



City Council Meeting

Monday, October 26, 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 from the City's Cable Access Channel CAAT6 available on Western Iowa Network and Mediacom or 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. CAAT6 and YouTube meeting feeds are a view only option and you will not be able to participate in the meeting via CAAT6 or YouTube.

AGENDA

1. Pledge of Allegiance

2. Roll Call

3. Consent Agenda

a. Approval of Minutes of the October 12, 2026 Meeting

b. Approval of Bills and Claims

c. Licenses and Permits:

- Renewal of Class "C" Retail Alcohol License with Outdoor Service - *Rancho Grande*

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

6. Resolutions

a. Bella Vista Plains Subdivision, Resubdivision Lot 6, City of Carroll, Carroll County, Iowa

- Preliminary Plat
- Final Plat

b. Water Distribution Main Replacements - 2027

- Professional Services Agreement

7. Reports

a. Heavy Duty Truck Purchase

- Street Division

b. SCADA System Upgrade

- Project Development Discussion

8. Committee Reports (Informational Only)

9. Comments from the Mayor

10. Comments from the City Council

11. Comments from the City Manager

12. Adjourn

November Meetings:

* Board of Adjustment - November 2, 2026 - City Hall - 627 N Adams St

* Parks, Recreation and Cultural Advisory Board - November 2, 2026 - Recreation Center - 716 N Grant Rd

* City Council – November 9, 2026 – City Hall – 627 N Adams St

* Airport Commission – November 9, 2026 – Airport Terminal Building - 21177 Quail Ave

* Planning and Zoning Commission – November 11 14, 2026 – City Hall - 627 N Adams St

* Library Board of Trustees – November 16, 2026 – Carroll Public Library – 118 E 5th St

* City Council – November 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.

COUNCIL MEETING

OCTOBER 12, 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 (via telephone), LaVern Dirx, 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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Water Meter Tech Garold Sorensen was recognized for his recent retirement and years of service to the City. No Council action taken.

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It was moved by Dirx, seconded by Bauer, to approve the following items on the consent agenda: a) minutes of September 28, 2026 meeting, as amended; b) bills and claims in the amount of \$1,249,894.09; c) Licenses and Permits: New 5-day Class "C" Retail Alcohol License – *Apres Bar Co LLC (Special Event at Van Meter Inc. on November 20, 2026)* and d) Mayoral appointment of Dustin Conger to the Carroll Historic Preservation Commission (3-year unexpired term to expire December 31, 2028). On roll call, all presented voted aye. Nays: None. Absent: Atherton. Motion carried 5-0.

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

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It was moved by Dirx, seconded by Siemann, to approve the third reading of an ordinance amending City Code Chapter 76 pertaining to bicycles and personal transportation devices regulations. On roll call, all present voted aye. Nays: None. Abstain: None. Absent: Atherton. Motion carried 5-0.

It was moved by Dirx, seconded by Siemann, to adopt said Ordinance No. 2614. 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 Koster, to approve Resolution No. 26-107, Amendment to the Residential Solid Waste Hauling Agreement for a fuel surcharge. 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 Dirkx, seconded by Siemann, to approve Resolution No. 26-108, Reasonable Competitive Bidding Procedures for and Setting the Date for a Public Hearing on the Proposal to Convey Interests in Real Property Located Within the Central Business District Project Area to Asphalt Cowboys, LLC; Directing Publication of Related Notices; and Declaring the Intent of the City to Accept the Offer Submitted by Asphalt Cowboys, LLC in the Event that No Qualified Competing Proposals are Submitted. Mike Anderson, Asphalt Cowboys, LLC Manager, 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.

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It was moved by Dirkx, seconded by Siemann, to approve Resolution No. 26-109, Consulting Services Agreement with McClure Engineering Company for the Street Resurfacing – 2027 Project at a lump sum fee of \$244,300.00. 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, seconded by Koster, to adjourn at 5:52 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



Carroll, IA

COUNCIL CLAIMS 10/26/2026

By Vendor Name

Payment Dates 10/13/2026 - 10/26/2026

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
Vendor: 001720 - ACCESS SYSTEMS				
INV2071232	RC - COPIER CONTRACT			166.14
INV2071232	FIN - COPIER CONTRACT			199.22
Vendor 001720 - ACCESS SYSTEMS Total:				365.36
Vendor: 001704 - ACCO				
0267658-IN	RC - POOL VACUUM REPLACE...			13,854.00
0267716-IN	RC - SPA BLOWER REPLACEM...			2,936.75
Vendor 001704 - ACCO Total:				16,790.75
Vendor: 036458 - AMAZON CAPITAL SERVICES INC				
1KR1-7116-3QT4	LIBRARY - BOOKS	137913	10/21/2026	3,095.87
1PGW-FPQR-19MR	LIBRARY - TABLE TRIPOD	137913	10/21/2026	27.99
1PRH-16QX-3CQ4	LIBRARY - NEA BIG READ - HO...	137913	10/21/2026	50.64
1PRH-16QX-3JGM	LIBRARY - VIDEOS	137913	10/21/2026	683.56
1RCY-F166-1WCG	LIBRARY - TRACTOR TAKE HO...	137913	10/21/2026	83.91
Vendor 036458 - AMAZON CAPITAL SERVICES INC Total:				3,941.97
Vendor: 036613 - ANDREW HECKROTH				
INV0003919	LIBRARY - ILA CONFERENCE M...	137919	10/21/2026	179.28
Vendor 036613 - ANDREW HECKROTH Total:				179.28
Vendor: 036283 - ASCENDANCE TRUCKS MIDWEST LLC				
RA302002969	#27 - FAULT CODES			2,074.27
Vendor 036283 - ASCENDANCE TRUCKS MIDWEST LLC Total:				2,074.27
Vendor: 036290 - BOCK TREE SERVICE				
442625	CEMETERY - TREE REMOVAL			12,400.00
Vendor 036290 - BOCK TREE SERVICE Total:				12,400.00
Vendor: 001243 - BOLAND RECREATION				
25597	PARKS - PLAYGROUND EQUIP...			6,263.50
Vendor 001243 - BOLAND RECREATION Total:				6,263.50
Vendor: 003515 - BOMGAARS				
21816083	AIRPORT - FUEL FILTER, MOU...	137879	10/13/2026	166.91
21815945	PARKS - SPRAYER TIP			19.99
21823385	BAND SHELL - STRAW SEED M...			67.96
21824782	GC - MARKING FLAGS			16.99
21824801	WATER - FILTERS, CAULK, SILI...			172.05
21824874	SEWER - GARDEN HOSE & FITT...			64.36
21825037	GARAGE - KNEE PADS			131.96
21825526	SEWER - SOFTNER SALT			23.96
21828004	RUT - STRAPS AND POLY WHE...			88.77
21828024	BAND SHELL - STRAW SEED M...			-51.96
21828374	PARKS - SPRAYER TIP RETURN...			-19.99
21828387	BAND SHELL - STRAW SEED ...			51.96
21828390	BAND SHELL - STRAW SEED M...			-67.96
21828524	GC - AIR FILTERS			44.32
21828565	GC - BATTERIES, GLOVES AND ...			58.96
21828635	PARKS - CENTER LID			12.99
21828682	PARKS - FASTENERS, BOLTS, N...			4.52
Vendor 003515 - BOMGAARS Total:				785.79
Vendor: 036597 - CALDWELL TANKS, INC.				
INV0003927	NW PRESSURE ZONE - WATER...			722,281.40
Vendor 036597 - CALDWELL TANKS, INC. Total:				722,281.40

COUNCIL CLAIMS 10/26/2026

Payment Dates: 10/13/2026 - 10/26/2026

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
Vendor: 036611 - CALEB RAINEY				
CPL-003	LIBRARY - NEA BIG READ PRO...	137918	10/21/2026	1,733.33
Vendor 036611 - CALEB RAINEY Total:				1,733.33
Vendor: 004138 - CAPITAL SANITARY SUPPLY				
R084417	RC - WINDOW CLEANING TOO...			289.20
R084585	PD - FLOOR CLEANER			61.25
R084585	LIBRARY - TOWELS			81.67
R084585	CITY HALL - FLOOR CLEANER			61.26
R084585	CITY HALL - TOILET BOWL CLE...			41.81
R084585A	CITY HALL - URINAL BLOCK			16.79
R084586	LIBRARY - CLEANING SUPPLIES	137903	10/21/2026	159.55
R084645	RC - SANITARY BAGS, TISSUE			78.86
R084655	PARKS - TRASH BAGS			33.32
R084685	RC - FLOOR CLEANER, TOWELS...			452.19
R084688	CITY HALL - TOILET BOWL CLE...			-39.81
Vendor 004138 - CAPITAL SANITARY SUPPLY Total:				1,236.09
Vendor: 004132 - CARROLL AVIATION INC.				
25364	AIRPORT - MANAGER CONTR...	137881	10/13/2026	7,685.00
Vendor 004132 - CARROLL AVIATION INC. Total:				7,685.00
Vendor: 004133 - CARROLL BROADCASTING CO.				
38-00076-0006	LS - RADIO ADS			255.00
38-00077-0006	RC - RADIO ADS			70.40
Vendor 004133 - CARROLL BROADCASTING CO. Total:				325.40
Vendor: 004166 - CARROLL COUNTY ISU EXTENSION				
INV0003928	PARKS - PESTICIDE WORKSHOP			180.00
Vendor 004166 - CARROLL COUNTY ISU EXTENSION Total:				180.00
Vendor: 004183 - CARROLL COUNTY TREASURER				
INV0003905	ECHO UR PROPERTY TAX REF...	137892	10/20/2026	2,377.47
Vendor 004183 - CARROLL COUNTY TREASURER Total:				2,377.47
Vendor: 004196 - CARROLL HYDRAULICS				
74794	RUT - HYDRAULIC HOSE			200.46
Vendor 004196 - CARROLL HYDRAULICS Total:				200.46
Vendor: 000785 - CARROLL REFUSE SERVICE LLC				
INV0000379	FEB 2024 TRASH COLLECTIONS	137890	10/19/2026	11.93
INV0000685	MAY TRASH COLLECTIONS	137890	10/19/2026	19.59
INV0000920	JULY TRASH COLLECTIONS	137890	10/19/2026	22.44
INV0001032	AUG TRASH COLLECTIONS	137890	10/19/2026	29.65
Vendor 000785 - CARROLL REFUSE SERVICE LLC Total:				83.61
Vendor: 002977 - CARROLL REFUSE SERVICE				
433822	AIRPORT - SEPT GARBAGE SER...	137876	10/13/2026	68.83
Vendor 002977 - CARROLL REFUSE SERVICE Total:				68.83
Vendor: 000991 - CARUS PHOSPHATE INC.				
SLS 10130694	WATER - TREATMENT CHEMI...			4,536.00
Vendor 000991 - CARUS PHOSPHATE INC. Total:				4,536.00
Vendor: 002998 - CENTURYLINK				
INV0003930	WATER - BACKUP TELEPHONE	137921	10/22/2026	91.34
Vendor 002998 - CENTURYLINK Total:				91.34
Vendor: 001393 - CHAMPION FORD INC.				
000301879	FD - COMMAND VEHICLE	137869	10/13/2026	47,432.00
000303303	PD- 2026 FORD EXPLORER	137891	10/20/2026	43,371.00
Vendor 001393 - CHAMPION FORD INC. Total:				90,803.00
Vendor: 002867 - CINTAS FIRST AID & SAFETY				
5364429015	GARAGE - FIRST AID SUPPLIES			65.84
Vendor 002867 - CINTAS FIRST AID & SAFETY Total:				65.84

COUNCIL CLAIMS 10/26/2026

Payment Dates: 10/13/2026 - 10/26/2026

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
Vendor: 004525 - CITY OF CARROLL				
INV0003911	DOWNTOWN RESTROOM WA...	137904	10/21/2026	50.00
Vendor 004525 - CITY OF CARROLL Total:				50.00
Vendor: 002071 - COMPUTER REPAIR & SERVICE				
22599	LIBRARY - CABLE AND INSTAL...	137897	10/21/2026	115.00
22611	BLDG - ANTI-VIRUS SOFTWARE..			60.00
22611	PW ADMIN - ANTI-VIRUS SOF...			90.00
22611	GARAGE - ANTI-VIRUS SOFTW...			30.00
22611	PARKS - ANTI-VIRUS SOFTWA...			30.00
22611	GC - ANTI-VIRUS SOFTWARE R...			60.00
22611	RC - ANTI-VIRUS SOFTWARE R...			90.00
22611	LS - ANTI-VIRUS SOFTWARE R...			60.00
22611	CEMETERY - ANTI-VIRUS SOF...			30.00
22611	COUNCIL - ANTI-VIRUS SOFT...			30.00
22611	FIN - ANTI-VIRUS SOFTWARE ...			120.00
22611	CAAT6 - ANTI-VIRUS SOFTWA...			30.00
22611	WATER - ANTI-VIRUS SOFTWA...			75.00
22611	WW - ANTI-VIRUS SOFTWARE...			75.00
22612	PD - ANTI-VIRUS RENEWAL			450.00
22676	GARAGE - COMPUTER SONIC...			97.50
22693	LIBRARY - OFFICE 365 SUBSCR...	137897	10/21/2026	1,260.00
22706	RC - OUTLOOK ISSUE			65.00
Vendor 002071 - COMPUTER REPAIR & SERVICE Total:				2,767.50
Vendor: 005395 - D & K PRODUCTS				
108239IN	MP - MOUND CLAY & BLOCKS			438.50
108239IN	GC - FUNGICIDE			623.00
108240IN	PARKS - FERTILIZER, NUTRIEN...			2,617.50
108241IN	PARKS - GRASS SEED, HERBICI...			639.00
108241IN	MP - FERTILIZER			328.20
Vendor 005395 - D & K PRODUCTS Total:				4,646.20
Vendor: 005615 - DEMCO EDUCATIONAL CORP.				
7865492	LIBRARY - BOOKMARK DISPLA...	137905	10/21/2026	213.52
7865989	LIBRARY - BOOK JACKETS & B...	137905	10/21/2026	281.83
7866912	LIBRARY - BOOK MARKS AND ...	137905	10/21/2026	651.07
Vendor 005615 - DEMCO EDUCATIONAL CORP. Total:				1,146.42
Vendor: 036453 - DISCOUNTCELL LLC				
INV-00003060	PD - CAR MODEM #15 & #18			3,094.20
Vendor 036453 - DISCOUNTCELL LLC Total:				3,094.20
Vendor: 003008 - DMBA PROPERTIES & CONSULTING INC.				
INV0003902	FY27 TIF REFUNDING			27,117.53
Vendor 003008 - DMBA PROPERTIES & CONSULTING INC. Total:				27,117.53
Vendor: 006275 - DREES OIL CO. INC.				
INV5068	SEWER - WASH MACHINE MO...			246.89
Vendor 006275 - DREES OIL CO. INC. Total:				246.89
Vendor: 012590 - ECHO ELECTRIC				
S012396163.001	CBD - SURGE PROTECTOR			445.59
S012422809.001	CBD - STREET POLE OUTLETS			81.36
Vendor 012590 - ECHO ELECTRIC Total:				526.95
Vendor: 000127 - ELECTRONIC ENGINEERING				
120020795-1	RUT - #23 RADIO INSTALLATI...			1,217.97
Vendor 000127 - ELECTRONIC ENGINEERING Total:				1,217.97
Vendor: 003971 - EMPLOYEE BENEFIT SYSTEMS				
INV0003899	HRA CHECKS	DFT0001862	10/13/2026	2,479.63
Vendor 003971 - EMPLOYEE BENEFIT SYSTEMS Total:				2,479.63
Vendor: 006860 - FELD FIRE EQUIPMENT CO.				
INV31935	FD - COAT NAME PATCH			216.16
INV36668	FD - TRUCK LIGHTS REPLACEM...			2,016.92

COUNCIL CLAIMS 10/26/2026

Payment Dates: 10/13/2026 - 10/26/2026

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
INV36804	GARAGE - FIRE EXTINGUISHER ..			240.20
INV36914	FD - BADGES			347.00
Vendor 006860 - FELD FIRE EQUIPMENT CO. Total:				2,820.28
Vendor: 003848 - FIRST IMPRESSION				
INV0003901	OCT DOWNTOWN RESTROOM...			300.00
Vendor 003848 - FIRST IMPRESSION Total:				300.00
Vendor: 002806 - FOUNDATION ANALYTICAL LABORATORY INC				
26-04425	SEWER - LAB TESTING			1,397.50
Vendor 002806 - FOUNDATION ANALYTICAL LABORATORY INC Total:				1,397.50
Vendor: 009500 - GEHLING WELDING & REPAIR				
163957	PD - #33 SAFETY CAGE			343.00
Vendor 009500 - GEHLING WELDING & REPAIR Total:				343.00
Vendor: 010156 - GRAPHIC EDGE LLC				
1939296	LIBRARY - NEA BIG READ T-SH...	137906	10/21/2026	1,103.25
1941904	LIBRARY - NEA BIG READ T-SH...	137906	10/21/2026	46.25
Vendor 010156 - GRAPHIC EDGE LLC Total:				1,149.50
Vendor: 010615 - HALEY IMPLEMENT CO.				
IC86536	AIRPORT - OIL, FUEL & AIR FIL...	137883	10/13/2026	371.75
Vendor 010615 - HALEY IMPLEMENT CO. Total:				371.75
Vendor: 010680 - HAWKINS WATER TREATMENT				
7600072	WATER - WATER TREATMENT ...			3,207.75
Vendor 010680 - HAWKINS WATER TREATMENT Total:				3,207.75
Vendor: 036607 - HAYWORTH ENTERPRISES LLC				
INV0003904	HOUSING INCENTIVE - DEER ...			20,000.00
Vendor 036607 - HAYWORTH ENTERPRISES LLC Total:				20,000.00
Vendor: 003709 - HUGEBACK LAWNCARE LLC				
6844	PARKS - IRRIGATION REPAIR			459.57
Vendor 003709 - HUGEBACK LAWNCARE LLC Total:				459.57
Vendor: 011831 - HY-VEE INC.				
INV0003909	LIBRARY - TAX CREDIT	137893	10/20/2026	-0.91
INV0003909	SORENSEN'S RETIREMENT SU...	137893	10/20/2026	85.97
INV0003920	LIBRARY - TRUSTEE TRAINING	137907	10/21/2026	37.04
INV0003920	LIBRARY - BUILD YOUR OWN ...	137907	10/21/2026	5.42
INV0003920	LIBRARY - NEA BIG READ CHA...	137907	10/21/2026	23.94
Vendor 011831 - HY-VEE INC. Total:				151.46
Vendor: 036466 - INGRAM LIBRARY SERVICES LLC				
30024702	LIBRARY - BOOKS	137914	10/21/2026	146.65
30024703	LIBRARY - BOOKS	137914	10/21/2026	12.17
30024704	LIBRARY - BOOKS	137914	10/21/2026	43.12
30024705	LIBRARY - BOOKS	137914	10/21/2026	31.43
30024706	LIBRARY - BOOKS	137914	10/21/2026	14.99
99430029	LIBRARY - BOOKS	137914	10/21/2026	62.19
99430030	LIBRARY - BOOKS	137914	10/21/2026	12.81
99430031	LIBRARY - BOOKS	137914	10/21/2026	74.60
Vendor 036466 - INGRAM LIBRARY SERVICES LLC Total:				397.96
Vendor: 036324 - INTERACTIVE SCIENCES INC				
2026-8206-1	LIBRARY - WOWBRARY NEWS...	137912	10/21/2026	500.00
Vendor 036324 - INTERACTIVE SCIENCES INC Total:				500.00
Vendor: 012589 - INTOXIMETERS				
825990	PD - INTOXIMETER			425.00
Vendor 012589 - INTOXIMETERS Total:				425.00
Vendor: 003982 - IOWA INFORMATION MEDIA GROUP				
47086	LIBRARY - CALENDAR AD	137901	10/21/2026	85.80
47086	LIBRARY - NEA BIG READ PUBL...	137901	10/21/2026	1,185.87
Vendor 003982 - IOWA INFORMATION MEDIA GROUP Total:				1,271.67

