



## City Council Meeting

Monday, October 14, 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. National Fire Prevention Week Proclamation
  4. Consent Agenda
    - a. Approval of Minutes of the September 23 and 30, 2024 Meetings
    - b. Approval of Bills and Claims
    - c. Licenses and Permits:
      - New 5-day Class "C" Retail Alcohol License - *Apres Bar Co LLC (Event at Van Meter, Inc. on November 8, 2024)*
      - New 5-day Special Class "C" Retail Alcohol License - *Lucky Wife Wine Slushies (Event at Katy Lynn Boutique on November 27, 2024)*
      - Renewal of Class "C" Retail Alcohol License with Outdoor Service - *Rancho Grande*
    - d. Firefighter Appointment
  5. Oral Requests and Communications from the Audience
- Members of the public wishing to address the Council for items not on the agenda are asked to approach the podium and wait to be recognized. After recognition, the person shall state their name

and address for the record. Statement or questions are limited to five (5) minutes.

**6. City/County 2-mile Zoning 28E Agreement Discussion**

**7. Ordinances**

- None

**8. Resolutions**

**a. West Golfview Subdivision**

- Motion to Reconsider Proposals Submitted Previously at the September 23 Council Meeting
- Resolution Setting a Public Hearing on the Proposed Sale of City Interest in Real Estate

Also see item 8.c – [June 26, 2023](#) – Housing Discussion – JEO Design-Golf Course Site and Region XII COG, Inc.-Home Construction Agreement

and item 6.a – [July 10, 2023](#) – N. West Street – Golf Course Property Development – Professional Services Agreement

and item 7.b – [November 13, 2023](#) – West Golfview Subdivision - Paving Section Selection

Also see item 8.a - [February 26, 2024](#) - Not to Exceed \$1,282,500 General Obligation Capital Loan Notes (Golfview Subdivision and Fire Rescue Vehicle) - Set Public Hearing

and item 6.e - [April 8, 2024](#) - Vacation of a Portion of North West Street - Resolution Setting a Public Hearing

and item 6.f - [April 8, 2024](#) - Rezoning Proposal from A-1, Agricultural District to R-3, Low-Density Residential District - Resolution Setting Public Hearing

and item 7.c - [April 22, 2024](#) - Vacation of a Portion of North West Street - Public Hearing and Ordinance

and item 7.d - [April 22, 2024](#) - Rezoning Request from A-1, Agricultural District to R-3, Low-Density Residential District - Public Hearing and Ordinance

and item 7.a - [May 13, 2024](#) - Vacation of a Portion of North West Street - 2nd Reading

and item 7.b - [May 13, 2024](#) - Rezoning Request from A-1, Agricultural District to R-3, Low-Density Residential District - 2nd Reading

and item 5.a - [May 28, 2024](#) - Rezoning Request from A-1, Agricultural District to R-3, Low-Density Residential District - 3rd Reading

and item 6.b - [June 24, 2024](#) - West Golfview Subdivision - Preliminary Plat - Final Plat

and item 8.d - [August 12, 2024](#) - West Golfview Subdivision - Request for Proposals

and item 6.a - [September 23, 2024](#) - West Golfview Subdivision - Review of Proposals Submitted - Resolution Setting a Public Hearing on the Proposed Sale of City Interest in Real Estate

**b. \$1,555,000\* (Subject to Adjustment per Terms of Offering) General Obligation Urban Renewal Capital Loan Notes, Series 2024B (CBD Street Resurfacing & US30 Traffic Signals)**

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

Also see and item 7.a – [June 10, 2024](#) - CBD Street Resurfacing - 2024 Report of Proposal Opening and Consideration of Award of Contract

and item 7.c - [August 26, 2024](#) - General Obligation Capital Loan Notes, Series 2024B (Reimbursement Resolution)

and item 6.a - [September 9, 2024](#) - Not to exceed \$1,655,000 General Obligation Urban Renewal Capital Loan Notes (CBD Street Resurfacing & US 30 Traffic Signals Project) - Set Public Hearing

and item 6.b - [September 23, 2024](#) - Not to exceed \$1,655,000 General Obligation Urban Renewal Capital Loan Notes (CBD Street Resurfacing & US 30 Traffic Signals Project) - Public Hearing and Resolution instituting proceedings to take additional action

**c. Roof Replacement Projects**

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

Also see item 7.d – [August 12, 2024](#) – Roof Replacement Project – Consulting Services Agreement

**d. Development Agreement for a Community Catalyst Building Remediation Grant with**

## **504 Holdings LLC**

Also see item 8.b – [August 26, 2024](#) – Emergency Catalyst Grant - 504 N Adams Street

### **9. Reports**

#### **a. Adams Street Reconstruction - Change Order No. 4**

Also see item VII.A – [October 25, 2021](#) – Adams Street Reconstruction – Agreement for Engineering Services

and item 7.a – [March 14, 2022](#) – Adams Street Reconstruction - Project Schedule

and item 8.a – [October 10, 2022](#) – Adams Street Reconstruction - Public Information Meetings

and item 6.c – [May 8, 2023](#) – Adams Street Reconstruction  
Ahlers & Cooney Engagement Agreement  
Resolution Approving Petition and Waivers  
Resolution of Necessity for the Adams Street Reconstruction, Ordering Construction of the Project, Approving Preliminary Plat and Schedule of Assessments and Estimate of Cost, Tentative approval of Plans, Specifications, Form of Contract and Final Estimate of Cost, and Fixing a Date for a Public Hearing on Final Adoption of Plans, Specifications, Form of Contract and Estimate of Cost and a Date Construction Bids will be Received for the Project  
Current Project Schedule

and item 6.a – [May 22, 2023](#) – Adams Street Reconstruction  
Public Hearing on Proposed Plans, Specifications, Form of Contract and Estimated Cost  
Consideration of Adoption of Plans, Specifications, Form of Contract and Estimated Cost

and item 7.b – [June 12, 2023](#) – Adams Street Reconstruction  
Report of Bid Opening  
Consideration of Bids and Award of Contract  
Resolution Approving Contract and Bond

and item 9.a – [September 11, 2023](#) – Adams Street Construction – Change Order No. 1

and item 8.a – [October 9, 2023](#) – Adams Street Reconstruction – Change Order No. 2

and item 9.a – [December 11, 2023](#) – Adams Street Reconstruction – Change Order No. 3

#### **b. Water Distribution Main Replacements - 2023 - Change Order No. 2**

Also see item 6.d – [November 14, 2022](#) – Water Distribution Main Replacements – 2023 - Professional Services Agreement



and item 7.a – [August 28, 2023](#) – Water Distribution Main Replacements – 2023 - Professional Services Agreement Amendment No. 1

and item 8.b – [September 11, 2023](#) – Water Distribution Main Replacements – 2023 – Public Hearing and Adoption of Plans, Specifications, Form of Contract and Estimated Cost

and item 7.a – [September 25, 2023](#) – Water Distribution Main Replacements – 2023 – Report of Proposal Opening and Consideration of Deferral of Award of Contract

and item 7.b – [October 9, 2023](#) – Water Distribution Main Replacements – 2023 – Consideration of Award of Contract

and item 7.c – [March 25, 2024](#) – Water Distribution Main Replacements – Permanent Easement - Mufflerman, LLC - Temporary Easement - LBC of Carroll, LLC - Temporary Easement - Silverado, Inc.

and item 8.c – [August 12, 2024](#) – Water Distribution Main Replacement - Change Order No. 1

**c. City of Carroll - Renovations at Merchants Park Project - Change Order No. 2**

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

And item 6.a - [February 12, 2024](#) - Merchants Park Baseball Stadium Project

And item 6.d - [April 8, 2024](#) - Shive Hattery, Inc. - Amendment to Agreement - Merchants Park

And item 8.b - [May 13, 2024](#) - City of Carroll - Renovations at Merchants Park Project - Public Hearing and Adoption of Plans, Specifications, Form of Contract and Estimated Cost

And item 6.a - [May 28, 2024](#) - City of Carroll - Renovations at Merchants Park Project - Report of Bid Opening and Award of Construction Contract

And item 7.c - [June 10, 2024](#) - Shive-Hattery, Inc. - Amendment to Agreement

And item 8.a - [August 12, 2024](#) - City of Carroll - Renovations at Merchants Park Project - Change Order No. 1 (No Council action)

And item 7.a - [September 9, 2024](#) - City of Carroll - Renovations at Merchants Park Project - Change Order No. 1

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

**11. Comments from the Mayor**

**12. Comments from the City Council**

**13. Comments from the City Manager**

**14. Adjourn**

October Meetings:

\* Airport Commission – October 14, 2024 – Airport Terminal Building - 21177 Quail Ave

\* Library Board of Trustees – October 21, 2024 – Carroll Public Library – 118 E 5th St

\* City Council – October 28, 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.*

## National Fire Prevention Week Proclamation October 6-12, 2024

**WHEREAS**, the City of Carroll, Iowa is committed to ensuring the safety and security of all those living in and visiting Carroll; and

**WHEREAS**, a home fire escape plan includes two exits from every room in the home; a path to the outside from each exit; smoke alarms in all required locations; and a meeting place outside where everyone in the home will meet upon exiting; and

**WHEREAS**, home fire escape plans should be developed by all members of the household; and

**WHEREAS**, a home fire escape plan provides the skill set and know-how to quickly and safely escape a home fire situation; and

**WHEREAS**, practicing a home fire escape plan twice a year ensures that everyone in the household knows what to do in a real fire situation; and

**WHEREAS**, Carroll's first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

**WHEREAS**, the 2024 Fire Prevention Week theme, "SMOKE ALARMS Make them WORK for you ", effectively serves to educate the public about the vital importance of developing a home fire escape plan with all members of the household and practicing it twice a year;

**THEREFORE**, I, Gerald H. Fleshner, Mayor of Carroll, Iowa do hereby proclaim October 6-12, 2024, as Fire Prevention Week throughout this community. I urge all the people of Carroll to develop a home fire escape plan with all members of the household and practice it twice a year, and to participate in the many public safety activities and efforts of Carroll's fire and emergency services throughout the year.

**ADOPTED AND PASSED BY THE COUNCIL OF THE CITY OF CARROLL, IOWA**, this 14<sup>th</sup> day of October 2024.

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Gerald H. Fleshner, Mayor

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Tom Bordenaro, Ward One

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Jason Atherton, Ward Two

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Kyle Bauer, Ward Three

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Carolyn Siemann, Ward Four

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LaVern Dirkx, At-Large

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JJ Schreck, At-Large

ATTEST: 

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Laura A. Schaefer, City Clerk

COUNCIL MEETING  
SEPTEMBER 23, 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, Kyle Bauer, Tom Bordenaro, LaVern Dirkx, JJ Schreck, and Carolyn Siemann. Absent: None. 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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It was moved by Atherton, seconded by Bordenaro, to approve the following items on the consent agenda: a) minutes of the September 9 and 16, 2024 meetings, as written; b) bills and claims in the amount of \$846,368.36; and c) Licenses and permits: Renewal of Special Class "C" Retail Native Wine License - *Full Swing Golf LLC*, Renewal of Class "B" Retail Alcohol License - *Carroll Can Redemption*, Renewal of Class "E" Retail Alcohol License – *Fareway Stores, Inc. #409*, Renewal of Class "B" Retail Alcohol License – *Hy-Vee Fast & Fresh* and Renewal of Class "C" Retail Alcohol License with Catering Privilege – *Hy-Vee Market Café*; On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

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There were no oral requests or communications from the audience.

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It was moved by Siemann, seconded by Atherton, to approve the first reading of an ordinance to amend City Ordinance Chapter 66 that would prohibit truck traffic on certain streets. Matt Greteman, Maureen Beck, Barry & Mary Bruner, Phil Phillips, Sandra Shadle and Abby Wenck, Carroll residents, addressed Council on this issue. On roll call, Ayes: Siemann. Nays: Atherton, Bauer, Bordenaro, Dirkx, and Schreck. Abstain: None. Absent: None. Motion failed 1-5.

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It was moved by Boredenaro to postpone until the November 11, 2024 Council meeting the discussion of the review of proposals for the West Golfview Subdivision. Motion died due to lack of a second.

It was moved by Atherton, seconded by Schreck, to reject all proposals for the West Golfview Subdivision. On roll call, Ayes: Atherton, Bordenaro, and Schreck. Nays: Bauer, Dirkx, and Siemann. Abstain: None. Absent: None. Motion failed 3-3.

It was moved by Dirkx, seconded by Bauer, to accept the proposal from Wittrock Construction LLC/JFF LLC and approve a resolution to set a public hearing for October 14, 2024 on the proposed

sale of City interest in real estate. On roll call, Ayes: Bauer, Dirkx, and Siemann. Nays: Atherton, Bordenaro, and Schreck. Abstain: None. Absent: None. Motion failed 3-3.

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At 6:31 p.m. Mayor Fleshner opened a public hearing on the authorization of a loan agreement and the issuance of Not to Exceed \$1,655,000 General Obligation Urban Renewal Capital Loan Notes. Mayor Fleshner closed the public hearing at 6:32 p.m.

It was moved by Bordenaro, seconded by Atherton, to approve Resolution No. 24-78, Instituting Proceedings to Take Additional Action for the Issuance of Not to Exceed \$1,655,000 General Obligation Urban Renewal Capital Loan Notes for the CBD Street Resurfacing – 2024 Project and design services for the US 30 Traffic Signals Project. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

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Mayor Jerry Fleshner and City Manager Aaron Kooiker presented the Access Washington Report and discussed the recent trip to Washington DC. No Council action taken.

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It was moved by Bordenaro, seconded by Atherton, to adjourn at 6:45 p.m. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

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Gerald H. Fleshner, Mayor

ATTEST:

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Laura A. Schaefer, City Clerk

COUNCIL MEETING  
SEPTEMBER 30, 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, Kyle Bauer, Tom Bordenaro, LaVern Dirkx, JJ Schreck 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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It was moved by Atherton, seconded by Bordenaro, to go into closed session at 5:16 p.m. per Iowa Code 21.5(1)(j) to discuss the potential purchase or sale of real estate. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

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It was moved by Schreck, seconded by Bordenaro, to go back into open session at 5:41 p.m. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

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It was moved by Bordenaro, seconded by Bauer, to authorize the Mayor to sign the Letter of Understanding with K.M.C. Farm, LTD, John Simons and Peter Simons. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried: 6-0.

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It was moved by Atherton, seconded by Bordenaro, to adjourn at 5:42 p.m. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried: 6-0.

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Gerald H. Fleshner, Mayor

ATTEST:

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Laura A. Schaefer, City Clerk



Carroll, IA

## COUNCIL CLAIMS 10/14/2024

By Vendor Filed As

Payment Dates 9/24/2024 - 10/14/2024

| Payable Number   | Description (Item)             | Payment Number | Payment Date | Amount           |
|--|--------------------------------|----------------|--------------|------------------|
| <b>Vendor Filed As: 003940 - A T &amp; T MOBILIT</b>       |                                |                |              |                  |
| 28731404445X10062024                                       | CELL PHONES                    | DFT0000428     | 10/10/2024   | 823.63           |
| 28731404445X10062024                                       | CELL PHONES                    | DFT0000428     | 10/10/2024   | 31.45            |
| 28731404445X10062024                                       | CELL PHONES                    | DFT0000428     | 10/10/2024   | 13.47            |
| <b>Vendor Filed As 003940 - A T &amp; T MOBILIT Total:</b> |                                |                |              | <b>868.55</b>    |
| <b>Vendor Filed As: 001704 - ACCO</b>                      |                                |                |              |                  |
| 0246653-IN   | RC - CHLORINE & PHENOL RED     |                |              | 83.53            |
| 0246773-IN   | RC - POOL SPA CHLORINE         |                |              | 1,437.20         |
| <b>Vendor Filed As 001704 - ACCO Total:</b>                |                                |                |              | <b>1,520.73</b>  |
| <b>Vendor Filed As: 001621 - ACE HARDWARE</b>              |                                |                |              |                  |
| 327023   | RC - PVC PIPE                  |                |              | 4.90             |
| 327035   | PD - DUST PAN & HANDLE         |                |              | 23.98            |
| 327057   | PARKS - NYLON ROPE             |                |              | 21.99            |
| 327065   | RC CEILING PAINT               |                |              | 36.99            |
| 327135   | RC - CEILING PAINT/SPRAYER     |                |              | 44.98            |
| 327143   | TENNIS COURTS DRYWALL M...     |                |              | 23.96            |
| 327197   | RC - KEY                       |                |              | 14.97            |
| 327205   | MP - IRRIGATION PIPE           |                |              | 21.95            |
| 327230   | MP- PIPE AND ELBOW             |                |              | 17.98            |
| 327260   | RC - HANGERS AND SPRAY PA...   |                |              | 23.97            |
| 327273   | RC - OUTLET PLUG & DRILL BIT   |                |              | 26.98            |
| 327276   | RC - WD40                      |                |              | 6.99             |
| 327279   | FD - MOP & RUG CLEANER         |                |              | 13.98            |
| 327283   | TENNIS COURTS - TAPE & PAI...  |                |              | 10.97            |
| 327285   | FD - PAINT                     |                |              | 55.95            |
| 327292   | RC - SPRAY PAINT               |                |              | 7.99             |
| 327327   | MP - PIPE AND ELBOW            |                |              | 21.97            |
| 327329   | MP - PIPE                      |                |              | 13.99            |
| 327354   | TENNIS COURTS - PUTTY KNIV...  |                |              | 15.96            |
| 327384   | RC - ACETONE STICKER REMO...   |                |              | 12.99            |
| 327388   | MP - INSECT KILLER             |                |              | 15.99            |
| 327398   | PARKS - SPRAYER, KEY, CLEAN... |                |              | 31.96            |
| 327404   | MP - NUTS, BOLTS, SCREWS       |                |              | 10.56            |
| 327455   | RC - SPRAYERS/BLEACH           |                |              | 14.98            |
| <b>Vendor Filed As 001621 - ACE HARDWARE Total:</b>        |                                |                |              | <b>496.93</b>    |
| <b>Vendor Filed As: 036319 - ADAM J WARNKE</b>             |                                |                |              |                  |
| INV0001144   | HOUSING INCENTIVE 209 S E...   |                |              | 20,000.00        |
| <b>Vendor Filed As 036319 - ADAM J WARNKE Total:</b>       |                                |                |              | <b>20,000.00</b> |
| <b>Vendor Filed As: 003484 - ADAPTIVE AUDIOL</b>           |                                |                |              |                  |
| 103189   | PRE-EMPLOY HEARING TEST - ...  |                |              | 35.00            |
| 103315   | HEARING TEST - P PUDENZ        |                |              | 35.00            |
| <b>Vendor Filed As 003484 - ADAPTIVE AUDIOL Total:</b>     |                                |                |              | <b>70.00</b>     |
| <b>Vendor Filed As: 001698 - ADVANCED LASER</b>            |                                |                |              |                  |
| 47286  | PD - INK CARTRIDGES            |                |              | 139.95           |
| <b>Vendor Filed As 001698 - ADVANCED LASER Total:</b>      |                                |                |              | <b>139.95</b>    |
| <b>Vendor Filed As: 001910 - AHLERS COONEY</b>             |                                |                |              |                  |
| 874818   | GENERAL URBAN RENEWAL ...      |                |              | 34.00            |
| 874819   | 9TH AMENDED DOWNTOWN ...       |                |              | 204.00           |
| 874821   | QRS INVESTMENTS DEV AGMT       |                |              | 213.00           |
| <b>Vendor Filed As 001910 - AHLERS COONEY Total:</b>       |                                |                |              | <b>451.00</b>    |
| <b>Vendor Filed As: 012650 - ALLIANT ENERGY-</b>           |                                |                |              |                  |
| INV0001147   | GAS BILLS                      | 132310         | 10/10/2024   | 39.66            |

## COUNCIL CLAIMS 10/14/2024

Payment Dates: 9/24/2024 - 10/14/2024

| Payable Number | Description (Item) | Payment Number | Payment Date | Amount   |
|----------------|--------------------|----------------|--------------|----------|
| INV0001147     | GAS BILLS          | 132310         | 10/10/2024   | 51.57    |
| INV0001147     | GAS BILLS          | 132310         | 10/10/2024   | 75.54    |
| INV0001147     | GAS BILLS          | 132310         | 10/10/2024   | 59.48    |
| INV0001147     | GAS BILLS          | 132310         | 10/10/2024   | 69.90    |
| INV0001147     | GAS BILLS          | 132310         | 10/10/2024   | 107.22   |
| INV0001147     | GAS BILLS          | 132310         | 10/10/2024   | 1,522.57 |
| INV0001147     | GAS BILLS          | 132310         | 10/10/2024   | 1,123.39 |
| INV0001147     | GAS BILLS          | 132310         | 10/10/2024   | 32.41    |
| INV0001147     | GAS BILLS          | 132310         | 10/10/2024   | 36.50    |
| INV0001147     | GAS BILLS          | 132310         | 10/10/2024   | 36.50    |
| INV0001147     | GAS BILLS          | 132310         | 10/10/2024   | 67.06    |
| INV0001147     | GAS BILLS          | 132310         | 10/10/2024   | 1,490.34 |

**Vendor Filed As 012650 - ALLIANT ENERGY- Total: 4,712.14****Vendor Filed As: 002141 - AMERICAN SOCIET**

|            |                         |  |  |       |
|------------|-------------------------|--|--|-------|
| INV0001121 | ASCE MEMBERSHIP RENEWAL |  |  | 50.00 |
|------------|-------------------------|--|--|-------|

**Vendor Filed As 002141 - AMERICAN SOCIET Total: 50.00****Vendor Filed As: 036317 - APPLIED CONCEPTS INC**

|        |                              |  |  |          |
|--------|------------------------------|--|--|----------|
| 445090 | PD - #21 NEW SQUAD CAR RA... |  |  | 3,550.00 |
|--------|------------------------------|--|--|----------|

**Vendor Filed As 036317 - APPLIED CONCEPTS INC Total: 3,550.00****Vendor Filed As: 002370 - ARNOLD MOTOR SU**

|            |                                |  |  |       |
|------------|--------------------------------|--|--|-------|
| 07NV146423 | GARAGE - BATTERY TESTER        |  |  | 71.58 |
| 07NV146450 | RUT - #35 AIR FILTER           |  |  | 63.28 |
| 07NV147003 | GARAGE - OIL DRI               |  |  | 53.48 |
| 07NV147579 | RUT - REAR LIGHT PAINT TRAI... |  |  | 45.99 |

**Vendor Filed As 002370 - ARNOLD MOTOR SU Total: 234.33****Vendor Filed As: 036283 - ASCENDANCE TRUCKS MIDWEST LLC**

|                |                     |  |  |          |
|----------------|---------------------|--|--|----------|
| XA302001616.01 | RUT - #29 AIR TANKS |  |  | 1,237.57 |
|----------------|---------------------|--|--|----------|

**Vendor Filed As 036283 - ASCENDANCE TRUCKS MIDWEST LLC Total: 1,237.57****Vendor Filed As: 002539 - AUTO GRAPHICS P**

|      |                   |  |  |        |
|------|-------------------|--|--|--------|
| 2739 | PD - #19 GRAPHICS |  |  | 525.00 |
|------|-------------------|--|--|--------|

**Vendor Filed As 002539 - AUTO GRAPHICS P Total: 525.00****Vendor Filed As: 002805 - BADDING CONSTRU**

|            |                           |  |  |            |
|------------|---------------------------|--|--|------------|
| INV0001104 | MERCHANT PARK IMPROVEM... |  |  | 138,115.75 |
|------------|---------------------------|--|--|------------|

**Vendor Filed As 002805 - BADDING CONSTRU Total: 138,115.75****Vendor Filed As: 002445 - BARGEN INC**

|        |                  |  |  |          |
|--------|------------------|--|--|----------|
| 224431 | 90% TRAIL REPAIR |  |  | 9,112.50 |
|--------|------------------|--|--|----------|

**Vendor Filed As 002445 - BARGEN INC Total: 9,112.50****Vendor Filed As: 001943 - BAUER BUILT TIR**

|           |                       |  |  |        |
|-----------|-----------------------|--|--|--------|
| 120189572 | WATER - TIRES FOR #60 |  |  | 594.60 |
|-----------|-----------------------|--|--|--------|

**Vendor Filed As 001943 - BAUER BUILT TIR Total: 594.60****Vendor Filed As: 002209 - BAUER, BOB**

|            |                  |        |            |        |
|------------|------------------|--------|------------|--------|
| INV0001149 | STEEL TOED BOOTS | 132308 | 10/10/2024 | 192.58 |
|------------|------------------|--------|------------|--------|

**Vendor Filed As 002209 - BAUER, BOB Total: 192.58****Vendor Filed As: 003783 - BENTLEY RIDGE T**

|           |                         |  |  |          |
|-----------|-------------------------|--|--|----------|
| 101-68272 | CBD GROUNDCOVER & ROSES |  |  | 1,040.00 |
|-----------|-------------------------|--|--|----------|

**Vendor Filed As 003783 - BENTLEY RIDGE T Total: 1,040.00****Vendor Filed As: 002862 - BOELL, TRAVIS**

|            |                  |        |            |        |
|------------|------------------|--------|------------|--------|
| INV0001129 | STEEL TOED BOOTS | 132295 | 10/04/2024 | 200.00 |
|------------|------------------|--------|------------|--------|

**Vendor Filed As 002862 - BOELL, TRAVIS Total: 200.00****Vendor Filed As: 003515 - BOMGAARS**

|          |                              |  |  |       |
|----------|------------------------------|--|--|-------|
| 21356722 | PARKS OSCILLATNG SPRINKLE... |  |  | 23.98 |
| 21356964 | MP - INSECT KILLER           |  |  | 23.99 |
| 21357480 | GC - SIMPLE GREEN & MARKI... |  |  | 32.67 |
| 21358892 | FD - SHOWERHEAD & ZIP TIES   |  |  | 41.98 |
| 21359120 | GARAGE - GARDEN HOSE         |  |  | 63.37 |
| 21359664 | PARKS - FASTENERS            |  |  | 1.69  |



## COUNCIL CLAIMS 10/14/2024

Payment Dates: 9/24/2024 - 10/14/2024

| Payable Number                           | Description (Item)            | Payment Number | Payment Date | Amount   |
|--|-------------------------------|----------------|--------------|----------|
| 21360579                                 | WWTP - ANTI-FREEZE AND RA...  |                |              | 45.97    |
| 21360864                                 | RC - WIPERS/WINDSHIELD WA...  |                |              | 44.95    |
| 21361126                                 | GARAGE - SPRAY BOTTLE         |                |              | 14.97    |
| 21362819                                 | PARKS COUPLER AND WYE         |                |              | 12.08    |
| 21363463                                 | WWTP - KNIVES FOR FORMS       |                |              | 42.15    |
| 21363745                                 | MP - SPRAYPAINT               |                |              | 19.98    |
| 21364567                                 | FD - EXTENSION CORD           |                |              | 24.99    |
| 21366358                                 | GARAGE - TRACTOR PINS         |                |              | 20.47    |
| 21366582                                 | PARKS - CAR WASH FOAM, SW...  |                |              | 33.97    |
| 21366740                                 | WTP BATTERIES/FILTERS/GLO...  |                |              | 287.22   |
| 21366740                                 | WELLS - WET/DRY VAC/TORD...   |                |              | 218.91   |
| 21366851                                 | WWTP SAFETY VESTS AND GR...   |                |              | 87.88    |
| 21366904                                 | RC - FISH TAPE REEL WIRE      |                |              | 37.99    |
| 21367276                                 | GC - AIR HOSE & KNIVES        |                |              | 51.97    |
| 21367374                                 | PARKS - 3 POINT SPRAYER       |                |              | 289.99   |
| 21367374                                 | CEMETERY - 3 POINT SPRAYER    |                |              | 290.00   |
| 21367884                                 | PARKS - PUMP RETURNED         |                |              | -89.99   |
| 21367885                                 | PARKS PUMP                    |                |              | 89.99    |
| 21367967                                 | PARKS - CLIPS & PROPANE TO... |                |              | 57.98    |
| 21370384                                 | RC - AIR COMPRESSOR PARTS     |                |              | 11.98    |
| 21370417                                 | PARKS - TIPS                  |                |              | 23.98    |
| Vendor Filed As 003515 - BOMGAARS Total: |                               |                |              | 1,805.11 |

## Vendor Filed As: 003661 - BREDA TELEPHONE

|   |                         |            |            |          |
|---|-------------------------|------------|------------|----------|
| 10856165  | LOCAL AND LONG DISTANCE | DFT0000425 | 10/10/2024 | 249.68   |
| 10856165  | LOCAL AND LONG DISTANCE | DFT0000425 | 10/10/2024 | 133.48   |
| 10856165  | LOCAL AND LONG DISTANCE | DFT0000425 | 10/10/2024 | 185.86   |
| 10856165  | LOCAL AND LONG DISTANCE | DFT0000425 | 10/10/2024 | 225.81   |
| 10856165  | LOCAL AND LONG DISTANCE | DFT0000425 | 10/10/2024 | 170.20   |
| 10856165  | LOCAL AND LONG DISTANCE | DFT0000425 | 10/10/2024 | 212.33   |
| 10856165  | LOCAL AND LONG DISTANCE | DFT0000425 | 10/10/2024 | 223.22   |
| 10856165  | LOCAL AND LONG DISTANCE | DFT0000425 | 10/10/2024 | 397.47   |
| 10856165  | LOCAL AND LONG DISTANCE | DFT0000425 | 10/10/2024 | 221.00   |
| 10856165  | LOCAL AND LONG DISTANCE | DFT0000425 | 10/10/2024 | -170.57  |
| 10856165  | LOCAL AND LONG DISTANCE | DFT0000425 | 10/10/2024 | 138.51   |
| 10856165  | LOCAL AND LONG DISTANCE | DFT0000425 | 10/10/2024 | 448.16   |
| 10856165  | LOCAL AND LONG DISTANCE | DFT0000425 | 10/10/2024 | 384.69   |
| 10856165  | LOCAL AND LONG DISTANCE | DFT0000425 | 10/10/2024 | 300.98   |
| 10856165  | LOCAL AND LONG DISTANCE | DFT0000425 | 10/10/2024 | 348.02   |
| Vendor Filed As 003661 - BREDA TELEPHONE Total: |                         |            |            | 3,468.84 |

## Vendor Filed As: 036311 - CALLIE CUMMINGS

|   |                 |        |            |       |
|---|-----------------|--------|------------|-------|
| INV0001095                                      | RE-ISSUED CHECK | 132290 | 09/24/2024 | 25.39 |
| Vendor Filed As 036311 - CALLIE CUMMINGS Total: |                 |        |            | 25.39 |

## Vendor Filed As: 003791 - CAPITAL ONE

|   |                              |        |            |        |
|---|------------------------------|--------|------------|--------|
| 00781                                       | PD - VINEGAR                 | 132298 | 10/04/2024 | 11.22  |
| 01200                                       | RC - FANS                    | 132298 | 10/04/2024 | 53.94  |
| 02975                                       | LIBRARY - WATER/VINEGAR/C... | 132298 | 10/04/2024 | 24.68  |
| 03225                                       | WWTP - SCADA TV & BATTERI... | 132298 | 10/04/2024 | 108.78 |
| 03259                                       | RC - HOOKS                   | 132298 | 10/04/2024 | 13.25  |
| 03884                                       | USB SIGN INVENTORY           | 132298 | 10/04/2024 | 29.88  |
| 06979                                       | RC - AIR FRESHNERS           | 132298 | 10/04/2024 | 15.94  |
| 08260                                       | PD - BATTERIES               | 132298 | 10/04/2024 | 17.97  |
| Vendor Filed As 003791 - CAPITAL ONE Total: |                              |        |            | 275.66 |

## Vendor Filed As: 004138 - CAPITAL SANITAR

|         |                              |  |  |        |
|---------|------------------------------|--|--|--------|
| R079860 | PD - SOAP & AEROSOL SPRAY    |  |  | 159.82 |
| R079872 | RC BUFFING FLOOR PADS        |  |  | 11.50  |
| R079880 | PARKS - TOILET PAPER         |  |  | 144.42 |
| R079898 | RC - SCRUBBER PADS           |  |  | 10.50  |
| R079901 | RC - STONE GUARD FOR FLOO... |  |  | 292.00 |
| R079910 | FD - ACID BOWL CLEANER       |  |  | 7.00   |

## COUNCIL CLAIMS 10/14/2024

Payment Dates: 9/24/2024 - 10/14/2024

| Payable Number                                  | Description (Item)              | Payment Number | Payment Date | Amount    |
|---|---------------------------------|----------------|--------------|-----------|
| R079921   | RC - HAND TOWELS AND BODY..     |                |              | 207.20    |
| R079938   | RC - TOILET PAPER               |                |              | 66.02     |
| R080003   | GC - PAPER TOWELS               |                |              | 217.14    |
| R080025   | RC - TOILET BOWL CLEANER        |                |              | 66.00     |
| Vendor Filed As 004138 - CAPITAL SANITAR Total: |                                 |                |              | 1,181.60  |
| Vendor Filed As: 004174 - CARROLL COUNTY        |                                 |                |              |           |
| INV0001137                                      | PD - SEPT. FINGERPRINTS         |                |              | 110.00    |
| Vendor Filed As 004174 - CARROLL COUNTY Total:  |                                 |                |              | 110.00    |
| Vendor Filed As: 024005 - CARROLL EYE CAR       |                                 |                |              |           |
| INV0001136                                      | PRE-EMPLOY EYE EXAMS HAR...     |                |              | 52.00     |
| Vendor Filed As 024005 - CARROLL EYE CAR Total: |                                 |                |              | 52.00     |
| Vendor Filed As: 004200 - CARROLL LUMBER        |                                 |                |              |           |
| 446810  | PARKS DRAIN TILE, GRAVEL M...   |                |              | 114.63    |
| 447008  | FD - CONCRETE CRACK SEAL        |                |              | 53.97     |
| 447144  | PD - LATHES - "NO PARKING" S... |                |              | 17.50     |
| Vendor Filed As 004200 - CARROLL LUMBER Total:  |                                 |                |              | 186.10    |
| Vendor Filed As: 002977 - CARROLL REFUSE        |                                 |                |              |           |
| INV0001126                                      | SEPT. TRASH COLLECTIONS         | 132296         | 10/04/2024   | 13,681.98 |
| Vendor Filed As 002977 - CARROLL REFUSE Total:  |                                 |                |              | 13,681.98 |
| Vendor Filed As: 004237 - CARROLL VETERIN       |                                 |                |              |           |
| INV0001141                                      | NOV. 2024 DOG CARE CONTR...     |                |              | 650.00    |
| Vendor Filed As 004237 - CARROLL VETERIN Total: |                                 |                |              | 650.00    |
| Vendor Filed As: 004325 - CENTRAL IOWA DI       |                                 |                |              |           |
| 01013209  | RUT - SCRUBBER PARTS            |                |              | 243.00    |
| Vendor Filed As 004325 - CENTRAL IOWA DI Total: |                                 |                |              | 243.00    |
| Vendor Filed As: 001148 - CERTIFIED TESTI       |                                 |                |              |           |
| SL20266   | MERCHANTS PARK IMP - TEST...    |                |              | 1,504.00  |
| SL20319   | CBD CONCRETE TESTING            |                |              | 5,832.75  |
| Vendor Filed As 001148 - CERTIFIED TESTI Total: |                                 |                |              | 7,336.75  |
| Vendor Filed As: 003959 - CHASE PAYMENTEC       |                                 |                |              |           |
| INV0001151                                      | SEPT. ONLINE CC PROCESSING...   | DFT0000423     | 10/02/2024   | 878.75    |
| INV0001152                                      | SEPT. IN-OFFICE CC PROCESSI...  | DFT0000424     | 10/02/2024   | 268.72    |
| Vendor Filed As 003959 - CHASE PAYMENTEC Total: |                                 |                |              | 1,147.47  |
| Vendor Filed As: 002867 - CINTAS FIRST AI       |                                 |                |              |           |
| 5231305803                                      | RC - FIRST AID SUPPLIES         |                |              | 67.99     |
| 5231305806                                      | PARKS - SAFETY VESTS            |                |              | 179.36    |
| Vendor Filed As 002867 - CINTAS FIRST AI Total: |                                 |                |              | 247.35    |
| Vendor Filed As: 004525 - CITY OF CARROLL       |                                 |                |              |           |
| INV0001090                                      | DOWNTOWN RESTROOM WA...         | 132274         | 09/24/2024   | 50.00     |
| INV0001096                                      | UTILITY REFUND - DYLAN FEA...   | 132287         | 09/24/2024   | 4.60      |
| Vendor Filed As 004525 - CITY OF CARROLL Total: |                                 |                |              | 54.60     |
| Vendor Filed As: 004836 - COMMUNITY OIL C       |                                 |                |              |           |
| 26089   | RUT - 15W40 55 GALLONS OIL      |                |              | 902.20    |
| Vendor Filed As 004836 - COMMUNITY OIL C Total: |                                 |                |              | 902.20    |
| Vendor Filed As: 002071 - COMPUTER REPAIR       |                                 |                |              |           |
| 18916   | ANTI-VIRUS SOFTWARE REN...      |                |              | 60.00     |
| 18916   | ANTI-VIRUS SOFTWARE REN...      |                |              | 90.00     |
| 18916   | ANTI-VIRUS SOFTWARE REN...      |                |              | 30.00     |
| 18916   | ANTI-VIRUS SOFTWARE REN...      |                |              | 60.00     |
| 18916   | ANTI-VIRUS SOFTWARE REN...      |                |              | 129.90    |
| 18916   | ANTI-VIRUS SOFTWARE REN...      |                |              | 60.00     |
| 18916   | ANTI-VIRUS SOFTWARE REN...      |                |              | 30.00     |
| 18916   | ANTI-VIRUS SOFTWARE REN...      |                |              | 105.00    |
| 18916   | ANTI-VIRUS SOFTWARE REN...      |                |              | 20.10     |
| 18916   | ANTI-VIRUS SOFTWARE REN...      |                |              | 45.00     |
| 18916   | ANTI-VIRUS SOFTWARE REN...      |                |              | 60.00     |

