain stationary for more than five (5) days.

2. Temporary Portable Storage Containers may be used for storing merchandise or goods, including long-term storage, provided that the Temporary Portable Storage Container is not kept in the front setback area or landscaped area, designated parking areas, fire access lanes, public right-of-way, in an area visible from the property's primary street or on parcels that are adjacent to a residential district.

3. Temporary Portable Storage Containers may be used for construction or remodeling purposes when a building permit has been issued for construction on a parcel. The Temporary Portable Storage Container shall be allowed during construction only. The Temporary Portable Storage Containers shall be removed within ten (10) days after final building inspection by the City Building Officials upon completion of the business unit or ten (10) days after the end of the construction period, whichever comes first. No Temporary Portable Storage Container shall be permitted on a vacant parcel unless the vacant parcel is adjacent to the parcel where a construction or remodel project has been approved by the City Building and Zoning Officials.

4. Temporary Portable Storage Containers shall not impede traffic or pedestrians. No Temporary Portable Storage Container shall be placed or located in a circulation aisle/lane, fire access lane, public utility easement or public right-of-way, including streets, sidewalks, and parks.

C. Industrial Districts: The use of a Temporary Portable Storage Container is permissible in all industrial districts, provided they are not stored on public rights-of-way, in fire access lanes, in landscaped or front setback areas or in an area visible from the property's primary street.

1. Temporary Portable Storage Containers shall not impede traffic or pedestrians. No Temporary Portable Storage Container shall be placed or located in a circulation aisle/lane, fire access lane, public utility easement or public right-of-way, including streets, sidewalks, and parks.

3. Vertical stacking of Temporary Portable Storage Containers and stacking of any other materials on top of or around any Temporary Portable Storage Container shall be prohibited in all residential districts. Vertical stacking of Temporary Portable Storage Containers in business and industrial districts shall be allowed but limited to two containers, one stacked on top of another. Stacking of any other materials on top or around Temporary Portable Storage Containers shall be prohibited.

4. In all zoning districts, Temporary Portable Storage Containers must be kept in good repair, be secured against unauthorized entry and comply with City health regulations.

A. A Temporary Portable Storage Container is not in a state of good repair when it



is incapable of being moved intact, holes in the container exist due to damage or rust, or it has been infested with vermin or other pests, has lapsed into disrepair or deterioration, or has been desecrated with graffiti to the point it becomes an eyesore to the public.

- B. Any Temporary Portable Storage Container that is not in the state of good repair must be removed immediately.
- 5. Temporary Portable Storage Containers used for construction purposes must be approved by the City Building and Zoning Officials prior to placement when used during construction or remodel purposes for less than twelve (12) months.
- 6. A Temporary Portable Storage Container shall not be used as a dwelling or living quarters, nor for camping, cooking or recreation purposes for any amount of time in any zoning district.
- 7. Any Temporary Portable Storage Container existing on any property in the City of Carroll on the date of final passage of this ordinance shall be removed from such property or be brought into compliance with the provisions of this section within thirty (30) days of final passage of this ordinance.

**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 to be invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudicated 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 City Council of the City of Carroll, on this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Gerald H. Fleshner, Mayor

ATTEST:

\_\_\_\_\_  
Laura Schaefer, Clerk

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# City of Carroll

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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 *AK*

**DATE:** February 8, 2024

**SUBJECT:** Merchants Park Baseball Stadium Project

- Community Attractions and Tourism (CAT) Grant Application Resolution of Support

As part of the ongoing fundraising for the redevelopment of Merchants Park, Chris Whitaker has begun the process to apply for a Community Attractions and Tourism (CAT) grant. This will be one of the final pieces to get the project fully funded. The City will need to approve a resolution in support of this grant.

**RECOMMENDATION:** Staff would recommend approval of the Resolution to support the Community Attractions and Tourism (CAT) Grant Application for the Merchants Park Baseball Stadium Project.