COUNCIL CLAIMS 10/26/2026

Payment Dates: 10/13/2026 - 10/26/2026

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
Vendor: 012642 - IOWA LAW ENFORCE ACADEMY				
334790	PD - MMPI EVALUATION SAN...			650.00
		Vendor 012642 - IOWA LAW ENFORCE ACADEMY Total:		650.00
Vendor: 012672 - IOWA POETRY ASSOCIATION				
INV0003924	LIBRARY - BOOKS	137908	10/21/2026	12.75
		Vendor 012672 - IOWA POETRY ASSOCIATION Total:		12.75
Vendor: 012678 - IOWA PRISON INDUSTRIES				
307192	RUT - SPEED LIMIT SIGNS			259.60
		Vendor 012678 - IOWA PRISON INDUSTRIES Total:		259.60
Vendor: 012685 - IOWA SMALL ENGINE CENTER				
158138	RUT - LEAF BLOWER FILTERS			14.20
158142	RUT - LEAF BLOWER REPAIRS			10.00
158189	PARKS - WATER PUMP PULL R...			4.25
		Vendor 012685 - IOWA SMALL ENGINE CENTER Total:		28.45
Vendor: 025020 - JOHN DEERE FINANCIAL				
INV0003910	AIRPORT - FILTERS AND OIL	DFT0001865	10/20/2026	171.74
INV0003910	PARKS - OIL FILTER	DFT0001865	10/20/2026	43.88
INV0003910	PARKS - MOWER BLADES, BOL...	DFT0001865	10/20/2026	196.58
INV0003910	GC - LAWNMOWER REPAIRS	DFT0001865	10/20/2026	84.46
INV0003910	GC - LOCK NUT AND WHEEL A...	DFT0001865	10/20/2026	130.47
INV0003910	GC - SCREW, NUTS	DFT0001865	10/20/2026	30.23
INV0003910	GC - SPOT SEEDING TOOL	DFT0001865	10/20/2026	481.96
INV0003910	CEMETERY - BELT	DFT0001865	10/20/2026	90.57
INV0003910	RUT - #32 - PAINT	DFT0001865	10/20/2026	42.33
INV0003910	RUT - OIL	DFT0001865	10/20/2026	1,661.89
		Vendor 025020 - JOHN DEERE FINANCIAL Total:		2,934.11
Vendor: 036609 - KELSEY BIGELOW				
CPL-002	LIBRARY - NEA BIG READ - PR...	137916	10/21/2026	1,733.33
		Vendor 036609 - KELSEY BIGELOW Total:		1,733.33
Vendor: 004066 - KERSTEN POSTEL				
INV0003913	LIBRARY - SEPT. OUTREACH M...	137902	10/21/2026	36.10
		Vendor 004066 - KERSTEN POSTEL Total:		36.10
Vendor: 014542 - KIESLER'S POLICE SUPPLY				
IN291405	PD - DUTY AMMO			2,879.16
		Vendor 014542 - KIESLER'S POLICE SUPPLY Total:		2,879.16
Vendor: 003059 - KOLBECK INC.				
79823	GARAGE - SEPTEMBER TREE G...			1,525.00
79823	PARKS - SEPTEMBER TREE GRI...			508.33
79823	GC - SEPTEMBER TREE GRIND...			508.33
79823	CEMETERY - SEPTEMBER TREE...			508.34
		Vendor 003059 - KOLBECK INC. Total:		3,050.00
Vendor: 000560 - LAURA SCHAEFER				
INV0003900	FIN - TIF TRAINING WORKSHOP	137886	10/15/2026	92.74
		Vendor 000560 - LAURA SCHAEFER Total:		92.74
Vendor: 002969 - LINKEDIN CORPORATION				
10113331530	LIBRARY - LINKEDIN LEARNING...	137898	10/21/2026	2,500.00
		Vendor 002969 - LINKEDIN CORPORATION Total:		2,500.00
Vendor: 036505 - LUKE MATTINGLY				
INV0003879	LIBRARY - MARCH OUTREACH	137871	10/13/2026	3.92
		Vendor 036505 - LUKE MATTINGLY Total:		3.92
Vendor: 017133 - MASTERCARD				
INV0003907	COUNCIL ZOOM	137895	10/20/2026	15.99
INV0003907	FIN - ADOBE SOFTWARE	137895	10/20/2026	19.99
INV0003907	FIN - MAIL CHIMP	137895	10/20/2026	19.50
INV0003908	PD - SEAT BELT EXTENDER	137894	10/20/2026	83.93
INV0003908	RC - CONFERENCE HOTEL	137894	10/20/2026	308.20

COUNCIL CLAIMS 10/26/2026

Payment Dates: 10/13/2026 - 10/26/2026

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
INV0003908	RC - CORRECTION TAPE/STICK...	137894	10/20/2026	33.12
INV0003908	RC - INK CARTRIDGE	137894	10/20/2026	63.98
INV0003908	RC - FILE POCKETS	137894	10/20/2026	15.77
INV0003908	RC - KEY FOR GYM LOCKBOX	137894	10/20/2026	20.95
INV0003908	RC - FRAUDULENT CHARGES C...	137894	10/20/2026	-83.20
INV0003908	RC - CASTER WHEEL	137894	10/20/2026	17.98
INV0003908	RC - DUSTER REFILL	137894	10/20/2026	19.94
INV0003908	RC - JUMP ROPES	137894	10/20/2026	39.96
INV0003908	RC - ONLINE SCHEDULING	137894	10/20/2026	582.75
INV0003908	LS - DUMBBELLS, PILATES BAL...	137894	10/20/2026	65.49
INV0003908	LS - DUMBBELLS - FITNESS CL...	137894	10/20/2026	69.80
INV0003908	RC - ONLINE SCHEDULING	137894	10/20/2026	194.25
INV0003921	COUNCIL - CARROLL COUNTY ...	137909	10/21/2026	13.18
INV0003921	HOUSING CONFERENCE HOTEL...	137909	10/21/2026	-198.42
INV0003921	MAYOR - CARROLL COUNTY R...	137909	10/21/2026	13.18
INV0003921	FIN - ILOC REGISTRATION	137909	10/21/2026	325.00
INV0003921	FIN - ILOC HOTEL	137909	10/21/2026	275.50
INV0003921	FIN - CARROLL COUNTY ROU...	137909	10/21/2026	13.18
INV0003921	FIN - EMPLOYEE RECOGNITION	137909	10/21/2026	31.97
INV0003922	LIBRARY - TRUSTEE TRAINING	137910	10/21/2026	98.18
INV0003922	LIBRARY - DMCA DESIGNATED...	137910	10/21/2026	6.00
INV0003922	LIBRARY - LOOMLY 1 YR	137910	10/21/2026	411.60
INV0003922	LIBRARY - ADOBE ACROBAT P...	137910	10/21/2026	239.88
INV0003922	LIBRARY - ARSL CONFERENCE	137910	10/21/2026	7.10
INV0003922	LIBRARY - ARSL CONFERENCE	137910	10/21/2026	16.00
INV0003922	LIBRARY - ARSL CONFERENCE	137910	10/21/2026	16.47
INV0003922	LIBRARY - ARSL CONFERENCE	137910	10/21/2026	30.25
INV0003922	LIBRARY - ARSL CONFERENCE ...	137910	10/21/2026	111.00
INV0003922	LIBRARY - ARSL CONFERENCE	137910	10/21/2026	5.50
INV0003922	LIBRARY - ARSL CONFERENCE	137910	10/21/2026	13.19
INV0003922	LIBRARY - NEA BIG READ HAL...	137910	10/21/2026	11.24
INV0003922	LIBRARY - NEA BIG READ ART ...	137910	10/21/2026	15.96
Vendor 017133 - MASTERCARD Total:				2,944.36
Vendor: 002993 - MC CLURE ENGINEERING CO.				
171909	AIRPORT HANGAR ENGINEERI...	137877	10/13/2026	12,773.76
Vendor 002993 - MC CLURE ENGINEERING CO. Total:				12,773.76
Vendor: 017220 - MC FARLAND CLINIC PC				
INV0003926	FD PHYSICAL - W GROSS			314.00
INV0003926	FD PHYSICAL - K REINCKE			197.00
INV0003926	PRE-EMP PHYSICAL - K SANDE...			611.00
Vendor 017220 - MC FARLAND CLINIC PC Total:				1,122.00
Vendor: 003966 - MICROBAC LABORATORIES INC				
NT2608110	WATER - MONTHLY BAC TEES			119.25
Vendor 003966 - MICROBAC LABORATORIES INC Total:				119.25
Vendor: 017585 - MIDWEST WHOLESALE BLDG PRODUCTS				
613175	RUT - MARKING CHALK			66.50
Vendor 017585 - MIDWEST WHOLESALE BLDG PRODUCTS Total:				66.50
Vendor: 003529 - MURRAY'S WELDING				
CB128757	RUT - #27 BOOM EXTENSION ...			118.82
Vendor 003529 - MURRAY'S WELDING Total:				118.82
Vendor: 036610 - MURR'S COFFEE CO LLC				
INV0003914	LIBRARY - NEA BIG READ - CH...	137917	10/21/2026	50.00
Vendor 036610 - MURR'S COFFEE CO LLC Total:				50.00
Vendor: 001947 - NIPPON SANSO MATHESON INC				
0033641218-R	GARAGE - ARGON FOR WELD...	137887	10/15/2026	271.37
Vendor 001947 - NIPPON SANSO MATHESON INC Total:				271.37

COUNCIL CLAIMS 10/26/2026

Payment Dates: 10/13/2026 - 10/26/2026

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
Vendor: 003298 - NUTRIEN AG SOLUTIONS INC				
904008834	AIRPORT - RUNWAY WEED C...	137878	10/13/2026	1,620.00
Vendor 003298 - NUTRIEN AG SOLUTIONS INC Total:				1,620.00
Vendor: 020203 - OFFICE STOP				
329105	FIN - ENVELOPES			26.00
Vendor 020203 - OFFICE STOP Total:				26.00
Vendor: 003701 - OLSEM PLUMBING LLC				
1304	RC - WATER SOFTNER REPAIRS	137896	10/20/2026	240.00
1994	RC - ROOF DRAIN PIPING REPA...	137896	10/20/2026	378.08
i4888	RC - SOFTENER FLOAT ASSEM...			337.82
Vendor 003701 - OLSEM PLUMBING LLC Total:				955.90
Vendor: 020326 - OPTIONS INK				
2976	LIBRARY - NEA BIG READ STIC...	137911	10/21/2026	523.50
Vendor 020326 - OPTIONS INK Total:				523.50
Vendor: 020330 - O'REILLY AUTO PARTS				
0400-437670	PARKS - BELT			14.02
0400-437671	PARKS - BATTERY			100.61
Vendor 020330 - O'REILLY AUTO PARTS Total:				114.63
Vendor: 021050 - P & H WHOLESALE INC.				
4162243-00	FD - TOILET CLEANER			13.98
Vendor 021050 - P & H WHOLESALE INC. Total:				13.98
Vendor: 003228 - PAYSAFE MERCHANT				
INV0003923	RC - SEPT. EFT PROCESSING	DFT0001869	10/21/2026	108.54
Vendor 003228 - PAYSAFE MERCHANT Total:				108.54
Vendor: 001949 - PERFORMANCE TIRE & SERVICE				
0185353	GC - TIRE			131.00
0185444	GC - TIRE REPAIR			304.70
Vendor 001949 - PERFORMANCE TIRE & SERVICE Total:				435.70
Vendor: 023128 - QUILL CORPORATION				
50725860	PW - WALL CALENDAR			17.39
50725860	RC - WALL CALENDAR			17.39
50725860	FIN - WALL CALENDAR			17.39
Vendor 023128 - QUILL CORPORATION Total:				52.17
Vendor: 009870 - RACCOON VALLEY ELECTRIC COOP				
INV0003880	AIRPORT - ELECTRIC BILL	137882	10/13/2026	972.19
Vendor 009870 - RACCOON VALLEY ELECTRIC COOP Total:				972.19
Vendor: 000490 - RANDALL M. KRAUEL				
INV0003876	PW - APWA FALL CONFERENCE..	137868	10/13/2026	98.80
Vendor 000490 - RANDALL M. KRAUEL Total:				98.80
Vendor: 024905 - SAFETY-KLEEN CORP.				
100842879	GARAGE - PARTS CLEANER			317.59
100842881	GC - PARTS WASHER SOLVENT			300.12
Vendor 024905 - SAFETY-KLEEN CORP. Total:				617.71
Vendor: 025050 - SCHUMACHER ELEVATOR CO.				
90696274	RC - ELEVATOR MAINTENANCE			463.50
Vendor 025050 - SCHUMACHER ELEVATOR CO. Total:				463.50
Vendor: 003696 - SCI COMMUNICATIONS INC				
17269	PD - PHONE CHARGES			224.56
17269	FD - PHONE CHARGES			25.53
17269	GARAGE - PHONE CHARGES			83.03
17269	LIBRARY - PHONE CHARGES			74.06
17269	PARKS - PHONE CHARGES			19.03
17269	GC - PHONE CHARGES			44.56
17269	RC - PHONE CHARGES			125.06
17269	AC - PHONE CHARGES			19.03
17269	CEMETERY - PHONE CHARGES			19.03

COUNCIL CLAIMS 10/26/2026

Payment Dates: 10/13/2026 - 10/26/2026

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
17269	FIN - PHONE CHARGES			170.55
17269	WATER - PHONE CHARGES			71.53
17269	WW - PHONE CHARGES			33.53
Vendor 003696 - SCI COMMUNICATIONS INC Total:				909.50
Vendor: 000612 - SENECA COMPANIES				
S-INV095476	GEN - FREE PRODUCT RECOVER...			1,803.00
Vendor 000612 - SENECA COMPANIES Total:				1,803.00
Vendor: 025606 - SOPPE CHIROPRACTIC CLINIC				
1621A	FIN - RANDOM DRUG TESTS			110.00
Vendor 025606 - SOPPE CHIROPRACTIC CLINIC Total:				110.00
Vendor: 025880 - STONE PRINTING CO.				
122059	RC - DESK CALENDAR			34.95
20887	PARKS - BINDER AND TABS			8.05
20888	GC - INK CARTRIDGE & BINDI...			77.98
20909	PARKS - BINDER & DIVIDERS			15.42
P15461	RC - 2 PT MEMBERSHIP FORMS			199.50
P15462	RC - PAMP AGREEMENT FOR...			199.50
P15530	HISTORIC PRESERVATION POS...			72.60
Vendor 025880 - STONE PRINTING CO. Total:				608.00
Vendor: 026427 - TERRACON CONSULTANTS INC				
37552	AIRPORT HANGAR - GEOTECH...	137884	10/13/2026	14,800.00
Vendor 026427 - TERRACON CONSULTANTS INC Total:				14,800.00
Vendor: 036587 - THE LAW OFFICE OF REDENBAUGH & MORH PC				
7937	FIN - FY 26 AUDIT RESPONSE			250.00
Vendor 036587 - THE LAW OFFICE OF REDENBAUGH & MORH PC Total:				250.00
Vendor: 036600 - THE SEVEN TIMES LLC				
CPL-004	LIBRARY - NEA BIG READ PRO...	137915	10/21/2026	1,733.34
Vendor 036600 - THE SEVEN TIMES LLC Total:				1,733.34
Vendor: 026605 - TIEFENTHALER AG-LIME				
47188	GC - SAND			358.78
Vendor 026605 - TIEFENTHALER AG-LIME Total:				358.78
Vendor: 002862 - TRAVIS BOELL				
INV0003877	WW - SAFETY BOOTS	137870	10/13/2026	165.84
Vendor 002862 - TRAVIS BOELL Total:				165.84
Vendor: 027060 - TREASURER OF IOWA				
INV0003906	GC - SEPTEMBER SALES TAX	DFT0001863	10/20/2026	1,910.39
INV0003906	RC - SEPTEMBER SALES TAX	DFT0001863	10/20/2026	2,854.13
INV0003906	LS - SEPTEMBER SALES TAX	DFT0001863	10/20/2026	8.83
Vendor 027060 - TREASURER OF IOWA Total:				4,773.35
Vendor: 004810 - TRUE VALUE HARDWARE & HOM				
004810	RC - BOLT LOCK			5.99
Vendor 004810 - TRUE VALUE HARDWARE & HOM Total:				5.99
Vendor: 003220 - TURFWERKS				
WE05898	GC - GSP PLAN			3,850.00
Vendor 003220 - TURFWERKS Total:				3,850.00
Vendor: 002852 - TYLER SCHULTES				
INV0003929	PARKS - STEEL TOED BOOTS	137920	10/22/2026	200.00
Vendor 002852 - TYLER SCHULTES Total:				200.00
Vendor: 003499 - UMB BANK				
1064403	2026 PAYING AGENT FEE			600.00
1064405	2026 PAYING AGENT FEE			600.00
Vendor 003499 - UMB BANK Total:				1,200.00
Vendor: 036582 - UNITYPOINT HEALTH AT WORK				
710006267	PD - PHYSICAL - BARBER			134.00
Vendor 036582 - UNITYPOINT HEALTH AT WORK Total:				134.00

