



City Council Meeting

Monday, February 9, 2026 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 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. The YouTube meeting feed is a view only option and you will not be able to participate in the meeting.

*****AMENDED AGENDA*****

1. Pledge of Allegiance

2. Roll Call

3. Consent Agenda

a. Approval of Minutes of the January 26 and February 2 and 4, 2026 Meetings

b. Approval of Bills and Claims

c. Licenses and Permits:

- Renewal of Class "C" Retail Alcohol License with Outdoor Service and Catering - *Wasted Grain Bar & Grill*
- Renewal of Class "E" Retail Alcohol License - *Kimmes Carroll Country Store #1*
- Renewal of Class "B" Retail Alcohol License - *Kimmes Carroll Country Store #15*
- New Class "C" Retail Alcohol License (8 month) with Outdoor Service - *Golf Services LLC*

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

4. Oral Requests and Communications from the Audience

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

5. Ordinances

a. Ordinance Amendment for Parking Provisions on Sixth Street and Tenth Street – 2nd Reading

- Consideration to Waive 3rd Reading
- Adoption of Proposed Ordinance

Also see item 7.a - [January 26, 2026](#) - Ordinance Amendment for Parking Provisions on Sixth Street and Tenth Street - 1st Reading

b. Ordinance Amendment for Chapter 62.01, Financial Liability – 2nd Reading

- Consideration to Waive 3rd Reading
- Adoption of Proposed Ordinance

Also see item 7.b - [January 26, 2026](#) - Ordinance Amendment for Chapter 62.01, Financial Liability - 1st Reading

6. Resolutions

a. Water System Pressure Zone Improvements

- Professional Services Agreement

Amendment No. 1: Group A - Distribution System
 Amendment No. 2: Group B - Booster Station
 Amendment No. 3: Group C - Water Tower

Also see item 6.g - [April 8, 2024](#) - Water System Pressure Zone Improvements - 2024 - Professional Services Agreement
 and item 6.b - [March 10, 2025](#) - Water System Pressure Zone Improvements - Offer to Buy Real Estate and Acceptance Agreement
 and item 6.b - [September 22, 2025](#) - Water System Pressure Zone Improvements - Public Hearing and Approval of Plans, Specifications, Form of Contract and Estimated Cost
 and item 7.a - [November 24, 2025](#) - Water System Pressure Zone Improvements - Group A - Distribution System, Group B - Booster Pump Station, Group C - Water Tower - Report of Bid Opening and Consideration of Award of Contracts

b. Twelfth Street Reconstruction

- Ahlers & Cooney Engagement Agreement
- Resolution Approving Petitions and Waivers
- Resolution of Necessity for the Twelfth Street Reconstruction, Ordering Construction of the Project, Approving Preliminary Plat and Schedule of Assessments and Estimated 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

Also see item 7.c - [August 12, 2024](#) - Twelfth Street Reconstruction - Consulting Services Agreement
 and item 7.a - [January 27, 2025](#) - Twelfth Street Reconstruction - Pavement Width

Selection
and item 7.d - [February 10, 2025](#) - Twelfth Street Reconstruction - Pavement Width Selection
and item 7.b - [March 24, 2025](#) - Twelfth Street Reconstruction - Street Design Selection
and item 7.a - [October 13, 2025](#) - Twelfth Street Reconstruction - Right of Way Agreement - JCG Land Services, Inc.
and items 8.b and 8.c - [December 15, 2025](#) - Twelfth Street Reconstruction - Agreement for a Surface Transportation Grant Program Federal-aid Swap Project and Easements

c. Resolution Establishing Public Hearing for Vacation of a Portion of South East Street

Also see item 7.a - [May 27, 2025](#) - Memorandum of Understanding with Kuemper Catholic School System

d. *Resolution Establishing Public Hearing for Disposal of Land*****

e. Standard Agreement for Consulting Services - McClure Engineering Services

- Carroll Graham Park Lighting Improvements

7. Reports

a. WWTP Digester & VLR Air Piping Improvements - Change Order No. 2

Also see item 7.b - [April 25, 2022](#) - Wastewater Treatment Plant - Vertical Loop Reactor Air Piping Replacing - Resolution Approving the Engineering Agreement with Veenstra and Kimm, Inc.

and item 7.b - [August 22, 2022](#) - Wastewater Treatment Plant Vertical Loop Reactor Replacement Air Piping - Public Hearing and Adoption of Proposed Plans, Specifications, Form of Contract and Estimated Cost

and item 8.a - [September 26, 2022](#) - WWTP VLR Replacement Air Piping - Report of Bid Opening

and item 6.a - [December 12, 2022](#) - WWTP VLR Replacement Air Piping - Report of Bid Opening and Consideration of Rejection of Bid

and item 6.a - [November 27, 2023](#) - Wastewater Treatment Plant - Digester and VLR Air Piping Improvements and Engineering Agreement

and item 7.b - [November 25, 2024](#) - Wastewater Treatment Plant - Digester and VLR Air Piping Improvements - Public Hearing and Adoption of Plans and Specifications

and item 7.a - [December 16, 2024](#) - Wastewater Treatment Plant - Digester and VLR Air Piping Improvements - Report of Bid Opening and Consideration of Award of Contract

and item 7.a - [September 22, 2025](#) - Wastewater Treatment Plant - Digester and VLR Air Piping Improvements - Change Order No. 1

b. HD Truck Sale - City of Glidden

Also see item 7.b - [June 24, 2024](#) - Heavy Duty Truck Purchase - Street Division

c. FY 2026-2027 Budget Work Session

A copy of the 2026-2027 Preliminary Budget can be found using this [link](#).

8. Committee Reports (Informational Only)

9. Comments from the Mayor

10. Comments from the City Council

11. Comments from the City Manager

12. Adjourn

February Meetings:

- * Airport Commission – February 9, 2026 – Airport Terminal Building - 21177 Quail Ave
- * Library Board of Trustees – February 16, 2026 – Carroll Public Library – 118 E 5th St
- * Planning and Zoning Commission – February 18, 2026 – City Hall – 627 N Adams St
- * City Council – February 23, 2026 – City Hall – 627 N Adams St

www.cityofcarroll.com

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

| Agenda published on 02/05/2026 at 3:19 PM

COUNCIL MEETING

JANUARY 26, 2026

(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: Jeff Cayler, LaVern Dirx, Deb Koster and Carolyn Siemann. Absent: Jason Atherton and Kyle Bauer. Mayor Jerry Fleshner presided.

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

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Vicki Gach, Carroll Historic Preservation Commission Chairperson, gave an update on the Carroll Historic Preservation Commission. No Council action taken.

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Emily Winker, Elderbridge Agency on Aging Representative, requested funding from the City's FY 2027 Budget. No Council action taken.

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Marcie Hircock and Amy Schumacher, Carroll Children's Museum representatives, requested funding to support the purchase of the Museum's current space located at 515 N Adams Street, Suite #223. Chase Werden, Carroll resident, spoke in favor of the request. No Council action taken.

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It was moved by Cayler, seconded by Dirx, to approve the following items on the consent agenda: a) minutes of the January 12, 2026 meeting, as written; b) bills and claims in the amount of \$591,084.31; and c) Licenses and Permits: Renewal of Class "B" Retail Alcohol License – *Dollar General Store #2756* and Renewal of Class "E" Alcohol License – *Wal-Mart Super Center #1787*; and d) Council appointments of Mark O'Leary to the Board of Adjustment (5-year term to expire December 31, 2030) and Brad Nichols to the Planning and Zoning Commission (5-year term to expire December 31, 2030) and Mayoral appointment of Nancy Weisenborn to the Carroll Foundation (3-year term to expire December 31, 2028). On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton and Bauer. Motion carried 4-0.

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There were no oral requests or communications from the audience.

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An ordinance to amend provisions pertaining to parking on Sixth Street and Tenth Street was introduced by Council Member Cayler.

It was moved by Cayler, seconded by Dirkx, to approve the first reading of the ordinance to amend provisions pertaining to parking on Sixth Street and Tenth Street. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton and Bauer. Motion carried 4-0.

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An ordinance to amend provisions pertaining to general traffic regulations, specifically financial liability coverage, was introduced by Council Member Cayler.

It was moved by Cayler, seconded by Dirkx, to approve the first reading of the ordinance to amend provisions pertaining to general traffic regulations, specifically financial liability coverage. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton and Bauer. Motion carried 4-0.

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It was moved by Cayler, seconded by Siemann, to approve Resolution No. 26-05, Merchants Park Lease Between the City of Carroll and Carroll Community School District. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton and Bauer. Motion carried 4-0.

It was moved by Dirkx, seconded by Koster, to approve Resolution No. 26-06, Merchants Park Lease Between the City of Carroll and Kuemper Catholic School System. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton and Bauer. Motion carried 4-0.

It was moved by Cayler, seconded by Dirkx, to approve Resolution No. 26-07, Farm Lease Between the City of Carroll and the Carroll Area FFA Chapter, Carroll Community High School. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton and Bauer. Motion carried 4-0.

It was moved by Dirkx, seconded by Siemann, to approve Resolution No. 26-08, Youth Sports Complex – Field 7 Lease Between the City of Carroll and Kuemper Catholic School System. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton and Bauer. Motion carried 4-0.

It was moved by Cayler, seconded by Dirkx, to approve Resolution No. 26-09, Carroll Merchants Concession Stand Lease Between the City of Carroll and Kuemper Catholic School System. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton and Bauer. Motion carried 4-0.

It was moved by Dirkx, seconded by Koster, to approve Resolution No. 26-10, Swim Team Agreement Between the City of Carroll and Carroll Community School District. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton and Bauer. Motion carried 4-0.

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It was moved by Cayler, seconded by Dirks, to approve Resolution No. 26-11, Lease Agreement with Iowa Community College Athletic Conference for a Merchants Park Lease. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton and Bauer. Motion carried 4-0.

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City staff presented an introduction to the FY 2026/2027 Budget proposal. No Council action taken.

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It was moved by Cayler, seconded by Koster, to adjourn at 6:57 p.m. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton and Bauer. Motion carried 4-0.

Gerald H. Fleshner, Mayor

ATTEST:

Laura A. Schaefer, City Clerk

COUNCIL MEETING
FEBRUARY 2, 2026

(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: Kyle Bauer, Jeff Cayler, LaVern Dirkx, Deb Koster and Carolyn Siemann. Absent: Jason Atherton. Mayor Jerry Fleshner presided and City Attorney Dave Bruner was in attendance.

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

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Council continued discussions on the FY 2026/2027 budget proposal. Airport Commission Members Norm Hutcheson and Greg Siemann presented the Airport Commission budget request and Library Director Wendy Johnson presented the Library budget request. No Council action taken.

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Council recessed at 6:17 p.m. and reconvened at 6:37 p.m.

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City Engineer/Public Works Director Randy Krauel presented the Public Works Department requests. No Council action taken.

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It was moved by Cayler, seconded by Bauer, to adjourn at 7:53 p.m. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton. Motion carried: 5-0.

Gerald H. Fleshner, Mayor

ATTEST:

Laura A. Schaefer, City Clerk

COUNCIL MEETING
FEBRUARY 4, 2026

(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, Jeff Cayler, LaVern Dirkx, Deb Koster and Carolyn Siemann. Absent: Kyle Bauer. Mayor Jerry Fleshner presided and City Attorney Dave Bruner was in attendance.

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

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Council continued discussions on the FY 2026/2027 budget proposal. Police Chief Brad Burke presented the Police Department budget request and Fire Chief Dan Hannasch presented the Fire Department and Building Department budget requests. No Council action taken.

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Council recessed at 6:30 p.m. and reconvened at 6:59 p.m.

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Parks & Recreation Director Chad Tiemeyer presented the Parks & Recreation Department requests. No Council action taken.

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It was moved by Cayler, seconded by Atherton, to adjourn at 8:25 p.m. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Bauer. Motion carried: 5-0.

Gerald H. Fleshner, Mayor

ATTEST:

Laura A. Schaefer, City Clerk



Carroll, IA

COUNCIL CLAIMS 02/09/2026

By Vendor Name

Payment Dates 1/27/2026 - 2/9/2026

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
Vendor: 001621 - ACE HARDWARE				
333675	RC - BLADES, EXT POLE & MIC...			62.97
333692	RC - SCRUBBER PADS & COMET			17.97
333702	PARKS - SCREWDRIVER & RUB...			14.57
333747	RC - DISTILLED WATER			2.99
333838	RC - LUBRICANT SPRAY			9.99
333846	PARKS - THREADED TUBE			14.99
333848	PARKS - FLAT PAINT BRUSH SET			15.98
333852	RC - AIR FRESHENERS			17.98
333854	RC - FLOOR MOP			44.99
333931	RUT - #26 PAINT BRUSHES			6.99
333959	RC - UTILITY BLADE			14.99
333981	RUT - #26 PAINT			199.96
333983	RC - DISINFECTANT WIPES			21.97
334005	PARKS - NUTS, BOLTS, SCREWS..			22.49
C76909	RUT - #26 PAINT RETURNED ...			-199.96
Vendor 001621 - ACE HARDWARE Total:				268.87
Vendor: 001698 - ADVANCED LASER TECHNOLOGI				
48218	WTP - PRINTER INK - 3 COLORS			449.85
Vendor 001698 - ADVANCED LASER TECHNOLOGI Total:				449.85
Vendor: 001910 - AHLERS & COONEY P.C.				
906231	UNION NEGOTIATIONS			262.50
906390	WEST GOLFVIEW URP			925.00
Vendor 001910 - AHLERS & COONEY P.C. Total:				1,187.50
Vendor: 012650 - ALLIANT ENERGY-IES UTILIT				
INV0002906	GAS BILLS	DFT0001370	01/28/2026	322.10
INV0002906	GAS BILLS	DFT0001370	01/28/2026	399.20
INV0002906	GAS BILLS	DFT0001370	01/28/2026	1,561.04
INV0002906	GAS BILLS	DFT0001370	01/28/2026	483.14
INV0002906	GAS BILLS	DFT0001370	01/28/2026	189.84
INV0002906	GAS BILLS	DFT0001370	01/28/2026	108.51
INV0002906	GAS BILLS	DFT0001370	01/28/2026	3,700.01
INV0002906	GAS BILLS	DFT0001370	01/28/2026	-103.42
INV0002906	GAS BILLS	DFT0001370	01/28/2026	153.56
INV0002906	GAS BILLS	DFT0001370	01/28/2026	247.41
INV0002906	GAS BILLS	DFT0001370	01/28/2026	185.49
INV0002906	GAS BILLS	DFT0001370	01/28/2026	274.94
INV0002906	GAS BILLS	DFT0001370	01/28/2026	3,327.86
Vendor 012650 - ALLIANT ENERGY-IES UTILIT Total:				10,849.68
Vendor: 001046 - AMERICAN RADIATOR				
S557365	RUT - RADIATOR FOR UNIT #28			855.00
Vendor 001046 - AMERICAN RADIATOR Total:				855.00
Vendor: 002144 - AMERICAN WATER WORKS				
S0282510	WATER - AWWA STANDARDS ...			810.00
Vendor 002144 - AMERICAN WATER WORKS Total:				810.00
Vendor: 002370 - ARNOLD MOTOR SUPPLY				
07NV174173	RUT - #35 - AIR FILTERS			110.42
07NV174372	RUT - COLD PATCH BATTERY T...			141.86
07NV174395	RUT - POT HOLE TRAILER BAT...			30.55
07NV174713	PARKS - OIL FILTER AND BATT...			15.70
07NV174787	RUT - #28 & #29 PAINT			719.76
07NV174872	RUT - CONCRETE SAW - PROT...			39.43

COUNCIL CLAIMS 02/09/2026

Payment Dates: 1/27/2026 - 2/9/2026

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
07NV174893	CEMETERY - OIL, OIL FILTER & ...			97.01
07NV175044	WWTP - SHOP DEGREASER			93.24
07NV175213	RC - TRUCK ANTIFREEZE			25.84

Vendor 002370 - ARNOLD MOTOR SUPPLY Total: 1,273.81

Vendor: 000417 - ARTWORKS STUDIO

INV0002944	2025 DOWNTOWN FAVADE G...			5,445.97
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Vendor 000417 - ARTWORKS STUDIO Total: 5,445.97

Vendor: 036283 - ASCENDANCE TRUCKS MIDWEST LLC

RA302002165.01	FD - REPLACE DEF HEAD			400.00
XA302006929.01	RUT - #26 WASHER FLUID CAP			31.03

Vendor 036283 - ASCENDANCE TRUCKS MIDWEST LLC Total: 431.03

Vendor: 036502 - BEACON ATHLETICS LLC

0625909-IN	PARKS - BRUSHES & GROOMER			150.00
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Vendor 036502 - BEACON ATHLETICS LLC Total: 150.00

Vendor: 003515 - BOMGAARS

21660688	WTP - BATTERIES, FILTERS, BE...			242.56
21660690	WATER - SOFTNER SALT			47.92
21660954	RC - DEGREASER, SUPER GLUE,..			27.35
21662875	GARAGE - MARKERS AND BO...			54.34
21663451	GARAGE - GRINDER BLADES			102.38
21663998	SEWER - RV ANTIFREEZE CAM...			23.88
21664160	PARKS - TORCH KIT & DEGRE...			79.98
21664456	GARAGE - GRINDER WHEELS			35.07
21664633	GARAGE - WRENCHES			107.98
21665841	RUT - #26 PAINT			179.97
21666286	RUT - #29 PAINT			69.90
21666358	GARAGE - WIRE WHEEL			29.72
21666960	RUT - #26 PAINT MATERIALS			19.95
21667175	RUT - #33 PAINT MATERIALS			225.69
21667183	WWTP - SAMPLER PUMP OIL			14.97

Vendor 003515 - BOMGAARS Total: 1,261.66

Vendor: 003661 - BRED A TELEPHONE CORPORATION

11018704	LOCAL AND LONG DISTANCE	DFT0001390	02/05/2026	243.26
11018704	LOCAL AND LONG DISTANCE	DFT0001390	02/05/2026	143.80
11018704	LOCAL AND LONG DISTANCE	DFT0001390	02/05/2026	194.90
11018704	LOCAL AND LONG DISTANCE	DFT0001390	02/05/2026	223.72
11018704	LOCAL AND LONG DISTANCE	DFT0001390	02/05/2026	143.48
11018704	LOCAL AND LONG DISTANCE	DFT0001390	02/05/2026	143.48
11018704	LOCAL AND LONG DISTANCE	DFT0001390	02/05/2026	398.94
11018704	LOCAL AND LONG DISTANCE	DFT0001390	02/05/2026	189.32
11018704	LOCAL AND LONG DISTANCE	DFT0001390	02/05/2026	36.00
11018704	LOCAL AND LONG DISTANCE	DFT0001390	02/05/2026	151.29
11018704	LOCAL AND LONG DISTANCE	DFT0001390	02/05/2026	440.98
11018704	LOCAL AND LONG DISTANCE	DFT0001390	02/05/2026	374.25
11018704	LOCAL AND LONG DISTANCE	DFT0001390	02/05/2026	300.98
11018704	LOCAL AND LONG DISTANCE	DFT0001390	02/05/2026	343.27

Vendor 003661 - BRED A TELEPHONE CORPORATION Total: 3,327.67

Vendor: 003700 - BSN SPORTS INC.

932956958	RC - BASKETBALL NETS			114.31
932970131	RC - AIR PUMP			104.49
932970131	LS - AIR PUMP			104.49

Vendor 003700 - BSN SPORTS INC. Total: 323.29

Vendor: 004138 - CAPITAL SANITARY SUPPLY

R082898A	PD - AIR FRESHENER			71.28
R082933	WWTP - MATS			1,529.49

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COUNCIL CLAIMS 02/09/2026

Payment Dates: 1/27/2026 - 2/9/2026

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
R083098	RC - SOAP & BOWL CLEANER			89.97
R083118	RC - HAND TOWELS & TOILET ...			110.63
R083135	CITY HALL - Z-FOLD PAPER T...			94.00
R083141	RC - HAND & BODY SOAP			268.47
R083153	PARKS - TOILET PAPER & TRA...			111.58
Vendor 004138 - CAPITAL SANITARY SUPPLY Total:				2,275.42
Vendor: 004155 - CARROLL COUNTY				
INV0002928	GASOLINE			1,399.73
INV0002928	GASOLINE			86.51
INV0002928	GASOLINE			59.24
INV0002928	GASOLINE			38.68
INV0002928	GASOLINE			255.30
INV0002928	GASOLINE			37.04
INV0002928	GASOLINE			183.64
INV0002928	GASOLINE			29.71
INV0002928	GASOLINE			1,969.99
INV0002928	GASOLINE			344.66
INV0002928	GASOLINE			269.10
Vendor 004155 - CARROLL COUNTY Total:				4,673.60
Vendor: 004196 - CARROLL HYDRAULICS				
72309	PARKS - HYDRAULIC HOSE, PIP...			108.16
Vendor 004196 - CARROLL HYDRAULICS Total:				108.16
Vendor: 002977 - CARROLL REFUSE SERVICE				
INV0002932	JAN TRASH COLLECTIONS	135845	02/05/2026	15,267.17
Vendor 002977 - CARROLL REFUSE SERVICE Total:				15,267.17
Vendor: 004237 - CARROLL VETERINARY CLINIC				
INV0002911	PD - MARCH DOG CARE CONT...			650.00
Vendor 004237 - CARROLL VETERINARY CLINIC Total:				650.00
Vendor: 000991 - CARUS PHOSPHATE INC.				
SLS 10125594	WATER TREATMENT SUPPLIES			3,900.96
Vendor 000991 - CARUS PHOSPHATE INC. Total:				3,900.96
Vendor: 001393 - CHAMPION FORD INC.				
122480	RC - TRUCK RADIATOR SEAL			7.35
Vendor 001393 - CHAMPION FORD INC. Total:				7.35
Vendor: 003959 - CHASE PAYMENTECH MERCHANT SERVICES				
INV0002941	WTP - JAN ONLINE CC PROCES...	DFT0001391	02/05/2026	1,064.89
Vendor 003959 - CHASE PAYMENTECH MERCHANT SERVICES Total:				1,064.89
Vendor: 002867 - CINTAS FIRST AID & SAFETY				
5314536006	RC - FIRST AID SUPPLIES			105.92
5314536010	GARAGE - FIRST AID SUPPLIES			45.25
Vendor 002867 - CINTAS FIRST AID & SAFETY Total:				151.17
Vendor: 004525 - CITY OF CARROLL				
INV0002934	DOWNTOWN RESTROOM WA...	135848	02/05/2026	50.00
Vendor 004525 - CITY OF CARROLL Total:				50.00
Vendor: 002071 - COMPUTER REPAIR & SERVICE				
21134	WATER - ANTI-VIRUS RENEWAL			30.00
21215	BLDG - COMPUTER REPAIR			32.50
21217	PW ADMIN - COMPUTER ISSUE			32.50
21217	RC - SSID SET-UP			32.50
21328	PD - ANTI-VIRUS RENEWAL			90.00
Vendor 002071 - COMPUTER REPAIR & SERVICE Total:				217.50
Vendor: 001384 - COPY SYSTEMS INC.				
IN589793	PD -POSTAGE METER SUPPLIES..			11.60
IN589793	LIBRARY - POSTAGE METER S...			18.84
IN589793	FIN - POSTAGE METER SUPPLI...			120.01
IN589793	WATER - POSTAGE METER SU...			87.38

COUNCIL CLAIMS 02/09/2026

Payment Dates: 1/27/2026 - 2/9/2026

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
IN589793	SEWER - POSTAGE METER SU...			0.09
Vendor 001384 - COPY SYSTEMS INC. Total:				237.92
Vendor: 036008 - COREY VENTEICHER				
INV0002935	GARAGE - STEEL TOED BOOTS	135853	02/05/2026	200.00
Vendor 036008 - COREY VENTEICHER Total:				200.00
Vendor: 036503 - CORRINA DELANGEL				
INV0002943	REC CENTER MEMBERSHIP RE...			20.25
Vendor 036503 - CORRINA DELANGEL Total:				20.25
Vendor: 003988 - DAKOTA SUPPLY GROUP				
S105004589.001	RUT - CROSS CHAIN W/O HOO...			7,200.00
S105252721.001	WATER - FIRE HYDRANT REPL...			1,932.58
Vendor 003988 - DAKOTA SUPPLY GROUP Total:				9,132.58
Vendor: 012590 - ECHO ELECTRIC SUPPLY				
S011592975.001	PD - GENERATOR SERVICE	135849	02/05/2026	198.00
S011592975.001	LIBRARY - GENERATOR SERVICE	135849	02/05/2026	198.00
Vendor 012590 - ECHO ELECTRIC SUPPLY Total:				396.00
Vendor: 003971 - EMPLOYEE BENEFIT SYSTEMS				
INV0002910	HRA CHECKS	DFT0001373	01/28/2026	2,409.36
000051548	FEB DENTAL INSURANCE PRE...	DFT0001389	02/04/2026	2,533.46
000051548	FEB HEALTH INS PREMIUMS	DFT0001389	02/04/2026	49,775.16
000051548	FEB LIFE INSURANCE PREMIU...	DFT0001389	02/04/2026	232.52
000051548	FEB EAP PREMIUMS	DFT0001389	02/04/2026	23.45
000051548	FEB VISION INS PREMIUMS	DFT0001389	02/04/2026	470.52
000051548	FEB VOL LIFE INS PREMIUMS	DFT0001389	02/04/2026	327.70
INV0002930	HRA CHECKS	DFT0001387	02/04/2026	6,674.43
Vendor 003971 - EMPLOYEE BENEFIT SYSTEMS Total:				62,446.60
Vendor: 008027 - FAREWAY STORES				
00083639	PD - CLEANING VINEGAR			15.96
00083639	LIBRARY - CLEANING VINEGAR			15.96
00083639	RC - CLEANING VINEGAR			47.88
00083639	CITY HALL - CLEANING VINEG...			15.96
00083711	COUNCIL BUDGET SESSION			20.46
00244452	COUNCIL BUDGET SESSION			9.99
Vendor 008027 - FAREWAY STORES Total:				126.21
Vendor: 003403 - FAST LANE AUTO CARE				
S27448	PD - CAR WASH SUPPLIES			60.87
Vendor 003403 - FAST LANE AUTO CARE Total:				60.87
Vendor: 008050 - FASTENAL COMPANY				
IACAR202868	GARAGE - GLOVES			89.63
IACAR209203	GARAGE - SAFETY VESTS			300.62
Vendor 008050 - FASTENAL COMPANY Total:				390.25
Vendor: 006860 - FELD FIRE EQUIPMENT CO.				
INV23090	RC - FIRE EXTINGUISHERS & A...			646.00
INV23091	PD - FIRE ALARM INSPECTIONS			791.92
INV23091	LIBRARY - FIRE ALARM INSPEC...			791.92
INV23092	CITY HALL - FIRE ALARM INSP...			485.00
Vendor 006860 - FELD FIRE EQUIPMENT CO. Total:				2,714.84
Vendor: 000633 - FILTER CARE				
135447	RUT - FILTER CLEANING			134.90
Vendor 000633 - FILTER CARE Total:				134.90
Vendor: 002806 - FOUNDATION ANALYTICAL LABORATORY INC				
26-00064	WWTP - LAB TESTING			1,683.50
26-00354	WWTP - LAB TESTING			819.00
Vendor 002806 - FOUNDATION ANALYTICAL LABORATORY INC Total:				2,502.50

COUNCIL CLAIMS 02/09/2026

Payment Dates: 1/27/2026 - 2/9/2026

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
Vendor: 003534 - FUSEBOX MARKETING				
10354	FIN - FEB WEB MAINTENANCE			255.00
Vendor 003534 - FUSEBOX MARKETING Total:				255.00
Vendor: 009315 - GALLS INC.				
033762474	PD - GEAR BAG & BACKPACK			239.09
033780987	PD - BOOTS - KATHOL & KIRS...			455.91
033799481	PD - BADGES			404.03
033843870	PD - UNIFORM JACKET & EMB...			261.49
1001954638	PD - LIFE SAVING BAR			208.49
Vendor 009315 - GALLS INC. Total:				1,569.01
Vendor: 009500 - GEHLING WELDING & REPAIR				
161142	RC - SAFETY RAILING			460.00
161153	RUT - ANGLE IRON FOR SCREE...			307.24
161277	RC - WEIGHT MACHINE REPAI...			22.50
Vendor 009500 - GEHLING WELDING & REPAIR Total:				789.74
Vendor: 000451 - HABERL PLMBG & HEATING				
10877	RC - STOOL REPAIRS			85.00
Vendor 000451 - HABERL PLMBG & HEATING Total:				85.00
Vendor: 000130 - HGM ASSOCIATES INC				
703025-2	RUT - BRIDGE INSPECTIONS			6,120.00
Vendor 000130 - HGM ASSOCIATES INC Total:				6,120.00
Vendor: 012552 - INDUSTRIAL BEARING SUPP.				
IN247419	WWTP - SPLIT COUPLING ON ...			317.64
Vendor 012552 - INDUSTRIAL BEARING SUPP. Total:				317.64
Vendor: 003982 - IOWA INFORMATION MEDIA GROUP				
44053	"I BELIEVE IN CARROLL" AD			50.00
Vendor 003982 - IOWA INFORMATION MEDIA GROUP Total:				50.00
Vendor: 012666 - IOWA ONE CALL				
278593	WATER - DECEMBER ONE CAL...			49.70
Vendor 012666 - IOWA ONE CALL Total:				49.70
Vendor: 012685 - IOWA SMALL ENGINE CENTER				
152540	RUT - SAW AIR FILTER KIT			57.10
152592	RUT - CONCRETE VIBRATOR R...			26.92
152600	RUT - GENERATOR FILTERS			33.03
152603	PARKS - GAS CAP, TRIMMER H...			29.08
152604	PARKS - HARD HAT			108.63
152633	RUT - CHAINSAW BLADE SHA...			27.24
Vendor 012685 - IOWA SMALL ENGINE CENTER Total:				282.00
Vendor: 003722 - ISOLVED BENEFIT SERVICES				
121755-2	DEC FLEX SPENDING PARTICIP...	DFT0001388	02/04/2026	90.00
121755-2	FLEX SPENDING ANNUAL FEE	DFT0001388	02/04/2026	105.00
Vendor 003722 - ISOLVED BENEFIT SERVICES Total:				195.00
Vendor: 002453 - JASON MATTHEW LAMBERTZ				
158456	CAAT6 PRODUCTION COSTS			820.00
Vendor 002453 - JASON MATTHEW LAMBERTZ Total:				820.00
Vendor: 036462 - JCG LAND SERVICES INC.				
5221.265896	12TH STREET RECONSTRUCTI...			27,867.90
Vendor 036462 - JCG LAND SERVICES INC. Total:				27,867.90
Vendor: 003973 - KARL CHEVROLET INC.				
13824.1	PD - FUSE BOX FREIGHT			12.00
Vendor 003973 - KARL CHEVROLET INC. Total:				12.00
Vendor: 003166 - KIWANIS CLUB OF CARROLL				
262	LS - PANCAKE BREAKFAST			375.00
Vendor 003166 - KIWANIS CLUB OF CARROLL Total:				375.00

COUNCIL CLAIMS 02/09/2026

Payment Dates: 1/27/2026 - 2/9/2026

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
Vendor: 002331 - MACQUEEN EQUIPMENT LLC				
P29887	SEWER - REAR CAMERA LENS			40.22
Vendor 002331 - MACQUEEN EQUIPMENT LLC Total:				40.22
Vendor: 036244 - MATTHEW WARE STUMP GRINDING LLC				
INV0002938	GC - STUMP REMOVAL			950.00
INV0002938	CEMETERY - STUMP REMOVAL			180.00
Vendor 036244 - MATTHEW WARE STUMP GRINDING LLC Total:				1,130.00
Vendor: 017220 - MC FARLAND CLINIC PC				
INV0002939	FD - PHYSICAL DAISY			255.00
Vendor 017220 - MC FARLAND CLINIC PC Total:				255.00
Vendor: 017585 - MIDWEST WHOLESALE BLDG PRODUCTS				
603451	RUT - SCREED BOARDS			142.13
Vendor 017585 - MIDWEST WHOLESALE BLDG PRODUCTS Total:				142.13
Vendor: 000208 - MIKE HEITHOFF				
INV0002909	PARKS - STEEL TOED BOOTS	135840	01/28/2026	200.00
Vendor 000208 - MIKE HEITHOFF Total:				200.00
Vendor: 001202 - MOBILE BLASTING				
2611	BANDSHELL - SANDBLASTING			500.00
Vendor 001202 - MOBILE BLASTING Total:				500.00
Vendor: 017730 - MOORHOUSE READY MIX CO.				
6712	GF RM - 7TH & SIMON PATCH ...			1,116.00
Vendor 017730 - MOORHOUSE READY MIX CO. Total:				1,116.00
Vendor: 003529 - MURRAY'S WELDING				
CB128095	WATER - REPAIR/WELD VALVE...			122.50
Vendor 003529 - MURRAY'S WELDING Total:				122.50
Vendor: 018408 - NAPA AUTO PARTS				
132360	RUT - OIL			549.00
132670	SEWER - TRUCK #42 OIL CHA...			88.60
Vendor 018408 - NAPA AUTO PARTS Total:				637.60
Vendor: 019124 - NORTH CENTRAL LABORATORIE				
529916	WWTP - LAB SUPPLIES			983.71
531172	WWTP - LAB SUPPLIES			59.34
Vendor 019124 - NORTH CENTRAL LABORATORIE Total:				1,043.05
Vendor: 020203 - OFFICE STOP				
326339	FIN - PENCILS, LEGAL PADS & ...			39.05
Vendor 020203 - OFFICE STOP Total:				39.05
Vendor: 021050 - P & H WHOLESALE INC.				
4088786-00	PD - TOILET REPAIRS	135850	02/05/2026	175.11
4078968-00	FD - FURNACE FILTERS			82.44
Vendor 021050 - P & H WHOLESALE INC. Total:				257.55
Vendor: 001949 - PERFORMANCE TIRE & SERVICE				
0182529	RUT - #26 TIRE REPAIRS			79.26
0182564	RUT - #33 NEW RIM ON TIRE			283.25
0182586	RUT - TIRES #26			2,109.00
0182619	PD - #19 OIL CHANGE			42.57
0182621	PD - #17 OIL CHANGE AND SE...			129.32
0182622	PD - #14 OIL CHANGE			46.37
0182623	PD - #16 OIL CHANGE			46.37
0182624	PD - #18 OIL CHANGE			42.57
Vendor 001949 - PERFORMANCE TIRE & SERVICE Total:				2,778.71
Vendor: 003769 - PRECISION ARC LLC				
2443	BANDSHELL - STEEL BEAM RE...			6,794.40
2444	BANDSHELL - LIFT RENTAL AR...			3,450.00
Vendor 003769 - PRECISION ARC LLC Total:				10,244.40
Vendor: 003730 - QUADIENT INC.				
62641987	PD - POSTAGE METER RENTAL			7.09

