

COUNCIL MEETING

APRIL 27, 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: Jason Atherton, Kyle Bauer, Jeff Cayler, LaVern Dirks, Deb Koster and Carolyn Siemann. Absent: None. Mayor Jerry Fleshner presided.

* * * * *

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

* * * * *

It was moved by Cayler, seconded by Atherton, to approve the following items on the consent agenda: a) minutes of April 13 and 15, 2026 meetings, as written; b) bills and claims in the amount of \$1,530,726.60; and c) Licenses and Permits: None. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

* * * * *

There were no oral requests or communications from the audience.

* * * * *

It was moved by Atherton, seconded by Cayler, to approve Resolution No. 26-41, Determining the Necessity and Setting Dates of a Consultation and a Public Hearing on a Proposed 2026 Westfield Urban Renewal Plan for a Proposed Urban Renewal Area in the City of Carroll, State of Iowa. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

It was moved by Atherton, seconded by Cayler, to approve Resolution No. 26-42, Setting a Date for a Public Hearing on the Proposal to Enter into a Development Agreement with Thirty Love, LLC and Providing for Publication of Notice Thereof. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

* * * * *

At 5:20 p.m. Mayor Fleshner opened a public hearing on the West Golfview Subdivision Urban Renewal Plan. Jean Ludwig, Carroll resident, and Nathan Overberg, Ahlers & Cooney, P.C. Attorney, addressed Council on this issue. Mayor Fleshner closed said public hearing at 5:36 p.m.

It was moved by Siemann, seconded by Bauer, to approve Resolution No. 26-43, Determining an Area of the City to be an Economic Development Area, and that the Rehabilitation, Conservation, Redevelopment, Development or a Combination Thereof, of Such Area is Necessary in the Interest of the Public Health, Safety or Welfare of the Residents of the City; Designating Such Area as

Appropriate for Urban Renewal Projects; and Adopting the West Golfview Subdivision Urban Renewal Plan. On roll call: Ayes: Bauer, Cayler, Dirx and Siemann. Nays: Atherton and Koster. Abstain: None. Absent: None. Motion carried 4-2.

It was moved by Bauer, seconded by Siemann, to approve Resolution No. 26-44, Approving and Authorizing Execution of an Extension Agreement by and among the City of Carroll, the County of Carroll, and the Carroll Community School District Approving the Extension of the Division of Tax Revenue in the West Golfview Subdivision Urban Renewal Area. On roll call: Ayes: Bauer, Cayler, Dirx and Siemann. Nays: Atherton and Koster. Abstain: None. Absent: None. Motion carried 4-2.

An Ordinance for the division of revenues under Section 403.19 Code of Iowa, for the West Golfview Subdivision Urban Renewal Plan (TIF Ordinance) was introduced by Council Member Dirx.

It was moved by Dirx, seconded by Bauer, to approve the first reading of said ordinance. On roll call: Ayes: Bauer, Cayler, Dirx and Siemann. Nays: Atherton and Koster. Abstain: None. Absent: None. Motion carried 4-2.

* * * * *

At 5:37 p.m. Mayor Fleshner opened a public hearing on the Proposal to Convey Interests in Real Property to Kerkhoff Kraftsmen, Inc. Pursuant to a Proposed Purchase, Sale, and Development Agreement related to a Project within the West Golfview Subdivision Urban Renewal Area. Chad Kerkhoff, Michelle Kerkhoff, Mark Beardmore, CJ Niles, Kim Tiefenthaler, and Mike Franey, all Carroll residents and Nathan Overberg, Ahlers & Cooney, P.C. Attorney, addressed Council on this issue. Mayor Fleshner closed said public hearing at 6:27 p.m.

It was moved by Siemann, seconded by Bauer, to approve Resolution No. 26-45, Authorizing the Conveyance of Certain Real Property to Kerkhoff Kraftsmen, Inc. and Approving and Authorizing Execution of a Related Purchase, Sale, and Development Agreement within the West Golfview Subdivision Urban Renewal Area. On roll call: Ayes: Bauer, Cayler, Dirx and Siemann. Nays: Atherton and Koster. Abstain: None. Absent: None. Motion carried 4-2.

* * * * *

It was moved by Atherton, seconded by Koster, to approve Resolution No. 26-46, Contract for Services in the amount of \$39,000.00 with Group Creative Services for the Downtown Art and Culture Plan. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

* * * * *

It was moved by Atherton, seconded by Cayler, to approve Resolution No. 26-47, Agreement for Professional Services with Veenstra and Kimm, Inc. for the Sanitary Sewer Collection System Rehabilitation Project at a not-to-exceed fee of \$48,000.00. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

* * * * *

It was moved by Atherton, seconded by Cayler, to approve Resolution No. 26-48, Agreement for Professional Services in the amount of \$32,000.00 with JEO Consulting Group for the completion of the Tree Inventory and Management Plan. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

* * * * *

It was moved by Atherton, seconded by Cayler, to approve the purchase of snowplow blades in the amount of \$99,165.07 (Kris Engineering - \$58,518.12 and Winter Equipment - \$40,646.95) plus shipping with funding from the current Road Use Tax Fund Snow Removal Budget and Road Use Tax Fund balances. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

* * * * *

It was moved by Atherton, seconded by Cayler, to adjourn at 6:59 p.m. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

Gerald H. Fleshner, Mayor

ATTEST:

Laura A. Schaefer, City Clerk