COUNCIL CLAIMS 10/26/2026

Payment Dates: 10/13/2026 - 10/26/2026

Payable Number	Description (Item)	Payment Number	Payment Date	Amount
Vendor: 003961 - UNITYPOINT HEALTH				
9210IN3160	FIN - RANDOM DRUG TESTING...			319.00
Vendor 003961 - UNITYPOINT HEALTH Total:				319.00
Vendor: 028814 - VAN METER COMPANY				
S014659320.001	WATER - WELL #20 HOUR ME...			153.85
Vendor 028814 - VAN METER COMPANY Total:				153.85
Vendor: 029010 - VEENSTRA & KIMM INC.				
27367 - 18	BLDG - SEPT INSPECTIONS			2,018.52
Vendor 029010 - VEENSTRA & KIMM INC. Total:				2,018.52
Vendor: 004060 - VOLTMER INC.				
20260184	AIRPORT - RUNWAY LIGHTS - L...	137880	10/13/2026	24,111.61
Vendor 004060 - VOLTMER INC. Total:				24,111.61
Vendor: 000191 - WATTERS LANDSCAPING				
844955	GC - DEEP TINE GREENS AND ...			3,000.00
Vendor 000191 - WATTERS LANDSCAPING Total:				3,000.00
Vendor: 003962 - WENDY JOHNSON				
INV0003912	LIBRARY - ALL IOWA READS ...	137899	10/21/2026	148.50
INV0003912	LIBRARY - ARSL CONFERENCE...	137899	10/21/2026	158.08
Vendor 003962 - WENDY JOHNSON Total:				306.58
Vendor: 002762 - WITTROCK ELECTRIC				
33934	AIRPORT - REPLACE BEACON L...	137875	10/13/2026	118.25
Vendor 002762 - WITTROCK ELECTRIC Total:				118.25
Vendor: 030355 - WITTROCK MOTOR CO.				
1241	AIRPORT - CAR RENTAL	137885	10/13/2026	550.00
Vendor 030355 - WITTROCK MOTOR CO. Total:				550.00
Vendor: 003970 - WORLDWIDE EXPRESS				
261011W016516	PD - FREIGHT W/E 10/14/26	137888	10/15/2026	23.56
261011W016516	RC - FREIGHT W/E 10/14/26	137888	10/15/2026	58.65
261011W016516	WATER - FREIGHT W/E 10/14/...	137888	10/15/2026	31.12
261018W002285	RC - FREIGHT W/E 10/21/2026	137900	10/21/2026	53.27
261018W002285	WATER - FREIGHT W/E 10/21/...	137900	10/21/2026	31.05
Vendor 003970 - WORLDWIDE EXPRESS Total:				197.65
Vendor: 036497 - XPLORE PAY				
INV0003916	SHELTER - SEPT IN-OFFICE CC ...	DFT0001866	10/21/2026	1.94
INV0003916	RC - SEPT IN-OFFICE CC PROCE...	DFT0001866	10/21/2026	266.01
INV0003917	SHELTER - SEPT. ONLINE CC P...	DFT0001867	10/21/2026	1.28
INV0003917	RC - SEPT. ONLINE CC PROCES...	DFT0001867	10/21/2026	209.57
INV0003917	LS - SEPT. ONLINE CC PROCESS...	DFT0001867	10/21/2026	10.18
INV0003918	AC - SEPT. CC PROCESSING FE...	DFT0001868	10/21/2026	12.75
Vendor 036497 - XPLORE PAY Total:				501.73
Vendor: 004065 - XYLEM WATER SOLUTIONS USA INC				
3556E40207	WWTP - UV SYSTEM ANNAUL...			19,736.40
Vendor 004065 - XYLEM WATER SOLUTIONS USA INC Total:				19,736.40
Grand Total:				1,070,121.65

Report Summary**Fund Summary**

Fund	Expense Amount	Payment Amount
001 - GENERAL FUND	190,856.80	123,139.82
100 - FEDERAL GRANTS SR FUND	20,000.00	0.00
110 - ROAD USE TAX FUND	6,097.81	1,704.22
121 - LOCAL OPTION SALES TAX	6,613.50	50.00
125 - U.R. DOWNTOWN S.R.	27,117.53	0.00
136 - ECHO UR FUND	2,377.47	2,377.47
168 - LIBRARY TRUST FUND	9,179.72	9,179.72
200 - DEBT SERVICE FUND	1,200.00	0.00
303 - C.P. - AIRPORT	51,685.37	51,685.37
311 - C.P. - PARKS & RECREATION	0.00	0.00
600 - WATER UTILITY FUND	8,488.94	153.51
602 - WATER UTILITY CAP. IMP.	722,281.40	0.00
610 - SEWER UTILITY FUND	21,743.48	165.84
850 - MEDICAL INSURANCE FUND	2,479.63	2,479.63
Grand Total:	1,070,121.65	190,935.58

Gross Payroll \$266,268.07

MEMO TO: Aaron Kooiker, City Manager

FROM: Dan Hannasch, Fire Chief

DATE: October 21, 2026

SUBJECT: Bella Vista Plains Subdivision, Resubdivision Lot 6

- Preliminary Plat
- Final Plat

On October 14, 2026, the Planning and Zoning Commission meet to review the Preliminary Plat and Final Plat of Bella Vista Plains Subdivision, Resubdivision Lot 6.

The Commission, by unanimous vote of the members present, recommended to the City Council the tentative approval of the Preliminary Plat and Final Plat.

Attached for Council review are the following documents:

1. Preliminary Plat
2. Resolution for Preliminary Plat
3. Final Plant
4. Resolution for Final Plat

RECOMMENDATION: Council review and approval of the following resolutions for the Bella Vista Plains Subdivision, Resubdivision Lot 6:

- Preliminary Plat
- Final Plat

RESOLUTION NO. _____

WHEREAS, Woodland Place LLC, Neil J. Bock, its manager, has filed a Preliminary Plat for the Bella Vista Plains Subdivision, Resubdivision Lot 6 to the City of Carroll, Carroll County Iowa; and,

WHEREAS, the Preliminary Plat was given tentative approval by the City Planning and Zoning Commission at their meeting of October 14, 2026;

NOW, THEREFORE, BE IT RESOLVED that the Council does hereby tentatively approve the Preliminary Plat for the Bella Vista Plains Subdivision, Resubdivision Plat 6 to the City of Carroll, Carroll County Iowa. Council gives authorization to proceed with preparation of the Final Plat pursuant to Section 6-6.0308 of the City of Carroll Subdivision Ordinance.

Adopted and passed by the Carroll City Council this 26th day of October, 2026.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Gerald H. Fleshner, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

RESOLUTION NO. _____

WHEREAS, Woodland Place LLC, owners of certain real estate described in a certain plat filed by them with the City Clerk of the City of Carroll, Iowa, known as the Bella Vista Plains Subdivision, Resubdivision Lot 6, City of Carroll, Carroll County, Iowa; and,

WHEREAS, the said Final Plat has been duly examined by the City Planning and Zoning Commission, which has found same to conform to the general plan of the City; and recommended approval of same on October 14, 2026; and,

WHEREAS, said Plat has been examined by the City Council and found to conform to the City of Carroll Subdivision Ordinance and falls within the general plan of the City of Carroll, Iowa, and is found to comply with Chapter 354 of the 2026 Code of Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carroll, Iowa:

1. That the Final Plat of Bella Vista Plains Subdivision, Resubdivision Lot 6, City of Carroll, Carroll County, Iowa, is found to conform with the law and is hereby accepted.
2. That this Resolution shall be fully binding upon the owners, their assigns, purchasers or successors in interest.
3. That the Mayor and City Clerk of the City of Carroll, Iowa, are hereby directed to certify this Resolution and cause the same to be affixed to the said Plat as provided by law.

Passed and approved by the Carroll City Council this 26th day of October, 2026.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Gerald H. Fleshner, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

PRELIMINARY PLAT

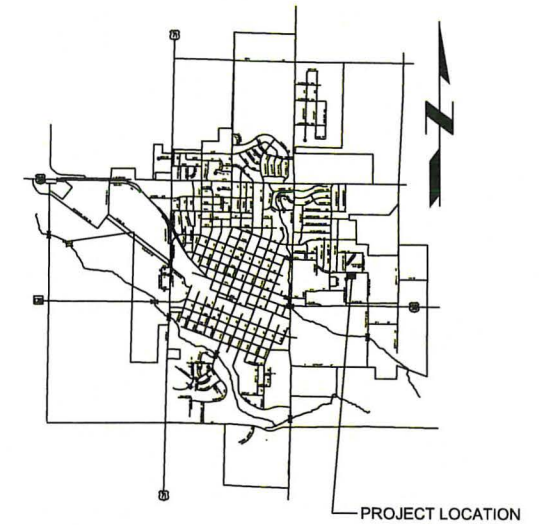
BELLA VISTA PLAINS SUBDIVISION,
RESUBDIVISION LOT 6
CITY OF CARROLL
CARROLL COUNTY, IOWA

LEGEND

- MONUMENT FOUND
- MONUMENT SET WITH YELLOW CAP (Y.C.) # 21443
- FOUND MONUMENT LABEL
- FOUND MONUMENT
- MEASURED DISTANCE
- PLATTED DISTANCE
- RECORDED DISTANCE
- SET MONUMENT
- 20' BSL BUILDING SET BACK LINE
- TEL FIBER OPTIC / TELEPHONE LINE
- TV CABLE TV LINE
- E UNDERGROUND ELECTRICAL LINE
- G GAS LINE
- ST EXISTING STORM SEWER
- 8" S EXISTING SANITARY SEWER
- 8" W EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE



GRAPHIC SCALE
FULL SIZE (22" x 34")
1" = 30'
HALF SIZE (11" x 17")
1" = 60'



CITY OF CARROLL, IOWA

OWNER, SUBDIVIDER, BUILDER
WOODLAND PLACE LLC
1216 WOODLAND DRIVE
CARROLL, IOWA 51401
712-830-0094

LAND SURVEYOR
DANIEL G. MESSERICH, PLS
919 BROOKDALE DRIVE
CARROLL, IOWA 51401
712-790-8513

ENGINEER
JUSTIN THIEMANN, PE
623 N CARROLL STREET
CARROLL, IA 51401
712-220-8121

ACREAGE TABLE	
TOTAL ACREAGE	2.79 ACRES
NUMBER OF LOTS	3
MIN. LOT AREA	0.45 ACRES
AVG. LOT AREA	0.77 ACRES
MAX. LOT AREA	0.93 ACRES
PUBLIC LAND AREA	NONE
ROW LAND AREA	0.48 ACRES

ZONING R-5 (CURRENT AND PROPOSED)

BUILDING SETBACKS:

FRONT YARD	20'
REAR YARD MIN.	10'
SIDE YARD MIN.	5'

- NOTES:
- EXISTING CONTOURS WERE GENERATED FROM 2020 LiDAR (<https://geotree2.geog.uni.edu/lidar/>)
 - UTILITIES WERE COLLECTED ON JULY 25, 2026 WITH GNSS AND IARTN.
 - AS PER FEMA MAP NUMBER 19027C0153C, THIS AREA IS OF MINIMAL FLOOD HAZARD.
 - NO IMPROVEMENTS ON ANY STREETS, GRADING, OR UTILITIES ARE PLANNED FOR THIS SUBDIVISION.

FOUND MONUMENTS:

- A - FOUND 1/2" REBAR UNREADABLE Y.C., NW CORNER LOT 1 BELLA VISTA PLAINS SUBDIVISION
- B - FOUND 5/8" REBAR Y.C. #12108, NW CORNER LOT 2 BELLA VISTA PLAINS SUBDIVISION
- C - FOUND 5/8" REBAR Y.C. #12108, NW CORNER LOT 3 BELLA VISTA PLAINS SUBDIVISION
- D - FOUND 5/8" REBAR Y.C. #12108, NW CORNER LOT 4 BELLA VISTA PLAINS SUBDIVISION
- E - FOUND 5/8" REBAR Y.C. #12108, NW CORNER LOT 5 BELLA VISTA PLAINS SUBDIVISION
- F - FOUND 1/2" REBAR Y.C. # 7055, NE CORNER LOT 5 BELLA VISTA PLAINS SUBDIVISION
- G - FOUND 5/8" REBAR Y.C. #12108, SE CORNER LOT 5 BELLA VISTA PLAINS SUBDIVISION
- H - FOUND 5/8" REBAR Y.C. #12108, SE CORNER LOT 4 BELLA VISTA PLAINS SUBDIVISION
- I - FOUND 5/8" REBAR Y.C. #12108, SE CORNER LOT 3 BELLA VISTA PLAINS SUBDIVISION
- J - FOUND 5/8" REBAR Y.C. #12108, SE CORNER LOT 2 BELLA VISTA PLAINS SUBDIVISION
- K - FOUND 5/8" REBAR Y.C. #12108, SE CORNER LOT 1 BELLA VISTA PLAINS SUBDIVISION
- L - FOUND 5/8" REBAR Y.C. #12108, SW CORNER LOT 1 BELLA VISTA PLAINS SUBDIVISION
- M - FOUND 1/2" REBAR Y.C. #12534, SE CORNER LOT 1 OF LOT 'B' BELLA VISTA FIRST ADDITION FIRST RESUBDIVISION
- N - FOUND 1/2" REBAR Y.C. #12534, CORNER LOT 6 BELLA VISTA PLAINS SUBDIVISION
- O - FOUND 5/8" REBAR Y.C. #8156, CORNER LOT 6 BELLA VISTA PLAINS SUBDIVISION
- P - FOUND 5/8" REBAR Y.C. #12108, SE CORNER LOT 6 BELLA VISTA PLAINS SUBDIVISION

CURVE	RADIUS	CENTRAL ANGLE	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	91°27'47"	61.55'	95.78' M (95.74' R)	N42°02'16"W	85.93' M (85.90' R)
C2	60.00'	38°20'19"	20.86'	40.15' M	N68°36'00"W	39.40' M
C3	60.00'	35°7'28"	30.00'	55.63' M	N22°52'6"W	53.66' M

CITY APPROVALS

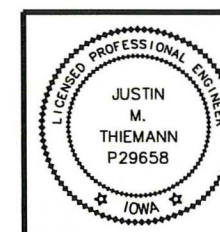
RECOMMEND TENTATIVE PLAT APPROVAL -
PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____
TENTATIVE PLAT APPROVAL - CITY OF CARROLL, IOWA

CLERK _____ DATE _____

WOODLAND PLACE LLC PRELIMINARY PLAT APPROVAL

Neil Bock 8-10-26
NEIL BOCK, PRESIDENT _____ DATE _____



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Justin M. Thiemann 8/10/26
Signature _____ Date _____
JUSTIN M. THIEMANN, P.E.
Printed or Typed Name

My license renewal date is December 31, 2026

Pages or sheets covered by this seal: Sheets 1 and 2

DATE	8/6/2026	PROJECT NO.	542
SCALE	SEE GRAPHIC SCALE		
FIELD BOOK	No. 9		
SHEET	1 OF 2		

PRELIMINARY PLAT

BELLA VISTA PLAINS SUBDIVISION, RESUBDIVISION LOT 6 CITY OF CARROLL CARROLL COUNTY, IOWA

SURVEYOR'S REPORT

THIS SURVEY WAS PERFORMED AT THE REQUEST OF NEIL BOCK ON JUNE 12, 2026.

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE LOT 6 OF BELLA VISTA PLAINS SUBDIVISION.

ALL LINES WERE PRODUCED AND MEASURED AS SHOWN ON THE PLAT. ALL MONUMENTS SET ARE 1/2" X 18" REBAR WITH YELLOW CAP NUMBER 21443, UNLESS NOTED. THE FIELD WORK PHASE OF THIS SURVEY WAS COMPLETED IN AUGUST 2026.

METHODOLOGY: THIS BOUNDARY SURVEY WAS PERFORMED USING A CARLSON BRX7 GNSS RECEIVER UTILIZING NETWORK RTK (NRTK) CORRECTIONS FROM THE IOWA REAL-TIME NETWORK (IARTN).

ACCURACY: THE UNADJUSTED ERROR OF FIELD MEASUREMENTS WAS DETERMINED TO HAVE A RELATIVE POSITIONAL TOLERANCE WITHIN ± 0.13 FEET + (1:10,000) AT A 95% CONFIDENCE LEVEL PER IAC 193C—11.6.

BASIS OF BEARING/COORDINATES: ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE IOWA REGIONAL COORDINATE SYSTEM (IARCS) ZONE 7, BASED ON THE NAD83 (2011) EPOCH 2010.00 DATUM.

DISTANCES: ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (NOTE: IN IARCS ZONE 7, THE GRID-TO-GROUND SCALE FACTOR IS CONSIDERED 1.0000 FOR MOST PRACTICAL BOUNDARY APPLICATIONS).

DEDICATION:

KNOW ALL MEN BY THESE PRESENT: THAT WOODLAND PLACE LLC. IS THE OWNER OF THE LAND DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BELLA VISTA PLAINS SUBDIVISION, RESUBDIVISION LOT 6, CITY OF CARROLL, CARROLL COUNTY, IOWA. SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF ITS PROPERTY AS SHOWN ON THIS PLAT.

ALL STREET RIGHT-OF-WAY CONTAINED WITHIN THE PERIMETER OF THIS SUBDIVISION AS SHOWN HEREON ARE HEREBY TENDERED FOR PUBLIC USE.