COUNCIL CLAIMS 02/09/2026

Payment Dates: 1/27/2026 - 2/9/2026

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
62641987	LIBRARY - POSTAGE METER R...			7.99
62641987	FIN - POSTAGE METER RENTAL			57.59
62641987	WATER - POSTAGE METER RE...			37.10
62641987	SEWER - POSTAGE METER RE...			1.23
Vendor 003730 - QUADIENT INC. Total:				111.00
Vendor: 023640 - RAY'S REFUSE SERVICE				
INV0002931	JAN TRASH COLLECTIONS	135851	02/05/2026	39,716.82
INV0002929	PD - JAN GARBAGE PICKUP			39.68
INV0002929	GARAGE - JAN GARBAGE PICK...			54.94
INV0002929	LIBRARY - JAN GARBAGE PICK...			39.68
INV0002929	PARKS - JAN GARBAGE PICKUP			193.41
INV0002929	RC - JAN GARBAGE PICKUP			148.79
INV0002929	CEMETERY - JAN GARBAGE PI...			52.32
INV0002929	TRASH CANS - JAN GARBAGE P...			82.40
INV0002929	CITY HALL - JAN GARBAGE PIC...			29.73
INV0002929	CITY HALL - JAN RECYCLING			9.92
INV0002929	WWTP - JAN GARBAGE PICKUP			225.09
INV0002929	WWTP - JAN GARBAGE PICKUP			136.00
Vendor 023640 - RAY'S REFUSE SERVICE Total:				40,728.78
Vendor: 023815 - REGION XII COG				
INV0002933	JAN TAXI PROGRAM DONATI...	135852	02/05/2026	1,540.00
Vendor 023815 - REGION XII COG Total:				1,540.00
Vendor: 003503 - RFG LOGISTICS INC				
418702	RUT - ROAD ROCK SALT			2,129.25
418703	RUT - ROAD ROCK SALT			2,224.88
418704	RUT - ROAD ROCK SALT			2,227.00
Vendor 003503 - RFG LOGISTICS INC Total:				6,581.13
Vendor: 002987 - RIESBERG AUDIO AND DETAILING				
13306	RC - TV REPAIRS IN WETROOM			97.50
13471	PD - CAMERA REPAIRS			300.00
Vendor 002987 - RIESBERG AUDIO AND DETAILING Total:				397.50
Vendor: 003455 - ROZANNE SWARTZENDRUBER				
360116	PD - SEW ON SERGEANT PATC...			50.00
Vendor 003455 - ROZANNE SWARTZENDRUBER Total:				50.00
Vendor: 003528 - SCHAEFFER MANUFACTURING CO.				
DGN2946-INV1	RUT - GREASE			559.80
Vendor 003528 - SCHAEFFER MANUFACTURING CO. Total:				559.80
Vendor: 002778 - SEAN KLEESPIES				
INV0002936	WWTP - STEEL TOED BOOTS	135844	02/05/2026	200.00
Vendor 002778 - SEAN KLEESPIES Total:				200.00
Vendor: 025250 - SHERWIN WILLIAMS CO.				
07017146270126	PARKS - PAINT - PICNIC TABLES			168.69
99682154770126	PARKS - PAINT			84.34
Vendor 025250 - SHERWIN WILLIAMS CO. Total:				253.03
Vendor: 003057 - SIMMERING-CORY & IOWA CODIFICATION				
2026-IC-0036	JANUARY 2026 SUPPLEMENT			2,025.00
Vendor 003057 - SIMMERING-CORY & IOWA CODIFICATION Total:				2,025.00
Vendor: 025333 - SNYDER & ASSOCIATES INC.				
125.0534.010-4	US 30 TRAFFIC SIGNAL SYSTEM..			2,555.50
Vendor 025333 - SNYDER & ASSOCIATES INC. Total:				2,555.50
Vendor: 004178 - SOLID WASTE MANAGEMENT CO				
00491262	GARAGE - GARBAGE TO LANDF..			11.00
Vendor 004178 - SOLID WASTE MANAGEMENT CO Total:				11.00
Vendor: 028180 - STATE HYGIENIC LABORATORY-AR				
315575	RC - WATER SAMPLE ANALYSIS			48.50
Vendor 028180 - STATE HYGIENIC LABORATORY-AR Total:				48.50

COUNCIL CLAIMS 02/09/2026

Payment Dates: 1/27/2026 - 2/9/2026

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
Vendor: 025880 - STONE PRINTING CO.				
16495	PW - FILE FOLDER PRONGS			4.99
P13170	CEMETERY - INTERMENT FOR...			138.13
Vendor 025880 - STONE PRINTING CO. Total:				143.12
Vendor: 002272 - TIGGES OVERHEAD DOORS				
4256	GARAGE - DOOR REPAIR			490.00
4257	GARAGE - PHOTO EYE - GARA...			245.00
Vendor 002272 - TIGGES OVERHEAD DOORS Total:				735.00
Vendor: 001705 - TITAN MACHINERY				
PS1063684-1	RUT - #33 WHEEL ASSEMBLY			905.65
Vendor 001705 - TITAN MACHINERY Total:				905.65
Vendor: 026940 - TOYNE INC.				
IN0020744	FD - STRIPING AND VALVE RE...			3,920.63
Vendor 026940 - TOYNE INC. Total:				3,920.63
Vendor: 027060 - TREASURER OF IOWA				
INV0002907	WATER - DEC SALES TAX	DFT0001371	01/28/2026	5,853.74
INV0002907	SEWER - DEC SALES TAX	DFT0001371	01/28/2026	2,735.12
INV0002907	ST WTR - DEC SALES TAX	DFT0001371	01/28/2026	624.38
INV0002908	GC - DEC SALES TAX	DFT0001372	01/28/2026	906.57
INV0002908	RC - DEC SALES TAX	DFT0001372	01/28/2026	3,526.48
INV0002908	LS - DEC SALES TAX	DFT0001372	01/28/2026	428.52
INV0002908	AQ - DEC SALES TAX	DFT0001372	01/28/2026	5.89
Vendor 027060 - TREASURER OF IOWA Total:				14,080.70
Vendor: 027085 - TROPHIES PLUS INC.				
390636	GF - BELLINGHAUSEN RETIRE...			26.95
Vendor 027085 - TROPHIES PLUS INC. Total:				26.95
Vendor: 003220 - TURFWERKS				
MI14310	GC - JACOBSEN ROLLER ASSE...			733.04
MI14310A	GC - JACOBSEN ROLLER			972.34
Vendor 003220 - TURFWERKS Total:				1,705.38
Vendor: 028174 - UNITED STATES CELLULAR				
0782372339	PW - CELL PHONES	135842	01/28/2026	39.50
0782372339	RC - CELL PHONES	135842	01/28/2026	75.62
0782372339	RC - CELL PHONES	135842	01/28/2026	13.17
0782372339	LS - CELL PHONES	135842	01/28/2026	13.17
0782372339	AC - CELL PHONES	135842	01/28/2026	13.16
0782372339	CEMETERY - CELL PHONES	135842	01/28/2026	58.27
Vendor 028174 - UNITED STATES CELLULAR Total:				212.89
Vendor: 028435 - UTILITY EQUIPMENT COMPANY				
20062291-000	WATER - 4" SB BELL JOINT LE...			240.08
Vendor 028435 - UTILITY EQUIPMENT COMPANY Total:				240.08
Vendor: 028814 - VAN METER COMPANY				
S014229754.001	WATER - WELL #14 HOUR ME...			153.85
Vendor 028814 - VAN METER COMPANY Total:				153.85
Vendor: 029010 - VEENSTRA & KIMM INC.				
27366-26	WWTP DIGESTER & VLR PIPING			19,606.00
Vendor 029010 - VEENSTRA & KIMM INC. Total:				19,606.00
Vendor: 002590 - WENDL'S WEAPONS LLC				
1578	PD - GLOCK MAGAZINES			21.60
Vendor 002590 - WENDL'S WEAPONS LLC Total:				21.60
Vendor: 030355 - WITTRUCK MOTOR CO.				
267173	PARKS - RADIO REPLACEMENT			409.80
Vendor 030355 - WITTRUCK MOTOR CO. Total:				409.80
Vendor: 003970 - WORLDWIDE EXPRESS				
260122W011587	WATER - FREIGHT W/E 1/28/2...	135841	01/28/2026	29.71
260122W011587	SEWER - FREIGHT W/E 1/28/2...	135841	01/28/2026	25.06

COUNCIL CLAIMS 02/09/2026

Payment Dates: 1/27/2026 - 2/9/2026

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
260128W015476	FREIGHT W/E 2/4/2026	135847	02/05/2026	32.97
260128W015476	FREIGHT W/E 2/4/2026	135847	02/05/2026	237.48
Vendor 003970 - WORLDWIDE EXPRESS Total:				325.22
Grand Total:				288,205.78

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
001 - GENERAL FUND	99,578.84	72,141.01
010 - HOTEL/MOTEL TAX	50.00	0.00
110 - ROAD USE TAX FUND	29,516.19	0.00
121 - LOCAL OPTION SALES TAX	5,495.97	50.00
304 - C.P. - STREETS	30,423.40	0.00
311 - C.P. - PARKS & RECREATION	10,744.40	0.00
600 - WATER UTILITY FUND	16,566.11	8,116.97
610 - SEWER UTILITY FUND	13,153.89	6,868.79
612 - SEWER UTILITY CAP. IMP.	19,606.00	0.00
620 - STORM WATER UTILITY	624.38	624.38
850 - MEDICAL INSURANCE FUND	62,446.60	62,446.60
Grand Total:	288,205.78	150,247.75

Gross payroll \$259,253.30

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: February 4, 2026

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

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

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

RESOLUTION NO. _____

RESOLUTION TO APPROVE TAX ABATEMENT

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

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

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

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

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

PASSED AND APPROVED by the City Council of the City of Carroll, Iowa, this 9th day of February, 2026.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Gerald H. Fleshner, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

Tax Abatement Applications
February 9, 2026

Eligible for five years of tax abatement:

<u>Name</u>	<u>Address</u>	<u>Parcel ID</u>	<u>Legal Description</u>
Rehker Estate, LLC	408 W 7th Street	06-24-333-010	W 56 Feet Lot 2, Block B, Seventh Street Addition
Don & Marcia Woerdehoff	228 Kevin Avenue	06-13-452-016	Lot 17, Block 11, Applewood Knolls
Alicia Heinrichs	214 N Court Street	06-25-207-004	Lot 7 excluding north 11 feet, Block 38, Second Addition
Gary & Sandra Launderville Trust	1408 E 10th Street	07-19-428-001	Lot 4, Block 4, Northridge Fourth Subdivision Phase One
Jeff Cayler	1408 Woodland Drive	07-19-431-001	Lot 1, Block 6, Northridge Fourth Subdivision Phase Three
Adam & Bailey Warnke	209 S Elm Street	06-25-281-016	Lot 2, Daniels' First Subdivision
James Reisberg	488 Deer Creek Lane	06-36-251-068	Lots 32 & 33, Timber Creek East Subdivision Plat 1
Dave & Renee Anderson	1528 E 10th Street	07-19-430-005	Lot 5, Block 5, Northridge Fourth Subdivision Phase Three
Nicholas & Krista Heuton	1406 E 11th Street	07-19-427-026	Lot 19 & W 1/2 Lot 18, Block 3, Northridge Fourth Subdivision Phase Two
Patrick & Teresa Rabbitt	233 Kevin Avenue	06-13-451-016	Lot 7, Block 12, Applewood Knolls Subdivision
Jeremy Kruse	2416 Grant Road	07-18-153-002	Lot 6, Block 2, Collison's First Addition
Michael & Stacey Barta	1504 Woodland Drive	07-19-431-005	Lot 5, Block 6, Northridge Fourth Subdivision Phase Three

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

Please type or print

Applicant (Owner of Record): Rehker Estate, LLC

Address: 408 W 7th St

City: Carroll State: IA

Phone: 712-830-6624

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

Address: _____

City: _____ State: _____

Phone: _____

Legal Description or Parcel Number: 06-24-333-010

Existing Property Use

Agricultural

Residential

Commercial

Vacant

Current Property Value (from assessor's records)

Land: \$ 17,470 Building(s): \$ 31,290

Type of Improvements (check one):

New construction on vacant land

Addition(s) to existing structure

Replacement of existing structure(s)

Brief Description of Project: Gutted building to outside walls + rebuilt entire inside of building

Estimated Cost of Actual Improvements: \$ 500,000

Start Date: 11/1/23

Estimated or Actual Completion Date: 2/19/25

Rec'd 2/26/25 *lao*

Tax Exemption Schedule

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

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

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

- 1C. All Qualified Real Estate (i) assessed as residential property under Iowa Code Section 441.21(14)(a)(6) (three or more separate dwelling units), and (ii) located wholly within Multi-Residential Housing Focus Area, to which Improvements are made during the time both the CBD Urban Renewal Area and Carroll Urban Revitalization Area are so designated, is eligible to receive a 100% exemption from taxation on the actual value added by the Improvements for a period of ten years.

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

*Pursuant to Section 404.3D, Code of Iowa, 2023, for all applications filed after July 1, 2024, an exemption authorized under this Plan for property that is residential property shall not apply to property tax levies imposed by a school district.

If residential rental property, complete the following:

Number of dwelling units: 4

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

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

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

Acknowledgments:

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

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

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

Applicant's Signature:  **Date Signed:** 25-25

City Council Action:

_____ Approved Resolution No. _____ Date: _____

_____ Disapproved Date: _____

Reason for disapproval: _____

County Assessor Action:

_____ Approved Date: _____

_____ Disapproved Date: _____

Reason for disapproval: _____

Date of Notification of Determination Sent to Applicant: _____

CITY OF CARROLL

BUILDING PERMIT

THIS FORM WAS PRINTED ON: 10/31/2023

PERMIT #: 230372

DATE ISSUED: 10/31/2023

PROJECT ADDRESS: 408 W 7 TH
LOCATION: 408 W 7 TH
SUBDIVISION:

LOT #:
BLK #:

ISSUED TO: REHKER ESTATE
ADDRESS: 323 W 3RD ST
CITY: CARROLL
STATE: IA
ZIP: 51401-2923
PHONE:

CONTRACTOR: REHKER ESTATE
ADDRESS: 323 W 3RD ST
CITY: CARROLL
ST: IA
ZIP: 51401-2923
PHONE:

VALUATION: \$ 450,000.00
WORK: RESIDENTIAL
REMODEL/ADDITION

SQ FT 0.00
ZONE ORD:

PROP. USE
ARCHITECT:

OCCP TYPE:
CLASSWORK:

FEE CODE	DESCRIPTION	AMOUNT
BL ISSUE	BUILDING ISSUE FEE	\$1,316.00
	TOTAL	\$1,316.00

NOTES: REMODEL APARTMENT BUILDING

NOTICE

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

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

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

____/____/____
DATE

(APPROVED BY)



10/31/23
DATE

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

Please type or print

Applicant (Owner of Record): Don & Marcia Woendekoff

Address: 228 Keven Ave

City: Carroll State: Iowa

Phone: 712-830-8069

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

Address: _____

City: _____ State: _____

Phone: _____

Legal Description or Parcel Number: Applewood knolls Block 11 Lot 17

Existing Property Use

- Agricultural
- Residential
- Commercial
- Vacant

Current Property Value (from assessor's records)

Land: \$ 32,780 Building(s): \$ 155,100

Type of Improvements (check one):

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

Brief Description of Project: Garage & addition

Estimated Cost of Actual Improvements: \$ 200,000

Start Date: 10, 2024

Estimated or Actual Completion Date: 02, 2025

Rec'd 2/7/25 lco

Tax Exemption Schedule

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

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

If residential rental property, complete the following:

Number of units: _____

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

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

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

Acknowledgments:

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

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

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

Applicant's Signature: Don Waeckelhoff Date Signed: 2-7-25

712-830-8069

CITY OF CARROLL

BUILDING PERMIT

THIS FORM WAS PRINTED ON: 9/11/2024

PERMIT #: 240286

DATE ISSUED: 9/11/2024

PROJECT ADDRESS: 228 KEVIN AVE
LOCATION: 228 KEVIN AVE
SUBDIVISION:

LOT #:
BLK #:

ISSUED TO: WITTROCK CONSTRUCTION
ADDRESS: 1320 N WEST
CITY: CARROLL
STATE: IA
ZIP: 51401-8626
PHONE:

CONTRACTOR: WITTROCK CONSTRUCTION
ADDRESS: 1320 N WEST
CITY: CARROLL
ST: IA
ZIP: 51401-8626
PHONE:

VALUATION: \$ 75,000.00
WORK: RESIDENTIAL
REMODEL/ADDITION
PROP.USE
ARCHITECT:

SQ FT 0.00
ZONE ORD:
OCCP TYPE:
CLASSWORK:

FEE CODE	DESCRIPTION	AMOUNT
BL ISSUE	BUILDING ISSUE FEE	\$ 365.88
	TOTAL	\$ 365.88

NOTES:

NOTICE

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

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

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

(APPROVED BY)

DATE

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

Please type or print

Applicant (Owner of Record): Alicia M Heinrichs

Address: 214 N Court St.

City: Carroll State: IA

Phone: 712-210-0273

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

Address: _____

City: _____ State: _____

Phone: _____

Legal Description or Parcel Number: 06-25-207-004

Existing Property Use

Agricultural

Residential

Commercial

Vacant

Current Property Value (from assessor's records)

Land: \$ 12,220 Building(s): \$ 0

Type of Improvements (check one):

New construction on vacant land

Addition(s) to existing structure

Replacement of existing structure(s)

Brief Description of Project: New Home Build

Estimated Cost of Actual Improvements: \$ 250,000

Start Date: 5/31/23

Estimated or Actual Completion Date: July 2024

Rec'd 2/27/25 las

Tax Exemption Schedule

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

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

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

- 1C. All Qualified Real Estate (i) assessed as residential property under Iowa Code Section 441.21(14)(a)(6) (three or more separate dwelling units), and (ii) located wholly within Multi-Residential Housing Focus Area, to which Improvements are made during the time both the CBD Urban Renewal Area and Carroll Urban Revitalization Area are so designated, is eligible to receive a 100% exemption from taxation on the actual value added by the Improvements for a period of ten years.

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

*Pursuant to Section 404.3D, Code of Iowa, 2023, for all applications filed after July 1, 2024, an exemption authorized under this Plan for property that is residential property shall not apply to property tax levies imposed by a school district.

If residential rental property, complete the following:

Number of dwelling units:

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

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

Acknowledgments:

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

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

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

Applicant's Signature: Alicia M Heimich **Date Signed:** 2/27/25

CITY OF CARROLL

BUILDING PERMIT

THIS FORM WAS PRINTED ON: 5/31/2023

PERMIT #: 230166

DATE ISSUED: 5/31/2023

PROJECT ADDRESS: 214 N COURT
LOCATION: 214 N COURT
SUBDIVISION:

LOT #:
BLK #:

ISSUED TO: ROMAN STEFFES
ADDRESS: 102 S ADAMS ST
CITY: CARROLL
STATE: IA
ZIP: 51401-3001
PHONE:

CONTRACTOR: ROMAN STEFFES
ADDRESS: 102 S ADAMS ST
CITY: CARROLL
ST: IA
ZIP: 51401-3001
PHONE:

VALUATION: \$ 250,000.00
WORK: RESIDENTIAL NEW
PROP. USE
ARCHITECT:

SQ FT 0.00
ZONE ORD:
OCCP TYPE:
CLASSWORK:

FEE CODE	DESCRIPTION	AMOUNT
BL ISSUE	BUILDING ISSUE FEE	\$ 816.00
CONST WTR	CONSTRUCTION WATER	\$ 42.00
	TOTAL	\$ 858.00

NOTES: NEW DWELLING

NOTICE

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

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

(APPROVED BY)

DATE



5/31/23

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

Please type or print

Applicant (Owner of Record): Gary J. Launderville/Sandra L. Launderville Trust

Address: 1408 E. 10th ST.

City: Carroll State: IOWA

Phone: 573-216-1751

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

Address: _____

City: _____ State: _____

Phone: _____

Legal Description or Parcel Number: 07-19-428-001

Northridge Fourth Subdivision Phase One Block 4 Lot 4

Existing Property Use

- Agricultural
- Residential
- Commercial
- Vacant

Current Property Value (from assessor's records)

Land: \$ 59,690 Building(s): \$ 435,010

Type of Improvements (check one):

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

Brief Description of Project: Newly constructed home.

Estimated Cost of Actual Improvements: \$ 600,000

Start Date: 6-25-24

Estimated or Actual Completion Date: 2-10-25

Rec'd 3/10/25

Tax Exemption Schedule

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

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

If residential rental property, complete the following:

Number of units: _____

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

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

Acknowledgments:

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

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

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

Applicant's Signature: _____

Date Signed: 3-10-25

City Council Action:

_____ Approved Resolution No. _____ Date: _____

_____ Disapproved Date: _____

Reason for disapproval: _____

County Assessor Action:

_____ Approved Date: _____

_____ Disapproved Date: _____

Reason for disapproval: _____

Date of Notification of Determination Sent to Applicant: _____

CITY OF CARROLL

BUILDING PERMIT

THIS FORM WAS PRINTED ON: 6/26/2024

PERMIT #: 240205

DATE ISSUED: 6/25/2024

PROJECT ADDRESS: 1408 E 10 10TH ST E
LOCATION: 1408 E 10 10TH ST E
SUBDIVISION:

LOT #:
BLK #:

ISSUED TO: HEUTON CONSTRUCTION
ADDRESS: 13525 PHOENIX AVE
CITY: CARROLL
STATE: IA
ZIP: 51401-9134
PHONE:

CONTRACTOR: HEUTON CONSTRUCTION
ADDRESS: 13525 PHOENIX AVE
CITY: CARROLL
ST: IA
ZIP: 51401-9134
PHONE:

VALUATION: \$ 500,000.00
WORK: RESIDENTIAL NEW
PROP.USE
ARCHITECT:

SQ FT 0.00
ZONE ORD:
OCCP TYPE:
CLASSWORK:

FEE CODE	DESCRIPTION	AMOUNT
BL ISSUE	BUILDING ISSUE FEE	\$1,441.00
CONST WTR	CONSTRUCTION WATER	\$ 42.00
	TOTAL	\$1,483.00

NOTES:

NOTICE

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

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

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

(APPROVED BY)

DATE

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

Please type or print

Applicant (Owner of Record): Jeff Cayler
Address: 1408 Woodland DR.
City: Carroll State: Iowa
Phone: (712) 830-3794
Name of Other Owners of Record (if any): Sandra M. Cayler
Address: 1408 Woodland DR.
City: Carroll State: Iowa
Phone: (712) 830-7070
Legal Description or Parcel Number: Northridge Fourth Subdivision
Phase Three Block 6 Lot 1

Existing Property Use

- Agricultural
- Residential
- Commercial
- Vacant

Current Property Value (from assessor's records)

Land: \$ 61,380 Building(s): \$ 62,310

Type of Improvements (check one):

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

Brief Description of Project: New construction, ranch home
(no basement) w/ 3+ car garage

Estimated Cost of Actual Improvements: \$ 675,000

Start Date: 8.20.24

Estimated or Actual Completion Date: 6.6.25

Rec'd 6/6/25 JCS

Tax Exemption Schedule

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

- 1A. All Qualified Real Estate assessed as multiresidential property prior to January 1, 2022, if the multiresidential property consists of three (3) or more separate living quarters with at least seventy-five percent (75%) of the space used for residential purposes, is eligible to receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.
- 1B. All Qualified Real Estate assessed as residential property under Iowa Code Section 441.21(14)(a)(6) (three or more separate dwelling units) on or after January 1, 2022 is eligible to receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.
- 1C. All Qualified Real Estate (i) assessed as residential property under Iowa Code Section 441.21(14)(a)(6) (three or more separate dwelling units), and (ii) located wholly within Multi-Residential Housing Focus Area, to which Improvements are made during the time both the CBD Urban Renewal Area and Carroll Urban Revitalization Area are so designated, is eligible to receive a 100% exemption from taxation on the actual value added by the Improvements for a period of ten years.
2. All Qualified Real Estate assessed as residential which is not classified under Iowa Code Section 441.21(14)(a)(6) is eligible to receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added by the Improvements for a period of five (5) years.

*Pursuant to Section 404.3D, Code of Iowa, 2023, for all applications filed after July 1, 2024, an exemption authorized under this Plan for property that is residential property shall not apply to property tax levies imposed by a school district.

If residential rental property, complete the following:

Number of dwelling units:

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

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

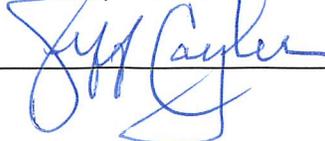
Note: No change may be made once an application is approved and an exemption is granted.

Acknowledgments:

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

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

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

Applicant's Signature:  **Date Signed:** 6.6.25

City Council Action:

_____ Approved Resolution No. _____ Date: _____

_____ Disapproved Date: _____

Reason for disapproval: _____

County Assessor Action:

_____ Approved Date: _____

_____ Disapproved Date: _____

Reason for disapproval: _____

Date of Notification of Determination Sent to Applicant: _____

CITY OF CARROLL

BUILDING PERMIT

THIS FORM WAS PRINTED ON: 8/06/2024

PERMIT #: 240253

DATE ISSUED: 8/06/2024

PROJECT ADDRESS: 1408 WOODLAND DRIVE
LOCATION: 1408 WOODLAND DRIVE
SUBDIVISION:

LOT #:
BLK #:

ISSUED TO: JEFF CAYLER
ADDRESS: 3858 S 202 AVE
CITY: OMAHA
STATE: NE
ZIP: 68130
PHONE:

CONTRACTOR: JEFF CAYLER
ADDRESS: 3858 S 202 AVE
CITY: OMAHA
ST: NE
ZIP: 68130
PHONE:

VALUATION: \$ 500,000.00
WORK: RESIDENTIAL NEW
PROP.USE
ARCHITECT:

SQ FT 0.00
ZONE ORD:
OCCP TYPE:
CLASSWORK:

FEÉ CODE	DESCRIPTION	AMOUNT
BL ISSUE	BUILDING ISSUE FEE	\$1,441.00
CONST WTR	CONSTRUCTION WATER	\$ 42.00
	TOTAL	\$1,483.00

NOTES:

NOTICE

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

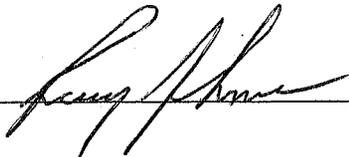
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL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

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

(APPROVED BY)

DATE



8/6/24

8/6/24

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

Please type or print

Applicant (Owner of Record): ADAM J WARWICK & Bastien Jo Worntek

Address: 209 S. Elm St

City: CARROLL State: IA

Phone: 712-210-4969

Name of Other Owners of Record (if any):

Address:

City: State:

Phone:

Legal Description or Parcel Number: New Home

Existing Property Use

- Agricultural
Residential (checked)
Commercial
Vacant

Current Property Value (from assessor's records)

Land: \$ 47,000 Building(s): \$ 610,530

Type of Improvements (check one):

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

Brief Description of Project: New handicap accessible Home

Estimated Cost of Actual Improvements: \$ 400,000

Start Date: 4/30/2024

Estimated or Actual Completion Date: Oct 2024

Rec'd 6/11/25 Joo

Tax Exemption Schedule

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

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

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

- 1C. All Qualified Real Estate (i) assessed as residential property under Iowa Code Section 441.21(14)(a)(6) (three or more separate dwelling units), and (ii) located wholly within Multi-Residential Housing Focus Area, to which Improvements are made during the time both the CBD Urban Renewal Area and Carroll Urban Revitalization Area are so designated, is eligible to receive a 100% exemption from taxation on the actual value added by the Improvements for a period of ten years.

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

*Pursuant to Section 404.3D, Code of Iowa, 2023, for all applications filed after July 1, 2024, an exemption authorized under this Plan for property that is residential property shall not apply to property tax levies imposed by a school district.

If residential rental property, complete the following:

Number of dwelling units: __

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

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

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

Acknowledgments:

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

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

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

Applicant's Signature:  **Date Signed:** 6-11-2025

City Council Action:

_____ Approved Resolution No. _____ Date: _____

_____ Disapproved _____ Date: _____

Reason for disapproval: _____

County Assessor Action:

_____ Approved _____ Date: _____

_____ Disapproved _____ Date: _____

Reason for disapproval: _____

Date of Notification of Determination Sent to Applicant: _____

CITY OF CARROLL

BUILDING PERMIT

THIS FORM WAS PRINTED ON: 3/06/2024

PERMIT #: 240053

DATE ISSUED: 3/06/2024

PROJECT ADDRESS: 209 S ELM
LOCATION: 209 S ELM
SUBDIVISION:

LOT #:
BLK #:

ISSUED TO: ADAM WARNKE
ADDRESS: 327 S WALNUT ST
CITY: CARROLL
STATE: IA
ZIP: 51401-3145
PHONE:

CONTRACTOR: ADAM WARNKE
ADDRESS: 327 S WALNUT ST
CITY: CARROLL
STATE: IA
ZIP: 51401-3145
PHONE:

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

SQ FT 0.00
ZONE ORD:
OCCP TYPE:
CLASSWORK:

FEE CODE	DESCRIPTION	AMOUNT
BL ISSUE	BUILDING ISSUE FEE	\$1,191.00
	TOTAL	\$1,191.00

NOTES: NEW HOUSE

NOTICE

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

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

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

(APPROVED BY)

DATE

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

Please type or print

Applicant (Owner of Record): James Riesberg

Address: 488 DEER CREEK LANE

City: Carroll State: IA

Phone: 712-790-5591

Name of Other Owners of Record (if any): Donna Riesberg

Address: 488 Deer Creek Lane

City: Carroll State: IA

Phone: 712-790-5591

Legal Description or Parcel Number: 06-36-251-068

Existing Property Use

Agricultural

Residential

Commercial

Vacant

Current Property Value (from assessor's records)

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

Type of Improvements (check one):

New construction on vacant land

Addition(s) to existing structure

Replacement of existing structure(s)

Brief Description of Project: New home

Estimated Cost of Actual Improvements: \$ 675,000

Start Date: 11-1-2024

Estimated or Actual Completion Date: 12-31-2025

Rec'd 12/4/25

Tax Exemption Schedule

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

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

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

- 1C. All Qualified Real Estate (i) assessed as residential property under Iowa Code Section 441.21(14)(a)(6) (three or more separate dwelling units), and (ii) located wholly within Multi-Residential Housing Focus Area, to which Improvements are made during the time both the CBD Urban Renewal Area and Carroll Urban Revitalization Area are so designated, is eligible to receive a 100% exemption from taxation on the actual value added by the Improvements for a period of ten years.

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

*Pursuant to Section 404.3D, Code of Iowa, 2023, for all applications filed after July 1, 2024, an exemption authorized under this Plan for property that is residential property shall not apply to property tax levies imposed by a school district.

If residential rental property, complete the following:

Number of dwelling units:

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

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

NA

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

Acknowledgments:

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

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

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

Applicant's Signature: James Reilly **Date Signed:** 12-4-25

City Council Action:

_____ Approved Resolution No. _____ Date: _____

_____ Disapproved _____ Date: _____

Reason for disapproval: _____

County Assessor Action:

_____ Approved _____ Date: _____

_____ Disapproved _____ Date: _____

Reason for disapproval: _____

Date of Notification of Determination Sent to Applicant: _____

CITY OF CARROLL

BUILDING PERMIT

THIS FORM WAS PRINTED ON: 11/04/2024

PERMIT #: 240349

DATE ISSUED: 10/21/2024

PROJECT ADDRESS: 488 DEER CREEK
LOCATION: 488 DEER CREEK
SUBDIVISION:

LOT #:
BLK #:

ISSUED TO: JAMES RIESBERG
ADDRESS: 23935 JADE AVE
CITY: CARROLL
STATE: IA
ZIP: 51401-9021
PHONE:

CONTRACTOR: JAMES RIESBERG
ADDRESS: 23935 JADE AVE
CITY: CARROLL
ST: IA
ZIP: 51401-9021
PHONE:

VALUATION: \$ 500,000.00
WORK: RESIDENTIAL NEW
PROP.USE:
ARCHITECT:

SQ FT 0.00
ZONE ORD: ✓
OCCP TYPE:
CLASSWORK:

FEE CODE	DESCRIPTION	AMOUNT
BL ISSUE	BUILDING ISSUE FEE	\$1,441.00
CONST WTR	CONSTRUCTION WATER	\$ 42.00
	TOTAL	\$1,483.00

NOTES:

NOTICE

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

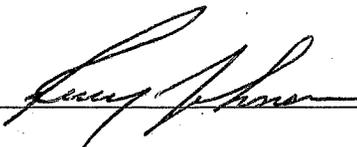
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL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

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

(APPROVED BY)

DATE



10/21/24

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

Please type or print

Applicant (Owner of Record): Dave + Renee Anderson

Address: 1528 East 10th Street

City: Carroll State: Iowa

Phone: 712-990-2219

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

Address: _____

City: _____ State: _____

Phone: _____

Legal Description or Parcel Number: _____

Northridge Fourth Subdivision Phase 3 Block 5 Lot 5

Existing Property Use

- Agricultural
- Residential
- Commercial
- Vacant

Current Property Value (from assessor's records)

Land: \$ 57600 Building(s): \$ 128620

Type of Improvements (check one):

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

Brief Description of Project: new house

Estimated Cost of Actual Improvements: \$ 600000

Start Date: August 15 2024

Estimated or Actual Completion Date: June 1 2025

Rec'd 12/30/25 JAW

Tax Exemption Schedule

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

- ____ 1A. All Qualified Real Estate assessed as multiresidential property prior to January 1, 2022, if the multiresidential property consists of three (3) or more separate living quarters with at least seventy-five percent (75%) of the space used for residential purposes, is eligible to receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.
- ____ 1B. All Qualified Real Estate assessed as residential property under Iowa Code Section 441.21(14)(a)(6) (three or more separate dwelling units) on or after January 1, 2022 is eligible to receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.
- ____ 1C. All Qualified Real Estate (i) assessed as residential property under Iowa Code Section 441.21(14)(a)(6) (three or more separate dwelling units), and (ii) located wholly within Multi-Residential Housing Focus Area, to which Improvements are made during the time both the CBD Urban Renewal Area and Carroll Urban Revitalization Area are so designated, is eligible to receive a 100% exemption from taxation on the actual value added by the Improvements for a period of ten years.
- X 2. All Qualified Real Estate assessed as residential which is not classified under Iowa Code Section 441.21(14)(a)(6) is eligible to receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added by the Improvements for a period of five (5) years.

*Pursuant to Section 404.3D, Code of Iowa, 2023, for all applications filed after July 1, 2024, an exemption authorized under this Plan for property that is residential property shall not apply to property tax levies imposed by a school district.

If residential rental property, complete the following:

Number of dwelling units: ____

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

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

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

Acknowledgments:

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

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

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

Applicant's Signature: David W. Anderson **Date Signed:** 12-30-25

City Council Action:

_____ Approved Resolution No. _____ Date: _____

_____ Disapproved _____ Date: _____

Reason for disapproval: _____

County Assessor Action:

_____ Approved _____ Date: _____

_____ Disapproved _____ Date: _____

Reason for disapproval: _____

Date of Notification of Determination Sent to Applicant: _____

CITY OF CARROLL

BUILDING PERMIT

THIS FORM WAS PRINTED ON: 6/03/2024

PERMIT #: 240165

DATE ISSUED: 6/03/2024

PROJECT ADDRESS: 1528 10TH ST E
LOCATION: 1528 10TH ST E
SUBDIVISION:

LOT #:
BLK #:

ISSUED TO: DAVE ANDERSON
ADDRESS: 1031 N BELLA VISTA DRIVE
CITY: CARROLL
STATE: IA
ZIP: 51401
PHONE:

CONTRACTOR: DAVE ANDERSON
ADDRESS: 1031 N BELLA VISTA DRIVE
CITY: CARROLL
ST: IA
ZIP: 51401
PHONE:

VALUATION: \$ 500,000.00
WORK: RESIDENTIAL NEW
PROP.USE:
ARCHITECT:

SQ FT 0.00
ZONE ORD:
OCCP TYPE:
CLASSWORK:

FEE CODE	DESCRIPTION	AMOUNT
BL ISSUE	BUILDING ISSUE FEE	\$1,441.00
CONST WTR	CONSTRUCTION WATER	\$ 42.00
	TOTAL	\$1,483.00

NOTES:

NOTICE

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

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

(APPROVED BY)

DATE

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

Please type or print

Applicant (Owner of Record): Nicholas and Krista Heuton

Address: 1406 E 11th St.

City: Carroll State: IA

Phone: 712-790-0411 / 712-830-5640 (Nick)

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

Address: —

City: — State: —

Phone: —

Legal Description or Parcel Number: 07-19-427-026

Existing Property Use

Agricultural

Residential

Commercial

Vacant

Current Property Value (from assessor's records)

Land: \$ 106,530

Building(s): \$ 382,130

Type of Improvements (check one):

New construction on vacant land

Addition(s) to existing structure

Replacement of existing structure(s)

Brief Description of Project: Addition of breezeway and two car garage (attached to existing home).