City of Carroll

Resolution # \_\_\_\_\_

Community Attractions and Tourism Grant Application  
Merchants Park Renovations

Whereas, the City of Carroll is eligible for Community Attraction and Tourism grant funding from the Iowa Economic Development Authority and;

Whereas, the City of Carroll, Carroll County, local schools, and the Carroll Athletic Association are committed to the redevelopment of historic Merchants Park for use as an outdoor recreational facility and attraction for residents and visitors, and;

Whereas, the funding requirements are secured with the City of Carroll committing \$353,000, and;

Whereas other entities and donors have committed \$418,100 to support the project, now,

Be It Therefore Resolved on this 12<sup>th</sup> Day of February 2024 that the City of Carroll endorses the application for Community Attraction and Tourism Grant Funding for the redevelopment of Merchants Park.

Signed:

\_\_\_\_\_  
Gerald H. Fleschner, Mayor

Attested:

\_\_\_\_\_  
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:** Chad Tiemeyer, Director of Parks and Recreation *GT*  
**DATE:** January 30, 2024  
**SUBJECT:** Carroll Recreation Center Improvement Project- 2021  
• Change Order No. 9

During construction at the Carroll Recreation Center, unexpected items were discovered that needed to be addressed. The items are detailed in the attached, proposed Change Order No. 9 and summarized below.

The added work includes:

1. RFI #79- Relocate Exterior Lighting Photo Eye: The existing photo eye on the south side of the building was covered by the new stairwell addition. We needed to move this and reinstall, as it took care of all outside lighting. This was not located anywhere in the specifications since engineers had no indication of this photo eye location since there was no work done on this exterior area, and the rest of the wiring was run through masonry block, so it went undetected. This new photo eye will need to be replaced otherwise our exterior lights will not turn on.

<u>RFI 79- Relocate Exterior Photo Eye</u>	\$	625.00
Total Amount for Change Order No. 9	\$	625.00

	<u>Cost</u>	<u>Completion Date</u>
Original Contract	\$ 6,265,300.00	October 5, 2023
Change Order No. 1(Approved)	\$ 29,564.00	15 days
Contract with Change Order #1	\$ 6,294,864.00	October 20,2023
Change Order No. 2 (Approved)	\$ 6,068.00	No Days
Contract with Change Order #2	\$ 6,300,932.00	October 20, 2023
Change Order No. 3 (Approved)	\$ 28,648.00	No Days
Contract with Change Order #3	\$ 6,329,580.00	October 20, 2023
Change Order No. 4 (Approved)	\$ 122,267.00	No Days
Contract with Change Order #4	\$ 6,451,847.00	October 20, 2023
Change Order No. 5 (Approved)	\$ 29,176.00	No Days
Contract with Change Order #5	\$ 6,481,023.00	October 20, 2023
Change Order No. 6 (Approved)	\$ 7,303.00	No Days
Contract with Change Order #6	\$ 6,488,326.00	October 20, 2023

Change Order No. 7 (Approved)	\$ 5,523.00	No Days
Contract with Change Order #7	\$ 6,493,849.00	February 1, 2024
Change Order No. 8 (Approved)	\$ (4,082.00)	No Days
Contract with Change Order #8	\$ 6,489,767.00	February 1, 2024
Change Order No. 9 (Proposed)	\$ 625.00	No Days
Contract with Change Order #9	\$ 6,490,392.00	February, 2024

The budget for the Carroll Recreation Center Improvements Project included a planned construction contingency of \$312,265. After approval of Change Order No's 1,2,3,4,5,6,7, and No. 8, \$87,798 of the planned construction contingency remains. If Change Order No. 9 is approved \$87,173 will remain for the project.

No additional workdays were included with Change Order No. 9.

**RECOMMENDATION:** Mayor and City Council consideration and approval of the attached Change Order No. 9 in the amount of \$625.00 for the Carroll Recreation Center Improvement Project - 2021.