BOUNDARY DESCRIPTION

BELLA VISTA PLAINS SUBDIVISION, RESUBDIVISION LOT 6, CITY OF CARROLL CARROLL COUNTY, IOWA, WHOSE EXTERIOR BOUNDARY IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6 OF BELLA VISTA PLAINS SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING ONE (P.O.B.1);

THENCE N 89°04'24" E ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 98.32 FEET, TO A 5/8" REBAR WITH YELLOW CAP NUMBER 12108, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION;

THENCE N 89°09'09" E ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 91.95 FEET, TO A 5/8" REBAR WITH YELLOW CAP NUMBER 12108, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 2 OF SAID SUBDIVISION;

THENCE N 89°03'35" E ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 92.02 FEET, TO A 5/8" REBAR WITH YELLOW CAP NUMBER 12108, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 3 OF SAID SUBDIVISION;

THENCE N 89°05'25" E ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 91.96 FEET, TO A 5/8" REBAR WITH YELLOW CAP NUMBER 12108, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 4 OF SAID SUBDIVISION;

THENCE N 89°05'49" E ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 98.35 FEET, TO A 5/8" REBAR WITH YELLOW CAP NUMBER 12108, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 6;

THENCE S 1°01'37" E ON THE EAST LINE OF SAID LOT 6, A DISTANCE OF 260.00 FEET, TO A 5/8" REBAR WITH YELLOW CAP NUMBER 12108, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 6;

THENCE S 88°24'59" W ON THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 417.22 FEET TO A 5/8" REBAR WITH YELLOW CAP NUMBER 8156, SAID POINT BEING ON THE RIGHT-OF-WAY OF MONTEREY AVENUE;

THENCE ON A CURVE TO THE LEFT WITH A RADIUS ON 60.00', ARC LENGTH OF 95.78 FEET, CENTRAL ANGLE OF 91° 27' 47", CHORD BEARING OF N 42°02'16"W, CHORD DISTANCE OF 85.93 FEET, TO A 1/2" REBAR WITH YELLOW CAP NUMBER 12534, SAID POINT BEING ON THE WEST LINE OF SAID LOT 6;

THENCE N 0°46'44" W ON THE WEST LINE OF SAID LOT 6, A DISTANCE OF 175.11 FEET, TO A 1/2" REBAR WITH YELLOW CAP NUMBER 12534, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1 OF LOT 'B' OF BELLA VISTA FIRST ADDITION, FIRST RESUBDIVISION;

THENCE N 0°30'07" W ON THE WEST LINE OF SAID LOT 6, A DISTANCE OF 25.11 FEET, TO THE POINT OF BEGINNING ONE.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.79 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.

OWNER: WOODLAND PLACE, LLC

BOUNDARY DESCRIPTION

LOT 'A' BELLA VISTA PLAINS SUBDIVISION, RESUBDIVISION LOT 6, CITY OF CARROLL CARROLL COUNTY, IOWA, WHOSE EXTERIOR BOUNDARY IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6 OF BELLA VISTA PLAINS SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING ONE (P.O.B.1);

THENCE N 89°04'24" E ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 98.32 FEET, TO A 5/8" REBAR WITH YELLOW CAP NUMBER 12108, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION;

THENCE N 89°09'09" E ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 91.95 FEET, TO A 5/8" REBAR WITH YELLOW CAP NUMBER 12108, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 2 OF SAID SUBDIVISION;

THENCE S 1°01'37" E, A DISTANCE OF 213.28 FEET, TO A 1/2" REBAR WITH YELLOW CAP NUMBER 21443;

THENCE S 88°24'59" W, A DISTANCE OF 154.85 FEET, TO A 1/2" REBAR WITH YELLOW CAP NUMBER 21443, SAID POINT BEING ON THE RIGHT-OF-WAY OF MONTEREY AVENUE;

THENCE ON A CURVE TO THE LEFT WITH A RADIUS ON 60.00', ARC LENGTH OF 40.15 FEET, CENTRAL ANGLE OF 38° 20' 19", CHORD BEARING OF N 68°36'00"W, CHORD DISTANCE OF 39.40 FEET, TO A 1/2" REBAR WITH YELLOW CAP NUMBER 12534, SAID POINT BEING ON THE WEST LINE OF SAID LOT 6;

THENCE N 0°46'44" W ON THE WEST LINE OF SAID LOT 6, A DISTANCE OF 175.11 FEET, TO A 1/2" REBAR WITH YELLOW CAP NUMBER 12534, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1 OF LOT 'B' OF BELLA VISTA FIRST ADDITION, FIRST RESUBDIVISION;

THENCE N 0°30'07" W ON THE WEST LINE OF SAID LOT 6, A DISTANCE OF 25.11 FEET, TO THE POINT OF BEGINNING ONE.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.93 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.

OWNER: WOODLAND PLACE, LLC

BOUNDARY DESCRIPTION

LOT 'B' BELLA VISTA PLAINS SUBDIVISION, RESUBDIVISION LOT 6, CITY OF CARROLL CARROLL COUNTY, IOWA, WHOSE EXTERIOR BOUNDARY IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3 OF BELLA VISTA PLAINS SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING TWO (P.O.B.2);

THENCE N 89°03'35" E ON THE NORTH LINE OF LOT 6 OF SAID SUBDIVISION, A DISTANCE OF 92.02 FEET, TO A 5/8" REBAR WITH YELLOW CAP NUMBER 12108, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE S 1°01'37" E, A DISTANCE OF 212.25 FEET, TO A 1/2" REBAR WITH YELLOW CAP NUMBER 21443;

THENCE S 88°24'59" W, A DISTANCE OF 92.02 FEET, TO A 1/2" REBAR WITH YELLOW CAP NUMBER 21443;

THENCE N 1°01'37" W, A DISTANCE OF 213.28 FEET, TO THE POINT OF BEGINNING TWO.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.45 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.

OWNER: WOODLAND PLACE, LLC

BOUNDARY DESCRIPTION

LOT 'C' BELLA VISTA PLAINS SUBDIVISION, RESUBDIVISION LOT 6, CITY OF CARROLL CARROLL COUNTY, IOWA, WHOSE EXTERIOR BOUNDARY IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 4 OF BELLA VISTA PLAINS SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING THREE (P.O.B.3);

THENCE N 89°05'25" E ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 91.96 FEET, TO A 5/8" REBAR WITH YELLOW CAP NUMBER 12108, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 4;

THENCE N 89°05'49" E ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 98.35 FEET, TO A 5/8" REBAR WITH YELLOW CAP NUMBER 12108, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 6;

THENCE S 1°01'37" E ON THE EAST LINE OF SAID LOT 6, A DISTANCE OF 210.00 FEET, TO A 1/2" REBAR WITH YELLOW CAP NUMBER 21443;

THENCE S 88°24'59" W, A DISTANCE OF 190.32 FEET, TO A 1/2" REBAR WITH YELLOW CAP NUMBER 21443;

THENCE N 1°01'37" W, A DISTANCE OF 212.25 FEET, TO THE POINT OF BEGINNING THREE.

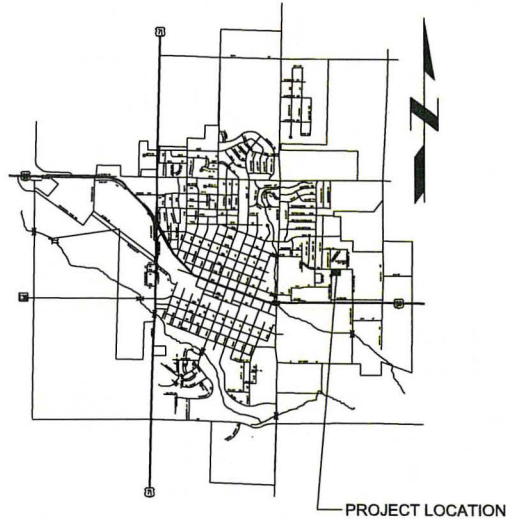
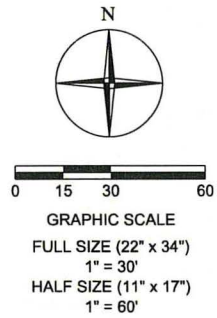
THE ABOVE DESCRIBED PARCEL CONTAINS 0.92 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.

OWNER: WOODLAND PLACE, LLC

INDEX LEGEND
LOCATION: BELLA VISTA PLAINS SUBDIVISION, RESUBDIVISION LOT 6
REQUESTOR: NEIL BOCK
PROPRIETOR: WOODLAND PLACE LLC
SURVEYOR: DANIEL G. MESSERICH
COMPANY: PINPOINT LAND SURVEYING, PLLC
RETURN TO: DANIEL G. MESSERICH
919 BROOKDALE DRIVE, CARROLL, IOWA 51401
712-790-8513

FINAL PLAT
BELLA VISTA PLAINS SUBDIVISION,
RESUBDIVISION LOT 6
CITY OF CARROLL
CARROLL COUNTY, IOWA

- LEGEND
- MONUMENT FOUND
 - MONUMENT SET WITH YELLOW CAP (Y.C.) # 21443
 - Ⓐ FOUND MONUMENT LABEL
 - F FOUND MONUMENT
 - M MEASURED DISTANCE
 - P PLATTED DISTANCE
 - R RECORDED DISTANCE
 - S SET MONUMENT
 - 20' BSL --- BUILDING SET BACK LINE



CITY OF CARROLL, IOWA

OWNER, SUBDIVIDER, BUILDER LAND SURVEYOR
WOODLAND PLACE LLC DANIEL G. MESSERICH, PLS
1216 WOODLAND DRIVE 919 BROOKDALE DRIVE
CARROLL, IOWA 51401 CARROLL, IOWA 51401
712-830-0094 712-790-8513

ACREAGE TABLE

TOTAL ACREAGE	2.79 ACRES
NUMBER OF LOTS	3
MIN. LOT AREA	0.45 ACRES
AVG. LOT AREA	0.77ACRES
MAX. LOT AREA	0.93 ACRES
PUBLIC LAND AREA	NONE
ROW LAND AREA	0.48 ACRES

BUILDING SETBACKS:

FRONT YARD	20'
REAR YARD MIN.	10'
SIDE YARD MIN.	5'

FOUND MONUMENTS:
A - FOUND 1/2" REBAR UNREADABLE Y.C., NW CORNER LOT 1 BELLA VISTA PLAINS SUBDIVISION
B - FOUND 5/8" REBAR Y.C. #12108, NW CORNER LOT 2 BELLA VISTA PLAINS SUBDIVISION
C - FOUND 5/8" REBAR Y.C. #12108, NW CORNER LOT 3 BELLA VISTA PLAINS SUBDIVISION
D - FOUND 5/8" REBAR Y.C. #12108, NW CORNER LOT 4 BELLA VISTA PLAINS SUBDIVISION
E - FOUND 5/8" REBAR Y.C. #12108, NW CORNER LOT 5 BELLA VISTA PLAINS SUBDIVISION
F - FOUND 1/2" REBAR Y.C. # 7055, NE CORNER LOT 5 BELLA VISTA PLAINS SUBDIVISION
G - FOUND 5/8" REBAR Y.C. #12108, SE CORNER LOT 5 BELLA VISTA PLAINS SUBDIVISION
H - FOUND 5/8" REBAR Y.C. #12108, SE CORNER LOT 4 BELLA VISTA PLAINS SUBDIVISION
I - FOUND 5/8" REBAR Y.C. #12108, SE CORNER LOT 3 BELLA VISTA PLAINS SUBDIVISION
J - FOUND 5/8" REBAR Y.C. #12108, SE CORNER LOT 2 BELLA VISTA PLAINS SUBDIVISION
K - FOUND 5/8" REBAR Y.C. #12108, SE CORNER LOT 1 BELLA VISTA PLAINS SUBDIVISION
L - FOUND 5/8" REBAR Y.C. #12108, SW CORNER LOT 1 BELLA VISTA PLAINS SUBDIVISION
M - FOUND 1/2" REBAR Y.C. #12534, SE CORNER LOT 1 OF LOT 'B' BELLA VISTA FIRST ADDITION FIRST RESUBDIVISION
N - FOUND 1/2" REBAR Y.C. #12534, CORNER LOT 6 BELLA VISTA PLAINS SUBDIVISION
O - FOUND 5/8" REBAR Y.C. #8156, CORNER LOT 6 BELLA VISTA PLAINS SUBDIVISION
P - FOUND 5/8" REBAR Y.C. #12108, SE CORNER LOT 6 BELLA VISTA PLAINS SUBDIVISION

CURVE	RADIUS	CENTRAL ANGLE	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	91°27'47"	61.55'	95.78' M (95.74' R)	N42°02'16"W	85.93' M (85.90' R)
C2	60.00'	38°20'19"	20.86'	40.15' M	N68°36'00"W	39.40' M
C3	60.00'	35°7'28"	30.00'	55.63' M	N22°52'6"W	53.66' M

CITY APPROVALS	WOODLAND PLACE LLC FINAL PLAT APPROVAL
RECOMMEND PLAT APPROVAL - PLANNING & ZONING COMMISSION	
CHAIRMAN _____ DATE _____	
SECRETARY _____ DATE _____	
PLAT ACCEPTED FINAL APPROVAL - CITY OF CARROLL, IOWA	
MAYOR _____ DATE _____	NEIL BOCK, PRESIDENT _____ DATE 8-10-26
CLERK _____ DATE _____	



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE Daniel Messerich DATE 8-10-26
PRINTED OR TYPED NAME DANIEL G. MESSERICH
21443
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL: SHEET 1 AND 2



DATE 8/6/2026 PROJECT NO. 542
SCALE SEE GRAPHIC SCALE
FIELD BOOK No. 9
SHEET 1 OF 2

C:\Users\PinPoint\OneDrive\Projects\542-Woodland Place LLC\04-Drawings\542-Woodland Place LLC_Final_Plat.dgn

C:\Users\PInP\OneDrive\Projects\542-Woodland Place LLC\04-Drawings\542-Woodland Place LLC_Final_Plat.dgn

FINAL PLAT

BELLA VISTA PLAINS SUBDIVISION,
RESUBDIVISION LOT 6
CITY OF CARROLL
CARROLL COUNTY, IOWA

SURVEYOR'S REPORT

THIS SURVEY WAS PERFORMED AT THE REQUEST OF NEIL BOCK ON JUNE 12, 2026.

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE LOT 6 OF BELLA VISTA PLAINS SUBDIVISION.

ALL LINES WERE PRODUCED AND MEASURED AS SHOWN ON THE PLAT. ALL MONUMENTS SET ARE 1/2" X 18" REBAR WITH YELLOW CAP NUMBER 21443, UNLESS NOTED. THE FIELD WORK PHASE OF THIS SURVEY WAS COMPLETED IN AUGUST 2026.

METHODOLOGY: THIS BOUNDARY SURVEY WAS PERFORMED USING A CARLSON BRX7 GNSS RECEIVER UTILIZING NETWORK RTK (NRTK) CORRECTIONS FROM THE IOWA REAL-TIME NETWORK (IARTN).

ACCURACY: THE UNADJUSTED ERROR OF FIELD MEASUREMENTS WAS DETERMINED TO HAVE A RELATIVE POSITIONAL TOLERANCE WITHIN ± 0.13 FEET + (1:10,000) AT A 95% CONFIDENCE LEVEL PER IAC 193C—11.6.

BASIS OF BEARING/COORDINATES: ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE IOWA REGIONAL COORDINATE SYSTEM (IARCS) ZONE 7, BASED ON THE NAD83 (2011) EPOCH 2010.00 DATUM.

DISTANCES: ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (NOTE: IN IARCS ZONE 7, THE GRID-TO-GROUND SCALE FACTOR IS CONSIDERED 1.0000 FOR MOST PRACTICAL BOUNDARY APPLICATIONS).

DEDICATION:

KNOW ALL MEN BY THESE PRESENT: THAT WOODLAND PLACE LLC. IS THE OWNER OF THE LAND DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BELLA VISTA PLAINS SUBDIVISION, RESUBDIVISION LOT 6, CITY OF CARROLL, CARROLL COUNTY, IOWA. SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF ITS PROPERTY AS SHOWN ON THIS PLAT.

ALL STREET RIGHT-OF-WAY CONTAINED WITHIN THE PERIMETER OF THIS SUBDIVISION AS SHOWN HEREON ARE HEREBY TENDERED FOR PUBLIC USE.

BOUNDARY DESCRIPTION

BELLA VISTA PLAINS SUBDIVISION, RESUBDIVISION LOT 6, CITY OF CARROLL CARROLL COUNTY, IOWA, WHOSE EXTERIOR BOUNDARY IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6 OF BELLA VISTA PLAINS SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING ONE (P.O.B.1);

THENCE N 89°04'24" E ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 98.32 FEET, TO A 5/8" REBAR WITH YELLOW CAP NUMBER 12108, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION;

THENCE N 89°09'09" E ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 91.95 FEET, TO A 5/8" REBAR WITH YELLOW CAP NUMBER 12108, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 2 OF SAID SUBDIVISION;

THENCE N 89°03'35" E ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 92.02 FEET, TO A 5/8" REBAR WITH YELLOW CAP NUMBER 12108, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 3 OF SAID SUBDIVISION;

THENCE N 89°05'25" E ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 91.96 FEET, TO A 5/8" REBAR WITH YELLOW CAP NUMBER 12108, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 4 OF SAID SUBDIVISION;

THENCE N 89°05'49" E ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 98.35 FEET, TO A 5/8" REBAR WITH YELLOW CAP NUMBER 12108, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 6;

THENCE S 1°01'37" E ON THE EAST LINE OF SAID LOT 6, A DISTANCE OF 260.00 FEET, TO A 5/8" REBAR WITH YELLOW CAP NUMBER 12108, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 6;

THENCE S 88°24'59" W ON THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 417.22 FEET TO A 5/8" REBAR WITH YELLOW CAP NUMBER 8166, SAID POINT BEING ON THE RIGHT-OF-WAY OF MONTEREY AVENUE;

THENCE ON A CURVE TO THE LEFT WITH A RADIUS ON 60.00', ARC LENGTH OF 95.78 FEET, CENTRAL ANGLE OF 91° 27' 47", CHORD BEARING OF N 42°02'16"W, CHORD DISTANCE OF 85.93 FEET, TO A 1/2" REBAR WITH YELLOW CAP NUMBER 12534, SAID POINT BEING ON THE WEST LINE OF SAID LOT 6;

THENCE N 0°46'44" W ON THE WEST LINE OF SAID LOT 6, A DISTANCE OF 175.11 FEET, TO A 1/2" REBAR WITH YELLOW CAP NUMBER 12534, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1 OF LOT 'B' OF BELLA VISTA FIRST ADDITION, FIRST RESUBDIVISION;

THENCE N 0°30'07" W ON THE WEST LINE OF SAID LOT 6, A DISTANCE OF 25.11 FEET, TO THE POINT OF BEGINNING ONE.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.79 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.