Estimated Cost of Actual Improvements: \$ 100,000

Start Date: 5/12/25

Estimated or Actual Completion Date: 12/2025

Rec'd 12/29/25

Tax Exemption Schedule

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

- 1A. All Qualified Real Estate assessed as multiresidential property prior to January 1, 2022, if the multiresidential property consists of three (3) or more separate living quarters with at least seventy-five percent (75%) of the space used for residential purposes, is eligible to receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.
- 1B. All Qualified Real Estate assessed as residential property under Iowa Code Section 441.21(14)(a)(6) (three or more separate dwelling units) on or after January 1, 2022 is eligible to receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.
- 1C. All Qualified Real Estate (i) assessed as residential property under Iowa Code Section 441.21(14)(a)(6) (three or more separate dwelling units), and (ii) located wholly within Multi-Residential Housing Focus Area, to which Improvements are made during the time both the CBD Urban Renewal Area and Carroll Urban Revitalization Area are so designated, is eligible to receive a 100% exemption from taxation on the actual value added by the Improvements for a period of ten years.
2. All Qualified Real Estate assessed as residential which is not classified under Iowa Code Section 441.21(14)(a)(6) is eligible to receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added by the Improvements for a period of five (5) years.

*Pursuant to Section 404.3D, Code of Iowa, 2023, for all applications filed after July 1, 2024, an exemption authorized under this Plan for property that is residential property shall not apply to property tax levies imposed by a school district.

If residential rental property, complete the following:

Number of dwelling units:

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

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

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

Acknowledgments:

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

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

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

Applicant's Signature: Wanda Hentzen **Date Signed:** 12/28/25

City Council Action:

_____ Approved Resolution No. _____ Date: _____

_____ Disapproved _____ Date: _____

Reason for disapproval: _____

County Assessor Action:

_____ Approved _____ Date: _____

_____ Disapproved _____ Date: _____

Reason for disapproval: _____

Date of Notification of Determination Sent to Applicant: _____

CITY OF CARROLL

BUILDING PERMIT

THIS FORM WAS PRINTED ON: 4/18/2025

PERMIT #: 250075

DATE ISSUED: 4/18/2025

PROJECT ADDRESS: 1406 11TH ST E
LOCATION: 1406 11TH ST E
SUBDIVISION:

LOT #:
BLK #:

ISSUED TO: NICK HEUTON
ADDRESS: 634 WALNUT ST S
CITY: CARROLL
STATE: IA
ZIP: 51401
PHONE:

CONTRACTOR: NICK HEUTON
ADDRESS: 634 WALNUT ST S
CITY: CARROLL
ST: IA
ZIP: 51401
PHONE:

VALUATION: \$ 100,000.00
WORK: RESIDENTIAL
REMODEL/ADDITION

SQ FT 0.00
ZONE ORD:

PROP.USE
ARCHITECT:

OCCP TYPE:
CLASSWORK:

FEE CODE	DESCRIPTION	AMOUNT
BL ISSUE	BUILDING ISSUE FEE	\$ 441.00
	TOTAL	\$ 441.00

NOTES:

NOTICE

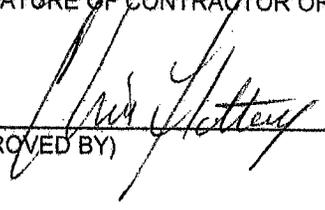
THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 120 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 120 DAYS AT ANY TIME AFTER WORK IS STARTED.

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

5/12/25
DATE



(APPROVED BY)

4/18/25
DATE

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

Please type or print

Applicant (Owner of Record): PATRICK & TERESA RABBITT

Address: 233 KEVIN AVE

City: CARROLL State: IOWA

Phone: 641-221-0359 641-203-2442

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

Address: _____

City: _____ State: _____

Phone: _____

Legal Description or Parcel Number: Applewood Knolls Subd of Block 12 Lot 7

Existing Property Use

____ Agricultural

Residential

____ Commercial

____ Vacant

Current Property Value (from assessor's records)

Land: \$ 33,730

Building(s): \$ 158,120

Type of Improvements (check one):

____ New construction on vacant land

Addition(s) to existing structure

____ Replacement of existing structure(s)

Brief Description of Project: Added 20x22 Primary Bedroom with attached 3/4 bathroom

Estimated Cost of Actual Improvements: \$ 110,000.00

Start Date: Apr. 1, 2024

Estimated or Actual Completion Date: Oct. 1, 2024

Rec'd 7/19/26 JWS

Tax Exemption Schedule

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

- 1A. All Qualified Real Estate assessed as multiresidential property prior to January 1, 2022, if the multiresidential property consists of three (3) or more separate living quarters with at least seventy-five percent (75%) of the space used for residential purposes, is eligible to receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.
- 1B. All Qualified Real Estate assessed as residential property under Iowa Code Section 441.21(14)(a)(6) (three or more separate dwelling units) on or after January 1, 2022 is eligible to receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.
- 1C. All Qualified Real Estate (i) assessed as residential property under Iowa Code Section 441.21(14)(a)(6) (three or more separate dwelling units), and (ii) located wholly within Multi-Residential Housing Focus Area, to which Improvements are made during the time both the CBD Urban Renewal Area and Carroll Urban Revitalization Area are so designated, is eligible to receive a 100% exemption from taxation on the actual value added by the Improvements for a period of ten years.
2. All Qualified Real Estate assessed as residential which is not classified under Iowa Code Section 441.21(14)(a)(6) is eligible to receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added by the Improvements for a period of five (5) years.

*Pursuant to Section 404.3D, Code of Iowa, 2023, for all applications filed after July 1, 2024, an exemption authorized under this Plan for property that is residential property shall not apply to property tax levies imposed by a school district.

If residential rental property, complete the following:

Number of dwelling units:

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

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

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

Acknowledgments:

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

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

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

Applicant's Signature: PB Rabbit Date Signed: 1/18/26

City Council Action:

_____ Approved Resolution No. _____ Date: _____

_____ Disapproved _____ Date: _____

Reason for disapproval: _____

County Assessor Action:

_____ Approved _____ Date: _____

_____ Disapproved _____ Date: _____

Reason for disapproval: _____

Date of Notification of Determination Sent to Applicant: _____

CITY OF CARROLL

BUILDING PERMIT

THIS FORM WAS PRINTED ON: 4/17/2024

PERMIT #: 240106

DATE ISSUED: 4/17/2024

PROJECT ADDRESS: 233 KEVIN AVE
LOCATION: 233 KEVIN AVE
SUBDIVISION:

LOT #:
BLK #:

ISSUED TO: NATE NAGL CONSTRUCTION
ADDRESS: 1014 N CARROLL ST
CITY: CARROLL
STATE: IA
ZIP: 51401-1946
PHONE:

CONTRACTOR: NATE NAGL CONSTRUCTION
ADDRESS: 1014 N CARROLL ST
CITY: CARROLL
STATE: IA
ZIP: 51401-1946
PHONE:

VALUATION: \$ 85,000.00
WORK: RESIDENTIAL
REMODEL/ADDITION

SQ FT 0.00
ZONE ORD:

PROP.USE
ARCHITECT:

OCCP TYPE:
CLASSWORK:

FEE CODE	DESCRIPTION	AMOUNT
BL ISSUE	BUILDING ISSUE FEE	\$ 397.00
	TOTAL	\$ 397.00

NOTES: 20X22 ADDITION

NOTICE

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

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

(APPROVED BY)

DATE

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

Please type or print

Applicant (Owner of Record): Jeremy D Kruse

Address: 2416 N Grant Rd

City: Carroll State: IA

Phone: 712-299-3114

Name of Other Owners of Record (if any): Katie E Kruse

Address: 2416 N Grant Rd

City: Carroll State: IA

Phone: 712-790-9670

Legal Description or Parcel Number: 07-18-153-002

Collison's First Addn Block 2 Lot 6

Existing Property Use

Agricultural

Residential

Commercial

Vacant

Current Property Value (from assessor's records)

Land: \$ 58,340

Building(s): \$ 444,110

Type of Improvements (check one):

New construction on vacant land

Addition(s) to existing structure

Replacement of existing structure(s)

Brief Description of Project: Addition of \approx 1,429 sqft living space and 1,066 sqft garage

Estimated Cost of Actual Improvements: \$ 350,000

Start Date: 10/20/2023

Estimated or Actual Completion Date: 1/20/2026

Rec'd 1/22/26 JAW

Tax Exemption Schedule

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

- 1A. All Qualified Real Estate assessed as multiresidential property prior to January 1, 2022, if the multiresidential property consists of three (3) or more separate living quarters with at least seventy-five percent (75%) of the space used for residential purposes, is eligible to receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.
- 1B. All Qualified Real Estate assessed as residential property under Iowa Code Section 441.21(14)(a)(6) (three or more separate dwelling units) on or after January 1, 2022 is eligible to receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.
- 1C. All Qualified Real Estate (i) assessed as residential property under Iowa Code Section 441.21(14)(a)(6) (three or more separate dwelling units), and (ii) located wholly within Multi-Residential Housing Focus Area, to which Improvements are made during the time both the CBD Urban Renewal Area and Carroll Urban Revitalization Area are so designated, is eligible to receive a 100% exemption from taxation on the actual value added by the Improvements for a period of ten years.
- 2. All Qualified Real Estate assessed as residential which is not classified under Iowa Code Section 441.21(14)(a)(6) is eligible to receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added by the Improvements for a period of five (5) years.

*Pursuant to Section 404.3D, Code of Iowa, 2023, for all applications filed after July 1, 2024, an exemption authorized under this Plan for property that is residential property shall not apply to property tax levies imposed by a school district.

If residential rental property, complete the following:

Number of dwelling units:

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

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

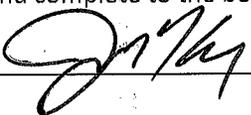
Note: No change may be made once an application is approved and an exemption is granted.

Acknowledgments:

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

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

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

Applicant's Signature:  Date Signed: 1/21/20

City Council Action:

_____ Approved Resolution No. _____ Date: _____

_____ Disapproved Date: _____

Reason for disapproval: _____

County Assessor Action:

_____ Approved Date: _____

_____ Disapproved Date: _____

Reason for disapproval: _____

Date of Notification of Determination Sent to Applicant: _____

CITY OF CARROLL

BUILDING PERMIT

THIS FORM WAS PRINTED ON: 10/06/2023

PERMIT #: 230344

DATE ISSUED: 10/06/2023

PROJECT ADDRESS: 2416 N GRANT
LOCATION: 2416 N GRANT
SUBDIVISION:

LOT #:
BLK #:

ISSUED TO: KATIE KRUSE
ADDRESS: 2416 N GRANT RD
CITY: CARROLL
STATE: IA
ZIP: 51401-3426
PHONE:

CONTRACTOR: KATIE KRUSE
ADDRESS: 2416 N GRANT RD
CITY: CARROLL
ST: IA
ZIP: 51401-3426
PHONE:

VALUATION: \$ 200,000.00
WORK: RESIDENTIAL
REMODEL/ADDITION

SQ FT 0.00
ZONE ORD:

PROP.USE
ARCHITECT:

OCCP TYPE:
CLASSWORK:

FEE CODE	DESCRIPTION	AMOUNT
BL ISSUE	BUILDING ISSUE FEE	\$ 691.00
	TOTAL	\$ 691.00

NOTES:

NOTICE

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

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

Katie Kruse
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

11/6/23
DATE

(APPROVED BY)

10/6/23
DATE

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

Please type or print

Applicant (Owner of Record): MICHAEL + STACEY BARTA

Address: 1504 WOODLAND DR

City: CARROLL State: IA

Phone: 712-790-9276

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

Address: -

City: - State: -

Phone: -

Legal Description or Parcel Number: RANCH STYLE RESIDENTIAL PROPERTY
NEW BUILD HOME -> 07-19-431-005

Existing Property Use

- Agricultural
- Residential
- Commercial
- Vacant

Current Property Value (from assessor's records)

Land: \$ 46,040 Building(s): \$ 360,000

Type of Improvements (check one):

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

Brief Description of Project: NEW BUILD HOME

Estimated Cost of Actual Improvements: \$

Start Date: ~~3-25~~ 4-9-25

Estimated or Actual Completion Date: 12-10-25

Rec'd 1/27/26 las

Tax Exemption Schedule

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

- 1A. All Qualified Real Estate assessed as multiresidential property prior to January 1, 2022, if the multiresidential property consists of three (3) or more separate living quarters with at least seventy-five percent (75%) of the space used for residential purposes, is eligible to receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.
- 1B. All Qualified Real Estate assessed as residential property under Iowa Code Section 441.21(14)(a)(6) (three or more separate dwelling units) on or after January 1, 2022 is eligible to receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added per living quarter by the Improvements for a period of five (5) years.
- 1C. All Qualified Real Estate (i) assessed as residential property under Iowa Code Section 441.21(14)(a)(6) (three or more separate dwelling units), and (ii) located wholly within Multi-Residential Housing Focus Area, to which Improvements are made during the time both the CBD Urban Renewal Area and Carroll Urban Revitalization Area are so designated, is eligible to receive a 100% exemption from taxation on the actual value added by the Improvements for a period of ten years.
- 2. All Qualified Real Estate assessed as residential which is not classified under Iowa Code Section 441.21(14)(a)(6) is eligible to receive an exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added by the Improvements for a period of five (5) years.

*Pursuant to Section 404.3D, Code of Iowa, 2023, for all applications filed after July 1, 2024, an exemption authorized under this Plan for property that is residential property shall not apply to property tax levies imposed by a school district.

If residential rental property, complete the following:

Number of dwelling units:

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

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

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

Acknowledgments:

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

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

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

Applicant's Signature:  Date Signed: 1-27-26

City Council Action:

_____ Approved Resolution No. _____ Date: _____

_____ Disapproved Date: _____

Reason for disapproval: _____

County Assessor Action:

_____ Approved Date: _____

_____ Disapproved Date: _____

Reason for disapproval: _____

Date of Notification of Determination Sent to Applicant: _____

CITY OF CARROLL

BUILDING PERMIT

THIS FORM WAS PRINTED ON: 3/28/2025

PERMIT #: 250047

DATE ISSUED: 3/28/2025

PROJECT ADDRESS: 1504 WOODLAND DRIVE
LOCATION: 1504 WOODLAND DRIVE
SUBDIVISION:

LOT #:
BLK #:

ISSUED TO: MICHAEL BARTA
ADDRESS: 10308 CATALINA DR
CITY: JOHNSTON
STATE: IA
ZIP: 50131-3127
PHONE:

CONTRACTOR: MICHAEL BARTA
ADDRESS: 10308 CATALINA DR
CITY: JOHNSTON
ST: IA
ZIP: 50131-3127
PHONE:

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

SQ FT 0.00
ZONE ORD:
OCCP TYPE:
CLASSWORK:

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

NOTES:

NOTICE

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

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

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

(APPROVED BY)

DATE



3/29/25

City of Carroll

Brad Burke, Chief of Police

Police Department

112 E. 5th Street

Carroll, Iowa 51401-2799

(712) 792-3536

FAX: (712) 792-8088

MEMO TO: Aaron Kooiker, City Manager *AK*

FROM: Brad Burke, Chief of Police *BB*

DATE: February 4, 2026

SUBJECT: Ordinance Amendment for Parking Provisions on Sixth Street and Tenth Street – 2nd Reading

- Consideration to Waive 3rd Reading
- Adoption of Proposed Ordinance

Second Reading: Since the first reading on 26th of January, I have not had any comments for or against this ordinance change.

Chapter 69 is Parking Regulations. Chapter 69.08 paragraph 40 is parking on Sixth Street. This change to the ordinance will remove the parking restrictions on Sixth Street from Grant Road to the street end. This road is no longer used for traffic and parking restrictions can be removed.

Chapter 69.08 paragraph 41 is parking on Tenth Street. The change to this ordinance will codify the pickup zones that have been established on the south side of Adams Elementary. The changes are shown below:

40. Sixth Street.

A. "No Parking this Side."

(1) From U.S. Highway No. 30 and Crawford Street to Quint Avenue – north side only;

~~(2) From Grant Road west to U.S. Highway No. 30 – south side only.~~

~~(3)~~ (2) From U.S. Highway No. 30 and Crawford Street to 305 feet west of U.S. Highway No. 30 and Crawford Street - south side only.

41. Tenth Street.

B. "No Parking Anytime. – Loading and Unloading Only"

(1) From Main Street to 140 feet east of Adams Street – north side only;

~~(2) From Highway 30 to Boylan Street.~~

C. "No Parking Anytime."

(1) From Highway 30 to Boylan Street.

C.D. "No Parking Here To Corner."

(1) From 30 feet west of Main Street to Main Street – south side only;

(2) 30 feet east of Adams Street to 40 feet west of Adams Street – south side only;

(3) 40 feet west of Adams Street to Adams Street – north side only.

RECOMMENDATION: Council consideration of the following:

- Approval of the second reading and waive the third reading of the Ordinance.
- Adoption of the Ordinance to amend Parking Provisions for Sixth Street and Tenth Street.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CARROLL, IOWA, 2011, BY AMENDING PROVISIONS PERTAINING TO PARKING.

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

SECTION 1. Chapter 69 is amended by amending Section 08:

69.08 NO PARKING ZONES.

40. Sixth Street.

A. "No Parking this Side."

1. From U.S. Highway No. 30 and Crawford Street to Quint Avenue – north side only;
2. From U.S. Highway No. 30 and Crawford Street to 305 feet west of U.S. Highway No. 30 and Crawford Street - south side only.

41. Tenth Street

B. "No Parking – Loading and Unloading Only"

1. From Main Street to 140 feet east of Adams Street – north side only;

C. "No Parking Anytime."

1. From Highway 30 to Boylan Street.

D. "No Parking Here to Corner."

1. From 30 feet west of Main Street to Main Street – south side only;
2. 30 feet east of Adams Street to 40 feet west of Adams Street – south side only;
3. 40 feet west of Adams Street to Adams Street – north side only.

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

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

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

Passed and approved this 9th day of February, 2026.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

Gerald H. Fleshner, Mayor

ATTEST:

Laura A. Schaefer, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, 2026.

Laura A. Schaefer, City Clerk

City of Carroll

Brad Burke, Chief of Police

Police Department

112 E. 5th Street

Carroll, Iowa 51401-2799

(712) 792-3536

FAX: (712) 792-8088

MEMO TO: Aaron Kooiker, City Manager



FROM: Brad Burke, Chief of Police



DATE: February 4, 2026

SUBJECT: Ordinance Amendment for Chapter 62.01, Financial Liability – 2nd Reading

- Consideration to Waive 3rd Reading
- Adoption of Proposed Ordinance

Second Reading: Since the first reading on 26th of January, I have not had any comments for or against this ordinance change.

Chapter 62 is General Traffic Regulations. Chapter 62.01 adopts State of Iowa motor vehicle laws for city use. The addition of paragraph 160 will adopt State Code Chapter 321.20B, which is financial liability or commonly referred to as vehicle insurance to the city code. This code is often used and should be included with all the other traffic codes.

RECOMMENDATION: Council consideration of the following:

- Approval of the second reading and waive the third reading of the Ordinance.
- Adoption of the Ordinance to add Code of Iowa Section 321.20B, Financial Liability to City Code 62.01.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CARROLL, IOWA, 2011, BY AMENDING PROVISIONS PERTAINING TO GENERAL TRAFFIC REGULATIONS

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

SECTION 1. Chapter 62.01 is amended by adding a new Section 160:

160. Section 321.20B – Financial liability coverage

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

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

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

Passed and approved this 9th day of February, 2026.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

Gerald H. Fleshner, Mayor

ATTEST:

Laura A. Schaefer, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the
_____ day of _____, 2026.

Laura A. Schaefer, City Clerk

City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Aaron Kooiker, City Manager

AK

FROM: Randall M. Krauel, Director of Public Works

RMK

DATE: February 4, 2026

SUBJECT: Water System Pressure Zone Improvements
Professional Services Agreement

- Amendment No. 1: Group A – Distribution System
- Amendment No. 2: Group B – Booster Station
- Amendment No. 3: Group C – Water Tower

Following award of the construction contracts for the Water System Pressure Zone Improvements, amendments to the Professional Services Agreement with JEO Consulting Group, Inc. were requested to provide services during construction of the projects. The Scope of Services requested are detailed in the attached Amendments and summarized with fees as follows:

Amendment No. 1: Group A – Distribution System

Project Management	\$ 2,305.00 (Lump Sum)
Construction Administration	\$23,055.00 (Hourly)
Construction Observation	\$ 0.00 (If needed)
Total Fee: Amendment No. 1	\$25,360.00 (Estimated)

Amendment No. 2: Group B – Booster Station

Project Management	\$ 8,486.00 (Lump Sum)
Construction Administration	\$48,165.00 (Hourly)
Construction Observation (RPR)	\$36,700.00 (Hourly)
Total Fee: Amendment No. 2	\$93,351.00 (Estimated)

Amendment No. 3: Group C – Water Tower

Project Management	\$13,637.00 (Lump Sum)
Construction Administration	\$42,375.00 (Hourly)
Construction Observation	\$28,600.00 (Hourly)
Coating Inspections	\$65,400.00 (Hourly NTE)
Total Fee: Amendment No. 3	\$150,012.00 (Estimated)

Total Fees: Amendment Nos. 1, 2 & 3 \$268,723.00 (Estimated)

The impact of the proposed Amendments on the Professional Services Agreement is as follows:

Original Agreement	\$498,500.00
Proposed Amendment No. 1	\$ 25,360.00 (Estimated)
Proposed Amendment No. 2	\$ 93,351.00 (Estimated)
Proposed Amendment No. 3	\$150,012.00 (Estimated)
Amended Agreement	\$767,223.00 (Estimated)

Incorporating the proposed Amendments, the total project cost is currently as follows:

Professional Services	
Original Agreement	\$ 498,500.00
Amendments	\$ 268,723.00 (Estimated)
Lab/Testing	\$ 8,215.00
Legal/Accounting	\$ 835.00
Land	\$ 255,632.00
Miscellaneous	\$ 5,113.00
Construction	
Group A	\$1,175,721.00
Group B	\$1,824,000.00
Group C	\$1,484,500.00
Total	\$5,521,239.00

Total project revenue is currently anticipated as follows:

Water Utility	\$1,750,000.00
Bond	\$2,825,000.00
Sewer Utility	\$ 977,068.00
Miscellaneous	\$ 932.00
Total	\$5,553,000.00

RECOMMENDATION: Mayor and City Council consideration of passage and approval of the Resolutions approving Amendments to the Professional Services Agreement with JEO Consulting Group, Inc. for the Water System Pressure Zone Improvements, Groups A, B and C.

RMK:lp

RESOLUTION NO. _____

RESOLUTION APPROVING AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH JEO CONSULTING GROUP, INC. FOR THE WATER SYSTEM PRESSURE ZONE IMPROVEMENTS PROJECT.

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

WHEREAS, a Professional Services Agreement with JEO Consulting Group, Inc. for the Water System Pressure Zone Improvements project, was approved by the City Council on April 8, 2024; and,

WHEREAS, Amendment No. 1 to the Professional Services Agreement for construction services for the Water System Pressure Zone Improvements Group A – Distribution System has been prepared with JEO Consulting Group, Inc.; and,

WHEREAS, the City Council has determined that approval of Amendment No. 1 is in the best interests of the City and the residents thereof.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carroll, Iowa, that Amendment No. 1 to the Professional Services Agreement with JEO Consulting Group, Inc. for the Water System Pressure Zone Improvements project is approved and the Mayor is authorized and directed to sign the Amendment on behalf of the City.

Passed and approved by the Carroll City Council this 9th day of February, 2026.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Gerald H. Fleshner, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk



AMENDMENT TO OWNER-ENGINEER AGREEMENT
Amendment No. 01

The Effective Date of this Amendment is: the date signed by the Owner.

ARTICLE 1 – BACKGROUND DATA

Effective Date of Owner-Engineer Agreement: **April 8th, 2024**
Owner: **City of Carroll, Iowa**
Engineer: **JEO Consulting Group, Inc.**
Project: **Water System Pressure Zone Improvements – 2024, 231642.00**

ARTICLE 2 – NATURE OF AMENDMENT

- Additional Services to be performed by Engineer
- Modifications to services of Engineer
- Modifications of payment to Engineer

ARTICLE 3 – DESCRIPTION OF MODIFICATIONS

Perform engineering services related to the construction services of Water System Pressure Zone Improvements. See Exhibit A, attached.

ARTICLE 4 – AGREEMENT SUMMARY

Original agreement amount:	\$ <u>498,500.00</u>
Net change for prior amendments:	\$ _____
This amendment amount:	
Group A, 231642.01	\$ <u>25,360.00 (Est. Hourly)</u>
Adjusted Agreement amount:	\$ <u>523,860.00</u>

The foregoing Agreement Summary is for reference only and does not alter the terms of the Agreement, including those set forth in Exhibit B.

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect.

OWNER:

ENGINEER: JEO Consulting Group, Inc.

By: _____

By: Noah Dryden

Title: _____

Title: Project Manager

Date Signed: _____

Date Signed: 1/22/2026

PROJECT DESCRIPTION:

The City of Carroll has entered into three (3) separate contracts with contractors to construct the 2025 Water System Pressure Zone Improvements. This amendment will provide Construction Administration and Resident Project Representative (RPR) services as requested by the Owner on a hourly basis for the construction of "Group A" Water System Improvements.

BASIC SCOPE OF SERVICES**Project Management:**

1. Provide project management oversight over all facets and phases of the project. Project management shall include the following services:
 - a. Coordination of design disciplines including facilitating communication and transfer of documents between disciplines to minimize errors in the plans and specifications as well as ensure a timely project design.
 - b. Provide timely and coordinated communication to and from the Owner for requests for information, providing progress updates, scheduling meetings, and receiving and providing feedback.
 - c. Provide oversight, monitor staff, and ensure proper staffing levels are maintained to ensure scope of services and schedule are met.
 - d. Review billed hours by design team and prepare invoice statements for Owner.

Construction Administration Phase:

1. Schedule and conduct a pre-construction meeting. The pre-construction meeting will review the required timelines set forth in the contract documents, lines of communication, and key contacts. **[1 Meeting]**
2. Provide interpretation of the plans and specifications, when necessary.
3. Assist Owner with reviewing shop drawings (submittals) and related data supplied by the Contractor.
4. Provide baseline file for horizontal and vertical controls for the proposed improvements, to be referenced by the Owner, Engineer, and Contractor during the construction of the project.
5. Review change order requests, if necessary, and provide to Owner for review and approval.
6. Consult with and advise Owner during construction.
7. Schedule and conduct monthly construction progress meetings. **(Estimated 9 Meetings)**
8. Conduct a final inspection of the project with the Contractor and Owner to ensure all components of the project have been completed and are acceptable to all parties prior to final payment.

Construction Observation Phase:

1. Review of contractors work for general compliance with the plans and specifications.
2. Complete Construction Observation Reports when on site.

Meetings Included Within Scope of Services:

1. Project Initiation/Kickoff Meeting **[1 Meeting]**
2. Monthly Progress Meetings **(Estimated 9 Meetings)**

Estimated Time Frame:

- A. Project Management – for the duration of the contract
- B. Construction Administration Phase – for the duration of the contract
- C. Resident Project Representation (RPR) Phase – for the duration of the contract

Estimated Fee Breakdown:

A.	Project Management:	\$	2,305 (lump sum)
B.	Construction Administration:	\$	23,055 (hourly)
C.	<u>Resident Project Representation (RPR):</u>	\$	<u>0.00 (if needed)</u>
	Total Fee:	\$	25,360 (estimated)

RESOLUTION NO. _____

RESOLUTION APPROVING AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH JEO CONSULTING GROUP, INC. FOR THE WATER SYSTEM PRESSURE ZONE IMPROVEMENTS PROJECT.

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

WHEREAS, a Professional Services Agreement with JEO Consulting Group, Inc. for the Water System Pressure Zone Improvements project, was approved by the City Council on April 8, 2024; and,

WHEREAS, Amendment No. 2 to the Professional Services Agreement for construction services for the Water System Pressure Zone Improvements Group B – Booster Station has been prepared with JEO Consulting Group, Inc.; and,

WHEREAS, the City Council has determined that approval of Amendment No. 2 is in the best interests of the City and the residents thereof.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carroll, Iowa, that Amendment No. 2 to the Professional Services Agreement with JEO Consulting Group, Inc. for the Water System Pressure Zone Improvements project is approved and the Mayor is authorized and directed to sign the Amendment on behalf of the City.

Passed and approved by the Carroll City Council this 9th day of February, 2026.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Gerald H. Fleshner, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk



AMENDMENT TO OWNER-ENGINEER AGREEMENT
Amendment No. 02

The Effective Date of this Amendment is: the date signed by the Owner.

ARTICLE 1 – BACKGROUND DATA

Effective Date of Owner-Engineer Agreement: April 8th, 2024
Owner: City of Carroll, Iowa
Engineer: JEO Consulting Group, Inc.
Project: Water System Pressure Zone Improvements – 2024, 231642.00

ARTICLE 2 – NATURE OF AMENDMENT

- X Additional Services to be performed by Engineer
_ Modifications to services of Engineer
X Modifications of payment to Engineer

ARTICLE 3 – DESCRIPTION OF MODIFICATIONS

Perform engineering services related to the design and construction services of Water System Pressure Zone Improvements. See Exhibit A, attached.

ARTICLE 4 – AGREEMENT SUMMARY

Table with 2 columns: Description and Amount. Rows include Original agreement amount (\$498,500.00), Net change for prior amendments (\$25,360.00), This amendment amount (Group B, 231642.02) (\$93,351.00), and Adjusted Agreement amount (\$617,211.00).

The foregoing Agreement Summary is for reference only and does not alter the terms of the Agreement, including those set forth in Exhibit B.

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect.

OWNER:

ENGINEER: JEO Consulting Group, Inc.

By: _____

By: Noah Dryden

[Handwritten signature of Noah Dryden]

Title: _____

Title: Project Manager

Date Signed: _____

Date Signed: 1/22/2026

PROJECT DESCRIPTION:

The City of Carroll has entered into three (3) separate contracts with contractors to construct the 2025 Water System Pressure Zone Improvements. This amendment will provide Construction Administration and Resident Project Representative (RPR) services as requested by the Owner on a hourly basis for the construction of "Group B" Booster Station.

BASIC SCOPE OF SERVICES**Project Management:**

1. Provide project management oversight over all facets and phases of the project. Project management shall include the following services:
 - a. Coordination of design disciplines including facilitating communication and transfer of documents between disciplines to minimize errors in the plans and specifications as well as ensure a timely project design.
 - b. Provide timely and coordinated communication to and from the Owner for requests for information, providing progress updates, scheduling meetings, and receiving and providing feedback.
 - c. Provide oversight, monitor staff, and ensure proper staffing levels are maintained to ensure scope of services and schedule are met.
 - d. Review billed hours by design team and prepare invoice statements for Owner.

Construction Administration Phase:

1. Schedule and conduct a pre-construction meeting. The pre-construction meeting will review the required timelines set forth in the contract documents, lines of communication, and key contacts. **[1 Meeting]**
2. Coordinate materials testing during construction. Material testing shall be completed by a geotechnical firm.
3. Review water main testing results provided by the Contractor as required by the contract documents.
4. Provide interpretation of the plans and specifications, when necessary.
5. Review shop drawings (submittals) and related data supplied by the Contractor.
6. Provide baseline survey for horizontal and vertical controls for the proposed improvements, to be referenced by both the Engineer and Contractor during the construction of the project.
7. Review Contractor's payment estimates and provide to Owner for review and approval.
8. Review change order requests, if necessary, and provide to Owner for review and approval.
9. Consult with and advise Owner during construction.
10. Schedule and conduct monthly construction progress meetings. **(Estimated 12 Meetings)**
11. Develop a list of items for the Contractor to complete prior to final payment being released.
12. Conduct a final inspection of the project with the Contractor and Owner to ensure all components of the project have been completed and are acceptable to all parties prior to final payment.
13. Recommend to the Owner the acceptance of the project and complete the necessary certificates.

Construction Observation Phase:

1. Review of contractors work for general compliance with the plans and specifications.
2. Complete Construction Observation Reports when on site.
3. Coordinate pay quantities with Contractor and Engineer.
4. Review of materials delivered to the site for specification compliance.

Exhibit A

**JEO Consulting Group, Inc.
Scope of Services**

5. Assist the Engineer in providing interpretation of the plans and specifications to the Contractor.
6. Conduct regular review of the SWPPP to ensure inspections by Contractor are compliant with the permit requirements.
7. Review the maintenance of the SWPPP logs, inspection results, and maintenance records within the SWPPP books are compliant with the permit requirements.
8. Direct Contractor to maintain best management practices [BMPs] as designed and confirm Contractor updates the SWPPP as necessary due to site conditions.
9. Review and coordinate materials testing by assigned testing firm.
10. Compile records for use in preparing record drawings.

Meetings Included Within Scope of Services:

1. Project Initiation/Kickoff Meeting [**1 Meeting**]
2. Monthly Progress Meetings (**Estimated 12 Meetings**)

Estimated Time Frame:

- A. Project Management – for the duration of the contract
- B. Construction Administration Phase – for the duration of the contract
- C. Resident Project Representation (RPR) Phase – for the duration of the contract

Estimated Fee Breakdown:

A.	Project Management:	\$	8,486 (lump sum)
B.	Construction Administration:	\$	48,165 (hourly)
C.	Resident Project Representation (RPR):	\$	36,700 (hourly)
	Total Fee:	\$	93,351 (estimated)

RESOLUTION NO. _____

RESOLUTION APPROVING AMENDMENT NO. 3 TO THE PROFESSIONAL SERVICES AGREEMENT WITH JEO CONSULTING GROUP, INC. FOR THE WATER SYSTEM PRESSURE ZONE IMPROVEMENTS PROJECT.

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

WHEREAS, a Professional Services Agreement with JEO Consulting Group, Inc. for the Water System Pressure Zone Improvements project, was approved by the City Council on April 8, 2024; and,

WHEREAS, Amendment No. 3 to the Professional Services Agreement for construction services for the Water System Pressure Zone Improvements Group C – Water Tower has been prepared with JEO Consulting Group, Inc.; and,

WHEREAS, the City Council has determined that approval of Amendment No. 3 is in the best interests of the City and the residents thereof.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carroll, Iowa, that Amendment No. 3 to the Professional Services Agreement with JEO Consulting Group, Inc. for the Water System Pressure Zone Improvements project is approved and the Mayor is authorized and directed to sign the Amendment on behalf of the City.

Passed and approved by the Carroll City Council this 9th day of February, 2026.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Gerald H. Fleshner, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk



AMENDMENT TO OWNER-ENGINEER AGREEMENT
Amendment No. 03

The Effective Date of this Amendment is: the date signed by the Owner.

ARTICLE 1 - BACKGROUND DATA

Effective Date of Owner-Engineer Agreement: April 8th, 2024
Owner: City of Carroll, Iowa
Engineer: JEO Consulting Group, Inc.
Project: Water System Pressure Zone Improvements - 2024, 231642.00

ARTICLE 2 - NATURE OF AMENDMENT

- X Additional Services to be performed by Engineer
- Modifications to services of Engineer
X Modifications of payment to Engineer

ARTICLE 3 - DESCRIPTION OF MODIFICATIONS

Perform engineering services related to the design and construction services of Water System Pressure Zone Improvements. See Exhibit A, attached.

ARTICLE 4 - AGREEMENT SUMMARY

Table with 2 columns: Description and Amount. Rows include Original agreement amount (\$498,500.00), Net change for prior amendments (\$118,711.00), This amendment amount (Group C, 231642.03) (\$150,012.00), and Adjusted Agreement amount (\$767,223.00).

The foregoing Agreement Summary is for reference only and does not alter the terms of the Agreement, including those set forth in Exhibit B.

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect.

OWNER:

ENGINEER: JEO Consulting Group, Inc.

By: _____

By: Noah Dryden _____

Title: _____

Title: Project Manager _____

Date Signed: _____

Date Signed: 1/22/2026

PROJECT DESCRIPTION:

The City of Carroll has entered into three (3) separate contracts with contractors to construct the 2025 Water System Pressure Zone Improvements. This amendment will provide Construction Administration and Resident Project Representative (RPR) as well as NACE inspection services as requested by the Owner on a hourly basis for the construction of "Group C" Elevated Storage Tank.

