

COUNCIL MEETING

MAY 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: Jason Atherton, Kyle Bauer, Jeff Cayler, LaVern Dirks, Deb Koster and Carolyn Siemann. Absent: None. 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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Police Chief Brad Burke and School Resource Officer Matt Kennebeck discussed this past year's partnership with Carroll Community School District. Carroll Community School District Superintendent Dr. Casey Berlau and Assistant High School Principal Greg Villegas addressed Council on this issue. No Council action taken.

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It was moved by Atherton, seconded by Cayler, to approve the following items on the consent agenda: a) minutes of May 11, 2026 meeting, as written; b) bills and claims in the amount of \$715,256.44; c) Licenses and Permits: Renewal of Class "E" Retail Alcohol License - *Beer Thirty Carroll*; Renewal of Class "B" Retail Alcohol License - *Drees Oil Co, Inc.*; Renewal of Special Class "C" Retail Alcohol License - *Pizza Hut*; Renewal of Class "E" Retail Alcohol License - *Casey's General Store #3025*; Renewal of Special Class "C" Retail Alcohol License - *Napoli's Italian Restaurant*; and d) the closure of Fifth Street from West Street to Carroll Street on June 4, June 25, July 16, August 13 and September 17, 2026 for the Carroll Chamber of Commerce's Live + Local Concert Series. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

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There were no oral requests or communications from the audience.

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It was moved by Bauer, seconded by Siemann, to approve the third reading of an ordinance for the division of revenues under Section 403.19 Code of Iowa, for the West Golfview Subdivision Urban Renewal Plan (TIF Ordinance). On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

It was moved by Cayler, seconded by Bauer, to adopt said Ordinance No. 2608. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

It was moved by Cayler, seconded by Bauer, to approve Resolution No. 26-52, Authorizing or Confirming the Advancement of Costs for Urban Renewal Projects and Authorizing Certification of Expenses Incurred by the City for Payment Under Iowa Code Section 403.19 for the West Golfview Subdivision Urban Renewal Plan. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

It was moved by Cayler, seconded by Bauer, to approve Resolution No. 26-53, Amendment No. 1 to the Professional Services Agreement in the amount of \$14,310.00 with JEO Consulting Group, Inc. for the N. West Street – Golf Course Property Development. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

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It was moved by Cayler, seconded by Bauer, to approve Resolution No. 26-54, Accepting the Engineering Services Agreement with Veenstra & Kimm, Inc. for Professional Services in the amount of \$24,700.00 for the Preparation of the Water System Risk and Resilience Assessment and Emergency Response Plan Amendment. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

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At 5:40 p.m. Mayor Fleshner opened a public hearing on the proposal to enter into a Development Agreement with Ziegler Carroll LLC. Mark Beardmore and Kim Tiefenthaler, Carroll, Iowa residents, addressed Council on this issue. Mayor Fleshner closed said public hearing at 6:09 p.m.

It was moved by Atherton, seconded by Koster, to postpone to a later date the discussion of the Development Agreement by and between the City of Carroll and Ziegler Carroll LLC. On roll call: Ayes: Atherton and Koster. Nays: Bauer, Cayler, Dirkx and Siemann. Abstain: None. Absent: None. Motion failed 2-4.

It was moved by Siemann, seconded by Bauer, to approve Resolution No. 26-55, Authorizing the Execution of a Development Agreement by and between the City of Carroll and Ziegler Carroll, LLC. On roll call: Ayes: Bauer, Cayler, Dirkx and Siemann. Nays: Atherton and Koster. Abstain: None. Absent: None. Motion carried 4-2.

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It was moved by Bauer, seconded by Cayler, to approve Resolution No. 26-56, Extending the Date of Public Hearing to June 22, 2026, on a Proposed 2026 Westfield Urban Renewal Plan for a Proposed Urban Renewal Area in the City of Carroll. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

It was moved by Cayler, seconded by Bauer, to approve Resolution No. 26-57, Extending the Date of a Public Hearing to June 22, 2026, on the Proposal to Enter into a Development Agreement with Thirty Love, LLC. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

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At 6:13 p.m. Mayor Fleshner opened a public hearing on the request from Interstate Power and Light Company (Alliant Energy) for easements across the City's real estate. Mayor Fleshner closed said public hearing at 6:14 p.m.

It was moved by Cayler, seconded by Bauer, to approve Resolution No. 26-58, Granting Easements Across City Real Estate to Interstate Power and Light Company. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

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At 6:15 p.m. Mayor Fleshner opened a public hearing on the FY 2025/2026 Budget Amendment #2. Mayor Fleshner closed said public hearing at 6:16 p.m.

It was moved by Cayler, seconded by Siemann, to approve Resolution No. 26-59, Amending the Current Budget for the Fiscal Year Ending June 30, 2026. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

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It was moved by Cayler, seconded by Dirx, to approve Resolution No. 26-60, Approving an Agreement with Feldmann & Company CPAs, P.C. to perform the annual audit for fiscal years 2026, 2027 and 2028 at an annual fee of \$21,600 for FY 2026, \$22,800 for FY 2027, and \$24,000 for FY 2028. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

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It was moved by Koster, seconded by Cayler, to approve Resolution No. 26-61, Depository Resolution. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

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It was moved by Koster, seconded by Atherton, to approve Resolution No. 26-62, Adopting a Revised Infill Housing Incentive Program. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

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It was moved by Cayler, seconded by Bauer, to waive the right to provide water service to Corey and Amanda Eischeid/Grant Township, Section 32/23572 210th Street and Rupiper Grinding

(Kellee Rupiper)/Maple River Township, Section 15/18503 Kittyhawk Avenue. On roll call, all present voted aye. Nays: None. Abstain: Koster due to conflict of interest. Absent: None. Motion carried 5-0.

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It was moved by Atherton, seconded by Koster, to postpone to a later date the discussion of the purchase of a motor grader. Kelly Caldwell, Carroll, IA resident, addressed Council on this issue. On roll call, all present voted aye except Siemann voted nay. None. Abstain: None. Absent: None. Motion carried 5-1.

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It was moved by Cayler, seconded by Bauer, to adjourn at 6:39 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