OWNER: WOODLAND PLACE, LLC

BOUNDARY DESCRIPTION

LOT 'A' BELLA VISTA PLAINS SUBDIVISION, RESUBDIVISION LOT 6, CITY OF CARROLL CARROLL COUNTY, IOWA, WHOSE EXTERIOR BOUNDARY IS MORE FULLY DESCRIBED AS FOLLOWS:

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THENCE N 89°04'24" E ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 98.32 FEET, TO A 5/8" REBAR WITH YELLOW CAP NUMBER 12108, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION;

THENCE N 89°09'09" E ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 91.95 FEET, TO A 5/8" REBAR WITH YELLOW CAP NUMBER 12108, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 2 OF SAID SUBDIVISION;

THENCE S 1°01'37" E, A DISTANCE OF 213.28 FEET, TO A 1/2" REBAR WITH YELLOW CAP NUMBER 21443;

THENCE S 88°24'59" W, A DISTANCE OF 154.85 FEET, TO A 1/2" REBAR WITH YELLOW CAP NUMBER 21443, SAID POINT BEING ON THE RIGHT-OF-WAY OF MONTEREY AVENUE;

THENCE ON A CURVE TO THE LEFT WITH A RADIUS ON 60.00', ARC LENGTH OF 40.15 FEET, CENTRAL ANGLE OF 38° 20' 19", CHORD BEARING OF N 68°36'00"W, CHORD DISTANCE OF 39.40 FEET, TO A 1/2" REBAR WITH YELLOW CAP NUMBER 12534, SAID POINT BEING ON THE WEST LINE OF SAID LOT 6;

THENCE N 0°46'44" W ON THE WEST LINE OF SAID LOT 6, A DISTANCE OF 175.11 FEET, TO A 1/2" REBAR WITH YELLOW CAP NUMBER 12534, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1 OF LOT 'B' OF BELLA VISTA FIRST ADDITION, FIRST RESUBDIVISION;

THENCE N 0°30'07" W ON THE WEST LINE OF SAID LOT 6, A DISTANCE OF 25.11 FEET, TO THE POINT OF BEGINNING ONE.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.93 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.

OWNER: WOODLAND PLACE, LLC

BOUNDARY DESCRIPTION

LOT 'B' BELLA VISTA PLAINS SUBDIVISION, RESUBDIVISION LOT 6, CITY OF CARROLL CARROLL COUNTY, IOWA, WHOSE EXTERIOR BOUNDARY IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3 OF BELLA VISTA PLAINS SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING TWO (P.O.B.2);

THENCE N 89°03'35" E ON THE NORTH LINE OF LOT 6 OF SAID SUBDIVISION, A DISTANCE OF 92.02 FEET, TO A 5/8" REBAR WITH YELLOW CAP NUMBER 12108, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE S 1°01'37" E, A DISTANCE OF 212.25 FEET, TO A 1/2" REBAR WITH YELLOW CAP NUMBER 21443;

THENCE S 88°24'59" W, A DISTANCE OF 92.02 FEET, TO A 1/2" REBAR WITH YELLOW CAP NUMBER 21443;

THENCE N 1°01'37" W, A DISTANCE OF 213.28 FEET, TO THE POINT OF BEGINNING TWO.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.45 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.

OWNER: WOODLAND PLACE, LLC

BOUNDARY DESCRIPTION

LOT 'C' BELLA VISTA PLAINS SUBDIVISION, RESUBDIVISION LOT 6, CITY OF CARROLL CARROLL COUNTY, IOWA, WHOSE EXTERIOR BOUNDARY IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 4 OF BELLA VISTA PLAINS SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING THREE (P.O.B.3);

THENCE N 89°05'25" E ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 91.96 FEET, TO A 5/8" REBAR WITH YELLOW CAP NUMBER 12108, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 4;

THENCE N 89°05'49" E ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 98.35 FEET, TO A 5/8" REBAR WITH YELLOW CAP NUMBER 12108, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 6;

THENCE S 1°01'37" E ON THE EAST LINE OF SAID LOT 6, A DISTANCE OF 210.00 FEET, TO A 1/2" REBAR WITH YELLOW CAP NUMBER 21443;

THENCE S 88°24'59" W, A DISTANCE OF 190.32 FEET, TO A 1/2" REBAR WITH YELLOW CAP NUMBER 21443;

THENCE N 1°01'37" W, A DISTANCE OF 212.25 FEET, TO THE POINT OF BEGINNING THREE.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.92 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.

OWNER: WOODLAND PLACE, LLC

MEMO TO: Aaron Kooiker, City Manager *AK*

FROM: Randall M. Krauel, Director of Public Works *RMK*

DATE: October 21, 2026

SUBJECT: Water Distribution Main Replacements - 2027
Professional Services Agreement

The current Budget includes funding to initiate design of watermain replacement in the vicinity of U.S. 30 and Quint Avenue. Following adoption of the Budget, multiple watermain leaks occurred in the U.S. 71-30 intersection area. Sections of watermain in each of the two areas are currently out of service. It is recommended that the watermain replacement project be expanded to include both areas as illustrated on the attached.

A Professional Services Agreement for services related to a Water Distribution Main Replacements project has been requested and received from JEO Consulting Group, Inc. The proposed Agreement includes a scope of professional services necessary for development of the project.

The scope of services and compensation are detailed in the attached, proposed Agreement and summarized as follows:

Project Management	\$9,900.00 (LS)
Preliminary Design	\$79,425.00 (LS)
Final Design	\$51,700.00 (LS)
Bidding	\$ 3,600.00 (LS)
Construction Administration	\$10,000.00 (Hr. Est.)
Post- Construction	<u>\$1,500.00 (LS)</u>
Total	\$156,125.00

Design costs are anticipated to be funded by Water Utility Fund balances. They will be re-estimated into the current Budget. Construction costs are anticipated to require borrowing. It is anticipated that a water rate increase will be necessary to service the debt.

The proposed project time frame is as follows:

	<u>Days</u>	<u>Approx. Date</u>
Topographic Survey	30	November 30, 2026
Design – 30%	30	December 30, 2026
Design – 90%	60	March 1, 2027
Final Design	30	March 31, 2027
Construction	180	September 30, 2027

Recommendation: Mayor and City Council consideration of passage and approval of the Resolution approving the Agreement with JEO Consulting Group, Inc. for Professional Services for the Water Distribution Main Replacements – 2027 project at a Total Estimated Fee of \$ 156,125.00.

RMK:aab

attachments (3)

RESOLUTION NO. _____

RESOLUTION APPROVING THE AGREEMENT WITH JEO CONSULTING GROUP, INC.
FOR PROFESSIONAL SERVICES FOR THE WATER DISTRIBUTION MAIN
REPLACEMENT – 2027 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 for the development of the Water Distribution Main Replacements – 2027 project has been prepared with JEO Consulting Group, Inc.; and,

WHEREAS, the City Council has determined that the Professional Services 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 Professional Services Agreement with JEO Consulting Group Inc. for the Water Distribution Main Replacement – 2027 project is approved and the Mayor is authorized to execute the Agreement on behalf of the City.

Passed and approved by the Carroll City Council this 26th day of October, 2026.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Gerald H. Fleshner, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

**AGREEMENT
BETWEEN OWNER AND ENGINEER
FOR
PROFESSIONAL SERVICES**

THIS IS AN AGREEMENT effective as of the October 26th, 2026 ("Effective Date") between the City of Carroll, Iowa ("Owner") and JEO Consulting Group, Inc. ("Engineer").

Owner's project, of which Engineer's services under this Agreement are a part, is generally identified as follows: Water Distribution Main Replacements – 2027 ("Project"), JEO Project #261915.00.

Owner and Engineer further agree as follows:

ARTICLE 1 - SERVICES OF ENGINEER

1.01 Scope

- A. Engineer shall provide, or cause to be provided, the services set forth herein and in Exhibit A.

ARTICLE 2 - OWNER'S RESPONSIBILITIES

2.01 Owner Responsibilities

- A. Owner responsibilities are outlined in Section 3 of Exhibit B.

ARTICLE 3 - Compensation

3.01 Compensation

- A. Owner shall pay Engineer as set forth in Exhibit A and per the terms in Exhibit B.
- B. The fee breakdown for the Project shall be as follows:
- | | |
|---------------------------------------|----------------------------|
| a. Project Management: | \$ 9,900 (lump sum) |
| b. Preliminary Design Phase: | \$ 79,425 (lump sum) |
| c. Final Design Phase: | \$ 51,700 (lump sum) |
| d. Bidding and Negotiation Phase: | \$ 3,600 (lump sum) |
| e. Construction Administration Phase: | \$ 10,000 (Hourly Est.)* |
| f. <u>Post-Construction Phase:</u> | <u>\$ 1,500 (lump sum)</u> |
| Total Fee: | \$ 156,125 |

* Engineer's estimate of the amount that will become payable are only estimates for planning purposes, are not binding on the parties, and are not the minimum or maximum amounts payable to Engineer under the Agreement. Owner shall notify Engineer if they wish for the Engineer to reduce or stop providing hourly services. Engineer shall be paid for all services rendered up to being notified.

- C. The Standard Hourly Rates Schedule shall be adjusted annually (as of approximately January 1st) to reflect equitable changes in the compensation payable to Engineer. The current Standard Hourly Rate Schedule is shown in Exhibit C.

ARTICLE 4 - EXHIBITS AND SPECIAL PROVISIONS

4.01 Exhibits

Exhibit A – Scope of Services
Exhibit B – General Conditions
Exhibit C – Hourly Rate Schedule
Exhibit D – Non-Discrimination Assurances

5.02 Total Agreement

- A. This Agreement (consisting of pages 1 to 2 inclusive, together with the Exhibits identified as included above) constitutes the entire agreement between Owner and Engineer and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

Owner: City of Carroll, Iowa

Engineer: JEO Consulting Group, Inc.

By: Gerald H. Fleshner

Title: Mayor

Date Signed: October 26th, 2026

Address for giving notices:

City of Carroll

627 Adams Street

Carroll, IA 51401



By: Noah Dryden

Title: Project Manager

Date Signed: October 19th, 2026

Address for giving notices:

JEO Consulting Group, Inc.

724 Simon Ave

Carroll, IA 51401

JEO Consulting Group, Inc.
SCOPE OF SERVICES

PROJECT DESCRIPTION:

The City desires to construct approximately 2,370 linear feet of water main replacements within existing right-of-way at two locations within the existing water distribution system:

- Along NE Frontage Road from W 15th Street south, including the west branch across Highway 71 & Highway 30 (approximately 1,185 linear feet)
- Along Quint Ave from W 8th Street south across Highway 30 through the eastern edge of Bomgaars to W 6th Street (approximately 1,185 linear feet)

The work to be performed by JEO shall generally include the development of front-end contract documents, technical specifications and plans detailing the necessary work, services, materials, equipment and supplies necessary to complete the design of the project, as well as, to provide bidding assistance, and limited construction administration services during the construction of the project.

The improvements will be constructed by a Contractor under a separate construction contract with the City, which will be awarded through a formal bidding process. It is anticipated that there will be one (1) Prime Contractor working under separate construction contract with City to complete the work. The project is being funded using cash reserves of the City (no low-interest loan funding or grant funding is anticipated).

BASIC SCOPE OF SERVICES:**PROJECT MANAGEMENT (ALL PHASES):**

- A. 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, providing progress updates, scheduling meetings, and receiving and providing feedback.
 - c. Provide oversight to ensure scope of services and schedule is met.
 - d. Work with disciplines to identify potential risks and how to mitigate those risks.
 - e. Review billed hours by design team and prepare invoice statements for Owner.
 - f. Provide timely and coordinated communication to and from the Contractor for requests for information and to receive and provide feedback.

PRELIMINARY DESIGN PHASE:

Topographic Survey

- A. Following confirmation by the Owner, a topographic survey of the project areas will be completed. The topographic survey to include:
 - a. Coordinate utility locates and survey utilities within the project areas.
 - b. Survey physical features within the proposed project areas.
 - c. Establish vertical and horizontal control for the project areas.
 - d. Conduct research to determine the existing right-of-way and locate and survey property pins as necessary to accurately determine the existing right-of-way.

JEO Consulting Group, Inc.
SCOPE OF SERVICES

- e. Create an electronic drawing of property boundaries, elevations, site features, and existing utilities.

30% Design Process

- A. Collect existing data from historical drawings and plans, operational data, public documents or other readily available information.
- B. Review physical constraints of proposed water distribution main routing including adjacent structures, planned land use, existing utilities, landownership, site elevation, etc.
- C. Prepare preliminary plan and profile for proposed distribution mains utilizing the topographic survey information. The names of all adjacent property owners shall be included on the plans.
- D. Prepare a 30% plan set to include a title sheet, location map and plan sheets to illustrate water distribution main improvements.
- E. Prepare a 30% preliminary opinion of probable construction cost for the watermain improvements.
- F. Conduct an internal 30% QA/QC of the project documents and incorporate necessary revisions.
- G. Provide 30% drawings and opinion of probable construction cost to Owner in advance of 30% design review meeting.
- H. Compile a list of permits and easements to be obtained.
- I. Attend and facilitate a 30% design review meeting, including plan-in-hand review at the project areas, with the Owner. **[1 Meeting]**

FINAL DESIGN PHASE:**60% Design Process**

- A. Revise 30% plan set as necessary following input from Owner and internal QA/QC.
- B. Prepare details for valve locations, hydrant locations, and service locations along the water main route. Service lines to be replaced from main to the curb stop (curb stop to also be new).
- C. Prepare a 60% plan set to include the revised sheets from the 30% plan set along with associated removals and service line information.
- D. Prepare forms for Contract Documents including the Invitation to Bid used for the advertisement, Notice of Public Hearing, Bid Form, construction contracts between Owner and Contractor(s), and necessary payment and performance bonds and insurance requirements.
- E. Prepare a Special Provisions section to supplement any technical specification requirements applicable to the project that are not covered by the current version of SUDAS specifications or City Supplemental Specifications.
- F. Prepare a 60% preliminary opinion of cost for the watermain improvements
- G. Conduct an internal 60% QA/QC of the project documents and incorporate necessary revisions.

90% Design Process

- A. Revise 60% plan set, specifications and Contract Documents as necessary following internal QA/QC.
- B. Coordinate with City staff to schedule a utility coordination meeting and participate in meeting. **[1 Meeting]**
- C. Prepare a 90% preliminary opinion of probable construction cost for the water system improvements.
- D. Conduct an internal 90% QA/QC of the project documents and incorporate necessary revisions.
- E. Attend and facilitate a 90% design review meeting with Owner to review project documents and details. **[1 Meeting]**

JEO Consulting Group, Inc.
SCOPE OF SERVICES

Design Finalization Process

- A. Revised 90% plan and specification set as necessary following input from Owner, utilities, and internal QA/QC.
- B. Prepare final plans, technical specifications, contract documents, and opinion of probable cost.
- C. Conduct an internal final QA/QC of the project contract documents and incorporate necessary revisions.
- D. Provide final plans, technical specifications, contract documents, and opinion of probable construction cost to Owner.
- E. Create final plans and specification package and sign and seal by engineer(s) all registered in the State of Iowa.
- F. Coordinate the Owner's signature and submit a Notice of Intent (NOI) to IDNR to obtain an NPDES Storm Water Permit. Owner to pay all permit fees. (If Necessary)
- G. Prepare applicable permit schedules for an IDNR construction permit that is required to construct the water system improvements and assist the Owner with the submittal of the permit. Owner to pay all review fees.
- H. Prepare applicable permit for IDOT utility accommodation/crossing and assist the Owner with the submittal of the permit. Owner to pay all review fees.

BIDDING AND NEGOTIATION PHASE:

- A. Obtain approval of final plans, technical specifications, and contract documents and obtain authorization to advertise for bids from Owner.
- B. Supply the Invitation to Bidders to the Owner for publication in the official media outlet(s).
- C. Furnish copies of plans, technical specifications, and contract documents to prospective bidders, material suppliers, and other interested parties upon their request.
- D. Respond to inquiries from prospective bidders and prepare and issue any addenda required.
- E. Tabulate and analyze construction bids and report on them to the Owner, together with advice and assistance to the Owner in award of construction contract.
- F. Prepare and submit necessary information to the Owner for project award approval.
- G. Prepare contract documents for execution by Contractor(s) and the Owner, and approval Owner and Owner's legal and insurance counsel.

CONSTRUCTION ADMINISTRATION PHASE:

- A. 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]**
- B. Provide interpretation of the plans and specifications, when necessary.
- C. Assist Owner with reviewing shop drawings (submittals) and related data supplied by the Contractor as requested by the Owner.
- D. 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.
- E. Review change order requests, if necessary, and provide to Owner for review and approval as requested by the Owner.
- F. Consult with and advise Owner during construction.
- G. Schedule and conduct monthly construction progress meetings. **[Estimated 5 Meetings]**
- H. 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.

**JEO Consulting Group, Inc.
SCOPE OF SERVICES**

POST CONSTRUCTION PHASE:

- A. Provide AutoCAD compatible digital drawings to City for use in preparing record drawings.

PROJECT TIME FRAME:

- A. Topographic Survey – Completed within 30 days of notice to proceed.
- B. Scheduling of 30% review meeting – 30 days following the completion of topographic survey.
- C. Scheduling of 90% design review meeting – 60 days following the 30% review meeting.
- D. Final Design – Completed 30 days following the 90% review meeting.
- E. Construction Admin Phase – estimate 180 calendar days from Contractor Notice to Proceed

MEETINGS INCLUDED WITH THIS SCOPE:

- A. Preliminary Design Phase:
 - a. 30% Design Review Meeting **[1 Meeting]**
- B. Final Design Phase:
 - a. Utility Coordination Meeting **[1 Meeting]**
 - b. 90% Design Review Meeting **[1 Meeting]**
- C. Construction Phase:
 - a. Pre-Construction Conference **[1 Meeting]**
 - b. Monthly Progress Meetings **[Estimated 5 Meetings]**

ITEMS NOT INCLUDED WITH THIS SCOPE OF SERVICES:

- A. Environmental assessment report, if required.
- B. Geotechnical investigation, report, and soils evaluation services.
- C. Land acquisition services (title searches, appraisals, negotiation and recording with County Register).
- D. Grant administration services, including Davis-Bacon wage/payroll reviews and quarterly updates, are excluded from the scope of services.
- E. Special funding requirements, including BABA, AIS, CDBG, and SRF are excluded from the scope of services.
- F. Payment of review and permitting fees.
- G. Review of shop drawings provided by the Contractor.
- H. RPR inspections of the contractor's work.
- I. Review and verification of Contractor's pay applications.
- J. Construction materials testing.
- K. Conduct SWPPP inspections and maintain SWPPP logs, inspection reports and maintenance records.
- L. Additional meetings not identified within scope of services are excluded from the scope of services.