BASIC SCOPE OF SERVICES**Project Management:**

1. Provide project management oversight over all facets and phases of the project. Project management shall include the following services:
 - a. Coordination of design disciplines including facilitating communication and transfer of documents between disciplines to minimize errors in the plans and specifications as well as ensure a timely project design.
 - b. Provide timely and coordinated communication to and from the Owner for requests for information, providing progress updates, scheduling meetings, and receiving and providing feedback.
 - c. Provide oversight, monitor staff, and ensure proper staffing levels are maintained to ensure scope of services and schedule are met.
 - d. Review billed hours by design team and prepare invoice statements for Owner.

Construction Administration Phase:

1. Schedule and conduct a pre-construction meeting. The pre-construction meeting will review the required timelines set forth in the contract documents, lines of communication, and key contacts. **[1 Meeting]**
2. Coordinate materials testing during construction. Material testing shall be completed by a geotechnical firm.
3. Testing results provided by the Contractor as required by the contract documents.
4. Provide interpretation of the plans and specifications, when necessary.
5. Review shop drawings (submittals) and related data supplied by the Contractor.
6. Provide baseline survey for horizontal and vertical controls for the proposed improvements, to be referenced by both the Engineer and Contractor during the construction of the project.
7. Review Contractor's payment estimates and provide to Owner for review and approval.
8. Review change order requests, if necessary, and provide to Owner for review and approval.
9. Consult with and advise Owner during construction.
10. Schedule and conduct monthly construction progress meetings. **(Estimated 12 Meetings)**
11. Develop a list of items for the Contractor to complete prior to final payment being released.
12. Conduct a final inspection of the project with the Contractor and Owner to ensure all components of the project have been completed and are acceptable to all parties prior to final payment.
13. Recommend to the Owner the acceptance of the project and complete the necessary certificates.

Construction Observation Phase:

1. Review of contractors work for general compliance with the plans and specifications.
2. Complete Construction Observation Reports when on site.
3. Coordinate pay quantities with Contractor and Engineer.
4. Review of materials delivered to the site for specification compliance.
5. Assist the Engineer in providing interpretation of the plans and specifications to the Contractor.
6. Conduct regular review of the SWPPP to ensure inspections by Contractor are compliant with the permit requirements.
7. Review the maintenance of the SWPPP logs, inspection results, and maintenance records within the SWPPP books are compliant with the permit requirements.
8. Direct Contractor to maintain best management practices [BMPs] as designed and confirm Contractor updates the SWPPP as necessary due to site conditions.
9. Review and coordinate materials testing by assigned testing firm.
10. Compile records for use in preparing record drawings.

Meetings Included Within Scope of Services:

1. Project Initiation/Kickoff Meeting [**1 Meeting**]
2. Monthly Progress Meetings (**Estimated 12 Meetings**)

Estimated Time Frame:

- A. Project Management – for the duration of the contract
- B. Construction Administration Phase – for the duration of the contract
- C. Resident Project Representation (RPR) Phase – for the duration of the contract
- D. NACE Coating Inspections – estimated to be 4 weeks of paint application

Estimated Fee Breakdown:

A.	Project Management	\$	13,637 (lump sum)
B.	Construction Administration:	\$	42,375 (hourly)
C.	Resident Project Representation (RPR):	\$	28,600 (hourly)
D.	<u>NACE Coating Inspections:</u>	\$	<u>65,400 (hourly not-to-exceed)</u>
	Total Fee:	\$	150,012 (estimated)

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: February 4, 2026

SUBJECT: Twelfth Street Reconstruction
Ahlers & Cooney Engagement Agreement

Special Assessment has been offered to property owners in the Twelfth Street Reconstruction project to finance the replacement of the remainder of their sanitary sewer and/or water service lines. City Staff has been working with Ahlers & Cooney, P.C. for direction through the Special Assessment procedure. Ahlers & Cooney, P.C. has now submitted an Engagement Agreement (attached) to memorialize the terms and conditions under which their services will be rendered.

The scope of services is detailed in the Agreement and summarized as follows:

1. Review the engineer's preliminary plat and schedule of assessments for compliance with Iowa law;
2. Prepare letters of instructions throughout the special assessment process;
3. Answer questions and advise City staff and Council throughout the special assessment process;
4. Prepare proceedings and documents for initiation of the special assessment project;
5. Prepare Certificate for filing of assessment schedule and resolution of necessity with the County Treasurer after adoption of the Resolution of Necessity;
6. Prepare Certificate with respect to agricultural deferment (if applicable);
7. Prepare proceedings to cover the hearing on the plans, specifications and form of contract for the public improvements;
8. Review the Engineer's proposed final assessment plat and schedule for compliance with Iowa law;
9. Prepare proceedings for the final phase of the special assessment project.

Fees for services included in the Agreement are as follows:

\$13,615.00 Flat fee, advise if adjustment necessary
\$500.00 Expenses, estimate

RECOMMENDATION: Mayor and City Council consideration of passage and approval of the Resolution Accepting and Approving the Engagement Agreement with Ahlers & Cooney, P.C. for the Twelfth Street Reconstruction Project.

RMK:lp

attachments (2)

RESOLUTION NO. _____

RESOLUTION ACCEPTING AND APPROVING THE ENGAGEMENT AGREEMENT WITH AHLERS & COONEY, P.C. FOR THE TWELFTH STREET RECONSTRUCTION PROJECT.

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

WHEREAS, an Engagement Agreement for services for the development of the Twelfth Street Reconstruction project has been prepared with Ahlers & Cooney, P.C.; and,

WHEREAS, the City Council has determined that the Engagement Agreement is in the best interests of the City and the residents thereof.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carroll, Iowa, that the Engagement Agreement with Ahlers & Cooney, P.C. for the Twelfth Street Reconstruction project is accepted and approved and the Mayor is authorized and directed to sign the Agreement on behalf of the City.

Passed and approved by the Carroll City Council this 9th day of February , 2026.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Gerald H. Fleshner, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk



Ahlers & Cooney, P.C.
Attorneys at Law
100 Court Avenue, Suite 600
Des Moines, Iowa 50309-2231
Phone: 515-243-7611
Fax: 515-243-2149
www.ahlerslaw.com
Kristine Stone
515.246.0314
kstone@ahlerslaw.com

February 4, 2026

VIA EMAIL

Honorable Mayor and Members of the City Council
City of Carroll
627 North Adams Street
Carroll, IA 51401

RE: Twelfth Street Reconstruction Special Assessment

Dear Mayor and Members of the City Council:

The purpose of this Engagement Agreement ("Agreement") is to disclose and memorialize the terms and conditions under which services will be rendered by Ahlers & Cooney, P.C. in representing the City of Carroll (the "City") in connection with the above-referenced special assessment project.

I understand the City intends to perform removal and replacement of roadway pavement, sidewalk, and ADA curb ramp improvements; complete municipal utility replacement including sanitary sewer, watermain and storm sewer; partial replacement of sanitary sewer and water service lines; and other associated work on Twelfth Street from West Street to Grant Road and assess certain costs associated with the project to the properties that are specially benefitted by the improvements.

SCOPE OF ENGAGEMENT

We will perform the following services:

1. Review the engineer's preliminary plat and schedule of assessments for compliance with Iowa law;
2. Prepare letters of instructions throughout the special assessment process;
3. Answer questions and advise City staff and Council throughout the special assessment process;
4. Prepare proceedings and documents for initiation of the special assessment project, including:

- a. Notice of Meeting and partial agenda covering matters below under the open meetings law.
- b. Proceedings to be acted upon by the City Council in order to commence formal action, including the following:
 - i. Resolution approving Petition and Waivers,
 - ii. Resolution of necessity, 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.
5. Prepare Certificate for filing of assessment schedule and resolution of necessity with the County Treasurer after adoption of the Resolution of Necessity;
6. Prepare Certificate with respect to agricultural deferment (if applicable);
7. Prepare proceedings to cover the hearing on the plans, specifications and form of contract for the public improvements;
8. Review the Engineer's proposed final assessment plat and schedule for compliance with Iowa law;
9. Prepare proceedings for the final phase of the special assessment project, including:
 - a. Resolution accepting work;
 - b. Resolution ordering preparation of final plat and schedule of assessments;
 - c. Resolution adopting and levying final schedule of assessments;
 - d. Certificate of levy of assessments to be filed by the Clerk with the County Treasurer;
 - e. Notice of filing final Plat and Schedule of Assessments to be published and mailed to each property owner;
 - f. Certificate regarding publication of notice;
 - g. Certificate regarding mailing of notice;

- h. Special Assessment Collection Statement; and
- i. Mailing instructions.

Our duties **under this particular engagement** are limited to those expressly set forth above. Absent a separate engagement agreement regarding one or more of the following services, our duties under this Agreement do not include:

1. Defending any legal challenges to the special assessment;
2. Reviewing, revising, or negotiating the City's contract with its architect or engineer;
3. Reviewing and revising the terms and conditions of the City's contract for construction of the public improvements; and
4. Any bond (finance) related services.

ATTORNEY-CLIENT RELATIONSHIP

Upon execution of this Agreement, the City will be our client and an attorney-client relationship will exist between us for the above referenced special assessment project. Our services are limited to those contracted for in this letter and the City's execution of this Agreement will constitute an acknowledgement of those limitations. Our representation of the City and the attorney-client relationship established by this Agreement will be concluded upon payment of our final invoice.

FEES

We will charge a flat fee for services rendered under this Agreement. Our fee should not exceed \$13,615.00. If we determine that an adjustment of our fee is necessary, we will advise you. Such adjustment might be necessary in the event that (a) either the Project Engineer or City staff fails to comply with the requirements of Iowa Code Chapter 384; (b) there is insufficient cooperation and coordination from the project engineer; and / or (c) unusual or unforeseen circumstances arise which require a significant increase in the services rendered, such as personal attendance at meetings, significant travel, or unexpected revision of the above referenced documents. Typically, personal attendance at Council meetings is not necessary in order to provide the services outlined above. We will, however, attend Council meetings in the event that circumstances require.

In addition to the flat fee quoted above, we will bill the City for all expenses incurred on its behalf, such as travel cost reimbursement, photocopying, deliveries and other related expenses. We estimate that such charges will not exceed \$500. We will contact you prior to incurring expenses that exceed that amount.

Our statement for services and expenses will be sent after publication of the second notice of filing of the Final Plat and Schedule of Assessments. Payment is due and payable within thirty (30) days of receipt of the invoice.

If, for any reason, the City terminates the engagement governed by this Agreement before the special assessment is levied or, if the project is cancelled, we will bill the City for the services rendered as of the date of termination based on the hourly rates of those who provided services. The fees charged by the Firm for this representation will be based on the current hourly rate of the person performing the service at the time services are performed. We will also bill you for all expenses we have incurred as outlined above. My hourly rate for 2026 is \$330. Services performed on your behalf by legal assistants will be billed at \$165 per hour. The Firm's billing rates are reviewed, and sometimes revised, annually in January. Accordingly, these rates are subject to change in January of each year.

RECORDS

At the City's request, any documents furnished by the City will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product, pertaining to the above referenced project will be retained by us. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other material retained by us after the termination of this engagement.

APPROVAL

Please carefully review the terms and conditions of this Agreement. **If this Agreement accurately reflects the terms of this particular engagement, please obtain approval by your governing body, and execute, date and return to me the enclosed copy of this Agreement. Please retain the original for your file.**

If you have questions regarding any aspect of the above or our representation, please do not hesitate to contact me. We appreciate the opportunity to represent the City of Carroll and we look forward to working with you on this matter.

Sincerely,

AHLERS & COONEY, P.C.

By */s/ Kristine Stone*

Kristine Stone

February 4, 2026
Page 5

Accepted and approved on behalf of the City Council*

By: _____ Dated: _____
Title: Mayor

*Authorized by Roll Call _____ approved on _____, _____.

4928-5948-0183-2\10275-100

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: February 4, 2026

SUBJECT: Twelfth Street Reconstruction
Resolution Approving Petition and Waivers

The first step in initiating the Special Assessment procedure for the Twelfth Street Reconstruction project was to provide Petition and Waivers to the property owners desiring to participate in the Special Assessment of private sanitary sewer and/or water service lines. The Petition and Waivers provide that the property owners request and agree to Special Assessment of costs of the private utilities and waive some procedural requirements of the Iowa Code related to Special Assessment.

Seven Petition and Waivers are attached and summarized as follows:

<u>Address</u>	<u>Service Line Replacement</u>
410 W. 13 th Street	Sanitary Sewer & Water
1200 N. Carroll Street	Sanitary Sewer
1201 N. Adams Street	Sanitary Sewer
1125 N. Court Street	Sanitary Sewer & Water
1124 N. West Street	Water
1120 N. West Street	Sanitary Sewer & Water
1123 N. West Street	Sanitary Sewer & Water

RECOMMENDATION: Mayor and City Council consideration of passage and approval of the Resolution Approving Petition and Waivers for the Twelfth Street Reconstruction project.

RMK:lp

attachments (8)

February 9, 2026

The City Council of the City of Carroll, State of Iowa, met in _____ 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: _____

* * * * *

The Council then discussed the matter of constructing street, water, sanitary sewer, storm sewer, sidewalk and other public improvements, including private sanitary sewer and water connections, generally described as the Twelfth Street Reconstruction.

Petition and waivers, duly executed by owners of properties to be assessed for the proposed public improvements, were officially filed with the Clerk of the City.

Whereupon, Council Member _____ introduced the following resolution entitled "RESOLUTION APPROVING PETITION AND WAIVERS", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION APPROVING PETITION AND WAIVERS

WHEREAS, Petition and Waivers have been duly executed by the owners of properties agreeing thereby to be assessed for the full cost of the replacement of their private sanitary sewer and water connections, the same being attached hereto; and

WHEREAS, upon investigation it is found that the holders of all liens and encumbrances against the benefited properties to be assessed pursuant to the Petition and Waivers have executed and agreed to and have subordinated their liens to the provisions of same; and

WHEREAS, the following action is deemed appropriate.

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

Section 1. That the aforesaid Petition and Waivers attached hereto be and the same are hereby approved and accepted for and on behalf of this City.

Section 2. The improvements shall be and are hereby added to the project designated as the Twelfth Street Reconstruction, and the Resolution of Necessity therefor as finally adopted on the 9th day of February, 2026, be and the same is hereby amended by adding thereto the additional public improvements as set forth in the attached Petition and Waivers, which improvements shall be deemed a part of the project for all purposes.

PASSED AND APPROVED this 9th day of February 2026.

Mayor

ATTEST:

City Clerk

PETITION AND WAIVER

THIS AGREEMENT made and entered into by and between the City of Carroll, Iowa, hereinafter called the City, and the undersigned property owner in said City, Klukow Thompson, Sandra J., hereinafter called the Property Owner, WITNESSETH:

WHEREAS, the City proposes to construct certain improvements, namely the removal and replacement of Twelfth Street from West Street to Grant Road and adjacent intersection streets, along with associated utility improvements including sanitary sewer, water main and storm sewer; certain private utility connections will also be replaced as part of the overall project (hereinafter the "improvements") in said City; and

WHEREAS, the undersigned Property Owners desire that the improvements be constructed to benefit their respective properties and that special assessments be levied against their property as hereinafter described below. The general description and location of said improvements being as follows:

Removal and replacement of roadway pavement; sidewalk and ADA curb ramp improvements; removal and replacement of RCB culvert; municipal utility replacement/construction including sanitary sewer, watermain and storm sewer; partial replacement of sanitary sewer and water service lines; and other associated work on Twelfth from West Street to Grant Road and adjacent intersecting streets.

One of the properties to be assessed for the specific improvements described below is described as follows:

Specific Improvements: Sanitary Sewer and Water Service Line Replacements
Property Legal Description: Fairview Addn. W 65 FT of Lot 5 & Lot A of Lot 4

Locally known as 410 W. 13th Street, Carroll, Iowa.

NOW, THEREFORE, BE IT AGREED AMONG THE PARTIES HERETO AS FOLLOWS:

As soon as practicable, the City shall have the right to cause the above-described improvements to be constructed in accordance with such plans and specifications as it shall deem appropriate. The construction of said improvements shall be under the supervision of an engineer to be selected by the City.

For the purpose of this Agreement, the City may elect to enter into one or more contracts for the construction of said improvements as a part of any contract for a public improvement

project entered into prior to the receipt of this instrument as authorized by Section 384.41(2) of the City Code of Iowa.

In consideration of the construction of said improvements, the undersigned Property Owners hereby waive the public hearing on the adoption of the Resolution of Necessity and the mailing and publication of Notice thereof, and all other legal formalities of whatsoever kind or character required by the laws of Iowa to be observed by cities in the construction of said improvements where the expense of such improvements is to be assessed against private property. The undersigned Property Owners each and all hereby expressly waive each and every question of jurisdiction, the intention of the Property Owners being to authorize and direct said City to construct the improvement without requiring any of the formalities or legal proceedings required of cities by the statutes of Iowa.

It is further agreed that when said improvements have been constructed in accordance with the plans and specifications that the City may make assessments against the properties of the undersigned Property Owners for the cost of the construction of said improvements, including the cost of engineering, supervision, preparation of assessment schedule, and a ten percent Default and Deficiency Fund as authorized by Section 384.44, City Code of Iowa, and that said assessments so made shall be a lien upon the properties hereinafter described, and each of the undersigned Property Owners hereby agrees to pay the amount which is thus assessed against his property, and said assessment shall have the same legal force and effect as if all the legal formalities provided by law in such cases had been fully and faithfully performed and observed.

Each of the undersigned Property Owners hereby expressly waive every objection to said assessment, any limitation of the amount thereof as a percentage of valuation and any right to defer or postpone payment of the assessment. Said assessment shall be paid by the undersigned Property Owners within the time provided by Statute for the payment of special assessments for such improvements. Any entitlement to agricultural deferment under Chapter 384 of the City Code of Iowa is hereby waived by the property owners.

The amount and proportion of the cost of the improvements, to be paid by the several Property Owners, shall be ascertained and determined by the Engineers and by them reported to the City Council which shall make such changes or alternations as they may require, and when said assessments are finally passed by the Council and by it levied, they shall constitute the assessments against the properties.

The Engineer has prepared a preliminary schedule of assessments for the project, as it relates to this property, which is attached hereto as Exhibit "A".

Property Owners hereby authorize the City Council to pass any Resolution requisite or necessary to order and secure said improvements, to provide for the construction of the same and to make the assessments herein provided for, without further notice to said Property Owners, or any of them, and any such Resolution may contain recitals that said improvements are ordered or made by the Council without petition of property owners, without in any way qualifying this petition or releasing the Property Owners from their obligation to pay the assessments levied

against their property for the cost of said improvements and to issue improvement bonds payable out of said assessments.

Each Property Owner warrants that his real estate described below is free and clear of all liens and encumbrances other than for ordinary taxes, except for such liens as are held by lienholders hereinafter listed and designated as signers of this Petition and Waiver, who by execution of this Petition consent to the subordination of their lien to the special assessment liens herein described. Each Property Owner further agrees to subordinate the sale of any part of his listed property to the terms of this Petition and Waiver, and, upon failure to do so, to pay the full amount of the assessment on demand. Each lienholder designated below, by execution of this Petition and Waiver, agrees and consents that his lien or liens shall be subordinated to the lien of the assessments levied pursuant hereto.

Property Owners agree that this Petition and Waiver shall be effective and binding from and after the approval hereof by resolution of the City Council.

Dated this 7th day of November, 2025.

Presented to the City Council on _____, 2025.

Approved by the City Council on _____, 2025.

City Clerk

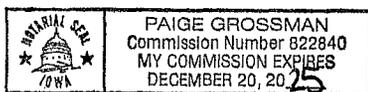
PROPERTY OWNER: Klukow Thompson, Sandra J.

By: *Sandra Klukow-Thompson*

Date: 11-17-25

STATE OF IOWA, CARROLL COUNTY, ss:

On this 17 day of November, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Sandra Klukow-Thompson, to me personally known, who, being by me duly sworn, did say that they are the individuals executing the within and foregoing instrument; and that they acknowledged the execution of said instrument to be their voluntary act and deed.



Paige Grossman
Notary Public in and for the State of Iowa

PETITION AND WAIVER

THIS AGREEMENT made and entered into by and between the City of Carroll, Iowa, hereinafter called the City, and the undersigned property owner in said City, Kline, Jewel, hereinafter called the Property Owner, WITNESSETH:

WHEREAS, the City proposes to construct certain improvements, namely the removal and replacement of Twelfth Street from West Street to Grant Road and adjacent intersection streets, along with associated utility improvements including sanitary sewer, water main and storm sewer; certain private utility connections will also be replaced as part of the overall project (hereinafter the "improvements") in said City; and

WHEREAS, the undersigned Property Owners desire that the improvements be constructed to benefit their respective properties and that special assessments be levied against their property as hereinafter described below. The general description and location of said improvements being as follows:

Removal and replacement of roadway pavement; sidewalk and ADA curb ramp improvements; removal and replacement of RCB culvert; municipal utility replacement/construction including sanitary sewer, watermain and storm sewer; partial replacement of sanitary sewer and water service lines; and other associated work on Twelfth from West Street to Grant Road and adjacent intersecting streets.

One of the properties to be assessed for the specific improvements described below is described as follows:

Specific Improvements: Sanitary Sewer Service Line Replacements
Property Legal Description: Albertson's First Addition Replat of Park Lots Lot 7

Locally known as 1200 N. Carroll Street, Carroll, Iowa.

NOW, THEREFORE, BE IT AGREED AMONG THE PARTIES HERETO AS FOLLOWS:

As soon as practicable, the City shall have the right to cause the above-described improvements to be constructed in accordance with such plans and specifications as it shall deem appropriate. The construction of said improvements shall be under the supervision of an engineer to be selected by the City.

For the purpose of this Agreement, the City may elect to enter into one or more contracts for the construction of said improvements as a part of any contract for a public improvement

project entered into prior to the receipt of this instrument as authorized by Section 384.41(2) of the City Code of Iowa.

In consideration of the construction of said improvements, the undersigned Property Owners hereby waive the public hearing on the adoption of the Resolution of Necessity and the mailing and publication of Notice thereof, and all other legal formalities of whatsoever kind or character required by the laws of Iowa to be observed by cities in the construction of said improvements where the expense of such improvements is to be assessed against private property. The undersigned Property Owners each and all hereby expressly waive each and every question of jurisdiction, the intention of the Property Owners being to authorize and direct said City to construct the improvement without requiring any of the formalities or legal proceedings required of cities by the statutes of Iowa.

It is further agreed that when said improvements have been constructed in accordance with the plans and specifications that the City may make assessments against the properties of the undersigned Property Owners for the cost of the construction of said improvements, including the cost of engineering, supervision, preparation of assessment schedule, and a ten percent Default and Deficiency Fund as authorized by Section 384.44, City Code of Iowa, and that said assessments so made shall be a lien upon the properties hereinafter described, and each of the undersigned Property Owners hereby agrees to pay the amount which is thus assessed against his property, and said assessment shall have the same legal force and effect as if all the legal formalities provided by law in such cases had been fully and faithfully performed and observed.

Each of the undersigned Property Owners hereby expressly waive every objection to said assessment, any limitation of the amount thereof as a percentage of valuation and any right to defer or postpone payment of the assessment. Said assessment shall be paid by the undersigned Property Owners within the time provided by Statute for the payment of special assessments for such improvements. Any entitlement to agricultural deferment under Chapter 384 of the City Code of Iowa is hereby waived by the property owners.

The amount and proportion of the cost of the improvements, to be paid by the several Property Owners, shall be ascertained and determined by the Engineers and by them reported to the City Council which shall make such changes or alternations as they may require, and when said assessments are finally passed by the Council and by it levied, they shall constitute the assessments against the properties.

The Engineer has prepared a preliminary schedule of assessments for the project, as it relates to this property, which is attached hereto as Exhibit "A".

Property Owners hereby authorize the City Council to pass any Resolution requisite or necessary to order and secure said improvements, to provide for the construction of the same and to make the assessments herein provided for, without further notice to said Property Owners, or any of them, and any such Resolution may contain recitals that said improvements are ordered or made by the Council without petition of property owners, without in any way qualifying this petition or releasing the Property Owners from their obligation to pay the assessments levied

against their property for the cost of said improvements and to issue improvement bonds payable out of said assessments.

Each Property Owner warrants that his real estate described below is free and clear of all liens and encumbrances other than for ordinary taxes, except for such liens as are held by lienholders hereinafter listed and designated as signers of this Petition and Waiver, who by execution of this Petition consent to the subordination of their lien to the special assessment liens herein described. Each Property Owner further agrees to subordinate the sale of any part of his listed property to the terms of this Petition and Waiver, and, upon failure to do so, to pay the full amount of the assessment on demand. Each lienholder designated below, by execution of this Petition and Waiver, agrees and consents that his lien or liens shall be subordinated to the lien of the assessments levied pursuant hereto.

Property Owners agree that this Petition and Waiver shall be effective and binding from and after the approval hereof by resolution of the City Council.

Dated this 7th day of November, 2025.

Presented to the City Council on _____, 2025.

Approved by the City Council on _____, 2025.

City Clerk

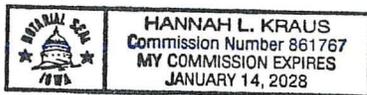
PROPERTY OWNER: Kline, Jewel

By: Jewel Kline

Date: Nov, 17, 2025

STATE OF IOWA, CARROLL COUNTY, ss:

On this 18th day of November, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jewel Kline, to me personally known, who, being by me duly sworn, did say that they are the individuals executing the within and foregoing instrument; and that they acknowledged the execution of said instrument to be their voluntary act and deed.



Hannah L. Kraus
Notary Public in and for the State of Iowa

CONSENT AND SUBORDINATION OF MORTGAGE HOLDER.

_____ is the holder of a Mortgage on the Property dated _____, and recorded _____, in Book _____ on Page _____ of the Carroll County records. By signing this Agreement, _____, its successors and assigns, consents to the terms of this Petition and Waiver and hereby subordinates its mortgage interest in the property to the interest of the City and its successors and assigns.

Consented to by _____

By: _____

Name: _____

Title: _____

STATE OF IOWA)
) ss:
COUNTY OF)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public in the State of Iowa, personally appeared _____, who, being by me duly sworn did state that he is the _____ of _____; that the foregoing instrument was signed on behalf of the bank; and that he, as the _____, acknowledged the execution of the instrument to be the voluntary act and deed of the bank.

Signature of Notary Public

*Not Applicable
no mortgage
J. Klein*

PETITION AND WAIVER

THIS AGREEMENT made and entered into by and between the City of Carroll, Iowa, hereinafter called the City, and the undersigned property owners in said City, Farrell, David S. & Lora M., hereinafter called the Property Owners, WITNESSETH:

WHEREAS, the City proposes to construct certain improvements, namely the removal and replacement of Twelfth Street from West Street to Grant Road and adjacent intersection streets, along with associated utility improvements including sanitary sewer, water main and storm sewer; certain private utility connections will also be replaced as part of the overall project (hereinafter the "improvements") in said City; and

WHEREAS, the undersigned Property Owners desire that the improvements be constructed to benefit their respective properties and that special assessments be levied against their property as hereinafter described below. The general description and location of said improvements being as follows:

Removal and replacement of roadway pavement; sidewalk and ADA curb ramp improvements; removal and replacement of RCB culvert; municipal utility replacement/construction including sanitary sewer, watermain and storm sewer; partial replacement of sanitary sewer and water service lines; and other associated work on Twelfth from West Street to Grant Road and adjacent intersecting streets.

One of the properties to be assessed for the specific improvements described below is described as follows:

-Specific Improvements: Sanitary Sewer Service Line Replacements
Property Legal Description: Albertson's First Addition Replat of Park Lots Lot 3

Locally known as 1201 N. Adams Street, Carroll, Iowa.

NOW, THEREFORE, BE IT AGREED AMONG THE PARTIES HERETO AS FOLLOWS:

As soon as practicable, the City shall have the right to cause the above-described improvements to be constructed in accordance with such plans and specifications as it shall deem appropriate. The construction of said improvements shall be under the supervision of an engineer to be selected by the City.

For the purpose of this Agreement, the City may elect to enter into one or more contracts for the construction of said improvements as a part of any contract for a public improvement

project entered into prior to the receipt of this instrument as authorized by Section 384.41(2) of the City Code of Iowa.

In consideration of the construction of said improvements, the undersigned Property Owners hereby waive the public hearing on the adoption of the Resolution of Necessity and the mailing and publication of Notice thereof, and all other legal formalities of whatsoever kind or character required by the laws of Iowa to be observed by cities in the construction of said improvements where the expense of such improvements is to be assessed against private property. The undersigned Property Owners each and all hereby expressly waive each and every question of jurisdiction, the intention of the Property Owners being to authorize and direct said City to construct the improvement without requiring any of the formalities or legal proceedings required of cities by the statutes of Iowa.

It is further agreed that when said improvements have been constructed in accordance with the plans and specifications that the City may make assessments against the properties of the undersigned Property Owners for the cost of the construction of said improvements, including the cost of engineering, supervision, preparation of assessment schedule, and a ten percent Default and Deficiency Fund as authorized by Section 384.44, City Code of Iowa, and that said assessments so made shall be a lien upon the properties hereinafter described, and each of the undersigned Property Owners hereby agrees to pay the amount which is thus assessed against his property, and said assessment shall have the same legal force and effect as if all the legal formalities provided by law in such cases had been fully and faithfully performed and observed.

Each of the undersigned Property Owners hereby expressly waive every objection to said assessment, any limitation of the amount thereof as a percentage of valuation and any right to defer or postpone payment of the assessment. Said assessment shall be paid by the undersigned Property Owners within the time provided by Statute for the payment of special assessments for such improvements. Any entitlement to agricultural deferment under Chapter 384 of the City Code of Iowa is hereby waived by the property owners.

The amount and proportion of the cost of the improvements, to be paid by the several Property Owners, shall be ascertained and determined by the Engineers and by them reported to the City Council which shall make such changes or alternations as they may require, and when said assessments are finally passed by the Council and by it levied, they shall constitute the assessments against the properties.

The Engineer has prepared a preliminary schedule of assessments for the project, as it relates to this property, which is attached hereto as Exhibit "A".

Property Owners hereby authorize the City Council to pass any Resolution requisite or necessary to order and secure said improvements, to provide for the construction of the same and to make the assessments herein provided for, without further notice to said Property Owners, or any of them, and any such Resolution may contain recitals that said improvements are ordered or made by the Council without petition of property owners, without in any way qualifying this petition or releasing the Property Owners from their obligation to pay the assessments levied

against their property for the cost of said improvements and to issue improvement bonds payable out of said assessments.

Each Property Owner warrants that his real estate described below is free and clear of all liens and encumbrances other than for ordinary taxes, except for such liens as are held by lienholders hereinafter listed and designated as signers of this Petition and Waiver, who by execution of this Petition consent to the subordination of their lien to the special assessment liens herein described. Each Property Owner further agrees to subordinate the sale of any part of his listed property to the terms of this Petition and Waiver, and, upon failure to do so, to pay the full amount of the assessment on demand. Each lienholder designated below, by execution of this Petition and Waiver, agrees and consents that his lien or liens shall be subordinated to the lien of the assessments levied pursuant hereto.

Property Owners agree that this Petition and Waiver shall be effective and binding from and after the approval hereof by resolution of the City Council.

Dated this 7th day of November, 2025.

Presented to the City Council on _____, 2025.

Approved by the City Council on _____, 2025.

City Clerk

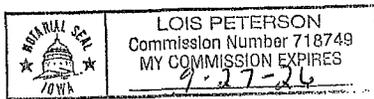
PROPERTY OWNER: Farrell, David S. & Lora M.

By: Lora M. Farrell By: David Farrell

Date: 12-7-2025 Date: 12-2-2025

STATE OF IOWA, CARROLL COUNTY, ss:

On this 2 day of December, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Lora M. Farrell, and David Farrell, to me personally known, who, being by me duly sworn, did say that they are the individuals executing the within and foregoing instrument; and that they acknowledged the execution of said instrument to be their voluntary act and deed.



Lois Peterson
Notary Public in and for the State of Iowa

PETITION AND WAIVER

THIS AGREEMENT made and entered into by and between the City of Carroll, Iowa, hereinafter called the City, and the undersigned property owners in said City, Grace, Thomas A.; Grace, Alissa L., hereinafter called the Property Owners, WITNESSETH:

WHEREAS, the City proposes to construct certain improvements, namely the removal and replacement of Twelfth Street from West Street to Grant Road and adjacent intersection streets, along with associated utility improvements including sanitary sewer, water main and storm sewer; certain private utility connections will also be replaced as part of the overall project (hereinafter the "improvements") in said City; and

WHEREAS, the undersigned Property Owners desire that the improvements be constructed to benefit their respective properties and that special assessments be levied against their property as hereinafter described below. The general description and location of said improvements being as follows:

Removal and replacement of roadway pavement; sidewalk and ADA curb ramp improvements; removal and replacement of RCB culvert; municipal utility replacement/construction including sanitary sewer, watermain and storm sewer; partial replacement of sanitary sewer and water service lines; and other associated work on Twelfth from West Street to Grant Road and adjacent intersecting streets.

One of the properties to be assessed for the specific improvements described below is described as follows:

Specific Improvements: Sanitary Sewer and Water Service Line Replacements
Property Legal Description: Wattle's First Addn. Block 2 E 86 FT of Lot 1

Locally known as 1125 N. Court Street, Carroll, Iowa.

NOW, THEREFORE, BE IT AGREED AMONG THE PARTIES HERETO AS FOLLOWS:

As soon as practicable, the City shall have the right to cause the above-described improvements to be constructed in accordance with such plans and specifications as it shall deem appropriate. The construction of said improvements shall be under the supervision of an engineer to be selected by the City.

For the purpose of this Agreement, the City may elect to enter into one or more contracts for the construction of said improvements as a part of any contract for a public improvement

project entered into prior to the receipt of this instrument as authorized by Section 384.41(2) of the City Code of Iowa.

In consideration of the construction of said improvements, the undersigned Property Owners hereby waive the public hearing on the adoption of the Resolution of Necessity and the mailing and publication of Notice thereof, and all other legal formalities of whatsoever kind or character required by the laws of Iowa to be observed by cities in the construction of said improvements where the expense of such improvements is to be assessed against private property. The undersigned Property Owners each and all hereby expressly waive each and every question of jurisdiction, the intention of the Property Owners being to authorize and direct said City to construct the improvement without requiring any of the formalities or legal proceedings required of cities by the statutes of Iowa.

It is further agreed that when said improvements have been constructed in accordance with the plans and specifications that the City may make assessments against the properties of the undersigned Property Owners for the cost of the construction of said improvements, including the cost of engineering, supervision, preparation of assessment schedule, and a ten percent Default and Deficiency Fund as authorized by Section 384.44, City Code of Iowa, and that said assessments so made shall be a lien upon the properties hereinafter described, and each of the undersigned Property Owners hereby agrees to pay the amount which is thus assessed against his property, and said assessment shall have the same legal force and effect as if all the legal formalities provided by law in such cases had been fully and faithfully performed and observed.

Each of the undersigned Property Owners hereby expressly waive every objection to said assessment, any limitation of the amount thereof as a percentage of valuation and any right to defer or postpone payment of the assessment. Said assessment shall be paid by the undersigned Property Owners within the time provided by Statute for the payment of special assessments for such improvements. Any entitlement to agricultural deferment under Chapter 384 of the City Code of Iowa is hereby waived by the property owners.

The amount and proportion of the cost of the improvements, to be paid by the several Property Owners, shall be ascertained and determined by the Engineers and by them reported to the City Council which shall make such changes or alternations as they may require, and when said assessments are finally passed by the Council and by it levied, they shall constitute the assessments against the properties.

The Engineer has prepared a preliminary schedule of assessments for the project, as it relates to this property, which is attached hereto as Exhibit "A".