# AIA Document G701™ – 2017

## Change Order

PROJECT: *(Name and address)*  
Carroll Recreation Center Building  
Improvements 2021  
716 N Grant Road  
Carroll, Iowa 51401

CONTRACT INFORMATION:  
Contract For: Carroll Recreation Center  
Building Improvements 2021  
Date: 6.16.2022

CHANGE ORDER INFORMATION:  
Change Order Number: 09  
Date: 1.30.2024

OWNER: *(Name and address)*  
City of Carroll  
627 N Adams Street  
Carroll, Iowa 51401  
Phone Number: 712-792-1000

ARCHITECT: *(Name and address)*  
RDG Planning & Design  
301 Grand Avenue  
Des Moines, IA 50309  
Architect's Project No.: R3003.272.01

CONTRACTOR: *(Name and address)*  
Badding Construction  
814 West 9th Street  
Carroll, Iowa 51401  
Phone Number: 712-792-4123

THE CONTRACT IS CHANGED AS FOLLOWS:

*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

- 1) See attached 'RFI 79 - Relocate Exterior Lighting Photo Eye', as described: \$625.00

TOTAL CHANGE: \$625.00

The original Contract Sum was	\$ 6,265,300.00
The net change by previously authorized Change Orders	\$ 224,467.00
The Contract Sum prior to this Change Order was	\$ 6,489,767.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 625.00
The new Contract Sum including this Change Order will be	\$ 6,490,392.00

The Contract Time will be unchanged by ( ) days.  
The new date of Substantial Completion will be February 1, 2024.

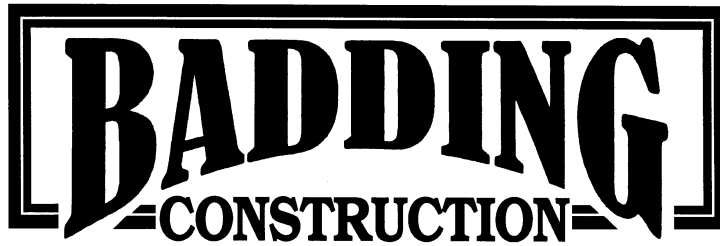
NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

RDG Planning & Design  
ARCHITECT *(Firm name)*  
  
SIGNATURE  
Brad Rodenburg, AIA, Project Manager  
PRINTED NAME AND TITLE  
1.30.2024  
DATE

Badding Construction  
CONTRACTOR *(Firm name)*  
  
SIGNATURE  
Nick Badding, President  
PRINTED NAME AND TITLE  
01.30.2024  
DATE

OWNER *(Firm name)*  
\_\_\_\_\_  
SIGNATURE  
\_\_\_\_\_  
PRINTED NAME AND TITLE  
\_\_\_\_\_  
DATE



January 4, 2024

RDG Planning & Design  
301 Grand Avenue  
Des Moines, IA 50309

RE: Carroll Recreation Center  
Building Improvements Project 2021  
Carroll, IA  
Relocate Exterior Lighting Photo Eye per RFI 79

Brad,

Please find listed below and attached the cost to Relocate Exterior Lighting Photo Eye per RFI 79.

Total Cost: \$ 625.00

Sincerely,

Nick Badding  
President

cc: Bill Kunecke  
Chad Tiemeyer  
Andy Snyder

# Contractor's Cost Summary

**Project :** Carroll Recreation Center  
**Building Improvements Project 2021**  
**Contractor:** Badding Construction Company  
**Carroll, Iowa**

**Reference: Relocate Exterior**  
**Lighting Photo Eye per RFI 79**  
**Date: 1/4/2024**

1.)	Labor	\$75.00	
2.)	Materials	\$0.00	
3.)	Equipment	\$0.00	
4.)	Subtotal (lines 1 thru 3)		\$75.00
5.)	Overhead & Profit (10.0% of line 4)		\$7.50
6.)	Premium Time on Contract Work		\$0.00
7.)	Subcontractor's		
	a. Nelson Electric	\$511.00	
	b.	\$0.00	
	c.	\$0.00	
	d.	\$0.00	
	e.	\$0.00	
	f.	\$0.00	
	g.	\$0.00	
	h.	\$0.00	
8.)	Total Subcontractor Cost		\$511.00
9.)	Contractor's OH & P on Subcontractor's Work (5% of line 8)		\$25.55
10.)	Subtotal (lines 4, 5, 6, 8 and 9)		\$619.05
11.)	Insurance & Performance Bond @ 0.10%		\$6.19
12.)	Total Cost (lines 10 & 11)		\$625.00
13.)	Adjustment in Contract Time (calendar days):		0 days