ITEMS TO BE PROVIDED BY THE CITY:

- A. Existing Utility base maps (AutoCAD) format.
- B. Review and approval of Contractor's shop drawing submittals.
- C. Review and processing of pay applications.
- D. RPR inspections of Contractor's daily work

JEO Consulting Group, Inc. GENERAL CONDITIONS

1. SCOPE OF SERVICES: JEO Consulting Group, Inc. (JEO) shall perform the services described in Exhibit A. JEO shall invoice the owner for these services at the fee stated in Exhibit A.

2. ADDITIONAL SERVICES: JEO can perform work beyond the scope of services, as additional services, for a negotiated fee or at fee schedule rates.

3. OWNER RESPONSIBILITIES: The owner shall provide all criteria and full information as to the owner's requirements for the project; designate and identify in writing a person to act with authority on the owner's behalf in respect to all aspects of the project; examine and respond promptly to JEO's submissions; and give prompt written notice to JEO whenever the owner observes or otherwise becomes aware of any defect in work.

Unless otherwise agreed, the owner shall furnish JEO with right-of-access to the site in order to conduct the scope of services. Unless otherwise agreed, the owner shall also secure all necessary permits, approvals, licenses, consents, and property descriptions necessary to the performance of the services hereunder. While JEO shall take reasonable precautions to minimize damage to the property, it is understood by the owner that in the normal course of work some damage may occur, the restoration of which is not a part of this agreement.

4. TIMES FOR RENDERING SERVICES: JEO's services and compensation under this agreement have been agreed to in anticipation of the orderly and continuous progress of the project through completion. Unless specific periods of time or specific dates for providing services are specified in the scope of services, JEO's obligation to render services hereunder shall be for a period which may reasonably be required for the completion of said services.

If specific periods of time for rendering services are set forth or specific dates by which services are to be completed are provided, and if such periods of time or date are changed through no fault of JEO, the rates and amounts of compensation provided for herein shall be subject to equitable adjustment. If the owner has requested changes in the scope, extent, or character of the project, the time of performance of JEO's services shall be adjusted equitably.

5. INVOICES: JEO shall submit invoices to the owner monthly for services provided to date and a final bill upon completion of services. Invoices are due and payable within 30 days of receipt. Invoices are considered past due after 30 days. Owner agrees to pay a finance charge on past due invoices at the rate of 1.0% per month, or the maximum rate of interest permitted by law.

If the owner fails to make any payment due to JEO for services and expenses within 30 days after receipt of JEO's statement, JEO may, after giving 7 days' written notice to the owner, suspend services to the owner under this agreement until JEO has been paid in full all amounts due for services, expenses, and charges.

6. STANDARD OF CARE: The standard of care for all services performed or furnished by JEO under the agreement shall be the care and skill ordinarily used by members of JEO's profession

practicing under similar circumstances at the same time and in the same locality. JEO makes no warranties, express or implied, under this agreement or otherwise, in connection with JEO's services.

JEO shall be responsible for the technical accuracy of its services and documents resulting therefrom, and the owner shall not be responsible for discovering deficiencies therein. JEO shall correct such deficiencies without additional compensation except to the extent such action is directly attributable to deficiencies in owner furnished information.

7. REUSE OF DOCUMENTS: Reuse of any materials (including in part plans, specifications, drawings, reports, designs, computations, computer programs, data, estimates, surveys, other work items, etc.) by the owner on a future extension of this project, or any other project without JEO's written authorization shall be at the owner's risk and the owner agrees to indemnify and hold harmless JEO from all claims, damages, and expenses including attorney's fees arising out of such unauthorized use.

8. ELECTRONIC FILES: Copies of Documents that may be relied upon by the owner are limited to the printed copies (also known as hard copies) that are signed or sealed by JEO. Files in electronic media format of text, data, graphics, or of other types that are furnished by JEO to the owner are only for convenience of the owner. Any conclusion or information obtained or derived from such electronic files shall be at the user's sole risk.

a. Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it shall perform acceptance tests or procedures within 30 days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 30 day acceptance period shall be corrected by the party delivering the electronic files. JEO shall not be responsible to maintain documents stored in electronic media format after acceptance by the owner.

b. When transferring documents in electronic media format, JEO makes no representations as to long term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by JEO at the beginning of the project.

c. The owner may make and retain copies of documents for information and reference in connection with use on the project by the owner.

d. If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.

e. Any verification or adaptation of the documents by JEO for extensions of the project or for any other project shall entitle JEO to further compensation at rates to be agreed upon by the owner and JEO.

9. SUBCONSULTANTS: JEO may employ consultants as JEO deems necessary to assist in the performance of the services. JEO shall not be required to employ any consultant unacceptable to JEO.

10. INDEMNIFICATION: To the fullest extent permitted by law, JEO and the owner shall indemnify and hold each other



JEO Consulting Group, Inc. GENERAL CONDITIONS

harmless and their respective officers, directors, partners, employees, and consultants from and against any and all claims, losses, damages, and expenses (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) to the extent such claims, losses, damages, or expenses are caused by the indemnifying parties' negligent acts, errors, or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of JEO and the owner, they shall be borne by each party in proportion to its negligence.

11. INSURANCE: JEO shall procure and maintain the following insurance during the performance of services under this agreement:

- a. Workers' Compensation: Statutory
- b. Employer's Liability
 - i. Each Accident: \$500,000
 - ii. Disease, Policy Limit: \$500,000
 - iii. Disease, Each Employee: \$500,000
- c. General Liability
 - i. Each Occurrence (Bodily Injury and Property Damage): \$1,000,000
 - ii. General Aggregate: \$2,000,000
- d. Auto Liability
 - i. Combined Single: \$1,000,000
- e. Excess or Umbrella Liability
 - i. Each Occurrence: \$1,000,000
 - ii. General Aggregate: \$1,000,000
- f. Professional Liability:
 - i. Each Occurrence: \$1,000,000
 - ii. General Aggregate: \$2,000,000
- g. All policies of property insurance shall contain provisions to the effect that JEO and JEO's consultants' interests are covered and that in the event of payment of any loss or damage the insurers shall have no rights of recovery against any of the insureds or additional insureds thereunder.
- h. The owner shall require the contractor to purchase and maintain general liability and other insurance as specified in the Contract Documents and to cause JEO and JEO's consultants to be listed as additional insured with respect to such liability and other insurance purchased and maintained by the contractor for the project.
- i. The owner shall reimburse JEO for any additional limits or coverages that the owner requires for the project.

12. TERMINATION: This agreement may be terminated by either party upon 7 days prior written notice. In the event of termination, JEO shall be compensated by owner for all services performed up to and including the termination date. The effective date of termination may be set up to thirty (30) days later than otherwise provided to allow JEO to demobilize personnel and equipment from the site, to complete tasks whose value would otherwise be lost, to prepare notes as to the status of completed and uncompleted tasks, and to assemble project materials in orderly files.

13. GOVERNING LAW: This agreement is to be governed by the law of the state in which the project is located.

14. SUCCESSORS, ASSIGNS, AND BENEFICIARIES: The owner and JEO each is hereby bound and the partners, successors, executors, administrators and legal representatives of the owner and JEO are hereby bound to the other party to this agreement and to the partners, successors, executors, administrators and legal representatives (and said assigns) of such other party, with respect to all covenants, agreements and obligations of this agreement.

a. Neither the owner nor JEO may assign, sublet, or transfer any rights under or interest (including, but without limitation, monies that are due or may become due) in this agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment shall release or discharge the assignor from any duty or responsibility under this agreement.

b. Unless expressly provided otherwise in this agreement: Nothing in this agreement shall be construed to create, impose, or give rise to any duty owed by the owner or JEO to any contractor, contractor's subcontractor, supplier, other individual or entity, or to any surety for or employee of any of them.

c. All duties and responsibilities undertaken pursuant to this agreement shall be for the sole and exclusive benefit of the owner and JEO and not for the benefit of any other party.

15. PRECEDENCE: These standards, terms, and conditions shall take precedence over any inconsistent or contradictory language contained in any proposal, contract, purchase order, requisition, notice to proceed, or like document regarding JEO's services.

16. SEVERABILITY: Any provision or part of the agreement held to be void or unenforceable shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the owner and JEO, who agree that the agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

17. NON-DISCRIMINATION CLAUSE: Pursuant to Neb. Rev. Stat. § 73-102, the parties declare, promise, and warrant that they have and will continue to comply fully with Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C.A § 1985, et seq.) and the Nebraska Fair Employment Practice Act, Neb. Rev. Stat. § 48-1101, et seq., in that there shall be no discrimination against any employee who is employed in the performance of this agreement, or against any applicant for such employment, because of age, color, national origin, race, religion, creed, disability or sex.

18. E-VERIFY: JEO shall register with and use the E-Verify Program, or an equivalent federal program designated by the United States Department of Homeland Security or other federal agency authorized to verify the work eligibility status of a newly hired employee pursuant to the Immigration Reform and Control Act of 1986, to determine the work eligibility status of new employees physically performing services within the state where the work shall be performed. Engineer shall require the same of each consultant.





**JEO CONSULTING GROUP, INC.
HOURLY RATE SCHEDULE
EFFECTIVE JANUARY 1, 2027**

Principals:	\$200.00	-	\$370.00
Senior Project Managers:	\$200.00	-	\$375.00
Project Managers:	\$155.00	-	\$305.00
Principal Engineers:	\$300.00	-	\$335.00
Senior Project Engineers:	\$185.00	-	\$310.00
Project Engineers/Architects:	\$160.00	-	\$200.00
Project Engineers (EI):	\$130.00	-	\$225.00
Senior Designers:	\$180.00	-	\$310.00
Designers:	\$180.00	-	\$220.00
Surveyors:	\$155.00	-	\$170.00
Technicians:	\$100.00	-	\$175.00
Community Engagement Specialists:	\$155.00	-	\$175.00
Field Construction Inspectors:	\$125.00	-	\$225.00
Environmental Scientists:	\$115.00	-	\$180.00
Planners:	\$130.00	-	\$165.00
Project Coordinators:	\$105.00	-	\$170.00
Administrative Assistants:	\$100.00	-	\$140.00

NOTE: Cost of telephone calls, copying, postage, travel expenses, mileage, meals, lodging, etc. are included in our hourly rates and fees, and not charged separately.

Exhibit D

Title VI/Non-Discrimination Assurances

APPENDIX A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

1. **Compliance with Regulations:** The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation **Federal Highway Administration**, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
2. **Non-discrimination:** The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project or program set forth in Appendix B of 49 CFR Part 21.
3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor's obligations under this contract and the Acts and the Regulations relative to Non-discrimination on the grounds of race, color, or national origin.
4. **Information and Reports:** The contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the **Federal Highway Administration** to be pertinent to ascertain compliance with such Acts, Regulations, and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or the **Federal Highway Administration**, as appropriate, and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a contractor's noncompliance with the Non-discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the **Federal Highway Administration** may determine to be appropriate, including, but not limited to:
 - a. withholding payments to the contractor under the contract until the contractor complies; and/or
 - b. cancelling, terminating, or suspending a contract, in whole or in part.
6. **Incorporation of Provisions:** The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The contractor will take action with respect to any subcontract or procurement as the Recipient or the **Federal Highway Administration** may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

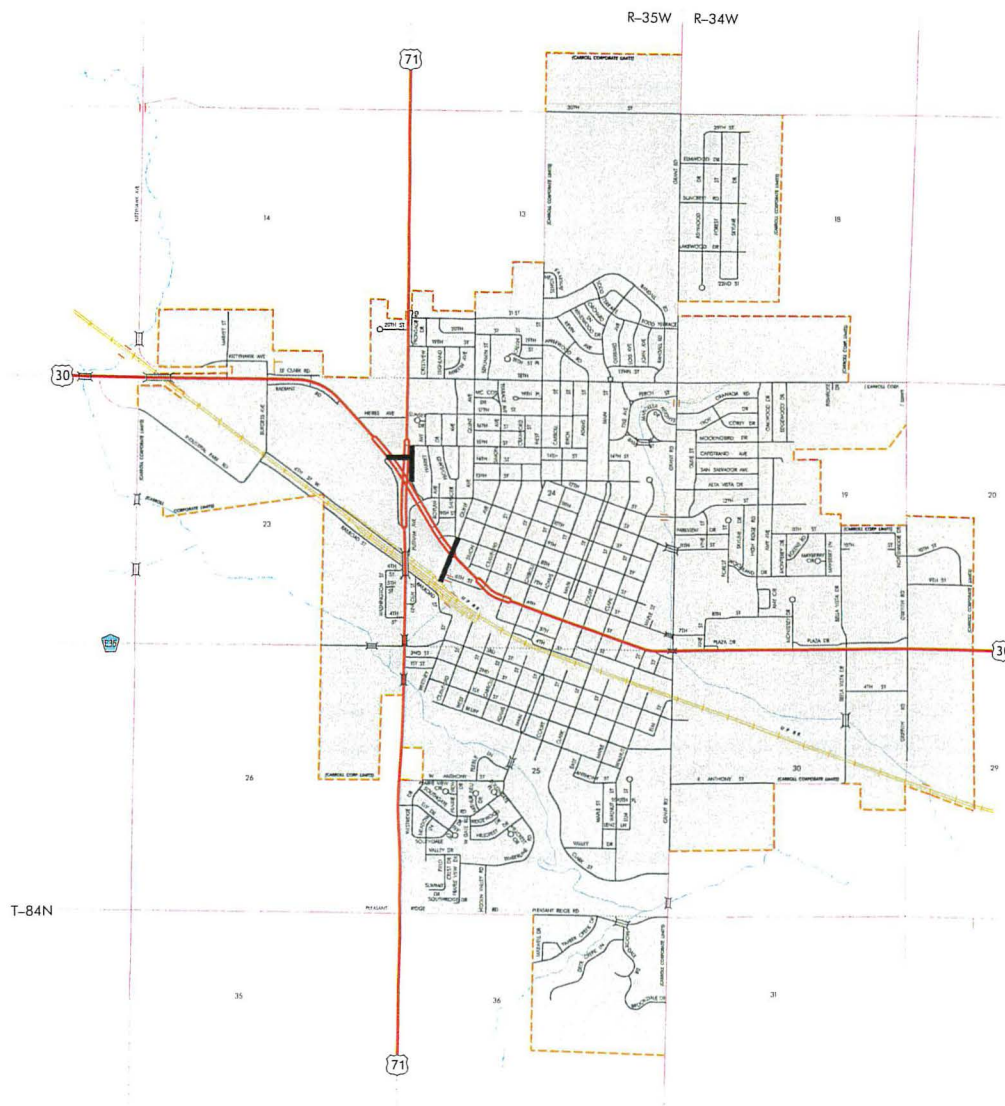
Exhibit D

Title VI/Non-Discrimination Assurances

APPENDIX E

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.*, 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21;
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 *et seq.*), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 *et seq.*), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended (42 U.S.C. § 6101 *et seq.*), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 - - 12189) as implemented by Department of Transportation regulations at 49 CFR Parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures non-discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 *et seq.*).



WATER DISTRIBUTION MAIN REPLACEMENTS - 2027

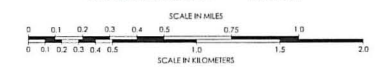
Quint Avenue from U.P.R.R. to 8th Street

U.S. 71-30 Intersection
NE Access Road from North of 10th Street
to 15th Street
U.S. 30 to NE Access Road



LEGEND

- INTERSTATE ROUTE
- FREIGHTWAY OR EXPRESSWAY ROUTE
- U.S. NUMBERED ROUTE
- BUSINESS ROUTE
- STATE NUMBERED ROUTE
- UNDESIGNED ROUTE
- COUNTY NUMBERED ROUTE
- SECONDARY ROAD OR ADJOINING CITY STREET
- CITY STREET
- PARK, HISTORICAL, OR FEDERAL ROAD
- RAILROAD
- COMBINATION LINE
- SECTION LINE
- CIVIL, DE-SAC
- SECTION, TOWNSHIP & RANGE NUMBERS



HIGHWAY AND STREET MAP OF CARROLL IOWA

PREPARED BY
IOWA DEPARTMENT OF TRANSPORTATION
PLANNING, PROGRAMMING, AND MODAL DIVISION
OFFICE OF SYSTEMS PLANNING
PHONE (515) 231-1664
IN COOPERATION WITH
UNITED STATES DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

MEMO TO: Aaron Kooiker, City Manager *AK***FROM:** Randall M. Krauel, Director of Public Works *RMK***DATE:** October 21, 2026**SUBJECT:** Heavy Duty Truck Purchase – Street Division

On October 20, Proposals for the purchase of a Heavy-Duty Truck, 39,000 Pounds G.V.W.R. with Combination Body and Front and Sidewing Snowplows for use in the Street Division were received, opened and tabulated. The Proposals received are summarized as follows:

Ascendance Truck Centers	\$287,918.68
Housby Mack	\$335,470.00
Truck Center Companies	No Bid

A detailed Summary of Proposals Received is attached.

Neither of the two bidders complied with the following specification requirements.

1. Tire Manufacturer
2. Combination Body Length
3. Front Mount Reversible Plow Cutting Edge System
4. Mid-Mount Sidewing Moldboard Length

Ascendance Truck Centers also did not comply with the engine model specification.

In discussions following the bid opening Ascendance Truck Centers and their upfitter have agreed to provide the specified tires, snowplow cutting edge system and sidewing moldboard length for the bid price. Following further review the Combination Body Length and engine model bid are acceptable.

The Ascendance Truck Cetner bid included the following stipulation.

“... Monroe body production is currently running more than 470 days out. To hold current pricing, the chassis portion of the order would need to be paid by Aug. 1 (\$110,994.68). If payment is made (for the chassis portion only) after Aug. 1, and additional \$700 per month would be added until body production was complete and the unit is ready for delivery.”

RECOMMENDATION: Mayor and City Council consideration of the following:

1. Waiver of the specification require for Combination Body Length and engine model.
2. Approval of the purchase of a Heavy-Duty Truck from Ascendance Truck Centers at their Proposal price of \$287,918.68.
3. Authorization to initiate payment for the truck chassis in the amount of \$110,994.68 following delivery from the manufacturer to the upfitter.
4. Consent to sale of the replaced truck through GovDeals following receipt of the new truck.