Property Owners hereby authorize the City Council to pass any Resolution requisite or necessary to order and secure said improvements, to provide for the construction of the same and to make the assessments herein provided for, without further notice to said Property Owners, or any of them, and any such Resolution may contain recitals that said improvements are ordered or made by the Council without petition of property owners, without in any way qualifying this petition or releasing the Property Owners from their obligation to pay the assessments levied

against their property for the cost of said improvements and to issue improvement bonds payable out of said assessments.

Each Property Owner warrants that his real estate described below is free and clear of all liens and encumbrances other than for ordinary taxes, except for such liens as are held by lienholders hereinafter listed and designated as signers of this Petition and Waiver, who by execution of this Petition consent to the subordination of their lien to the special assessment liens herein described. Each Property Owner further agrees to subordinate the sale of any part of his listed property to the terms of this Petition and Waiver, and, upon failure to do so, to pay the full amount of the assessment on demand. Each lienholder designated below, by execution of this Petition and Waiver, agrees and consents that his lien or liens shall be subordinated to the lien of the assessments levied pursuant hereto.

Property Owners agree that this Petition and Waiver shall be effective and binding from and after the approval hereof by resolution of the City Council.

Dated this 7th day of November, 2025.

Presented to the City Council on _____, 2025.

Approved by the City Council on _____, 2025.

City Clerk

PROPERTY OWNER: Grace, Thomas A.; ~~Grace, Alissa L.~~

By: Thomas Grace By: _____

Date: 1-29-2025 Date: _____

STATE OF IOWA, CARROLL COUNTY, ss:

On this 29th day of January, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Thomas Grace, and _____, to me personally known, who, being by me duly sworn, did say that they are the individuals executing the within and foregoing instrument; and that they acknowledged the execution of said instrument to be their voluntary act and deed.

Amy Meyer
Notary Public in and for the State of Iowa

AMY MEYER
Commission Number 822878
My Commission Expires
12/24/28

CONSENT AND SUBORDINATION OF MORTGAGE HOLDER.

Dupaco Community Credit Union is the holder of a Mortgage on the Property dated 4/25/2025, and recorded 5/13/2025, in Book 2025-1195 on Page _____ of the Carroll County records. By signing this Agreement, Dupaco Community Credit Union, its successors and assigns, consents to the terms of this Petition and Waiver and hereby subordinates its mortgage interest in the property to the interest of the City and its successors and assigns.

Consented to by Dupaco Community Credit Union

By: *Michelle Lambert*

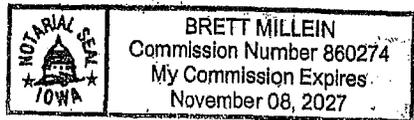
Name: Michelle Lambert

Title: Mortgage Servicing Manager

STATE OF IOWA)
) ss:
COUNTY OF Dubuque)

On this 29th day of January, 20 26, before me, the undersigned, a Notary Public in the State of Iowa, personally appeared Michelle Lambert, who, being by me duly sworn did state that he is the Mortgage Servicing Mgr of Dupaco Community Credit Union, that the foregoing instrument was signed on behalf of the bank; and that he, as the Mortgage Servicing Manager, acknowledged the execution of the instrument to be the voluntary act and deed of the bank.

Brett Millein
Signature of Notary Public



PETITION AND WAIVER

THIS AGREEMENT made and entered into by and between the City of Carroll, Iowa, hereinafter called the City, and the undersigned property owners in said City, Rodriguez, Idelsi Ramos; Rodriguez, Raul Arles, hereinafter called the Property Owners, WITNESSETH:

WHEREAS, the City proposes to construct certain improvements, namely the removal and replacement of Twelfth Street from West Street to Grant Road and adjacent intersection streets, along with associated utility improvements including sanitary sewer, water main and storm sewer; certain private utility connections will also be replaced as part of the overall project (hereinafter the "improvements") in said City; and

WHEREAS, the undersigned Property Owners desire that the improvements be constructed to benefit their respective properties and that special assessments be levied against their property as hereinafter described below. The general description and location of said improvements being as follows:

Removal and replacement of roadway pavement; sidewalk and ADA curb ramp improvements; removal and replacement of RCB culvert; municipal utility replacement/construction including sanitary sewer, watermain and storm sewer; partial replacement of sanitary sewer and water service lines; and other associated work on Twelfth from West Street to Grant Road and adjacent intersecting streets.

One of the properties to be assessed for the specific improvements described below is described as follows:

Specific Improvements: Water Service Line Replacement
Property Legal Description: Wattle's First Addn. Block 5 Lot 10

Locally known as 1124 N. West Street, Carroll, Iowa.

NOW, THEREFORE, BE IT AGREED AMONG THE PARTIES HERETO AS FOLLOWS:

As soon as practicable, the City shall have the right to cause the above-described improvements to be constructed in accordance with such plans and specifications as it shall deem appropriate. The construction of said improvements shall be under the supervision of an engineer to be selected by the City.

For the purpose of this Agreement, the City may elect to enter into one or more contracts for the construction of said improvements as a part of any contract for a public improvement

project entered into prior to the receipt of this instrument as authorized by Section 384.41(2) of the City Code of Iowa.

In consideration of the construction of said improvements, the undersigned Property Owners hereby waive the public hearing on the adoption of the Resolution of Necessity and the mailing and publication of Notice thereof, and all other legal formalities of whatsoever kind or character required by the laws of Iowa to be observed by cities in the construction of said improvements where the expense of such improvements is to be assessed against private property. The undersigned Property Owners each and all hereby expressly waive each and every question of jurisdiction, the intention of the Property Owners being to authorize and direct said City to construct the improvement without requiring any of the formalities or legal proceedings required of cities by the statutes of Iowa.

It is further agreed that when said improvements have been constructed in accordance with the plans and specifications that the City may make assessments against the properties of the undersigned Property Owners for the cost of the construction of said improvements, including the cost of engineering, supervision, preparation of assessment schedule, and a ten percent Default and Deficiency Fund as authorized by Section 384.44, City Code of Iowa, and that said assessments so made shall be a lien upon the properties hereinafter described, and each of the undersigned Property Owners hereby agrees to pay the amount which is thus assessed against his property, and said assessment shall have the same legal force and effect as if all the legal formalities provided by law in such cases had been fully and faithfully performed and observed.

Each of the undersigned Property Owners hereby expressly waive every objection to said assessment, any limitation of the amount thereof as a percentage of valuation and any right to defer or postpone payment of the assessment. Said assessment shall be paid by the undersigned Property Owners within the time provided by Statute for the payment of special assessments for such improvements. Any entitlement to agricultural deferment under Chapter 384 of the City Code of Iowa is hereby waived by the property owners.

The amount and proportion of the cost of the improvements, to be paid by the several Property Owners, shall be ascertained and determined by the Engineers and by them reported to the City Council which shall make such changes or alternations as they may require, and when said assessments are finally passed by the Council and by it levied, they shall constitute the assessments against the properties.

The Engineer has prepared a preliminary schedule of assessments for the project, as it relates to this property, which is attached hereto as Exhibit "A".

Property Owners hereby authorize the City Council to pass any Resolution requisite or necessary to order and secure said improvements, to provide for the construction of the same and to make the assessments herein provided for, without further notice to said Property Owners, or any of them, and any such Resolution may contain recitals that said improvements are ordered or made by the Council without petition of property owners, without in any way qualifying this petition or releasing the Property Owners from their obligation to pay the assessments levied

against their property for the cost of said improvements and to issue improvement bonds payable out of said assessments.

Each Property Owner warrants that his real estate described below is free and clear of all liens and encumbrances other than for ordinary taxes, except for such liens as are held by lienholders hereinafter listed and designated as signers of this Petition and Waiver, who by execution of this Petition consent to the subordination of their lien to the special assessment liens herein described. Each Property Owner further agrees to subordinate the sale of any part of his listed property to the terms of this Petition and Waiver, and, upon failure to do so, to pay the full amount of the assessment on demand. Each lienholder designated below, by execution of this Petition and Waiver, agrees and consents that his lien or liens shall be subordinated to the lien of the assessments levied pursuant hereto.

Property Owners agree that this Petition and Waiver shall be effective and binding from and after the approval hereof by resolution of the City Council.

Dated this 7th day of November, 2025.

Presented to the City Council on _____, 2025.

Approved by the City Council on _____, 2025.

City Clerk

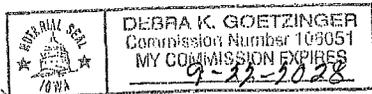
PROPERTY OWNER: Rodriguez, Idelsi Ramos; Rodriguez, Raul Arles

By: Ramos By: [Signature]

Date: 11-26-2025 Date: 11-26-2025

STATE OF IOWA, CARROLL COUNTY, ss:

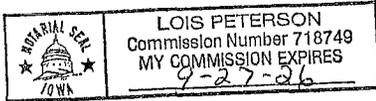
On this 26th day of November, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Idelsi Ramos Rodriguez, and _____, to me personally known, who, being by me duly sworn, did say that they are the individuals executing the within and foregoing instrument; and that they acknowledged the execution of said instrument to be their voluntary act and deed.



Debra K. Goetzinger
Notary Public in and for the State of Iowa

STATE OF IOWA, CARROLL COUNTY, ss:

On this 26 day of November, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Raul Arks Rodriguez, and _____, to me personally known, who, being by me duly sworn, did say that they are the individuals executing the within and foregoing instrument; and that they acknowledged the execution of said instrument to be their voluntary act and deed.



Lois Peterson
Notary Public in and for the State of Iowa

CONSENT AND SUBORDINATION OF MORTGAGE HOLDER.

Commercial Savings Bank is the holder of a Mortgage on the Property dated April 26, 2024, and recorded April 26, 2024, in Book 2024 on Page 0885 of the Carroll County records. By signing this Agreement, _____, its successors and assigns, consents to the terms of this Petition and Waiver and hereby subordinates its mortgage interest in the property to the interest of the City and its successors and assigns.

Consented to by Commercial Savings Bank
By: Lisa Mohr
Name: Lisa Mohr
Title: Asst. Vice President

STATE OF IOWA)
) ss:
COUNTY OF Carroll)

On this 1st day of December, 2025, before me, the undersigned, a Notary Public in the State of Iowa, personally appeared Lisa Mohr, who, being by me duly sworn did state that he is the Asst. Vice Pres. of Commercial Sav. Bank; that the foregoing instrument was signed on behalf of the bank; and that he, as the Asst. Vice President, acknowledged the execution of the instrument to be the voluntary act and deed of the bank.

Donna K. Pietig
Signature of Notary Public



PETITION AND WAIVER

THIS AGREEMENT made and entered into by and between the City of Carroll, Iowa, hereinafter called the City, and the undersigned property owners in said City, Cornelius, Kyle L.; Cornelius (Vollstedt), Katie M., hereinafter called the Property Owners, WITNESSETH:

WHEREAS, the City proposes to construct certain improvements, namely the removal and replacement of Twelfth Street from West Street to Grant Road and adjacent intersection streets, along with associated utility improvements including sanitary sewer, water main and storm sewer; certain private utility connections will also be replaced as part of the overall project (hereinafter the "improvements") in said City; and

WHEREAS, the undersigned Property Owners desire that the improvements be constructed to benefit their respective properties and that special assessments be levied against their property as hereinafter described below. The general description and location of said improvements being as follows:

Removal and replacement of roadway pavement; sidewalk and ADA curb ramp improvements; removal and replacement of RCB culvert; municipal utility replacement/construction including sanitary sewer, watermain and storm sewer; partial replacement of sanitary sewer and water service lines; and other associated work on Twelfth from West Street to Grant Road and adjacent intersecting streets.

One of the properties to be assessed for the specific improvements described below is described as follows:

Specific Improvements: Sanitary Sewer and Water Service Line Replacements
Property Legal Description: Wattle's First Addn. Block 5 Lot 9

Locally known as 1120 N. West Street, Carroll, Iowa.

NOW, THEREFORE, BE IT AGREED AMONG THE PARTIES HERETO AS FOLLOWS:

As soon as practicable, the City shall have the right to cause the above-described improvements to be constructed in accordance with such plans and specifications as it shall deem appropriate. The construction of said improvements shall be under the supervision of an engineer to be selected by the City.

For the purpose of this Agreement, the City may elect to enter into one or more contracts for the construction of said improvements as a part of any contract for a public improvement

project entered into prior to the receipt of this instrument as authorized by Section 384.41(2) of the City Code of Iowa.

In consideration of the construction of said improvements, the undersigned Property Owners hereby waive the public hearing on the adoption of the Resolution of Necessity and the mailing and publication of Notice thereof, and all other legal formalities of whatsoever kind or character required by the laws of Iowa to be observed by cities in the construction of said improvements where the expense of such improvements is to be assessed against private property. The undersigned Property Owners each and all hereby expressly waive each and every question of jurisdiction, the intention of the Property Owners being to authorize and direct said City to construct the improvement without requiring any of the formalities or legal proceedings required of cities by the statutes of Iowa.

It is further agreed that when said improvements have been constructed in accordance with the plans and specifications that the City may make assessments against the properties of the undersigned Property Owners for the cost of the construction of said improvements, including the cost of engineering, supervision, preparation of assessment schedule, and a ten percent Default and Deficiency Fund as authorized by Section 384.44, City Code of Iowa, and that said assessments so made shall be a lien upon the properties hereinafter described, and each of the undersigned Property Owners hereby agrees to pay the amount which is thus assessed against his property, and said assessment shall have the same legal force and effect as if all the legal formalities provided by law in such cases had been fully and faithfully performed and observed.

Each of the undersigned Property Owners hereby expressly waive every objection to said assessment, any limitation of the amount thereof as a percentage of valuation and any right to defer or postpone payment of the assessment. Said assessment shall be paid by the undersigned Property Owners within the time provided by Statute for the payment of special assessments for such improvements. Any entitlement to agricultural deferment under Chapter 384 of the City Code of Iowa is hereby waived by the property owners.

The amount and proportion of the cost of the improvements, to be paid by the several Property Owners, shall be ascertained and determined by the Engineers and by them reported to the City Council which shall make such changes or alternations as they may require, and when said assessments are finally passed by the Council and by it levied, they shall constitute the assessments against the properties.

The Engineer has prepared a preliminary schedule of assessments for the project, as it relates to this property, which is attached hereto as Exhibit "A".

Property Owners hereby authorize the City Council to pass any Resolution requisite or necessary to order and secure said improvements, to provide for the construction of the same and to make the assessments herein provided for, without further notice to said Property Owners, or any of them, and any such Resolution may contain recitals that said improvements are ordered or made by the Council without petition of property owners, without in any way qualifying this petition or releasing the Property Owners from their obligation to pay the assessments levied

against their property for the cost of said improvements and to issue improvement bonds payable out of said assessments.

Each Property Owner warrants that his real estate described below is free and clear of all liens and encumbrances other than for ordinary taxes, except for such liens as are held by lienholders hereinafter listed and designated as signers of this Petition and Waiver, who by execution of this Petition consent to the subordination of their lien to the special assessment liens herein described. Each Property Owner further agrees to subordinate the sale of any part of his listed property to the terms of this Petition and Waiver, and, upon failure to do so, to pay the full amount of the assessment on demand. Each lienholder designated below, by execution of this Petition and Waiver, agrees and consents that his lien or liens shall be subordinated to the lien of the assessments levied pursuant hereto.

Property Owners agree that this Petition and Waiver shall be effective and binding from and after the approval hereof by resolution of the City Council.

Dated this 7th day of November, 2025.

Presented to the City Council on _____, 2025.

Approved by the City Council on _____, 2025.

City Clerk

PROPERTY OWNER: Cornelius, Kyle L.; Cornelius (Vollstedt) Katie M.

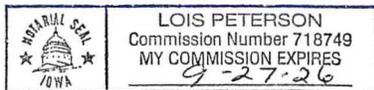
By: [Signature] By: [Signature]

Date: 1/30/2026 Date: 1/30/2026

STATE OF IOWA, CARROLL COUNTY, ss:

On this 30 day of January, 2025²⁶, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____, and _____, to me personally known, who, being by me duly sworn, did say that they are the individuals executing the within and foregoing instrument; and that they acknowledged the execution of said instrument to be their voluntary act and deed.

[Signature: Lois Peterson]
Notary Public in and for the State of Iowa



CONSENT AND SUBORDINATION OF MORTGAGE HOLDER.

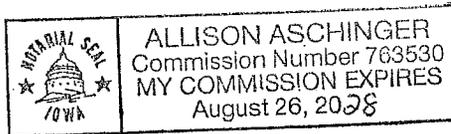
Westside State Bank is the holder of a Mortgage on the Property dated 12-18-2013, and recorded 12-19-2013, in Book 2013 on Page 4341 of the Carroll County records. By signing this Agreement, Westside State Bank, its successors and assigns, consents to the terms of this Petition and Waiver and hereby subordinates its mortgage interest in the property to the interest of the City and its successors and assigns.

Consented to by Westside State Bank
By: Amanda Nagl
Name: Amanda Nagl
Title: Loan officer

STATE OF IOWA)
) ss:
COUNTY OF Carroll)

On this 3rd day of February, 2026, before me, the undersigned, a Notary Public in the State of Iowa, personally appeared Amanda Nagl, who, being by me duly sworn did state that he is the Loan officer of Westside State Bank; that the foregoing instrument was signed on behalf of the bank; and that he, as the Loan officer, acknowledged the execution of the instrument to be the voluntary act and deed of the bank.

Allison Aschinger
Signature of Notary Public



PETITION AND WAIVER

THIS AGREEMENT made and entered into by and between the City of Carroll, Iowa, hereinafter called the City, and the undersigned property owner in said City, Loew, Daryl J., hereinafter called the Property Owner, WITNESSETH:

WHEREAS, the City proposes to construct certain improvements, namely the removal and replacement of Twelfth Street from West Street to Grant Road and adjacent intersection streets, along with associated utility improvements including sanitary sewer, water main and storm sewer; certain private utility connections will also be replaced as part of the overall project (hereinafter the "improvements") in said City; and

WHEREAS, the undersigned Property Owners desire that the improvements be constructed to benefit their respective properties and that special assessments be levied against their property as hereinafter described below. The general description and location of said improvements being as follows:

Removal and replacement of roadway pavement; sidewalk and ADA curb ramp improvements; removal and replacement of RCB culvert; municipal utility replacement/construction including sanitary sewer, watermain and storm sewer; partial replacement of sanitary sewer and water service lines; and other associated work on Twelfth from West Street to Grant Road and adjacent intersecting streets.

One of the properties to be assessed for the specific improvements described below is described as follows:

Specific Improvements: Sanitary Sewer and Water Service Line Replacements
Property Legal Description: Bang's & Sherman's First Addition Block 82 Lot 1

Locally known as 1123 N. West Street, Carroll, Iowa.

NOW, THEREFORE, BE IT AGREED AMONG THE PARTIES HERETO AS FOLLOWS:

As soon as practicable, the City shall have the right to cause the above-described improvements to be constructed in accordance with such plans and specifications as it shall deem appropriate. The construction of said improvements shall be under the supervision of an engineer to be selected by the City.

For the purpose of this Agreement, the City may elect to enter into one or more contracts for the construction of said improvements as a part of any contract for a public improvement

project entered into prior to the receipt of this instrument as authorized by Section 384.41(2) of the City Code of Iowa.

In consideration of the construction of said improvements, the undersigned Property Owners hereby waive the public hearing on the adoption of the Resolution of Necessity and the mailing and publication of Notice thereof, and all other legal formalities of whatsoever kind or character required by the laws of Iowa to be observed by cities in the construction of said improvements where the expense of such improvements is to be assessed against private property. The undersigned Property Owners each and all hereby expressly waive each and every question of jurisdiction, the intention of the Property Owners being to authorize and direct said City to construct the improvement without requiring any of the formalities or legal proceedings required of cities by the statutes of Iowa.

It is further agreed that when said improvements have been constructed in accordance with the plans and specifications that the City may make assessments against the properties of the undersigned Property Owners for the cost of the construction of said improvements, including the cost of engineering, supervision, preparation of assessment schedule, and a ten percent Default and Deficiency Fund as authorized by Section 384.44, City Code of Iowa, and that said assessments so made shall be a lien upon the properties hereinafter described, and each of the undersigned Property Owners hereby agrees to pay the amount which is thus assessed against his property, and said assessment shall have the same legal force and effect as if all the legal formalities provided by law in such cases had been fully and faithfully performed and observed.

Each of the undersigned Property Owners hereby expressly waive every objection to said assessment, any limitation of the amount thereof as a percentage of valuation and any right to defer or postpone payment of the assessment. Said assessment shall be paid by the undersigned Property Owners within the time provided by Statute for the payment of special assessments for such improvements. Any entitlement to agricultural deferment under Chapter 384 of the City Code of Iowa is hereby waived by the property owners.

The amount and proportion of the cost of the improvements, to be paid by the several Property Owners, shall be ascertained and determined by the Engineers and by them reported to the City Council which shall make such changes or alternations as they may require, and when said assessments are finally passed by the Council and by it levied, they shall constitute the assessments against the properties.

The Engineer has prepared a preliminary schedule of assessments for the project, as it relates to this property, which is attached hereto as Exhibit "A".

Property Owners hereby authorize the City Council to pass any Resolution requisite or necessary to order and secure said improvements, to provide for the construction of the same and to make the assessments herein provided for, without further notice to said Property Owners, or any of them, and any such Resolution may contain recitals that said improvements are ordered or made by the Council without petition of property owners, without in any way qualifying this petition or releasing the Property Owners from their obligation to pay the assessments levied

against their property for the cost of said improvements and to issue improvement bonds payable out of said assessments.

Each Property Owner warrants that his real estate described below is free and clear of all liens and encumbrances other than for ordinary taxes, except for such liens as are held by lienholders hereinafter listed and designated as signers of this Petition and Waiver, who by execution of this Petition consent to the subordination of their lien to the special assessment liens herein described. Each Property Owner further agrees to subordinate the sale of any part of his listed property to the terms of this Petition and Waiver, and, upon failure to do so, to pay the full amount of the assessment on demand. Each lienholder designated below, by execution of this Petition and Waiver, agrees and consents that his lien or liens shall be subordinated to the lien of the assessments levied pursuant hereto.

Property Owners agree that this Petition and Waiver shall be effective and binding from and after the approval hereof by resolution of the City Council.

Dated this 7th day of November, 2025.

Presented to the City Council on _____, 2025.

Approved by the City Council on _____, 2025.

City Clerk

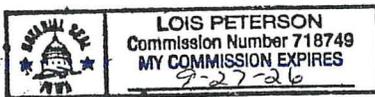
PROPERTY OWNER: Loew, Daryl J.

By: Daryl Loew

Date: 12-31-25

STATE OF IOWA, CARROLL COUNTY, ss:

On this 31 day of December, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Daryl Loew, to me personally known, who, being by me duly sworn, did say that they are the individuals executing the within and foregoing instrument; and that they acknowledged the execution of said instrument to be their voluntary act and deed.



Lois Peterson
Notary Public in and for the State of Iowa

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: February 4, 2026

SUBJECT: Twelfth Street Reconstruction

Resolution of Necessity for the Twelfth 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.

Since all property owners to be assessed are covered by Petition and Waiver agreements, the usual Special Assessment procedure can be shortened significantly. This Resolution incorporates all of the normal preliminary Special Assessment information and also covers the Resolution Ordering Construction.

The proposed actions are detailed in the Resolution and summarized as follows:

“Resolution of Necessity for the Twelfth Street Reconstruction, Ordering Construction of the Project...”

The Resolution determines that it is necessary and advisable to construct street, water, sanitary sewer, storm sewer, sidewalk and other public improvements including private sanitary sewer and water connections. It also contains the description of the improvements to be constructed.

“...Approving Preliminary Plat and Schedule of Assessments and Estimate of Cost...”

The Preliminary Plat and Schedule of Assessments is attached. It includes the estimate of costs for those properties covered by the Petition and Waivers. The estimated private utility replacement cost is \$75,017.88.

“...Tentative Approval of Plans, Specifications, Form of Contract, and Final Estimate of Cost...”

The Plans detail the construction described as follows:

Removal and replacement of roadway pavement; sidewalk and ADA curb ramp improvements; removal and replacement of RCB culvert; municipal utility replacement/construction including sanitary sewer, watermain and storm sewer; partial replacement of sanitary sewer and water service lines; and other associated work on Twelfth Street from West Street to Grant Road and adjacent intersection streets.

The Specifications are the Iowa Department of Transportation (DOT) Standard Specifications for Highway and Bridge Construction. The form of contract is the Iowa DOT standard form. The estimated construction cost is \$4,601,411.60.

“...and Fixing a Date for a Public Hearing on Final Adoption of Plans, Specifications, Form of Contract and Estimate of Cost...”

The Public Hearing date is February 23, 2026.

“...and a Date Construction Bids will be Received for the Project.”

Construction bids will be received on February 17, 2026.

RECOMMENDATION: Mayor and City Council consideration of passage and approval of the Resolution of Necessity for the Twelfth 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

RMK:lp

Council Member _____ introduced the following resolution entitled "RESOLUTION OF NECESSITY FOR THE TWELFTH 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", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION OF NECESSITY FOR THE TWELFTH 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

WHEREAS, this Council deems it advisable and necessary that street, water, sanitary sewer, storm sewer, sidewalk and other public improvements, including private sanitary sewer and water connections, generally described as the Twelfth Street Reconstruction, be constructed within the City of Carroll, Iowa, which improvements are more particularly described in detail hereafter; and

WHEREAS, it is proposed that the improvements be constructed under the authority granted in Division IV of the City Code of Iowa; and

WHEREAS, petition and waiver agreements relating to the proposed improvements have been signed by all of the property owners to be benefited by the construction of the work and the

petition and waiver agreements have been officially filed in the office of the City Clerk and by resolution adopted by the Council, approved and accepted for and on behalf of the City; and

WHEREAS, pursuant to the terms of the petition and waiver agreements, the benefited property owners have waived any and all legal requirements covering the construction of the improvements and the normal special assessment procedure to be followed for a project of this type, and have requested therein that the City proceed with the letting of the construction contract and the construction of the work at the earliest possible date; and

WHEREAS, Cody Forch, P.E. of Carroll, Iowa, has caused to be prepared a preliminary plat and schedule of assessments and estimate of cost and also plans, specifications, form of contract and other contract documents for the project, which items have been examined by this Council and are deemed suitable for the purpose intended and are now officially on file in the office of the Clerk for public inspection; and

WHEREAS, before the work, covered by the petition and waiver agreements, may be contracted for and the plans, specifications, form of contract and estimate of cost finally adopted, it is necessary to hold a public hearing thereon and a public letting for the taking of construction bids:

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

Section 1. That the petition and waiver agreements, hereinabove referred to, were approved and accepted for and on behalf of the City by resolution of the City Council adopted on February 9, 2026.

Section 2. That this Council hereby determines that it is necessary and advisable to construct street, water, sanitary sewer, storm sewer, sidewalk and other public improvements, including private sanitary sewer and water connections, generally described as the Twelfth Street Reconstruction, and as described in further detail hereafter in Section 3 of this Resolution, and also as set forth in the plans, specifications and other contract documents above referred to.

Section 3. That the proposed improvements to be constructed are described as follows:

Removal and replacement of roadway pavement, sidewalk, and ADA curb ramp improvements; removal and replacement of RCB culvert; municipal utility replacement/construction including sanitary sewer, watermain and storm sewer; partial replacement of sanitary sewer and water service lines; and other associated work on Twelfth Street from West Street to Grant Road and adjacent intersecting streets

Section 4. That the proposed assessment district to be benefited and subject to assessment, is set out in the preliminary plat and schedule of assessments hereinabove referred to.

Section 5. That the preliminary plat and schedule of assessments and estimate of costs, hereinabove mentioned, are hereby adopted and approved as the proposed plat and schedule and estimate of cost for this project.

Section 6. That the cost of the improvements will be assessed to the properties within the boundaries of the assessment district, pursuant to the proposed plat and schedule for the project.

Section 7. That, if any difference remains between the amount which is derived from cash payments made by property owners after the assessments are levied and the proceeds to be received from the sale of special assessment bonds issued against any unpaid assessments and the total cost of the improvement project, such difference shall be paid for from the proceeds to be derived from the issuance and sale of general obligation bonds of the City and/or from such other funds of the City as may be legally used for such purposes.

Section 8. That the action of this Council in this Resolution shall constitute the action the Council would normally take in adopting a preliminary resolution ordering construction of the project, approving the preliminary plat and schedule of assessments and estimate of costs, introducing and adopting a resolution of necessity, ordering preparation of detailed plans, specifications, contract documents, and estimate of cost, and any and all other preliminary Council action on a special assessment project.

Section 9. That the amount of the security to accompany each bid shall be in an amount which shall conform to the provisions of the notice to bidders hereby approved as a part of the specifications.

Section 10. Pursuant to joint agreement with the Highway Division, Department of Transportation, the bids will be received and opened under the supervision of the Division at Office of Contracts, 800 Lincoln Way, in the City of Ames, Iowa, at 10:00 A.M. on February 17, 2026. The Contracts Engineer or his authorized representative is hereby named to attend at the opening of bids on behalf of the City. Thereupon the bids will be referred to the City Council for action upon the bids at a meeting to be held at the City Council, Council Chambers, City Hall, 627 N. Adams Street, Carroll, Iowa, on the 23rd day of February, 2026, at 5:15 P.M. The posting of the Notice to Bidders on Bid Express on January 21, 2026, and on the City's website on February 4, 2026, is hereby ratified and approved.

Section 11. That the City Clerk be and is hereby directed to publish notice of hearing once in a legal newspaper, printed wholly in the English language, published at least once weekly and having general circulation in this City. Publication shall be not less than four clear days nor more than twenty days prior to the date hereinafter fixed as the date for a public hearing on the plans, specifications, form of contract and estimate of costs for the project, the hearing to be at 5:15 P.M. on February 23, 2026.

PASSED AND APPROVED this 9th day of February, 2026.

Mayor

ATTEST:

City Clerk



Twelfth Street Reconstruction
 City of Carroll, Iowa
 Preliminary Petition Assessment Schedule
 McClure Engineering Company