## COUNCIL CLAIMS 10/14/2024

Payment Dates: 9/24/2024 - 10/14/2024

| Payable Number                                  | Description (Item)             | Payment Number | Payment Date | Amount   |
|---|--------------------------------|----------------|--------------|----------|
| 18876   | PARKS INTERNET ISSUE PC        |                |              | 65.00    |
| 18915   | PD - RENEW ANTI-VIRUS          |                |              | 450.00   |
| 19017   | PD - KLEVER COMPUTER REPA...   |                |              | 65.00    |
| 19018   | WATER - ARUBA, POWER AND...    |                |              | 755.00   |
| Vendor Filed As 002071 - COMPUTER REPAIR Total: |                                |                |              | 2,025.00 |
| Vendor Filed As: 001384 - COPY SYSTEMS IN       |                                |                |              |          |
| IN537163  | FIN - FOLDER INSERTER KWIK ... |                |              | 45.00    |
| Vendor Filed As 001384 - COPY SYSTEMS IN Total: |                                |                |              | 45.00    |
| Vendor Filed As: 003145 - CORE AND MAIN         |                                |                |              |          |
| V634839   | WATER - 4" METER AND SUPP...   |                |              | 3,602.64 |
| V717969   | WATER - METER PARTS RETU...    |                |              | -779.09  |
| Vendor Filed As 003145 - CORE AND MAIN Total:   |                                |                |              | 2,823.55 |
| Vendor Filed As: 003214 - CORE-MARK MIDCO       |                                |                |              |          |
| 1809666   | SOCCER CONCESSIONS             |                |              | 464.83   |
| Vendor Filed As 003214 - CORE-MARK MIDCO Total: |                                |                |              | 464.83   |
| Vendor Filed As: 005395 - D & K PRODUCTS        |                                |                |              |          |
| 83592IN   | PARKS HERBICIDE                |                |              | 205.00   |
| 83592IN   | PARKS HERBICIDE                |                |              | 1,654.84 |
| 83592IN   | PARKS HERBICIDE                |                |              | 1,026.00 |
| 83592IN   | CENTER HERBICIDE               |                |              | 376.10   |
| 83592IN   | CENTER HERBICIDE               |                |              | 342.00   |
| 83593IN   | GC - HERBICIDE/FUNGICIDE/D...  |                |              | 4,537.50 |
| Vendor Filed As 005395 - D & K PRODUCTS Total:  |                                |                |              | 8,141.44 |
| Vendor Filed As: 002648 - D/R ELECTRIC IN       |                                |                |              |          |
| 5074  | CBD STREETLIGHT WIRE REPA...   |                |              | 4,134.31 |
| Vendor Filed As 002648 - D/R ELECTRIC IN Total: |                                |                |              | 4,134.31 |
| Vendor Filed As: 005617 - DEPARTMENT OF I       |                                |                |              |          |
| 300025  | WWTP - BOILER INSPECTION       |                |              | 135.00   |
| Vendor Filed As 005617 - DEPARTMENT OF I Total: |                                |                |              | 135.00   |
| Vendor Filed As: 003618 - DIRECT MAILER         |                                |                |              |          |
| 9355  | WATER OPERATOR - HELP W...     |                |              | 409.50   |
| Vendor Filed As 003618 - DIRECT MAILER Total:   |                                |                |              | 409.50   |
| Vendor Filed As: 003022 - DIRKX, LAVERN         |                                |                |              |          |
| INV0001118                                      | IA LEAGUE OF CITIES CONFER...  |                |              | 144.72   |
| Vendor Filed As 003022 - DIRKX, LAVERN Total:   |                                |                |              | 144.72   |
| Vendor Filed As: 006275 - DREES OIL CO.         |                                |                |              |          |
| 13796   | GC - RED #2 DIESEL             |                |              | 1,002.43 |
| 4769  | GC - UNLEADED GASOLINE         |                |              | 1,273.33 |
| Vendor Filed As 006275 - DREES OIL CO. Total:   |                                |                |              | 2,275.76 |
| Vendor Filed As: 006725 - EARL MAY STORE        |                                |                |              |          |
| INV2027   | PARKS TREES                    |                |              | 1,000.00 |
| INV2027   | GOLF COURSE TREES              |                |              | 1,000.00 |
| INV2027   | CEMETERY TREES                 |                |              | 630.00   |
| Vendor Filed As 006725 - EARL MAY STORE Total:  |                                |                |              | 2,630.00 |
| Vendor Filed As: 012590 - ECHO ELECTRIC S       |                                |                |              |          |
| S010621940.002                                  | FD - HALLWAY BULB              | 132301         | 10/04/2024   | 18.36    |
| S010810712.001                                  | ROLLING HILLS ELECTRICAL P...  |                |              | 1,256.61 |
| Vendor Filed As 012590 - ECHO ELECTRIC S Total: |                                |                |              | 1,274.97 |
| Vendor Filed As: 007253 - ELECTRIC MOTOR        |                                |                |              |          |
| 8776  | PD - LOCKER ROOM FAN REPA...   |                |              | 71.60    |
| Vendor Filed As 007253 - ELECTRIC MOTOR Total:  |                                |                |              | 71.60    |
| Vendor Filed As: 007258 - ELECTRONIC SPEC       |                                |                |              |          |
| 0046431   | PD - RADAR REPAIRS             |                |              | 58.00    |
| Vendor Filed As 007258 - ELECTRONIC SPEC Total: |                                |                |              | 58.00    |
| Vendor Filed As: 003971 - EMPLOYEE BENEFIT      |                                |                |              |          |
| INV0001100                                      | HRA CHECKS                     | DFT0000404     | 09/26/2024   | 378.62   |

## COUNCIL CLAIMS 10/14/2024

Payment Dates: 9/24/2024 - 10/14/2024

| Payable Number  | Description (Item)             | Payment Number | Payment Date | Amount    |
|---|--------------------------------|----------------|--------------|-----------|
| INV0001101  | HRA CHECKS                     | DFT0000405     | 09/26/2024   | 120.09    |
| INV0001102  | HRA CHECKS                     | DFT0000406     | 09/26/2024   | 212.85    |
| INV0001131  | HRA CHECKS                     | DFT0000417     | 09/27/2024   | 113.72    |
| 000044401   | OCT HEALTH INSURANCE PRE...    | DFT0000420     | 10/01/2024   | 48,362.72 |
| 000044401   | OCT VISION INSURANCE PREM...   | DFT0000420     | 10/01/2024   | 380.54    |
| 000044401   | OCT DENTAL INSURANCE PRE...    | DFT0000420     | 10/01/2024   | 1,729.52  |
| 000044401   | OCT LIFE INSURANCE PREMI...    | DFT0000420     | 10/01/2024   | 206.57    |
| INV0001150  | HRA CHECKS                     | DFT0000421     | 10/03/2024   | 1,105.99  |
| Vendor Filed As 003971 - EMPLOYEE BENEFI Total:         |                                |                |              | 52,610.62 |
| Vendor Filed As: 007386 - ENVIRONMENTAL R               |                                |                |              |           |
| 91523   | WWTP SIMPLE NUTRIENTS          |                |              | 158.48    |
| Vendor Filed As 007386 - ENVIRONMENTAL R Total:         |                                |                |              | 158.48    |
| Vendor Filed As: 036313 - ENVIROTECH SERVICES LLC       |                                |                |              |           |
| CD202420404   | DUST CONTROL - KNOBBE          |                |              | 304.00    |
| Vendor Filed As 036313 - ENVIROTECH SERVICES LLC Total: |                                |                |              | 304.00    |
| Vendor Filed As: 008027 - FAREWAY STORES                |                                |                |              |           |
| 00080827  | CG - DISTILLED WATER & VIN...  |                |              | 10.14     |
| 00156941  | RC - DISTILLED WATER & VINE... |                |              | 5.28      |
| 00156941  | CITY HALL - DISTILLED WATER... |                |              | 5.28      |
| Vendor Filed As 008027 - FAREWAY STORES Total:          |                                |                |              | 20.70     |
| Vendor Filed As: 006860 - FELD FIRE EQUIP               |                                |                |              |           |
| 0019638-IN  | GARAGE - OCT-DEC SECURITY...   |                |              | 99.00     |
| 0019638-IN  | CITY HALL - OCT-DEC SECURITY.. |                |              | 120.00    |
| 0441728-IN  | FD - BUNKER GEAR MC COOL       |                |              | 2,985.50  |
| 0444967-IN  | FD - NOMEX HOODS               |                |              | 266.00    |
| 0444968-IN  | FD - LIGHT REPAIR              |                |              | 38.00     |
| Vendor Filed As 006860 - FELD FIRE EQUIP Total:         |                                |                |              | 3,508.50  |
| Vendor Filed As: 000633 - FILTER CARE                   |                                |                |              |           |
| 132689  | RUT - FILTER CLEANING          |                |              | 131.95    |
| Vendor Filed As 000633 - FILTER CARE Total:             |                                |                |              | 131.95    |
| Vendor Filed As: 002954 - FIRST WIRELESS                |                                |                |              |           |
| 127960  | PD - #21 ANTENNA               |                |              | 485.86    |
| Vendor Filed As 002954 - FIRST WIRELESS Total:          |                                |                |              | 485.86    |
| Vendor Filed As: 002806 - FOUNDATION ANAL               |                                |                |              |           |
| 24-04217  | WWTP - LAB TESTING             |                |              | 957.50    |
| 24-04481  | WWTP - LAB TESTING             |                |              | 930.25    |
| Vendor Filed As 002806 - FOUNDATION ANAL Total:         |                                |                |              | 1,887.75  |
| Vendor Filed As: 003534 - FUSEBOX MARKETI               |                                |                |              |           |
| 8702  | FIN - OCT WEB MAINTENANCE      |                |              | 255.00    |
| Vendor Filed As 003534 - FUSEBOX MARKETI Total:         |                                |                |              | 255.00    |
| Vendor Filed As: 009535 - GENERAL RENTAL                |                                |                |              |           |
| 217614  | RUT - CHAINSAW SHARPENING      |                |              | 16.00     |
| 217805  | RUT - CORE DRILL SHEAR PINS    |                |              | 35.94     |
| Vendor Filed As 009535 - GENERAL RENTAL Total:          |                                |                |              | 51.94     |
| Vendor Filed As: 001992 - GOLF SERVICES L               |                                |                |              |           |
| INV0001122  | OCT. CLUBHOUSE MANAGER         |                |              | 4,100.00  |
| Vendor Filed As 001992 - GOLF SERVICES L Total:         |                                |                |              | 4,100.00  |
| Vendor Filed As: 010156 - GRAPHIC EDGE LL               |                                |                |              |           |
| 10313528  | FALL SOCCER SHIRTS             |                |              | 374.85    |
| 10313529  | FALL SOCCER SHIRTS             |                |              | 349.86    |
| 10313530  | FALL SOCCER SHIRTS             |                |              | 374.85    |
| 10313531  | FALL SOCCER SHIRTS             |                |              | 374.85    |
| 10313532  | FALL SOCCER SHIRTS             |                |              | 274.89    |
| 10313535  | FALL SOCCER SHIRTS             |                |              | 299.88    |
| 10313554  | FALL SOCCER SHIRTS             |                |              | 274.89    |
| 10313555  | FALL SOCCER SHIRTS             |                |              | 274.89    |
| 10313559  | FALL SOCCER SHIRTS             |                |              | 299.88    |

## COUNCIL CLAIMS 10/14/2024

Payment Dates: 9/24/2024 - 10/14/2024

| Payable Number                                     | Description (Item)           | Payment Number | Payment Date | Amount    |
|--|------------------------------|----------------|--------------|-----------|
| 10313560   | FLAG FOOTBALL SHIRTS         |                |              | 299.88    |
| 10313561   | FLAG FOOTBALL SHIRTS         |                |              | 199.93    |
| 10313622   | FLAG FOOTBALL SHIRTS         |                |              | 299.88    |
| 10313623   | FLAG FOOTBALL SHIRTS         |                |              | 274.89    |
| 10313624   | FLAG FOOTBALL SHIRTS         |                |              | 174.93    |
| 10313625   | FLAG FOOTBALL SHIRTS         |                |              | 249.90    |
| 10313817   | FALL SOCCER SHIRTS           |                |              | 224.91    |
| 10313818   | FLAG FOOTBALL SHIRTS         |                |              | 174.93    |
| 10313819   | VOLLEYBALL SHIRTS            |                |              | 299.88    |
| 10313820   | VOLLEYBALL SHIRTS            |                |              | 324.87    |
| 10313821   | VOLLEYBALL SHIRTS            |                |              | 249.90    |
| 10313822   | VOLLEYBALL SHIRTS            |                |              | 274.89    |
| 10314565   | VOLLEYBALL SHIRTS            |                |              | 249.90    |
| 10314651   | VOLLEYBALL SHIRTS            |                |              | 249.90    |
| 10314652   | VOLLEYBALL SHIRTS            |                |              | 299.88    |
| 10314653   | FALL SOCCER SHIRTS           |                |              | 249.90    |
| 10314654   | VOLLEYBALL SHIRTS            |                |              | 249.90    |
| 10314662   | VOLLEYBALL SHIRTS            |                |              | 249.90    |
| 10314663   | FALL SOCCER SHIRTS           |                |              | 299.88    |
| 10316863   | VOLLEY BALL SHIRTS           |                |              | 274.89    |
| 10316864   | VOLLEYBALL SHIRTS            |                |              | 524.79    |
| 10322645   | VOLLEYBALL SHIRTS            |                |              | 74.97     |
| 10322646   | VOLLEYBALL SHIRTS            |                |              | 149.94    |
| 10324182   | VOLLEYBALL SHIRTS            |                |              | 124.95    |
| 10324183   | VOLLEYBALL SHIRTS            |                |              | 49.98     |
| 10324184   | FLAG FOOTBALL SHIRTS         |                |              | 49.98     |
| 10324185   | VOLLEYBALL SHIRTS            |                |              | 49.98     |
| 10324186   | VOLLEYBALL SHIRTS            |                |              | 99.96     |
| Vendor Filed As 010156 - GRAPHIC EDGE LL Total:    |                              |                |              | 9,196.33  |
| Vendor Filed As: 000451 - HABERL PLMBG &           |                              |                |              |           |
| 10206  | RC - URINAL REPAIRS          |                |              | 209.88    |
| Vendor Filed As 000451 - HABERL PLMBG & Total:     |                              |                |              | 209.88    |
| Vendor Filed As: 010605 - HACH CHEMICAL C          |                              |                |              |           |
| 14182617   | WATER LAB SUPPLIES           |                |              | 1,439.30  |
| 14190299   | WATER - LAB SUPPLIES         |                |              | 73.99     |
| Vendor Filed As 010605 - HACH CHEMICAL C Total:    |                              |                |              | 1,513.29  |
| Vendor Filed As: 036318 - HARD HEAD VETERANS       |                              |                |              |           |
| HHV103728  | PD - BALLISTIC HELMETS       |                |              | 4,480.14  |
| Vendor Filed As 036318 - HARD HEAD VETERANS Total: |                              |                |              | 4,480.14  |
| Vendor Filed As: 012540 - IMWCA                    |                              |                |              |           |
| INV91590   | WORKER COMP #4               |                |              | 12,647.00 |
| Vendor Filed As 012540 - IMWCA Total:              |                              |                |              | 12,647.00 |
| Vendor Filed As: 012625 - IOWA DEPT OF NA          |                              |                |              |           |
| INV0001123   | WATER USE FEE 2025           |                |              | 115.00    |
| Vendor Filed As 012625 - IOWA DEPT OF NA Total:    |                              |                |              | 115.00    |
| Vendor Filed As: 003982 - IOWA INFORMATIO          |                              |                |              |           |
| 36987  | GOLF HEALTH DIRECTORY AD     |                |              | 244.50    |
| 36987  | RC HEALTH DIRECTORY AD       |                |              | 244.50    |
| 36987  | "I BELIEVE IN CARROLL" AD    |                |              | 50.00     |
| 36987  | WATER HELP WANTED ADS        |                |              | 439.00    |
| 36988  | LEGAL PUBLICATIONS           |                |              | 542.24    |
| 36988  | ECHO URP ORD. PUBLICATION    |                |              | 86.69     |
| 36988  | DEBT ISSUANCE PUBLIC HEAR... |                |              | 56.58     |
| 36988  | GOLFVIEW REQUEST FOR PRO...  |                |              | 147.76    |
| Vendor Filed As 003982 - IOWA INFORMATIO Total:    |                              |                |              | 1,811.27  |
| Vendor Filed As: 012666 - IOWA ONE CALL            |                              |                |              |           |
| 264862   | WWTP - AUGUST ONE CALLS      |                |              | 150.60    |
| Vendor Filed As 012666 - IOWA ONE CALL Total:      |                              |                |              | 150.60    |

## COUNCIL CLAIMS 10/14/2024

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| Payable Number  | Description (Item)             | Payment Number | Payment Date | Amount            |
|---|--------------------------------|----------------|--------------|-------------------|
| <b>Vendor Filed As: 036235 - IRLBECK TRUCK &amp; AUTO DETAILING</b>       |                                |                |              |                   |
| INV0001140  | PD - #19 CERAMIC COATING       |                |              | 500.00            |
| <b>Vendor Filed As 036235 - IRLBECK TRUCK &amp; AUTO DETAILING Total:</b> |                                |                |              | <b>500.00</b>     |
| <b>Vendor Filed As: 003722 - iSOLVED BENEFIT</b>                          |                                |                |              |                   |
| W36261  | SEPT PARTICIPANT FEES FLEX ... | DFT0000422     | 10/08/2024   | 82.80             |
| <b>Vendor Filed As 003722 - iSOLVED BENEFIT Total:</b>                    |                                |                |              | <b>82.80</b>      |
| <b>Vendor Filed As: 036310 - JAZMYN MUNIZ</b>                             |                                |                |              |                   |
| INV0001094  | UTILITY REFUND - 623 W 10TH... | 132289         | 09/24/2024   | 57.37             |
| <b>Vendor Filed As 036310 - JAZMYN MUNIZ Total:</b>                       |                                |                |              | <b>57.37</b>      |
| <b>Vendor Filed As: 013917 - JEO CONSULTING</b>                           |                                |                |              |                   |
| 154567  | WATER FACILITY BOOSTER P...    |                |              | 2,547.40          |
| 154568  | GC IRRIGATION BOOSTER STAT..   |                |              | 1,548.12          |
| 154569  | WATER ELEVATED STORAGE T...    |                |              | 24,960.00         |
| 154595  | 2022 STORMWATER IMPROV...      |                |              | 19,349.00         |
| <b>Vendor Filed As 013917 - JEO CONSULTING Total:</b>                     |                                |                |              | <b>48,404.52</b>  |
| <b>Vendor Filed As: 036298 - JET DRAIN SERVICES LLC</b>                   |                                |                |              |                   |
| INV0001138  | WATER DISTR MAIN REPLACE...    |                |              | 228,000.19        |
| <b>Vendor Filed As 036298 - JET DRAIN SERVICES LLC Total:</b>             |                                |                |              | <b>228,000.19</b> |
| <b>Vendor Filed As: 036233 - JTR LOCK INC.</b>                            |                                |                |              |                   |
| 1155  | RC - REPLACE LATCH ON ACTIV..  |                |              | 45.00             |
| 1129  | RC - GLASS LOCKS               |                |              | 30.35             |
| <b>Vendor Filed As 036233 - JTR LOCK INC. Total:</b>                      |                                |                |              | <b>75.35</b>      |
| <b>Vendor Filed As: 002627 - KATHOL, ETHAN</b>                            |                                |                |              |                   |
| INV0001089  | EQUIPMENT PICKUP #19           | 132269         | 09/24/2024   | 12.47             |
| <b>Vendor Filed As 002627 - KATHOL, ETHAN Total:</b>                      |                                |                |              | <b>12.47</b>      |
| <b>Vendor Filed As: 003226 - KILLEEN, MIKE</b>                            |                                |                |              |                   |
| INV0001088  | RURAL WATER CONFERENCE         | 132271         | 09/24/2024   | 182.20            |
| <b>Vendor Filed As 003226 - KILLEEN, MIKE Total:</b>                      |                                |                |              | <b>182.20</b>     |
| <b>Vendor Filed As: 015190 - KNOBBE PLBG. &amp;</b>                       |                                |                |              |                   |
| 34622   | NW PARK SEWER LOCATION         |                |              | 2,512.70          |
| <b>Vendor Filed As 015190 - KNOBBE PLBG. &amp; Total:</b>                 |                                |                |              | <b>2,512.70</b>   |
| <b>Vendor Filed As: 004008 - KOOIKER, AARON</b>                           |                                |                |              |                   |
| INV0001117  | IA LEAGUE OF CITIES CONFER...  |                |              | 177.75            |
| <b>Vendor Filed As 004008 - KOOIKER, AARON Total:</b>                     |                                |                |              | <b>177.75</b>     |
| <b>Vendor Filed As: 002453 - LAMBERTZ, JASON</b>                          |                                |                |              |                   |
| 165576  | PRODUCTION COSTS               |                |              | 1,050.00          |
| <b>Vendor Filed As 002453 - LAMBERTZ, JASON Total:</b>                    |                                |                |              | <b>1,050.00</b>   |
| <b>Vendor Filed As: 036212 - LIGHTSPEED COMMERCE INC</b>                  |                                |                |              |                   |
| INV0001154  | SEPT CC PROCESSING             | DFT0000427     | 09/30/2024   | 409.30            |
| <b>Vendor Filed As 036212 - LIGHTSPEED COMMERCE INC Total:</b>            |                                |                |              | <b>409.30</b>     |
| <b>Vendor Filed As: 004070 - LINOH20</b>                                  |                                |                |              |                   |
| 22512   | WWTP - LAB SUPPLIES            |                |              | 1,426.00          |
| <b>Vendor Filed As 004070 - LINOH20 Total:</b>                            |                                |                |              | <b>1,426.00</b>   |
| <b>Vendor Filed As: 003855 - LUX, BRETT</b>                               |                                |                |              |                   |
| INV0001092  | TOBACCO COMPLIANCE             | 132286         | 09/24/2024   | 180.00            |
| <b>Vendor Filed As 003855 - LUX, BRETT Total:</b>                         |                                |                |              | <b>180.00</b>     |
| <b>Vendor Filed As: 017133 - MASTERCARD</b>                               |                                |                |              |                   |
| INV0001083  | RED CROSS TRAINING             | 132276         | 09/24/2024   | 756.28            |
| INV0001083  | IPRA FALL CONFERENCE REGIS...  | 132276         | 09/24/2024   | 175.00            |
| INV0001083  | RC FLIP CHART EASEL STAND      | 132276         | 09/24/2024   | 79.98             |
| INV0001084  | ZOOM FOR COUNCIL               | 132278         | 09/24/2024   | 15.99             |
| INV0001084  | IMFOA FALL CONF. REGISTRAT...  | 132278         | 09/24/2024   | 175.00            |
| INV0001084  | ADOBE SOFTWARE                 | 132278         | 09/24/2024   | 19.99             |
| INV0001084  | MAIL CHIMP                     | 132278         | 09/24/2024   | 13.00             |
| INV0001085  | HOUSING CONFERENCE REGIS...    | 132279         | 09/24/2024   | 375.00            |
| INV0001085  | HOUSING CONFERENCE LODG...     | 132279         | 09/24/2024   | 186.40            |

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| Payable Number                             | Description (Item)            | Payment Number | Payment Date | Amount   |
|--|-------------------------------|----------------|--------------|----------|
| INV0001085                                 | EMPLOYEE RECOGNITION          | 132279         | 09/24/2024   | 46.87    |
| INV0001086                                 | END OF SUMMER READING R...    | 132277         | 09/24/2024   | 62.02    |
| INV0001086                                 | STATE LEARNING CIRCUIT REG... | 132277         | 09/24/2024   | 25.00    |
| INV0001086                                 | ILA CONF KARIM                | 132277         | 09/24/2024   | 180.00   |
| INV0001086                                 | ILA CONF JOHNSON              | 132277         | 09/24/2024   | 180.00   |
| INV0001086                                 | STATE LEARNING CIRCUIT REG... | 132277         | 09/24/2024   | 25.00    |
| INV0001086                                 | ILA CONF VILLY                | 132277         | 09/24/2024   | 180.00   |
| INV0001086                                 | ILA CONF HARO                 | 132277         | 09/24/2024   | 220.00   |
| INV0001086                                 | ILA CONF POSTEL               | 132277         | 09/24/2024   | 180.00   |
| INV0001086                                 | VIDEOS                        | 132277         | 09/24/2024   | 24.99    |
| INV0001086                                 | TRAVEL & LEISURE MAGAZINE     | 132277         | 09/24/2024   | 18.19    |
| INV0001086                                 | BOOKS                         | 132277         | 09/24/2024   | 36.44    |
| INV0001086                                 | VIDEOS                        | 132277         | 09/24/2024   | 137.48   |
| INV0001086                                 | BOOKS                         | 132277         | 09/24/2024   | 73.24    |
| INV0001086                                 | WALL PANEL DECORATIONS        | 132277         | 09/24/2024   | 36.69    |
| INV0001086                                 | SHARPIES                      | 132277         | 09/24/2024   | 17.19    |
| INV0001086                                 | RAZOR BLADE TOOL              | 132277         | 09/24/2024   | 6.99     |
| INV0001091                                 | CELL PHONES AND AIR CARDS     | 132275         | 09/24/2024   | 823.63   |
| INV0001091                                 | CELL PHONES                   | 132275         | 09/24/2024   | 31.45    |
| INV0001091                                 | BACKGROUND CK BURGART         | 132275         | 09/24/2024   | 29.00    |
| INV0001091                                 | CELL PHONES                   | 132275         | 09/24/2024   | 13.47    |
| INV0001091                                 | BACKGROUND CK MANCINI         | 132275         | 09/24/2024   | 29.00    |
| INV0001091                                 | BACKGROUND CK SCHULZ          | 132275         | 09/24/2024   | 29.00    |
| INV0001133                                 | ICC MEMBERSHIP                | DFT0000419     | 10/02/2024   | 170.00   |
| Vendor Filed As 017133 - MASTERCARD Total: |                               |                |              | 4,372.29 |

## Vendor Filed As: 002993 - MC CLURE ENGINE

|   |                             |  |  |           |
|---|-----------------------------|--|--|-----------|
| 154737  | 12TH STREET RECONSTRUCTI... |  |  | 6,000.00  |
| 154737  | 12TH STREET RECONSTRUCTI... |  |  | 7,900.00  |
| 154776  | ROOF REPLACEMENT PROJECT    |  |  | 16,650.00 |
| 154776  | ROOF REPLACEMENT PROJECT    |  |  | 11,400.00 |
| 154776  | ROOF REPLACEMENT PROJECT    |  |  | 2,190.00  |
| 154780  | CBD STREET RESURFACING      |  |  | 33,258.25 |
| Vendor Filed As 002993 - MC CLURE ENGINE Total: |                             |  |  | 77,398.25 |

## Vendor Filed As: 017220 - MC FARLAND CLIN

|   |                              |  |  |        |
|---|------------------------------|--|--|--------|
| INV0001120                                      | PRE-EMP PHYSICALS SCHULZ     |  |  | 393.00 |
| INV0001120                                      | PRE-EMP PHYSICALS B POTTE... |  |  | 203.00 |
| Vendor Filed As 017220 - MC FARLAND CLIN Total: |                              |  |  | 596.00 |

## Vendor Filed As: 003966 - MICROBAC LABORA

|   |                             |  |  |          |
|---|-----------------------------|--|--|----------|
| NT2404878                                       | WATER - TESTING ANALYSIS    |  |  | 215.75   |
| NT2405715                                       | WATER SAMPLE ANALYSIS       |  |  | 1,108.75 |
| NT2406551                                       | WATER - MONTHLY BACTERIA... |  |  | 107.25   |
| NT2407037                                       | WATER - SAMPLE ANALYSIS     |  |  | 298.00   |
| NT2407997                                       | WATER SAMPLE ANALYSIS       |  |  | 39.50    |
| NT2409202                                       | WATER MONTHLY BACTERIA ...  |  |  | 107.25   |
| NT2409328                                       | WATER MONTHLY BACTERIA ...  |  |  | 87.50    |
| Vendor Filed As 003966 - MICROBAC LABORA Total: |                             |  |  | 1,964.00 |

## Vendor Filed As: 012680 - MID AMERICAN EN

|            |                |        |            |           |
|------------|----------------|--------|------------|-----------|
| INV0001145 | ELECTRIC BILLS | 132311 | 10/10/2024 | 838.88    |
| INV0001145 | ELECTRIC BILLS | 132311 | 10/10/2024 | 387.13    |
| INV0001145 | ELECTRIC BILLS | 132311 | 10/10/2024 | 196.46    |
| INV0001145 | ELECTRIC BILLS | 132311 | 10/10/2024 | 14,649.88 |
| INV0001145 | ELECTRIC BILLS | 132311 | 10/10/2024 | 574.50    |
| INV0001145 | ELECTRIC BILLS | 132311 | 10/10/2024 | 1,258.31  |
| INV0001145 | ELECTRIC BILLS | 132311 | 10/10/2024 | 1,011.16  |
| INV0001145 | ELECTRIC BILLS | 132311 | 10/10/2024 | 257.83    |
| INV0001145 | ELECTRIC BILLS | 132311 | 10/10/2024 | 836.72    |
| INV0001145 | ELECTRIC BILLS | 132311 | 10/10/2024 | 1,128.05  |
| INV0001145 | ELECTRIC BILLS | 132311 | 10/10/2024 | 8,223.39  |
| INV0001145 | ELECTRIC BILLS | 132311 | 10/10/2024 | 165.82    |

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| Payable Number                                  | Description (Item)            | Payment Number | Payment Date | Amount    |
|---|-------------------------------|----------------|--------------|-----------|
| INV0001145                                      | ELECTRIC BILLS                | 132311         | 10/10/2024   | 86.24     |
| INV0001145                                      | ELECTRIC BILLS                | 132311         | 10/10/2024   | 42.13     |
| INV0001145                                      | ELECTRIC BILLS                | 132311         | 10/10/2024   | 879.21    |
| INV0001145                                      | ELECTRIC BILLS                | 132311         | 10/10/2024   | 266.78    |
| INV0001145                                      | ELECTRIC BILLS                | 132311         | 10/10/2024   | 667.73    |
| INV0001145                                      | ELECTRIC BILLS                | 132311         | 10/10/2024   | 21.24     |
| INV0001145                                      | ELECTRIC BILLS                | 132311         | 10/10/2024   | 523.78    |
| INV0001145                                      | ELECTRIC BILLS                | 132311         | 10/10/2024   | 204.41    |
| INV0001145                                      | ELECTRIC BILLS                | 132311         | 10/10/2024   | 2,619.89  |
| INV0001145                                      | ELECTRIC BILLS                | 132311         | 10/10/2024   | 6,019.50  |
| INV0001145                                      | ELECTRIC BILLS                | 132311         | 10/10/2024   | 1,569.43  |
| INV0001145                                      | ELECTRIC BILLS                | 132311         | 10/10/2024   | 9,323.72  |
| INV0001145                                      | ELECTRIC BILLS                | 132311         | 10/10/2024   | 134.17    |
| Vendor Filed As 012680 - MID AMERICAN EN Total: |                               |                |              | 51,886.36 |
| Vendor Filed As: 017565 - MID IOWA INSURA       |                               |                |              |           |
| INV0001097                                      | AIRPORT CROP INSURANCE        | 132292         | 09/26/2024   | 852.00    |
| Vendor Filed As 017565 - MID IOWA INSURA Total: |                               |                |              | 852.00    |
| Vendor Filed As: 017585 - MIDWEST WHOLESA       |                               |                |              |           |
| 586790  | RUT - BLUE CHALK              |                |              | 19.90     |
| Vendor Filed As 017585 - MIDWEST WHOLESA Total: |                               |                |              | 19.90     |
| Vendor Filed As: 003735 - MILLIGAN, RYAN        |                               |                |              |           |
| INV0001134                                      | REVENUE SHARING KICK IT UP... |                |              | 2,825.49  |
| Vendor Filed As 003735 - MILLIGAN, RYAN Total:  |                               |                |              | 2,825.49  |
| Vendor Filed As: 017730 - MOORHOUSE READY       |                               |                |              |           |
| 2588  | BOMGAARS PARKING LOT REP...   |                |              | 744.75    |
| 2793  | ROW - 406 S WALNUT PATCH ...  |                |              | 496.50    |
| 3137  | ROW - N WEST & 7TH STS        |                |              | 255.75    |
| Vendor Filed As 017730 - MOORHOUSE READY Total: |                               |                |              | 1,497.00  |
| Vendor Filed As: 003529 - MURRAY'S WELDIN       |                               |                |              |           |
| CB126822  | RUT - #20 LIFT GATE REPAIRS   |                |              | 41.00     |
| Vendor Filed As 003529 - MURRAY'S WELDIN Total: |                               |                |              | 41.00     |
| Vendor Filed As: 019124 - NORTH CENTRAL L       |                               |                |              |           |
| 509475  | WWTP - LAB SUPPLIES           |                |              | 3,824.11  |
| Vendor Filed As 019124 - NORTH CENTRAL L Total: |                               |                |              | 3,824.11  |
| Vendor Filed As: 003298 - NUTRIEN AG SOLU       |                               |                |              |           |
| 55627266  | PARKS - FERTILIZER            |                |              | 171.00    |
| Vendor Filed As 003298 - NUTRIEN AG SOLU Total: |                               |                |              | 171.00    |
| Vendor Filed As: 003701 - OLSEM PLUMBING,       |                               |                |              |           |
| 2914  | SEWER SERVICE LOCATING 13...  |                |              | 1,080.00  |
| 2955  | FD - THERMOCOUPLER - TRAI...  |                |              | 46.88     |
| Vendor Filed As 003701 - OLSEM PLUMBING, Total: |                               |                |              | 1,126.88  |
| Vendor Filed As: 020326 - OPTIONS INK           |                               |                |              |           |
| 11067   | FREIGHT WATER SAMPLES         |                |              | 14.03     |
| 11067   | FREIGHT WATER SAMPLES         |                |              | 17.02     |
| Vendor Filed As 020326 - OPTIONS INK Total:     |                               |                |              | 31.05     |
| Vendor Filed As: 020330 - O'REILLY AUTO P       |                               |                |              |           |
| 0400-365283                                     | FD - WIPERBLADES - TRUCK #4   |                |              | 55.08     |
| 0400-363583                                     | FD - TIRE CLEANER             |                |              | 31.96     |
| 0400-364089                                     | PD - LIGHT BULB               |                |              | 8.73      |
| Vendor Filed As 020330 - O'REILLY AUTO P Total: |                               |                |              | 95.77     |
| Vendor Filed As: 003224 - OUTLAW SIGNS GR       |                               |                |              |           |
| 9875  | SOCCER & FLAG FOOTBALL SH...  |                |              | 4,036.00  |
| 9876  | FLAG FOOTBALL SHIRTS          |                |              | 461.50    |
| Vendor Filed As 003224 - OUTLAW SIGNS GR Total: |                               |                |              | 4,497.50  |
| Vendor Filed As: 021050 - P & H WHOLESALE       |                               |                |              |           |
| S3018828.001                                    | WWTP - FILTER MEDIA ROLL      | 132302         | 10/04/2024   | 86.20     |



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| Payable Number                                       | Description (Item)            | Payment Number | Payment Date | Amount    |
|--|-------------------------------|----------------|--------------|-----------|
| S3020312.001   | WATER LINE REPAIR             | 132302         | 10/04/2024   | 90.68     |
| Vendor Filed As 021050 - P & H WHOLESALE Total:      |                               |                |              | 176.88    |
| Vendor Filed As: 001949 - PERFORMANCE TIR            |                               |                |              |           |
| 0177400  | CEMETERY - TIRE REPAIRS       |                |              | 96.00     |
| 0177420  | WATER - WRANGLER TIRES        |                |              | 342.00    |
| Vendor Filed As 001949 - PERFORMANCE TIR Total:      |                               |                |              | 438.00    |
| Vendor Filed As: 036189 - PLAN IT SOFTWARE LLC       |                               |                |              |           |
| PLAN-0524  | CIP SOFTWARE CLOUD CONV...    |                |              | 500.00    |
| PLAN-0524  | CIP SOFTWARE ANNUAL FEE       |                |              | 2,500.00  |
| Vendor Filed As 036189 - PLAN IT SOFTWARE LLC Total: |                               |                |              | 3,000.00  |
| Vendor Filed As: 004027 - PLUNKETT'S PEST            |                               |                |              |           |
| 8646692  | GC - PEST CONTROL             |                |              | 150.00    |
| 8759466  | GC - PEST CONTROL             |                |              | 156.00    |
| Vendor Filed As 004027 - PLUNKETT'S PEST Total:      |                               |                |              | 306.00    |
| Vendor Filed As: 001327 - POLICE LEGAL SC            |                               |                |              |           |
| 12780  | PD - OFFICER HAZMAT TRAINI... |                |              | 300.00    |
| Vendor Filed As 001327 - POLICE LEGAL SC Total:      |                               |                |              | 300.00    |
| Vendor Filed As: 021735 - POSTMASTER                 |                               |                |              |           |
| INV0001099   | POSTAGE TO MAIL WATER BIL...  | 132293         | 09/26/2024   | 1,971.77  |
| Vendor Filed As 021735 - POSTMASTER Total:           |                               |                |              | 1,971.77  |
| Vendor Filed As: 003485 - POTTEBAUM, DALE            |                               |                |              |           |
| INV0001130   | IRMSA CONFERENCE EXPENS...    | 132297         | 10/04/2024   | 261.37    |
| Vendor Filed As 003485 - POTTEBAUM, DALE Total:      |                               |                |              | 261.37    |
| Vendor Filed As: 021860 - PRESTO-X-COMPAN            |                               |                |              |           |
| 67211643   | LIBRARY - PEST CONTROL        |                |              | 32.08     |
| 67211643   | POLICE - PEST CONTROL         |                |              | 32.07     |
| 67211644   | 627 N ADAMS - PEST CONTROL    |                |              | 105.66    |
| 68419922   | RC - PEST CONTROL             |                |              | 84.58     |
| Vendor Filed As 021860 - PRESTO-X-COMPAN Total:      |                               |                |              | 254.39    |
| Vendor Filed As: 002811 - PUDENZ, DEVIN              |                               |                |              |           |
| INV0001148   | STEEL TOED BOOTS              | 132309         | 10/10/2024   | 149.78    |
| Vendor Filed As 002811 - PUDENZ, DEVIN Total:        |                               |                |              | 149.78    |
| Vendor Filed As: 002822 - PUDENZ, PATRICK            |                               |                |              |           |
| INV0001087   | IRWA FALL CONFERENCE EXP...   | 132270         | 09/24/2024   | 184.71    |
| Vendor Filed As 002822 - PUDENZ, PATRICK Total:      |                               |                |              | 184.71    |
| Vendor Filed As: 036223 - PVS DX INC                 |                               |                |              |           |
| 817002244-24   | WATER TREATMENT CHEMICA...    |                |              | 1,859.28  |
| 817002301-24   | WATER TREATMENT CHEMICA...    |                |              | 3,771.60  |
| Vendor Filed As 036223 - PVS DX INC Total:           |                               |                |              | 5,630.88  |
| Vendor Filed As: 004030 - RASCH CONSTRUCT            |                               |                |              |           |
| INV0001139   | ADAMS ST RECONSTRUCTION ...   |                |              | 4,434.12  |
| Vendor Filed As 004030 - RASCH CONSTRUCT Total:      |                               |                |              | 4,434.12  |
| Vendor Filed As: 023640 - RAY'S REFUSE SE            |                               |                |              |           |
| INV0001127   | SEPT. TRASH COLLECTIONS       | 132303         | 10/04/2024   | 37,813.08 |
| INV0001124   | AUGUST GARBAGE PICKUP         |                |              | 39.68     |
| INV0001124   | AUGUST GARBAGE PICKUP         |                |              | 54.94     |
| INV0001124   | AUGUST GARBAGE PICKUP         |                |              | 39.68     |
| INV0001124   | AUGUST GARBAGE PICKUP         |                |              | 261.60    |
| INV0001124   | AUGUST GARBAGE PICKUP         |                |              | 193.41    |
| INV0001124   | AUGUST GARBAGE PICKUP         |                |              | 70.00     |
| INV0001124   | AUGUST GARBAGE PICKUP         |                |              | 70.00     |
| INV0001124   | AUGUST GARBAGE PICKUP         |                |              | 126.00    |
| INV0001124   | AUGUST RECYCLING              |                |              | 45.00     |
| INV0001124   | AUGUST GARBAGE PICKUP         |                |              | 148.79    |
| INV0001124   | AUGUST GARBAGE PICKUP         |                |              | 110.25    |
| INV0001124   | AUGUST GARBAGE PICKUP         |                |              | 52.32     |