RMK:aab

attachments (1)

CITY OF CARROLL_____

SUMMARY OF PROPOSALS RECEIVED

Project: **HEAVY DUTY TRUCK- STREET DIVISION**Date: **October 20, 2026**Location **City Hall**

Sheet No. 1 of 1

[illegible]



627 N Adams Street
Carroll, IA 51401

phone: (712) 792-1000 | fax: (712) 792-0139 | website: www.cityofcarroll.com

MEMO TO: Aaron Kooiker, City Manager

AK

FROM: Randall M. Krauel, Director of Public Works

RMK

DATE: October 21, 2026

SUBJECT: SCADA Systems Upgrade
Project Development Discussion

The F.Y. 25-26 Budget included funding in the total amount of \$250,000.00 to initiate a Supervisory Control and Data Acquisition (SCADA) systems upgrade in the Water and Wastewater utility systems. Upgrade discussions were initiated during that Fiscal Year, but preliminary information development was not completed.

The original SCADA systems were developed in 1995 for the Water system and 2005 for the Wastewater system by Automatic Systems Co. Since initial development some hardware has been replaced as it failed, and software has been updated by a single, self-employed integrator. That integrator has now reduced his workload and is not always available. Much of the system hardware is no longer supported by the manufacturer.

The proposed upgrade project includes extensive hardware replacement and programming development. Two options for project development and a preliminary project construction cost have been prepared as follows:

Project Development

Option 1 – Complete Bid Documents & Construction Services (Bid Alternate)

Formal Bid Documents	\$90,000.00
Construction Services	<u>\$77,000.00</u>

Option 1 Total	\$167,000.00
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Option 2 – One Line Diagram Documents & Construction Services (No Bid Alternate)

One Line Diagram Documents	\$20,000.00
Construction Services	<u>\$77,000.00</u>

Option 2 Total	\$97,000.00
----------------	-------------

Preliminary Project Construction Cost	\$600,000.00 to \$700,000.00
---------------------------------------	---------------------------------

Under the Bid Alternate sealed proposals would be received from qualified contractors. Under the No Bid Alternate a contract would be negotiated with a selected contractor.

Project Development costs for the Water system upgrade are anticipated to be funded by Water Utility Fund balances. Construction costs are anticipated to require borrowing. It is anticipated that a water rate increase will be necessary to service the debt. Both the Project Development and Construction costs for the Wastewater system upgrade are anticipated to be funded by Sewer Utility Fund balances.

Following review, it has been advised that the SCADA upgrade project would not be considered a public improvement requiring formal bidding under the definition in the Iowa Construction Bidding Procedures Act. City Purchasing Policy No. 501 does require award by the Council through sealed competitive bidding, unless waived.

Staff preference is the No Bid Alternate with preparation of the One-Line Diagram Documents and a contract with Automatic Systems Co. That preference is based on historical working relationship with Automatic System Co.

Recommendation: Mayor and City Council consideration of direction for development of the SCADA System Upgrade under a No Bid Alternative.

RMK:aab

CITY OF CARROLL MONTHLY ACTIVITY REPORT

Department/Division Carroll Public Library

Month: August Year: 2026



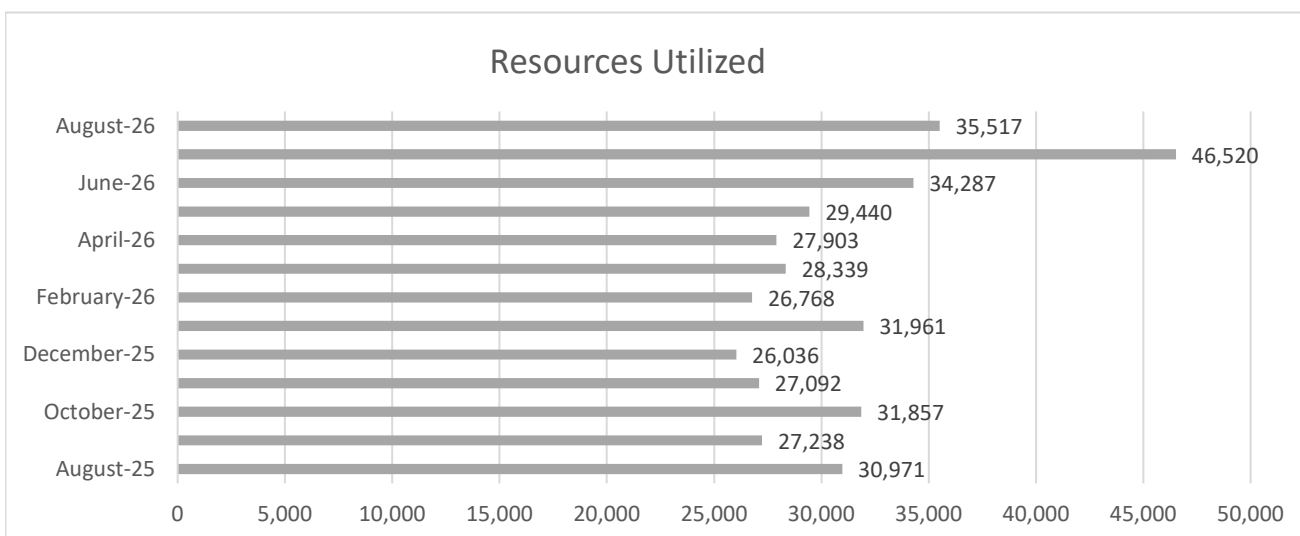
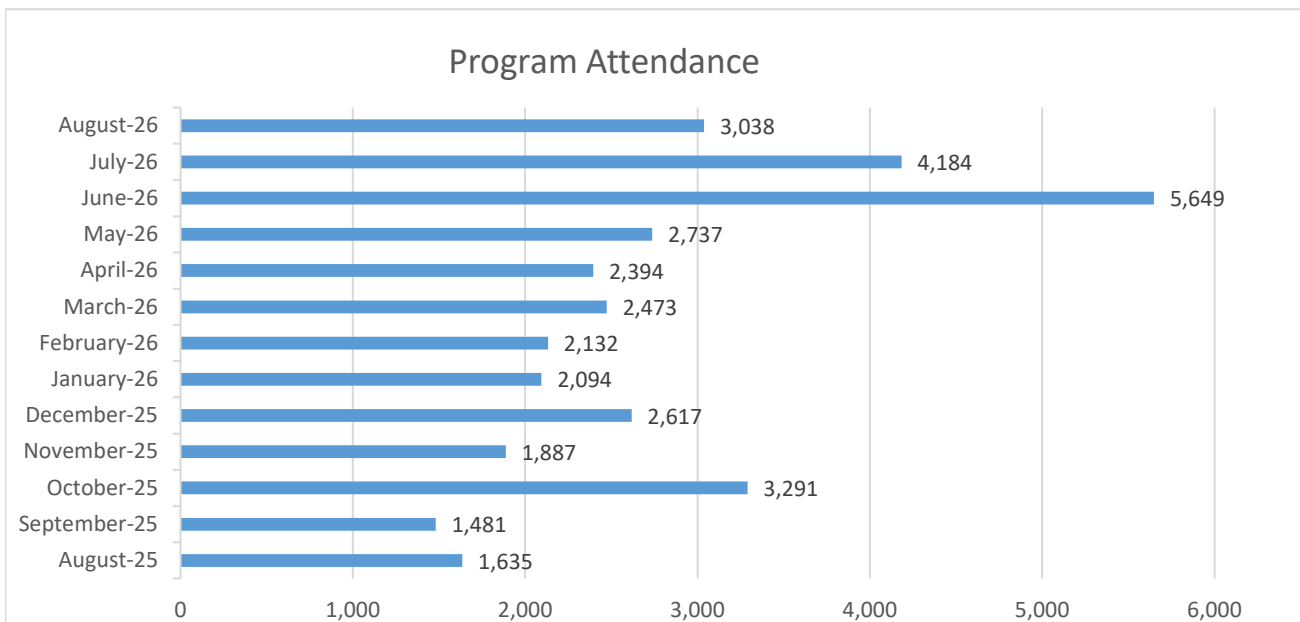
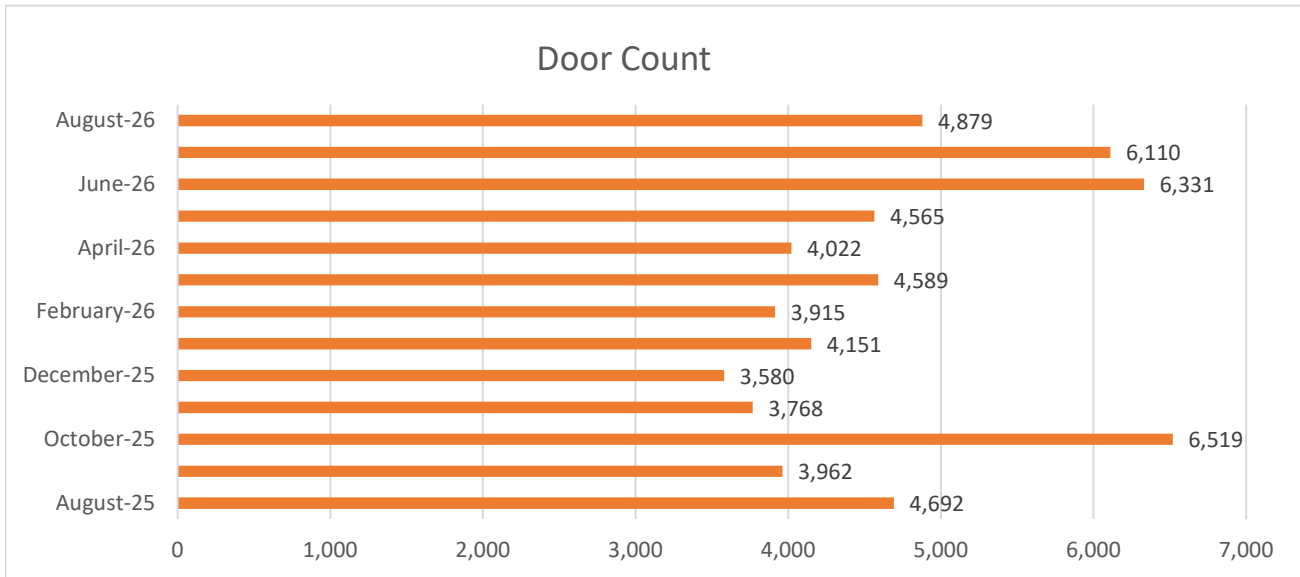
Routine activities for the month/statistics:

Monthly Statistics:		Adult/Family Programs:		Children/Teen Programs:	
Total Print Circulation	7,926	Author Visit: Heithoff	18	Storytime (8)	131
Libby Circulation	2,017	Crafty Ladies (4)	65	Book Visits Here (2)	78
Public Computer Use	380	Live Virtual (in person)	6	Book Visits Away (3)	65
Wi-Fi Use	565	Live Virtual (online)	10	Read, Play, Grow (2)	4
Website Visits	1,446	Cribbage (2)	3	Coloring Pages	1,275
Consumer Reports	108	Trivia Night	14	Craft Kits	150
Freegal	786	BMO Bank Financial Prog	3		
Blinkist	3	Alzheimer's Family Group	10	Bird Feeder (2)	27
Transparent Language	2	Journey Outreach	22	Kid's Clubhouse	18
LinkedIn Learning	1				
Kanopy	23	Coffee & Coloring (2)	43	D&D (2)	17
Mometrix	4	Cards & Conversation: UNO	4		
Comics Plus	0	Bingo	38	Study Room Use	109
Carroll Newspaper Archives	197	Movie	5	Meeting Room Use	28
Carroll Co. Archives	47	Bookmark Workshop	15	Makers/Craft Room Use	38
Virtual authors (previous)	1,038	Live + Local	625	Curbside Pickup	10
Wowbrary Newsletters	12,083			Homebound Delivery	8
August Program Guides	116	Bookmark Submissions	120		
3D Prints	58	Puzzle (8 finished)	59		
Facebook Video Views	8,717	Pixel Art Poster	20		
Total Resources Utilized	35,517				
				Total Program Attendance	3,038
Members Saved – August 2026		\$110,883.84		Monthly Door Count	4,879
Members Saved FY27 to date		\$261,451.34		New Library Cards Issued	48

Special activities/accomplishments:

- August marks the end of our summer reading programs and book visits to the library for local childcare centers/preschools.
- We were able to get statistics from the website for the number of sessions at the Carroll County newspaper archives and the Carroll newspaper archives, which is something we have been working on for quite a while. This statistic shows the number of sessions - so if patrons are looking at several different articles while they are searching that number is not reflected here. Individual page views for the month of August would be closer to 8,500.
- Dr. Whoot made an appearance at the August Live + Local event, which is always so much fun for our patrons and staff!
- The bird feeder program allowed us to step outside our comfort zone a little bit by requiring sign-ups for these small group activities. Under supervision by staff and parents, young patrons were allowed to use hammers to build their own bird feeder before painting them. I am happy to report that even with the vast number of nails I held, there were no incidents of fingers being hit with hammers! This program was so well-received, we are planning another round of programming in the fall.

August 2026 Stats



CITY OF CARROLL MONTHLY ACTIVITY REPORT



Department/Division Carroll Public Library

Month: September Year: 2026

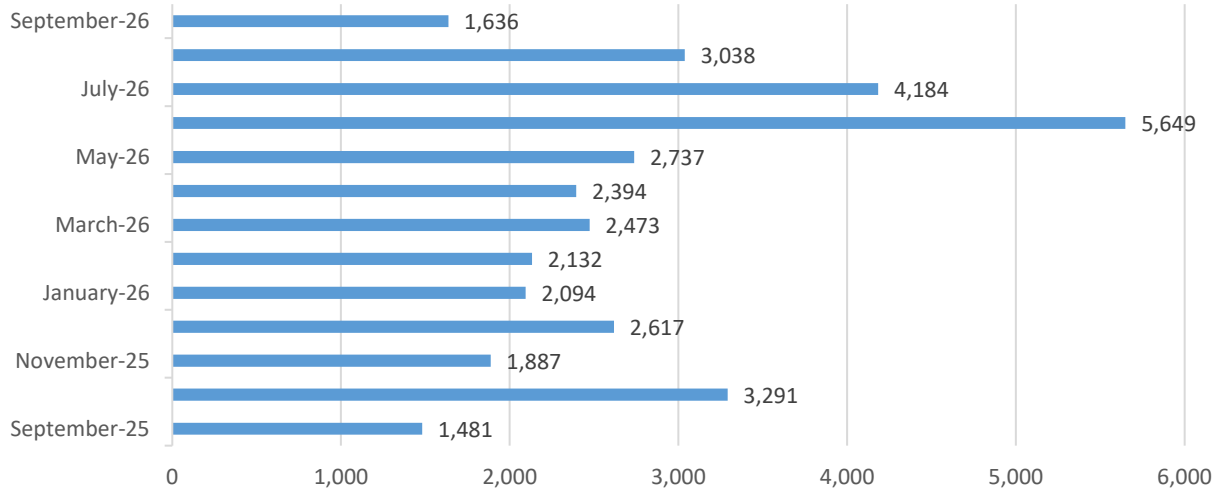
Routine activities for the month/statistics:

Monthly Statistics:		Adult/Family Programs:		Children/Teen Programs:	
Total Print Circulation	7,170	Crafty Ladies (5)	61	Storytime (9)	101
Libby Circulation	2,017	Live Virtual (in person)	10	Read, Play, Grow (2)	5
Public Computer Use	281	Live Virtual (online)	18	Book Visits Away (10)	145
Wi-Fi Use	626	Book Clubs (2)	16	Worldwide Day of Play	41
Website Visits	1,082	Coffee & Coloring (2)	55	Coloring Pages	410
Consumer Reports	103	Trivia Night	29	Craft Kits	100
Freemal	917	Bingo	7	Book Drops	3
Blinkist	7	Friends Relaunch	15		
Transparent Language	19	Thread Headz Quilters	5	Maker Space: Keychains	25
LinkedIn Learning	23	Cribbage (2)	10		
Kanopy	36	Author Visit: Sister Lueck	7	D&D (2)	15
Mometrix	0	CCC: The River's Alive	6		
Comics Plus	3	Alzheimer's Family Group	5	Library on the Road	7
Carroll Newspaper Archives	46	Journey Outreach	22	Live Virtual Author (here)	0
Carroll Co. Archives	5	County Trustee Training	24	Live Virtual Author (online)	0
Virtual authors (previous)	1,359	Chamber Coffee	88		
Wowbary Newsletters	12,082	Art Exhibition Opening	37	Study Room Use	131
September Program Guides	170	Mayoral Proclamation	17	Meeting Room Use	33
3D Prints	14	Online Book Club (Book 1)	54	Makers/Craft Room Use	34
Facebook Video Views	8,031	Puzzle (8 finished)	76	Curbside Pickup	6
		Pixel Art Poster	16	Homebound Delivery	7
Total Resources Utilized	33,991				
				Total Program Attendance	1,636
Members Saved – September 2026		\$106,443.42		Monthly Door Count	4,379
Members Saved FY27 to date		\$367,894.76		New Library Cards Issued	33

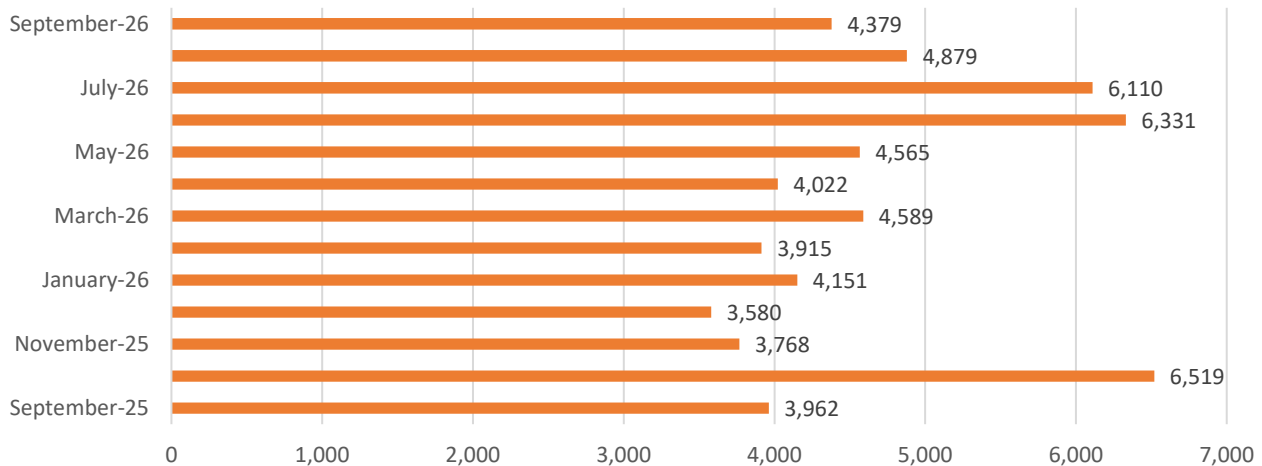
Special activities/accomplishments:

- In September the library hosted the start of the kick-off events for the NEA Big Read in Carroll program with the Chamber Coffee, Art Exhibit Opening Reception, and the Mayoral Proclamation at City Hall. Events will continue throughout the month of October at the library and throughout the community.
- We finished the Library on the Road programs for Dedham, Willey, and Halbur. Unfortunately, we were unable to work out a good location to offer these programs in the contracting cities, so we offered the program for those three towns here at the library.
- Working together with the Carroll Children's Museum, we offered a Story Time and craft for their Worldwide Day of Play event. The Paw Patrol story and craft were a hit!
- Book Visits are back at the daycares/preschools instead of at the library, which is what we do during the summer. In October we will start adding back in our school outreach, so that will keep Luke and Kersten busy!
- Our first online book club, over *The Girl in His Shadow* by Audrey Blake, had 54 participants. This was an exciting start to a new online resource debuting on July 31st. We are getting ready to start our next read, *The Marlow Murder Club* by Robert Thorogood, which will run through December 11. The voting closed recently for our next read, which will be *The Ways We Hide* by Kristina McMorris for January - March 2027. There is plenty of time to join our online book discussion!