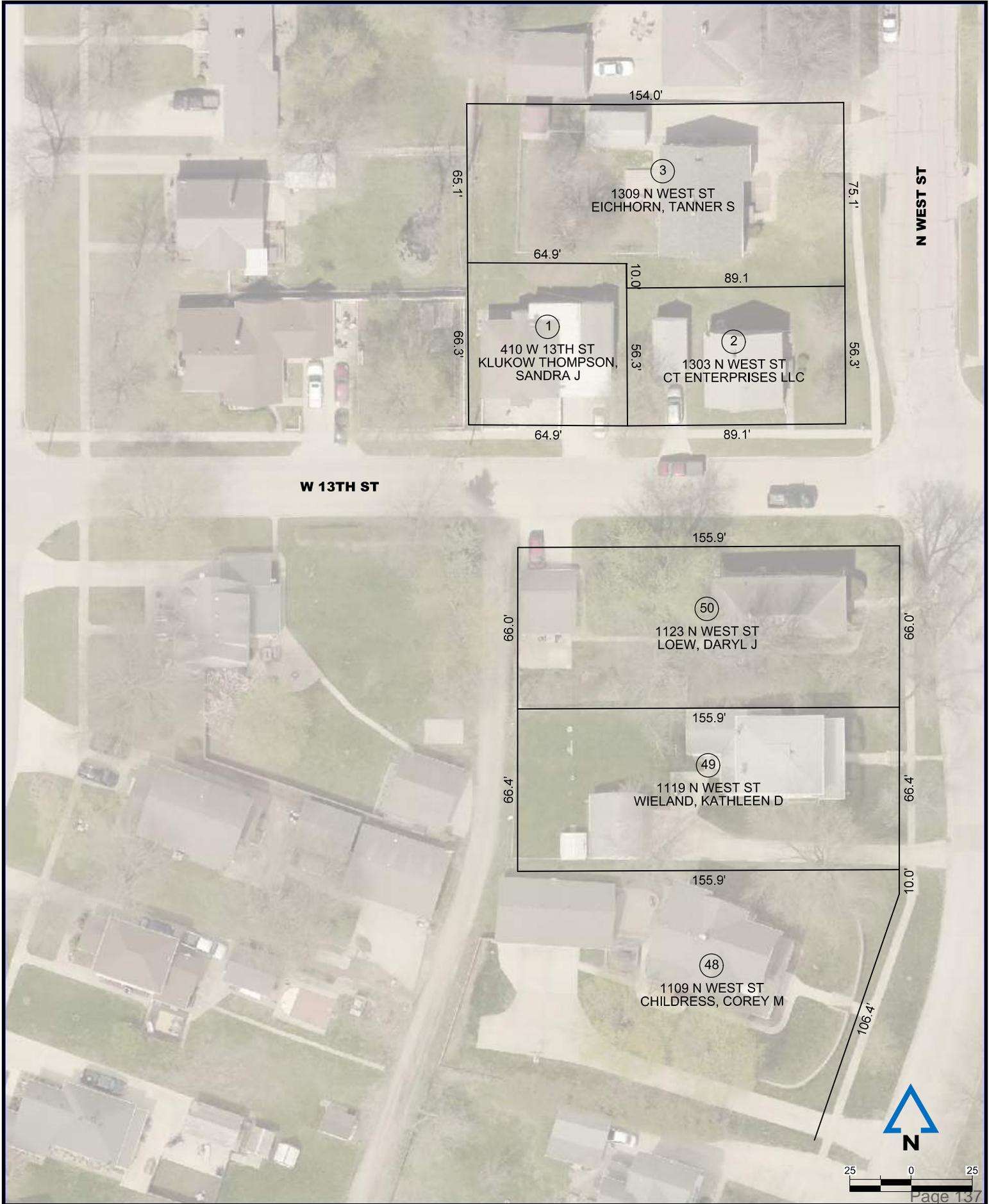


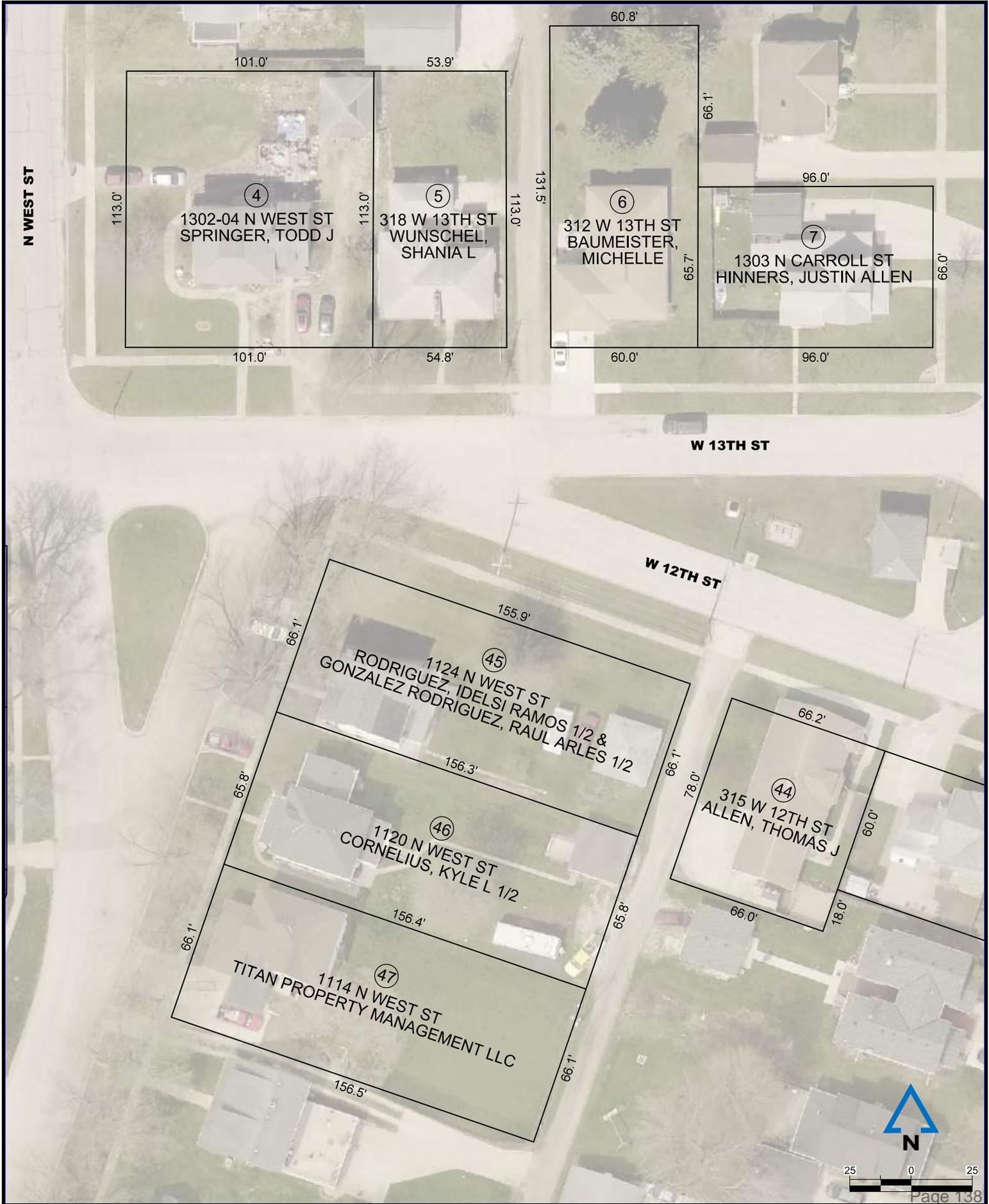
No.	Address of Property	Current Title Holder	District Parcel No.	Legal Description	Valuation (FMV)	Sidewalk Cost	Driveway Assessment	Water Service Cost	Sanitary Sewer Service Cost	Total Construction Cost	Engineering Cost	Legal Cost	Default Fund (10%)	Total Cost	Deficiency	Preliminary Assessment	Percent of Total Assessments	Percent of Total Project Cost (\$4,544,480.80)
1	410 W 13TH ST	KLUKOW THOMPSON, SANDRA J	06-24-180-012	FAIRVIEW ADDN W 65 FT OF LOT 5 & LOT A OF LOT 4	\$115,160.00	\$ -	\$ -	\$ 6,302.60	\$ 11,032.00	\$ 17,334.60	\$ 881.82	\$ 346.69	\$1,733.46	\$20,296.57	\$ -	\$ 20,296.57	27.06%	0.45%
2	1303 N WEST ST	CT ENTERPRISES LLC	06-24-180-009	FAIRVIEW ADDITION E 89 FT OF LOT 5	\$113,110.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
3	1309 N WEST ST	EICHHORN, TANNER S	06-24-180-011	FAIRVIEW ADDITION S 18.72 FT OF LOT 3 & ALL OF LOT 4 EXC LOT A	\$169,890.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
4	1302-04 N WEST ST	SPRINGER, TODD J	06-24-253-005	ALBERTSON'S FIRST ADDITION BLOCK 1 W 101 FT OF LOT 6 & W 101 FT OF S 47 FT OF LOT 7	\$198,320.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
5	318 W 13TH ST	WUNSCHER, SHANIA L	06-24-253-006	ALBERTSON'S FIRST ADDITION BLOCK 1 E 55 FT OF LOT 6 & E 55 FT OF S 47 FT OF LOT 7	\$184,190.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
6	312 W 13TH ST	BAUMEISTER, MICHELLE	06-24-253-007	ALBERTSON'S FIRST ADDITION BLOCK 1 W 60 FT OF LOTS 4 & 5	\$166,380.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
7	1303 N CARROLL ST	HINNERS, JUSTIN ALLEN	06-24-253-012	ALBERTSON'S FIRST ADDITION BLOCK 1 E 96 FT OF LOT 5	\$ 64,740.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
8	1200 N CARROLL ST	KLINE, JEWEL	06-24-256-001	ALBERTSON'S FIRST ADDITION REPLAT OF PARK LOTS LOT 7	\$ 90,290.00	\$ -	\$ -	\$ -	\$ 3,591.60	\$ 3,591.60	\$ 881.82	\$ 71.83	\$ 359.16	\$ 4,904.41	\$ -	\$ 4,904.41	6.54%	0.11%
9	220 W 12TH ST	CLAUSEN, RYAN S	06-24-256-002	ALBERTSON'S FIRST ADD REPLAT OF PARK LOTS LOT 6 & PT OF LOT 5 BEG AT SW COR OF LOT 5-N 92.7 FT TO NWLY COR OF LOT 5-E 10 FT ALONG N LINE OF LOT 5 SWLY TO PT OF BEG	\$138,180.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
10	209 W 13TH ST	HOFFMAN, DANIEL	06-24-256-003	ALBERTSON'S FIRST ADDITION REPLAT OF PARK LOTS PT OF LOTS 4 & 5 LOTS 4 & 5 EXC BEG AT SW COR OF LOT 5-N 92.7 FT TO NWLY COR OF LOT 5-E 10 FT ALONG N LINE OF LOT 5 SWLY TO PT OF BEG	\$109,750.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
11	1201 N ADAMS ST	FARRELL, DAVID S	06-24-256-006	ALBERTSON'S FIRST ADDITION REPLAT OF PARK LOTS LOT 3	\$107,090.00	\$ 422.13	\$ 2,071.67	\$ -	\$ 6,852.00	\$ 9,345.80	\$ 881.82	\$ 186.92	\$ 934.58	\$11,349.12	\$ -	\$ 11,349.12	15.13%	0.25%
12	128 W 12TH ST	EDHOLM, CHERYL ANN	06-24-257-004	WATTLE'S SECOND ADDN BLOCK 6 W 100 FT OF LOT 5 & S 6 FT OF W 116.8 FT OF LOT 6	\$188,170.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
13	118 W 12TH ST	3PETE PROPERTIES LLC	06-24-257-005	WATTLE'S SECOND ADDN BLOCK 6 E 56 FT OF LOT 5 & S 6 FT OF E 39.2 FT	\$ 64,790.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
14	112 W 12TH ST	RENWANZ, TERESA KAE	06-24-257-006	WATTLE'S SECOND ADDN BLOCK 6 W 60 FT OF LOT 4	\$116,380.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
15	1203 N MAIN STREET	TIGGES, GENE	06-24-257-011	WATTLE'S SECOND ADDN BLOCK 6 E 96 FT OF LOT 4	\$ 20,550.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
16	1202 N MAIN ST	FLEENER, VINCENT A & BADDING-FLEENER, DONNA	06-24-280-005	HINRICH'S NORTH SIDE ADDITION BLOCK 4 LOT 7	\$223,460.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
17	119 E 12TH ST	DANNER, CHARLES E	06-24-280-012	HINRICH'S NORTH SIDE ADDITION BLOCK 4 PARCEL A	\$ 99,260.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
18	127 E 12TH ST	STORJOHANN, JEFFREY D	06-24-280-014	HINRICH'S NORTH SIDE ADDITION BLOCK 4 LOT 1 OF PARCEL B	\$170,420.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
19	1204 N COURT ST	SLOTH BROTHERS PROPERTIES LLC	06-24-281-007	HINRICH'S NORTH SIDE ADDITION BLOCK 3 W 126.5 FT OF LOT 7	\$ 30,790.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
20	217 E 12TH ST	HUGEBACK, DOUG, HUGEBACK, BRENDA	06-24-281-008	HINRICH'S NORTH SIDE ADDN BLK 3, E 126.5 FT OF LOT 7 & N 90 FT OF S 164 FT OF ALLEY ADJ & E OF LOT 7	\$249,240.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
21	06-24-285-000	ERINVALE VILLA III	06-24-285-000	ERINVALE ADD 1ST RESU LOT 3	\$594,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
22	06-24-284-000	ERINVALE VILLA I	06-24-284-000	ERINVALE ADD 1ST RESU LOT 1	\$737,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
23	06-24-283-017	CARROLL COUNTY REDEMPTION LLC	06-24-283-017	ERINVALE ADD 1ST RESU LOT 6	\$ 43,480.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
24	1205 N GRANT RD	AIR-TEMP PLUMBING HEATING &	06-24-283-011	IRR SUR SE NE S 75 FT OF LOT A OF PT OF LOT 15	\$ 56,840.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
25	1204 N GRANT RD	HOFFMAN, JENNIFER L	07-19-152-007	THOMAS SECOND ADDN BLOCK 2 LOT 6	\$211,190.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
26	1146 N GRANT RD	METHENY, STEPHANIE S	07-19-301-001	THOMAS SECOND ADDN BLOCK 1 LOT 9	\$165,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
27	1151 N GRANT RD	HABERL, BRYAN P; HABERL, CHRISTIE K	06-24-428-014	24-84-35 IRR SUR NE SE SUBD OF LOT 1 LOT C	\$ 65,160.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
28	401 E 11TH ST	OSTERLUND, ROY R	06-24-428-013	IRR SUR NE SE SUBD OF LOT 1 LOT D	\$222,010.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
29	320 E 12TH ST	OSTERLUND, ROY R	06-24-428-008	IRR SUR NE SE LOT 2	\$ 77,220.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
30	310 E 12TH ST	HOFFMANN, DONALD M	06-24-428-007	IRR SUR NE SE LOTS C & D SUBD OF LOTS 3 & 4	\$244,650.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
31	1128 N CLARK ST	GALLEGOS, RICHARD, GALLEGOS, MARY	06-24-428-001	24-84-35 IRR SUR NE SE LOT B SUBD OF LOT 3	\$150,730.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
32	1127 N CLARK ST	NEWBANKS, KERRY S	06-24-427-013	WATTLE'S FIRST ADDN BLOCK 1 E 83 FT OF LOT 1	\$101,610.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
33	218 E 12TH ST	HEINRICH'S, PAUL LEO	06-24-427-012	WATTLE'S FIRST ADDN BLOCK 1 W 73 FT OF LOT 1	\$161,790.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
34	210 E 12TH ST	STRUNK, ROBERT	06-24-287-002	WATTLE'S FIRST ADDN BLOCK 1 E 74 FT OF LOT 10	\$175,630.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
35	1124 N COURT ST	CARROLL PROPERTY PARTNERS LLP	06-24-287-001	WATTLE'S FIRST ADDN BLOCK 1 LOT 10 EXC E 74 FT	\$ 60,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%

No.	Address of Property	Current Title Holder	District Parcel No.	Legal Description	Valuation (FMV)	Sidewalk Cost	Driveway Assessment	Water Service Cost	Sanitary Sewer Service Cost	Total Construction Cost	Engineering Cost	Legal Cost	Default Fund (10%)	Total Cost	Deficiency	Preliminary Assessment	Percent of Total Assessments	Percent of Total Project Cost (\$4,544,480.80)
36	1125 N COURT ST	GRACE, THOMAS A	06-24-286-005	WATTLE'S FIRST ADDN BLOCK 2 E 86 FT OF LOT 1	\$111,060.00	\$ 450.27	\$ -	\$ 2,273.30	\$ 4,762.00	\$ 7,485.57	\$ 881.82	\$ 149.71	\$ 748.56	\$ 9,265.66	\$ -	\$ 9,265.66	12.35%	0.20%
37	118 E 12TH ST	JOHNSON, MYLES C	06-24-286-004	WATTLE'S FIRST ADDN BLOCK 2 W 70 FT OF LOT 1	\$182,990.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
38	1126 N MAIN ST	GUERRA, JOSE M, GUERRA, LESVIA M	06-24-286-001	WATTLE'S FIRST ADDN BLOCK 2 LOT 10	\$113,250.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
39	1125 N MAIN ST	SLOTH BROTHERS PROPERTIES LLC	06-24-263-006	WATTLE'S FIRST ADDN BLOCK 3 LOT 1 & N 10 FT OF LOT 2	\$137,930.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
40	1126 N ADAMS ST	HAWKINSON, TIMOTHY E, HAWKINSON, JILL R	06-24-263-010	WATTLE'S FIRST ADDN BLOCK 3 LOT 10 & PT OF 12TH STREET BEG AT PT ON NELY LINE OF LOT 10 BLK 3 WATTLE'S FIRST ADDN 89.1 FT E'LY OF NW COR OF SAID LOT-N'LY AT RIGHT ANGLE TO N'LY LINE 7.91 FT- E'LY AT RIGHT ANGLES 12 FT-S'LY AT RIGHT ANGLES 8.23 FT- W'LY 12 FT TO PT OF BEG	\$164,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
41	1125-1127 N ADAMS ST	EDHOLM, PERRY A	06-24-262-006	WATTLE'S FIRST ADDN BLOCK 4 LOT 1	\$147,160.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
42	1124 N CARROLL ST	VILLAGE II	06-24-261-000	WATTLE'S FIRST ADDN BLOCK 4 LOT 10	\$475,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
43	1127 N CARROLL ST	MORTON, JESSICA L	06-24-258-008	WATTLE'S FIRST ADDN BLOCK 5 E 90 FT OF N 60 FT OF LOT 1	\$132,560.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
44	315 W 12TH ST	ALLEN, THOMAS J	06-24-258-007	WATTLE'S FIRST ADDN BLOCK 5 W 66 FT OF LOT 1 & N 12 FT OF W 66 FT LOT 2	\$149,210.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
45	1124 N WEST ST	RODRIGUEZ, IDELSI RAMOS 1/2; GONZALEZ RODRIGUEZ, RAUL ARLES 1/2	06-24-258-001	WATTLE'S FIRST ADDN BLOCK 5 LOT 10	\$110,110.00	\$ -	\$ -	\$ 2,273.30	\$ 6,601.20	\$ 8,874.50	\$ 881.82	\$ 177.49	\$ 887.45	\$10,821.26	\$ -	\$ 10,821.26	14.42%	0.24%
46	1120 N WEST ST	CORNELIUS, KYLE L 1/2	06-24-258-002	WATTLE'S FIRST ADDN BLOCK 5 LOT 9	\$141,300.00	\$ -	\$ -	\$ 2,191.90	\$ 5,347.20	\$ 7,539.10	\$ 881.82	\$ 150.78	\$ 753.91	\$ 9,325.61	\$ -	\$ 9,325.61	12.43%	0.21%
47	1114 N WEST ST	TITAN PROPERTY MANAGEMENT LLC	06-24-258-003	WATTLE'S FIRST ADDN BLOCK 5 LOT 8	\$ 93,790.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
48	1109 N WEST ST	CHILDRESS, COREY M, CHILDRESS, KRYSTAL L	06-24-183-013	BANG'S & SHERMAN'S FIRST ADDITION BLOCK 82 LOT 3	\$322,360.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
49	1119 N WEST ST	WIELAND, KATHLEEN D	06-24-183-012	BANG'S & SHERMAN'S FIRST ADDITION BLOCK 82 LOT 2	\$159,740.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
50	1123 N WEST ST	LOEW, DARYL J	06-24-183-011	BANG'S & SHERMAN'S FIRST ADDITION BLOCK 82 LOT 1	\$ 98,520.00	\$ 187.61	\$ -	\$ 2,598.90	\$ 4,511.20	\$ 7,297.71	\$ 881.82	\$ 145.95	\$ 729.77	\$ 9,055.25	\$ -	\$ 9,055.25	12.07%	0.20%
51	230 W 13TH ST	WILTSE, MATTHEW J	06-24-254-005	ALBERTSON'S FIRST ADDITION REPLAT OF BLOCK 2 PT OF LOTS 7 & 8 W 103 FT OF LOT 7 & S 11 FT OF W 103 FT OF LOT 8	\$184,960.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%



TWELFTH STREET RECONSTRUCTION
 PRELIMINARY ASSESSMENT PLAT OVERVIEW





N WEST ST

W 13TH ST

W 12TH ST

④
1302-04 N WEST ST
SPRINGER, TODD J

⑤
318 W 13TH ST
WUNSCHEL,
SHANIA L

⑥
312 W 13TH ST
BAUMEISTER,
MICHELLE

⑦
1303 N CARROLL ST
HINNERS, JUSTIN ALLEN

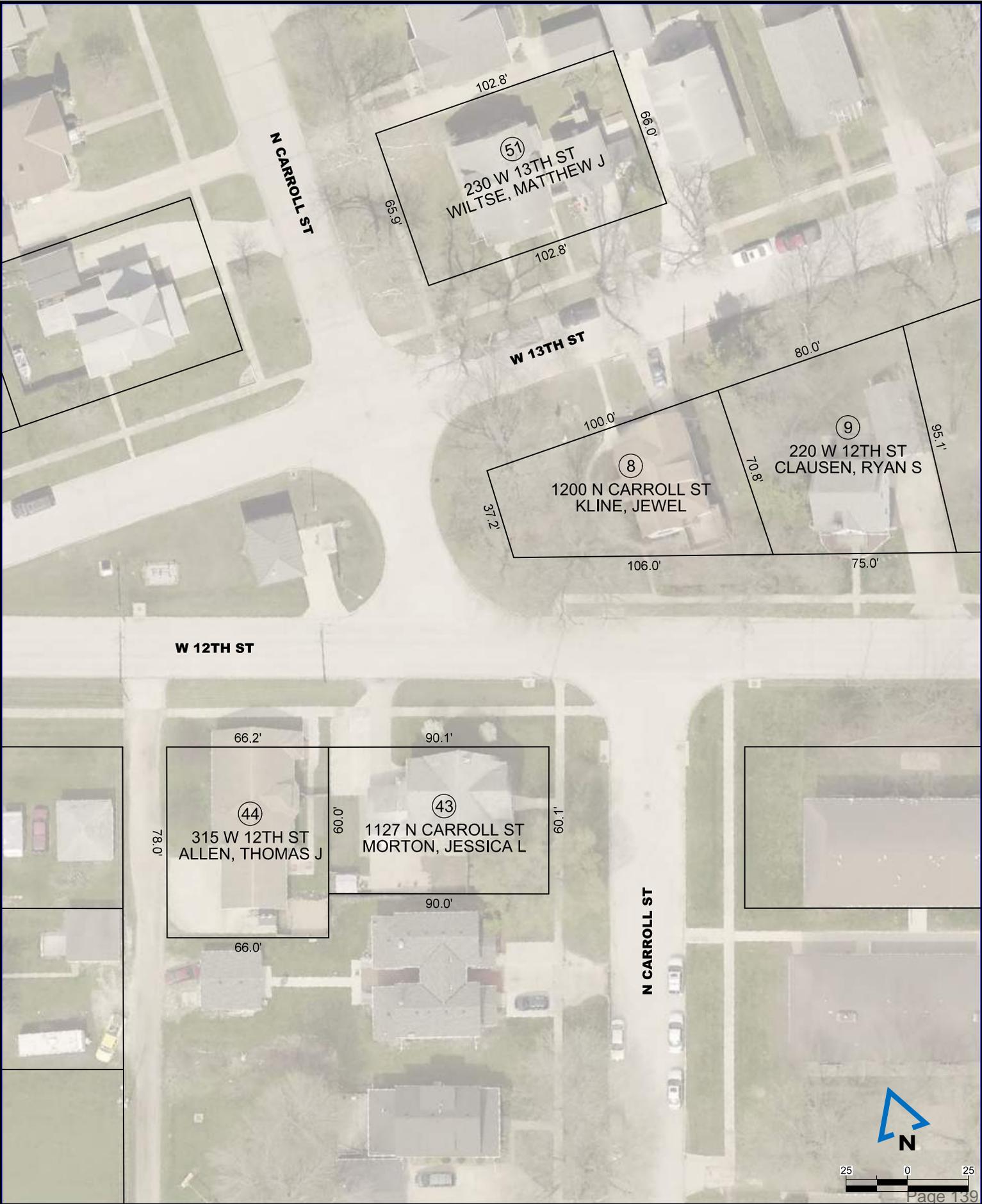
④⑤
1124 N WEST ST
RODRIGUEZ, IDELSI RAMOS 1/2 &
GONZALEZ RODRIGUEZ, RAUL ARLES 1/2

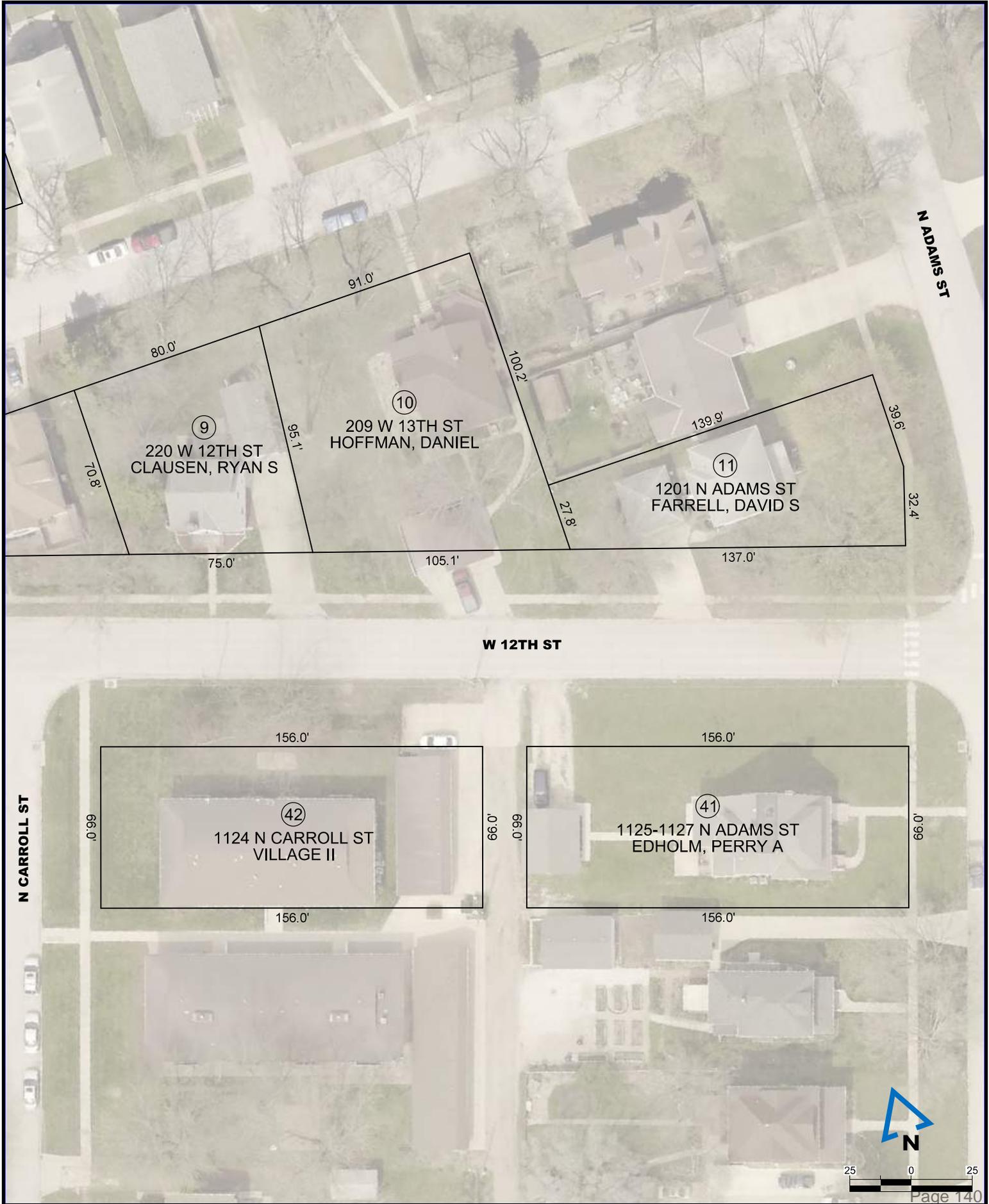
④⑥
1120 N WEST ST
CORNELIUS, KYLE L 1/2

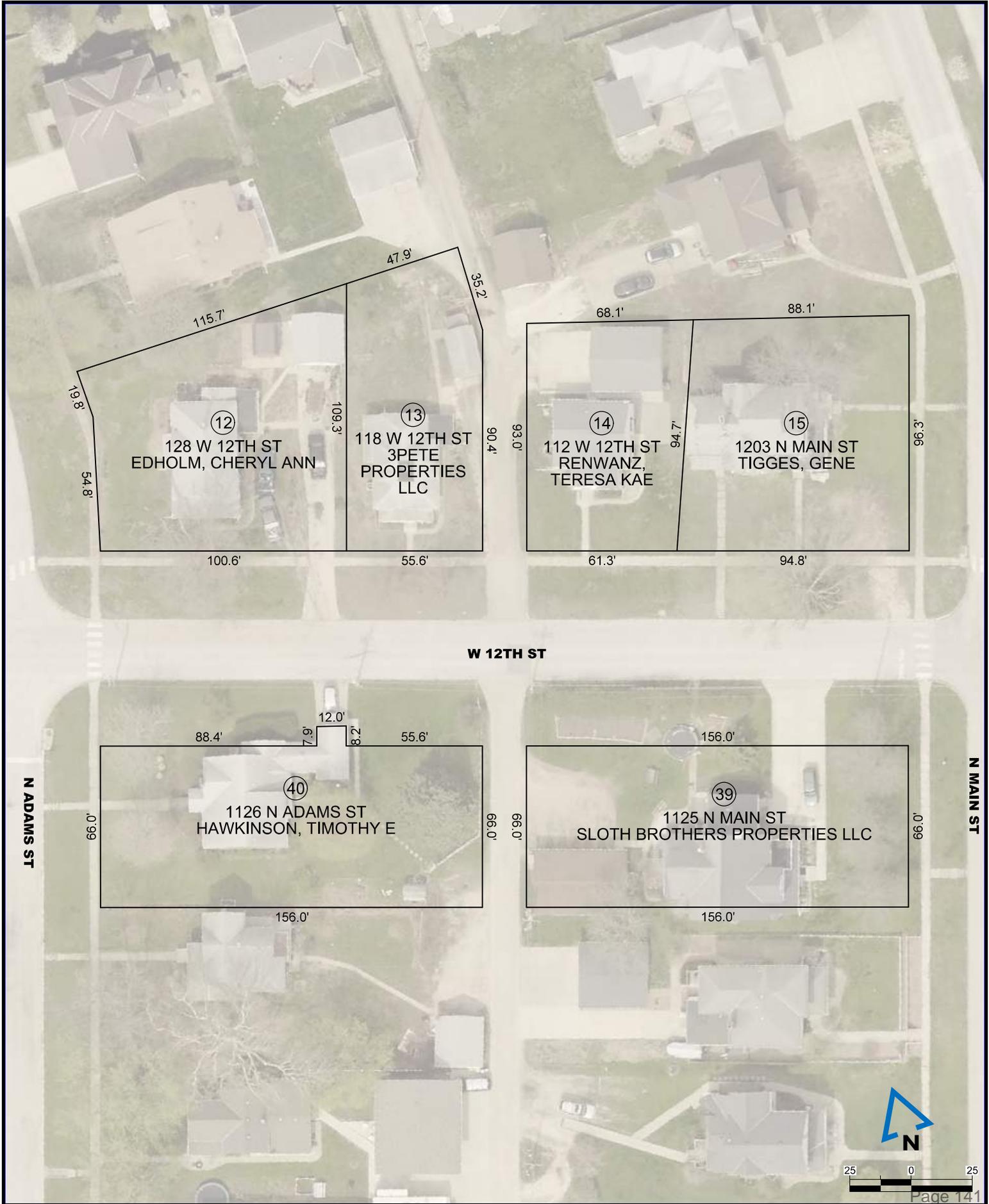
④⑦
1114 N WEST ST
TITAN PROPERTY MANAGEMENT LLC

④④
315 W 12TH ST
ALLEN, THOMAS J









12
128 W 12TH ST
EDHOLM, CHERYL ANN

13
118 W 12TH ST
3PETE
PROPERTIES
LLC

14
112 W 12TH ST
RENWANZ,
TERESA KAE

15
1203 N MAIN ST
TIGGES, GENE

40
1126 N ADAMS ST
HAWKINSON, TIMOTHY E

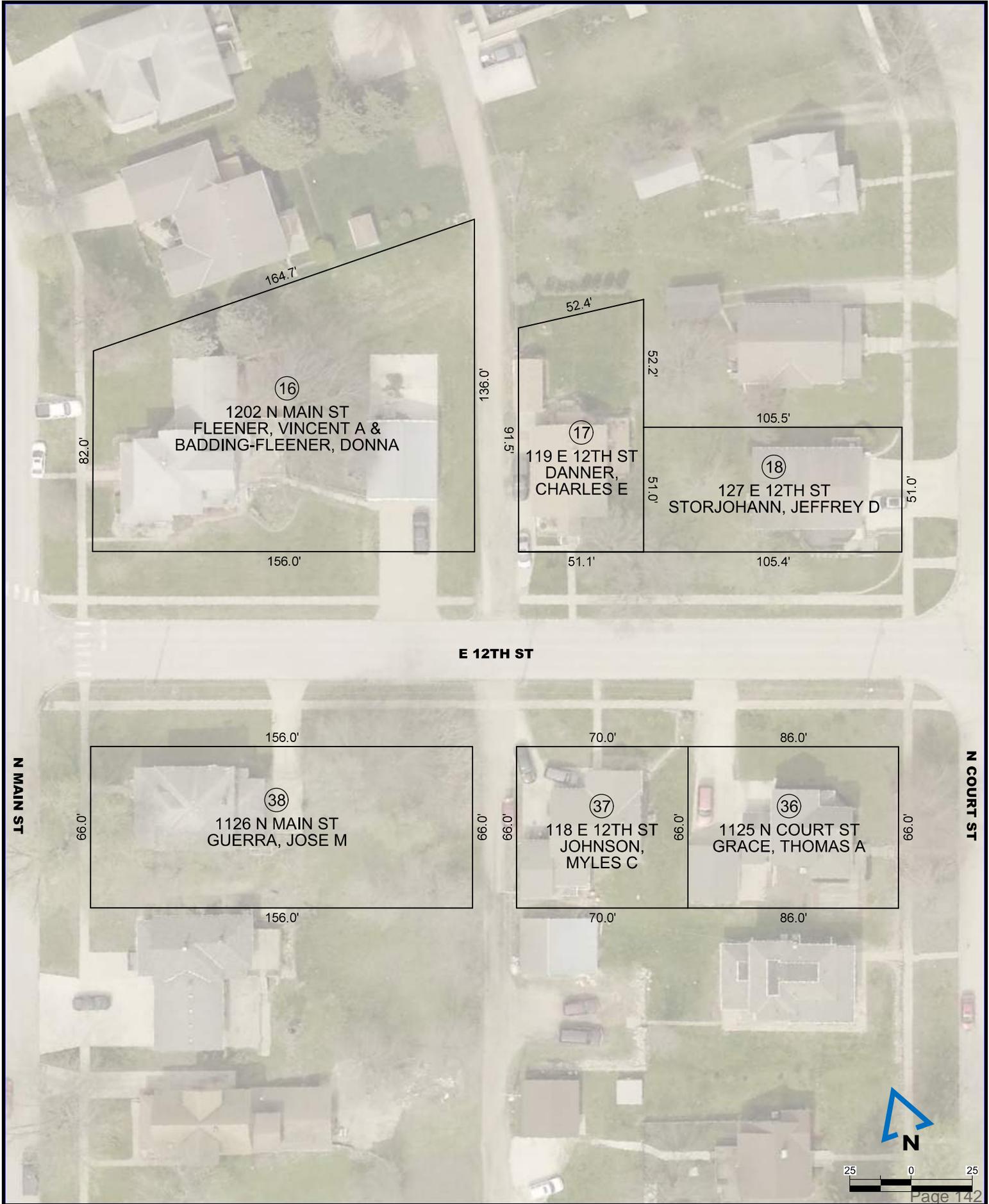
39
1125 N MAIN ST
SLOTH BROTHERS PROPERTIES LLC

W 12TH ST

N ADAMS ST

N MAIN ST



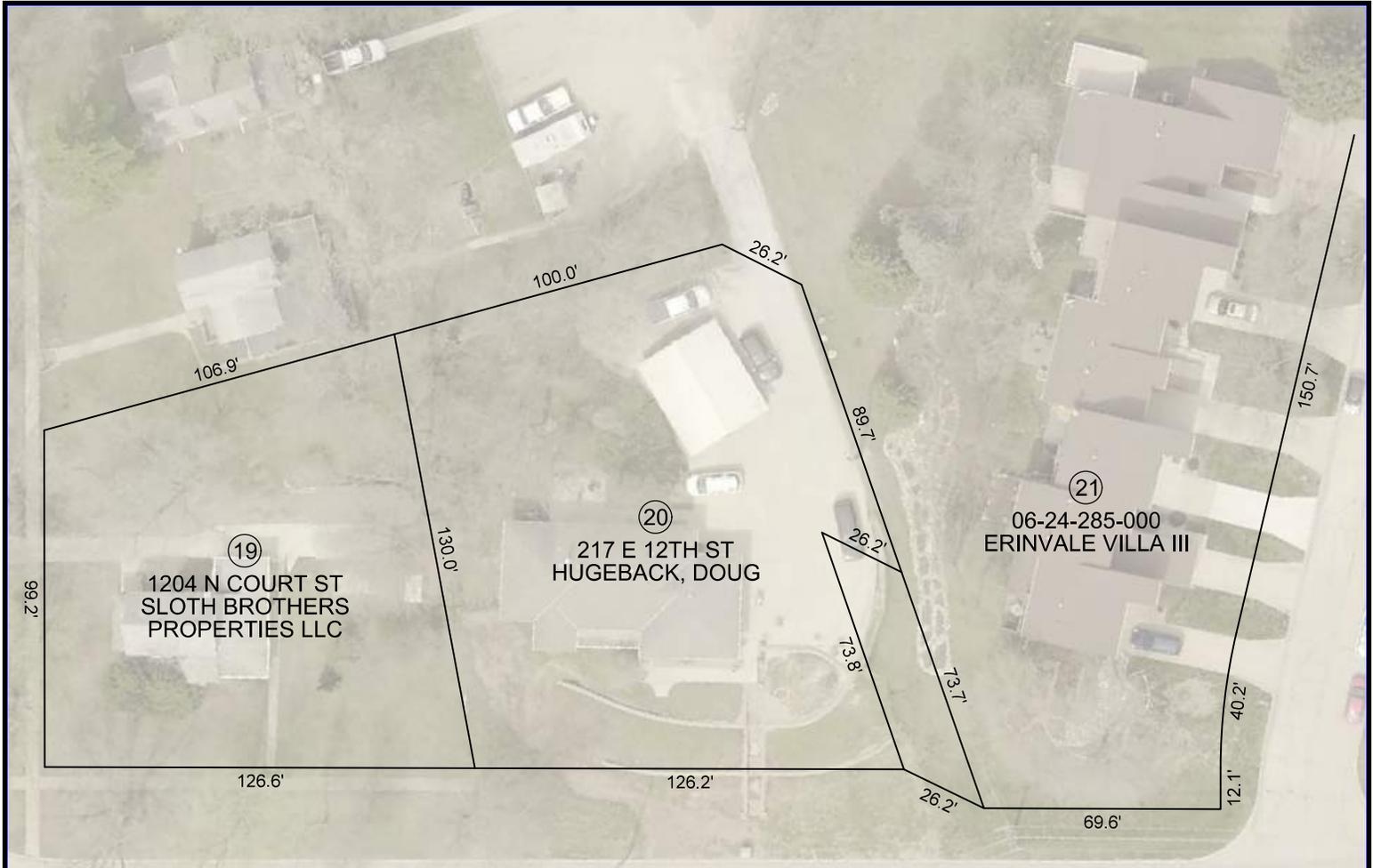


E 12TH ST

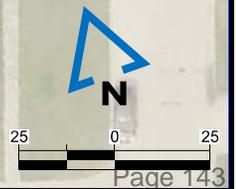
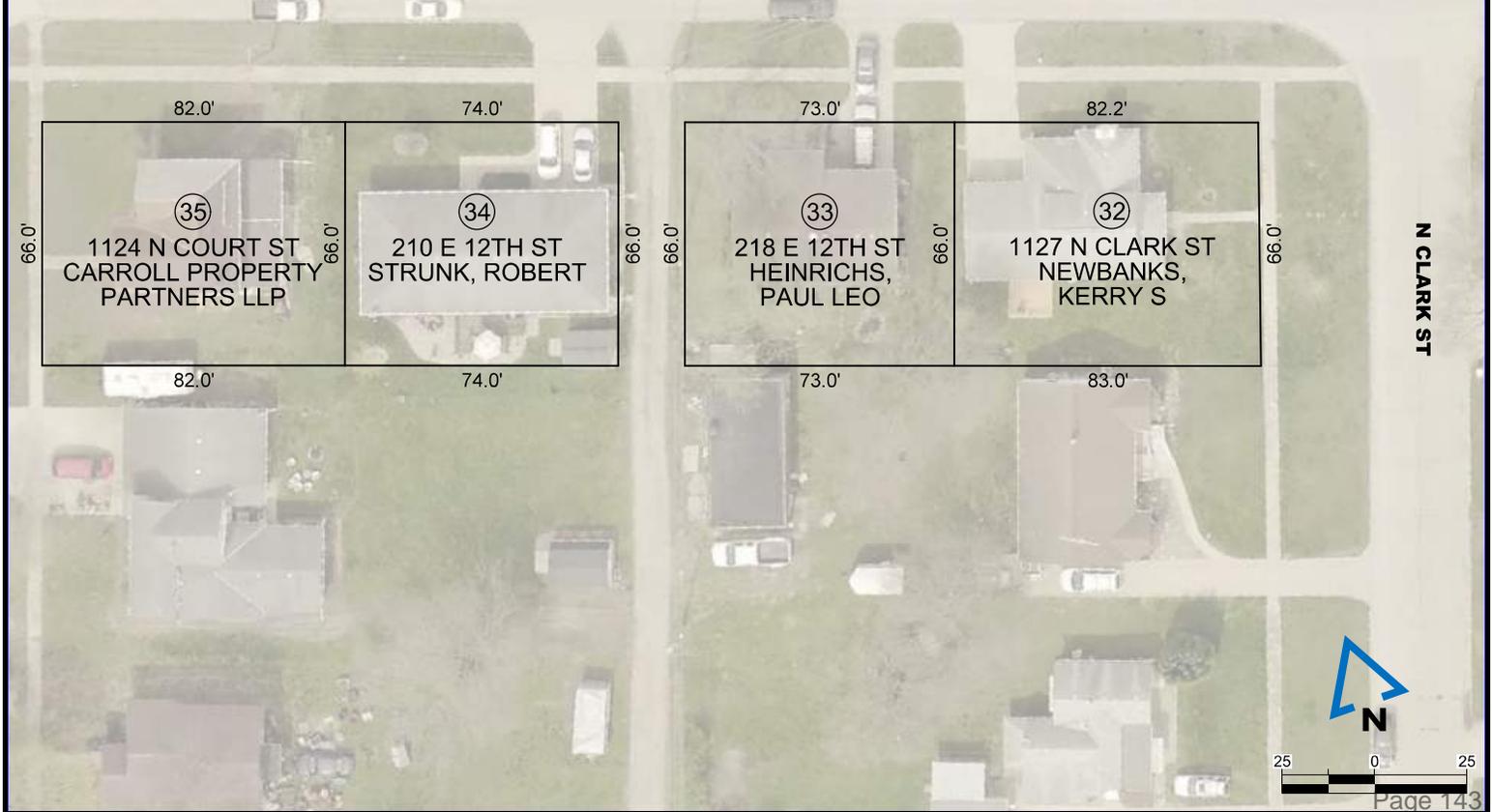
N MAIN ST