## COUNCIL CLAIMS 10/14/2024

Payment Dates: 9/24/2024 - 10/14/2024

| Payable Number  | Description (Item)             | Payment Number | Payment Date | Amount    |
|---|--------------------------------|----------------|--------------|-----------|
| INV0001124  | AUGUST GARBAGE PICKUP          |                |              | 82.40     |
| INV0001124  | AUGUST GARBAGE PICKUP          |                |              | 29.73     |
| INV0001124  | AUGUST RECYCLING               |                |              | 9.92      |
| INV0001124  | AUGUST GARBAGE PICKUP          |                |              | 225.09    |
| INV0001124  | AUGUST GARBAGE PICKUP          |                |              | 136.00    |
| INV0001125  | SEPTEMBER GARBAGE PICKUP       |                |              | 39.68     |
| INV0001125  | SEPTEMBER GARBAGE PICKUP       |                |              | 54.94     |
| INV0001125  | SEPTEMBER GARBAGE PICKUP       |                |              | 39.68     |
| INV0001125  | SEPTEMBER GARBAGE PICKUP       |                |              | 193.41    |
| INV0001125  | SEPTEMBER GARBAGE PICKUP       |                |              | 261.60    |
| INV0001125  | SEPTEMBER GARBAGE PICKUP       |                |              | 119.00    |
| INV0001125  | SEPTEMBER RECYCLING            |                |              | 45.00     |
| INV0001125  | SEPTEMBER GARBAGE PICKUP       |                |              | 148.79    |
| INV0001125  | SEPTEMBER GARBAGE PICKUP       |                |              | 98.00     |
| INV0001125  | SEPTEMBER GARBAGE PICKUP       |                |              | 52.32     |
| INV0001125  | SEPTEMBER GARBAGE PICKUP       |                |              | 82.40     |
| INV0001125  | SEPTEMBER RECYCLING            |                |              | 9.92      |
| INV0001125  | SEPTEMBER GARBAGE PICKUP       |                |              | 29.73     |
| INV0001125  | SEPTEMBER GARBAGE PICKUP       |                |              | 225.09    |
| INV0001125  | SEPTEMBER GARBAGE PICKUP       |                |              | 136.00    |
| Vendor Filed As 023640 - RAY'S REFUSE SE Total:         |                                |                |              | 41,043.45 |
| Vendor Filed As: 023815 - REGION XII COG                |                                |                |              |           |
| INV0001128  | SEPT TAXI PROGRAM DONATI...    | 132304         | 10/04/2024   | 1,050.00  |
| INV0001142  | JUN-SEP FY 25 TAXI FUNDING     |                |              | 3,492.00  |
| Vendor Filed As 023815 - REGION XII COG Total:          |                                |                |              | 4,542.00  |
| Vendor Filed As: 036316 - RENT-ALL INC                  |                                |                |              |           |
| 416160  | WATER TRAILER RENTAL           |                |              | 1,495.00  |
| Vendor Filed As 036316 - RENT-ALL INC Total:            |                                |                |              | 1,495.00  |
| Vendor Filed As: 036309 - ROWLAND REAL ESTATE LLC       |                                |                |              |           |
| INV0001093  | UTILITY REFUND - 218 N MAIN... | 132288         | 09/24/2024   | 10.15     |
| Vendor Filed As 036309 - ROWLAND REAL ESTATE LLC Total: |                                |                |              | 10.15     |
| Vendor Filed As: 003528 - SCHAEFFER MANUF               |                                |                |              |           |
| DGN2475-INV1  | RUT - OIL AND CLEANER          |                |              | 558.81    |
| Vendor Filed As 003528 - SCHAEFFER MANUF Total:         |                                |                |              | 558.81    |
| Vendor Filed As: 003696 - SCI COMMUNICATI               |                                |                |              |           |
| 12483   | RC - TELEPHONE REPAIR & INS... |                |              | 937.50    |
| Vendor Filed As 003696 - SCI COMMUNICATI Total:         |                                |                |              | 937.50    |
| Vendor Filed As: 000155 - SHIVE HATTERY I               |                                |                |              |           |
| 2142302790-9  | MERCHANTS PARK IMP. ENGI...    |                |              | 3,750.00  |
| 4216091-4   | GP BANDSHELL RENOVATION ...    |                |              | 1,125.00  |
| Vendor Filed As 000155 - SHIVE HATTERY I Total:         |                                |                |              | 4,875.00  |
| Vendor Filed As: 001652 - SNAPPY POPCORN                |                                |                |              |           |
| 176839  | FALL SOCCER CONCESSIONS        |                |              | 140.00    |
| Vendor Filed As 001652 - SNAPPY POPCORN Total:          |                                |                |              | 140.00    |
| Vendor Filed As: 028180 - STATE HYGIENIC                |                                |                |              |           |
| 287066  | RC - WATER SAMPLE ANALYSIS     |                |              | 45.50     |
| 287068  | RC - WATER SAMPLE ANALYSIS     |                |              | 45.50     |
| Vendor Filed As 028180 - STATE HYGIENIC Total:          |                                |                |              | 91.00     |
| Vendor Filed As: 025880 - STONE PRINTING                |                                |                |              |           |
| 111400  | CITY HALL - CHAIR MATS         |                |              | 596.00    |
| 112136  | RC - B POTTEBAUM NAME PL...    |                |              | 37.70     |
| 112435  | INK CARTRIDGES                 |                |              | 77.97     |
| 12691   | WWTP - 2025 CALENDAR           |                |              | 6.39      |
| P8893   | WATER - UTILITY BILL ENVELO... |                |              | 550.00    |
| P8894   | CITY OF CARROLL WINDOW E...    |                |              | 307.50    |
| P8985   | GC - MUNI SCORE CARDS          |                |              | 317.50    |
| Vendor Filed As 025880 - STONE PRINTING Total:          |                                |                |              | 1,893.06  |

## COUNCIL CLAIMS 10/14/2024

Payment Dates: 9/24/2024 - 10/14/2024

| Payable Number  | Description (Item)             | Payment Number | Payment Date | Amount            |
|---|--------------------------------|----------------|--------------|-------------------|
| <b>Vendor Filed As: 036217 - SUPERCITY DOTS LLC</b>                       |                                |                |              |                   |
| I240924769  | SOCCER CONCESSIONS             |                |              | 694.20            |
| <b>Vendor Filed As 036217 - SUPERCITY DOTS LLC Total:</b>                 |                                |                |              | <b>694.20</b>     |
| <b>Vendor Filed As: 026401 - TEN POINT CONST</b>                          |                                |                |              |                   |
| INV0001143  | CBD STREET RESURFACING #2      |                |              | 864,999.22        |
| <b>Vendor Filed As 026401 - TEN POINT CONST Total:</b>                    |                                |                |              | <b>864,999.22</b> |
| <b>Vendor Filed As: 036314 - THE CINCINNATI INSURANCE COMPANIES</b>       |                                |                |              |                   |
| INV0001135  | BUILDERS RISK INSURANCE        | 132307         | 10/04/2024   | 3,021.00          |
| <b>Vendor Filed As 036314 - THE CINCINNATI INSURANCE COMPANIES Total:</b> |                                |                |              | <b>3,021.00</b>   |
| <b>Vendor Filed As: 026605 - TIEFENTHALER AG</b>                          |                                |                |              |                   |
| 46392   | GC - SAND                      |                |              | 483.84            |
| <b>Vendor Filed As 026605 - TIEFENTHALER AG Total:</b>                    |                                |                |              | <b>483.84</b>     |
| <b>Vendor Filed As: 027060 - TREASURER OF IO</b>                          |                                |                |              |                   |
| INV0001132  | AUGUST SALES TAX               | DFT0000418     | 09/27/2024   | 2,047.50          |
| INV0001132  | AUGUST SALES TAX               | DFT0000418     | 09/27/2024   | 2,020.49          |
| INV0001132  | AUGUST SALES TAX               | DFT0000418     | 09/27/2024   | 99.44             |
| INV0001132  | AUGUST SALES TAX               | DFT0000418     | 09/27/2024   | 466.01            |
| <b>Vendor Filed As 027060 - TREASURER OF IO Total:</b>                    |                                |                |              | <b>4,633.44</b>   |
| <b>Vendor Filed As: 027085 - TROPHIES PLUS I</b>                          |                                |                |              |                   |
| 384949  | FD - PICTURE PLAQUES           |                |              | 99.98             |
| <b>Vendor Filed As 027085 - TROPHIES PLUS I Total:</b>                    |                                |                |              | <b>99.98</b>      |
| <b>Vendor Filed As: 003220 - TURFWERKS</b>                                |                                |                |              |                   |
| W119441   | GC - INTERIOR CABIN FILTERS... |                |              | 521.57            |
| WW02980   | GC - REPAIR IRRIGATION SYST... |                |              | 2,130.12          |
| <b>Vendor Filed As 003220 - TURFWERKS Total:</b>                          |                                |                |              | <b>2,651.69</b>   |
| <b>Vendor Filed As: 036312 - TYLER PEMBLE</b>                             |                                |                |              |                   |
| 6873  | AIRPORT - TILE REPAIRS         | 132306         | 10/04/2024   | 2,240.31          |
| <b>Vendor Filed As 036312 - TYLER PEMBLE Total:</b>                       |                                |                |              | <b>2,240.31</b>   |
| <b>Vendor Filed As: 003165 - ULINE INC</b>                                |                                |                |              |                   |
| 183727130   | PD - GLOVES                    |                |              | 144.16            |
| <b>Vendor Filed As 003165 - ULINE INC Total:</b>                          |                                |                |              | <b>144.16</b>     |
| <b>Vendor Filed As: 003499 - UMB BANK</b>                                 |                                |                |              |                   |
| 990412  | FY 25 PAYING AGENT FEE         |                |              | 600.00            |
| 990415  | FY 25 PAYING AGENT FEE         |                |              | 600.00            |
| <b>Vendor Filed As 003499 - UMB BANK Total:</b>                           |                                |                |              | <b>1,200.00</b>   |
| <b>Vendor Filed As: 028174 - UNITED STATES C</b>                          |                                |                |              |                   |
| 0678845733  | CELL PHONES                    | 132305         | 10/04/2024   | 39.12             |
| 0678845733  | CELL PHONES                    | 132305         | 10/04/2024   | 13.04             |
| 0678845733  | CELL PHONES                    | 132305         | 10/04/2024   | 75.23             |
| 0678845733  | CELL PHONES                    | 132305         | 10/04/2024   | 13.04             |
| 0678845733  | CELL PHONES                    | 132305         | 10/04/2024   | 13.04             |
| 0678845733  | CELL PHONES                    | 132305         | 10/04/2024   | 57.95             |
| <b>Vendor Filed As 028174 - UNITED STATES C Total:</b>                    |                                |                |              | <b>211.42</b>     |
| <b>Vendor Filed As: 002666 - VAN WALL EQUIPM</b>                          |                                |                |              |                   |
| 6379363   | GC GREENS MOWER & VERTI...     |                |              | 54,783.00         |
| <b>Vendor Filed As 002666 - VAN WALL EQUIPM Total:</b>                    |                                |                |              | <b>54,783.00</b>  |
| <b>Vendor Filed As: 029010 - VEENSTRA &amp; KIMM</b>                      |                                |                |              |                   |
| 27366-9   | WWTP PLANT DIGESTER & VLR..    |                |              | 6,420.00          |
| <b>Vendor Filed As 029010 - VEENSTRA &amp; KIMM Total:</b>                |                                |                |              | <b>6,420.00</b>   |
| <b>Vendor Filed As: 004060 - VOLTMER INC.</b>                             |                                |                |              |                   |
| INV0001103  | LED LIGHTING PROJECT #7        | 132291         | 09/26/2024   | 20,463.66         |
| <b>Vendor Filed As 004060 - VOLTMER INC. Total:</b>                       |                                |                |              | <b>20,463.66</b>  |
| <b>Vendor Filed As: 000191 - WATTERS LANDSCA</b>                          |                                |                |              |                   |
| 714753  | GC - DEEP TINE GREENS & TEES   |                |              | 3,000.00          |
| <b>Vendor Filed As 000191 - WATTERS LANDSCA Total:</b>                    |                                |                |              | <b>3,000.00</b>   |

## COUNCIL CLAIMS 10/14/2024

Payment Dates: 9/24/2024 - 10/14/2024

| Payable Number   | Description (Item)        | Payment Number | Payment Date | Amount              |
|--|---------------------------|----------------|--------------|---------------------|
| <b>Vendor Filed As: 003414 - WITTROCK SOLUTI</b>       |                           |                |              |                     |
| 754  | RC-WEIGHTROOM EQUIPMEN... |                |              | 390.00              |
| 806  | RC-WEIGHTROOM EQUIPMEN... |                |              | 560.00              |
| <b>Vendor Filed As 003414 - WITTROCK SOLUTI Total:</b> |                           |                |              | <b>950.00</b>       |
| <b>Vendor Filed As: 003970 - WORLDWIDE EXPRE</b>       |                           |                |              |                     |
| 2409079052   | FREIGHT W/E 9/11/2024     | 132272         | 09/24/2024   | 23.85               |
| 2409079052   | FREIGHT W/E 9/11/2024     | 132272         | 09/24/2024   | 21.20               |
| 2409094786   | FREIGHT W/E 9/18/2024     | 132273         | 09/24/2024   | 23.85               |
| 2409094786   | FREIGHT W/E 9/18/2024     | 132273         | 09/24/2024   | 19.89               |
| 2409135496   | FREIGHT W/E 9/25.24       | 132300         | 10/04/2024   | 12.47               |
| 2409135496   | FREIGHT W/E 9/25.24       | 132300         | 10/04/2024   | 23.85               |
| 2409135496   | FREIGHT W/E 9/25.24       | 132300         | 10/04/2024   | 22.48               |
| 2410012660   | FREIGHT W/E 10/2/2024     | 132299         | 10/04/2024   | 12.47               |
| 2410012660   | FREIGHT W/E 10/2/2024     | 132299         | 10/04/2024   | 23.85               |
| 2410012660   | FREIGHT W/E 10/2/2024     | 132299         | 10/04/2024   | 44.70               |
| <b>Vendor Filed As 003970 - WORLDWIDE EXPRE Total:</b> |                           |                |              | <b>228.61</b>       |
| <b>Grand Total:</b>                                    |                           |                |              | <b>1,805,939.32</b> |

**Report Summary****Fund Summary**

| <b>Fund</b>                        | <b>Expense Amount</b> | <b>Payment Amount</b> |
|------------------------------------|-----------------------|-----------------------|
| 001 - GENERAL FUND                 | 250,817.57            | 103,933.01            |
| 010 - HOTEL/MOTEL TAX              | 2,955.39              | 523.78                |
| 100 - FEDERAL GRANTS SR FUND       | 20,000.00             | 0.00                  |
| 110 - ROAD USE TAX FUND            | 3,542.20              | 204.41                |
| 121 - LOCAL OPTION SALES TAX       | 50.00                 | 50.00                 |
| 177 - POLICE FORFEITURE            | 4,480.14              | 0.00                  |
| 178 - CRIME PREV/SPEC PROJECTS     | 180.00                | 180.00                |
| 200 - DEBT SERVICE FUND            | 1,200.00              | 0.00                  |
| 302 - C.P. - BUILDING IMPROVEMENTS | 30,240.00             | 0.00                  |
| 303 - C.P. - AIRPORT               | 20,463.66             | 20,463.66             |
| 304 - C.P. STREETS                 | 927,695.23            | 0.00                  |
| 311 - C.P.-PARKS & RECREATION      | 158,546.37            | 3,021.00              |
| 316 - C.P. - UTILITY FUND          | 147.76                | 0.00                  |
| 600 - WATER UTILITY FUND           | 31,551.53             | 14,892.18             |
| 602 - WATER UTILITY CAP. IMP.      | 255,507.59            | 0.00                  |
| 610 - SEWER UTILITY FUND           | 20,182.26             | 11,828.50             |
| 612 - SEWER UTILITY CAP. IMP.      | 6,420.00              | 0.00                  |
| 621 - STORM WATER CAP. IMP.        | 19,349.00             | 0.00                  |
| 850 - MEDICAL INSURANCE FUND       | 52,610.62             | 52,610.62             |
| <b>Grand Total:</b>                | <b>1,805,939.32</b>   | <b>207,707.16</b>     |

Gross payroll \$224,605.91



# City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

**MEMO TO:** Aaron Kooiker, City Manager   
**FROM:** Dan Hannasch, Fire Chief and Building/Fire Safety Official   
**DATE:** October 7, 2024  
**SUBJECT:** Firefighter Appointment

As many of you know the Fire Department has not been fully staffed for quite some time. In September the Officers interviewed Matt Burgart for a position as a volunteer firefighter and he was accepted by the department as a probationary member subject to Council approval. Matt is an employee at Motor Inn in the body repair department. Matt interviewed very well and is excited about becoming a volunteer in Carroll. Along with the interview, Matt passed a physical agility test which is taken to make sure he can complete the physical activity requirements needed to be a member of the volunteer fire department.

With adding Matt to the department, we are now fully staffed with 35 Volunteers.

**RECOMMENDATION:** Mayor and Council consideration and approval of Matt Burgart as a member of the Fire Department.

# City of Carroll

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627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

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

**FROM:** Aaron Kooiker, City Manager 

**DATE:** October 10, 2024

**SUBJECT:** City/County 2-mile Zoning 28E Agreement Discussion

The Carroll County Board of Supervisors has requested to discuss with the City Council the 2-mile Zoning 28E Agreement between the City and County that was recorded March 6, 1990. The Supervisor's request letter contains two proposals:

1. Dissolve the 28E Agreement between the City and County and operate under the ¼ mile State Urban Transition Plan.
2. Amend the current 28E Agreement to change the zoning area to 1-mile (instead of 2 miles). A map showing the proposed change is attached. The County would also request to replace the City Council as the final arbiter of zoning situations within the 2-mile area and create a new "1 Mile Joint Council". That board would consist of 3 Supervisors and 2 City Council Members.

Supervisors will be attending the Council meeting to have a discussion regarding their proposals. After receiving information from the Supervisors, Council should take time to investigate the legal issues involved and possibly come up with other options that may be less intrusive to a time-tested agreement.

**STAFF RECOMMENDATION:** Council discussion with the Board of Supervisors and research legal issues and other options that may be available.



Michael A. Mauro  
Secretary of State  
State of Iowa

## 28E Agreement

FOR OFFICE USE ONLY:

FILED

M500895

6/26/2008 3:54:16 PM

### PLEASE READ INSTRUCTIONS ON BACK BEFORE COMPLETING THIS FORM

**Item 1.** The full legal name, organization type and county of each participant to this agreement are:

|         | Full Legal Name | Organization Type | *County |
|---------|-----------------|-------------------|---------|
| Party 1 | Carroll County  | County            | Carroll |
| Party 2 | City of Carroll | City              | Carroll |
| Party 3 |                 |                   |         |
| Party 4 |                 |                   |         |
| Party 5 |                 |                   |         |

\*Enter "Other" if  
not in Iowa

**Item 2.** The type of Public Service included in this agreement is: 560 Planning  
(Enter only one Service Code and Description) Code Number Service Description

**Item 3.** The purpose of this agreement is: (please be specific)  
City-County Planning Board And City-County Board Of Adjustment Agreeeme Between The City Of Carroll And Carroll County, Iowa.

**Item 4.** The duration of this agreement is: (check one) ☐ Agreement Expires \_\_\_\_\_ ☒ Indefinite Duration  
[mm/dd/yyyy]

**Item 5.** Does this agreement amend or renew an existing agreement? (check one)

☐ NO

☒ YES Filing # of the agreement: L17568

(Use the filing number of the most recent version filed for this agreement)

The filing number of the agreement may be found by searching the 28E database at: [www.sos.state.ia.us/28E](http://www.sos.state.ia.us/28E).

**Item 6.** Attach two copies of the agreement to this form if not filing online.

**Item 7.** The primary contact for further information regarding this agreement is: (optional)

LAST Name \_\_\_\_\_ FIRST Name \_\_\_\_\_

Title \_\_\_\_\_ Department \_\_\_\_\_

Email \_\_\_\_\_ Phone \_\_\_\_\_



|                              |                                    |
|------------------------------|------------------------------------|
| STATE OF IOWA                | ss Inst. No. <u>2303</u>           |
| City of Carroll              |                                    |
| For record on <u>March 6</u> | <u>19 90</u>                       |
| at <u>9:30</u>               | o'clock <u>A</u> M and recorded in |
| Book <u>83</u>               | Page <u>41</u>                     |
| Fee \$ <u>20.00</u>          | Betty L. Sheehan Co. Recorder      |

## AGREEMENT

### CITY-COUNTY PLANNING BOARD CITY-COUNTY BOARD OF ADJUSTMENT

1. Parties to the agreement: The parties to this agreement are the incorporated City of Carroll, Iowa, and Carroll County, Iowa. For simplicity in the rest of this agreement they will be referenced to as "City" and "County".

2. Intent and purpose: The City and County state that there are four basic purposes for this agreement; (1) to allow the City to exercise zoning and platting jurisdiction within two miles of the city limits; (2) to allow building code control over non-agricultural land uses within two miles of the Carroll city limits; (3) to increase the City Planning and Zoning Commission and City Board of Adjustment by two members each, and thereby reform those Boards into new Boards; and (4) to surrender the County's zoning and building permit authority within two miles of the Carroll city limits to the newly formed Boards.

3. Legal authority: The Iowa Code provides, in Chapter 28E, that governmental agencies may enter into joint agreements like this one.

Section 414.23 of the Iowa Code provides that a city may exercise zoning and platting jurisdiction into an unincorporated area up to two miles beyond the limits of such city. That section goes on to provide that the city may exercise such jurisdiction only by increasing the size of its Planning and Zoning Commission and Board of Adjustment each by two members who will be residents of the two mile unincorporated area outside the city limits and shall be appointed by the Board of Supervisors of the county.

Section 331.304 of the Iowa Code allows the county to act jointly with the city if a Chapter 28E agreement is entered into.

Section 331.304 (3) allows the City to adopt a building code to apply within two miles of the city limits.

These statements of the law are obviously paraphrased references to the sections of the Iowa Code. For details, please see the referenced code chapters. This general

statement is only included at this point to show the legal authority for the City and County to enter into this Agreement and to further show the need to clarify the jurisdiction for the exercise of legal power within the two mile unincorporated area adjacent to the city limits.

4. Earlier memorandum of understanding: In November, 1984, the City and County entered into a Memorandum of Understanding concerning zoning and development requests within the two-mile limit. This agreement is to supplement the Memorandum but not replace it altogether.

To the extent the Memorandum is not in conflict with this agreement, the Memorandum is re-affirmed by the City and County; to the extent the memorandum does conflict with this agreement, the agreement will govern.

5. Planning and Zoning Commission: A new Board shall replace the Carroll Planning and Zoning Commission. It shall be made up of the current members of the Carroll Planning and Zoning Commission plus two persons appointed by the Carroll County Board of Supervisors. All members shall have equal authority. The new Board may adopt such By-Laws as it sees fit, in keeping with legal authority and restrictions; until any such By-Laws are adopted, the new Board will use the existing By-Laws and procedures of the Carroll Planning and Zoning Commission.

The two members appointed by the County Board of Supervisors must be residents of Carroll County who live outside the city limits of Carroll and within two miles of the Carroll city limits. The term of office of the members of the commission shall be five (5) years. The terms of not more than one-third of the members will expire in any one year. The initial term for one of the county appointed members shall be for five years and the initial term of the other appointee for four years.

6. Board of Adjustment: This new Board shall replace the present Carroll Board of Adjustment. It shall be made up of the current members of the Carroll Board of Adjustment plus two persons appointed by the Carroll County Board of Supervisors. All members shall have equal authority. The new Board shall adopt

such By-Laws as it sees fit, in keeping with legal authority and restrictions; until any such By-Laws are adopted, the new Board will use the existing By-Laws and procedures of the Carroll Board of Adjustment.

The two members appointed by the County Board of Supervisors must be residents of Carroll County who live outside the city limits of Carroll and within two miles of the Carroll city limits. The term of office of the members of the commission shall be five (5) years. The terms of not more than one-third of the members will expire in any one year. The initial term for one of the County appointed members shall be for five years and the initial term of the other appointee for four years.

7. Powers and duties: The enabling authority for the creation of and powers of these Boards comes from Chapters 28E, 409 and 414 of the Iowa Code. Both Boards are subject to the authority and supervision of the City of Carroll (Section 414.23, Code of Iowa).

Generally, the Boards have the same legal powers and duties in the area within two miles of the city limits that the City Planning and Zoning Board and City Board of Adjustment have had within Carroll's city limits.

8. Duaration of this agreement: This agreement becomes effective upon approval by both the City and County by duly enacted ordinance or resolution or otherwise pursuant to the law of the governing bodies (Section 28E.4, Iowa Code), and then filing of the agreement with the Secretary of State of Iowa and the County Recorder (Section 28E.8, Iowa Code).

This agreement shall remain in effect perpetually, unless dissolved by ordinance or resolution of either the City or County.

9. Amendments: No amendment to this agreement shall be effective unless both the Carroll City Council and Carroll County Board of Supervisors approve it by at least a two-thirds vote of each of those governing bodies.

10. Financing: Any budget for, revenues received by, or expenses of either Board shall be the responsibility of the City.

11. Boundaries of jurisdiction: Both Boards shall have legal powers and duties as provided in the Iowa Code and in this agreement within two miles of the city limits of Carroll. The City Clerk shall keep current and available for public inspection a map showing the city limits and extent of this two-mile area of jurisdiction. A change in the city limits automatically changes the area of jurisdiction of these Boards.

To avoid difficult descriptions of the area to be included in the agreement and to avoid having to draw boundaries through private properties it shall not be required that the two-mile area always be precisely two miles from the City limits. The boundaries of the two mile area shall be drawn to conform to section lines and any section of land which has at least 75% of its area within two miles of the City limits shall be included in it's entirety.

CITY OF CARROLL

BY: H. J. Keenapfel  
H. J. Keenapfel, Mayor

ATTEST:

[Signature]  
Date: 10/26/90

VV 1544

CARROLL COUNTY, IOWA

BY: Louis Rich  
Louis Rich, Chairman  
Board of Supervisors

ATTEST:

[Signature]  
Date: 10/26/90



SECRETARY OF STATE  
HOOVER BUILDING  
STATE OF IOWA  
DES MOINES  
50319

ELAINE BAXTER  
SECRETARY OF STATE

CORPORATIONS  
515-281-5204

UNIFORM COMMERCIAL CODE  
515-281-3326

March 14, 1990


Leon P. Oswald  
City Clerk  
City of Carroll  
City Offices  
Carroll, Iowa 51401

RE: 28E Agreement between City of Carroll and Carroll County  
pertaining to a City-County Planning Board and a City-County  
Board of Adjustment.

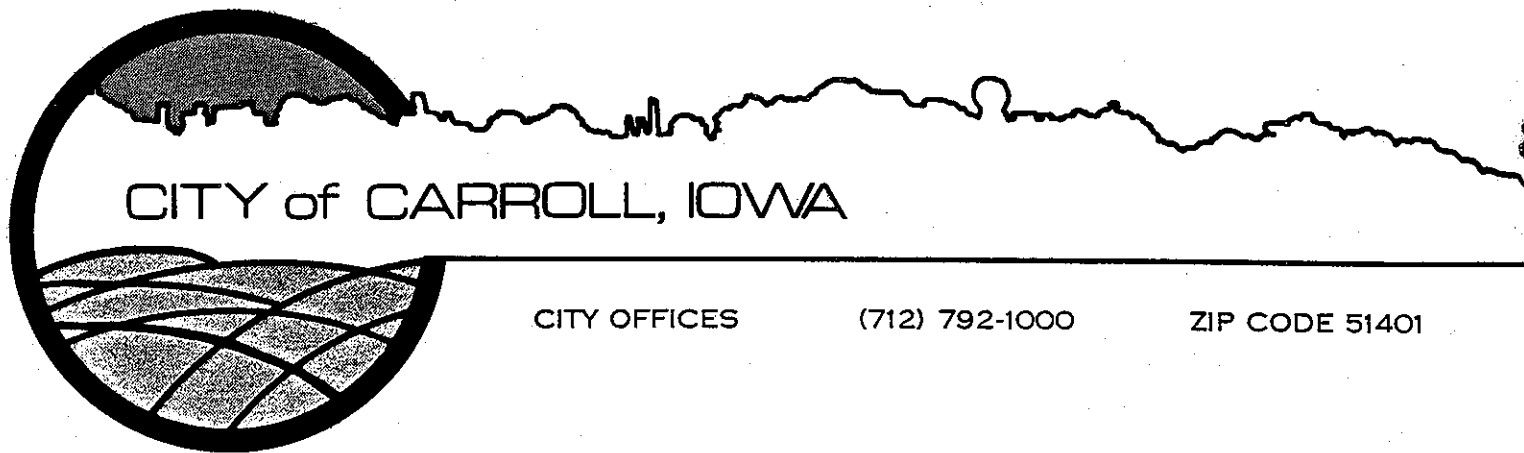
Dear Mr. Oswald:

We have received the above described agreement(s) which you  
submitted to this office for filing, pursuant to the provisions of  
Chapter 28E, 1989 Code of Iowa.

You may consider the same filed as of March 13, 1990.

Cordially,  
  
Elaine Baxter  
Secretary of State

EB/kl



## CITY of CARROLL, IOWA

CITY OFFICES

(712) 792-1000

ZIP CODE 51401

March 8, 1990

Elaine Baxter  
Secretary of State  
State House  
Des Moines, Iowa 50319

Dear Secretary of State:

Enclosed please find a 28E Agreement between City of Carroll and Carroll County, pertaining to a City-County Planning Board and a City-County Board of Adjustment.

This is filed in compliance with State Code.

Sincerely,

CITY OF CARROLL

A handwritten signature in cursive script, appearing to read "Leon P. Oswald", is written over the typed name.

Leon P. Oswald  
Clerk, City of Carroll

10/4/24

To: City of Carroll Council Members, City Manager, & the Mayor:

-Tom Bordenaro, Jason Atherton, Kyle Bauer, Carolyn Siemann, Lavern Dirkx, JJ Schreck, Aaron Kooiker & Jerry Fleshner

RE: Options pertaining to the 28E agreement between the City of Carroll & Carroll County recorded March 6<sup>th</sup> 1990.

City of Carroll;

April 1<sup>st</sup>, 2024, a packed community building filled with concerned residents of Carroll County met in Lidderdale, IA to discuss and address many scenarios that they have endured within the 2-mile radius that borders the City of Carroll. Since the initial meeting, they have gathered multiple times, brought their concerns to the Board of Supervisors meetings, and delivered a petition to the BOS with 120 +/- signatures on it. Some concerns are irrelevant to the 2-mile agreement, and some are very worthwhile!

After many meetings, and a lot of research:

-Carroll County consist of 576 square miles +/-.

-The city of Carroll consists of 6.5 square miles +/-.

-The 2-Mile agreement now gives the City of Carroll control of 28.5 square miles +/- outside of City Limits.

-The 2-Mile area contains; 211 acreages, 231+/- farm parcels, 29+/- remote businesses (no home attached) & 4 churches.

-A1 & A2 Zoning districts, the City of Carroll's building permit cost are substantially higher than the Counties. Ex: \$499,999 Value (City=\$1438.50) vs (County= \$50.00)

-A1 & A2 Zoning districts are very similar, besides a few setbacks with the City's Zoning.

-Nov 19<sup>th</sup> 1984, The City and County had a Memorandum of Understanding, and in that it stated; "that all building permit applications in the two mile area shall be referred to the City Zoning Administrator prior to issuance of any building permit by the County Building Official." Below this, it also states; "zoning & subdivision requests in the two mile area shall be submitted to joint meetings of the Carroll County Planning Commission and the City of Carroll Planning and Zoning Commission. Each Commission shall act separately in accordance with its jurisdiction in the matter being considered. The purpose of the joint meetings is that adequate information be shared prior to action by either body."

This changed in the new 28E agreement recorded March 6<sup>th</sup> 1990. 2.(4) reads "to surrender the County's zoning and building permit authority within the two miles of the Carroll City limits to the newly formed boards."

-March 6<sup>th</sup> 1990 28E reads;

8. Duration of this agreement: "this agreement shall remain in effect perpetually, unless dissolved by ordinance or resolution of either the City or County."

Per request of the City Manager & Mayor, we were asked to give the Council options to move forward with discussion.

After many discussions and research, we find it in our best interest to:

- 1) Dissolve the 28E agreement with the City and County. Go to the ¼ mile State Urban Transition plan. Follow our County Zoning. Let the County decide what our residents build, and continue to grow our County tax base and create economic growth within Carroll County. This ¼ mile would continue to extend out as the city grew and annexed in new subdivisions, always allowing growth for your future!
- 2) Make an Amendment to the 28E. Transition it to a 1-mile agreement. This would take the City's control from 28.5 miles (4 times the city's footprint) down to 11.5 miles. (map attached, we would like to eliminate all red shaded square miles from the map) Also, the County would want to implement a "1 Mile Joint Council". This council would contain 3 Supervisors and 2 City Council Members. This council would replace the County permit being voted on by the City Council Members. Board of Supervisors feels we would have input in the applicant's County Permit after P&Z votes on it. (Flow Chart Attached)

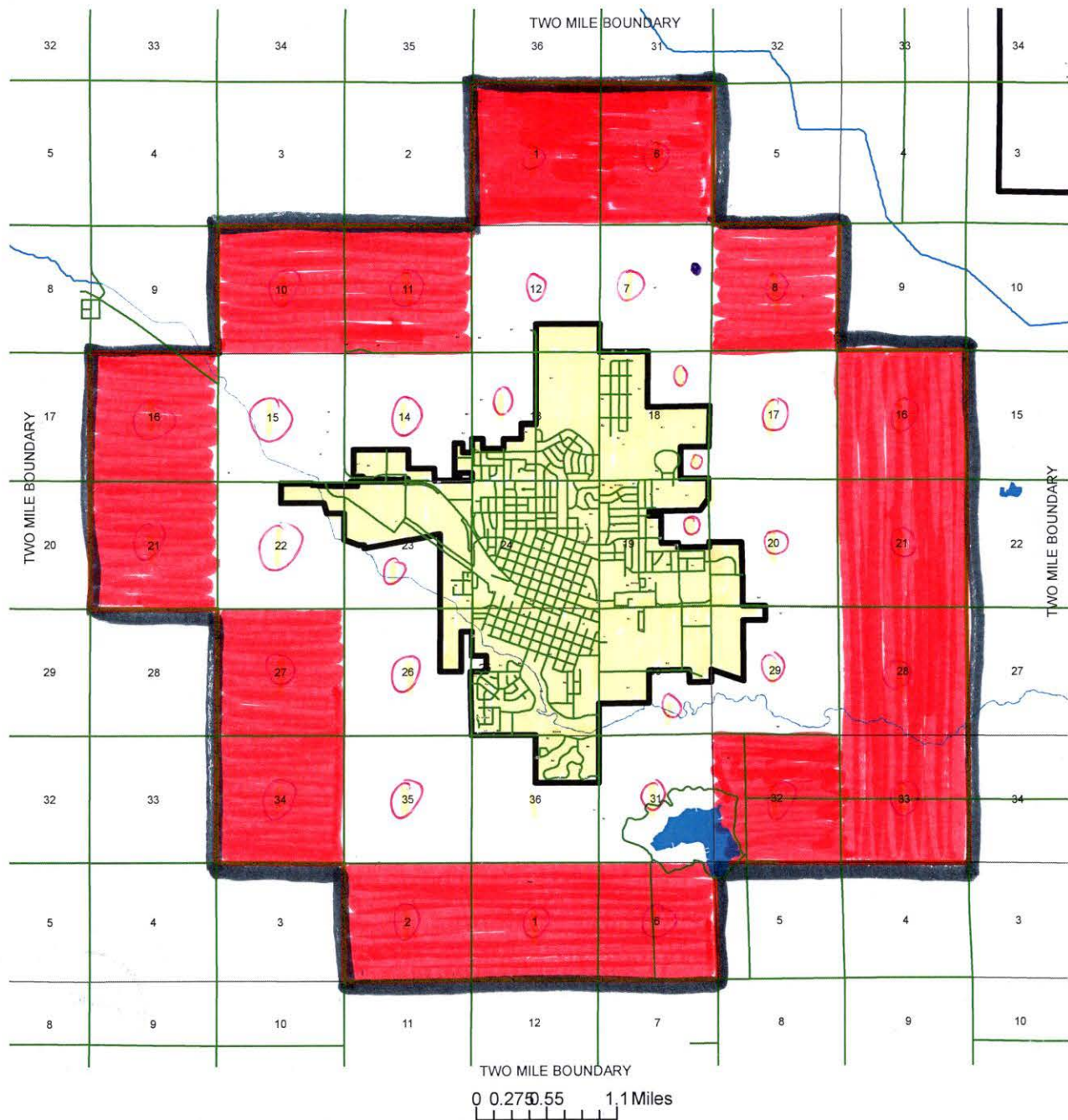
We look forward to meeting with you Monday Oct 14<sup>th</sup>, 2024 to discuss our 28E agreement. Let's work together to continue to grow Carroll County as a whole!

Thank you for your consideration.

Sincerely,

Carroll County Board of Supervisors



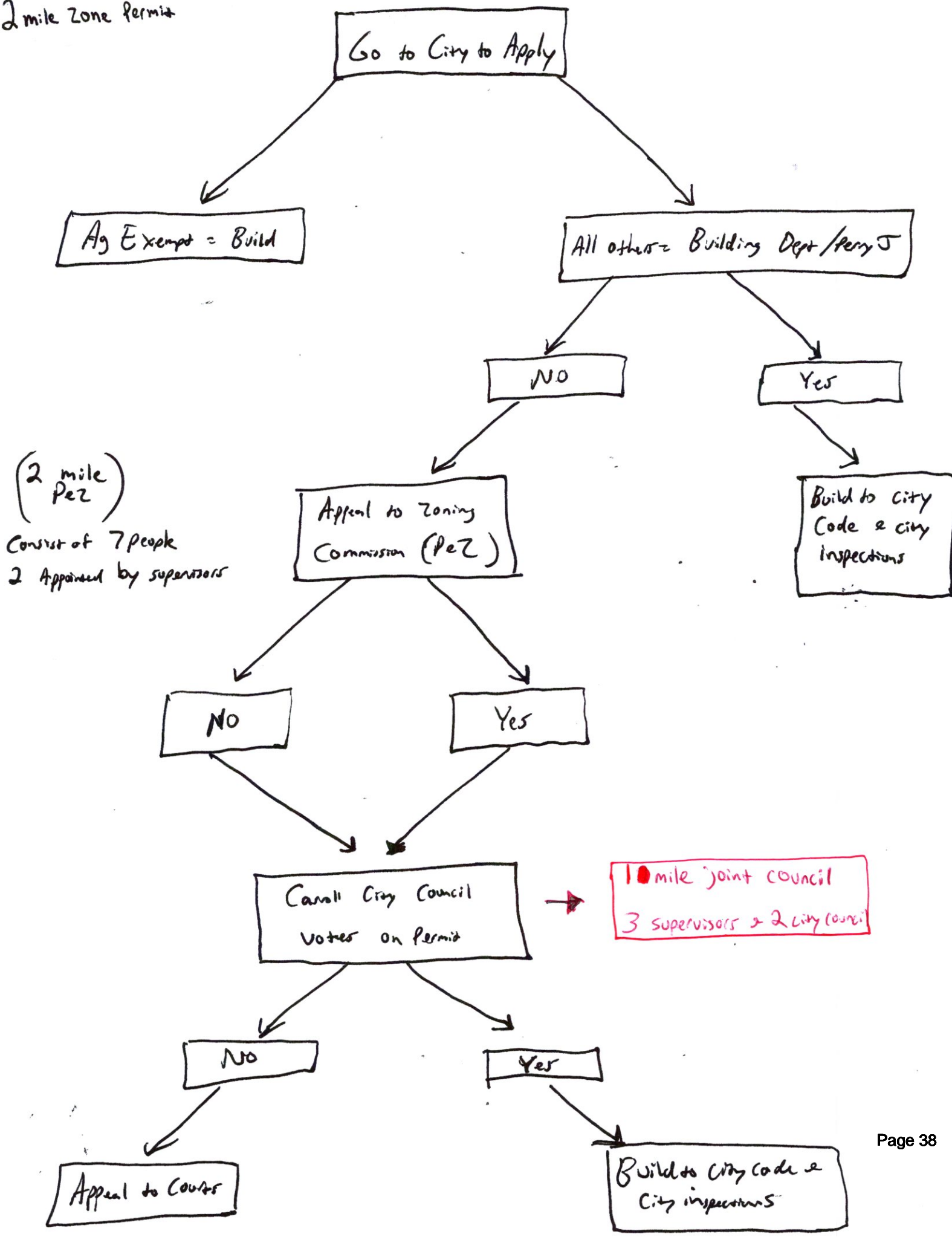


## Legend

- ROAD\_CENTERLINES
- section\_poly
- ▭ MUNICIPAL\_BOUNDARIES
- ▭ 2-mile

Carroll County consist of 576 miles  
 City of Carroll consist of 6.5 miles  
 2 mile agreement controls 28.5 miles  
 2 mile contains: 1) Acreages 211  
 2) Farms/Parcels 231  
 3) Remote Business  
     No Home Attached 29  
 4) Churches 4

# 2 mile Zone Permit



# 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:** October 10, 2024

**SUBJECT:** West Golfview Subdivision

- Motion to Reconsider Proposals submitted previously at the September 23 Council Meeting
- Resolution Setting a Public Hearing on the Proposed Sale of City Interest in Real Estate

According to City Policy number 0103, City Council Rules of Procedure, a council member can request an agenda item to be reconsidered at the following council meeting. This item has been requested to be reconsidered but must have a member of the majority make the motion to reconsider.

Upon approval to reconsider, Council is able to discuss the two proposals received for the West Golfview Subdivision Project.