820 W. 8th St. Suite 1  
Carroll, IA 51401



Of Western Iowa

Phone: 712-792-5367 Ext. 2  
Fax: 712-792-3606  
[jim.kruse@nelselectric.biz](mailto:jim.kruse@nelselectric.biz)

**WORK PROPOSAL**

Proposal Submitted To Badding Construction	Phone 712-792-4123	Date January 4, 2023
Street	Job Name Carroll Recreation Center	
City, State, Zip Code Carroll, Iowa	Job Location Carroll, Iowa	
Attn. Nick Badding		Contact Nick

We hereby submit the following proposal;

Move Photo-Eye

Material \$89.00  
Labor \$75/hr x 5.00hrs \$375.00  
O&P 10% \$47.00  
Sub (x) \$0.00  
Sub O&P \$0.00  
Freight \$0.00  
TOTAL \$511.00

We propose hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of:

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker’s Compensation Insurance.

**Jim Kruse- Cell 515-290-1805**  
Note: This proposal may be withdrawn by us if not accepted within **15 days** of the above date.

**Acceptance of Proposal** - the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_ Date \_\_\_\_\_ Page 73

Job Name: Rec Center CR's  
 Job Number: 1196  
 Extension Name: Summary #1

Page 14

Item #	Item Name	Quantity	Book Price.	U	Ext Book Price.	Bid Lbr Ext	% of Extended Price	% of Extended Hours
<b>Label Set: Combined, Combined, Combined, Combined, Combined</b>					<b><u>\$88.95</u></b>	<b><u>5.00</u></b>	<b><u>100%</u></b>	<b><u>100%</u></b>
Mat Codes: <undefined>					<u>\$0.00</u>	<u>1.95</u>	<u>0%</u>	<u>39%</u>
	60,071 ROUGH IN	1.00	<u>\$0.00</u>		<u>\$0.00</u>	<u>1.95</u>		
Mat Codes: DO NOT USE					<u>\$88.95</u>	<u>3.05</u>	<u>100%</u>	<u>61%</u>
	40 14 THHN CU STRANDED	100.00	<u>\$214.14</u>	M	<u>\$21.41</u>	<u>0.40</u>		
	536 1/2 EMT	10.00	<u>\$106.50</u>	C	<u>\$10.65</u>	<u>0.40</u>		
	641 1/2 EMT CONN S/C	2.00	<u>\$33.29</u>	C	<u>\$0.67</u>	<u>0.22</u>		
	1,893 TEK SCREWS	6.00	<u>\$12.13</u>	C	<u>\$0.73</u>	<u>0.30</u>		
	2,116 1/2" MINERALLAC STRAP	3.00	<u>\$0.38</u>		<u>\$1.13</u>	<u>0.27</u>		
	3,363 TAN WIRE NUT	6.00	<u>\$227.00</u>	M	<u>\$1.36</u>	<u>0.06</u>		
	6,822 120V PHOTOCNTRL W/1/2"	1.00	<u>\$42.62</u>	E	<u>\$42.62</u>	<u>1.00</u>		
	7,508 1G BELL BOX 5HUBS 1/2"	1.00	<u>\$885.35</u>	C	<u>\$8.85</u>	<u>0.30</u>		
	7,535 1G WP BLANK COVER	1.00	<u>\$1.53</u>		<u>\$1.53</u>	<u>0.10</u>		
					<b><u>\$88.95</u></b>	<b><u>5.00</u></b>		



**Badding Construction**  
 814 West 9th Street  
 Carroll, Iowa 51401  
 P: +17127924123

**Project: 22-025 Carroll Recreation Center -  
 Building Improvements Project 2021**  
 716 North Grant Road  
 Carroll, Iowa 51401  
 P: 712-792-5400