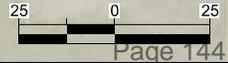
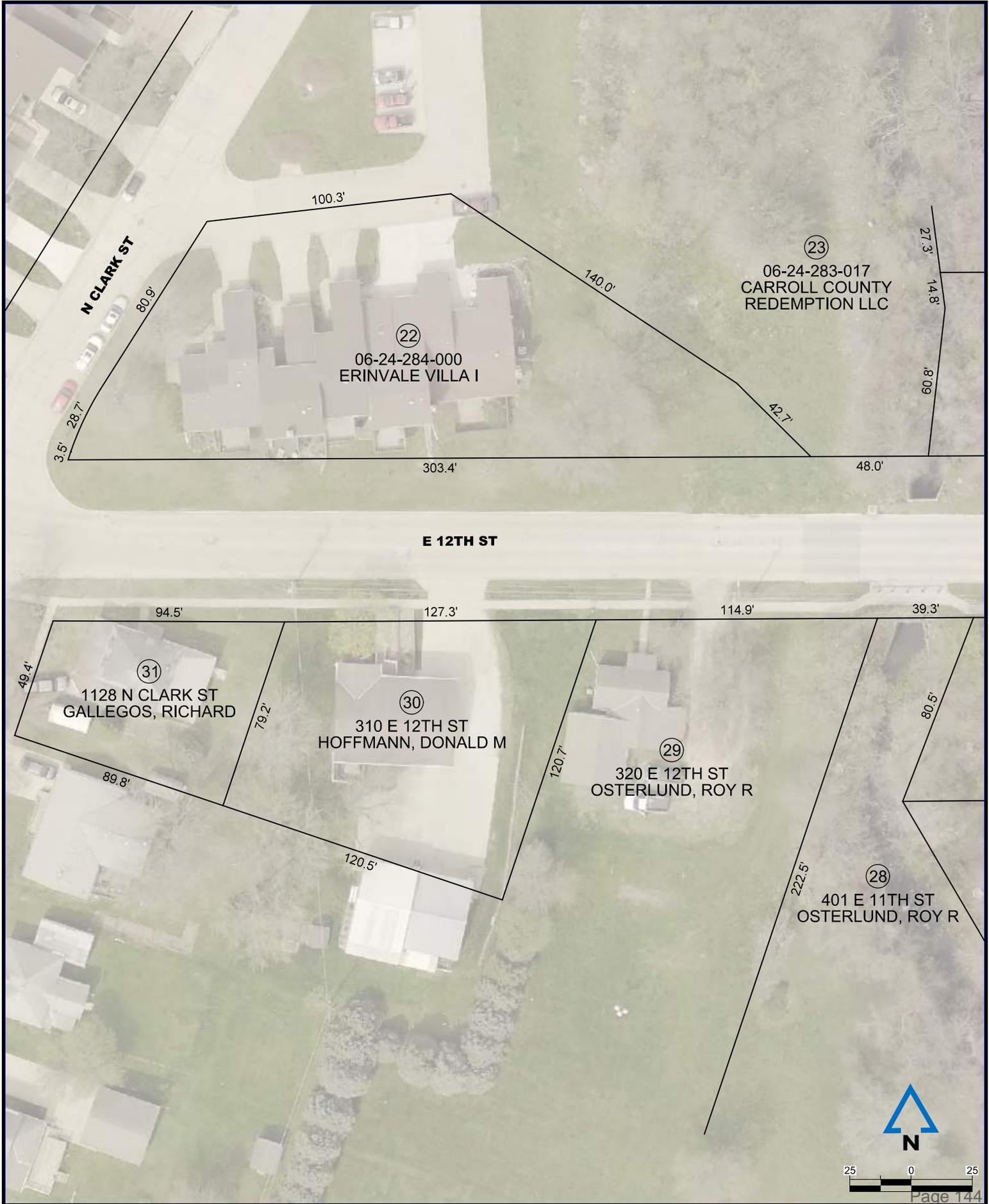
N COURT ST

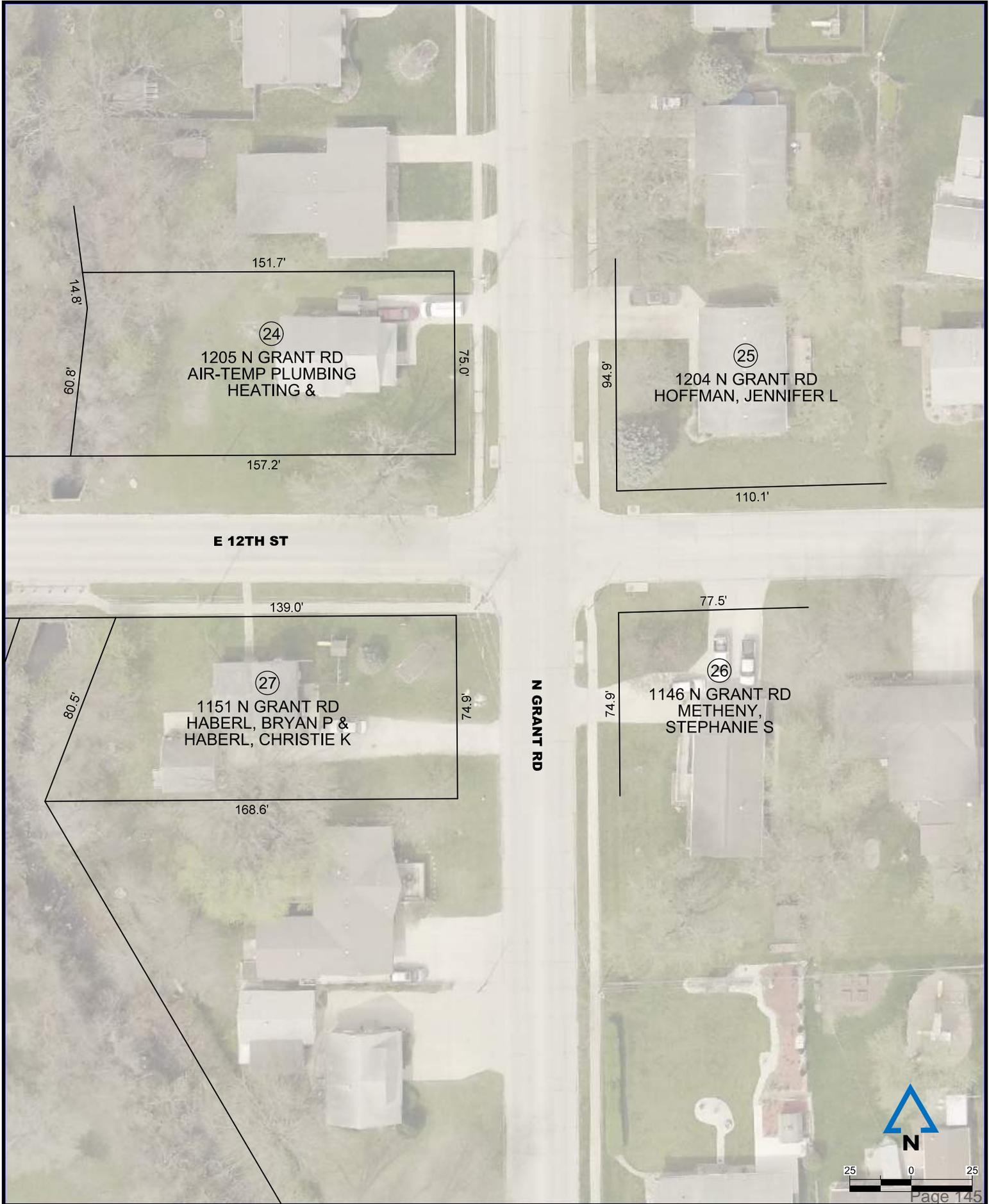




E 12TH ST







151.7'

14.8'

80.09'

②④

1205 N GRANT RD
AIR-TEMP PLUMBING
HEATING &

75.0'

157.2'

94.9'

②⑤

1204 N GRANT RD
HOFFMAN, JENNIFER L

110.1'

E 12TH ST

139.0'

80.5'

②⑦

1151 N GRANT RD
HABERL, BRYAN P &
HABERL, CHRISTIE K

74.9'

168.6'

77.5'

②⑥

1146 N GRANT RD
METHENY,
STEPHANIE S

74.9'

N GRANT RD



BRUNER, BRUNER, REINHART & MORTON, LLP

ATTORNEYS AT LAW

**Barry T. Bruner
David S. Bruner
Eric D. Reinhart
Jessica L. Morton**

**225. E. 7th Street
CARROLL, IOWA 51401-0863
Telephone (712) 792-3480
Fax (712) 792-6981
www.brunerlegal.com**

**Robert S. Bruner
(1913-2006)
Robert F. Feilmeyer
(1938-2020)**

MEMO

TO: Honorable Mayor, City Council, City Manager
FROM: David S. Bruner, City Attorney
DATE: February 4, 2026

RE: Resolution establishing Public Hearing for vacation of a portion of South East Street

The Planning and Zoning Commission will make a recommendation to the Council at its February 18, 2026, meeting regarding the vacation of a portion of South East Street between Anthony Street and Bluff Street.

On May 27, 2025, the Council and Kuemper Catholic School System executed a Memorandum of Understanding outlining the proposed vacation of South East Street, as Kuemper developed its design and plans for the expansion project which would extend across South East Street. (copy attached).

The Kuemper expansion plans are being finalized, and preliminary construction work has been moved up to begin in March.

A public hearing must be held before the approval of the Ordinance to vacate this portion of South East Street and notice of the public hearing must be published at least 4 days in advance of the hearing. Survey of the proposed vacation area is attached and was prepared by McClure, Carroll, Iowa.

RECOMMENDATION: Upon consideration of the above, the Council shall approve the Resolution establishing February 23, 2026, as the Public Hearing date for the vacation of the South East Street property.

RESOLUTION NO. 26- _____

**RESOLUTION SETTING A PUBLIC HEARING ON THE VACATION OF
A PORTION OF SOUTH EAST STREET**

WHEREAS, the City of Carroll, Iowa, intends to vacate the below stated property.

A vacation being a part of S. East Street, Carroll, Iowa, more particularly described as follows: Beginning at the Southwest corner of Out Lot P, Heims Addition; thence Northerly along the Westerly line of said Out Lot P and Block 78, Eleventh Addition 402.5 feet; thence Westerly 80.0 feet to the Northeast corner of a parcel described in Quit Claim Deed Book 18, Page 380 in the Carroll County Recorder's Office; thence Southerly along the Easterly line of said Parcel 12.5 feet to the Northeast corner of Block 76 Ninth Addition; thence Easterly 17.0 feet along the Northerly line of a parcel described in Quit Claim Deed Book 25, Page 111 in the Carroll County Recorder's Office; thence Southerly along the Easterly line of said Parcel 390.0 feet; thence Easterly 63.0 feet to the point of beginning.

WHEREAS, the vacation of the City's street is deemed appropriate; and

WHEREAS, a public hearing on the vacation is required by Chapter 137, Code of Ordinances, Carroll, Iowa.

NOW, THEREFORE, BE IT RESOLVED that a public hearing on the vacation of a portion of South East Street between Anthony Street and Bluff Street is set for the 23rd day of February, 2026, at 5:15 P.M. at the Carroll City Hall, 627 N. Adams Street, Carroll, Iowa.

Passed and Approved this 9th day of February, 2026.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Gerald H. Fleshner, Mayor

ATTEST:

Laura A. Schaefer, City Clerk

VACATION EXHIBIT

QUIT CLAIM DEED: BK 18, PG 380

E. BLUFF ST.
R.O.W. VARIES

12.5'
NE CORNER
BLOCK 76

NW CORNER
BLOCK 78

17.0'

80.0'

BLOCK 76
NINTH ADD.

QUIT CLAIM DEED: BK 25, PG 111
390.0'

S. EAST ST.
R.O.W. VARIES

10

9

8

7

BLOCK 78
ELEVENTH ADD.

SW CORNER
BLOCK 78 &
NW CORNER 6
OUT LOT P

O.L. 'P'
HEIMS ADD.

63.0'

P.O.B.
SW CORNER
OUT LOT P

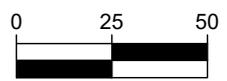
LEGAL DESCRIPTION:

A VACATION BEING A PART OF S. EAST STREET, CARROLL, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF OUT LOT P, HEIMS ADDITION; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID OUT LOT P AND BLOCK 78, ELEVENTH ADDITION 402.5 FEET; THENCE WESTERLY 80.0 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN QUIT CLAIM DEED BOOK 18, PAGE 380 IN THE CARROLL COUNTY RECORDER'S OFFICE; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 12.5 FEET TO THE NORTHEAST CORNER OF BLOCK 76 NINTH ADDITION; THENCE EASTERLY 17.0 FEET ALONG THE NORTHERLY LINE OF A PARCEL DESCRIBED IN QUIT CLAIM DEED BOOK 25, PAGE 111 IN THE CARROLL COUNTY RECORDER'S OFFICE; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 390.0 FEET; THENCE EASTERLY 63.0 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 25,570 SQUARE FEET.



NORTH



(IN FEET)
1 inch = 50 ft.

LEGEND	
	PROPERTY LINE
	VACATION LINE

DRAWING PATH: T:\2025000657\04-Drawings\Survey\2025000657_RD VACATION.dwg PLOT DATE: 01/30/2026 5:00 PM PLOTTED BY: JUSTIN JENSEN



623 N Carroll Street
Carroll, Iowa 51401
712-220-8121

REVISIONS

KUEMPER ONE
CAMPUS
CARROLL, IA
CARROLL COUNTY
2025000657
1/30/26

ENGINEER
C. FORCH
SURVEYOR
J. JENSEN
DRAWN BY
J. JENSEN
CREW CHIEF

SKETCH NO.
EXH-01

MEMORANDUM OF UNDERSTANDING

City of Carroll
627 N. Adams Street
Carroll, IA 51401

Kuemper Catholic School System
116 South East Street
Carroll, IA 51401

RE: The portion of South East Street between East Bluff Street and East Anthony Street in the City of Carroll, Iowa (approximately 390 feet).

This Memorandum of Understanding (MOU) reflects the mutual understanding described herein between the above parties, City of Carroll (City) and Kuemper Catholic School System (KCSS) and each party acknowledges this MOU is intended to create good faith between the parties but is not a legally binding obligation.

The parties agree to work in good faith to eventually close the above-stated portion of South East Street, for purposes of KCSS's expansion project to its elementary school, known as the Holy Spirit Center, and transfer ownership of the closed street to KCSS and the parties further agree and understand:

KCSS is beginning to develop its preliminary architectural design and plans for the expansion of its elementary school at the Holy Spirit Center, which design and plans are expected to utilize a large portion of South East Street.

The City Council was presented the initial request to close and vacate the portion of the above street at its February 10, 2025 meeting. The City Council voted 6-0 to support the KCSS request to vacate South East Street between East Bluff Street and East Anthony Street.

When the design and plan phase of the above expansion is completed and reviewed by KCSS administration, KCSS School Board, KCSS Foundation Board and stakeholders, KCSS will advise the City of its expected need for the above portion of South East Street.

If KCSS finalizes its construction project plans and intends to begin construction, it will notify the City as soon as possible, so the City has adequate time to begin its process to vacate and dispose of the above-mentioned portion of South East Street.

The parties acknowledge that to accomplish the vacation and disposal of the above portion of South East Street it will require City Council action with approval by Ordinance and Resolution.

Dated this 20th day of May, 2025.

CITY OF CARROLL

KUEMPER CATHOLIC SCHOOL SYSTEM

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

By: John Steffes
John Steffes, President

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

BRUNER, BRUNER, REINHART & MORTON, LLP

Barry T. Bruner
David S. Bruner
Eric D. Reinhart
Jessica L. Morton

ATTORNEYS AT LAW
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Fax (712) 792-6981
www.brunerlegal.com

Robert S. Bruner
(1913-2006)
Robert F. Feilmeyer
(1938-2020)

MEMO

TO: Honorable Mayor, City Council, City Manager
FROM: David S. Bruner, City Attorney
DATE: February 4, 2026

RE: Resolution establishing Public Hearing for disposal of land

Upon Council's approval and passage of the vacation ordinance of a portion of South East Street, it may proceed with the process to dispose of the vacated street.

To proceed with disposal of the land, a Public Hearing must be established for a Council meeting and the attached Resolution establishes the public hearing for February 23, 2026.

After Public Hearing on February 23, 2026, the Council may determine the property is to be transferred to Kuemper Catholic School System and authorize a Deed to be executed by the Mayor and City Clerk and delivered to Kuemper Catholic School System.

RECOMMENDATION

Upon consideration of the above, the Council may approve the Resolution establishing February 23, 2026, as the Public Hearing date for the disposition of the above stated property.

b:\janet\word\dsb\0cities\carroll\se st vac\memo-mayor.docx

RESOLUTION NO. 26- _____

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

WHEREAS, the City of Carroll, Iowa, may vacate the below stated property and may transfer this real estate legally described as:

A vacation being a part of S. East Street, Carroll, Iowa, more particularly described as follows: Beginning at the Southwest corner of Out Lot P, Heims Addition; thence Northerly along the Westerly line of said Out Lot P and Block 78, Eleventh Addition 402.5 feet; thence Westerly 80.0 feet to the Northeast corner of a parcel described in Quit Claim Deed Book 18, Page 380 in the Carroll County Recorder's Office; thence Southerly along the Easterly line of said Parcel 12.5 feet to the Northeast corner of Block 76 Ninth Addition; thence Easterly 17.0 feet along the Northerly line of a parcel described in Quit Claim Deed Book 25, Page 111 in the Carroll County Recorder's Office; thence Southerly along the Easterly line of said Parcel 390.0 feet; thence Easterly 63.0 feet to the point of beginning.

WHEREAS, Kuemper Catholic School System has made a request to the City for the transfer of this property after vacation; and

WHEREAS, the disposal of the City's real estate interest is deemed appropriate; and in the best interest of the City; and

WHEREAS, it is proposed to dispose of the City's interest in the above-stated real estate by Deed to Kuemper Catholic School System; and

WHEREAS, Section 364.7 Iowa Code (2025), requires a public hearing on the conveyance of city interest in real estate.

NOW, THEREFORE, BE IT RESOLVED that a public hearing on this proposed disposal of the city's interest in real estate is set for the 23rd day of February, 2026, at 5:15 P.M. in the Carroll City Hall at 627 N. Adams Street, Carroll, Iowa.

Passed and Approved this 9th day of February, 2026.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Gerald H. Fleshner, Mayor

ATTEST:

Laura A. Schaefer, City Clerk

City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

MEMO TO: Aaron Kooiker, City Manager *AK*
FROM: Chad Tiemeyer, Director of Parks and Recreation *GT*
DATE: February 2, 2026
SUBJECT: Standard Agreement for Consulting Services - McClure Engineering Company

- Carroll Graham Park Lighting Improvements

Carroll Parks and Recreation along with representatives at McClure Engineering have identified the scope of work needed for the Graham Park Lighting Improvements Project. This project was a council priority from the 2025 calendar year, with funds being put away in 2026 and 2027 budget seasons.

Scope of work:

1. Preliminary Design and Plans
 - a. Preliminary Design and Plans
 - b. Site lighting and photometric plan
2. Final Design
3. Construction Administration
 - a. Bidding
 - b. Advertising for bid
 - c. Contract award
4. Survey Services
 - a. Preliminary Design Survey
5. Project Management

Price for contract work: \$70,200. Breakdown included in Standard Agreement for Consulting Services.

Location: Graham Park: Map included in Standard Agreement for Consulting Services.

Funding in place for the Graham Park Lighting Project: 2026/2027- \$275,000

RECOMMENDATION: Mayor and City Council consideration and approval of the attached resolution approving the Standard Agreement for Consulting Services with McClure Engineering Company for the Carroll Graham Park Lighting Improvements Project.

RESOLUTION NO. _____

**A RESOLUTION APPROVING A STANDARD AGREEMENT FOR CONSULTING SERVICES
WITH MCCLURE ENGINEERING COMPANY FOR THE CARROLL GRAHAM PARK
LIGHTING IMPORVMENTS PROJECT**

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 Standard Agreement for Consulting Services 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 Standard Agreement for Consulting Services, 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 9th day of February, 2026.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

BY: _____
Gerald H. Fleshner, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

STANDARD AGREEMENT FOR CONSULTING SERVICES



McCLURE ENGINEERING COMPANY

Project Name: Carroll Graham Park Lighting Improvements

Project Number: 2025002203

Project Manager: Cody Forch, PE

This Agreement, is made on the 26th day of January, 2026, by and between McClure Engineering Company, of Carroll, Iowa, (herein referred to as "CONSULTANT") and the City of Carroll, Iowa (hereinafter referred to as "OWNER"). The CONSULTANT will provide services per the terms and conditions outlined in this Agreement and in accordance with the scope and schedule presented in Exhibit 'C'. The services will be compensated for in accordance with the fees or hourly rates as presented in Exhibit 'B', for the Project described as:

Graham Park Lighting Improvements Carroll, Iowa

- The OWNER shall provide information per the OWNER's responsibilities presented in Exhibit 'E' in a timely manner so as not to delay the services provided by the CONSULTANT.
- Payment to the CONSULTANT shall be made within 30 days of invoice for work completed to date. The invoice will include the percentage of work complete, an estimate to complete and, a brief project status summary.
- Past due amounts owed shall accrue interest at 1.5% per month from the 30th day. If the OWNER fails to make monthly payments due the CONSULTANT, the CONSULTANT may, after giving (7) days written notice to the OWNER, suspend services under this agreement.
- THIS AGREEMENT IS SUBJECT TO ALL THE TERMS AND CONDITIONS ATTACHED TO THIS AGREEMENT.
- This Agreement represents the entire and integrated agreement between the OWNER and the CONSULTANT and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the OWNER and the CONSULTANT.
- Neither party to this AGREEMENT will be liable to the other party for unavoidable delays in performing the Scope of Services, or for the direct or indirect cost resulting from such delays, that may result from acts of God, acts of governmental authorities, extraordinary weather conditions or other natural catastrophes, or any other cause beyond the reasonable control or contemplation of either party. Each party will take reasonable steps to mitigate the impact of any force majeure. The CONSULTANT will adjust the schedule and compensation under this agreement to the extent that CONSULTANT's schedule and compensation are equitably adjusted by the OWNER.
- The amount of the CONSULTANT's compensation is \$70,200.00. The contract type is Lump Sum.

Unavoidable Delays means delays in performance resulting from acts or occurrences outside the reasonable control of the party claiming the delay in performance, including but not limited to storms, floods, excessive rain, hail, wind, hurricanes, tornadoes, fires, explosions or other casualty losses, unusual weather conditions, global medical pandemics, including but not limited to that certain global medical pandemic which has come to be known as "Coronavirus" or "Covid-19", national medical pandemics in the United States of America, strikes, boycotts, lockouts or other labor disputes, delays in transportation or delivery of material or equipment, litigation commenced by third parties, or the acts, restrictions, or prohibitions of any federal, State or local governmental unit.

Attached Exhibits		Included	Not Included
Exhibit 'A'	Standard Terms and Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhibit 'B'	Hourly Rate Schedule	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhibit 'C'	Detailed Scope of Work	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhibit 'D'	Subconsultant(s) Contract	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exhibit 'E'	Owner's Responsibilities to Consultant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhibit 'F'	Duties and Responsibilities of RPR	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exhibit 'G'	Drawing Depicting the Project	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhibit 'H'	Construction Item List Cost Estimate	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exhibit 'I'	Regulatory Requirements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exhibit 'J'	Payment Preferences	<input type="checkbox"/>	<input checked="" type="checkbox"/>

OWNER: City of Carroll, Iowa

CONSULTANT: McClure Engineering Company

By: _____

Signed: Cody Forch

Title: Mayor

Title: Team Leader

McCLURE ENGINEERING COMPANY
CONSULTANT STANDARD TERMS AND CONDITIONS
 (Effective 1/1/2025 through 12/31/2025)



- 1.0 **ACCESS TO SITE:** The **Consultant** shall at all times have access to the Project site.
- 2.0 **INFORMATION PROVIDED BY OTHERS:** The **Consultant** shall be entitled to rely upon the accuracy and completeness of data provided by the **Owner** and shall not assume liability for such data. The **Consultant** does not practice law, insurance or financing, therefore, the **Owner** shall furnish all legal, accounting and insurance counseling services as may be necessary to protect themselves at any time during the Project. **Owner** shall hold **Consultant** harmless from damages that may arise as a result of inaccuracies of information or data supplied by **Owner** or others to **Consultant**.
- 3.0 **OWNERSHIP AND REUSE OF DOCUMENTS:** All documents are instruments of service, and **Consultant** shall retain an ownership and property interested therein (including the copyright and the right of reuse at the discretion of the **Consultant**) whether or not the Project is completed.
 - 3.1 **Owner** may make and retain copies of documents for information and reference in connection with the use of the documents on the Project. **Consultant** grants **Owner** a limited license to use the documents on the Project, extensions of the Project, and for related uses of the **Owner**, subject to receipt by **Consultant** of full payment due and owing for all services relating to preparation of the documents, and subject to the following limitations: (1) **Owner** acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by **Consultant**, or for use or reuse by **Owner** or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by **Consultant**; (2) any such use or reuse, or any modification of the documents, without written verification, completion, or adaptation by **Consultant**, as appropriate for the specific purpose intended, will be at **Owner's** sole risk and without liability or legal exposure to **Consultant** or to its officers, directors, members, partners, agents, employees, and **Consultants**; (3) **Owner** shall indemnify and hold harmless **Consultant** and its officers, directors, members, partners, agents, employees, and **Consultants** from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the documents without written verification, completion, or adaptation by **Consultant**; and (4) such limited license to **Owner** shall not create any rights in third parties.
 - 3.2 If **Consultant** at **Owner's** request verifies the suitability of the documents, completes them, or adapts them for extensions of the Project or for any other purpose, then **Owner** shall compensate **Consultant** at an amount agreed upon by **Owner** and **Consultant**.
- 4.0 **UNDERGROUND UTILITIES:** Due to the nature and uncertainty of the accuracy of data available for underground utilities, including drainage tile, and/or any information that may be supplied by the **Owner**, third parties, and/or research performed by the **Consultant** or its subcontractors, the **Owner** agrees to indemnify and hold harmless the **Consultant** for all claims, losses, costs and damages arising out of the location of underground utilities provided by the **Consultant** under this Agreement.
 - 4.1 The **Owner** may choose to contract separately to have extensive investigations and research conducted if the **Owner** feels it necessary to have more accurate location of underground utilities confirmed.
- 5.0 **SUBSURFACE CONDITIONS:** The **Consultant** may advise the **Owner** to conduct soil and/or subsurface testing and analysis to provide information to the **Owner**, **Consultant**, and contractor(s) as to the subsurface conditions that may generally be encountered during subsurface construction.
 - 5.1 The **Consultant** cannot warrant or guarantee that the information provided is reflective of all subsurface conditions that may be encountered, or to the extent that subsurface conditions such as soil properties, groundwater, rock, etc., may vary from location to location throughout subsurface construction.
 - 5.2 Any unexpected change or unforeseen subsurface conditions (including those that may be caused by weather conditions) will be addressed when encountered and may result in a change in construction price and/or schedule, and the **Consultant** shall be held harmless from issues arising out of these unseen subsurface conditions.
- 6.0 **HAZARDOUS MATERIALS – INDEMNIFICATION:** The **Consultant** is not in the business of making environmental site assessments for purposes of determining the presence of any toxic, hazardous or other environmental damaging substances. The purpose of this provision is to be certain that the **Owner** is aware of the potential liability if toxic, hazardous or environmental damaging substances are found on or under the property. **Consultant** makes no representations regarding an environmental site assessment, relies upon **Owner** to have fully investigated the need and/or scope of such assessment and assumes no responsibility for the determination to make an environmental site assessment on the subject property.
- 7.0 **OPINIONS OF PROBABLE COST:** **Consultant's** opinions (if any) of probable construction costs are to be made on the basis of **Consultant's** experience, qualifications, and general familiarity with the construction industry. However, because **Consultant** has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, **Consultant** cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from opinions of probable construction cost prepared by **Consultant**. If **Owner** requires greater assurance as to probable construction cost, then **Owner** agrees to obtain an independent, third-party cost estimate.
- 8.0 **PROJECT FUNDING AND FINANCING:** It shall be the responsibility of the **Owner** to plan, organize, and secure funding to pay all costs associated with the project. The funding may include local financing and/or funding obtained through federal or state funding programs such as low interest loans, grants, etc. If the **Consultant** is retained to help apply and/or secure funding from internal or external funding agencies, the **Consultant** shall not be responsible for the acquisition of funding and makes no guarantee funding applications prepared by the **Consultant** will successfully secure funds.
 - 8.1 If the **Owner** secures outside funding from any such programs, while the **Consultant** may be retained to help monitor and submit pay requests for loan or grant draws from the respective agencies, the **Consultant** shall not be responsible for the **Owner's** obligation to comply with any criteria required to use the funds, including responsibility for any funding match required by the **Owner**.
- 9.0 **ADDITIONAL SERVICES:** It is not unusual for the **Owner** to request the **Consultant** to provide additional services or that additional work may be required to deal with a contractor during construction that was not foreseen at the time the original scope of work was agreed to when the **Consultant** contract was signed. The **Owner** recognizes the **Consultant** shall be entitled to additional compensation to coordinate such changes and schedules shall be adjusted accordingly. The **Consultant** may prepare drawings, specifications and other documents required to address the changes in the scope of work as necessary to satisfactorily complete the project.
- 10.0 **BETTERMENT:** If the **Consultant** failed to include a component(s), or if during construction it is discovered a component(s) is required that was not in the **Consultant's** original plans or specifications, and that the component(s) is necessary to complete a satisfactory project, the **Consultant** shall not be responsible for paying the cost required to add such component(s) to the extent that such component(s) would have been required and included in the original construction documents.
 - 10.1 In no event shall the **Consultant** be responsible for any cost or expense that provides betterment or that upgrades or enhances the value of the **Owner's** project if the component should have originally been included in the construction drawings and/or specifications.