On September 17, 2024, the City of Carroll received two bids for the West Golfview Subdivision. Both bids are from developers that have presented competent proposals with a summary of the proposals below:

1. Wittrock Construction LLC/JFF LLC submitted a proposal of placing 10 duplexes/condos on the north 5 lots and 4 single family homes on the southern lots. In the proposal, they feel that the construction will be complete within 5 years after the infrastructure is completed. Wittrock Construction proposes to pay the City \$750,000 for the property. The City will be requested to complete the infrastructure.
2. BM Real Estate plans on constructing 20 condos/townhomes on the north side of the property (2.5 acres). The southern 2.5 acres would be single family homes. They would reduce the lot size to accommodate 5 single family homes. Their proposal would be to pay the City \$200,000 and the City would be required to complete the infrastructure. They would also request an abatement and urban renewal financing.

In either case, with the City being requested to put in the infrastructure, the City would need to utilize tax increment financing (TIF) by creating an urban renewal area (URA). That infrastructure would then be facilitated through general obligation debt that could be paid by TIF from that area. With the estimated cost of the infrastructure being \$1.9 million, the URA would need to be set at 15-20 years to cover those costs. If other developments in the area occur, then the City could capture those dollars to assist in finalizing the debt payments. The positive to this agreement would be that the City also

receives low to moderate income (LMI) dollars from the URA. This will allow the City to promote workforce housing in other areas of the City.

**RECOMMENDATION:** Council discussion and approval of the following:

1. Motion to reconsider proposals submitted previously at the September 23 Council Meeting
2. Accept one of the proposals and approve a resolution setting a public hearing on the proposed sale of City interest in real estate.

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

**RESOLUTION SETTING A PUBLIC HEARING ON THE PROPOSED SALE OF  
CITY INTEREST IN REAL ESTATE**

WHEREAS, \_\_\_\_\_ desires to purchase City owned real estate legally described as:

A Parcel of land located in part of Lot 2 and Lot 3 of the Northwest Quarter of the Northeast Quarter and Part of Lot 2 located in the Southwest Quarter of the Northeast Quarter, all in Section 13, Township 84 North, Range 35 West of the 5th P.M., City of Carroll, Carroll County, Iowa, being more particularly described as follows:

COMMENCING at the North quarter corner of said Section 13; thence S01°06'09"W (assumed bearing) on the West line of said Northeast quarter, 443.40 feet; thence S88°53'51"E, 40.00 feet to the POINT OF BEGINNING; thence continuing S88°53'51"E, 150.00 feet; thence S01°06'09"W, 600.00 feet; thence S88°53'51"E, 50.00 feet; thence S01°06'09"W, 520.00 feet; thence N88°53'51"W, 200.00 feet; thence N01°06'09"E, 1120.00 feet to the POINT OF BEGINNING. (now described as West Golfview Subdivision, Carroll, Iowa)

WHEREAS, the sale of the City's real estate interest is deemed appropriate; and

WHEREAS, it is proposed to sell the City's interest in the above-stated real estate by Quit Claim Deed to \_\_\_\_\_ for \$ \_\_\_\_\_ with contingencies contained in the Offer to Buy and Request For Proposals. The sale of this real estate is in the best interest of the City; and

WHEREAS, Section 364.7 Iowa Code (2023), requires a public hearing on the conveyance of city interest in real estate.

NOW, THEREFORE, BE IT RESOLVED that a public hearing on the proposed sale of the City's interest in this real estate is set for the 28th day of October, 2024, at 5:15 P.M., at the Carroll City Hall, 627 N Adams Street, Carroll, Iowa.

Passed and Approved this 14th day of October, 2024.

CITY COUNCIL OF THE  
CITY OF CARROLL, IOWA

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

ATTEST:

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



## PROPOSAL FORM

**RE:** A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 84 NORTH, RANGE 35 WEST OF THE 5TH P.M., CARROLL COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 13; THENCE S01°6'09"W (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHEAST QUARTER, 443.40 FEET; THENCE S88°3'51"E, 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°53'51"E, 150.00 FEET; THENCE S01°06'09"W, 600.00 FEET; THENCE S88°53'51"E, 50.00 FEET; THENCE S01°06'09"W, 520.00 FEET; THENCE N88°53'51"W, 200.00 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER; THENCE N01°06'09"E ON SAID WEST LINE, 1120.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 4.45 ACRES, MORE OR LESS. Now known as West Golfview Subdivision, City of Carroll, Carroll County, Iowa

### (The "Real Estate")

Seller: City of Carroll

Name of Proposer: Wittrock Construction LLC / JFF LLC

Address: 1320 N West St Carroll, Iowa 51401

Telephone: 712-830-3187 (Jason) 712-790-9059 (Carter)

Email Address: [carterwittrock@gmail.com](mailto:carterwittrock@gmail.com) wittrockconst@gmail.com

Date of Bid: 09/17/2024

Bid Amount: \$750,000 with stipulations

#### Description of infrastructure completion:

In our offer we would like to see the infrastructure the responsibility of the City of Carroll (sanitary sewer, water, curb and gutter, paving improvements, storm sewer). We know with what is going to need to be done, that the city is also planning for future expansion. This way the city gets everything they want for now and the future. We would like to be able to start these projects immediately after the completion of said infrastructure.

#### Description of the type of residential housing development:

First would be the start off with condominiums on lots five and six. These would be higher end condominiums. We have had a lot of interest in these already from numerous people around the Carroll area. Roughly 2500 square feet with higher end finishes, large garages, and tall roof lines to increase curb appeal.

Also, we have been contacted by a few people about new home builds. These would be custom homes on the upper end of pricing. Each would have their own unique look, but still have the same continuity. We believe once the building begins, these projects will move along very nicely with more people being interested. We have also been talking with a couple of local contractors in Carroll who have customers wanting these locations for new homes. Of course, we like the idea of local contractors and have expressed what we envision for this development.

With the limited number of lots, the process of filling this Golf View Subdivision will be quick. We believe that we have a vision and know how to complete this in a timely fashion.

Estimated Time For Commencement: After infrastructure is completed

Estimated Time For Completion: Five years after the completion of infrastructure

#### Additional Information for City Council Consideration:

Our offer of \$750,000 has a few stipulations and additional comments.

(One) We believe the City of Carroll should take care of the infrastructure (sanitary sewer, water, curb and gutter, paving improvements, storm sewer) for these lots in the Golf View Subdivision to meet the city needs and plan for the future. This includes getting the lots graded to engineered plans "build ready". Permitting, erosion control (SWPPP).

(Two) At this time, we would put down 10% of the offer and once everything is completed as far as infrastructure, then pay the remaining balance and begin construction. That time would have to be determined with the city and who is hired to do those portions of work.

(Three) Along with our own funding and the working relationship we have built with our local bank, finances is not something that will stop any of these processes. We believe this is a great opportunity for a lot of people who have wanted to live on the golf course or who have been thinking about building a new home and haven't been sure as to where.

(Four) We are a long standing local business starting its third generation of family ownership. We have lived, raised families, and done business locally for years and years to come. This is why we believe we would be a perfect fit for this subdivision, to continue to grow Carroll.

There will be no proration of real estate taxes for the fiscal year 2024-2025.

Closing shall occur on or before November 1, 2024, unless otherwise mutually agreed upon by the parties.

Bidder shall provide the City with a purchase price of the property, proposals for completion of infrastructure: trail/sidewalk, water, sewer, curb and gutter, and type of residential housing development planned.

Buyer is purchasing the Real Estate in "AS IS" condition. Buyer acknowledges that the City has made no representation or warranties, express or implied, as to the condition of the Real Estate or as to value, fitness for use, state of title, or environmental matters, and Buyer waives any claims based on the condition of the Real Estate and releases and discharges the City and its employees, officers, and agents from any such claims, liabilities, and causes of action.

The City is in possession of the abstract of title to the Real Estate and does not make any representations or warranties as to the state of title to the Real Estate. Any abstracting or title work shall be the Buyer's sole responsibility and cost. The City shall convey title to the Real Estate to Buyer by "Quit Claim" Deed.

Return to: Carroll City Hall  
ATTN: Aaron Kooiker  
627 N Adams Street  
Carroll, IA 51401  
Telephone (712) 792-1000

By signing, each Buyer agrees to the terms and conditions of the sale set forth herein and in the REQUEST FOR PROPOSALS.

"Buyer(s)"

\_\_\_\_\_

Dated: 9-17-24



Carter V. V. (JFF LLC)

Dated: 9-17-24

Dated: \_\_\_\_\_

## PROPOSAL FORM

**RE:** A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 84 NORTH, RANGE 35 WEST OF THE 5TH P.M., CARROLL COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 13; THENCE S01°06'09"W (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHEAST QUARTER, 443.40 FEET; THENCE S88°03'51"E, 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°03'51"E, 150.00 FEET; THENCE S01°06'09"W, 600.00 FEET; THENCE S88°03'51"E, 50.00 FEET; THENCE S01°06'09"W, 520.00 FEET; THENCE N88°03'51"W, 200.00 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER; THENCE N01°06'09"E ON SAID WEST LINE, 1120.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 4.45 ACRES, MORE OR LESS. Now known as West Golfview Subdivision, City of Carroll, Carroll County, Iowa

Seller: City of Carroll

Name of Proposer: BM Real Estate

Address: 4003 SW 4<sup>th</sup> St Ankeny, IA 50023

Telephone: (319) 461-9620

Email Address: josephmitchell.ia@gmail.com

Date of Bid: 9-16-24

Bid Amount: \$200,000

Description of infrastructure completion:

Infrastructure including water, gas and sewer will need to be extended to the property which we would request the City of Carroll's financial support in doing.

Description of the type of residential housing development:

BM Real Estate plans on constructing 20 condos/town-homes on the north side of the property (2.5 acres) that would all qualify for the Workforce Housing Tax Credit (WHTC). These units would be single story condo styled units that would be zero entry and particularly attractive to older Iowans looking to downsize. There would be a variety of 2 bedroom and 3 bedroom units. The units would have attached garages and back patios as well. Attached, is an example of similar projects we have done in the past and what they would look like.

We would develop the south side 2.5 acres into single family lots which would be sold individually. The lots would be approximately .5 acre each.

Estimated Time For Commencement: Estimated Time For Completion:

Project competition time we would estimate would be around 12 months from vertical construction start to finish. Depending on extent of infrastructure work needed that would dictate when that start date for vertical construction.

Additional Information for City Council Consideration:

We would most likely need some combination of abatement and TIF for the project. We can work with city staff on how exactly that would be structured. Closing would also have to be subject to receiving WHTC's which the application is due June 1<sup>st</sup> of 2025.

There will be no proration of real estate taxes for the fiscal year 2024-2025.

Closing shall occur on or before November 1, 2024, unless otherwise mutually agreed upon by the parties.

Bidder shall provide the City with a purchase price of the property, proposals for completion of infrastructure: trail/sidewalk, water, sewer, curb and gutter, and type of residential housing development planned.

Buyer is purchasing the Real Estate in "AS IS" condition. Buyer acknowledges that the City has made no representation or warranties, express or implied, as to the condition of the Real Estate or as to value, fitness for use, state of title, or environmental matters, and Buyer waives any claims based on the condition of the Real Estate and releases and discharges the City and its employees, officers, and agents from any such claims, liabilities, and causes of action.

The City is in possession of the abstract of title to the Real Estate and does not make any representations or warranties as to the state of title to the Real Estate. Any abstracting or title work shall be the Buyer's sole responsibility and cost. The City shall convey title to the Real Estate to Buyer by "Quit Claim" Deed.

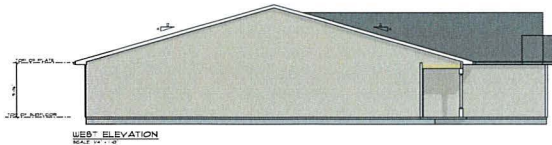
Return to:

Carroll City Hall  
ATTN: Aaron Kooiker 627 N Adams Street Carroll, IA 51401 Telephone (712) 792-1000

By signing, each Buyer agrees to the terms and conditions of the sale set forth herein and in the REQUEST FOR PROPOSALS.

"Buyer(s)" \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dated: \_\_\_\_\_ Dated: \_\_\_\_\_  
Dated: \_\_\_\_\_



# WEST GOLFVIEW DEVELOPMENT

Submitted by BM REAL ESTATE, LLC

BM Real Estate is proposing 20 new, affordable, and high-quality town-home housing units in Carroll. Additionally, we will add 5 single family lots. BM Real Estate has a proven track record of delivering on their promises and for Iowa communities.

Mike Boussetot &  
Joe Mitchell,  
Partners

## WEST GOLFVIEW DEVELOPMENT

BM Real Estate Company, LLC

4003 SW 4<sup>th</sup> St.

Ankeny, Iowa

September 17, 2024

Aaron Kooiker

Carroll City Hall

627 N Adams St.

Carroll, Iowa 51401

Dear Mr. Kooiker,

Thank you for your request for proposals regarding the land in Carroll. BM Real Estate is excited about the opportunity to respond and eager to continue our tradition of building high-quality, affordable housing for Iowans throughout the state.

Our proposal is contained herein, and proposes purchasing the land for \$250,000. This proposal includes the developer, BM Real Estate, updating the infrastructure within our proposal at an addition of more than \$100,000. We are buying the land "as-is" and propose purchasing the land contingent on the award of State of Iowa Workforce Housing Tax Credits.

BM Real Estate, as our proposal demonstrates, has developed workforce housing in communities throughout Iowa, including Clear Lake, Grinnell, Mount Pleasant, and Davenport. We believe in Carroll as a community ready to grow and support workforce housing. We look forward to the opportunity to partner together on this project. Thank you for your consideration.

Sincerely,

Joe Mitchell

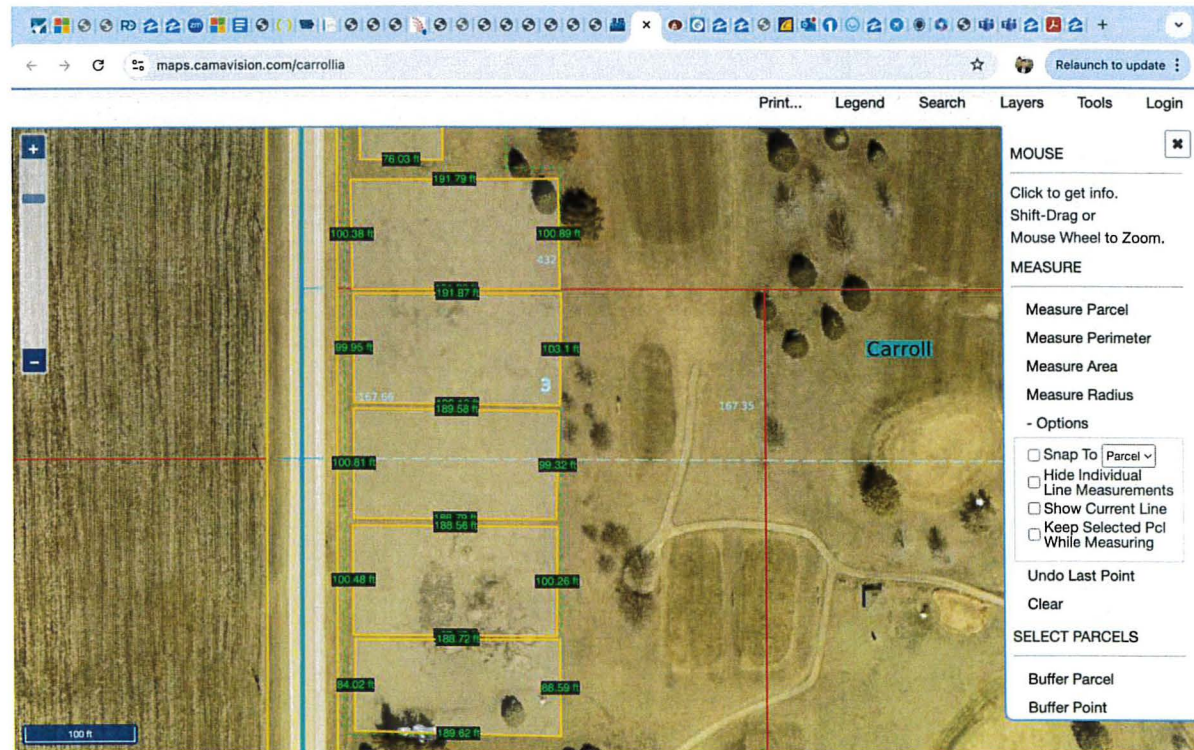
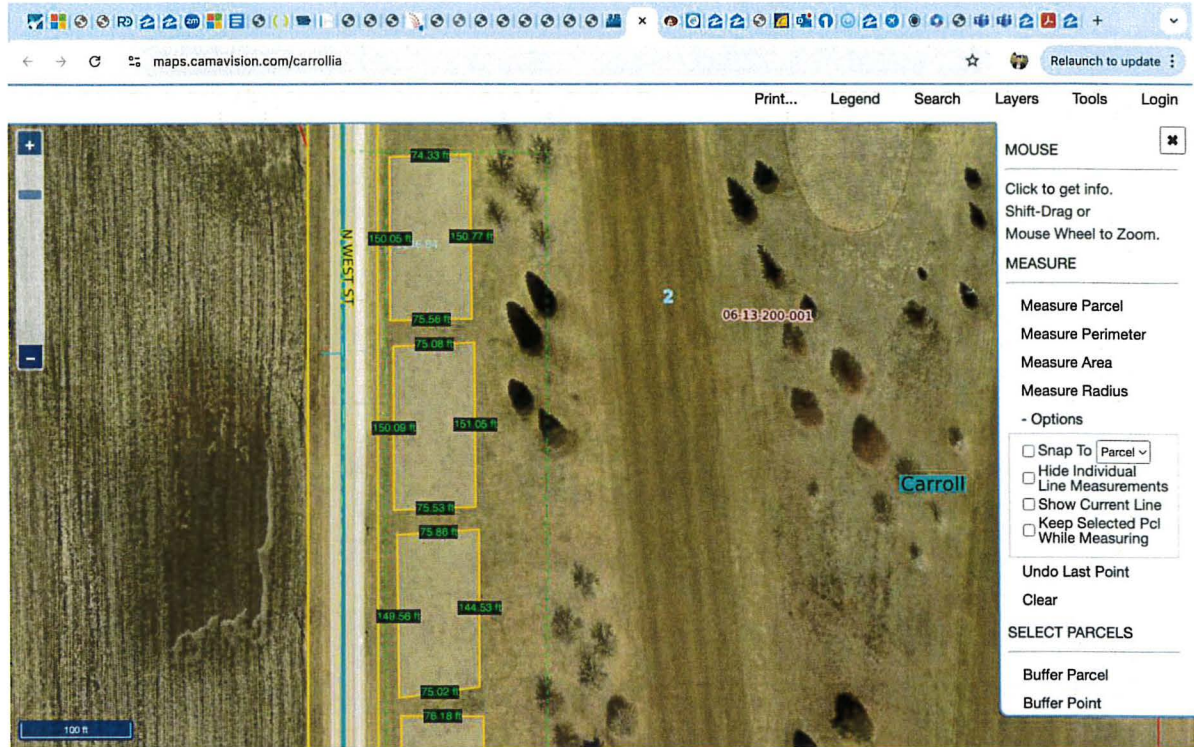
Managing Partner

BM Real Estate Company

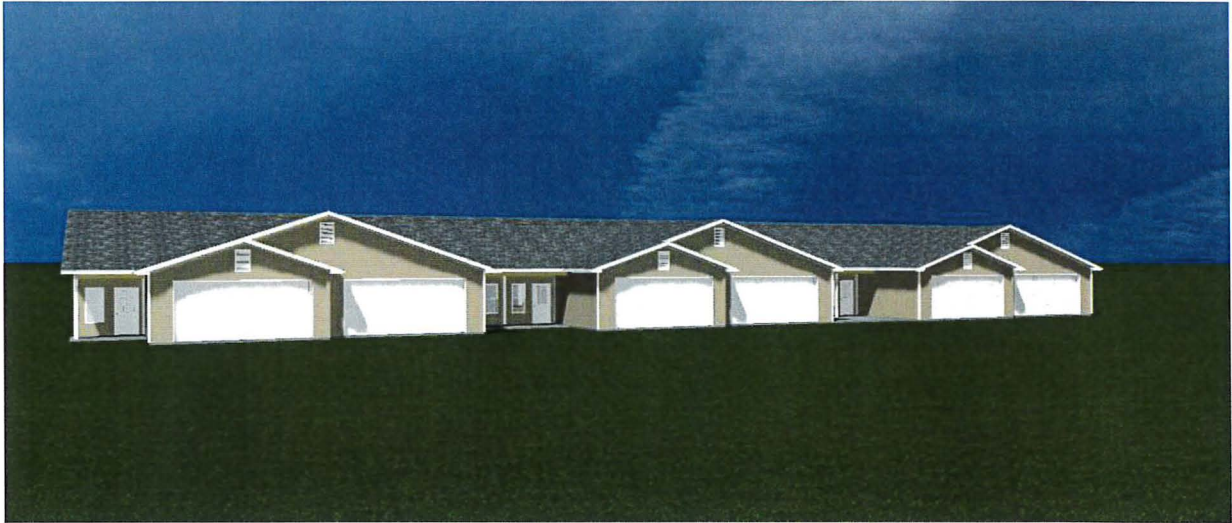


# WEST GOLFVIEW DEVELOPMENT

## [SITE PLAN]



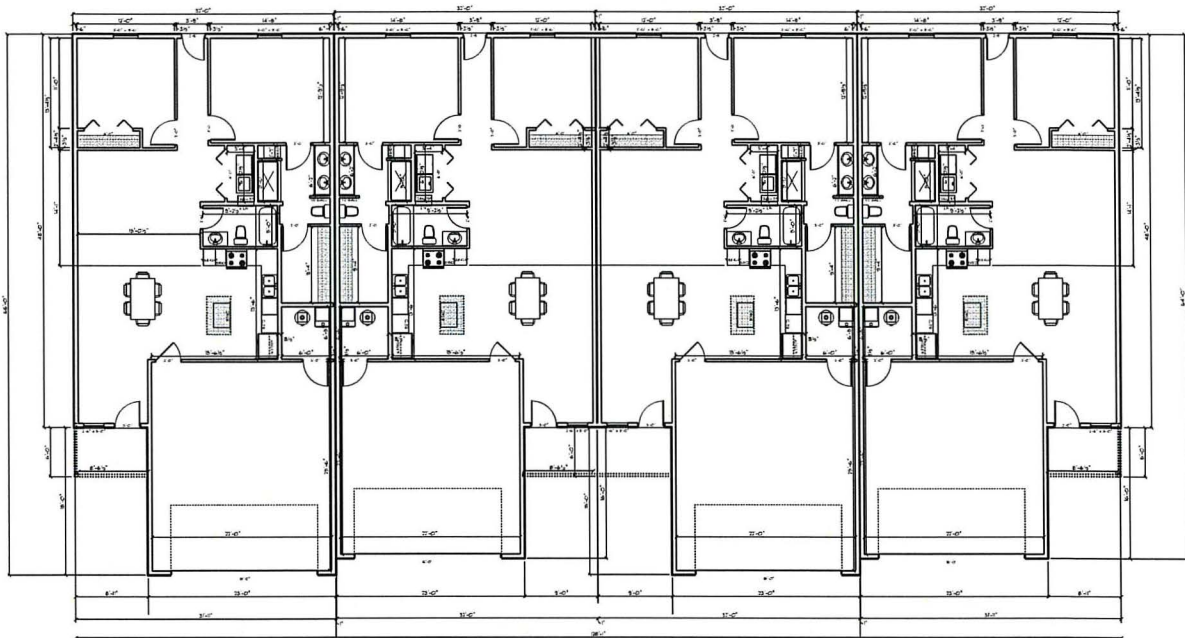
**[Apartment and Town-Home Renderings]**





[20 Unit Apartment Complex Floorplans]

[Town-Home Floorplans]



## WEST GOLFVIEW DEVELOPMENT

### [Professional Qualifications]

#### BM Real Estate

BAM is a real estate development company focusing on building quality affordable housing in Iowa communities. Both Michael and Joe have extensive experience in real estate development and a proven track record of delivering projects on-time and on-budget for investors and stakeholders. The experience of the partners led to a focus on realization of the large need for workforce housing in rural Iowa. BAM partners with community leaders to meet local needs as they work to combat the housing crisis in their neighborhood and across the state.

*"Building high-quality, affordable, and accessible housing for workforce families allows rural Iowa towns to retain residents in the neighborhood or town that they also work in. BAM Development, partners with local businesses, elected leaders and community organizers to accomplish the goal of giving Iowans the option to work, live and grow a family all in the same community"*

Our goal and vision as a company is to be the best resource and developer for small to mid-sized communities in the State of Iowa. BAM will continue meeting each communities housing needs particularly for workforce families as we build townhomes, condos and apartments which will help combat the housing shortage in our state. By partnering with local municipalities, contractors and stakeholders in the community BAM Development works to build the best product possible for the location it is developing.

#### Mike Boussetot

- B.B.A. in accounting and M.A. in accounting and business taxation from the University of Iowa
- J.D. from Drake University Law School
- Has worked in commercial development of multi-family housing since 2017
- Former COS to Governor Terry Branstad and helped design the Workforce Housing Tax Credit



#### Joe Mitchell

- B.B.A. from Drake University
- Has worked in commercial development of multi-family housing since 2020
- President of the Iowa Developers Association
- Served in the State Legislature from 19-23
- Vice Chairman of the Ways & Means and State Government Committees.



## WEST GOLFVIEW DEVELOPMENT

### [Completed Projects]

#### -Monroe St Condos-

(Mount Pleasant, IA)



- Monroe St Condos is a project we will be finishing spring of 2024 with a handful of units that are already sold and occupied by residents.
- This is a 19-unit development (owner occupied) project with each dwelling consisting of 2 bedrooms, 2 bathrooms and 2 car garage.
- Each Condo will be around 1,400 sq of living space.
- Clientele is mostly an older population downsizing from their homes opening up single family housing for workforce families in the community.
- Monroe St Condos was awarded Workforce Housing Tax Credits (\$710,000)
- 10-year 100% tax abatement (\$900,000 abatement over 10 years)
- \$80,000 in infrastructure assistance from the city
  - Mount Pleasant City Contact Info
    - Brent Schleisman – City Manager
      - Phone # (319) 385-1470
      - brents@citymtpia.com



## WEST GOLFVIEW DEVELOPMENT

### -Davenport 55 Unit Apartment Complex-

(Davenport, IA)



- 400 River is a 55-unit apartment complex completed in May 2022
- This is a multi-family project fully rented in Davenport, Iowa
- The units are mixed between studio, one-bedroom, and two-bedroom units
- Clientele is younger, working Iowans seeking to live in a vibrant downtown environment with beautiful river views
- 400 River was awarded Workforce Housing Tax Credits (\$1,000,000)
- 400 River was awarded Redevelopment Tax Credits (\$1,000,000)
- 10-year 100% tax abatement
- Project is 100% rented and still owned by developers
- Davenport City Contact:
  - Bruce Berger, Director Economic Development
  - Phone # (563) 326-7769
  - [Bruce.Berger@davenportiowa.com](mailto:Bruce.Berger@davenportiowa.com)

**-Drake Hotel-**  
**(Des Moines, IA)**

## WEST GOLFVIEW DEVELOPMENT



- Home2 Suites is a five-story, 86,300 square-foot hotel adjacent to Drake University in Des Moines, Iowa that opened in November 2020.
- As an all-suite hotel, every room boasts a full kitchenette and extra seating.
- The hotel also offers a fitness room, saline pool, laundry, meeting rooms and two outdoor seating areas with fire pits and grill, in addition to street-level retail and restaurant space.
- The Drake Home2 Suites received TIF from the City of Des Moines.
- City of Des Moines contact:
  - (515) 283-4004 or oed@dmgov.org

**-E Monroe Town-Homes-**

**(Mount Pleasant, IA)**



## WEST GOLFVIEW DEVELOPMENT



- E Monroe Town-Homes is a development that was completed in 2022.
- This is an 8-unit development (for rent product) with each dwelling consisting of 3 bedrooms, 2 bathrooms and 1 car garage.
- Each Condo was around 1,900 sq of living space with a second story loft.
- Clientele is mostly workforce families but also some seniors downsizing from their homes or moving into town from living out in the country.
- Monroe St Condos was awarded Workforce Housing Tax Credits (\$300,000)
- 10-year 100% tax abatement (\$900,000 abatement over 10 years)
- \$80,000 in infrastructure assistance from the city
  - Mount Pleasant City Contact Info
    - Brent Schleisman – City Manager
      - Phone # (319) 385-1470
      - [brents@citymtpia.com](mailto:brents@citymtpia.com)

# City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

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

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

**DATE:** October 8, 2024

**SUBJECT:** \$1,555,000\* (Subject to Adjustment per Terms of Offering) General Obligation Urban Renewal Capital Loan Notes, Series 2024B (CBD Street Resurfacing – 2024 Project and US 30 Traffic Signals Project)

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

A public hearing was held for the \$1,555,000\* (Subject to Adjustment per Terms of Offering) General Obligation Urban Renewal Capital Loan Notes, Series 2024B (CBD Street Resurfacing – 2024 Project and US 30 Traffic Signals Project). The next step before receiving interest rate bids is to direct the advertisement of the Notes and approve the electronic bidding procedures and distribution of the Preliminary Official Statement. The attached resolution approves the following items:

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

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

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

The bid opening is scheduled for 10AM on October 28, 2024.

**RECOMMENDATION:** Council consideration and approval of the resolution directing the advertisement for sale and approving electronic bidding procedures and distribution of Preliminary Official Statement for the \$1,555,000\* (Subject to Adjustment per Terms of Offering) General Obligation Urban Renewal Capital Loan Notes, Series 2024B for the CBD Street Resurfacing – 2024 Project and US 30 Traffic Signals Project.



October 14, 2024

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

\_\_\_\_\_

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

Council Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION DIRECTING THE ADVERTISEMENT FOR SALE OF \$1,555,000\* (SUBJECT TO ADJUSTMENT PER TERMS OF OFFERING) GENERAL OBLIGATION URBAN RENEWAL CAPITAL LOAN NOTES, SERIES 2024B, AND APPROVING ELECTRONIC BIDDING PROCEDURES AND DISTRIBUTION OF PRELIMINARY OFFICIAL STATEMENT" and moved its adoption. Council Member \_\_\_\_\_ seconded the Resolution to adopt. The roll was called and the vote was,

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

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

RESOLUTION DIRECTING THE ADVERTISEMENT FOR  
SALE OF \$1,555,000\* (SUBJECT TO ADJUSTMENT PER  
TERMS OF OFFERING) GENERAL OBLIGATION URBAN  
RENEWAL CAPITAL LOAN NOTES, SERIES 2024B, AND  
APPROVING ELECTRONIC BIDDING PROCEDURES AND  
DISTRIBUTION OF PRELIMINARY OFFICIAL STATEMENT

WHEREAS, the Issuer is in need of funds to pay costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of Iowa Code Chapter 403 and the Eighth Amended and Restated Urban Renewal Plan for the Central Business District Project Urban Renewal Area, as amended from time to time, including those costs associated with street restoration and resurfacing; and the acquisition, installation, and repair of traffic control devices such as the US Highway 30 Traffic Signal equipment replacement project, essential corporate purpose(s), and it is deemed necessary and advisable that General Obligation Urban Renewal Capital Loan Notes, to the amount of Not to Exceed \$1,655,000 be authorized for said purpose(s); and

WHEREAS, pursuant to notice published as required by Sections 384.24A, 384.25 and Chapter 403 of the Code of Iowa, this Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of the Notes, and no petition having been received, the Council is therefore now authorized to proceed with the issuance of said Notes for such purpose(s); and

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

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

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

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

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

Section 2. That General Obligation Urban Renewal Capital Loan Notes, Series 2024B, of City of Carroll, State of Iowa, in the amount of \$1,555,000\* (Subject to Adjustment per Terms of Offering), to be issued as referred to in the preamble of this Resolution, to be dated November 27, 2024, be offered for sale pursuant to the published advertisement.

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

Section 4. That the Clerk is hereby directed to publish notice of sale of the Notes at least once, the last one of which shall be not less than four clear days nor more than twenty days before the date of the sale. Publication shall be made in the Carroll Times Herald, a legal newspaper, printed wholly in the English language, published within the county in which the Notes are to be offered for sale or an adjacent county. The notice is given pursuant to Chapter 75 of the Code of Iowa, and shall state that this Council, on the 28<sup>th</sup> day of October, 2024, at 5:15 P.M., will hold a meeting to receive and act upon bids for said Notes, which bids were previously received and opened by City Officials at 10:00A.M. on said date. The notice shall be in substantially the following form:

(To be published between October 8, 2024 and October 24, 2024)

## NOTICE OF NOTE SALE

Time and Place of Sealed Bids: Bids for the sale of Notes of the City of Carroll, State of Iowa, hereafter described, must be received at the office of the City Manager, City Hall, 627 N. Adams Street, Carroll, Iowa (the "Issuer") before 10:00 A.M., on the 28<sup>th</sup> day of October, 2024. The bids will then be publicly opened and referred for action to the meeting of the City Council in conformity with the Terms of Offering.

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

GENERAL OBLIGATION URBAN RENEWAL CAPITAL  
LOAN NOTES, SERIES 2024B, in the amount of \$1,555,000\*, to  
be dated November 27, 2024, bids to be received before 10:00  
A.M. (the "Notes")

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

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

- Sealed Bidding: Sealed bids may be submitted and will be received at the office of the City Manager at City Hall, 627 N. Adams Street, Carroll, Iowa, 51401.
- Electronic Internet Bidding: Electronic internet bids will be received at the office of the City's Municipal Advisor. The bids must be submitted through the PARITY® competitive bidding system. Information about the Internet Bid System may be obtained by calling 212-849-5021.

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

Sale and Award: The sale and award of the Notes will be held at the Council Chambers, City Hall, 627 N. Adams Street, Carroll, Iowa at a meeting of the City Council on October 28, 2024 at 5:15 P.M.

Official Statement: The Issuer has issued an Official Statement of information pertaining to the Notes to be offered, including a statement of the Terms of Offering and an Official Bid Form, which is incorporated by reference as a part of this notice. The Official Statement may be obtained by request addressed to the City Clerk, City Hall, 627 N. Adams Street, Carroll, Iowa or the Issuer's Municipal Advisor, PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa, 50309, Telephone: 515-724-5734.

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

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

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

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

---

City Clerk, City of Carroll, State of Iowa

(End of Notice)

PASSED AND APPROVED this 14<sup>th</sup> day of October, 2024.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**New Issue****Rating: Non Rated**

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

**CITY OF CARROLL, IOWA****\$1,555,000\* General Obligation Urban Renewal Capital Loan Notes, Series 2024B**

BIDS RECEIVED: Monday, October 28, 2024, 10:00 A.M., Central Time

AWARD: Monday, October 28, 2024, 5:15 P.M., Central Time

**Dated:** Dated Date (November 27, 2024)**Principal Due:** June 1, as shown inside front cover

The \$1,555,000\* General Obligation Urban Renewal Capital Loan Notes, Series 2024B (the "Notes") are being issued pursuant to Subchapter III of Chapters 384 and 403 of the Code of Iowa, 2023, and a resolution to be adopted by the City Council of the City of Carroll, Iowa (the "City"). The Notes are being issued to provide funds to pay the costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of Iowa Code Chapter 403 and the Eighth Amended and Restated Urban Renewal Plan for the Central Business District Project Urban Renewal Area, as amended from time to time, including those costs associated with street restoration and resurfacing; and the acquisition, installation, and repair of traffic control devices such as the US Highway 30 Traffic Signal equipment replacement project. The Notes constitute general obligations of the City for which the City will pledge its power to levy direct ad valorem taxes to the repayment of the Notes.

The Purchaser of the Notes agrees to enter into a loan agreement (the "Loan Agreement") with the City pursuant to the authority contained in Section 384.24A of the Code of Iowa. The Notes are issued in evidence of the City's obligations under the Loan Agreement. The Notes are general obligations of the City, for which the City will pledge to levy ad valorem taxes against all taxable property within the City without limitation as to rate or amount.

The Notes will be issued as fully registered Notes without coupons and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). DTC will act as securities depository for the Notes. Individual purchases may be made in book-entry-form only, in the principal amount of \$5,000 and integral multiples thereof. Purchasers will not receive certificates representing their interest in the Notes purchased. Principal of the Notes, payable annually on each June 1, beginning June 1, 2026 and interest on the Notes, payable initially on June 1, 2025 and thereafter on each December 1 and June 1, will be paid to DTC by the City's Registrar/Paying Agent, UMB Bank, N.A., West Des Moines, Iowa (the "Registrar"). DTC will in turn remit such principal and interest to its participants for subsequent disbursements to the beneficial owners of the Notes as described herein. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as the 15<sup>th</sup> day of the month preceding such interest payment date (the "Record Date").

**NOTES WILL MATURE AS LISTED ON THE INSIDE FRONT COVER**

|                            |  |
|----------------------------|--|
| <b>MINIMUM BID:</b>        | \$1,539,450  |
| <b>GOOD FAITH DEPOSIT:</b> | \$15,550 Required of Purchaser Only  |
| <b>TAX MATTERS:</b>        | Federal: Tax-Exempt<br>State: Tax-Exempt<br>See "TAX MATTERS" section for more details |

The Notes are offered, subject to prior sale, withdrawal, or modification, when, as, and if issued subject to the unqualified approving legal opinion of Ahlers & Cooney, P.C., Bond Counsel, Des Moines Iowa, to be furnished upon delivery of the Notes. It is expected the Notes in the definitive form will be available on or about November 27, 2024 via Fast Automated Securities Transfer delivery with the Registrar holding the Notes on behalf of DTC. The Preliminary Official Statement in the form presented is deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission, subject to revisions, corrections or modifications as determined to be appropriate, and is authorized to be distributed in connection with the offering of the Notes for sale.

\* Preliminary; subject to change.

## CITY OF CARROLL, IOWA

### **\$1,555,000\* General Obligation Urban Renewal Capital Loan Notes, Series 2024B**

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

| <u>Year</u> | <u>Amount*</u> |
|-------------|----------------|
| 2026        | \$760,000      |
| 2027        | 795,000        |

**\*PRINCIPAL**

**ADJUSTMENT:** Preliminary; subject to change. The aggregate principal amount of the Notes, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$1,650,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

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

**INTEREST:** Interest on the Notes will be payable on June 1, 2025 and semiannually thereafter.

**OPTIONAL**

**REDEMPTION:** The Notes will NOT be subject to early redemption.



## COMPLIANCE WITH S.E.C. RULE 5c2-12

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

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

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

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

## REPRESENTATIONS

No dealer, broker, salesperson or other person has been authorized by the City to give any information or to make any representations, other than those contained in the Preliminary Official Statement. This Preliminary Official Statement does not constitute any offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Notes by any person, in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information, estimates and expressions of opinion herein are subject to change without notice and neither the delivery of this Preliminary Official Statement nor any sale made hereunder, shall, under any circumstances, create any implication that there has been no change in the affairs of the City since the date hereof. This Preliminary Official Statement is submitted in connection with the sale of the securities referred to herein and may not be reproduced or used, in whole or in part, for any other purpose.

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

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

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

# **CITY OF CARROLL, IOWA**

## **City Council**

Gerald Fleshner, Mayor  
Tom Bordenaro, Council Member, Ward 1  
Jason Atherton, Council Member, Ward 2  
Kyle Bauer, Council Member, Ward 3  
Carolyn Siemann, Council Member, Ward 4  
Lavern Dirkx, Council Member, At-Large  
JJ Schreck, Council Member, At-Large

## **Administration**

Aaron Kooiker, City Manager  
Laura Schaefer, City Clerk/Finance Director

## **City Attorney**

David S. Bruner  
Carroll, Iowa

## **Bond Counsel**

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

## **Municipal Advisor**

PFM Financial Advisors LLC  
Des Moines, Iowa

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## TERMS OF OFFERING

### CITY OF CARROLL, IOWA

Bids for the purchase of the City of Carroll, Iowa's (the "City") \$1,555,000\* General Obligation Urban Renewal Capital Loan Notes, Series 2024B (the "Notes") will be received on Monday, October 28, 2024, before 10:00 A.M., Central Time, after which time they will be tabulated. The City's Council will consider award of the Notes at 5:15 P.M., Central Time, on the same day. Questions regarding the sale of the Notes should be directed to the City's Municipal Advisor, PFM Financial Advisors LLC (the "Municipal Advisor"), 801 Grand Avenue, Suite 3300, Des Moines, Iowa, 50309, telephone 515-724-5734. Information may also be obtained from Laura Schaefer, City Clerk/Finance Director, City of Carroll, 627 N. Adams Street, Carroll, Iowa, 51401, telephone 712-792-1000.

