

COUNCIL MEETING

JUNE 22, 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: Kyle Bauer, Jeff Cayler, LaVern Dirkx, Deb Koster and Carolyn Siemann. Absent: Jason Atherton. 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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It was moved by Cayler, seconded by Bauer, to approve the following items on the consent agenda: a) minutes of June 8, 2026 meeting, as written; b) bills and claims in the amount of \$877,883.88; c) Licenses and Permits: Cigarette Permit for Beer Thirty Carroll and Renewal of Class “C” Retail Alcohol License – *Brothers on Main*; d) Infill Housing Incentive application for Kolby and Kelsey Hilgenberg (1506 E 10th Street); e) the Mayoral appointment with Council approval of Ann Fitzpatrick to the Historic Preservation Commission for a three year term to expire December 31, 2026; and f) Resolution No. 26-66, Funding Agreement with Region XII Council of Governments Taxi Program, Resolution No. 26-67, Funding Agreement with Carroll Area Child Care Center & Preschool, Resolution No. 26-68, Funding Agreement with Retired Senior Volunteer Program, Resolution No. 26-69, Funding Agreement with Carroll Community of Concern Food Pantry, Resolution No. 26-70, Funding Agreement with New Opportunities, Inc., Resolution No. 26-71, Funding Agreement with Animal Rescue of Carroll, Resolution No. 26-72, Funding Agreement with Carroll County Growth Partnership, Resolution No. 26-73, Funding Agreement with Council of Governments Housing, Inc. Local Housing Trust Fund, and Resolution No. 26-74, Funding Agreement with Carroll Chamber of Commerce for Tourism Promotion. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton. Motion carried 5-0.

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There were no oral requests or communications from the audience.

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It was moved by Dirkx, seconded by Siemann, to approve the second reading and waive the third reading of an ordinance amending Water Rates. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton. Motion carried 5-0.

It was moved by Cayler, seconded by Dirkx, to adopt said Ordinance No. 2609. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton. Motion carried 5-0.

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It was moved by Cayler, seconded by Dirkx, to approve Resolution No. 26-75, Contracts for Liability and Property Insurance Coverage with Employers Mutual Casualty Company (EMC) and Workers' Compensation Insurance Coverage with Iowa Municipal Workers' Compensation Association (IMWCA) which includes payment of premiums on July 1, 2026 and appoint City Manager Aaron Kooiker and City Clerk/Finance Director Laura Schaefer as contacts to act as liaisons between the City and EMC. Josh Axman, Mid Iowa Insurance Agent, addressed Council on this issue. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton. Motion carried 5-0.

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It was moved by Siemann, seconded by Cayler, to approve Resolution No. 26-76, Terminating the Westfield Urban Renewal Plan for the Westfield Urban Renewal Area and Ending the Westfield Urban Renewal Area. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton. Motion carried 5-0.

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At 5:29 p.m. Mayor Fleshner opened a public hearing on the 2026 Westfield Urban Renewal Plan. Mayor Fleshner closed said public hearing at 5:30 p.m.

It was moved by Dirkx, seconded by Cayler, to approve Resolution No. 26-77, Resolution 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 2026 Westfield Urban Renewal Plan. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton. Motion carried 5-0.

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It was moved by Cayler, seconded by Bauer, to approve the first reading and waive the second and third readings of an Ordinance Repealing Ordinance No. 0703 Providing for the Division of Taxes Levied on Taxable Property in the Westfield Urban Renewal Area, in the City of Carroll, Iowa, Pursuant to Section 403.19 of the Code of Iowa (Termination of the Westfield Urban Renewal Area). On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton. Motion carried 5-0.

It was moved by Cayler, seconded by Dirkx, to adopt said Ordinance No. 2610. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton. Motion carried 5-0.

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It was moved by Cayler, seconded by Bauer, to approve the first reading of an Ordinance for the Division of Property Tax Revenues Under Section 403.19, Code of Iowa, for the 2026 Westfield Urban Renewal Area (TIF Ordinance). On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton. Motion carried 5-0.

It was moved by Siemann, seconded by Bauer, to approve the first reading of an Ordinance for the Division of Local Sales Tax Revenues under Section 423B.10, Code of Iowa, for the 2026 Westfield Urban Renewal Area (LOST TIF Ordinance). On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton. Motion carried 5-0.

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At 5:36 p.m. Mayor Fleshner opened a public hearing on the proposal to enter into a Development Agreement with Thirty Love, LLC. Mayor Fleshner closed said public hearing at 5:37 p.m.

It was moved by Koster, seconded by Cayler, to approve Resolution No. 26-78, Authorizing the Execution of a Development Agreement by and between the City of Carroll and Thirty Love, LLC. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton. Motion carried 5-0.

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It was moved by Cayler, seconded by Siemann, to approve Resolution No. 26-79, Accepting the MidAmerican Energy Company Refundable Advance for Construction of Overhead Electric Service Extension Proposal for the Water System Pressure Zone Improvements Project and approval of payment of \$17,178.50 to MidAmerican Energy Company. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton. Motion carried 5-0.

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It was moved by Siemann, seconded by Bauer, to approve Resolution No. 26-80, Approving Electronic Bidding Procedures and Distribution of Preliminary Official Statement. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton. Motion carried 5-0.

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It was moved by Cayler, seconded by Bauer, to approve Resolution No. 26-81, Authorizing Execution of a Consent to Assignment Agreement Between Kerkhoff Kraftsmen, Inc. and the Estates at Emerald Links, LLC. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton. Motion carried 5-0.

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It was moved by Bauer to fund four projects for the 2026 Downtown Façade Grant Program (601 N Main Street, 516-518 N Adams Street, 224 W 5th Street and 111 W 6th Street). Motion failed due to lack of a second.

It was moved by Dirxx, seconded by Cayler, to approve funding five projects for the 2026 Downtown Façade Grant Program (601 N Main Street, 516-518 N Adams Street, 224 W 5th Street, 111 W 6th Street, and 726 N Main Street) in the total amount of \$72,388.10. Adam Schweers, Carroll County Growth Partnership Executive Director, addressed Council on this issue. On roll call, all present voted aye. Nays: None. Abstain: Koster due to conflict of interest. Absent: Atherton. Motion carried 4-0.

It was moved by Cayler, seconded by Siemann, to approve Resolution No. 26-82, Authorizing Advancement of Costs for an Urban Renewal Project and Certification of Expenses Incurred by the City for Payment Under Iowa Code Section 403.19 (TIF Advancement Resolution for the 2026 Downtown Façade Grant Program). On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton. Motion carried 5-0.

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It was moved by Cayler, seconded by Bauer, to adjourn at 6:08 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