- 11.0 **SHOP DRAWING REVIEW:** If, as part of this Agreement **Consultant** reviews contractor submittals, such as shop drawings, product data, samples and other data, as required by **Consultant**, these reviews and approvals shall be only for the limited purpose of checking for conformance with the design concept and the information expressed in the contract documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the contractor. **Consultant** shall not be responsible for any deviations from the contract documents not brought to the attention of **Consultant** in writing by the contractor. **Consultant** shall not be required to review partial submissions or those for which submissions of correlated items have not been received.
- 12.0 **CONSTRUCTION OBSERVATION:** If, as part of this Agreement, **Consultant** is providing construction observation services, **Consultant** shall visit the project at appropriate intervals during construction to become generally familiar with the progress and quality of the contractor's or subconsultant's work and to determine if the work is proceeding in general accordance with the Contract Documents. The **Consultant** is not a contractor and shall not at any time supervise, direct, control, or have authority over any of the contractor's and/or subconsultant's work.
- 12.1 **Consultant** shall not have authority over or be responsible for the means, methods, techniques, sequences, schedule, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for the security or safety at the site, nor for any failure of a contractor to comply with laws and regulations applicable to that contractor's furnishing and performing of its work.
- 12.2 **Consultant** shall not be responsible for the acts or omissions of any contractor
- 12.3 **Consultant** neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work in accordance with the construction contract documents.
- 12.4 **Consultant** shall not be responsible for any decision made regarding the construction contract documents, or any application, interpretation, clarification, or modification of the construction contract documents, other than those made by the **Consultant** or its **Consultants**.
- 12.5 Unless otherwise specified in this Agreement, the **Owner** has not retained the **Consultant** to make detailed inspections or to provide exhaustive or continuous project review and observation services.
- 13.0 **DESIGN WITHOUT CONSTRUCTION PHASE SERVICES:** If **Consultant** is not retained for construction observation and/or on-site resident observation services, **Consultant** shall have no design, shop drawing review, or other obligations during construction, and **Owner** assumes all responsibility for the application and interpretation of construction contract documents, review and response to contractor claims, construction contract administration, processing of change orders and submittals, revisions to the construction contract documents during construction, construction observation and review, review of contractor's payment applications, and all other necessary construction phase administrative, engineering, surveying and professional services. **Owner** waives all claims against the **Consultant** that may be connected in any way to construction phase administrative, engineering, surveying or professional services.
- 14.0 **MEDIA REPRESENTATIONS:** The **Consultant** shall have the right to include photographic or artistic representations of the design of the Project among the **Consultant's** promotional and professional materials. The **Consultant** shall be given reasonable access to the completed Project to make such representations. However, the **Consultant's** materials shall not include the **Owner's** confidential or proprietary information. The **Owner** shall provide professional credit for the **Consultant** in the **Owner's** promotional materials for the Project. Notwithstanding anything to the contrary in the present agreement, the Parties' obligations outlined in this clause shall survive the termination of this Agreement for an indefinite term.
- 15.0 **TERMINATION:** This Agreement may be terminated by either party upon not less than seven days written notice should the other party fail substantially to perform in accordance with the terms of the Agreement through no fault of the party initiating the termination. This Agreement may be terminated by the **Owner** upon not less than seven days' written notice to the **Consultant** in the event the Project is permanently abandoned.
- 15.1 Failure of the **Owner** to make payments to the **Consultant** in accordance with the Agreement shall be considered substantial non-performance and cause for termination. If the **Owner** fails to make payment when due the **Consultant** for services, the **Consultant** may, upon seven days' written notice to the **Owner**, suspend performance of services under this Agreement. Unless payment in full is received by the **Consultant** within seven days of the date of the notice, the suspension shall take effect without further notice.
- 15.2 In the event of a suspension of services, the **Consultant** shall have no liability to the **Owner** for delay or damage caused the **Owner** because of such suspension of services. In the event of termination not the fault of the **Consultant**, the **Consultant** shall be compensated for services performed prior to termination and all termination expenses. Termination expenses are in addition to compensation for Basic and Additional Services, and include expenses which are directly attributable to termination.
- 16.0 **DISPUTE RESOLUTION:** Claims, disputes or other matters in question between the parties to this Agreement arising out of or relating to this Agreement or breach thereof shall be subject to mediation unless each of the parties mutually agrees otherwise. No mediation arising out of or relating to this Agreement shall include, by consolidation, joinder or in any other manner, an additional person or entity not a party to this Agreement, except by written consent containing a specific reference to this Agreement signed by the **Owner**, **Consultant**, and any other person or entity sought to be joined. In no event shall the demand for mediation be made after the date when the institution of legal or equitable proceedings based upon such claim would be barred by the applicable statute of limitations. The award rendered in the mediation shall be non-binding.
- 17.0 **LIMITATION OF LIABILITY:** The **Consultant's** liability shall be limited to \$50,000.00 or the fee for the work performed, whichever is greater, or as specifically agreed to by separate agreement.
- 18.0 **STANDARD OF CARE:** In providing services under this Agreement, the **Consultant** shall perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality.
- 19.0 **PAYMENT:** Amounts unpaid 30 days after invoice date shall bear interest from the date payment is due at a rate of 1.5% per month compounded and shall include costs for attorney fees and other collection fees related to collecting fees for service.
- 20.0 **LIEN RIGHTS:** **Consultant** retains all rights to mechanic's or design professional lien rights through the completion of the obligations of this agreement at the sole judgment of the **Consultant**.
- 21.0 **WAIVERS:** The **Owner** and the **Consultant** waive all rights against each other and against the contractors, **Consultants**, agents and employees of the other for damages, but only to the extent covered by property insurance during construction. The **Owner** and **Consultant** each shall require similar waivers from their contractors, **Consultants** and agents.
- 22.0 **ASSIGNMENT:** The **Owner** and **Consultant**, respectively, bind themselves, their partners, successors, assigns and legal representatives to the other party to this Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Agreement. Neither **Owner** nor **Consultant** shall assign this Agreement without the written consent of the other.
- 23.0 **GOVERNING LAW:** Unless otherwise provided, the Agreement shall be governed by the laws of the State of Iowa.
- 24.0 **COMPLETE AGREEMENT:** This Agreement represents the entire and integrated agreement between the **Owner** and **Consultant** and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both **Owner** and **Consultant**. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the **Owner** or **Consultant**.
- 25.0 **WAIVER OF CONSEQUENTIAL DAMAGES:** **Consultant** and **Owner**, to the fullest extent permitted by law, waive claims against each other for any incidental, indirect, or consequential damages arising out of or relating to this Project or this Agreement. This mutual waiver shall include, but is not limited to loss of use, loss of profit, loss of business, loss of income, loss of reputation, or any other consequential damages that either party has incurred related to this Project.

EXHIBIT B

McCLURE ENGINEERING COMPANY HOURLY RATE SCHEDULE (Effective 1/1/2026 through 12/31/2026)



PERSONNEL	HOURLY RATE
Principal	\$275 - \$425
Project Manager	\$185 - \$265
Senior Professional.....	\$195 - \$285
Professional.....	\$165 - \$195
Junior Professional.....	\$135 - \$165
Senior Technician	\$145 - \$175
Technician.....	\$115 - \$145
Landscape Architect	\$125 - \$160
On-Site Representative.....	\$125 - \$200
Client/Project Liaison	\$150 - \$300
Administrative	\$85 - \$150
Public Relations	\$115 - \$175
Crew Member	\$85
Crew Chief.....	\$135 - \$170
Survey Crew	\$220 - \$255

EQUIPMENT	
3D Scanner per Scan	\$30.00
Photogrammetry Drone per Flight.....	\$125.00
Sonar Boat	\$125.00
LiDAR Drone per Flight.....	\$250.00

MISCELLANEOUS EXPENSES	
Survey Vehicle Mileage.....	\$0.90/Mile
Automobile Mileage (at current IRS rate).....	Current IRS Rate
Printing.....	Per Contract
Survey Supplies (Hubs, Lath, Paint, Nails, etc.)	Per Contract
Out-of-Pocket Expenses (Meals, Hotels, etc.).....	Per Contract

*Rates are subject to change based on billing rates for future years

EXHIBIT C

McCLURE ENGINEERING COMPANY

DETAILED SCOPE OF WORK

Carroll Graham Park Lighting Improvements

I) PROJECT DESCRIPTION

- A. The PROJECT includes electrical and lighting design for the replacement and installation of lighting throughout Graham Park in the City of Carroll, Iowa. Design will address lighting in the following locations:
 - 1. Existing parking lots to replace existing lighting and add lighting
 - 2. Existing playground to replace existing lighting
 - 3. Existing sand volleyball courts to add lighting
 - 4. Existing walkways to add lighting
 - 5. Existing courts (basketball, skateboard, tennis, pickleball) to add lighting
 - a. The courts will have lighting designed to meet recreational use of the spaces and will not be designed to a high school or collegiate lighting levels.
- B. The PROJECT will be let by means of a local letting and the latest edition of Iowa Statewide Urban Design and Specifications (SUDAS) and City of Carroll Supplemental Specifications will be applicable to the design.
- C. A portion of Graham Park is located within Special Flood Hazard Area Zone A. Iowa DNR Flood Plain Development permitting is assumed to be required.
- D. The PROJECT will be designed as outlined in the Exhibit 'G' (Drawing Depicting the Project).

II) BASIC SERVICES

A. PHASE 400 – PRELIMINARY DESIGN

- 1. Task 401 – Preliminary Design and Plans
 - a. Preliminary Plans: The CONSULTANT will design and prepare 60% plan drawings for the improvements as outlined in Exhibit 'C' (Scope of Services), Section 1 (Project Description) and Exhibit 'G' of the Agreement. The 60% plans will include the following:
 - (i) A-Sheets (Title Sheet)
 - (ii) C-Sheets (General notes)
 - (iii) F-Sheets (Removals)
 - (iv) G-Sheets (Survey control and alignments)
 - (v) P-Sheets (Lighting sheets showing proposed utility pole locations)
 - b. Order of Magnitude Opinion of Probable Construction Costs
 - (i) The CONSULTANT will prepare one (1) Preliminary Plan Opinion of Probable Construction Cost with a 15% construction contingency for the project.
 - c. Quality Control
 - (i) The CONSULTANT will provide quality control for technical accuracy and general constructability for the preliminary PROJECT submittal.

- (ii) This task includes time for the CONSULTANT to coordinate comment resolution with OWNER based on one (1) round of OWNER review comments received following submittal of the Preliminary Plans.
- d. Deliverables
 - (i) Order of Magnitude Opinion of Probable Construction Costs
 - 1) Preliminary 60% Design
 - (ii) Preliminary Plans
 - 1) The CONSULTANT will submit and distribute the preliminary plan set (60% design) to the OWNER for review and comment.
- 2. Task 417 – Site Lighting & Photometric Plan
 - a. The CONSULTANT will perform preliminary design services to provide electrical and lighting design services for the replacement and installation of lighting throughout Graham Park. Services will include the following:
 - (i) Conceptual design (~35% design level)
 - 1) Development of proposed fixture options
 - 2) Establishing proposed lighting levels
 - (ii) Preliminary Engineering (~65% design level)
 - 1) Lighting calculations
 - 2) Preliminary lighting layouts
 - 3) Preliminary fixture selection
 - 4) Lighting control selections
 - 5) Identification of preliminary proposed power source(s) for lighting

B. PHASE 500 – FINAL DESIGN

- 1. Task 501 – Final Design and Plans
 - a. Pre-Final (Check) Design and Plan Preparation
 - (i) Based upon approved preliminary design, field review, and project information meeting, the CONSULTANT shall proceed to final design, contract drawings, specifications, and opinion of probable construction cost for the award of a single Contract for the construction of the proposed improvements.
 - (ii) Check Plans: The CONSULTANT will design and prepare Check (95%) Plan drawings for the improvements as outlined in Exhibit 'C' (Scope of Services), Section 1 (Project Description) and Exhibit 'G' of the Agreement. The Check (95%) plans will include the following:
 - 1) A-Sheets (Title Sheet)
 - 2) C-Sheets (Estimated construction quantities, estimate reference information, pertinent quantity tabulations, and general notes)
 - 3) F-Sheets (Removals)
 - 4) G-Sheets (Survey control and alignments)
 - 5) P-Sheets (Lighting sheets)
 - (iii) Project Manual:
 - 1) CONSULTANT shall prepare project manual documents that will include City of Carroll front end documents modified to support the project. The SUDAS Standard Specifications and Carroll Supplemental Specification shall be referenced for construction. Specifications may include Special Provisions to supplement SUDAS Standard Specifications.

- (iv) Order of Magnitude Opinion of Probable Construction Costs
 - 1) The CONSULTANT will prepare one (1) Check Plan Opinion of Probable Construction Cost with a 5% construction contingency for the project.
- (v) Quality Control
 - 1) The CONSULTANT will provide quality control for technical accuracy and general constructability for the check PROJECT submittal.
 - 2) This task includes time for the CONSULTANT to coordinate comment resolution with OWNER based on one (1) round of OWNER review comments received following submittal of the Check Plans.
- (vi) Furnish 95% Documents
 - 1) The CONSULTANT will submit the following to the OWNER for review and comment:
 - a) Check Plans (including comments from the Preliminary Plans from the City)
 - b) Draft Project Manual
 - c) Opinion of Probable Construction Costs (Check Plans)
- b. Project Permitting
 - (i) Iowa DNR Floodplain Development Permit, Sovereign Lands/Environmental Review and US Army Corps of Engineers 404 Water Quality Joint Application will be completed and submitted by the CONSULTANT. It is expected that the permit may take up to 6 months before approval.
- c. Final Plans:
 - (i) Furnish Final Documents
 - 1) The CONSULTANT will submit the following electronically to the OWNER for final submittal:
 - a) Final Plans (including comments from the Check Plans from the City)
 - b) Final Project Manual
 - c) Final Opinion of Probable Construction Cost - The CONSULTANT will prepare one (1) Final Plan Opinion of Probable Construction Cost for the PROJECT. This estimate will be based on final quantities with 0% construction contingency for the project. The estimate shall be based on engineering judgement and does not represent a guarantee of actual construction costs. The CONSULTANT has no control over the cost of labor, materials, equipment, market conditions, and the Contractor's method of determining prices.
- 2. Task 517 – Final Site Lighting Design
 - a. The CONSULTANT will perform final design services and develop construction documents to provide electrical and lighting design services for the replacement and installation of lighting throughout Graham Park. Services will include the following:
 - (i) Finalize lighting layouts
 - (ii) Finalize fixture selections
 - (iii) Finalize power source(s) including coordination of power routing, connection points, and infrastructure requirements for new and replacement lighting systems
 - (iv) Prepare necessary technical specifications for electrical and related portions of the project.

C. PHASE 600 – CONSTRUCTION ADMINISTRATION

- 1. Task 602 – Advertising, Bidding, Contract Award
 - a. The CONSULTANT shall assist OWNER in one (1) round of advertising for and obtaining bids

- from prospective Contractors. The CONSULTANT will prepare the advertisement.
- b. CONSULTANT will post Notice of Letting and OWNER will publish Public Hearing in accordance with Iowa Code.
 - c. The CONSULTANT will maintain the plan holder's List.
 - d. The CONSULTANT shall provide Drawings, Specifications, and Bid Documents.
 - (i) The ENGINEER will upload drawings, specifications, and bid documents to Quest CDN and distribute documents to prospective Contractors. Hard copies will be available for Contractors for pick-up.
 - e. The CONSULTANT shall prepare and issue addenda as needed.
 - (i) The CONSULTANT shall prepare all required addenda to revise plans, specifications, and other contract documents to provide clarifications, correct discrepancies, and/or add necessary details or contract alterations.
 - f. Bidder Questions
 - (i) The CONSULTANT shall respond to bidder questions and publish written answers to all plan holders at the discretion of the OWNER.
 - g. The CONSULTANT shall attend one (1) bid opening at OWNER's location.
 - h. Prepare bid tabulation
 - (i) The CONSULTANT shall develop tabulation of all bids received within the same day as the letting.
 - i. Review Bidders Qualifications
 - (i) The CONSULTANT shall check for correctness and qualifications of apparent low bidders.
 - j. The CONSULTANT shall prepare Contract and Performance, Payment, and Maintenance Bond and distribute executed construction contracts and provide letter of recommendation to the OWNER in making award of contract.
 - k. The CONSULTANT will be compensated for any re-bidding as requested by the OWNER based on established hourly rates and fixed expenses outlined in the CONSULTANT's Standard Fee Schedule.

D. PHASE 700 – SURVEY SERVICES

1. Task 735 – Preliminary Design Survey
 - a. Project Control
 - (i) Horizontal Control – Iowa Regional Coordinate System – Zone 7
 - (ii) Vertical Control – NAVD 88
 - (iii) U.S. Survey Feet
 - (iv) Establish benchmarks on-site with descriptions and elevations to the nearest 0.01 foot so horizontal and vertical control can be established throughout the design and construction of the proposed project.
 - b. Topographic Survey
 - (i) The CONSULTANT will provide topographic survey required for developing the design and plans.
 - (ii) Topographic survey is defined as providing site survey locations of existing lighting and existing utilities. Contour survey, surveying edge of pavement, edge of building (and adjacent grade), ditches (top, toe, and flowline), fences, storm and sanitary sewer structures (rim elevation, flowlines, pipe sizes, and pipe types), embankments (top and toe), trees six (6) inches and greater caliper not lying within wooded area, drip line or perimeter outline of wooded/brush areas, signs, water valves, hydrants, etc., and other visible features are not included.

- c. Utility Survey
 - (i) The CONSULTANT will contact Iowa One Call and coordinate public and franchise utility locations with utility owners. Locates will be field survey. The CONSULTANT will inform the OWNER if any known utility is not being located. Any private utility locates that are not included in the Iowa One Call service will be shown as map location, if known.

E. PHASE 850 - PROJECT MANAGEMENT AND COORDINATION

- 1. Task 851 – Project Management and Coordination (assumed project timeline of 8 months).
 - a. Project Management:
 - (i) The project manager of the CONSULTANT will be responsible for coordination with the OWNER.
 - (ii) The CONSULTANT will provide up to eight (8) monthly progress reporting and project invoices to the OWNER.
 - (iii) The CONSULTANT will conduct internal design review meetings.
 - (iv) The CONSULTANT will develop and maintain the PROJECT schedule.
 - (v) The CONSULTANT will maintain documentation of pertinent correspondence made by email, memos, letters, telephone, etc.
 - b. Design Development Meetings
 - (i) The CONSULTANT will maintain communications with the OWNER to review progress and discuss specific elements of the PROJECT design and receive direction from the OWNER.
 - (ii) The CONSULTANT will develop agenda, attend, and provide meeting minutes of
 - 1) One (1) Project Kickoff to review project questions, concerns, and work to be completed.
 - 2) One (1) Preliminary Design meeting following the completion of Phase 400 to review preliminary plan design comments received by the OWNER.
 - 3) One (1) Final Design meeting following the completion of Phase 500 to review check plan design comments received by the OWNER.
 - 4) One (1) additional meeting included for miscellaneous purposes.
 - 5) For budget purposes, these meetings will include up to two (2) staff members of the CONSULTANT.
 - c. Utility Coordination
 - (i) The CONSULTANT shall submit the Concept Drawings to each utility company at the beginning of preliminary design to inform the companies of the upcoming PROJECT.
 - (ii) The CONSULTANT will perform coordination efforts electronically with each utility company.
 - 1) Coordination with MidAmerican Energy regarding power and matching MidAmerican Energy lighting (if required).
 - d. City Council Presentation
 - (i) Not included in this agreement.

III) FEES:

The fees for Engineering Services shall be described below:

A. BASIC SERVICES (Lump Sum):

These fees are based on the scope of services described for the respective tasks, however, if additional services are required beyond what has been described, this shall be added via a supplemental agreement or contract amendment.

BASIC SERVICES (Lump Sum)	Total
1. PHASE 400 – PRELIMINARY DESIGN	
a. Task 401 – Preliminary Design and Plans	\$5,400.00
b. Task 417 – Site Lighting & Photometric Plan	\$25,700.00
2. PHASE 500 – FINAL DESIGN	
a. Task 501 – Final Design and Plans	\$15,700.00
b. Task 517 – Final Site Lighting Design	\$11,800.00
3. PHASE 600 – CONSTRUCTION ADMINISTRATION	
a. Task 602 – Advertising, Bidding, Contract Award	\$4,000.00
4. PHASE 700 – SURVEY SERVICES	
a. Task 735 – Preliminary Design Survey	\$1,200.00
5. PHASE 850 – PROJECT MANAGEMENT AND COORDINATION	
a. Task 851 – Project Management	\$6,400.00
Total Lump Sum Fee:	\$70,200.00

IV) ADDITIONAL SERVICES NOT INCLUDED IN THIS AGREEMENT

The following services are excluded from the basic services but may be performed by the CONSULTANT upon written amendment to this agreement.

- Boundary retracement of existing lots to set missing monuments
- Geotechnical investigations
- Construction material testing services
- Construction staking, RPR, and construction administration services
- Record drawings
- Project management and coordination tasks beyond that scheduled project completion period
- Subsurface Utility Investigation Test Holes
- Environmental and/or Cultural Review and Assessment
- Wetland mitigation bank costs and fees
- Special meetings and meetings not outlined in the Scope of Services
- Other services not specifically outlined in this Agreement

EXHIBIT E

McCLURE ENGINEERING COMPANY OWNER'S RESPONSIBILITIES

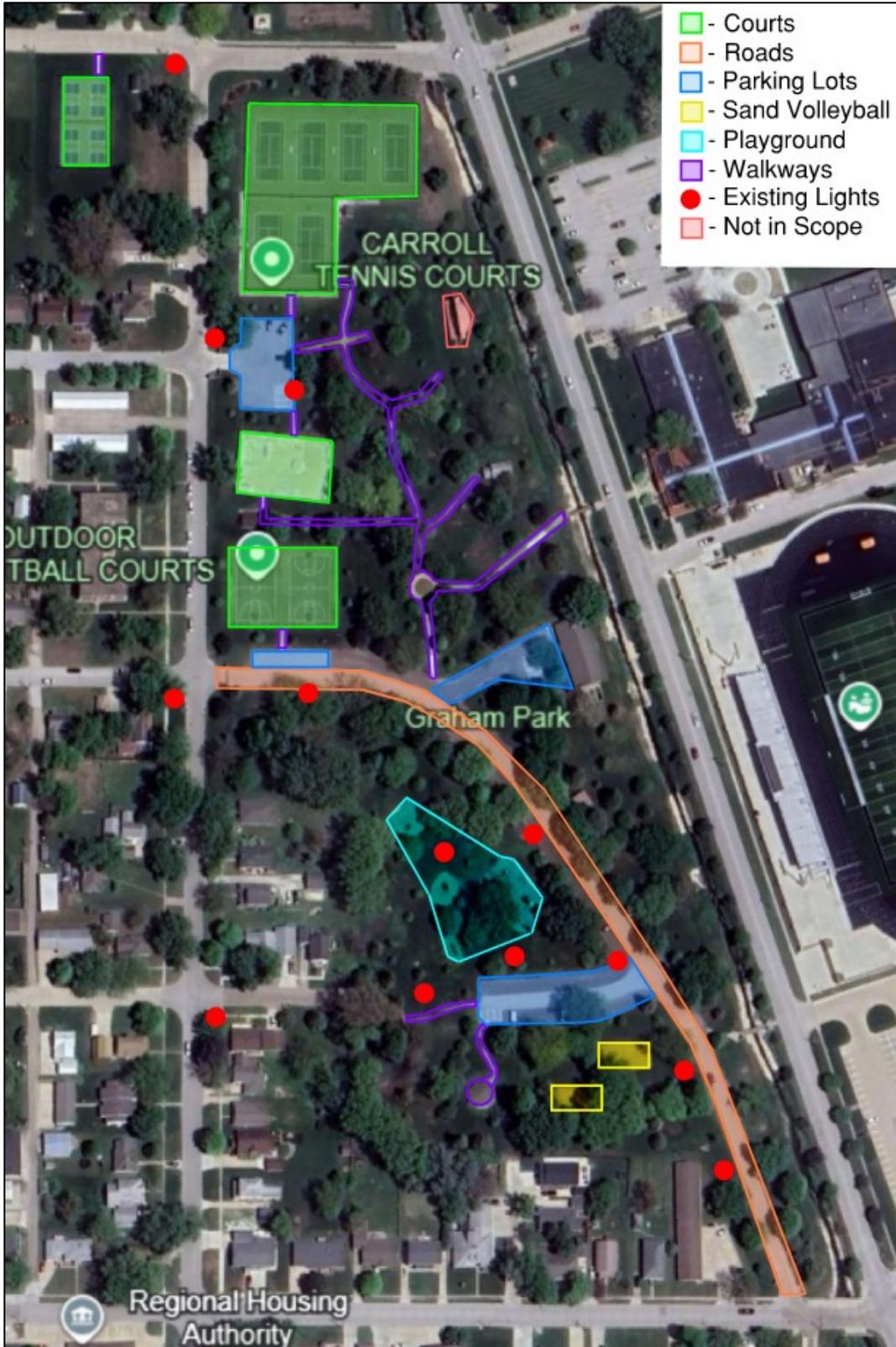


OWNER shall do the following in a timely manner so as not to delay the services of the **CONSULTANT**:

1. Designate in writing a person to act, as **OWNER'S** representative with respect to the services to be rendered under this Agreement. Such person shall have complete authority to transmit instructions, receive information, interpret and define **OWNER'S** policies and decisions with respect to **CONSULTANT'S** services for the Project.
2. Provide all criteria and full information as to **OWNER'S** requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expendability, and any budgetary limitations; and furnish copies of all design and construction standards, which **OWNER** will require to be included in the drawings and specifications.
3. Assist **CONSULTANT** by placing at **CONSULTANT'S** disposal all available information pertinent to the Project including previous reports and any other data relative to design or construction of the Project.
4. Arrange for access to make all provisions for **CONSULTANT** to enter upon public and private property as required for **CONSULTANT** to perform services under this Agreement.
5. Examine all studies, reports, sketches, drawings, specifications, proposals and other documents presented by **CONSULTANT**, obtain advice of an attorney, insurance counselor and other consultants as **OWNER** deems appropriate for such examination and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of **CONSULTANT**.
6. Furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approvals and consents from others as may be necessary for completion of the Project.
7. Attend the prebid conference, bid opening, preconstruction conferences, construction progress and other job related meetings and substantial completion inspection and final payment inspection.
8. Give prompt written notice to **CONSULTANT** whenever **OWNER** observes or otherwise becomes aware of any development that affects the scope or timing of **CONSULTANT'S** services, or any defect or non-conformance in the work of any Contractor.
9. Arrange for financing and pay for services as agreed to in this Agreement.

EXHIBIT G

McCLURE ENGINEERING COMPANY
DRAWING DEPICTING THE PROJECT
Carroll Graham Park Lighting Improvements



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: February 4, 2026

SUBJECT: WWTP Digester & VLR Air Piping Improvements
Change Order No. 2

During construction of the Wastewater Treatment Plant Digester & VLR Air Piping Improvements, it was determined that, for operation and safety, an additional exterior working platform is required on each of the two digesters. The proposed platforms are located at the digester access doors to be used by personnel operating valves and maintaining pumps

The proposed cost of two platforms is \$23,560.50. Construction and installation of the platforms also adds 90 days to the Contract completion date. A proposed Change Order No. 2 has been prepared to add this work to the project Contract.

The impact of proposed Change Order No. 2 on the Contract Price is as follows:

Original Contract Price	\$2,997,000.00
Change Order No. 1	\$ 18,117.75
Proposed Change Order No. 2	\$ 23,560.50
Contract Price with Change Orders	\$3,038,678.25

RECOMMENDATION: Mayor and City Council consideration of approval of Change Order No. 2 to the WWTP Digester & VLR Air Piping Improvements Contract in the amount of \$23,560.50.

RMK:lp

attachments (1)

CITY OF CARROLL

**CHANGE ORDER
NO. 2**

PROJECT: **WWTP DIGESTER & VLR AIR PIPING IMPROVEMENTS**
 OWNER: City of Carroll, Iowa OWNER'S Contract No.: Resolution No. 24-102
 CONTRACTOR: Blue Ribbon Builders, LLC
 ENGINEER: Veenstra & Kimm, Inc.

DATE OF ISSUANCE: February 4, 2026 EFFECTIVE DATE: February 9, 2026

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

Description: Addition of two exterior platforms on the digesters.

Reason for Change Order: Valve and pump operation and maintenance safety.

CHANGE IN CONTRACT PRICE:
Original Contract Price: \$ 2,997,000.00
Net Increase from previous Change Order No. 1: \$ 18,117.75
Contract Price prior to this Change Order: \$ 3,015,117.75
Net Increase of this Change Order: \$ 23,560.50
Contract Price with all approved Change Orders: \$ 3,038,678.25

CHANGE IN CONTRACT TIMES:
Original Contract Times: Plant in Full Operation: June 1, 2026 All Work Complete: July 1, 2026
Net change from previous Change Order No. 1: Plant in Full Operation: 0 days All Work Complete: 0 days
Contract Times prior to this Change Order: Plant in Full Operation: June 1, 2026 All Work Complete: July 1, 2026
Net increase this Change Order: Plant in Full Operation: 90 days All Work Complete: 90 days
Contract Times with all approved Change Orders: Plant in Full Operation: August 29, 2026 All Work Complete: September 28, 2026

RECOMMENDED:

City of Carroll

By: 
Randall M. Krauel, City Engineer

Date: February 4, 2026

APPROVED:

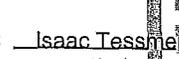
City of Carroll

By: _____
Gerald H. Fleshner, Mayor

Date: February 9, 2026

ACCEPTED:

Blue Ribbon Builders, LLC

By: 
(Authorized Representative)
Digitally signed by Isaac Tessmer
DN: cn=Isaac Tessmer, o=Blue Ribbon Builders, LLC, email=itessmer@brbuilders.com, c=IA

Date: February 5, 2026

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: February 4, 2026

SUBJECT: HD Truck Sale – City of Glidden

On June 24, 2024, purchase of a new Heavy Duty Truck from Ascendance Truck Centers was approved. The price of the new Truck was as follows:

Heavy Duty Truck	\$273,995.00
Trade-in Truck	<u>(\$32,000.00)</u>
Net Price	\$241,995.00

A copy of Purchase Order No. 062424-03 is attached.

The City of Glidden has sent the attached offer to purchase the Trade-in Truck directly from the City. Their offer to purchase is \$32,000.00, the trade-in value. Ascendance Truck Centers has agreed to the removal of the trade-in from the City's new Truck purchase.

RECOMMENDATION: Mayor and City Council consideration of approval of the following:

1. Waiver of City Policy No. 0304, Sale of Surplus Property.
2. Sale of the City's Trade-in Truck to the City of Glidden for \$32,000.00. Sale to be following delivery of the City's new Heavy Duty Truck.
3. Authorization for the Mayor and City Clerk to sign the Bill of Sale at the time of the sale.

RMK:lp

attachments (2)

PURCHASE ORDER
CITY OF CARROLL
 Carroll, Iowa 51401

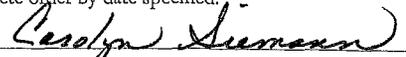
P.O.	N ^o . 062424-03
Date	6/24/2024

TO Ascendance Truck Centers 21064 180th Street Carroll, IA 51401 E-mail:	SHIP TO Department of Public Works Street Division/423 E. 3rd Street Carroll, IA 51401
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COPY

Qty.	Unit	PLEASE SUPPLY ITEMS BELOW	Unit Price	Amount
1	EA	One (1) Heavy Duty Truck, 39,000 G.V.W.R. w/Dump Body Front and Underbody Snow Plows and Slide-in Sander, per Specifications		\$273,995.00 (A)
1	EA	Less: One (1) 2008 International 7300 SFA with Dump Body, Front and Underbody Snow Plow and Monroe Slide-In Sander, VIN No. 1HTWAAARZ9J094614, less strobe light, radio and accessories; condition as-is at time of new truck delivery		\$32,000.00 (B)
		Notes:		
		A. "...The EPA is scheduled to take another step in diesel truck emissions for trucks built in 2026. With this new emissions mandate, Cummins Engines is telling us to plan on a \$15,000.00 additional cost to the truck. Ascendance will attempt to produce your truck prior to this, however we cannot guarantee that this will not be an add on to the bid price. Currently, the expected increase of \$15,000.00 is not included in the bid price. . ."		
		B. 'Should the truck roll into 2026 production, we would reduce the trade value by an additional \$2,500.00"		
		TOTAL AMOUNT DUE		\$241,995.00

IMPORTANT: This Purchase Order Number must appear on all invoices, acknowledgements, bills of lading, correspondence and shipping cartons. Return with invoice to Finance Director, City Hall, Carroll, Iowa. Please notify us if you are unable to ship complete order by date specified.


 Carolyn Siemann, Mayor Pro Tem

Fund Road Use Tax
110-6-2013-37271

Budget Item Roadway Maintenance
Equipment - Replacement

City of Glidden

108 Idaho Street
P.O. Box 349
Glidden, Iowa 51443-0349
Phone (712) 659-3010 *** Fax (712) 659-3085
Email brooke@cityofglidden.org
Website www.cityofglidden.org

To: City of Carroll

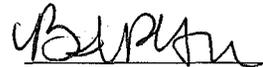
The City of Glidden, Iowa agrees to purchase the City of Carroll's 2008 International Dump Truck with snow plow, sander, and underbody cutting blade VIN #1HTWAAAR29J094614 for \$32,000. The City of Glidden understands this truck will not be available until Carroll receives the replacement truck and puts it in service. This agreement would become void if the truck would get heavily damaged or wrecked by auto accident or fire. Payment will be received when truck is available for pickup.

Thank You



Public Works Director

Tom Weber



City Clerk/Administrator

Brooke Peterson

CARROLL AIRPORT COMMISSION

Regular Meeting

The regular meeting of the Carroll Airport Commission was held on Monday, January 12, 2026, at the Arthur Neu Airport. Commission members in attendance were Norman Hutcheson, Greg Siemann, Gene Vincent, Kevin Wittrock and Dick Fulton. Also attending were Don Mensen, airport manager, Carol Schoeppner, recording secretary, Ken Snyder and Brandon Dittman. Chairman Hutcheson conducted the 5:30 P.M. meeting.

MINUTES

The minutes from the previous meeting were reviewed by the Commission. A motion by Comm. Fulton and seconded by Comm. Vincent was made to approve the minutes. All present voted aye. Nays: None Absent: None Abstain: None. Motion carried 5/0.

FIVE YEAR ENGINEERING CONTRACT

Comm. Siemann requested bids from six consulting firms and McClure Engineering was the only one that responded. After reviewing the contract a motion by Comm. Siemann and seconded by Comm. Vincent was made to approve resolution 226-1 regarding the five year contract to McClure Engineering until December 2030. All present voted aye. Nays: None Absent: None Abstain: None. Motion carried 5/0.

TOPICS DISCUSSED:

Ken Snyder, owner of the wet land and Brandon Dittman from the Dept. of Agriculture attended the meeting to get written approval from the Carroll Airport Commission that the wet land would not cause problems for the airport. Mr. Dittman explained the purpose of a wet land and how it cleaned the water before it gets into creeks and streams.

Don got a letter from the State informing him that not all repairs for the AWOS system would be covered by the State.

Don reported there might be two hangers available in the future.

Comm. Siemann reported before the hanger project could move forward there would need to be a go letter from the FAA.

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

Carroll Aviation	contract	\$ 7,485.00
Carroll Cleaning	cleaning supplies	71.87
Bomgaars	bolts	6.89
Carroll Refuse	December garbage	68.83
Raccoon Valley Elec	December electric service	1,772.98
Drees Oil Co.	propane	557.59
Feld Fire	fire equip inspection	655.00
New cooperative	prepay fertilizer	3,109.09
Nutrien Ag	prepay chemicals/seed	6,442.58
Community Oil	equipment gas	1,315.39
Drees Co/Ecowater	water	59.00
Wittrock Motor	December car rental	550.00
Carol Schoeppner	secretary contract	350.00

A motion by Comm. Siemann and seconded by Comm. Fulton was made to approve the bills as presented to the Carroll Airport Commission. All present voted aye. Nays: None Absent: None Abstain: None. Motion carried 5/0.

There being no further business, a motion by Comm. Wittrock and seconded by Comm. Fulton was made to adjourn at 6:10 P.M.. All present voted aye. Nays: None Absent: None Abstain: None. Motion carried 5/0.

The next regular meeting of the Carroll Airport Commission will be Monday, February 9, 2026, at the Aurther Neu Airport.

ATTEST:

Chairman/Vice-Chairman

CARROLL AIRPORT COMMISSION

REGULAR MEETING

Monday, February 9, 2026

5:30 P.M.

Arthur Neu Airport

Agenda

Approve previous meeting minutes

Runway 31 repair

New Business

Approve monthly bills

CIVIL SERVICE COMMISSION
MINUTES OF JANUARY 23, 2026

The City of Carroll Civil Service Commission met on Friday, January 23, 2026, at 8:24 A.M. in Carroll Police Department Training Room. Members present: Phil Markway, Chairperson, and Sheri Mertz. Absent: Todd Bierl. Also present: Police Chief Brad Burke and City Clerk Laura Schaefer (departed for the interviews).

* * * * *

It was moved by Mertz, seconded by Markway, to elect Phil Markway as Chairperson. All present voted aye. Absent: Bierl. Motion carried 2-0.

* * * * *

It was moved by Mertz, seconded by Markway, to approve the minutes of the June 25, 2025 meeting, as written. All present voted aye. Absent: Bierl. Motion carried 2-0.

* * * * *

It was moved by Mertz, seconded by Markway, to go into Executive Closed Session at 8:25 A.M. per Iowa Code 21.5(1)(i) – Civil Service interviews for police sergeant and entry level police officer. All present voted aye. Absent: Bierl. Motion carried 2-0.

* * * * *

It was moved by Mertz, seconded by Markway, to go back into open session at 1:09 P.M. All present voted aye. Absent: Bierl. Motion carried 2-0.

* * * * *

It was moved by Mertz, seconded by Markway, to approve the following eligibility list for the position of Police Sergeant:

- Matthew Kennebeck
- Nathan Kult
- Brian Mentzer

All present voted aye. Absent: Bierl. Motion carried 2-0.

* * * * *

It was moved by Markway, seconded by Mertz, to approve the following eligibility list for the position of Police Officer:

- James Janssen
- Brett Lux
- Wesley McIntosh
- Elizabeth Newquist
- Patrisha Wolterman

All present voted aye. Absent: Bierl. Motion carried 2-0.

* * * * *

It was moved by Mertz, seconded by Markway, to adjourn at 1:14 P.M. All present voted aye. Absent: Bierl. Motion carried 2-0.

Phil Markway, Chairperson

ATTEST:

Laura A. Schaefer, Secretary

DRAFT