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

#### DETAILS OF THE NOTES

GENERAL OBLIGATION URBAN RENEWAL CAPITAL LOAN NOTES, SERIES 2024B in the principal amount of \$1,555,000\*, will be dated the date of delivery (anticipated to be November 27, 2024), in the denomination of \$5,000 or multiples thereof, and will mature on June 1 as follows:

| <u>Year</u> | <u>Amount*</u> |
|-------------|----------------|
| 2026        | \$760,000      |
| 2027        | 795,000        |

\* Preliminary; subject to change.

#### ADJUSTMENT TO BOND MATURITY AMOUNTS

The aggregate principal amount of the Notes, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$1,650,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

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

#### INTEREST

Interest on the Notes will be payable on June 1, 2025 and semiannually on the 1<sup>st</sup> day of December and June thereafter. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as of the 15<sup>th</sup> day of the month preceding such interest payment date (the "Record Date"). Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

#### OPTIONAL REDEMPTION

The Notes will NOT be subject to early redemption.

## TERM NOTE OPTION

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

## GOOD FAITH DEPOSIT

A good faith deposit in the amount of \$15,550 (the "Deposit") is required from the lowest bidder only. The lowest bidder is required to submit such Deposit payable to the order of the City, not later than 12:00 P.M., Central Time, on the day of the sale of the Notes and in the form of either (i) a cashier's check provided to the City or its Municipal Advisor, or (ii) a wire transfer as instructed by the City's Municipal Advisor. If not so received, the bid of the lowest bidder may be rejected and the City may direct the second lowest bidder to submit a deposit and thereafter may award the sale of the Notes to the same. No interest on a deposit will accrue to the successful bidder (the "Purchaser"). The Deposit will be applied to the purchase price of the Notes. In the event a Purchaser fails to honor its accepted bid proposal, any deposit will be retained by the City.

## FORM OF BIDS AND AWARD

All bids shall be unconditional for the entire issue of the Notes for a price not less than \$1,539,450, plus accrued interest, and shall specify the rate or rates of interest in conformity to the limitations set forth under the "BIDDING PARAMETERS" section herein. Bids must be submitted on or in substantial compliance with the OFFICIAL BID FORM provided by the City. The Notes will be awarded to the bidder offering the lowest interest rate to be determined on a true interest cost (the "TIC") basis assuming compliance with the "ESTABLISHMENT OF ISSUE PRICE" and "GOOD FAITH DEPOSIT" sections herein. The TIC shall be determined by the present value method, i.e., by ascertaining the semiannual rate, compounded semiannually, necessary to discount to present value as of the dated date of the Notes, the amount payable on each interest payment date and on each stated maturity date or earlier mandatory redemption, so that the aggregate of such amounts will equal the aggregate purchase price offered, therefore. The TIC shall be stated in terms of an annual percentage rate and shall be that rate of interest, which is twice the semiannual rate so ascertained (also known as the Canadian Method). The TIC shall be as determined by the Municipal Advisor based on the TERMS OF OFFERING and all amendments, and on the bids as submitted. The Municipal Advisor's computation of the TIC of each bid shall be controlling. In the event of tie bids for the lowest TIC, the Notes will be awarded by lot.

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

## BIDDING PARAMETERS

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

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

## RECEIPT OF BIDS

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

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

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

Electronic Internet Bidding: Electronic internet bids will be received at the office of the City's Municipal Advisor. Electronic internet bids must be submitted through the Internet Bid System. Information about the Internet Bid System may be obtained by calling 212-849-5021.

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

#### BOOK-ENTRY-ONLY ISSUANCE

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

#### MUNICIPAL BOND INSURANCE AT PURCHASER'S OPTION

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

#### DELIVERY

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

## ESTABLISHMENT OF ISSUE PRICE

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

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

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

In the event the competitive sale requirements are not satisfied, the City shall so advise the Purchaser. The City may, as set forth below, determine to treat (i) the first price at which 10% of a maturity of the Notes (the “10% test”) is sold to the public as the issue price of that maturity, and/or (ii) the initial offering price to the public as of the sale date of any maturity of the Notes as the issue price of that maturity (the “hold-the-offering-price rule”), in each case applied on a maturity-by-maturity basis (and if different interest rates apply within a maturity, to each separate CUSIP number within that maturity). The Purchaser shall advise the City if any maturity of the Notes satisfies the 10% test as of the date and time of the award of the Notes. The City shall promptly advise the Purchaser, at or before the time of award of the Notes, which maturities (and if different interest rates apply within a maturity, which separate CUSIP number within that maturity) of the Notes, if any, shall be subject to the 10% test and which shall be subject to the hold-the-offering-price rule. Bids will not be subject to cancellation in the event the City determines to apply the hold-the-offering-price rule to any maturity of the Notes. **Prospective bidders should prepare their bids on the assumption that some or all of the maturities of the Notes will be subject to the hold-the-offering-price rule in order to establish the issue price of the Notes.**

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

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

The City acknowledges that, in making the representation set forth above, the Purchaser of the Notes will rely on (i) the agreement of each underwriter to comply with the hold-the-offering-price rule, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of the Notes to the public, the agreement of each dealer who is a member of the selling group to comply with the hold-the-offering-price rule, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event, an underwriter is a party to a retail distribution agreement that was employed in connection with the initial sale of Notes to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the hold-the-

offering-price rule, as set forth in the retail distribution agreement and the related pricing wires. The City further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the hold-the-offering-price rule and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a retail distribution agreement to comply with its corresponding agreement regarding the hold-the-offering-price rule as applicable to the Notes.

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

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

#### OFFICIAL STATEMENT

The City has authorized the preparation of a Preliminary Official Statement containing pertinent information relative to the Notes. The Preliminary Official Statement when further supplemented with maturity dates, principal amounts, and interest rates of the Notes, and any other information required by law or deemed appropriate by the City, shall constitute a final Official Statement of the City with respect to the Notes, as that term is defined in Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended (the “Rule”). By awarding the Notes to any underwriter or underwriting-syndicate submitting an OFFICIAL BID FORM therefore, the City agrees that, no more than seven (7) business days after the date of such award, it shall provide without cost to the senior managing underwriter of the syndicate to which the Notes are awarded, up to 25 copies of the final Official Statement to permit each “Participating Underwriter” (as that term is defined in the Rule) to comply with the provisions of such Rule. The City shall treat the senior managing underwriter of the syndicate or syndicates to which the Notes are awarded as its designated agent for purposes of distributing copies of the final Official Statement to the Participating Underwriter. Any underwriter executing and delivering an OFFICIAL BID FORM with respect to the Notes agrees, thereby, that if its bid is accepted by the City, (i) it shall accept such designation, and (ii) it shall enter into a contractual relationship with all Participating Underwriters of the Notes for purposes of assuring the receipt by each such Participating Underwriter of the final Official Statement.



## ELECTRONIC EXECUTED DOCUMENTS

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

## CONTINUING DISCLOSURE

The City will covenant in a Continuing Disclosure Certificate for the benefit of the owners and beneficial owners of the Notes to provide annually certain financial information and operating data relating to the City (the "Annual Report"), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City no later than two hundred seventy (270) days after the close of each fiscal year, commencing with the Fiscal Year ending June 30, 2025, with the Municipal Securities Rulemaking Board, at its internet repository named "Electronic Municipal Market Access" ("EMMA"). The notices of events, if any, are also to be filed with EMMA. See "FORM OF CONTINUING DISCLOSURE CERTIFICATE" included in APPENDIX D to this Preliminary Official Statement. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in the "FORM OF CONTINUING DISCLOSURE CERTIFICATE." These covenants have been made in order to assist the underwriter in complying with paragraph (b)(5) of the Rule.

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

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

## CUSIP NUMBERS

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

BY ORDER OF THE CITY COUNCIL  
City of Carroll, Iowa  
/s/ Laura Schaefer, City Clerk/Finance Director

## SCHEDULE OF NOTE YEARS

**\$1,555,000\***

**CITY OF CARROLL, IOWA**

**General Obligation Urban Renewal Capital Loan Notes**


**Series 2024B**

Notes Dated: November 27, 2024

Interest Due: June 1, 2025 and each December 1 and June 1 to maturity

Principal Due: June 1, 2026-2027

| <u>Year</u> | <u>Principal</u> * | <u>Note Years</u> | <u>Cumulative<br/>Note Years</u> |
|-------------|--------------------|-------------------|----------------------------------|
| 2026        | \$760,000          | 1,148.44          | 1,148.44                         |
| 2027        | 795,000            | 1,996.33          | 3,144.78                         |

Average Maturity (dated date):  2.022 Years

\*Preliminary; subject to change.

## **EXHIBIT 1**

### **FORMS OF ISSUE PRICE CERTIFICATES**

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**COMPETITIVE SALES WITH AT LEAST THREE BIDS FROM ESTABLISHED UNDERWRITERS**

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**ISSUE PRICE CERTIFICATE**

**City of Carroll, Iowa**

**\$\_\_\_\_\_ General Obligation Urban Renewal Capital Loan Notes, Series 2024B**

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

**1. Reasonably Expected Initial Offering Price.**

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

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

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

**2. Defined Terms.**

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

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

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

d) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Notes. The Sale Date of the Notes is October 28, 2024.

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

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

[UNDERWRITER]

By: \_\_\_\_\_  
Name: \_\_\_\_\_

Dated: November 27, 2024

**SCHEDULE A**

**EXPECTED OFFERING PRICES**

**City of Carroll, Iowa**

**\$\_\_\_\_\_ General Obligation Urban Renewal Capital Loan Notes, Series 2024B**

*(Attached)*

**SCHEDULE B**

**COPY OF UNDERWRITER'S BID**

**City of Carroll, Iowa**

**\$\_\_\_\_\_ General Obligation Urban Renewal Capital Loan Notes, Series 2024B**

*(Attached)*

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

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**ISSUE PRICE CERTIFICATE**

**City of Carroll, Iowa**

**\$ \_\_\_\_\_ General Obligation Urban Renewal Capital Loan Notes, Series 2024B**

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

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

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

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

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

3. **Defined Terms.**

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

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

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

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

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



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

g) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Notes. The Sale Date of the Notes is October 28, 2024.

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

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

[UNDERWRITER][REPRESENTATIVE]

By: \_\_\_\_\_  
Name: \_\_\_\_\_

Dated: November 27, 2024

**SCHEDULE A**

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

**City of Carroll, Iowa**

**\$\_\_\_\_\_ General Obligation Urban Renewal Capital Loan Notes, Series 2024B**

*(Attached)*

**SCHEDULE B**

**PRICING WIRE OR EQUIVALENT COMMUNICATION**

**City of Carroll, Iowa**

**\$ \_\_\_\_\_ General Obligation Urban Renewal Capital Loan Notes, Series 2024B**

*(Attached)*

## PRELIMINARY OFFICIAL STATEMENT

### CITY OF CARROLL, IOWA

#### **\$1,555,000\* General Obligation Urban Renewal Capital Loan Notes, Series 2024B**

#### INTRODUCTION

This Preliminary Official Statement contains information relating to the City of Carroll, Iowa (the “City”) and its issuance of \$1,555,000\* General Obligation Urban Renewal Capital Loan Notes, Series 2024B (the “Notes”). This Preliminary Official Statement has been executed on behalf of the City and its City Clerk/Finance Director and may be distributed in connection with the sale of the Notes authorized therein. Inquiries may be made to the City’s Municipal Advisor, PFM Financial Advisors LLC (the “Municipal Advisor”), 801 Grand Avenue, Suite 3300, Des Moines, Iowa, 50309, telephone 515-724-5734. Information may also be obtained from Laura Schaefer, City Clerk/Finance Director, City of Carroll, 627 N. Adams Street, Carroll, Iowa, 51401, telephone 712-792-1000.

#### AUTHORITY AND PURPOSE

The Notes are being issued pursuant to Subchapter III of Chapter 384 and Chapter 403 of the Code of Iowa, 2023, and a resolution (the “Resolution”) to be adopted by the City Council. The Notes are being issued to provide funds to pay the costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of Iowa Code Chapter 403 and the Eighth Amended and Restated Urban Renewal Plan for the Central Business District Project Urban Renewal Area, as amended from time to time, including those costs associated with street restoration and resurfacing; and the acquisition, installation, and repair of traffic control devices such as the US Highway 30 Traffic Signal equipment replacement project.

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

##### Source of Funds\*

|                     |                |
|---------------------|----------------|
| Par Amount of Notes | \$1,555,000.00 |
|---------------------|----------------|

##### Uses of Funds\*

|                                  |                  |
|----------------------------------|------------------|
| Deposit to Construction Account  | \$1,500,000.00   |
| Underwriter’s Discount           | 15,550.00        |
| Cost of Issuance and Contingency | <u>39,450.00</u> |
| Total Uses                       | \$1,555,000.00   |

\* Preliminary; subject to change.

#### INTEREST

Interest on the Notes will be payable on June 1, 2025 and semiannually on the 1<sup>st</sup> day of December and June thereafter. Interest and principal shall be paid to the registered holder of a Bond as shown on the records of ownership maintained by the Registrar as of the 15<sup>th</sup> day of the month preceding such interest payment date (the “Record Date”). Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

#### OPTIONAL REDEMPTION

The Notes will NOT be subject to early redemption.

## PAYMENT OF AND SECURITY FOR THE NOTES

The Notes are general obligations of the City and the unlimited taxing powers of the City are irrevocably pledged for their payment. Upon issuance of the Notes, the City will levy taxes for the years and in amounts sufficient to provide 100% of annual principal and interest due on the Notes. If, however, the amount credited to the debt service fund for payment of the Notes is insufficient to pay principal and interest, whether from transfers or from original levies, the City is required to levy ad valorem taxes upon all taxable property in the City without limit as to rate or amount sufficient to pay the debt service deficiency.

Iowa Code section 76.2 provides that when an Iowa political subdivision issues general obligation bonds, “the governing authority of these political subdivisions before issuing shall, by resolution, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds within a period named not exceeding twenty years. A certified copy of this resolution shall be filed with the county auditor or the auditors of the counties in which the political subdivision is located; and the filing shall make it a duty of the auditors to enter annually this levy for collection from the taxable property within the boundaries of the political subdivision until funds are realized to pay the bonds in full.”

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

The Resolution does not restrict the City’s ability to issue or incur additional general obligation debt, although issuance of additional general obligation debt is subject to the same constitutional and statutory limitations that apply to the issuance of the Notes. For a further description of the City’s outstanding general obligation debt upon issuance of the Notes and the annual debt service on the Notes, see “DIRECT DEBT” under “CITY INDEBTEDNESS” included in APPENDIX A to this Preliminary Official Statement. For a description of certain constitutional and statutory limits on the issuance of general obligation debt, see “DEBT LIMIT” under “CITY INDEBTEDNESS” included in APPENDIX A to this Preliminary Official Statement.

## BOOK-ENTRY-ONLY ISSUANCE

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

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

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal issues, and money market instruments from over 100 countries that DTC’s participants (the “Direct Participants”) deposit

with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry-only transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (the "Indirect Participants"). DTC has Standard & Poor's rating: AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

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

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

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

Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed. Neither DTC nor Cede & Co., nor any other DTC nominee, will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date identified in a listing attached to the Omnibus Proxy.

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

redemption proceeds, distributions, and dividend payments to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC, is the responsibility of the City or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

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

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

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

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

## **FUTURE FINANCING**

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

## **LITIGATION**

To the knowledge of the City, there is no legal action, suit, proceeding, inquiry or investigation at law or in equity before or by any court, public board or body for which the City has been served with process or official notice or threatened against or affecting the City or any reasonable basis therefore, wherein an unfavorable decision, ruling or finding would adversely affect the transaction contemplated by this Official Statement or the validity of the Notes, the Resolution, or any agreement or instrument to which the City is a party and which is used or contemplated for use in the transactions contemplated by this Official Statement, and no member, employee or agent of the City has been served with any legal process regarding such litigation or other proceeding.

The City encounters litigation occasionally in the ordinary course of business. To the knowledge of the City, no litigation is pending or threatened which, in the opinion of the City's counsel, if decided adversely to the City would be likely to result, either individually or in the aggregate, in final judgments against the City which would materially adversely affect its ability to meet debt service payments on the Notes when due, or its obligations under the Resolution, or materially adversely affect its financial condition.

## **DEBT PAYMENT HISTORY**

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

## **LEGALITY**

The Notes are subject to approval as to certain matters by Ahlers & Cooney, P.C. of Des Moines, Iowa as Bond Counsel. Bond Counsel has not participated in the preparation of this Preliminary Official Statement other than to review or prepare information describing the terms of the Notes and Iowa and Federal law pertinent to the validity of and the tax status of interest on the Notes, which can be found generally under the sections "AUTHORITY AND PURPOSE", "OPTIONAL REDEMPTION", "PAYMENT AND SECURITY FOR THE NOTES" and "TAX MATTERS", herein. Additionally, Bond Counsel has provided its form of Legal Opinion and form of Continuing Disclosure Certificate in APPENDIX B and APPENDIX D, respectively, to this Preliminary Official Statement. Bond Counsel is not expressing any opinion as

to the completeness or accuracy of the information contained in the Preliminary Official Statement. The Form of Legal Opinion will be delivered at closing.

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

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

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

## **TAX MATTERS**

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

Subject to the City’s compliance with the above referenced covenants, under present law, in the opinion of Bond Counsel, interest on the Notes is excludable from gross income for federal income tax purposes. Interest on the Notes is not an item of tax preference for purposes of the federal alternative minimum tax on individuals; however, such interest may be taken into account for the purpose of computing the alternative minimum tax imposed on certain corporations.

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

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

**Discount and Premium on Certain Notes:** The initial public offering price of certain Notes (“Discount Notes”) may be less than the amount payable on such Discount Notes at maturity. An amount equal to the difference between the initial public offering price of Discount Notes (assuming that a substantial amount of the Discount Notes of that maturity are sold to the public at such price) and the amount payable at maturity constitutes original issue discount to the initial purchaser of such Discount Notes. Owners of Discount Notes should consult with their own tax advisors with respect to



the determination of accrued original issue discount on Discount Notes for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Discount Notes. It is possible that, under applicable provisions governing determination of state and local income taxes, accrued interest on Discount Notes may be deemed to be received in the year of accrual even though there will not be a corresponding cash payment.

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

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

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

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

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

Current and future legislative proposals, including some that carry retroactive effective dates, if enacted into law, court decisions, or clarification of the Code may cause interest on the Notes to be subject, directly or indirectly, to federal income taxation, or otherwise prevent owners of the Notes from realizing the full current benefit of the tax status of such interest. From time-to-time proposals are made that could significantly reduce the benefit of, or otherwise affect, the exclusion from gross income of interest on obligations like the Notes. Prospective purchasers of the Notes should consult their own legal counsel and tax advisors regarding pending or proposed tax legislation, as to which Bond Counsel expresses no opinion except as expressly set forth in “APPENDIX B” to this Preliminary Official Statement.

Ownership of the Notes may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Notes. Prospective purchasers of the Notes should consult their tax advisors regarding the applicability of any such state and local taxes.

State of Iowa Tax Exemption of Interest: Interest on the Notes is exempt from the taxes imposed by Division II (Personal Net Income Tax) and Division III (Business Tax on Corporations) of Chapter 422 of the Code of Iowa, as amended. Interest on the Notes is subject to the taxes imposed by Division V (Taxation of Financial Institutions) of Chapter 422 of the Code of Iowa, as amended.

Ownership of the Notes may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Notes. Prospective purchasers of the Notes should consult their tax advisors regarding the applicability of any such state and local taxes.

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

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

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

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

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

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

## **NOTEHOLDER'S RISKS**

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

Secondary Market Not Established: There is no established secondary market for the Notes, and there is no assurance that a secondary market will develop for the purchase and sale of the Notes. Prices of municipal notes traded in the secondary market, if any, are subject to adjustment upward and downward in response to changes in the credit markets and changes in the operating performance of the entities operating the facilities subject to bonded indebtedness. From time to time it may be necessary to suspend indefinitely secondary market trading in selected issues of municipal notes as a result of the financial condition or market position, prevailing market conditions, lack of adequate current financial information about the entity, operating the subject facilities, or a material adverse change in the operations of that entity, whether or not the subject notes are in default as to principal and interest payments, and other factors which, may give rise to uncertainty concerning prudent secondary market practices.

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

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

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

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

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

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

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

Potential Impacts Resulting from Epidemics or Pandemics: The City's finances may be materially adversely affected by unforeseen impacts of future epidemics and pandemics. The City cannot predict future impacts of epidemics or pandemics, any similar outbreaks, or their impact on travel, on assemblies or gatherings, on the State, national or global economy, or on securities markets, or whether any such disruptions may have a material adverse impact on the financial condition or operations of the City, included but not limited to the payment of debt service on any of its outstanding debt obligations.

Loss of Tax Base: Economic and other factors beyond the City's control, such as economic recession, deflation of property values, or financial difficulty or bankruptcy by one or more major property taxpayers, or the complete or partial destruction of taxable property caused by, among other eventualities, earthquake, flood, fire or other natural disaster, could cause a

reduction in the assessed value within the corporate boundaries of the City. In addition, the State of Iowa has been susceptible to tornados, derecho, flooding and other extreme weather wherein winds and flooding have from time to time caused significant damage, which if such events were to occur, may have an adverse impact on the City's financial position.

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

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

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

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

**Changes in Property Taxation:** From time to time the Iowa General Assembly has altered the method of property taxation and could do so again. Such alterations could adversely affect the City's financial condition. Historically, changes to property tax calculations and impositions are imposed on a prospective basis. However, there is no assurance future changes to property taxation by the Iowa General Assembly will not be applied retroactively. See "PROPERTY TAX LEGISLATION" herein for additional discussion on recent legislative proposals impacting property taxes. It is impossible to predict the outcome of future property taxation changes by the Iowa General Assembly or resulting impacts on the City's financial condition. The Notes are secured by an unlimited ad valorem property tax as described more fully in the "PAYMENT OF AND SECURITY FOR THE NOTES" herein.

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

The City maintains an insurance policy for general liability, including cyber liability. The City cannot predict whether these policies would be sufficient in the event of a cyber breach. However, the Notes are secured by an unlimited ad valorem property tax as described more fully in the "PAYMENT OF AND SECURITY FOR THE NOTES" herein.

Pensions: Pursuant to Governmental Accounting Standards Board (“GASB”) Statement No. 68, the City reported a liability of \$1,579,286 within its Independent Auditor’s Reports for the Fiscal Year ended June 30, 2023 for its proportionate share of the net pension liability related to IPERS, as defined herein. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan’s net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the net pension liability was based on the City’s share of contributions to the pension plan relative to the contributions of all IPERS participating employers. At June 30, 2022, the City’s collective proportion was (0.041801%) which was an increase of (0.050044%) from its proportion measured as of June 30, 2021.

Additionally, the City reported a liability of \$1,732,782 within its Independent Auditor’s Reports for the Fiscal Year ended June 30, 2023 for its proportionate share of the net pension liability related to MFPRSI, as defined herein. The net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the net pension liability was based on the City’s share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers. At June 30, 2022, the City’s collective proportion was 0.0308560%, which was an increase of 0.027856% from its proportion measured as of June 30, 2021.

See “EMPLOYEES AND PENSIONS” under “THE CITY” section included in APPENDIX A to this Preliminary Official Statement for more summary information related to the City’s contributions, and the City’s Independent Auditor’s Reports for the Fiscal Year ended June 30, 2023, included in APPENDIX C to this Preliminary Official Statement, for additional information related to the City’s deferred outflows and inflows of resources related to pensions, actuarial assumptions, discount rate and discount rate sensitivity. Changes to the City’s pension contributions, or available sources to fund said contributions, may adversely affect the City’s financial condition. However, the Notes are secured by an unlimited ad valorem property tax as described more fully in the “PAYMENT OF AND SECURITY FOR THE NOTES” herein.

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

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

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

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

Tax Levy Procedures: The Notes are general obligations of the City, payable from and secured by a continuing ad valorem tax levied against all of the property valuation within the City. As part of the budgetary process each fiscal year, the City will have an obligation to request a debt service levy to be applied against all of the taxable property within the City. A failure on the part of the City to make a timely levy request or a levy request by the City that is inaccurate or is insufficient to make full payments of the debt service of the Notes for a particular fiscal year, may cause bondholders to experience a delay in the receipt of distributions of principal of and/or interest on the Notes. In the event of a default in the payment of principal of or interest on the Notes, there is no provision for acceleration of maturity of the principal of the Notes. Consequently, the remedies of the owners of the Notes (consisting primarily of an action in the nature of mandamus requiring the City and certain other public officials to perform the terms of the Resolution) may have to be enforced from year to year.

Federal Funds Orders and State Funds Legislation: Various federal executive orders, and Iowa Code Chapter 27A (collectively “ICE Enforcement Initiatives”), impose requirements intended to ensure compliance with the federal immigration detention processes. The ICE Enforcement Initiatives impose various penalties for non-compliance, including the loss of state and/or federal funding under certain circumstances. The loss of state and/or federal funds in any significant amount would negatively impact the City’s overall financial position and could affect its rating. The Notes are secured by a debt service levy upon real property in the jurisdictional limits of the City and are not secured by state or federal funds. See “PAYMENT OF AND SECURITY FOR THE NOTES” herein.

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

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

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

## **NO RATING**

The City has NOT requested a rating on the Notes. Moody’s Investors Service (“Moody’s”) currently maintains an underlying rating on the City’s long-term general obligation debt of ‘Aa3’. The existing rating on long-term debt reflects only the view of the rating agency and any explanation of the significance of such rating may only be obtained from Moody’s. There is no assurance that such ratings will continue for any period of time or that they will not be revised or withdrawn. Any revision or withdrawal of the rating may have an effect on the market price of the Notes.

## **MUNICIPAL ADVISOR**

The City has retained PFM Financial Advisors LLC, Des Moines, Iowa, as Municipal Advisor in connection with the preparation of the Preliminary Official Statement for the issuance of the Notes. In preparing the Preliminary Official Statement, the Municipal Advisor has relied on government officials, and other sources to provide accurate information for disclosure purposes. The Municipal Advisor is not obligated to undertake, and has not undertaken to make, an independent verification of the information provided by the City, or to assume responsibility for the

accuracy, completeness, or fairness of the information contained in the Preliminary Official Statement. PFM Financial Advisors LLC is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities.

## **CONTINUING DISCLOSURE**

The City will covenant in a Continuing Disclosure Certificate for the benefit of the owners and beneficial owners of the Notes to provide annually certain financial information and operating data relating to the City (the “Annual Report”), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City no later than two hundred seventy (270) days after the close of each fiscal year, commencing with the Fiscal Year ending June 30, 2025, with the Municipal Securities Rulemaking Board, at its internet repository named “Electronic Municipal Market Access” (“EMMA”). The notices of events, if any, are also to be filed with EMMA. See APPENDIX D – FORM OF CONTINUING DISCLOSURE CERTIFICATE. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in APPENDIX D – FORM OF CONTINUING DISCLOSURE CERTIFICATE. These covenants have been made in order to assist the underwriter in complying with paragraph (b)(5) of the Rule.

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

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

## **FINANCIAL STATEMENTS**

The City’s Independent Auditor’s Reports for the Fiscal Year ended June 30, 2023 is reproduced in APPENDIX C to this Preliminary Official Statement. The City’s certified public accountant has not consented to distribution of the audited financial statements and has not undertaken added review of their presentation. Further information regarding financial performance and copies of the City’s prior Independent Auditor’s Reports may be obtained from the City’s Municipal Advisor, PFM Financial Advisors LLC.

## **CERTIFICATION**

The City has authorized the distribution of this Preliminary Official Statement for use in connection with the initial sale of the Notes. I have reviewed the information contained within the Preliminary Official Statement prepared on behalf of the City of Carroll, Iowa, by PFM Financial Advisors LLC, Des Moines, Iowa, and to the best of my knowledge, information and belief, said Preliminary Official Statement does not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading regarding the issuance of \$1,555,000\* General Obligation Urban Renewal Capital Loan Notes, Series 2024B.

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

\*Preliminary; subject to change.

## **APPENDIX A**

### **GENERAL INFORMATION ABOUT THE CITY OF CARROLL, IOWA**

*The \$1,555,000\* General Obligation Urban Renewal Capital Loan Notes (the “Notes”) are general obligations of the City of Carroll, Iowa (the “City”), for which the City will pledge its power to levy direct ad valorem taxes against all taxable property within the City without limitation as to rate or amount to the repayment of the Notes.*

\* Preliminary; subject to change.



## CITY PROPERTY VALUES

### IOWA PROPERTY VALUATIONS

In compliance with Section 441.21 of the Code of Iowa, the State Director of Revenue annually directs the county auditors to apply prescribed statutory percentages to the assessments of certain categories of real property. The 2023 final Actual Values were adjusted by the Carroll County auditor. The reduced values, determined after the application of rollback percentages, are the taxable values subject to tax levy. For assessment year 2023 (applicable to Fiscal Year 2024-25), the taxable value rollback rate is 46.3428% of actual value for residential property; 71.8370% of actual value for agricultural property and 100.0000% of the actual value of utility property. The residential taxable rollback rate of 46.3428% would apply to the value of each property unit of commercial, industrial and railroad property that exceeds zero dollars (\$0), but does not exceed one hundred fifty thousand dollars (\$150,000) with a taxable value rollback rate of 90.0000% to the value that exceeds one hundred fifty thousand dollars (\$150,000). No adjustment was ordered for utility property because its assessed value did not increase enough to qualify for reduction. Utility property is limited to an 8% annual growth.

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

### PROPERTY VALUATIONS (1/1/2023 Valuations for Taxes Payable July 1, 2024 through June 30, 2025)

|   | <u>100% Actual Value</u>   | <u>Taxable Value<br/>(With Rollback)</u> |
|---|----------------------------|--|
| Residential   | \$773,965,889              | \$357,479,324                            |
| Commercial  | 185,330,249                | 140,995,232                              |
| Industrial  | 15,582,959                 | 13,121,115                               |
| Railroad  | 3,482,377                  | 3,474,143                                |
| Utilities   | <u>0</u>                   | <u>0</u>                                 |
| Gross valuation   | \$978,361,474              | \$515,069,814                            |
| Less Military Tax Exemption   | (1,499,112)                | (1,499,112)                              |
| Less Homestead Tax Exemption  | <u>(2,713,112)</u>         | <u>(2,713,112)</u>                       |
| Net valuation   | \$974,149,250              | \$510,857,590                            |
| TIF increment (used to compute debt<br>service levies and constitutional<br>debt limit) | \$52,899,033 <sup>1)</sup> | \$48,491,282                             |
| Taxed separately  |                            |  |
| Ag. Land  | \$1,006,412                | \$719,290                                |
| Ag. Buildings   | \$82,010                   | \$58,913                                 |
| Utilities – Gas & Electric  | \$29,205,088               | \$8,716,312                              |

1) Excludes \$46,208 of TIF Increment Ag Land valuation.

### 2023 GROSS TAXABLE VALUATION BY CLASS OF PROPERTY <sup>1)</sup>

|                                      | <u>Gross Taxable Valuation</u> | <u>Percent Total</u> |
|--------------------------------------|--------------------------------|----------------------|
| Residential                          | \$357,479,324                  | 68.25%               |
| Commercial, Industrial and Utilities | 154,116,347                    | 29.42%               |
| Railroad                             | 3,474,143                      | 0.66%                |
| Gas and Electric Utilities           | <u>8,716,312</u>               | <u>1.67%</u>         |
|                                      | \$523,786,126                  | 100.00%              |

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

## TREND OF VALUATIONS

| <u>Assessment<br/>Year</u> | <u>Payable<br/>Fiscal Year</u> | <u>100% Actual<br/>Valuation</u> | <u>Taxable Valuation<br/>(With Rollback)</u> | <u>Taxable TIF<br/>Increment</u> |
|----------------------------|--------------------------------|----------------------------------|--|----------------------------------|
| 2019                       | 2020-21                        | \$893,736,425                    | \$525,219,743                                | \$48,109,373                     |
| 2020                       | 2021-22                        | 899,218,707                      | 532,574,376                                  | 50,611,334                       |
| 2021                       | 2022-23                        | 909,411,392                      | 526,491,763                                  | 47,711,316                       |
| 2022                       | 2023-24                        | 922,024,118                      | 507,671,594                                  | 51,141,292                       |
| 2023                       | 2024-25                        | 1,057,388,001                    | 519,573,902                                  | 48,491,282                       |

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

## LARGER TAXPAYERS

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

| <u>Taxpayer</u> <sup>1)</sup>       | <u>Valuation Category</u> | <u>1/1/2023<br/>Taxable Valuation</u> <sup>2)</sup> |
|-------------------------------------|---------------------------|---|
| CRE Provender Carroll LLC           | Commercial                | \$17,442,246  |
| Clinic Building Company, Inc.       | Commercial                | 9,173,851   |
| Wal-Mart Real Estate Business Trust | Commercial                | 8,413,213   |
| Mid American Energy Company         | Utility                   | 7,563,704   |
| TriGen LLC                          | Industrial                | 6,672,518   |
| BTC, Inc.                           | Commercial                | 5,162,201   |
| Badding Construction Company        | Commercial                | 4,510,744   |
| Commercial Savings Bank             | Commercial                | 4,445,876   |
| Carroll County State Bank           | Commercial                | 3,918,922   |
| Citicenter Station LLC              | Commercial                | 3,896,360   |

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

2) The 1/1/2023 Taxable Valuation listed represents only those valuations associated with the title holder and may not necessarily represent the entire taxable valuation.

Source: Carroll County Auditor's Office

## PROPERTY TAX LEGISLATION

Over time, the Iowa Legislature has modified the process and calculation of taxable valuations for various classifications of property. For example, in 2013 maximum annual taxable value growth due to revaluation of residential and agricultural property was reduced from 4% to 3%, rollback calculations were modified, a new multi-residential classification was created, and an appropriation made to replace some lost tax revenue due to rollbacks. In 2019, the process for hearings on total maximum property tax dollars under certain levies in the City's budget was modified and a super-majority vote required to raise taxes above a prescribed formula. In 2021, the multi-residential classification was removed, and a phase out of the appropriation for rollback initiated. In 2023, SF 181 was signed into law by the Governor on February 20, 2023, effective upon enactment. SF 181 reduced the residential rollback for the 2022 assessment year (affecting Fiscal Year 2023-24) from 56.4919% to 54.6501%. This resulted in a reduction in taxable valuation in the residential, commercial, industrial and railroad property classes upon which the City levies property taxes for Fiscal Year 2023-24.

On May 4, 2023, the Governor signed House File 718 ("HF 718"), a property tax reform law aimed at reducing property tax growth in Iowa. Among other things, HF 718 permanently consolidates several existing city property tax levies and creates a new adjusted city general fund levy ("ACGFL"). To control the growth of property taxes, the new ACGFL is subject to potential limitation or reduction by constraining growth by 2% or 3% each year depending on if certain growth triggers are met or exceeded during the prior year. The levy limitation is only applicable Fiscal Year 2024-25 through Fiscal Year 2027-28 and will be specific to each city. For Fiscal Year 2023-24, the City will calculate the new ACGFL as the baseline rate and the first annual ACGFL adjustment will begin Fiscal Year 2024-25. The ACGFL rates for Fiscal Years 2024-25 through 2027-28 are based on growth in city taxed value and the previous year's city tax rate. Beginning in Fiscal Year 2028-29, all cities go to a \$8.10 ACGFL maximum and the levy limitation calculation ceases. Certain levies like debt service, pensions, employee benefits and capital improvement reserve fund are not included in the new ACGFL limitation. The City's recent property valuation growth has, on occasion, exceeded the new legislative caps. Assuming the City exceeds the legislative caps in the future, the City's general fund levies will lag its relative valuation growth. For Fiscal Year 2024-25, the City's non TIF tax valuation growth was 2.34%, which did not trigger a reduction in the City's property tax revenues.

On May 1, 2024, new legislation (SF 2442) was signed into law by the Governor, which amongst other things, adjusts levy rates modified under HF 718 based on default rates and certain growth parameters for taxes and budgets beginning on or after July 1, 2025.

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

Notwithstanding any modifications to property tax revenues that may result from prior, or any pending or future legislation, the Notes are secured by an unlimited ad valorem property tax. See "PAYMENT OF AND SECURITY FOR THE NOTES" herein.

## LEVIES AND TAX COLLECTIONS

| <u>Fiscal Year</u> | <u>Levy</u> <sup>1)</sup> | <u>Collected During<br/>Collection Year</u> <sup>1)</sup> | <u>Percent<br/>Collected</u> |
|--------------------|---------------------------|---|------------------------------|
| 2020-21            | \$6,165,167               | \$6,208,041   | 100.70%                      |
| 2021-22            | 6,268,132                 | 6,274,497   | 100.10%                      |
| 2022-23            | 6,311,156                 | 6,332,819   | 100.34%                      |
| 2023-24            | 6,251,747                 | 6,253,953   | 100.04%                      |
| 2024-25            | 6,388,487                 | -----In Process of Collection-----                        |                              |

1) Excludes TIF.

Source: Carroll County

Collections include delinquent taxes from all prior years. Taxes in Iowa are delinquent each October 1 and April 1 and a late payment penalty of 1.5% per month of delinquency is enforced as of those dates. If delinquent taxes are not paid, the property may be offered at the regular tax sale on the third Monday of June following the delinquency date. Purchasers at the tax sale must pay an amount equal to the taxes, special assessments, interest and penalties due on the property and funds so received are applied to taxes. A property owner may redeem from the regular tax sale but, failing redemption within three years, the tax sale purchaser is entitled to a deed, which in general conveys the title free and clear of all liens except future tax installments.

## TAX RATES

|                                   | <u>FY 2020-21</u> | <u>FY 2021-22</u> | <u>FY 2022-23</u> | <u>FY 2023-24</u> | <u>FY 2024-25</u> |
|-----------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
|                                   | <u>\$/1,000</u>   | <u>\$/1,000</u>   | <u>\$/1,000</u>   | <u>\$/1,000</u>   | <u>\$/1,000</u>   |
| Carroll County                    | 4.60516           | 4.14091           | 4.30166           | 4.69065           | 4.60948           |
| City of Carroll                   | 11.59799          | 11.65008          | 11.85703          | 12.16844          | 12.16046          |
| Carroll Community School District | 9.54494           | 9.46854           | 9.48541           | 9.88719           | 9.84135           |
| Des Moines Area Community College | 0.63533           | 0.67789           | 0.69448           | 0.74410           | 0.75916           |
| Agricultural Extension            | 0.17261           | 0.17700           | 0.16903           | 0.17098           | 0.16875           |
| Assessor                          | 0.28594           | 0.28257           | 0.27147           | 0.25025           | 0.19972           |
| State of Iowa                     | <u>0.00270</u>    | <u>0.00260</u>    | <u>0.00240</u>    | <u>0.00180</u>    | <u>0.00180</u>    |
| Total Tax Rate City Resident      | 26.84467          | 26.39959          | 26.78148          | 27.91341          | 27.74072          |

## LEVY LIMITS

Pursuant to HF 718 the City's new adjusted city general fund levy ("ACGFL") for Fiscal Year 2024-2025 is \$8.10. To control the growth of property taxes, the ACGFL is subject to potential limitation or reduction by constraining growth each year depending on if certain growth triggers are met or exceeded during the prior year. The levy limitation is only applicable Fiscal Year 2024-2025 through Fiscal Year 2027-2028. Beginning in Fiscal Year 2028-2029, the levy limitation ceases and the City will go to a \$8.10 ACGFL maximum. Certain levies like debt service, pensions, employee benefits and capital improvement reserve fund are not included in the new ACGFL limitation. The City's recent property valuation growth has often exceeded the new legislative caps. Assuming the City exceeds the legislative caps in the future, the City's general fund levies will lag its relative valuation growth. For Fiscal Year 2024-25, the City's non TIF tax valuation growth was 2.34% causing the City's property tax revenue from the ACGFL to be reduced by 0% of its revenues. The City's Budget for Fiscal Year 2024-25 accommodated this reduction of tax revenues relative to its non-TIF tax valuation growth. Debt service levies are not limited, rather the City is only subject to the aggregate constitutional debt limits. See "DEBT LIMIT" under "CITY INDEBTEDNESS" included in APPENDIX A to this Official Statement. See "PROPERTY TAX LEGISLATION" included in APPENDIX A to this Official Statement for a discussion of revisions to the administration of the general fund levy beginning in Fiscal Year 2024-25. See also "PAYMENT OF AND SECURITY FOR THE NOTES" in this Official Statement.