## RFI #79: Existing Photo Eye by Exterior Staircase and Elevator

<b>Status</b>	Open		
<b>To</b>	Brad Rodenburg (RDG Planning & Design)	<b>From</b>	Nick Badding (Badding Construction) 814 West 9th Street Carroll, Iowa 51401
<b>Date Initiated</b>	Dec 26, 2023	<b>Due Date</b>	Dec 29, 2023
<b>Cost Impact</b>	Yes (Unknown)	<b>Schedule Impact</b>	No
<b>Spec Section</b>			
<b>Drawing Number</b>			
<b>Linked Drawings</b>			
<b>Received From</b>	Gary Erps (Nelson Electric)		
<b>Copies To</b>	Alex Drees (Drees Company), Corey Erps (Nelson Electric), Gary Erps (Nelson Electric), Bill Kunecke (Badding Construction), Matt Owen (Drees Company), Andy Snyder (City of Carroll), Chad Tiemeyer (City of Carroll)		

### Activity

#### Question

**Question from Nick Badding Badding Construction on Tuesday, Dec 26, 2023 at 10:35 AM CST**  
 See attached RFI from Nelson Electric.

**Attachments**  
[RFI 79 - Existing Photo Eye by Exterior Staircase and Elevator.pdf](#)

*Awaiting an Official Response*



820 West 8th street  
Carroll, Iowa 51401

[gary.erps@nelsonelectric.biz](mailto:gary.erps@nelsonelectric.biz)

Phone: 712-792-5367  
Fax: 712-792-3606

**REQUEST FOR INFORMATION**

Project: CARROLL REC CENTER  
\_\_\_\_\_

RFI # 8

Project No.: C22002

Owner: CITY OF CARROLL  
\_\_\_\_\_

Contractor: Nelson Electric

Contract: Electrical

To: Badding Construction  
\_\_\_\_\_

Date: 12/20/23

Reference:

Drawing \_\_\_\_\_ Detail # \_\_\_\_\_ Spec # \_\_\_\_\_

Question: the existing Photo eye on the south side of the building was covered by the new stairwell addition. We need to move this and reinstall, as it took care of all outside lights. Please issue change request for this work. We propose to just move it down away from the elevator and new staircase.

By: **Gary Erps** Of: **Nelson Electric** Date: **12/20/2023**

Referred by \_\_\_\_\_ Of: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_ Of: \_\_\_\_\_ Date: \_\_\_\_\_

Reply:

By: \_\_\_\_\_ Of: \_\_\_\_\_ Date: \_\_\_\_\_

Returned to \_\_\_\_\_ Of: \_\_\_\_\_ Date: \_\_\_\_\_

Neither the above questions nor the respective reply will change contractual obligations in any way. If we consider a change in contract sum or contract time is required, we will submit an itemized proposal immediately, before proceeding with the work in question.

# City of Carroll

**Brad Burke, Chief of Police**

**Police Department**

112 E. 5th Street

Carroll, Iowa 51401-2799

(712) 792-3536

FAX: (712) 792-8088

**MEMO TO:** Aaron Kooiker, City Manager



**FROM:** Brad Burke, Chief of Police



**DATE:** February 6, 2024

**SUBJECT:** Police Vehicle Purchase

In October 2023, the police department accepted bids for two police vehicle replacements. New Way Ford was the bid winner with a purchase amount of \$91,456. On January 18, 2024, I was notified by New Way Ford that there is a very slim chance that we will get the vehicles that were ordered. This is due to the manufacturer being unable to meet the demand for this production cycle. On February 5, 2024, New Way Ford updated me that our order will be honored with the 2025 production and that we will get priority due to Ford not being able to produce the 2024 model. It is expected that this production cycle will begin in the fall of 2024. New Way Ford also believes that Ford will honor the price of the 2024 model that was ordered.

