

COUNCIL MEETING

JULY 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 (via Zoom conference call), Kyle Bauer, Jeff Cayler, LaVern Dirx, 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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Library Director Wendy Johnson updated Council on two grants the Carroll Public Library was awarded. No Council action taken.

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It was moved by Cayler, seconded by Siemann, to approve the following items on the consent agenda: a) minutes of July 13, 2026 meeting, as written; b) bills and claims in the amount of \$710,194.08; and c) Licenses and Permits: Renewal of Class “C” Retail Alcohol License – *American Legion Post No. 7* and Renewal of Class “C” Retail Alcohol License with Outdoor Service – *Las Tarascas Mexican Market*. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

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Kim Tiefenthaler, Carroll, Iowa resident, addressed Council during the oral requests and communications from the audience. No Council action taken.

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An ordinance amending provisions pertaining to no parking on Quint Avenue at the corner of Tenth Street was introduced by Council Member Cayler.

It was moved by Cayler, seconded by Dirx, to approve the first reading of the ordinance amending provisions pertaining to no parking on Quint Avenue at the corner of Tenth Street. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

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It was moved by Atherton, seconded by Cayler, to approve Resolution No. 26-86, Fixing Date for a Public Hearing for August 10, 2026, on the Proposal to Enter into an Amended and Restated Agreement for Private Development with Ziegler Carroll LLC and Providing for Publication of Notice Thereof. On roll call, all present voted aye except Atherton voted nay. Abstain: None. Absent: None. Motion carried 5-1.

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It was moved by Cayler, seconded by Atherton, to approve Resolution No. 26-87, Appointing UMB Bank, N.A. of West Des Moines, Iowa, to serve as Paying Agent, Note Registrar and Transfer Agent and Approving the Paying Agent and Note Registrar and Transfer Agent Agreement and Authorizing the Execution of the Agreement. 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. 26-88, Authorizing the Loan Agreement and Authorizing and Providing for the Issuance of \$9,005,000 General Obligation Capital Loan Notes, Series 2026A, and Levying a Tax to Pay Said Notes; Approval of the Tax Exemption Certificate and Continuing Disclosure Certificate. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

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It was moved by Atherton, seconded by Cayler, to approve Resolution No. 26-89, Development Agreement with Plaza Rentals, LLC for a Community Building Remediation Grant for repairs to Thomas Plaza (201 – 227 W 4th Street) which includes the City committing \$100,000 from Local Option Sales Tax. 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 26-90, Agreement with Iowa Economic Development Authority for a Community Catalyst Building Remediation Grant for Thomas Plaza (201 – 227 W 4th Street). On roll call, all present voted aye. Nays: None. Abstain: None. Absent: None. Motion carried 6-0.

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It was moved by Atherton, seconded by Cayler, to approve Resolution No. 26-91, Designating the Official Public Posting Location as City Hall for Meeting Notices Pursuant to Iowa Code Section 21.4. 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 Atherton, to approve Resolution No. 26-92, FY 2025/2026 Year End Transfers 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 Atherton, seconded by Cayler, to adjourn at 5:52 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