## CITY INDEBTEDNESS

### DEBT LIMIT

Article XI, Section 3 of the State of Iowa Constitution limits the amount of debt outstanding at any time of any county, municipality, or other political subdivision to no more than 5% of the actual value of all taxable property within the corporate limits, as taken from the last state and county tax list. The debt limit for the City, based on its 2023 actual valuation currently applicable to the Fiscal Year 2024-25, is as follows:

|   |                               |
|---|-------------------------------|
| 2023 Actual Valuation of Property           | \$1,057,388,001 <sup>1)</sup> |
| Legal Debt Limit of 5%                      | <u>0.05</u>                   |
| Legal Debt Limit                            | \$52,869,400                  |
| Less: G.O. Debt Subject to Debt Limit       | (5,270,000) *                 |
| Less: G.O. LOSST Debt Subject to Debt Limit | <u>(4,925,000)</u>            |
| Net Debt Limit                              | \$42,674,400 *                |

1) Actual Valuation of property as reported by the Iowa Department of Management for the Fiscal Year 2024-25.

### DIRECT DEBT

#### General Obligation Debt Paid by Taxes (Includes the Notes)

| <u>Date<br/>of Issue</u> | <u>Original<br/>Amount</u> | <u>Purpose</u>                 | <u>Final<br/>Maturity</u> | <u>Principal<br/>Outstanding<br/>As of 11/27/2024</u> |
|--------------------------|----------------------------|--------------------------------|---------------------------|---|
| 3/20A                    | \$1,505,000                | Corporate Purposes             | 6/29                      | \$725,000   |
| 10/21A                   | 3,325,000                  | Refunding (Series 2018B Bonds) | 6/33                      | 2,390,000   |
| 5/24A                    | 1,130,000                  | Corporate Purposes             | 6/25                      | 600,000   |
| 11/24B                   | 1,555,000*                 | Corporate Purposes             | 6/27                      | <u>1,555,000*</u>                                     |
| Total                    |                            |                                |                           | \$5,270,000*  |

#### General Obligation Debt Paid by Local Option Sales and Services Tax Revenues

| <u>Date<br/>of Issue</u> | <u>Original<br/>Amount</u> | <u>Purpose</u>     | <u>Final<br/>Maturity</u> | <u>Principal<br/>Outstanding<br/>As of 11/27/2024</u> |
|--------------------------|----------------------------|--------------------|---------------------------|---|
| 9/22A                    | \$5,400,000                | Corporate Purposes | 6/41                      | \$4,925,000   |

**Total General Obligation Debt Subject to Debt Limit** **\$10,195,000\***

\* Preliminary; subject to change.

## General Obligation Debt Paid by Taxes (Includes the Notes)

| Fiscal<br>Year | <u>Current Outstanding Debt</u> |                                     | <u>The Bonds</u>  |                                      | <u>Total Outstanding Debt</u> |                                      |
|----------------|---------------------------------|-------------------------------------|-------------------|--------------------------------------|-------------------------------|--------------------------------------|
|                | <u>Principal</u>                | <u>Principal &amp;<br/>Interest</u> | <u>Principal*</u> | <u>Principal &amp;<br/>Interest*</u> | <u>Principal*</u>             | <u>Principal &amp;<br/>Interest*</u> |
| 2024-25        | \$975,000                       | \$1,076,450                         | \$0               | \$0                                  | \$975,000                     | \$1,076,450                          |
| 2025-26        | 390,000                         | 450,650                             | 760,000           | 877,489                              | 1,150,000                     | 1,328,139                            |
| 2026-27        | 405,000                         | 453,650                             | <u>795,000</u>    | 834,750                              | 1,200,000                     | 1,288,400                            |
| 2027-28        | 410,000                         | 446,200                             |                   |                                      | 410,000                       | 446,200                              |
| 2028-29        | 425,000                         | 448,500                             |                   |                                      | 425,000                       | 448,500                              |
| 2029-30        | 275,000                         | 286,800                             |                   |                                      | 275,000                       | 286,800                              |
| 2030-31        | 275,000                         | 284,050                             |                   |                                      | 275,000                       | 284,050                              |
| 2031-32        | 280,000                         | 286,300                             |                   |                                      | 280,000                       | 286,300                              |
| 2032-33        | <u>280,000</u>                  | 283,220                             |                   |                                      | <u>280,000</u>                | 283,220                              |
|                | \$3,715,000                     |                                     | \$1,555,000 *     |                                      | \$5,270,000 *                 |                                      |

\* Preliminary; subject to change.

## General Obligation Debt Paid by Local Option Sales and Services Tax Revenues

| Fiscal<br>Year | <u>Bonds</u>     |                                   |
|----------------|------------------|-----------------------------------|
|                | <u>Principal</u> | <u>Principal and<br/>Interest</u> |
| 2024-25        | \$215,000        | \$393,713                         |
| 2025-26        | 225,000          | 395,113                           |
| 2026-27        | 230,000          | 391,113                           |
| 2027-28        | 240,000          | 391,913                           |
| 2028-29        | 245,000          | 387,313                           |
| 2029-30        | 255,000          | 387,513                           |
| 2030-31        | 265,000          | 387,313                           |
| 2031-32        | 270,000          | 384,363                           |
| 2032-33        | 280,000          | 385,993                           |
| 2033-34        | 295,000          | 391,893                           |
| 2034-35        | 305,000          | 391,863                           |
| 2035-36        | 315,000          | 391,493                           |
| 2036-37        | 330,000          | 395,783                           |
| 2037-38        | 340,000          | 394,563                           |
| 2038-39        | 355,000          | 396,813                           |
| 2039-40        | 370,000          | 398,500                           |
| 2040-41        | <u>390,000</u>   | 404,625                           |
| Total          | \$4,925,000      |                                   |

## OTHER DEBT

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

| <u>Date<br/>of Issue</u> | <u>Original<br/>Amount</u> | <u>Purpose</u>     | <u>Final<br/>Maturity</u> | <u>Principal<br/>Outstanding<br/>As of 11/27/2024</u> |
|--------------------------|----------------------------|--------------------|---------------------------|---|
| 12/03                    | \$8,000,000                | Sewer Improvements | 6/25                      | \$522,000   |
| 6/04                     | 2,998,000                  | Sewer Improvements | 6/25                      | <u>199,000</u>  |
| Total                    |                            |                    |                           | \$721,000   |

## INDIRECT GENERAL OBLIGATION DEBT

|                                      | 1/1/2021<br>Taxable<br><u>Valuation</u> <sup>1)</sup> | Taxable<br>Valuation<br><u>within the City</u> <sup>2)</sup> | Percent<br><u>In City</u> | <u>G.O. Debt</u> <sup>3)</sup> | City's<br>Proportionate<br><u>Share</u> |
|--------------------------------------|---|--|---------------------------|--------------------------------|---|
| Carroll County                       | \$1,787,617,131                                       | \$568,880,268  | 31.82%                    | \$9,725,000                    | \$3,094,495                             |
| Carroll Community School District    | 1,192,752,219   | 568,880,268  | 47.69%                    | 4,914,000                      | 2,343,487                               |
| Des Moines Area Community College    | 67,526,147,035  | 568,880,268  | 0.84%                     | 75,280,000                     | <u>632,352</u>                          |
| City share of total overlapping debt |   |  |                           |                                | \$6,070,334                             |

- 1) Taxable Valuation excludes military exemption and includes Ag Land, Ag Buildings, all Utilities and Taxable TIF Increment.  
2) Includes Taxable Ag Increment in the amount of \$36,881.  
3) Includes general obligation bonds, PPEL Bonds, certificates of participation and new jobs training certificates. Estimated as of September 10, 2024.

## DEBT RATIOS

|                                     | <u>G.O. Debt</u> | Debt/Actual<br>Market Value<br><u>(\$1,057,388,001)</u> <sup>1)</sup> | Debt/10,321<br><u>Population</u> <sup>2)</sup> |
|-------------------------------------|------------------|---|--|
| Total General Obligation Debt       | \$5,270,000*     | 0.50%*  | \$510.61*                                      |
| Total General Obligation LOSST Debt | \$4,925,000      | 0.47%   | \$477.18                                       |
| City's share of overlapping debt    | \$6,070,334      | 0.57%   | \$588.15                                       |

- 1) Based on the City's 1/1/2023 100% Actual Valuation; includes Ag Land, Ag Buildings, all Utilities and TIF Increment.  
2) Population based on the City's 2020 U.S. Census.

\* Preliminary; subject to change.

## FUNDS ON HAND (CASH AND INVESTMENTS AS OF JULY 31, 2024)

|                               |                     |
|-------------------------------|---------------------|
| General Fund                  | \$3,756,478.03      |
| Special Revenue               | 7,501,261.67        |
| Debt Service                  | 122,979.61          |
| Capital Projects              | 5,442,485.70        |
| Permanent                     | 735,108.83          |
| Water Utility                 | 3,937,175.23        |
| Sewer Utility                 | 5,502,409.71        |
| Storm Water Utility           | 1,752,240.04        |
| Medical Internal Service Fund | <u>1,104,832.29</u> |
| Total Cash and Investments    | \$29,854,971.11     |

## THE CITY

### CITY GOVERNMENT

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

### EMPLOYEES AND PENSIONS

Iowa Public Employees Retirement System (“IPERS”): The City currently has 65 full-time and 185 part-time employees (including seasonal employees). Of the City’s 250 employees, 15 are full-time police officers. IPERS membership is mandatory for employees of the City, except for those covered by another retirement system. The City contributes to IPERS, which is a cost-sharing, multiple-employer, contributory defined benefit public employee retirement system administered by the State of Iowa. IPERS provides retirement and death benefits, which are established by state statute, to plan members and beneficiaries. IPERS is authorized to adjust the total contribution rate up or down each year, by no more than 1 percentage point, based upon the actuarially required contribution rate. In Fiscal Year 2023, pursuant to the required rate, regular members contributed 6.29% of covered payroll and the City contributed 9.44% of covered payroll for a total rate of 15.73%. Protection occupation members contributed 6.21% of covered payroll and the City contributed 9.31% of covered payroll for a total rate of 15.52%. The City contributed the required amount to IPERS for the past three fiscal years, as follows:

|                         | <u>FY 2020-21</u> | <u>FY 2021-22</u> | <u>FY 2022-23</u> |
|-------------------------|-------------------|-------------------|-------------------|
| IPERS City Contribution | \$291,922         | \$320,826         | \$312,698         |

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

Pursuant to Governmental Accounting Standards Board (“GASB”) Statement No. 68, the City reported a liability of \$1,579,286 within its Independent Auditor’s Report as of June 30, 2023 for its proportionate share of the net pension liability. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan’s net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the net pension liability was based on the City’s share of contributions to the pension plan relative to the contributions of all IPERS participating employers. At June 30, 2022, the City’s collective proportion was (0.041801%), which was an increase of (0.050044%) from its proportion measured as of June 30, 2021.

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

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



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

MFPRSI plan members are required to contribute a percentage of their annual covered salary, and the City is required to contribute at an actuarially determined normal set by state statute. The contribution requirements of plan members and the City are established and may be amended by state statute. Under the Code of Iowa, the employer’s contribution rate cannot be less than 17.00% of earnable compensation. The contribution rate was 23.90% for the Fiscal Year ended June 30, 2023. The City contributed the required amount to MFPRSI for the past three fiscal years, as follows:

|                          | <u>FY 2020-21</u> | <u>FY 2021-22</u> | <u>FY 2022-23</u> |
|--------------------------|-------------------|-------------------|-------------------|
| MFPRSI City Contribution | \$230,868         | \$272,834         | \$255,435         |

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

Pursuant to GASB Statement No. 68, the City reported a liability of \$1,732,782 within its Independent Auditor’s Report for the Fiscal Year ended June 30, 2023, for its proportionate share of the net pension liability. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan’s net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2022 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the net pension liability was based on the City’s share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers. As of June 30, 2022, the City’s collective proportion was 0.0308560%, which was an increase of 0.027856% from its proportion measured as of June 30, 2021.

For additional information on the City’s Pension Plans, including information related to deferred outflows and inflows of resources related to pensions, expenses, actuarial assumption, discount rate and discount rate sensitivities refer to Note 4 – PENSION PLAN, beginning on page 36 of the City’s Independent Auditor’s Reports for the Fiscal Year ended June 30, 2023 contained in APPENDIX C to this Preliminary Official Statement.

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

## **OTHER POST-EMPLOYMENT BENEFITS**

The City partially self-funds a single-employer health benefit plan which provides medical and prescription drug benefits for employees, retirees, and their spouses. As of June 30, 2023 there were 56 active members and no inactive members in the plan. Participants must be age 55 or older at retirement.

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

The contribution requirements of plan members are established by union contracts for police union employees and by the City Council for the public works union employees and the non-union employees. The City currently finances the benefit plan on a pay-as-you-go basis. Currently, employees pay, on a pre-tax basis, 20% of the cost of the premium equal to the cost of electing continuing coverage under COBRA. For the Fiscal Year ended June 30, 2023, the City contributed \$571,083 and plan members eligible for benefits contributed \$159,474 to the plan.

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

For additional information regarding the City's Other Post-Employment Benefits, refer to Note 5 – OTHER POST-EMPLOYMENT BENEFITS beginning on page 43 of the City's Independent Auditor's Reports for the Fiscal Year ended June 30, 2023, contained in APPENDIX C to this Preliminary Official Statement.

## UNIONS

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

| <u>Union</u>                       | <u>Number of Employees</u> | <u>Contract Expiration Date</u> | <u>Negotiated Annual Wage Increase</u>         |
|------------------------------------|----------------------------|---------------------------------|--|
| Teamsters Local 238 (Police)       | 10                         | June 30, 2028                   | 7/1/2025 – 4.75%<br>7/1/2026 – 7/1/2027 – Open |
| Teamsters Local 238 (Public Works) | 30                         | June 30, 2028                   | 7/1/2025 – 4.0%<br>7/1/2026 – 7/1/2027 – Open  |

## INSURANCE

The City's insurance coverage is as follows:

| <u>Type of Insurance</u>                          | <u>Occurrence/Aggregate Limit</u>                |
|---|--|
| General Liability                                 |  |
| Third Party Legal Liability                       | \$7,000,000                                      |
| Wrongful Acts                                     | \$7,000,000/\$1,000 deductible                   |
| Pesticide or Herbicide Applicator Coverage        | \$5,000,000                                      |
| Fire Dept. Pollution Liability                    | \$500,000  |
| Employee Benefits Liability                       | \$1,000,000/\$1,000 deductible                   |
| Sewer Back-up                                     | \$1,000,000 occurrence/\$1,000,000 aggregate     |
| Law Enforcement Liability                         |  |
| Governmental Law Enforcement Liability            | \$7,000,000/\$2,000 deductible                   |
| Auto Coverage                                     |  |
| Government Auto Liability                         | \$7,000,000                                      |
| Uninsured/Underinsured Motorists                  | \$40,000   |
| Comprehensive deductibles                         | \$200  |
| Automobile Coverage Extension Included            | \$600  |
| Property  |  |
| Blanket Buildings & Contents                      | \$113,029,973/\$5,000 deductible                 |
| Glass coverage included                           |  |
| Earthquake coverage                               | \$20,000,000/2% deductible                       |
| Inland Marine                                     |  |
| Contractor's Equipment/Scheduled Property Floater | \$3,314,632/\$2,500 deductible                   |
| Computer Coverage                                 | Covered as part of Blanket Buildings & Content   |
| Blanket Boiler                                    | Covered as part of Blanket Buildings & Contents  |
| Workmen's Comp. Limits                            | \$5,000,000 each occurrence<br>\$5,000,000 limit |
| Payroll   | \$4,819,229                                      |
| Bonds   |  |
| Public Employees Blanket Bond                     | \$10,000   |
| Position Bond                                     | \$40,000   |
| Airport Liability                                 | \$7,000,000 limit                                |

## GENERAL INFORMATION

### LOCATION AND TRANSPORTATION

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

### LARGER EMPLOYERS

| <u>Employer</u>                                | <u>Type of Business</u>                 | <u>Approximate<br/>Number of<br/>Employees</u> <sup>1)</sup> |
|--|---|--|
| Core-Mark Midcontinent, Inc.                   | Wholesale Merchandise Distributor       | 730  |
| Pella Corporation (Carroll)                    | Manufacturer of Windows and Doors       | 640  |
| St. Anthony Regional Hospital and Nursing Home | Healthcare Facility                     | 445  |
| Carroll Community School District              | Public School System                    | 267  |
| City of Carroll                                | City Government                         | 250  |
| New Hope Village                               | Agency Serving Adults with Disabilities | 193  |
| American Home Shield                           | Home Warranty Contracts                 | 186  |
| Wal-Mart Supercenter                           | Discount Retailer                       | 152  |
| Game One (f/k/a The Graphic Edge)              | Custom Screen-Printing and Embroidery   | 136  |
| Kuemper Catholic School System                 | Private School System                   | 129  |
| Smithfield Foods                               | Pork Processing Plant                   | 121  |
| New Opportunities, Inc.                        | Social Services/Human Services          | 121  |
| Carroll County                                 | County Government                       | 105  |
| Collins Aerospace Systems                      | Aerospace Products                      | 101  |
| McFarland Clinic PC                            | Healthcare Facility-Clinic              | 83   |
| Leer, Inc.                                     | Mfg. Walk-in Coolers/Freezers           | 76   |
| Hy-Vee   | Grocery Sales                           | 60   |

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

Source: The City

## BUILDING PERMITS

City officials report the following construction activity as of September 4, 2024. Permits for the City are reported on a calendar year basis.

|                                    | <u>2020</u>         | <u>2021</u>        | <u>2022</u>         | <u>2023</u>      | <u>2024</u>        |
|------------------------------------|---------------------|--------------------|---------------------|------------------|--------------------|
| <u>Single Family Homes</u>         |                     |                    |                     |                  |                    |
| Number of New Homes                | 1                   | 8                  | 11                  | 12               | 7                  |
| Valuation                          | \$400,000           | \$3,262,320        | \$3,680,333         | \$3,533,650      | \$3,851,000        |
| <u>Single Family Homes:</u>        |                     |                    |                     |                  |                    |
| <u>Additions and Alterations</u>   |                     |                    |                     |                  |                    |
| Number of permits issued           | 73                  | 49                 | 31                  | 30               | 23                 |
| Valuation                          | \$2,420,232         | \$1,657,986        | \$744,645           | \$1,864,400      | \$1,438,936        |
| <u>Multiple Family Dwellings</u>   |                     |                    |                     |                  |                    |
| Number of new buildings            | 2                   | 6                  | 3                   | 4                | 2                  |
| Valuation                          | \$474,000           | \$1,644,300        | \$1,077,000         | \$1,837,000      | \$1,000,000        |
| <u>Commercial/Industrial/Other</u> |                     |                    |                     |                  |                    |
| Number of new buildings            | 8                   | 5                  | 5                   | 6                | 2                  |
| Valuation                          | \$11,504,829        | \$1,281,681        | \$1,620,000         | \$962,438        | \$70,000           |
| <u>Commercial/Industrial/Other</u> |                     |                    |                     |                  |                    |
| <u>Additions &amp; Alterations</u> |                     |                    |                     |                  |                    |
| Number of permits issued           | 24                  | 19                 | 13                  | 11               | 10                 |
| Valuation                          | <u>\$11,156,173</u> | <u>\$1,481,235</u> | <u>\$13,502,285</u> | <u>\$664,249</u> | <u>\$5,079,150</u> |
| Total Permits                      | 108                 | 87                 | 63                  | 63               | 44                 |
| Total Valuations                   | \$25,955,234        | \$9,327,522        | 20,624,263          | \$8,861,737      | \$11,439,086       |

## U.S. CENSUS DATA

|                  |                                |        |
|------------------|--------------------------------|--------|
| Population Trend | 1990 U.S. Census               | 9,579  |
|                  | 2000 U.S. Census               | 10,106 |
|                  | 2010 U.S. Census               | 10,103 |
|                  | 2020 U.S. Census               | 10,321 |
|                  | 2023 U.S. Census <sup>1)</sup> | 10,163 |

1) Estimated

Source: U.S. Census Bureau

## UNEMPLOYMENT RATES

|                  |                     | <u>Carroll County</u> | <u>State of Iowa</u> |
|------------------|---------------------|-----------------------|----------------------|
| Annual Averages: | 2020                | 3.9%                  | 5.2%                 |
|                  | 2021                | 2.8%                  | 3.8%                 |
|                  | 2022                | 2.0%                  | 2.8%                 |
|                  | 2023                | 2.4%                  | 2.9%                 |
|                  | 2024 (through July) | 2.1%                  | 3.0%                 |

Source: Iowa Workforce Development

## EDUCATION

Public education is provided by the Carroll Community School District, with an October 2023 certified enrollment of 1,613.7. The district, with approximately 267 employees, owns and operates two elementary schools, one middle school, and one high school. Private education service is also provided by Kuemper Catholic Grade School and Kuemper Catholic High School, with an October 2023 certified enrollment of 664 and 452, respectively.

Des Moines Area Community College has a campus located in the City with a current enrollment of 101 traditional college students and 579 local high school students taking classes. The college offers courses to fulfill requirements for the first two years of a baccalaureate degree as well as providing vocational and technical programs.

## FINANCIAL SERVICES

Financial services for residents of the City are provided by Availa Bank, Iowa Savings Bank and Commercial Savings Bank, and branch offices of BMO Harris Bank, N.A., United Bank of Iowa, and Westside State Bank. Availa Bank, Iowa Savings Bank and Commercial Savings Bank offices located within the City report the following deposits as of June 30 for each year:

| <u>Year</u> | <u>Availa Bank</u> | <u>Iowa Savings Bank</u> | <u>Commercial Savings Bank</u> |
|-------------|--------------------|--------------------------|--------------------------------|
| 2019        | \$215,316,000      | \$134,232,000            | \$151,954,000                  |
| 2020        | 221,271,000        | 114,460,000              | 173,324,000                    |
| 2021        | 237,656,000        | 128,274,000              | 195,994,000                    |
| 2022        | 249,856,000        | 136,572,000              | 221,936,000                    |
| 2023        | 237,966,000        | 134,232,000              | 230,039,000                    |

Source: Federal Deposit Insurance Corporation

## **APPENDIX B**

### **FORM OF LEGAL OPINION**

## **APPENDIX C**

### **JUNE 30, 2023 INDEPENDENT AUDITOR'S REPORTS**

## **APPENDIX D**

### **FORM OF CONTINUING DISCLOSURE CERTIFICATE**



## OFFICIAL BID FORM

To: City Council of  
Carroll, Iowa

Sale Date: October 28, 2024  
10:00 A.M., Central Time

RE: \$1,555,000\* General Obligation Urban Renewal Capital Loan Notes, Series 2024B (the "Notes")

This bid is a firm offer for the purchase of the Notes identified in the TERMS OF OFFERING and on the terms set forth in this OFFICIAL BID FORM, the TERMS OF OFFERING, and is not subject to any conditions, except as permitted by the TERMS OF OFFERING. By submitting this bid, we confirm that we have an established industry reputation for underwriting new issuance of municipal notes.

For all or none of the above Notes, in accordance with the TERMS OF OFFERING, we will pay you \$ \_\_\_\_\_ (not less than \$1,539,450) plus accrued interest to date of delivery for fully registered Notes bearing interest rates and maturing in the stated years as follows:

| <u>Coupon</u> | <u>Maturity</u> | <u>Yield</u> |
|---------------|-----------------|--------------|
| _____         | 2026            | _____        |
| _____         | 2027            | _____        |

\* Preliminary; subject to change. The City reserves the right to increase or decrease the aggregate principal amount of the Notes and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$1,650,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

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

In making this offer we accept all of the terms and conditions of the TERMS OF OFFERING published in the Preliminary Official Statement dated October 14, 2024. In the event of failure to deliver the Notes in accordance with the TERMS OF OFFERING as printed in the Preliminary Official Statement and made a part hereof, we reserve the right to withdraw our offer, whereupon the deposit accompanying it will be immediately returned. All blank spaces of this offer are intentional and are not to be construed as an omission.

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

NET INTEREST COST: \$ \_\_\_\_\_

TRUE INTEREST COST: \_\_\_\_\_ % (Calculated to the dated date of November 27, 2024)

Account Manager: \_\_\_\_\_ By: \_\_\_\_\_

Account Members: \_\_\_\_\_

The foregoing offer is hereby accepted by and on behalf of the City Council of the City of Carroll, Iowa this 28<sup>th</sup> day of October, 2024.

Attest: \_\_\_\_\_ By: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_

# 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:** Randall M. Krauel, Director of Public Works

RMK

**DATE:** October 9, 2024

**SUBJECT:** Roof Replacement Projects

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

Plans, specifications, form of contract and estimated cost for the Roof Replacement Projects have been filed by McClure Engineering Company. The plans, specifications, form of contract and estimated cost are generally described as follows:

## PLANS

The project involves roof replacement on 16 buildings in the City of Carroll and 5 buildings at Arthur N. Neu Airport. The roof replacements are the result of a hailstorm that occurred in May of 2023. Of the 21 roofs to be replaced, 14 have asphalt shingles, 5 have metal sheathing panels and 2 have EPDM rubber roof membrane. Roof replacement will involve removal and disposal of the existing roof coverings and furnishing and installing new roof coverings. Besides the new roof covering, each installation must also include all accessory roofing components for a complete, functional, and weather tight roof, constructed to "industry standards", whether the roof material is asphalt shingles, metal panel rib sheathing, metal standing seam sheathing, or EPDM membrane.

The buildings included in the project are as follows:

### Section 1: Asphalt Laminate (Architectural) Shingles – Replace Roof on 14 Buildings in the City

| Location No. | Description                       |
|--------------|-----------------------------------|
| 15-16        | Graham Park – Enclosed Shelter    |
| 15-17        | Graham Park – Open Shelter        |
| 15-92        | Graham Park – School House        |
| 16-20        | Northeast Park – Open Shelter     |
| 17-21        | Rolling Hills Park – Open Shelter |
| 18-23        | Minchen Park – Open Shelter       |
| 18-25        | Maple Park – Open Shelter         |
| 21-29        | Southside Park – Open Shelter     |
| 22-30        | Vets Memorial Park – Open Shelter |
| 25-34        | Softball Field – Restrooms        |

|       |  |
|-------|--|
| 25-35 | Softball Field – Concession Stand/Announcing Booth |
| 53-89 | Aquatic Center-Bathhouse/Concessions               |
| 53-91 | Aquatic Center – Mechanical Filter Building        |
| 52-88 | Street Maint. – Salt Shed                          |

## **Section 2: Panel Rib Metal Roof Replacement – 3 Buildings at the Carroll Airport**

| <b>Location No.</b> | <b>Description</b>                            |
|---------------------|---|
| 9-60                | Airport Main Shop Hangar Roof                 |
| 9-61                | Airport 14 Plex Hangar North Roof             |
| 9-61                | Airport 14 Plex Hangar North Pedestrian Doors |
| 9-82                | Airport East Hangar Roof                      |

## **Section 3: Standing Seam Metal Roof Replacement – 2 Buildings at the Carroll Airport**

| <b>Location No.</b> | <b>Description</b>                                       |
|---------------------|--|
| 9-59                | Airport Garage West Roof – Maintenance Equipment Storage |
| 9-111               | Airport Snow Removal Equipment Storage Building Roof     |

## **Section 4: EPDM Rubber Membrane Roofing System Replacement – 2 Water Facility Buildings**

| <b>Location No.</b>            | <b>Description</b>        |
|--------------------------------|---------------------------|
| Water Facility<br>S. Adams St. | High Service Pump Station |

|                                 |                       |
|---------------------------------|-----------------------|
| Water Facility<br>S. Grant Road | Water Treatment Plant |
|---------------------------------|-----------------------|

Building locations are illustrated on the attached Project Location Map.

## **SPECIFICATIONS**

The specifications further detail the roof replacements. The specifications are the Statewide Urban Specifications, City Supplemental Specifications and project Developmental Specifications.

## **FORM OF CONTRACT**

The form of contract is the Statewide Urban Design and Specification sample form.

## **ESTIMATED COST**

The estimated construction cost of the project is \$697,180.58.

The project schedule is anticipated as follows:

|                                     |                  |
|-------------------------------------|------------------|
| Bid Receipt and Opening             | October 22, 2024 |
| Bid Award                           | October 28, 2024 |
| Construction Substantial Completion | July 1, 2025     |

**RECOMMENDATION:** Mayor and City Council conduction of the required public hearing and consideration of adoption of the plans, specifications, form of contract and estimated cost of the Roof Replacements Project.

RMK:lp  
attachments (2)

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

RESOLUTION ADOPTING THE PLANS, SPECIFICATIONS, FORM OF CONTRACT AND  
ESTIMATED COST FOR THE ROOF REPLACEMENTS PROJECTS

WHEREAS, plans, specifications, form of contract and estimated cost were filed for the construction of public improvements described in general as Roof Replacement Projects; and,

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARROLL, IOWA, that said plans, specifications, form of contract and estimated cost are hereby adopted as the plans, specifications, form of contract and estimated cost for the Roof Replacement Projects.

Passed and approved by the Carroll City Council this 14<sup>th</sup> day of October, 2024.

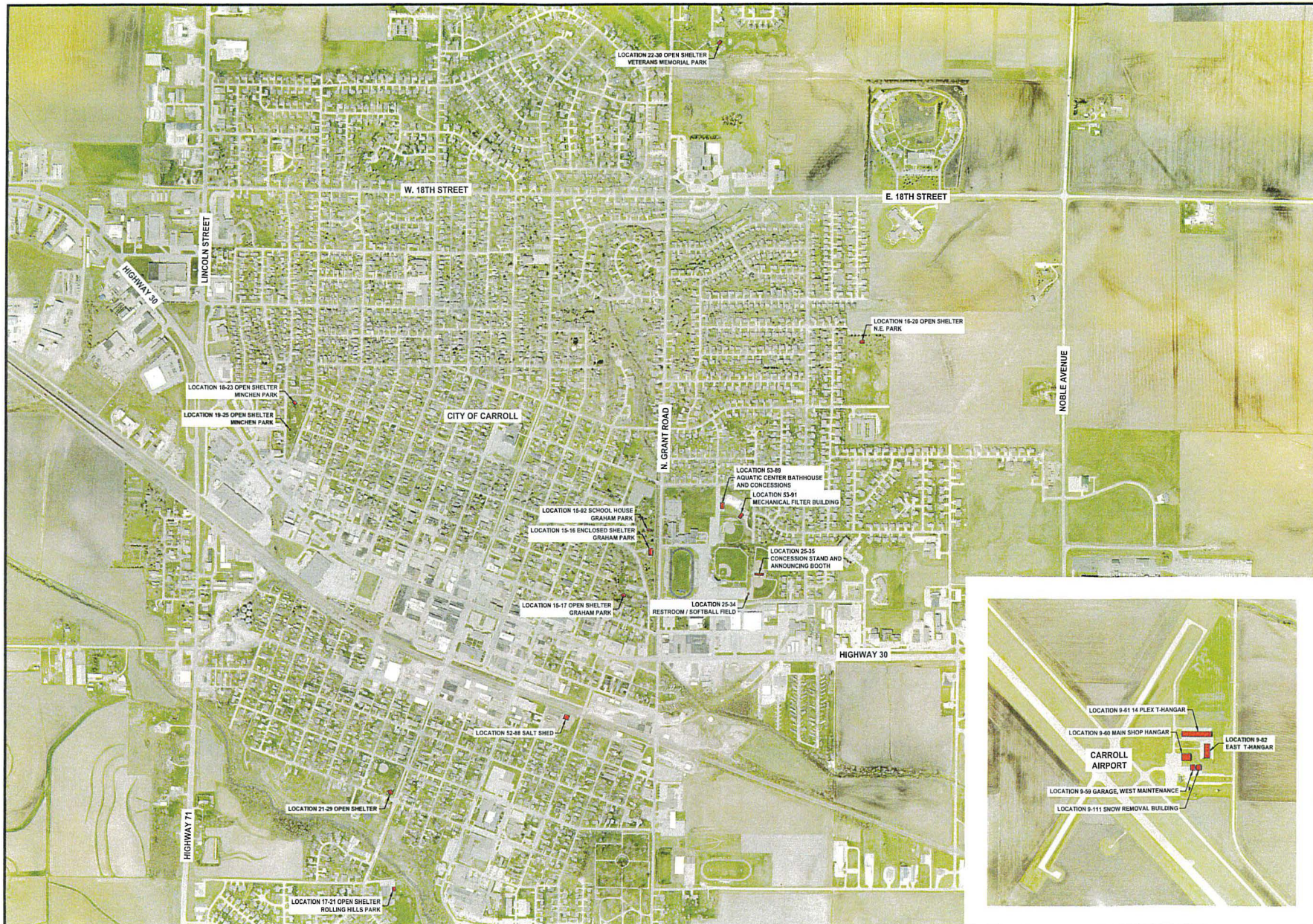
CITY COUNCIL OF THE  
CITY OF CARROLL, IOWA

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

ATTEST:

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





623 N Carroll St.  
Carroll, Iowa 51401  
P 712-220-8121

Ankeny, IA | Carroll, IA | Clive, IA  
Cedar Rapids, IA | Fort Dodge, IA  
North Liberty, IA | Sioux City, IA  
Macon, MO | Columbia, MO  
North Kansas City, MO  
Lenexa, KS

NOTICE:  
McClure Engineering Co. is not  
responsible or liable for any errors,  
claims, damages, or losses  
(collectively, "Losses") which arise  
from failure to follow these Plans,  
Specifications, and the engineering  
intent they convey, or for Losses  
which arise from failure to obtain  
and/or follow the engineers' or  
surveyors' guidance with respect to  
any alleged errors, omissions,  
inconsistencies, ambiguities, or  
conflicts contained within the  
Plans and Specifications.

IOWA CERTIFICATE OF  
AUTHORITY NO. 25887



0 500 1000

REVISIONS

PROJECT INFO  
2204001538

|          |          |            |
|----------|----------|------------|
| ENGINEER | DRAWN BY | CHECKED BY |
| CFE      | BAV      | ATS        |

CITY OF CARROLL  
ROOF REPLACEMENT PROJECT  
CITY OF CARROLL, IOWA

PROJECT LOCATION MAP

Page 122

DRAWING NO.  
EX-01



# City of Carroll

---

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

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

**FROM:** Aaron Kooiker, City Manager 

**DATE:** October 10, 2024

**SUBJECT:** Development Agreement for a Community Catalyst Building Remediation Grant with 504 Holdings LLC

As Council is aware, 504 Holdings LLC received a Community Catalyst Building Remediation Grant from Iowa Economic Development Authority (IEDA). Part of that process is getting a development agreement signed between the City and the Developer.

The development agreement defines the scope of work as "...creation of two large windows, new entrance on Adams Street, installation of new exterior lighting, new awnings, creation of two retail stores off Adams Street." The Developer shall commit a minimum of \$300,000 to be used to cover any expenses exceeding the Grant funds and City commitment.

As you see the development agreement is attached and is the standard agreement form from IEDA.

**STAFF RECOMMENDATION:** Council consideration and discussion of the resolution approving a Development Agreement with 504 Holdings LLC for a Community Catalyst Building Remediation Grant.

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

**A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT WITH 504 HOLDINGS LLC  
FOR A COMMUNITY CATALYST BUILDING REMEDIATION GRANT**

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

WHEREAS, the Development Agreement with 504 Holdings LLC for a Community Catalyst Building Remediation Grant is attached hereto as Exhibit “A”; and

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

NOW, THEREFORE, BE IT RESOLVED that the Development Agreement with 504 Holdings LLC for a Community Catalyst Building Remediation Grant, attached as Exhibit “A”, be authorized and approved, and that the Mayor and City Clerk are authorized to execute the contract on behalf of the City of Carroll.

PASSED AND APPROVED by the City Council of the City of Carroll, Iowa, this 14th day of October, 2024.

CITY COUNCIL OF THE  
CITY OF CARROLL, IOWA

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

ATTEST:

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



## **DEVELOPMENT AGREEMENT**

### **Agreement Number 24-CTBF-EMERG-10**

This Development Agreement ("Agreement") made this day 6<sup>th</sup> of September, 2024 by and between the City of Carroll, Iowa ("City") and 504 Holdings LLC.

WHEREAS, the City submitted a grant application to the Iowa Economic Development Authority ("IEDA") for a Community Catalyst Building Remediation Grant for a proposed Project located at 504 N Adams Street to be completed at property owned by Developer; and

WHEREAS, the Grant application was approved for this project by IEDA and accepted by the City upon the terms and conditions set out by IEDA; and

WHEREAS, the Developer, as owner of the property, accepts the grant upon the terms and conditions set out in this Agreement;

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement and other good and valuable consideration, the Parties agree as follows:

1. **PROJECT.** "Project" means the activities and other obligations to be performed or accomplished by the City and the Developer as described in this Agreement, in the Scope of Work set out herein and, in the application, submitted through IowaGrants.gov.

2. **PROJECT COMPLETION PERIOD.** The "Project Completion Period" commences with the Date of Award Letter from IEDA, September 6th and ends with the Project Completion Date set out in the grant, April 17, 2025.

3. **COSTS TO BE REIMBURSED.** The costs to be reimbursed under this agreement are those costs that are directly related to the Project, as set out in Section 261-45.2 of Iowa Administrative Code. Those costs specifically do not include expenditures for furnishings, appliances, accounting services, legal services, loan origination and other financing costs, syndication fees and related costs, developer fees, or the costs associated with selling or renting dwelling units whether incurred before or after completion of the Project.

4. **PRIOR EXPENSES.** No expenditures made prior to the Date of Award Letter may be included as Project Costs.

5. **MAINTENANCE OF INSURANCE.** The Developer shall maintain the project property in good repair and condition, ordinary wear and tear excepted and shall not suffer or commit waste or damage upon the project property. The Developer shall pay for and maintain insurance in an amount not less than the full insurable value of the project property. The Developer shall name the City and the IEDA as mortgagees and/or an additional loss payee(s). The Developer shall provide the City with a copy of each and every insurance policy in effect.

6. **SCOPE OF WORK.** The Project creation of two large windows, new entrance on Adams Street, Installation of new exterior lighting, new awnings, creation of two retail store off of Adams street. Project is more specifically described in the Grant application.

7. **WORK RESPONSIBILITIES.** Subject to the terms of this Agreement, Developer will be solely responsible for completing all work on the Project. Neither party will be considered an agent of the other for purposes of this Project, and each will hold harmless and indemnify the other for any damages suffered by any person or entity as a result of its own or its agents' acts or failures to act in performance of its obligations under this Agreement.

8. **FINANCIAL OBLIGATION.** In addition to the Grant funding the parties agree to the following financial commitments.

The Developer shall commit a minimum of \$300,000 to be used to cover any expenses exceeding the Grant funds and City commitment. Any additional amounts necessary to complete the project shall be the responsibility of the Developer.

9. **ASSIGNMENT OF AGREEMENT.** The Parties may not assign, transfer or convey in whole or in part this Agreement, without the consent of each Party. Consent shall not be unreasonably withheld.

10. **WRITING REQUIRED.** No change, modification, or termination of any of the terms, provisions or conditions of this Agreement shall be effective unless made in writing and signed by the Parties.

11. **PAYMENT PROCEDURES FOR GRANT FUNDS.** Payment under the Grant shall be made on a reimbursement basis. Requests for reimbursement shall be submitted at two points in the Project. The first request shall be made at the Project Mid-Point after costs directly related to the Project are equal or greater than 60% of the Grant Fund. The final request for reimbursement shall be made within thirty (30) days of the Project Completion Date. Each request for reimbursement will include reports of the work completed, including photographs of the Project. Payments will be made to Developer within thirty (30) days of the receipt by the City of funds from the IEDA.

