

NOTICE OF PUBLIC MEETING

will be held on

Monday, December 15, 2025, at 5:30 p.m.

**Exchange Police Association and City collective
bargaining initial proposals in open session pursuant to
Iowa Code section 20.17(3)**

NOTICE OF MEETING OF THE CARTER LAKE CITY COUNCIL

City Council agendas are available at www.cityofcarterlake.com

You are hereby notified that there is a meeting of the City Council, Carter Lake, Iowa,
will be held on Monday, December 15, 2025, at 7:00 p.m.,

in the City Hall Council Chambers, 950 East Locust Street, Carter Lake, Iowa,
for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Council. This is a formal meeting during which the Council may take official action on various items of business. If you wish to speak on an item, please follow the seven participation guidelines adopted by the Council for speakers:

1. Anyone may address the Council on any agenda item.
2. Speakers should approach the microphone one at a time and be recognized by the mayor.
3. Speakers should give their name, spell their name, give their address, and then their statement.
4. Everyone should have an opportunity to speak. Therefore, please limit your remarks to three minutes on any one item.
5. At the beginning of the discussion on any item, the mayor may request statements in favor of an action to be heard first, followed by statements in opposition to the action.
6. Any concerns or questions you may have which do not relate directly to a scheduled item on the agenda will also be heard under "Citizen Concerns".
7. For the benefit of all in attendance, please turn off all cell phones and other communication devices while in the City Council Chambers.

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1. Pledge of allegiance
 2. Roll call
 3. Approval of the agenda
 - a. additions or deletions
 4. CONSENT AGENDA
 - a. Department head reports
 - i. Library, Community Center, Maintenance/Parks, Police, Fire/EMS
 - b. City council minutes – NOVEMBER
 - c. Planning board minutes – NOVEMBER
 - d. Overtime and comp time reports – NOVEMBER
 - e. Abstract of claims – NOVEMBER
 - f. Receipts – NOVEMBER
 - g. Financial reports – NOVEMBER
 - h. Liquor License renewals
 - i. The Improvement Club
 - ii. Kwik Shop

---END OF CONSENT AGENDA---

NEW BUSINESS

5. Swearing in ceremony
 - a. Jason Gundersen, Mayor
 - b. Matthew Seminara, Council
 - c. Victor Skinner, Council

6. Elizabeth Hunter, Snyder & Associates
 - a. Monitoring Manhole bids
 - b. 4430 17th Street – stormwater drain
7. Laura Tarpinian – The Landing Reserve, L.L.C./Wavecrest Addition
8. Communications from:
 - a. Department Supervisors
 - b. Mayor Ronald Cumberledge
 - i. Assignments and Updates
 - ii. Appointment to Fire Department
 1. Travis Shawcross
 - c. City Administrator, Cameron Gales
 - i. Monthly report
 1. Splashpad
 2. Reorganization of department
 - d. Clint Fichter, City Attorney
 - i. 122 Carter Lake Club update
 - ii. Vacating alley between P & Q
9. ORDINANCES AND RESOLUTIONS:
 - a. Consider resolution to adopt policy regarding hydrant meters
 - b. Consider resolution to approve annual Urban Renewal Report
 - c. Consider resolution to set wage for Jeremiah Poole
 - d. Consider memorandum of understanding with Landscapes Unlimited
10. Communications from the public – None received
11. CITIZEN CONCERNS (3 minutes per resident)
12. COUNCIL CONCERNS (3 minutes per member)
13. Closed session pursuant to Iowa Code 21.5(j) for confidential discussions related to real estate transactions, followed by any appropriate action.
14. Closed session pursuant to Iowa Code Section 20.17(3) to police union contract negotiations
15. ADJOURNMENT

ADA AND INCLUSIVE LANGUAGE NOTICE

The City of Carter Lake does not discriminate based on disability in admission to, access to, or operations of its programs, services, or activities. Individuals who need auxiliary aid for effective communication in programs and services of the City of Carter Lake are invited to make their needs and preferences known to the ADA Compliance Officer, City Hall, 950 East Locust Street, (712) 347-6320. This notice is provided as required by Title II of the Americans with Disabilities Act of 1990. The City of Carter Lake promotes equity and inclusion of protected classes including sex, ethnicity, color, familial status, gender identity, age, marital status, national origin, geographic background, race, creed, religious and spiritual beliefs, sexual orientation, socioeconomic status, mental and physical disability, or veteran status in admission to, access to, or operations of its programs, services, or activities. This notice applies to all departments, employees, commissions, boards, and volunteers that work with the City of Carter Lake.

City of Carter Lake
Regular City Council Meeting
November 17, 2025

The meeting was called to order by Mayor Ronald Cumberledge at 7:05pm.

Present – Mayor Ronald Cumberledge, Jason Gundersen, Council members Aaron Grell, Jacob Hanika, Victor Skinner and Jackie Wahl. Also, present Attorney Clint Fichter, City Administrator Gales and City Clerk Jackie Carl.