During a discussion with the Sheriff, I learned that Karl Chevrolet will have on their lot beginning in February, 100 Chevrolet Silverado police vehicles. I have considered having a truck in our fleet for a few years for the ability to haul items that currently we struggle doing in the SUV.

Contact was made with Karl Chevrolet and a quote was received for the purchase of one Chevrolet Silverado PPV. This quote is \$49,448.80. We had anticipated purchasing two police vehicles during this budget cycle and will push back the purchase of one police vehicle until next budget cycle for replacement.

As there are no other quotes available for vehicles at this time and due to the fact that our previous orders have been cancelled or will not be fulfilled, I am asking for waiver of the purchasing policy 501 in order to get a vehicle replacement this budget year.

**RECOMMENDATION:** Waiver of City policy 501, Purchasing Policy, and council discussion on the purchase of a 2024 Chevrolet Silverado PPV from Karl Chevrolet in Ankeny at a price of \$49,448.80.



# Karl Auto Group

Danielle Stoermer | 5152646460 | D.Stoermer@karlchevrolet.com

Vehicle: [Fleet] 2024 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Work Truck (✔ Complete)

## Quote Worksheet

	<b>MSRP</b>
Base Price	\$45,800.00
Dest Charge	\$1,895.00
Total Options	\$8,125.00
<b>Subtotal</b>	<b>\$55,820.00</b>
KARL GOVN'T DISCOUNT	(\$3,200.00)
<b>Subtotal Pre-Tax Adjustments</b>	<b>(\$3,200.00)</b>
Less Customer Discount	(\$3,171.20)
<b>Subtotal Discount</b>	<b>(\$3,171.20)</b>
Trade-In	\$0.00
<b>Subtotal Trade-In</b>	<b>\$0.00</b>
<b>Taxable Price</b>	<b>\$49,448.80</b>
Sales Tax	\$0.00
<b>Subtotal Taxes</b>	<b>\$0.00</b>
<b>Subtotal Post-Tax Adjustments</b>	<b>\$0.00</b>
<b>Total Sales Price</b>	<b>\$49,448.80</b>

### Comments:

Government Agencies are allowed 20 days from date of delivery for balance to be paid in full. There will be a \$5.00 per calendar day after 20 days assessed to the account until payment received in full by Karl Chevrolet. By signing below you accept these terms as well as the quote in general.

\_\_\_\_\_  
Dealer Signature / Date

\_\_\_\_\_  
Customer Signature / Date

At the user's request, prices for this vehicle have been formulated on the basis of Initial Pricing for the vehicle, however GM cannot guarantee that Initial Pricing is available. This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.  
Data Version: 20183. Data Updated: Aug 13, 2023 6:41:00 PM PDT.

# 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:** February 8, 2024  
**SUBJECT:** FY 2024/2025 Budget Discussion

Council held budget work sessions on February 5 and 7, 2024, to discuss the proposed FY 2024/2025 budget. Monday will be a session to discuss any items in the budget and give staff direction on any changes they would like.

As a reminder, the next steps will be:

1. Council approval (with any changes) of the proposed FY 2025 budget at the February 12 Council meeting.
2. Staff will prepare the state budget forms to present at the February 26 Council meeting.
3. At the February 26 Council Meeting, Council will set a public hearing on the Proposed Property Tax Levy for a special meeting to be held March 25, 2024 at 5PM.
4. Staff will file the required paperwork with County Auditor by March 1 so the Notice of Public Hearing on the Proposed Property Tax Levy can be mailed no later than March 20.
5. At the March 25, 2024 Special Council Meeting, Council will hold the public hearing on the Proposed Property Tax Levy.
6. During the regular Council Meeting on March 25, 2024, Council will set the public hearing for April 8, 2024, for the entire FY 2025 budget.
7. April 8, 2024 Council meeting – Council will hold the public hearing on the entire FY 2025 budget.
8. Staff will file the FY 2025 budget with the County Auditor and Department of Management by April 30, 2024.

**RECOMMENDATION:** Council discussion and direction on the proposed FY 2024/2025 Budget.