12. **MISCELLANEOUS.**

- a. Any publications or media releases related to the Project will contain the following. This Project is Sponsored in Part by the Iowa Economic Development Authority and the City of Carroll
- b. The City's obligation to provide funds is contingent on funds being available to the City from the IEDA under the Community Catalyst Grant Program. Developer will hold the City harmless from any damage Developer sustains as a result of funds for the Project being unavailable through the Community Catalyst Grant Program
- c. If the City's agreement with IEDA is modified in any way, this Agreement will be similarly modified, if necessary, to comply with or carry out the obligations of the IEDA agreement. Developer will hold the City harmless from any damage Developer sustains as a result of modifications to the City's agreement with IEDA over which the City has no control
- d. The City's Mayor, City Council members, and employees, and their immediate family members will not be paid for any work they perform on the Project through contracts with the Developer unless that work was contracted through a competitive bidding process.

11 **ENTIRE AGREEMENT.** This Agreement contains the entire understanding between the City and the Developer with respect to the Project contained herein.


IN WITNESS WHEREOF the parties have executed this Agreement at Carroll, Carroll County, Iowa, the day and year first stated.

**City of Carroll**

BY: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
City Clerk

**504 Holdings LLC**

BY:  \_\_\_\_\_  
Title: Owner

# City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

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

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

**DATE:** October 9, 2024

**SUBJECT:** Adams Street Reconstruction  
Change Order No. 4

During construction of the Adams Street Reconstruction project, the location record of the sanitary sewer service line serving 111 W. 13<sup>th</sup> Street was found to be incomplete. The service line location was also not found during on-site excavation. At that point it was concluded that the service line connected to a joint service line serving properties west of 111 W. 13<sup>th</sup> Street. The west portion of the joint service line was reconstructed to connect to the Adams Street sanitary sewer. The 111 W. 13<sup>th</sup> Street connection to the joint service line was concluded to be east of the joint service line replacement.

It was later determined that the 111 W. 13<sup>th</sup> Street service line connected to the joint service line in an unexcavated area west of the replaced section. Proposed Change Order No. 4 has been prepared to include the labor and equipment costs to connect the 111 W. 13<sup>th</sup> Street service line to the joint service line.

The cost of the service line in proposed Change Order No. 4 is \$3,487.50. Proposed Change Order No. 4 alters the Contract Price as follows:

|                                   |                   |
|-----------------------------------|-------------------|
| Original Contract Price           | \$3,550,680.08    |
| Change Order No. 1 (09-11-23)     | (\$4,984.97)      |
| Change Order No. 2 (10-09-23)     | \$19,225.69       |
| Change Order No. 3 (12-11-23)     | \$3,767.72        |
| Change Order No. 4 (Proposed)     | <u>\$3,487.50</u> |
| Contract Price with Change Orders | \$3,572,176.02    |

No change in Contract Time is included in proposed Change Order No. 4.

**RECOMMENDATION:** Mayor and City Council consideration of approval of Change Order No. 4 to the Adams Street Reconstruction project in the amount of a \$3,487.50 increase in the Contract Price.

RMK:lp

attachments (1)

**CITY OF CARROLL****CHANGE ORDER  
NO. 4**

PROJECT: **ADAMS STREET RECONSTRUCTION**  
OWNER: City of Carroll, Iowa  
CONTRACTOR: Rasch Construction, Inc.  
ENGINEER: McClure Engineering Company

OWNER'S Contract No.: Resolution #23-40

DATE OF ISSUANCE: October 9, 2024

EFFECTIVE DATE: October 14, 2024

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

Description: See Attachment A

Reason for Change Order: See Attachment A

Attachments: Attachment A

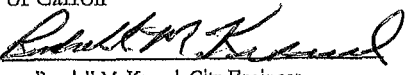
| CHANGE IN CONTRACT PRICE:   |
|---|
| Original Contract Price:<br><br>\$ 3,550,680.08                                     |
| Net Increase (Decrease) from previous Change Orders No. 1 to 2:<br><br>\$ 18,008.44 |
| Contract Price prior to this Change Order:<br><br>\$ 3,568,688.52                   |
| Net Increase (Decrease) of this Change Order:<br><br>\$ 3,487.50                    |
| Contract Price with all approved Change Orders:<br><br>\$ 3,572,176.02              |

| CHANGE IN CONTRACT TIMES:   |
|---|
| Original Contract Times:<br>Stage 1 Completion August 20, 2024<br>Stage 2 Completion November 15, 2023                        |
| Net change from previous Change Orders No. 1 to No. 2:<br>Completion None   |
| Contract Times prior to this Change Order:<br>Stage 1 Completion August 20, 2024<br>Stage 2 Completion November 15, 2023      |
| Net increase (decrease) this Change Order:<br>Stage 1 None<br>Stage 2 None  |
| Contract Times with all approved Change Orders:<br>Stage 1 Completion August 20, 2024<br>Stage 2 Completion November 15, 2023 |

RECOMMENDED:

City of Carroll

By:

  
Randall M. Krauel, City Engineer

Date: October 9, 2024

APPROVED:

City of Carroll

By:

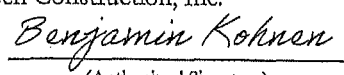
Gerald H. Fleschner, Mayor

Date: October 14, 2024

ACCEPTED:

Rasch Construction, Inc.

By:

  
(Authorized Signature)

Date: 10/08/2024

## ADAMS STREET RECONSTRUCTION

### CHANGE ORDER NO. 4 ATTACHMENT A

#### Description:

- 4.1 Connection of sanitary sewer service at 111 W. 13<sup>th</sup> Street to new Adams Street sanitary sewer.

#### Reason for Change Order:

- 4.1 During construction of the Adams Street sanitary sewer the service line to 111 W. 13<sup>th</sup> Street was not found by excavation and was concluded that it entered a joint service line east of the replaced section of that joint service line. It was later determined that the sewer service line joined the joint service line in an unexcavated area west of the replaced section.

#### Cost:

| Item<br>No. | Description  | Unit | Estimated<br>Quantity | Unit<br>Price | Extended<br>Price |
|-------------|--|------|-----------------------|---------------|-------------------|
| 4.1         | Sanitary Sewer Service Connection,<br>111 W. 13 <sup>th</sup> Street | LS   | 1.00                  | \$3,487.50    | \$3,487.50        |

# 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:** Randall M. Krauel, Director of Public Works

*RMK*

**DATE:** October 9, 2024

**SUBJECT:** Water Distribution Main Replacements – 2023  
Change Order No. 2

During construction of the Water Distribution Main Replacements project, subsurface conditions dictated a change to the plans at two locations. At East Street and 1st Street the existing watermain varied from the written record to the extent that additional fittings were required to connect the new watermain. At U.S. 30 east of Grant Road, the new watermain was installed to avoid existing utilities resulting in the need for additional fittings to connect to plan alignment.

Proposed Change Order No. 2 has been prepared to incorporate the cost of the additional fittings into the Contract Price. The cost of the fittings in proposed Change Order No. 2 is \$10,766.20. Proposed Change Order No. 2 alters the Contract Price as follows:

|                                   |                     |
|-----------------------------------|---------------------|
| Original Contract Price           | \$523,910.00        |
| Change Order No. 1 (08-12-24)     | \$ 1,000.00         |
| Change Order No. 2 (Proposed)     | <u>\$ 10,766.20</u> |
| Contract Price with Change Orders | \$535,676.20        |

No change in Contract Time is included in proposed Change Order No. 2

**RECOMMENDATION:** Mayor and City Council consideration of approval of Change Order No. 2 to the Water Distribution Main Replacements project in the amount of a \$10,766.20 increase in the Contract Price.

RMK:lp

attachments (1)

CHANGE ORDER  
NO. 2

PROJECT: WATER DISTRIBUTION MAIN REPLACEMENTS - 2023  
OWNER: City of Carroll, Iowa  
CONTRACTOR: Jet Drain Services, LLC  
ENGINEER: JEO Consulting Group, Inc.

OWNER'S Contract No.: Resolution #23-81

DATE OF ISSUANCE: October 9, 2024

EFFECTIVE DATE: October 14, 2024

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

Description: See Attachment A

Reason for Change Order: See Attachment A

Attachments: Attachment A

| CHANGE IN CONTRACT PRICE:  | CHANGE IN CONTRACT TIMES:  |
|--|--|
| Original Contract Price:<br>\$ 523,910.00                        | Original Contract Times:<br>Ready for final payment: October 1, 2024                             |
| Net Increase from previous Change Order No. 1:<br>\$ 1,000.00    | Net change from previous Change Orders No. --- to No. ---:<br>Ready for final payment: No Change |
| Contract Price prior to this Change Order:<br>\$ 524,910.00      | Contract Times prior to this Change Order:<br>Ready for final payment: October 1, 2024           |
| Net Increase of this Change Order:<br>\$ 10,766.20               | Net increase (decrease) this Change Order:<br>Ready for final payment: No Change                 |
| Contract Price with all approved Change Orders:<br>\$ 535,676.20 | Contract Times with all approved Change Orders:<br>Ready for final payment: October 1, 2024      |

RECOMMENDED:

City of Carroll

By:

Randall M. Krauel, City Engineer

Date: October 9, 2024

APPROVED:

City of Carroll

By:

Gerald H. Flesher, Mayor

Date: October 14, 2024

ACCEPTED:

Jet Drain Services, LLC

By:

(Authorized Signature)

Date: 10-08-2024



WATER DISTRIBUTION MAIN REPLACEMENTS - 2023

CHANGE ORDER NO. 2  
ATTACHMENT A

Description:

2.1-2.6 Fitting for connection at 1st Street and East Street.

2.7 Fitting for watermain crossing at U.S. 30.

Reason for Change Order:

2.1-2.6 Existing watermain on 1st Street varied from available record. Additional fittings required for connection of new watermain.

2.7 Utility conflicts required location adjustment of the new watermain. Fittings required to connect to plan alignment.

Cost:

| <u>Item No.</u> | <u>Description</u>             | <u>Unit</u> | <u>Estimated Quantity</u> | <u>Unit Price</u> | <u>Amount</u> |
|-----------------|--------------------------------|-------------|---------------------------|-------------------|---------------|
| 2.1             | Fitting, Sleeve, 4", Oversized | EA          | 2                         | \$ 900.00         | \$ 1,800.00   |
| 2.2             | Fitting, Reducer, 4"x6"        | EA          | 2                         | \$ 425.00         | \$ 850.00     |
| 2.3             | Fitting, Tee, 6"x6"            | EA          | 1                         | \$1,650.00        | \$ 1,650.00   |
| 2.4             | Fitting, 45° Bend, 6"          | EA          | 2                         | \$ 500.00         | \$ 1,000.00   |
| 2.5             | Watermain, PVC, 4"             | LF          | 13.72                     | \$ 85.00          | \$ 1,166.20   |
| 2.6             | Valve, Gate Valve, 4"          | EA          | 1                         | \$3,500.00        | \$ 3,500.00   |
| 2.7             | Fitting, 45° Bend, 8"          | EA          | 2                         | \$ 800.00         | \$ 800.00     |

Total Change Order No. 2

\$10,766.20


# City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

**MEMO TO:** Aaron Kooiker, City Manager  
**FROM:** Chad Tiemeyer, Director of Parks and Recreation   
**DATE:** October 8, 2024  
**SUBJECT:** City of Carroll – Renovations at Merchants Park Project

- Change Order No. 2

During construction at Merchants Park, items were discovered that needed to be addressed. The items are in detail in the attached and proposed Change Order No. 2 and are summarized below.

The work includes:

1. RFI 07: Concrete Bleacher Pad Reinforcing:
  - a. The concrete pads underneath the soon to be aluminum bleachers have been adjusted to meet and guarantee warranty requirements by the bleacher company. The pads were originally designed at 6" concrete depth with fiber mesh but are requesting us to meet their specifications of 5" thickness and #4 reinforcing steel 12" on center both ways. If we do not accept, the warranty for the bleachers is void.
2. RFI 06: Safety Netting System:
  - a. After reviewing with engineers and Bidding Construction, it was determined that the system that was bid included four poles for stabilization to hold the safety netting in place. Once reviewed structurally, the plan to eliminate two poles and their large footings was a better option for viewing pleasure in the grandstands. This eliminates two poles and allows the connection of the wire to go directly onto the stadium girder framing. This is a credit for deletion of the work.

|                                       |                      |
|---------------------------------------|----------------------|
| Concrete Bleacher Pad Reinforcing     | \$ 3,722.00          |
| <u>Safety Netting System Deletion</u> | <u>\$ (2,365.00)</u> |

|                                     |             |
|-------------------------------------|-------------|
| Total Amount for Change Order No. 2 | \$ 1,357.00 |
|-------------------------------------|-------------|

|                                  | <u>Cost</u>     | <u>Completion Date</u> |
|----------------------------------|-----------------|------------------------|
| Original Contract                | \$ 1,307,800.00 | December 1, 2024       |
| Change Order No. 1 (Accepted)    | \$ (3,088.00)   | 0 days                 |
| Contract with Change Order No. 1 | \$ 1,304,712.00 | December 1, 2024       |
| Change Order No. 2 (Proposed)    | \$ 1,357.00     | 0 days                 |
| Contract with Change Order No. 2 | \$ 1,306,069.00 | December 1, 2024       |

This Change Order still allows the project to be under the Original Contract price by \$1,731.

The budget for the Merchants Park Improvement Project includes a planned construction contingency of \$80,000. After approval of Change Order No. 1 and 2, \$78,643 will remain for the project.

**RECOMMENDATION:** Mayor and City Council consideration and approval of the attached Change Order No. 2 for the Merchants Park Improvement Project in the amount of \$1,357.00.



# AIA® Document G701® – 2017

## Change Order

**PROJECT:** *(Name and address)*  
City of Carroll - Merchants Park  
Renovations  
Vine Street  
Carroll, IA 51401

**CONTRACT INFORMATION:**  
Contract For:  
General Construction  
Date:  
May 29, 2024

**CHANGE ORDER INFORMATION:**  
Change Order Number:  
002  
Date:  
October 08, 2024

**OWNER:** *(Name and address)*  
City of Carroll  
627 N Adams Street  
Carroll, IA 51401

**ARCHITECT:** *(Name and address)*  
Shive-Hattery, Inc.  
4125 Westown Parkway, Suite 100  
West Des Moines, IA 50266

**CONTRACTOR:** *(Name and address)*  
Badding Construction  
814 W 9th Street  
Carroll, IA 51401

### 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.)*

COR-007 - Concrete Bleachers Pad Reinforcing (RFI-007): \$3,722.00

COR-008 - Safety Netting Systems Option 2 (RFI-006): (\$2,365.00)

**Total: \$1,357.00**

The original Contract Sum was  
The net change by previously authorized Change Orders  
The Contract Sum prior to this Change Order was  
The Contract Sum will be increased by this Change Order in the amount of  
The new Contract Sum including this Change Order will be

|    |              |
|----|--------------|
| \$ | 1,307,800.00 |
| \$ | (3,088.00)   |
| \$ | 1,304,712.00 |
| \$ | 1,357.00     |
| \$ | 1,306,069.00 |

The Contract Time will be unchanged by Zero (0) days.  
The new date of Substantial Completion will be

**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.**

*Karen Hardisty*  
\_\_\_\_\_  
**ARCHITECT** *(Signature)*  
BY: Karen Hardisty, Project Manager  
\_\_\_\_\_  
*(Printed name, title, and license number if required)*

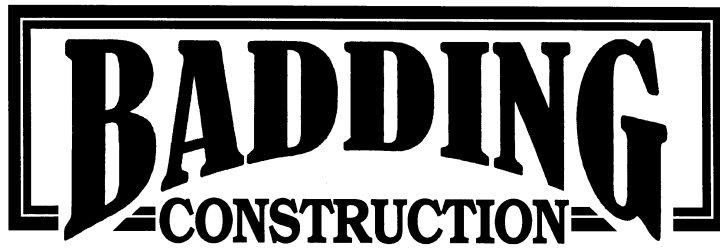
10/10/2024  
\_\_\_\_\_  
*Date*

*Nick Badding*  
\_\_\_\_\_  
**CONTRACTOR** *(Signature)*  
BY: Nick Badding, Project Manager  
\_\_\_\_\_  
*(Printed name and title)*

10.10.2024  
\_\_\_\_\_  
*Date*

\_\_\_\_\_  
**OWNER** *(Signature)*  
BY: Gerald H. Fleshner, Mayor  
\_\_\_\_\_  
*(Printed name and title)*

\_\_\_\_\_  
*Date*



October 2, 2024

Shive-Hattery, Inc.  
4125 Westown Parkway, Suite 100  
Des Moines, IA 50266

RE: City of Carroll  
Renovations at Merchants Park  
Carroll, IA  
RFI 07 – Concrete Bleacher Pad Reinforcing

Cara,

Per your request, please find listed below the cost for RFI 07 – Concrete Bleacher Pad Reinforcing.

This proposal does not change the bleacher pad size. This proposal deletes the original fiber mesh, changes the thickness to 5” in lieu of 6” and adds #4 reinforcing steel 12” on center both ways.

Total Cost: \$ 3,722.00

Sincerely,

Nick Badding  
Project Manager

cc: Bill Kunecke  
Chad Tiemeyer

## Contractor's Cost Summary

|   |  |
|---|--|
| <b>Project :</b> <b>Renovations at Merchants Park</b><br><b>Carroll, Iowa</b><br><b>Contractor:</b> <b>Badding Construction Company</b><br><b>Carroll, Iowa</b> | <b>Reference: RFI 07 - Concrete</b><br><b>Bleacher Pad Reinforcing</b><br><b>Date: 10/2/2024</b> |
|---|--|

|      |  |            |
|------|--|------------|
| 1.)  | Labor  | \$430.00   |
| 2.)  | Materials  | \$3,505.00 |
| 3.)  | Equipment  | \$0.00     |
| 4.)  | Subtotal (lines 1 thru 3)                                  | \$3,935.00 |
| 5.)  | Overhead & Profit (15.0% of line 4)                        | \$590.25   |
| 6.)  | Premium Time on Contract Work                              | \$0.00     |
| 7.)  | Subcontractor's  |            |
| a.   | WCI  | (\$800.00) |
| 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                                   | (\$800.00) |
| 9.)  | Contractor's OH & P on Subcontractor's Work (5% of line 8) | (\$40.00)  |
| 10.) | Subtotal (lines 4, 5, 6, 8 and 9)                          | \$3,685.25 |
| 11.) | Insurance & Performance Bond @ 0.10%                       | \$36.85    |
| 12.) | Total Cost (lines 10 & 11)                                 | \$3,722.00 |
| 13.) | Adjustment in Contract Time (calendar days):               | 0 days     |



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

**Project: 24-046 City of Carroll Merchants Park Renovation**  
Vine Street  
Carroll, Iowa 51401

## RFI #7: Concrete Bleacher Pad Paving Reinforcement

|                        |   |                        |   |
|------------------------|---|------------------------|---|
| <b>Status</b>          | Closed on 09/30/24  |                        |   |
| <b>To</b>              | Cara Lindell (Shive-Hattery)  | <b>From</b>            | Nick Badding (Badding Construction)<br>814 West 9th Street<br>Carroll, Iowa 51401 |
| <b>Date Initiated</b>  | Sep 19, 2024  | <b>Due Date</b>        | Sep 22, 2024  |
| <b>Cost Impact</b>     | TBD   | <b>Schedule Impact</b> | TBD   |
| <b>Spec Section</b>    | 13 3400 - Leg Truss Bleachers   |                        |   |
| <b>Drawing Number</b>  | C102  |                        |   |
| <b>Linked Drawings</b> |   |                        |   |
| <b>Received From</b>   | Nick Badding (Badding Construction)   |                        |   |
| <b>Copies To</b>       | Jeff Benninger (WCI), Bill Kunecke (Badding Construction), Scott Schon (WCI), Chad Tiemeyer (City of Carroll) |                        |   |

### Activity

#### Question

**Question from Nick Badding Badding Construction on Thursday, Sep 19, 2024 at 03:15 PM CDT**

Concrete bleacher pad paving reinforcement.

- Civil drawing C102 and detail A2/C501 indicates the concrete bleacher pad shall be 6" paving reinforced with 3.5 lbs/cy fiber reinforcement.
- The returned 13 3400 Leg Truss Bleacher stamped drawing indicates 5" paving reinforced with #4 bars at 12" O.C. both ways.

Please confirm which detail we are to follow. If the #4 bars are required, please provide a PR so we can price the additional reinforcing.

#### Attachments

[RFI 07 - Concrete Bleacher Pad Paving Reinforcement.pdf](#)

#### Official Response

**Response from Cara Lindell Shive-Hattery on Friday, Sep 27, 2024 at 02:25 PM CDT**

Please provide a cost proposal to update cross section to 5" paving with #4 bars at 12" O.C.E.W as well as reduce total area to only what is required around the bleachers.  
Brent Strauch, Civil Engineer

#### All Replies

**Response from Cara Lindell Shive-Hattery on Friday, Sep 27, 2024 at 02:25 PM CDT**

Please provide a cost proposal to update cross section to 5" paving with #4 bars at 12" O.C.E.W as well as reduce total area to only what is required around the bleachers.  
Brent Strauch, Civil Engineer

**Response from Nick Badding Badding Construction on Thursday, Sep 26, 2024 at 09:42 AM CDT**

Southern Bleacher Company, supplier of bleachers, doesn't think fiber reinforced concrete will be adequate for the bleacher pad. Their stamped shop drawings indicated 5" paving reinforced with #4 bars at 12" C.C. both ways. I'll prepare a cost proposal for this modification. Please confirm how we are to proceed.

#### Attachments

[RFI 07 - Concrete Bleacher Pad Paving Reinforcement Response.pdf](#)

**Response from Cara Lindell Shive-Hattery** on Thursday, Sep 19, 2024 at 04:00 PM CDT

Details A2 and E2 on C501 indicate an appropriate solution using 6" pavement with fiber reinforcement. If 5" pavement with #4 bars at 12" O.C. is not a proposed equal substitution by the contractor, please provide an updated set of shop drawings for 13 3400 Leg Truss Bleachers with intended cross section for review and approval.  
Brent Strauch, Civil Engineer



## Nick Badding

---

**From:** Todd Townsend <todd@towns-endco.com>  
**Sent:** Friday, September 20, 2024 9:06 AM  
**To:** Nick Badding  
**Cc:** Ashlee Fifer; Bill Kunecke  
**Subject:** RE: Carroll-Merchant Park Schedule update

Morning Nick,

Official word for the SE:

“Since this is a structural slab, we don’t recommend using fiber reinforcement in lieu of the #4 bars. Fiber reinforcing is not structural and cracking will most likely end up happening.”

Let me know if you have any other questions on this.

*Todd Townsend*



3068 99th Street  
Urbandale, IA 50322  
Office: 515-278-1339  
Cell: 515-729-4178

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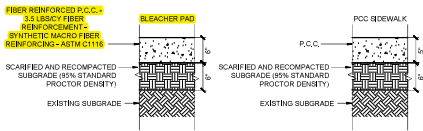
**From:** Nick Badding <nbadding@baddingconstruction.com>  
**Sent:** Thursday, September 19, 2024 4:33 PM  
**To:** Todd Townsend <todd@towns-endco.com>  
**Cc:** Ashlee Fifer <ashlee@towns-endco.com>; Bill Kunecke <bkunecke@baddingconstruction.com>; Nick Badding <nbadding@baddingconstruction.com>  
**Subject:** RE: Carroll-Merchant Park Schedule update

Todd,

1. THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SIVHARTNEY, INC. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN TO SIVHARTNEY, INC. AND NOT SHOWN ON THIS DRAWING. THE VERIFICATION OF EXISTENCE AND THE DETERMINATION OF THE EXACT LOCATION OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTORS.
2. NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN CONSTRUCTION LIMITS OF THE SCHEDULE PERIOD TO EACH STATE OF CONSTRUCTION.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATION AND NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS.
4. IOWA CODE 460. UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 460.238.8888, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS. CONTRACTOR TO HIRE A PRIVATE LOCATOR FOR PRIVATE UTILITY LOCATES AT THE CONTRACTORS EXPENSE.
5. THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
6. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
7. PROTECT EXISTING UTILITIES DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES.
8. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
9. SITE CLEANUP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
10. ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
11. REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.

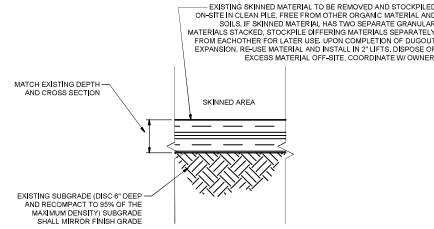
12. CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
13. ANY WORK REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT BUT NOT SPECIFICALLY CALLED OUT, SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR THE COMPLETION OF THIS WORK.
14. REPAIR OR REPLACE EXISTING FACILITIES (CURBS, PAVEMENT, PAVEMENT MARKINGS, UTILITIES, ETC.) TO REMAIN AT NO ADDITIONAL EXPENSE TO THE OWNER.
15. ANY WORK THAT DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT WILL BE CONSIDERED UNACCEPTABLE. UNACCEPTABLE WORK, WHETHER THE RESULT OF POOR WORKMANSHIP, USE OF DEFECTIVE MATERIALS, OR OTHERWISE, ARISING FROM ANY CAUSE, FOUND BY THE OWNER PRIOR TO THE FINAL ACCEPTANCE OF THE WORK, SHALL BE REMOVED AND REPLACED IN AN ACCEPTABLE MANNER AS REQUIRED BY OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF THE OWNER'S REPRESENTATIVE, WORK BEYOND THE LINES SHOWN ON THE PLANS OR ANY EXTRA WORK DONE WITHOUT PRIOR AUTHORIZATION.
16. ALL SLOPES IN PAYMENT SHALL BE UNIFORM TO AVOID PONDING.
17. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE.
18. SPOT ELEVATIONS SHOWN REPRESENT ELEVATION AT FINISHED GRADE UNLESS NOTED OTHERWISE.
19. EROSION CONTROL MEASURES SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION TO MEET REQUIREMENTS OF ALL REGULATORY AGENCIES.
20. CONTRACTOR TO COORDINATE ANY GRADE ADJUSTMENTS WITH THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
21. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
22. ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SOCCING AS NOTED ON DRAWINGS.
23. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ACCESS TO ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION. ANY WORK ON A PUBLIC STREET OR ALLEY THAT REQUIRES CLOSURE WILL REQUIRE A CLOSURE NOTICE SUBMITTED TO CITY OF COVINGTON AND PUBLIC WORKS 48 HOURS IN ADVANCE.
24. A PRE-CONSTRUCTION MEETING SHALL BE HELD FOLLOWING ISSUANCE OF THE NOTICE TO PROCEED BUT PRIOR TO COMMENCING WORK.
25. WORK HOURS WILL BE LIMITED FROM 7 AM TO 5 PM (EXCEPT FOR SATURDAY PAVEMENT JOINTS).
26. ADJUST ALL VALUES, MATERIALS, CASTINGS, PLAT, BOXES, ETC. TO MATCH THE NEW SURFACE. ADJUSTMENT SHALL BE COORDINATED WITH THE UTILITY COMPANIES AND THE COST FOR ALL ADJUSTMENTS SHALL BE INCIDENTAL TO THE CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER. REPAIR ANY DAMAGE TO SIGHT STRUCTURES AND APPURTENANCES THAT OCCUR DURING CONSTRUCTION.
27. CONSTRUCTION ACTIVITIES ARE TO BE LIMITED TO THE CONSTRUCTION LIMITS. IF ADDITIONAL AREAS ARE NEEDED FOR STAGING, STORAGE, ETC., IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN WRITTEN PERMISSION FROM THE PROPERTY OWNERS. COPIES OF THE AGREEMENTS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE PRIOR TO THE USE OF PROPERTY.
28. IT IS INTENDED THAT ALL COSTS OF MATERIALS, EQUIPMENT, TOOLS, LABOR AND INCIDENTALS BE PAID FOR UNDER THE ITEMS LISTED ON THE BIDDERS PROPOSAL. BEFORE SUBMITTING A BID ON THIS PROJECT, THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS, SPECIFICATIONS, SPECIAL PROVISIONS AND THE JOB SITE. IF ANY DISCREPANCIES OR OMISSIONS OCCUR IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPORT SAME TO THE BIDDING OFFICE BY WRITING AND OBTAIN WRITTEN CLARIFICATION AND/OR INSTRUCTIONS ON HOW TO PROCEED.
29. THE MOST RECENT EDITION OF THE KOWA STATE STANDARD URBAN DESIGN AND SPECIFICATIONS (SUDS) SHALL APPLY TO ALL SITE WORK ON THIS PROJECT.

[illegible]

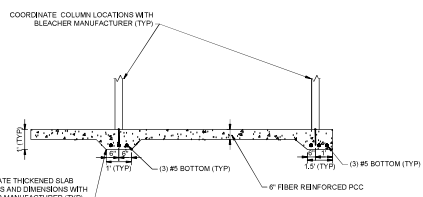


SUBGRADE PREPARATION SHALL EXTEND 24\"/>

**A2 PAVEMENT CROSS SECTIONS**  
NTS

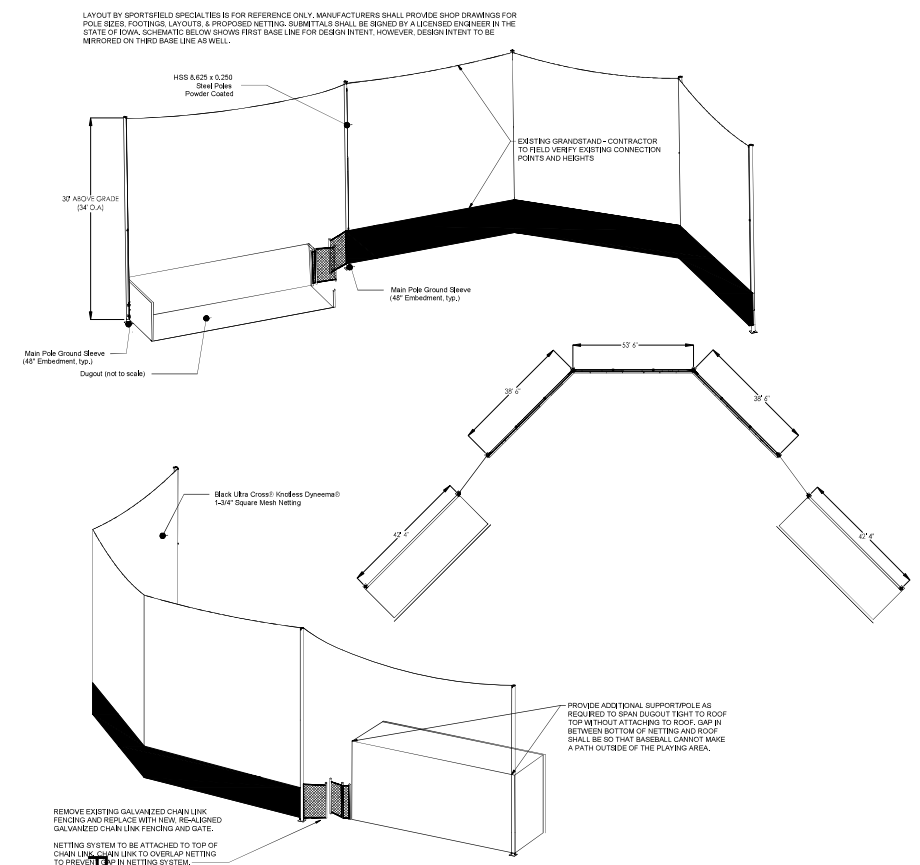


**C2 SKINNED AREA SECTION**  
NTS

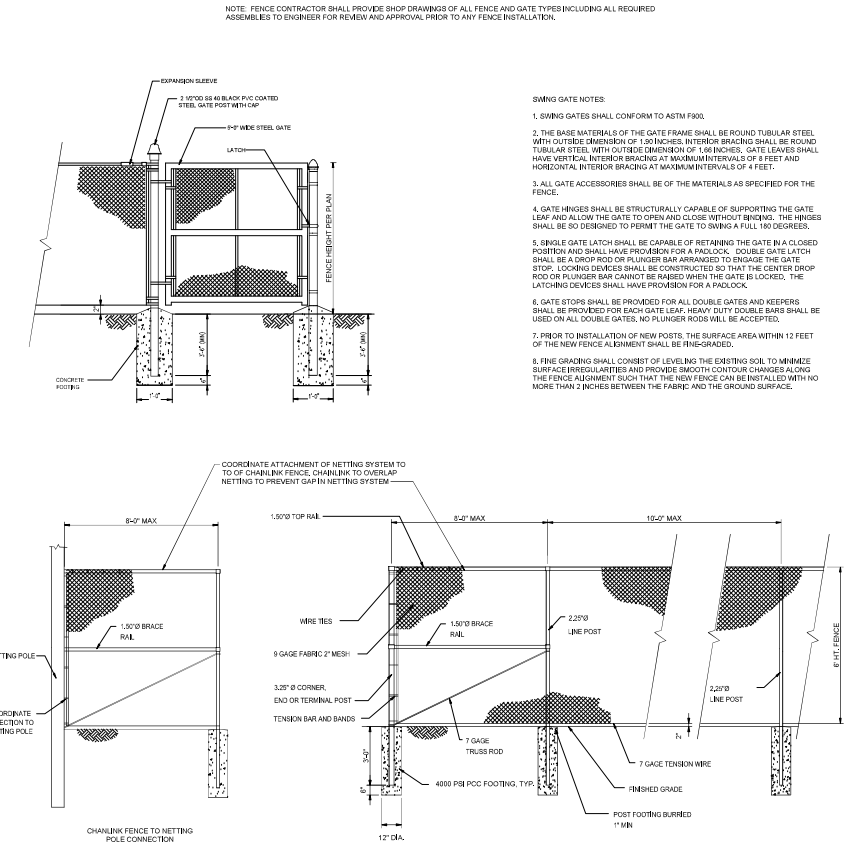


NOTE:  
THICKENED SLAB BLEACHER DETAIL PROVIDED FOR CLARIFICATION OF DESIGN INTENT FOR BLENDING PURPOSES ONLY. CONTRACTOR TO PROVIDE FINAL DETAIL DESIGN IN CONJUNCTION WITH CONTRACTOR PROVIDED, SKINNED AND SEALED BLEACHER SHOP DRAWINGS.

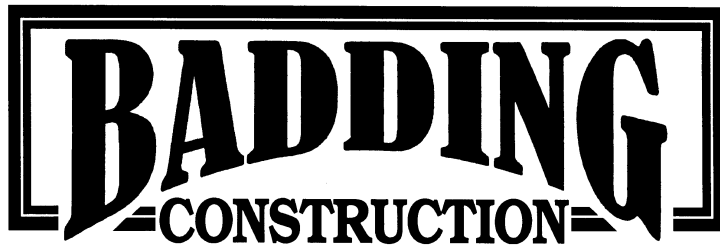
**E2 BLEACHER PAD DETAIL**  
NTS



**A6 BACKSTOP NETTING SYSTEM BASEBALL**  
NTS



**E6 6' CHAIN LINK FENCE AND TYPICAL CHAIN LINK FENCE SWING GATE DETAIL**  
NTS



October 8, 2024

Shive-Hattery, Inc.  
4125 Westown Parkway, Suite 100  
Des Moines, IA 50266

RE: City of Carroll  
Renovations at Merchants Park  
Carroll, IA  
RFI 06 – Safety Netting System

Cara,

Please find listed below the credit to eliminate the safety netting poles adjacent the stadium grandstand per RFI 06 – Safety Netting Systems Option 2.