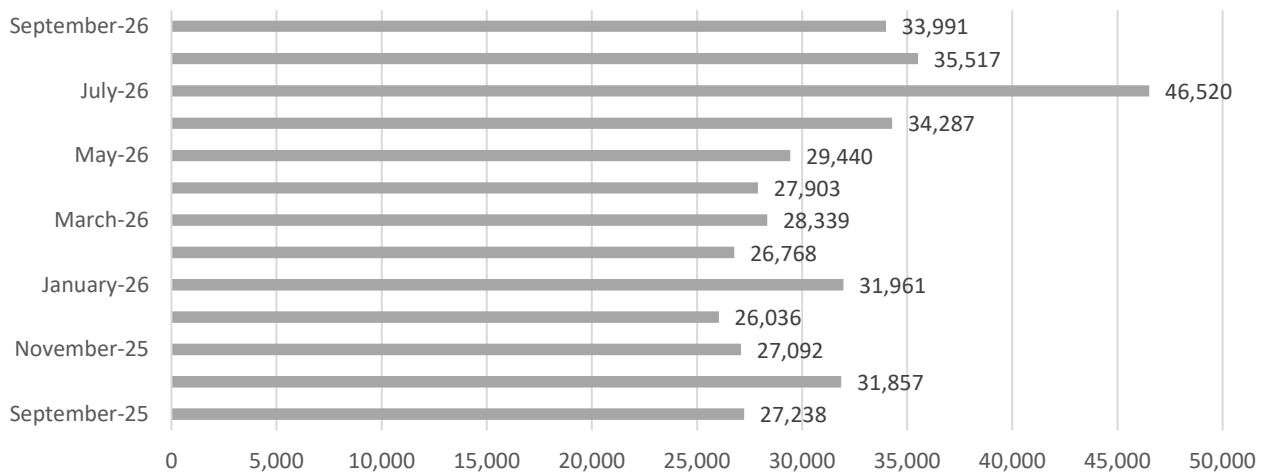
Program Attendance



Door Count



Resources Utilized



Director's Report

September & October 2026



Personnel: Employee reviews have been completed for all full-time and part-time employees. This is a great opportunity to talk one-on-one with employees to see if they have any suggestions for the library moving forward, talk about how they like their position, and address any small issues that have arisen since last year's review. Reviews were favorable for all employees with only small suggestions proposed.

Library Hours & Closures: The library was closed on Monday, September 7 for Labor Day. Looking ahead, the library will be closed on Wednesday, November 11 for library staff to re-organize the adult section of the library.

Building & Grounds: The library book clock has been installed and has made its debut on our Facebook page, featuring both in a post about the book clock and in one of our Facebook videos announcing the book club selections for November. We have received many positive comments, including the book clock was very clever and they really like how it uses that space in a fun way.

Leroy from Computer Repair and Service was able to get a new cable installed so we can use the projector in the large meeting room right now. One of the components of our AV system (installed during the library remodel project by Communication Innovators) is not working, which is why we were having issues with the projector screen and projector. They have taken that component to get it serviced and they will let us know when they are able to bring it back.

The picture hanging system for the large meeting room was delivered and installed by Andy Snyder just prior to the installation of our first art exhibit. We have had patrons visit the library specifically to view the artwork on display. Some of those patrons stopped and got a library card and learned more about the programs offered by the library. Some of the artists whose work was displayed in the Edgar Allan Poe Art Exhibit, Quoth the Artist, have volunteered that if we need some artwork to fill up that space, they would be happy to provide a month's exhibit. I have also had an artist reach out online asking to be included if we would like to host a different exhibit. After hanging the artwork for this exhibit, I think we will need to purchase more cables to be able to use more of the space and I have some ideas for accessories we might be able to use for different exhibits as well.

Library Materials: We currently have a public computer that is out of service. Leroy with Computer Repair and Service needed to send it in for some repair, hopefully covered by warranty. We were also having issues with one of our self-check computers, which Leroy was able to repair. The fax machine is continuing to be a problem at this time.

3D Printer: We do not have many 3D print requests from the local elementary school like we had in the past. There was some talk about purchasing a 3D printer last year, but I have not heard anything new since then. I do have a teacher from another school district that is requesting 3D prints for their classroom. This teacher lives in Carroll, utilizes the library and library services regularly for their classroom and personally, and frequently volunteers for library projects.

Friends of the Carroll Public Library Update: In September, the Friends of the Library hosted a re-launch meeting with the hope of starting to offer more frequent Friends programming and hosting a discussion about revamping the group's organization through their bylaws. In the past, this group was

focused on quarterly meetings with a President, Vice-President, Treasurer, and Secretary. Their focus was on fundraising for the library and providing volunteers when needed. Somewhere along the way, those meetings were abandoned and the Friends group was not active except through the book sale held at the library. The proposed new revamp would provide for monthly Friends meetings which would entail a quick “housekeeping” meeting followed with an activity designed to encourage the strengthening of the Friends’ community through camaraderie and fun. The October Friends meeting, which was last week, was Speed Dating with a Book, November will be Getting the Scoop on Library Resources, and December will be a Blind Book Exchange with a hot chocolate bar. Future programs will be discussed and voted on at our November and December meetings.

NEA Big Read Program: The National Endowment for the Arts Big Read in Carroll program is in full swing. We started off with a Chamber Coffee, mayoral proclamation, art exhibit opening reception, and Duffy Hudson’s one-man show at the Rec Center for our kick-off events. We had good attendance and great feedback from all those events. We have continued with many patrons commenting on the art in the large meeting room (even if they were here for another program or meeting in the large meeting room, at some point they usually made a comment about the artwork to library staff). The Listen and Discuss sessions have had small attendance numbers, but a mighty presence. Patrons who attended these discussions were appreciative of getting to listen to the stories together and talk about each story individually. We had several patrons who attended most, if not all, of the Listen and Discuss sessions.

ILA Conference: This year’s Iowa Library Association Conference was in Cedar Rapids. Our program specialist, Luke Mattingly, and adult librarian, Andrew Heckroth, attended this conference. They got some ideas for new library programs to try, learned a little more about the organization of ILA, and Andy mentioned learning more about library legislation.

ARSL Conference: The Association for Rural & Small Libraries Conference was in Montgomery, Alabama this year. My attendance at this conference for 2026 and 2027 was a requirement of the ARSL Literacy Bridges Grant we were awarded earlier this year. The sessions I attended mostly focused on adult programming, digital literacy and artificial intelligence, and energizing keynote speakers. The 66 libraries that were awarded the Literacy Bridges Grant had a session led by the Andrew Carnegie Foundation President, Dame Louise Richardson before she was one of the keynote speakers for the final day of the conference. This was a great conference to attend, giving me ideas for digital literacy that will work with our grant as well as networking time with other librarians.

FY28 Budget Prep: Next month we will be approving a budget request to the city for the 2028 fiscal year as well as re-estimates for our FY27 budget. For this budget season, I do not see the need to make many changes to our budget request besides updating personnel costs to reflect the cost-of-living increases and the step towards the top of the pay rate for our newer employees. The FY27 budget re-estimate will look vastly different than what we predicted last year because of the Andrew Carnegie Foundation \$10,000 gift we received, the Association for Rural and Small Libraries Literacy Bridges Grant, and the NEA Big Read Grant that we received this year as well. The Andrew Carnegie Foundation and ARSL grants have already been deposited in our library trust fund account, and some expenses have been paid. The NEA Big Read program expenses have started to be paid out of the library trust fund account and eventually all those expenses will be reimbursed by Arts Midwest or the Carroll Public Library Foundation.

Upcoming Programs: November will have significantly less programs being offered in comparison to the many NEA Big Read programs offered in October. However, there are still some fun events happening in November. Check out our program guide to see the complete list.

Library Board Minutes

September 21, 2026

The Carroll Board of Trustees met in the Community Room at the Carroll Public Library. Trustees present: Julie Perkins, Brenda Hogue, Marsha Nuckels, Keith Cook, Wes Treadway, Ralph von Qualen, Summer Parrott, and Jamie McCool. Trustees Absent: Kourtney Abbotts. Also present: Director Wendy Johnson, State Library Consultant Misty Gray, and trustees and directors from the Coon Rapids, Glidden, and Manning Public Libraries.

Cook called the meeting to order at 5:15pm. It was moved by Parrott and seconded by Hogue to approve the agenda. All voted aye. Nays: None. Abstain: None. Absent: Abbotts. Motion passed 8-0.

Minutes Approval: It was moved by Parrott to approve the minutes from July 20, 2026. The motion was seconded by Perkins. All voted aye. Nays: None. Abstain: None. Absent: Abbotts. Motion passed 8-0.

Financials/Approval of bills: McCool motioned to approve bills. The motion was seconded by Nuckels. All voted aye. Nays: None. Abstain: None. Absent: Abbotts. Motion passed 8-0.

Public Comment: None.

Misty Gray, the State Library of Iowa Consultant, provided Carroll County Library Boards Trustee Training. Library directors and trustees from Coon Rapids, Glidden, and Manning attended.

Agenda Items for Next Meeting:

- Strategic Plan Review

- Policy Review – Bulletin Boards

- Policy Review – Safe Child

- Board Education: Trustee Handbook Chapter 15: Intellectual Freedom

Adjourn: Hogue motioned to adjourn at 6:15 pm with a second from Treadway. All voted aye. Nays: None. Abstain: None. Absent: Abbotts. Motion passed 8-0.

Next Regular meeting- 5:15pm on October 19, 2026, at Carroll Public Library: Community Meeting Room—118 E. 5th St, Carroll, IA 51401.

Keith Cook - President

Jamie McCool - Secretary

Carroll Airport Commission

Regular Meeting

The regular meeting of the Carroll Airport Commission was held on Monday, October 12, 2026, at Arthur Neu Airport. Commission members present were Norman Hutcheson, Greg Siemann, Kevin Wittrock and Richard Fulton. Also attending was Airport Manager Don Mensen. Gene Vincent was absent. Chairman Hutcheson called the meeting to order at 5:33 PM.

Minutes

The minutes from the previous meeting were reviewed by the commission. Wittrock moved to approve the minutes, seconded by Siemann. All present voted Aye. Nays: None. Absent: Vincent. Motion carried, 4-0.

Hangar Project

Federal and State Department of Transportation grants were discussed. The commission wants to be sure all grant money available is utilized and none is overlooked.

Lightning Strike Update

Voltmer submitted a proposal totaling \$135,425 to repair the runway lights and equipment damaged by the lightning strike. A motion was made by Siemann to authorize Chairman Hutcheson to sign the proposal once it is approved by the insurance company, seconded by Fulton. All present voted Aye. Nays: None. Absent: Vincent. Motion carried, 4-0.

Airport User Relations and Service Expectations

The commission discussed the treatment of airport users. Airport Manager Don Mensen assured the commission that all users would receive fair treatment and professional courtesy, regardless of where they purchase fuel.

New Business

The old hangar was removed and Daniels Dozers will remove the concrete slab soon. The terminal roof was inspected and will be in need of replacement within about two years. The commission discussed a possible refresh of the terminal building at the same time.

Monthly Bills

The following bills were presented to the Commission for approval:

Vendor	Description	Account 001-6-2080-	Amount
Carroll Aviation	Contract	24969	\$ 7,685.00
Racoon Valley Electric Coope	Electric Service	23711	\$ 972.19
Carroll Refuse Service	Garbage Service	25952	\$ 68.83
Wittrock Motor Company	Car Rental	23321	\$ 550.00
Drees Co	Water	25952	\$ 27.00
McClure Engineering	Professional Services	303-6-7553-37967	\$ 12,773.76
Van Wall Equipment	Yearly Maintenance on mower	23321	\$ 171.74
Haley Equipment	Yearly Maintenance on tractor	23321	\$ 371.75
Wittrock Electric	Replace Beacon Bulb	25071	\$ 118.25
Nutrien Ag	Weed Control around runways	25071	\$ 1,620.00
Bomgaars	ground supplies	25071	\$ 166.91
Voltmer Inc	Runway 13/31 Light testing	303-6-7553-37968	\$ 24,111.61
Terracon Consultants Inc	Geotechnical Engineering	303-6-7553-37967	\$ 14,800.00

A motion was made by Fulton and seconded by Siemann to approve the bills as presented. All present voted Aye. Nays: None. Absent: Vincent. Motion carried, 4-0.

There being no further business, a motion to adjourn was made by Fulton and seconded by Siemann. All present voted Aye. Nays: None. Absent: Vincent. Motion carried, 4-0. The meeting was adjourned at 6:54 PM.

The next regular meeting will be held on Monday, November 9, 2026, at Arthur Neu Airport.

Chairman / Vice Chairman

ATTEST:

Secretary

PLANNING AND ZONING COMMISSION
MINUTES OF OCTOBER 14, 2026

The Carroll Planning and Zoning Commission met in regular session on October 14, 2026, 5:20 PM, in the Council Chambers, City Hall, 627 N Adams Street. Present: Mike Long, Brad Nichols, Michelle Prichard and Daniel Sturm. Absent: Sylvia Balk-Hanks, Shelley Diehl and Ron Meiners. Also present: Aaron Kooiker, City Manager, David Bruner, City Attorney, Dan Hannasch, Fire Chief and Building/Fire Safety Official and Chris Flattery, Building Official. Vice Chairperson Long presided over the meeting.

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MOTION by Sturm, second by Prichard, to approve the minutes of the May 13, 2026, as mailed. All present voted Aye. Nays: None. Abstain: None. Absent: Balk-Hanks, Diehl and Meiners. Motion carried 4-0.

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A Preliminary Plat for Bella Vista Plains Subdivision, Resubdivision Lot 6, City of Carroll, Carroll County, Iowa, was submitted for review by the Commission. Aaron Kooiker, City Manager, was present to represent and support the request. No comments from the public, written or verbal, were presented and no one present opposed. MOTION by Sturm, second by Prichard to recommend to the Carroll City Council tentative approval of the Preliminary Plat. All present voted Aye. Nays: None. Abstain: None. Absent: Balk-Hanks, Diehl and Meiners. Motion carried 4-0.

* * * * *

A Final Plat for Bella Vista Plains Subdivision, Resubdivision Lot 6, City of Carroll, Carroll County, Iowa was submitted for review by the Commission. Aaron Kooiker, City Manager, was present to represent and support the request. No comments from the public, written or verbal, were presented and no one present opposed. MOTION by Prichard, second by Nichols, to recommend to the Carroll City Council approval of the Final Plat. All present voted Aye. Nays: None. Abstain: None. Abstain: None. Absent: Balk-Hanks, Diehl and Meiners. Motion carried 4-0.

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MOTION by Long, second by Sturm, to adjourn at 5:25 PM. All present voted Aye. Nays: None. Abstain: None. Absent: Balk-Hanks, Diehl and Meiners. Motion carried 4-0.

Mike Long, Vice Chairperson

Aaron Kooiker, City Manager

DRAFT

CARROLL COUNTY SOLID WASTE MANAGEMENT COMMISSION

EXECUTIVE BOARD MEETING - UNOFFICIAL MINUTES

October 20, 2026

1. The meeting was called to order at 6:30 a.m. at the Carroll County Recycling Center by Chair Scott Johnson, Carroll County Supervisor. Others present were Dan Snyder, Mayor of Breda; Harvey Dales, representative for Manning; Jessica Leighty, representative for Coon Rapids; Jerry Fleshner, Mayor of Carroll; and Trevor Reece, Director.
2. Public comments were moved from the 3rd item on the agenda to after the recycling update per request. Dales moved and Snyder seconded to approve the change. Motion carried, all voting aye.
3. Public comments. This agenda item was moved to item 17.
4. Leighty moved and Dales seconded to approve the minutes of the September 8, 2026, meeting. Motion carried, all voting aye.
5. Reece reviewed the bills payable. Snyder moved and Fleshner seconded to approve the bills as presented. Motion carried, all voting aye.
6. Reece presented the financial report, review of accounts, and market prices. Dales moved and Leighty seconded to approve the reports as presented. Motion carried, all voting aye.
7. Reece gave an update from the last board meeting.
8. Reece gave an update on our annual financial audit.
9. The board discussed and approved the Midwest Sprinkler quote to replace the current sprinkler pipes with schedule 40 pipes. Snyder moved and Fleshner seconded to approve the contract. Motion carried, all voting aye.
10. The board discussed and approved farm rent for 2027. Leighty moved and Snyder seconded to approve the bills as presented. Motion carried, all voting aye.
11. Dales moved and Leighty seconded to approve the new landfill signs. Motion carried, all voting aye.
12. Fleshner moved and Leighty seconded to approve both hydrogeologic contracts. Motion carried, all voting aye.
13. The board discussed the option to contract fuel.
14. Reece gave an update on the new cardboard baler.
15. Reece gave an update on landfill operations.
16. Reece gave an update on recycling operations.
17. Public comments. Jeff Anthofer addressed the board.
18. Next meeting is Friday, November 6, at 6:30 a.m. at the recycling center.
19. Meeting adjourned at 7:52 a.m.

Respectfully submitted:

Trevor Reece