Total Credit: (\$ 2,365.00)

Sincerely,

Nick Badding  
Project Manager

cc: Bill Kunecke  
Chad Tiemeyer



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

**Project: 24-046 City of Carroll Merchants Park Renovation**  
Vine Street  
Carroll, Iowa 51401

## RFI #6: Safety Netting System

|                        |  |                        |   |
|------------------------|--|------------------------|---|
| <b>Status</b>          | Closed on 09/09/24   |                        |   |
| <b>To</b>              | Cara Lindell (Shive-Hattery)   | <b>From</b>            | Nick Badding (Badding Construction)<br>814 West 9th Street<br>Carroll, Iowa 51401 |
| <b>Date Initiated</b>  | Sep 4, 2024  | <b>Due Date</b>        | Sep 7, 2024   |
| <b>Cost Impact</b>     | No   | <b>Schedule Impact</b> | No  |
| <b>Spec Section</b>    | 11 6833 - Athletic Field Equipment   |                        |   |
| <b>Drawing Number</b>  |  |                        |   |
| <b>Linked Drawings</b> |  |                        |   |
| <b>Received From</b>   | Nick Badding (Badding Construction)  |                        |   |
| <b>Copies To</b>       | Bill Kunecke (Badding Construction), Michael Mercadante (Sportsfield Specialties), Chad Tiemeyer (City of Carroll) |                        |   |

### Activity

|                          |   |
|--------------------------|---|
| <b>Question</b>          | <p><b>Question from Nick Badding Badding Construction</b> on <i>Tuesday, Aug 20, 2024 at 03:13 PM CDT</i></p> <p>Two options are being submitted for Safety Netting Shop Drawings, Option 1 &amp; Option 2.</p> <ol style="list-style-type: none"><li>Option 1 includes a pole at each end of the stadium grandstand. This pole will be approximately 36" horizontally from the stadium wall to allow for existing and new concrete foundations. Engineer of record will need to confirm existing structure can accept loads indicated at reaction locations 1 &amp; 2.</li><li>Option 2 excludes the poles at the end of the stadium grandstand. Engineer of record will need to confirm existing structure can accept loads indicated at reaction locations 1, 2, 3 &amp; 4.</li></ol> <p>Shive-Hattery to determine which system is best for the project.</p> <p><b>Attachments</b><br/><a href="#">RFI 06 - Safety Netting Design.pdf</a>, <a href="#">11 6833 Athletic Equipment Safety Netting Shop Drawings Option 1.pdf</a>, <a href="#">11 6833 Athletic Equipment Safety Netting Shop Drawings Option 2.pdf</a></p> |
| <b>Official Response</b> | <p><b>Response from Cara Lindell Shive-Hattery</b> on <i>Monday, Sep 9, 2024 at 10:43 AM CDT</i></p> <p>Either option is acceptable to Shive-Hattery. Loads on structure are acceptable assuming load connection is made to main girder framing.<br/>Karen Hardisty, PE</p>   |

# CARROLL PUBLIC LIBRARY MONTHLY ACTIVITY REPORT

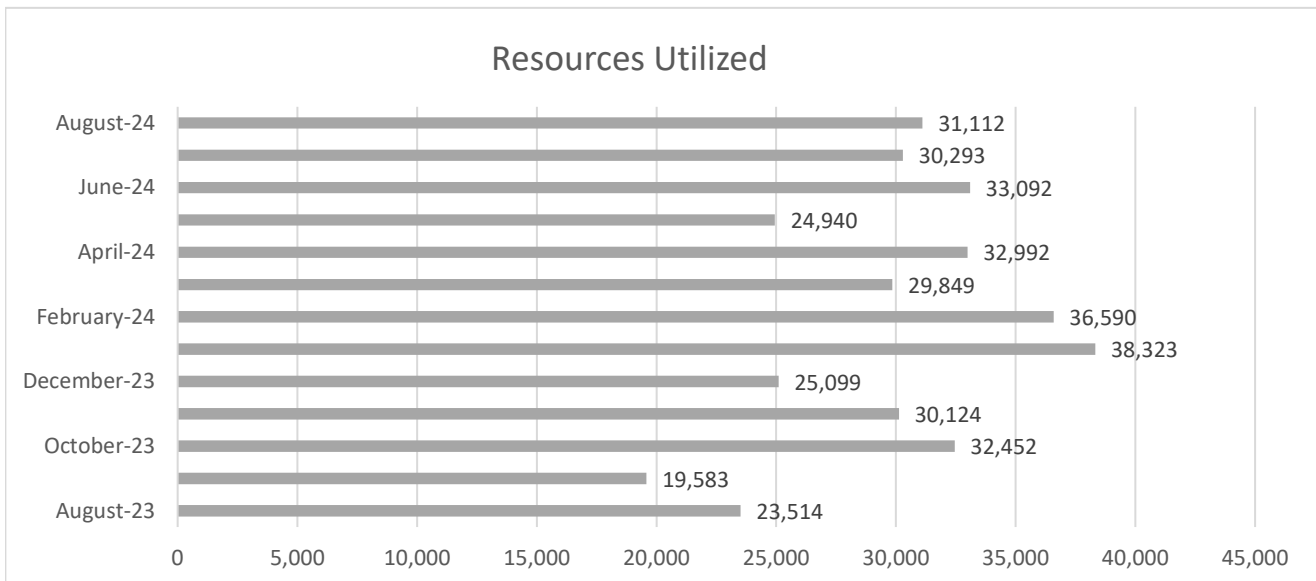
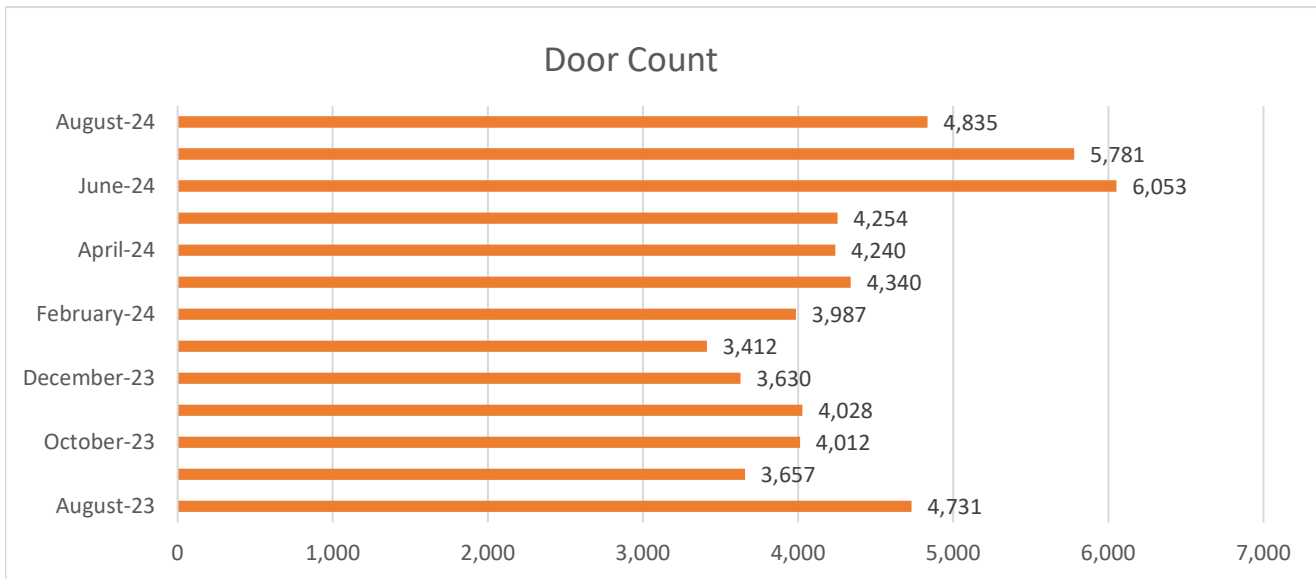
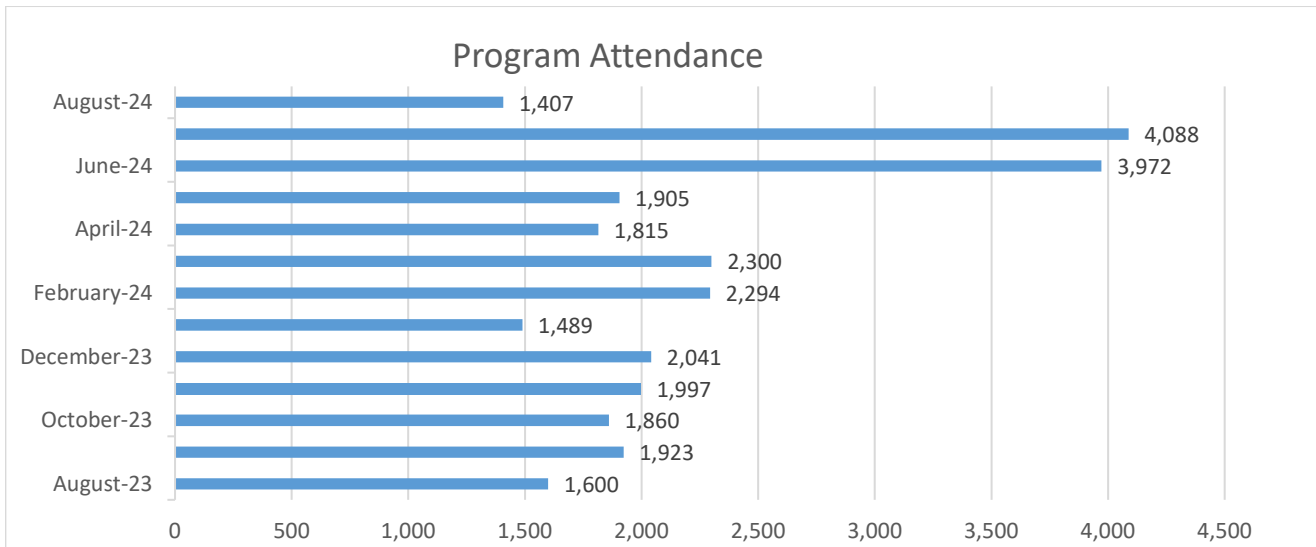
August 2024



| Monthly Statistics:                |               | Adult/Family Program Attendance: |                                 | Children's Programs:    |     |
|------------------------------------|---------------|----------------------------------|---------------------------------|-------------------------|-----|
| Total Print Circulation            | 8,944         | Crafty Library Ladies (4)        | 50                              | Storytime (9)           | 134 |
| BRIDGES Circulation                | 1,760         | Trivia Night                     | 14                              | Craft Kits              | 225 |
| Blackstone Unlimited               | 25            | NAMI (4)                         | 32                              | Coloring Pages          | 170 |
| Public Computer Use                | 279           | Tech Friday                      | 3                               | Book Visits (2)         | 26  |
| Wi-Fi Use                          | 477           | Book Clubs (2)                   | 8                               | Preschool Visit         | 10  |
| Website Visits                     | 11,584        | Good Women, Bad Girls            | 12                              | Read, Play, Grow        | 8   |
| Daily Times Herald Archive         | 6,550         | Blackstone/Libby Class (2)       | 5                               | SR Dirt Cup             | 49  |
| Breda & Glidden News               | 610           | Online Resources Class (2)       | 2                               | Salamander Program      | 19  |
| Consumer Reports                   | 127           | Alzheimer's Support Group        | 8                               | Library Olympics        | 13  |
| Learning Express                   | 5             | Read-a-Loud (4)                  | 138                             | Ozobots                 | 14  |
| Freegal                            | 676           | Senior Book Drops                | 5                               | Afternoon Movie         | 1   |
| Kanopy                             | 59            | Bingo                            | 37                              | Story Walk at Swan Lake | 100 |
| Transparent Language               | 4             | Coffee & Coloring (2)            | 17                              |                         |     |
| LinkedIn Learning                  | 12            | Dungeons & Dragons               | 12                              |                         |     |
| Brainfuse                          | 0             | Puzzle (5 finished)              | 44                              | Study Room Use          | 87  |
| Niche Academy                      | 0             | Summer Reading Finale Party      | 75                              | Meeting Room Use        | 36  |
|                                    |               | Puzzle Competition               | 19                              | Makers/Craft Room Use   | 20  |
| <b>Total Resources Utilized</b>    | <b>31,112</b> | Family Game Night                | 5                               | Curbside Pickup         | 9   |
| <b>August Program Guides</b>       | <b>159</b>    |                                  |                                 |                         |     |
|                                    |               |                                  |                                 |                         |     |
| <b>Members Saved</b>               |               | <b>\$127,238.54</b>              | <b>Total Program Attendance</b> | <b>1,407</b>            |     |
| <b>Members Saved Calendar 2024</b> |               | <b>\$995,296.88</b>              | <b>Monthly Door Count</b>       | <b>4,835</b>            |     |
| <b>Members Saved FY25 to Date</b>  |               | <b>\$281,284.42</b>              | <b>New Library Cards Issued</b> | <b>42</b>               |     |

## Special activities/accomplishments:

- Children's Programs:** August marks the end of the summer reading programming, but not the start of the school programs yet. We had some fun special programs this month, like the Library Olympics, and are getting ready to start our normal programs for the school year. We have been contacted about doing some additional outreach with the Carroll Community Schools, so we are excited to try out some library programs at Fairview Elementary next month as well as continuing our outreach at the Carroll Middle School with Lego Club and Book Club starting in October.
- Adult Programs:** We offered classes/training on our online resources again this month, along with a Puzzle Competition, Family Game Night, and a program called Good Women, Bad Girls from historian Kathy Wilson.
- Maker Space:** The Maker Space programs this month included Coffee & Coloring, the Dirt Cup edible craft, and the coding class (Ozobots) with Jeff Halbur. We are continuing to look at ways to provide programs using the Maker Space resources.



## Library Board Minutes

September 16, 2024

The Carroll Board of Trustees met in the Community Room at the Carroll Public Library. Trustees present: Keith Cook, Dale Schmidt, Brenda Hogue, Ralph von Qualen, and Summer Parrott. Trustees absent: Julie Perkins, Lisa Auen, Marcie Hircock, and Thomas Parrish. Also present: Director Wendy Johnson.

Parrott called the meeting to order at 5:30 pm. It was moved by Hogue and seconded by Cook to approve the agenda. All voted aye. Nays: none. Abstain: none. Absent: Perkins, Auen, Hircock and Parrish. Motion passed 5-0.

Minutes Approval: It was moved by Schmidt to approve the minutes from August 19 and the September 10<sup>th</sup> special meeting. The motion was seconded by von Qualen. All voted aye. Nays: none. Abstain: none. Absent: Perkins, Auen, Hircock and Parrish. Motion passed 5-0.

Financials/Approval of bills: Hogue motioned to approve bills with a second by Schmidt. All voted aye. Nays: none. Abstain: none. Absent: Perkins, Auen, Hircock and Parrish. Motion passed 5-0.

Correspondence: The library received multiple cards. The Carroll Chamber sent a congratulations card for being the best library in Carroll County, and three thank-you cards from patrons and former staff.

Public Comment: none

Old Business: List of Community Team Members for Strategic Planning with Misty Gray- the Trustees discussed and provided a list of patrons and community members to contact regarding the Strategic Plan. No board action taken.

New Business: Annual Report Data- Johnson went over information from 2024 for the annual report, no board action needed.

Director's Report: Highlights of the directors' report include that the library will be closed on 10/10/2024 for staff to attend the ILA conference, author talks will be offered virtually, Wowbrary will send customized newsletters to patrons, there will be a story walk at Swan Lake, CMS now offers a Lego and book club through the library and the accreditation process is going smoothly.

Board Education/Accreditation Prep: Public Library Standards Sections 7 & 8: Johnson reviewed programming, community outreach and library accessibility.

ADA Checklist Priority 2: Access to Goods and Services: Johnson reviewed the ADA compliant checklist, Hogue motioned to approve the checklist completed by Johnson with a second from Cook. All voted aye. Nays: none. Abstain: none. Absent: Perkins, Auen, Hircock and Parrish. Motion passed 5-0.

Agenda Items for Next Meeting: none



Adjourn: von Qualen motioned to adjourn at 6:14 pm with a second from Hogue. All voted aye. Nays: none. Abstain: none. Absent: Perkins, Auen, Hircock and Parrish. Motion passed 5-0.

Next Regular meeting- October 21,2024, at Carroll Public Library: Community Meeting Room—118 E. 5th St, Carroll, IA 51401.

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Summer Parrott -President  
Secretary

Brenda Hogue-

# Director's Report

September 2024

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**Library Hours/Closures:** Our normal hours started September 3, 2024. The library will be closed Thursday, October 10, 2024.

**Personnel:** Library page Abby Heinrich's last day was August 30. Abby was a page here for two and a half years. We will miss her upbeat attitude and her enthusiasm. Taryn Oxendale started as a page at the beginning of the summer, and she will be staying on as our new library page.

Adult Services Librarian Olga Haro resigned effective September 19, 2024. Olga was only with us for a short time, but we were happy to have her as part of our team. We will miss her positivity and how she always wanted to be busy with something, but we wish her all the best.

**State Library of Iowa:** Parveen Karim and I will be attending the state's annual Learning Circuit, which we are hosting here again this year. The theme is Trending Technology and the Future of Your Library which deals with artificial intelligence in libraries. It can be difficult to find relevant continuing education topics for Parveen's position as the assistant director – there is not a lot offered for cataloging or choosing books – but I felt this would be a good one for her. The Learning Circuit is a good way to meet other library directors in our region and foster those relationships.

All full-time library staff are registered for the Iowa Library Association conference on Thursday, October 10, 2024, in Des Moines. The conference is a 2-day event, but staff have agreed that most classes that will benefit all of us are being held on Thursday. The library will be closed on that day to accommodate our continuing education.

**Online Resources:** The use of Kanopy increased to 59 this month, up from 17 last month. This is the number of videos/resources used on Kanopy. Blackstone Unlimited shows a use of 25 this month, so while it is not as popular as the Libby app, it is being used by patrons as well.

Melissa Villy heard about a neat online resource and brought it to my attention as a possible avenue for author talks. After looking into the Library Speakers Consortium, I scheduled a demonstration to get more information about logistics and pricing. This consortium offers libraries access to two or three author talks per month as live events online with their moderator and recordings of those events as well as access to their previous author talks. They also provide marketing and emails to patrons who signed up for the event as a reminder before the author talks and as a survey afterwards. These events are offered virtually, so patrons can watch it in the comfort of their own homes, a watch party at the library, or as part of an outreach program at other locations. I feel like this is going to be a great way to be able to offer author talks from more well-known authors in a cost-effective way. Commercial Savings Bank has wanted to partner with us for an author series, and when I let them know about this opportunity, they offered to sponsor this resource. I am planning to debut this in October, but it might be up and ready to go sooner. I will be happy to give you a preview of this resource when we have it up and running – or you can come to one of the many authors' talks we plan to host here at the library.

I learned of another resource offered by a non-profit organization specifically to libraries, called Wowbrary, which creates newsletters and social media posts for libraries weekly. These newsletters are generated automatically through our ILS system Appollo for new library materials and WhoFi which is the library events calendar. The newsletters and social media posts are customizable and once set, will generate and send late Friday afternoon to whichever contacts we add. This would give the library another venue to promote our events and new materials in our collection with little staff involvement needed. I plan on trying this resource and later evaluating if it can replace our current social media posting management software.

**Outreach Programs:** Our children's librarian, Kersten Postel, started her normal preschool and daycare story time outreach in September. We were also contacted about starting a monthly outreach to Fairview Elementary which will bring programming to all grades during their library time beginning in September. This will be a three-day commitment to be able to reach all classes.

We have one more Story Walk® for this year at Swan Lake, which I will be installing September 27, the day before their Haunted Bison Hollow event. This year I will be running the Antler Toss Game at the East Shelter House during Haunted Bison Hollow, so that should be a lot of fun!

Our programs at Carroll Middle School will be starting October 7 and 8 with our Lego Club on Mondays and Book Club on Tuesdays. The programs will run any Monday or Tuesday that school is in session from October 7<sup>th</sup> and 8<sup>th</sup> through the week of March 10<sup>th</sup>. Transportation will not be provided by the school this year, so that might affect program attendance slightly.

Kersten is going to be leading a session of the Mini Naturalists at Swan Lake on October 15 from 9 to 10:30 am. This program is being led by Carroll County Conservation in collaboration with ISU Extension and Outreach, Carroll Public Library, and they are still looking for one more partner. This program focuses on 4- and 5-year-olds who are not signed up for preschool and will extend over 4 Tuesdays.

**Programs:** Please see the attached September and October program guides for upcoming events.

**Equipment:** I finished my alterations to the busy board wall panel for the children's department. This panel includes the small fabric pieces that have various fasteners – buttons, zippers, snaps, a buckle, and a lacing panel for shoestrings. It already needed a little attention due to the missing shoelace, both buttons had fallen off, and there were some panels that needed cleaning. Since I was already taking all the pieces off to launder, I decided to add stickers and patches to add an element of surprise to the panel. I generally alternate the wall panels in the children's section every three to four months, so the busy board will be going back up soon, and we will see what the children think of it.

**Facilities:** The outside door opener developed an on-again/off-again operating style of working when Andy Snyder came to look at it and not working for many of our patrons and staff. Eventually, we were able to have Andy here on a day when the opener was not working, and he was able to get us in touch with the technician who could fix the opener for us. We are cautiously optimistic that the part he replaced was the issue and the opener will continue to function as intended.

The A, B, C, X, Y, Z lights continue to be fickle depending on humidity (we think) mostly in the spring and fall. Since these lights are purely decorative, they are a source of entertainment for staff and frequent patrons.

Work began in the staff parking lot behind the library and police department last week. This work is being done as part of the city's central business district resurfacing project. The library staff are happy this construction is taking place, and we are excited to see the finished project.

**Board Education:** We will be reviewing In Service to Iowa: Public Library Standards Section 7: Library Programming and Community Relations and Section 8: Library Facility. The standards can be found at the State Library of Iowa's website under Libraries, Accreditation and Standards at <https://www.statelibraryofiowa.gov/index.php/libraries/search/accred-stand>. This will complete our review of the Iowa Public Library Standards, which lets everyone know what is required of the library for our accreditation process. While reviewing these standards in preparation for accreditation, I was able to collect the data we needed and that has gotten most of our list finished.

**Accreditation Planning:** With accreditation due February 28, 2025, this is a complete list of the items left to complete from the list of 85 library standards.

- Review our Internet Use Policy, which is slated for the November board meeting.
- Complete a Strategic Plan
  - October board meeting – select service responses
  - November board meeting – update on goals/objectives for service responses
  - December board meeting – Strategic Plan rough draft presentation and approval or discussion of any proposed changes
  - January board meeting – approval of Strategic Plan (if needed)
- Date listed for the approval of next year's budget, normally completed in December.

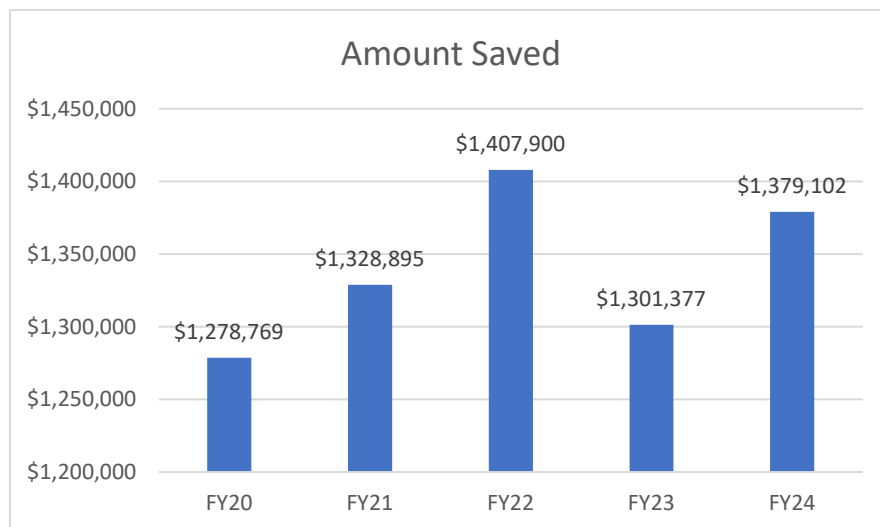


## CARROLL PUBLIC LIBRARY ANNUAL REPORT FISCAL YEAR 2024

Libraries are still being used today in the same way they were used when they were first opened: for checking out materials to patrons. The materials that are checked out have changed - going from only physical books to different formats of books, movies, puzzles, games, and take-home kits – but the key purpose of libraries has stayed the same. At the same time, libraries have expanded to fill the needs of so many more citizens. We offer a heated or cooled space for some people who don't have another place to go, a quiet place to study or conduct meetings, a neutral space for clubs to meet, a friendly person to talk to, computers and Wi-Fi for connecting to the internet, technology such as a printer, scanner, or fax machine with staff who can help people use them, programs for entertainment and education, and the list could go on and on. Libraries are not only about the physical collection that is housed there or the services that are offered, but more importantly they are about the human connection with each person who visits. The social aspect cannot be measured as easily as the statistics we compile each year, but it is just as important. We have had a good year getting to know our patrons, which has helped us customize our library offerings. For the next year, we strive to continue to fine tune our collection, programs, and services to better serve our patrons and our community in our effort to “inform, inspire, and imagine.”

--- Wendy Johnson, Library Director

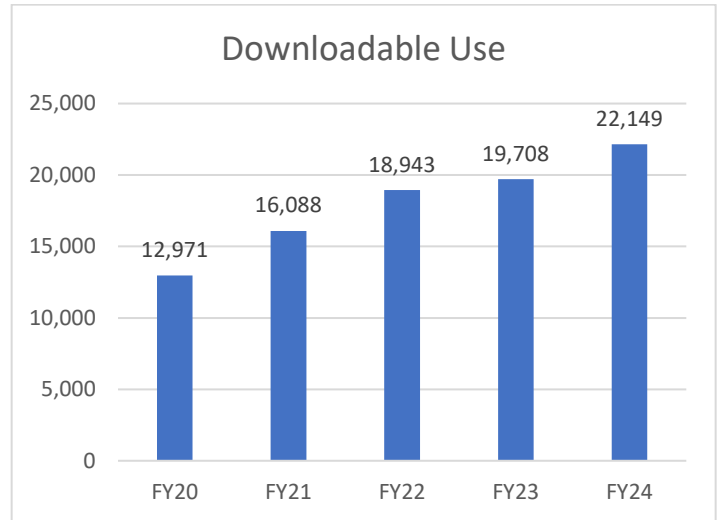
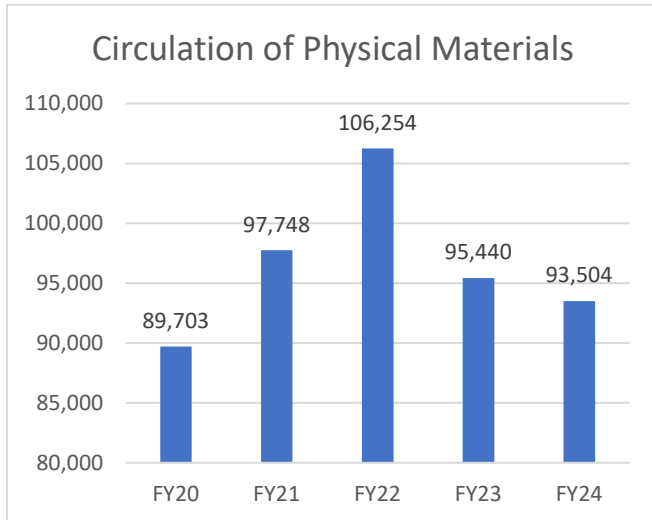
### Fiscal Year 2024 Amount Saved



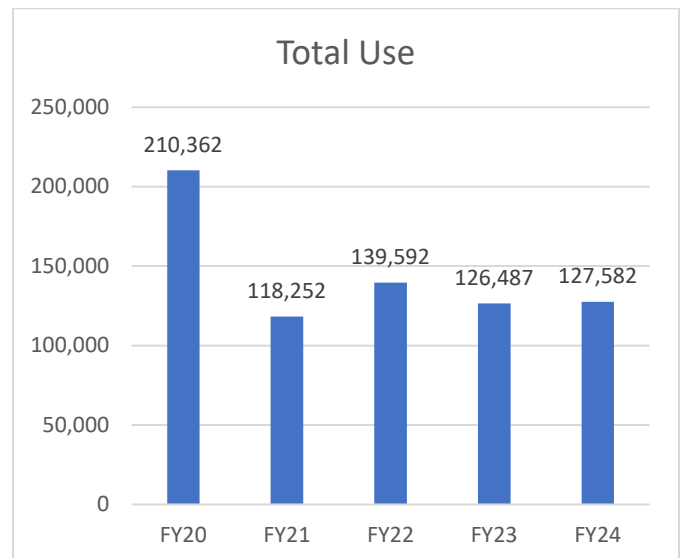
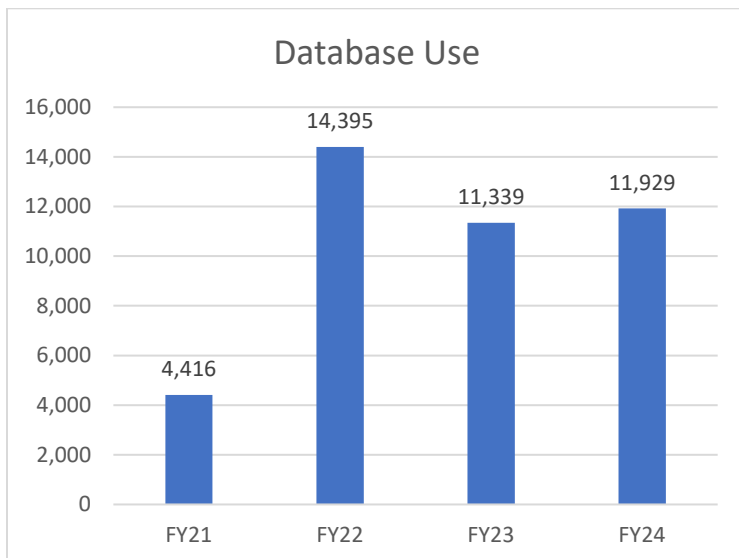
The amount saved per year is a powerful statistic in that it shows libraries are still relevant, and people are still using their local libraries for the most basic service of the library, checking out library materials. This only considers physical items checked out: books, magazines, movies, puzzles, and take-home kits.

## Fiscal Year 2020 - 2024 Statistics

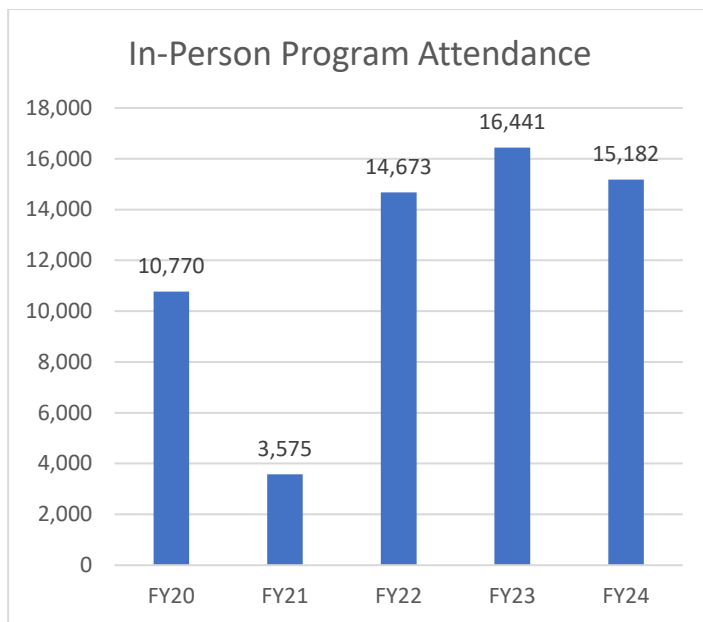
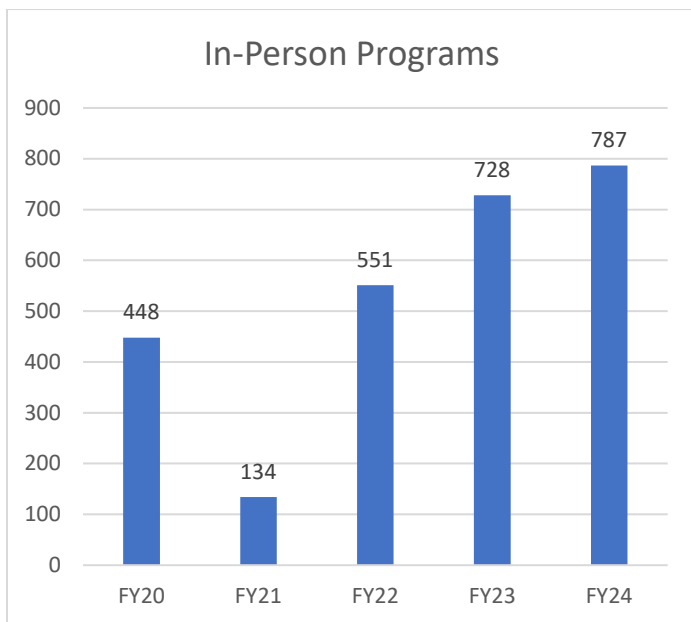
Below you will see numerous charts outlining the last several fiscal years of data for the Carroll Public Library. In FY23 our focus was on getting more people through the doors to see our amazing facility, getting rid of late fines for library materials, getting rid of fees for borrowing books from other public libraries, and increasing our program offerings. In FY24, I wanted to maintain the offerings for programs and work on our online resources, both downloadable and databases.



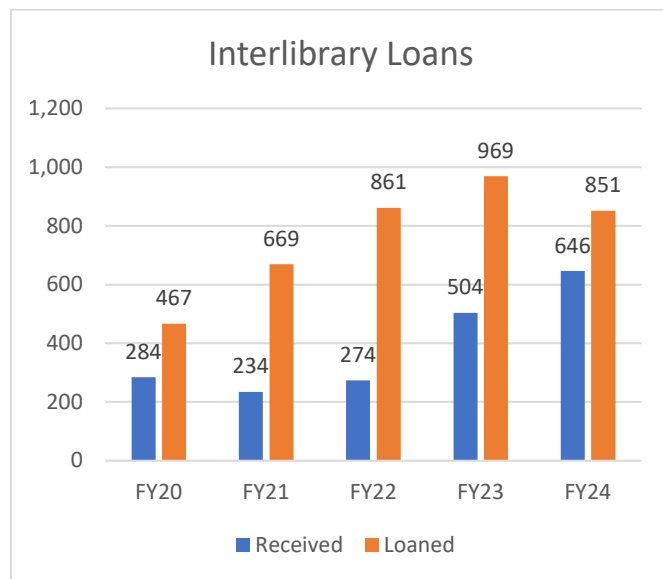
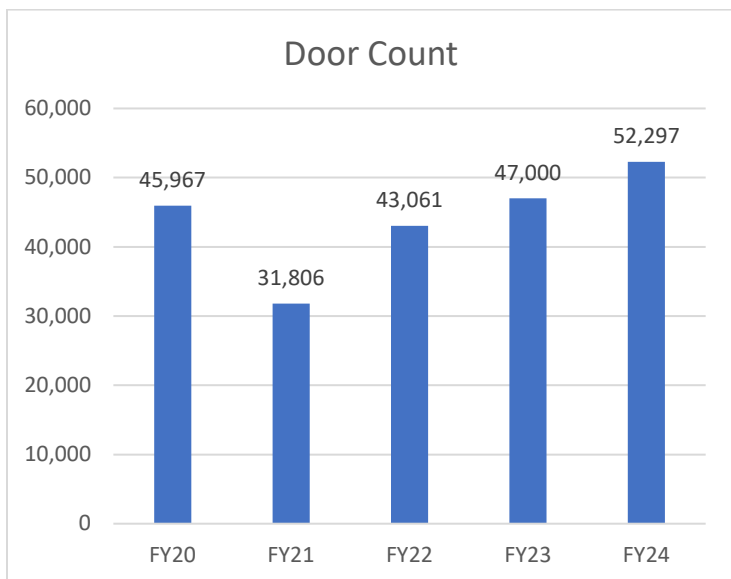
Circulation of physical materials decreased in FY24 approximately 2%, whereas the use of downloadable materials (eBooks and audiobooks) increased by 12%. This year we worked to combine TV series into one check-out instead of one check-out per disc. While this greatly decreased the number of DVD checkouts, it made it easier for patrons to check out an entire season of a series at one time and reduced the need for us to replace an entire season due to missing disc number 3. It also condensed the size of our TV series collection so patrons could find what they were looking for more easily. In FY24 we offered several classes on our library resources, especially the Libby app for eBooks and audiobooks in an effort to increase our downloadable use.



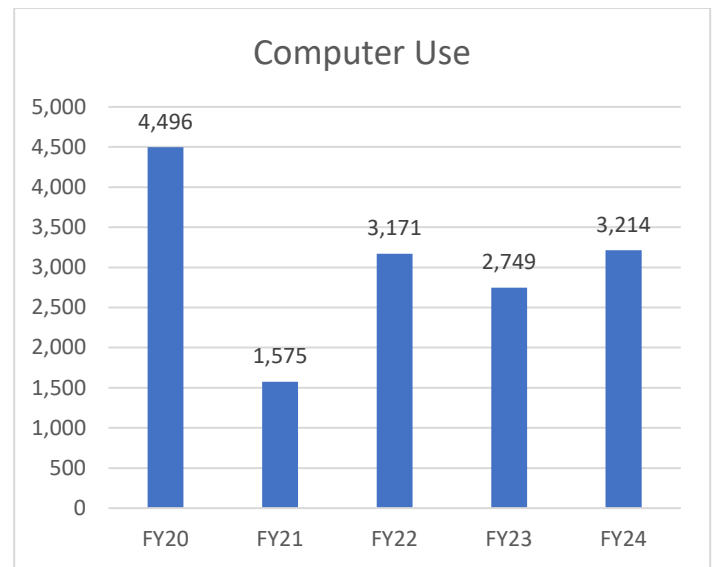
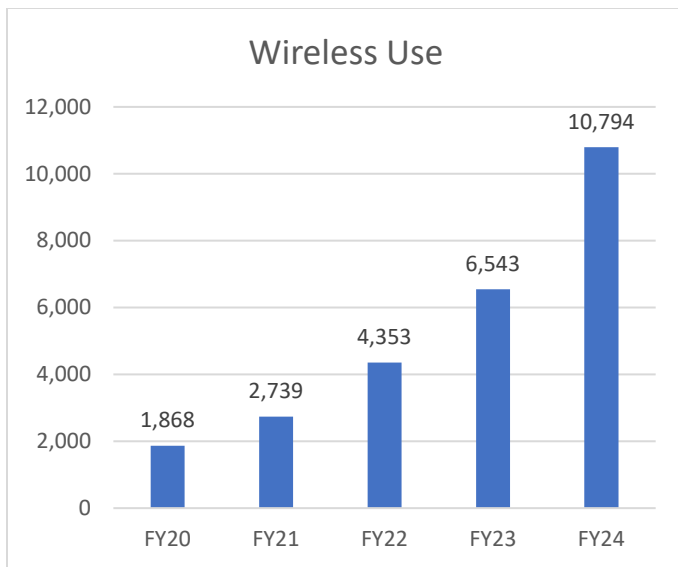
We decided to discontinue the use of some databases and opted to start using Kanopy for movie and TV streaming. We are hoping these changes will have a bigger impact on our database usage for FY25. Database use showed a 5% increase this year, while total use showed a 1% increase.



Library programming was something that we focused a lot of our time and effort on in FY23 and FY24. We not only focused on the number of library programs, but also the quality of those programs. We started some new recurring programs like Trivia Night and Read Play Grow that are gaining attendance, and we offered some programs that have not had the kind of attendance that we would like. Our library program number showed an 8% increase this year. While the attendance showed a 7% decrease over last year, it was still a 3% increase over the attendance for FY22.



The approximate number of people who visited the library this year was 52,297, an 11% increase over last year. This not only includes people who are checking out library materials or attending library programs, but also people who come to the library for non-traditional library uses – a cool space in the summer or a warm space in the winter, to meet with friends or groups, to read the newspaper, or to have someone to talk to. These people, who may or may not have a library card or ever check out anything, are just as much a part of the library community as our patrons who are in to get their reading materials for the week like clockwork. The number of materials borrowed from other libraries increased 28% this year while the number loaned to other libraries decreased 12%.



Many patrons come to the library to use the internet, either on their own devices or the library's computers. Wireless use increased 65% this year while public computer use showed a 17% increase.

### FY24 Most Popular Books

| Title                          | Author               | # of Copies | Circulation |
|--------------------------------|----------------------|-------------|-------------|
| Lessons in Chemistry           | Bonnie Garmus        | 10          | 78          |
| Remarkably Bright Creatures    | Shelby Van Pelt      | 10          | 62          |
| Too Late: a Novel              | Colleen Hoover       | 3           | 57          |
| The Housemaid                  | Freida McFadden      | 3           | 55          |
| The Seed Keeper: a Novel       | Diane Wilson         | 10          | 50          |
| The Housemaid's Secret         | Freida McFadden      | 3           | 41          |
| It Starts with Us: a Novel     | Colleen Hoover       | 3           | 38          |
| The River We Remember: a Novel | William Kent Krueger | 3           | 36          |
| I Will Find You                | Harlan Coben         | 3           | 36          |
| It Ends with Us: a Novel       | Colleen Hoover       | 2           | 31          |

As far as statistics go, this one is a little more fun and shows you the range of library materials that are popular with our patrons. Lessons in Chemistry and Remarkably Bright Creatures were book club selections this year and they were both loaned to several other libraries for their book clubs as well. The Seed Keeper was the Adult All Iowa Reads this year, which makes it a popular title. Colleen Hoover has several books in the top ten again this year and she is joined by Freida McFadden, which is a popular author right now as well.



**PARKS, RECREATION AND CULTURAL ADVISORY BOARD MEETING MINUTES**  
**October 7, 2024 @ 5:15 PM**  
**Carroll Rec Center**

The Parks, Recreation and Cultural Advisory Board met in person on this date at 5:15 P.M. Members Present: Josh Sporrer, Deb Quandt, Chad Lawson, Chase Werden, Jamie Venteicher, Sheila Dentlinger, Jena Ludwig. Absent: Casey Berlau and Chad Ross. Staff Present: Chad Tiemeyer. Council Member: Lavern Dirx

The meeting was called to order at 5:15 P.M.

Werden joined the meeting at 5:18.

\* \* \* \* \*

It was moved by Sporrer and seconded by Venteicher to approve the October 7, 2024, agenda as presented. All present voted aye. Nays: none. Abstain: none. Absent: Berlau and Ross. Motion carried 7-0.

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It was moved by Lawson and seconded by Ludwig to approve the July 1, 2024, minutes. All present voted aye. Nays: none. Abstain: none. Absent: Berlau and Ross. Motion carried 7-0.

\* \* \* \* \*

Public Comments: None present.

\* \* \* \* \*

Director of Parks and Recreation Report: Tiemeyer discussed projects in the parks and getting ready for fall and winter. The Rec had a fecal incident over the weekend, state protocol was followed, pool opened back up Monday afternoon. Working on playground repairs. Tiemeyer was elected Chair of Young Professionals Network for Iowa Parks and Recreation Association for a 1-year term. Trail repair at the Youth Sports Complex has some unresolved issues, hopefully being taken care of soon.

\* \* \* \* \*

2024 Parks and Open Spaces Projects. Tiemeyer outlined the upcoming construction year projects. Updated schedule for Merchants Park Project, along with detailed construction. Most construction will be complete in early November; bleachers being completed in December. No action required.

Northwest Shelter House- Tiemeyer discussed waiting on insurance again for more information. Construction estimates turned in. Some discussion was had about a path forward, but no action was taken while waiting for more numbers from insurance. No action required.

Bandshell- Donations now exceed \$100,000. Plans for repairs to start this fall are still on the table. No action required.

State Baseball- Tiemeyer updated the board on discussions with Iowa High School Athletic Association. Plans are being made, will meet with state in near future. No action required.

Reviewed 2025 budget items and projects. No action required.

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Golf Course: Tiemeyer discussed the construction calendar for the booster pump station. Will be completed in November. Tiemeyer fears course damage due to cross country meet and further dry conditions with no access to irrigation. No action required.

\* \* \* \* \*

Carroll Rec Center Building Improvement Project: Tile work is finished- 100% paid for by tile company and RDG. No action required.

Employee issue: Tiemeyer discussed the issue that was emailed to the board. The employee has been reprimanded and will be on close watch of their actions moving forward. No action required.

New Software: Tiemeyer discussed the current lease for software is coming to an end in July 2025. The current company has had no improvements and terrible technical support in the time Tiemeyer has been director. New software systems are being demoed and discussed by staff. No action required.

\* \* \* \* \*

Goals for Council. Tiemeyer discussed one of the main goals for 24/25 for Council is to update payment schedules and fees. Tiemeyer has begun presenting these fees and changes being made to several of the departments. Will present more at November meeting. No action required.

\* \* \* \* \*

Adjournment: Motioned by Werden, seconded by Venteicher for adjournment. All present voted aye. Nays: none. Abstain: none. Absent: Berlau and Ross. Motion carried 7-0.