Mayor Cumberledge initiates the meeting with the Pledge of Allegiance and a call for a public hearing regarding the designation of the Urban Renewal Area described in the preamble hereof and on the Urban Renewal Plan. The plan amendment includes adding new territory to the Area, including all the property described as shown below: The entire corporate limits of the City of Carter Lake. The proposed amendment to the urban renewal plan brings the property described above under the plan and includes the authorization of a new urban renewal project. There were no written or verbal comments received at this time. Gundersen moved to close hearing and Hanika seconded the motion, unanimously approved.

Gundersen moved for approval of the agenda seconded by Grell, unanimously approved and Gundersen moved to approve consent items, seconded by Skinner; unanimously approved. Carter Lake Elementary School Update Teresa Hamilton and Jacqueline McCloud present updates from Carter Lake Elementary School. Students Blake Christianson, Nora Cooley, Austin, and Fletcher are recognized for their achievements. Teresa Hamilton discusses the school's focus on clear instruction and reduced behavior referrals. The school has improved from a priority school to an acceptable status on the state report card.

Fire Chief Dave Huey discussed the proposed retirement program for volunteer firefighters and EMS personnel. Attorney Fichter provides guidance on filling Jason's vacant seat, including options for a special election or appointment. Gundersen discussed the timing of his resignation and the council's composition. Clerk clarifies after 1/2/26 the four remaining council members will have the option to appoint. Attorney confirms the council has 60 days to make the appointment after Jason's resignation. Wahl motions to approve Cody Walker for the fire department, which is seconded by Grell and approved unanimously.

City Administrator Cameron Gales requests approval to move forward with an on-call RFP for plumbers and snowplow drivers. Grell expresses concerns about subcontracting snow plowing, but he did motion to approve the RFP with the removal of the snowplow contractors, seconded by is approved; Quote of \$53,036 for the splash pad, including tear-out and re-running of pipe work. Gundersen motions to approve the splash pad project, which is seconded by Grell, unanimously approved. An update on the meal program, stating it will continue until a new provider is found. The council confirms the senior meal program will not be stopped. Gundersen provides an update on the valve project, stating all holes will be filled and concreted by the end of the week.

Gundersen, moves to approve the annual road tax report, seconded by Hanika; Clerk Carl presents proposals for future administration software updates, recommending Tyler Technologies, Hanika moved to approve, seconded by Gundersen; Skinner moved to approve wages for Elizabeth Sanders, seconded by Grell; Grell moved to approve wages for Kaitlin Watson, seconded by Wahl, back dated 30 days, and Grell moved to approve wage increase for Nicholas Dargy, seconded by Skinner; All motion carried and unanimously approved.

Skinner moved to approves an ordinance for tax increment financing for the new apartment building on Ninth Street and Avenue K, seconded by Hanika; Gundersen moved to approve an Urban Renewal Plan as presented, which goes along with the tax increment financing ordinance; seconded by Grell and Grell moved to approve a development agreement with Overland Group for the public improvements seconded by Hanika; all motions are unanimously approved.

Public comments include thanks from Lisa Fujii for the Thanksgiving dinner and Janette Banks for the craft show. Tim Mandolfo thanks the council and community for their support during his campaign. The meeting concludes with a reminder of the annual winter festival and a comment on the valve project from Aaron Grell.

7:40 p.m. Grell moved for the council to move into a closed session for real estate transaction Iowa Code 21.5(j), seconded by Hanika. At 8:35 p.m. the council returned to open session and Gundersen moved to adjourn, seconded by Hanika. Unanimously approve.

PLANNING BOARD MEETING
Monday, September 8, 2025

At 7:00 p.m. Board Chair Ed Palandri called the meeting to order. Roll Call: Present: Ed Palandri, Jay Gundersen, Ray Pauly, Drew Evers, Kathryn Dueling Robert Horan and Tim Podraza are all present along with City Clerk Jackie Carl.

Pauly moved to approve the agenda seconded by Gundersen with the changes; unanimously approved. Dueling moved to approve the consent agenda consisting of building permit listing for August, planning board and city council minutes, seconded by Evers; unanimously approved.

New Business: The Residence - Overland Property Group presented the final site plan with proposed stormwater retention solutions based on board comments from previous meeting. Dueling moved for approval and seconded by Pauly. Roll Call: Yes-Podraza, Dueling, Palandri and Pauly. No-Gundersen, Evers, Horan. The developers request to make a recommendation on the plan review for permitting was not addressed.

Omaha Indian Tribe of Nebraska has submitted stormwater prevention plan, there was a discussion on the permits and demolition occurring at the property located at 13th and Locust Street.

Lakeside Mobile Home Park contractor submitted plans for fence and the application was returned for more complete information.

Planning Board rezoning workshop for Monday, September 22 at 6:30 p.m.

Pauly, moved to adjourn seconded by Dueling. Adjourn at 8:25 p.m.

PLANNING BOARD MEETING
Monday, November 10, 2025

At 7:00 p.m. Board Chair Ed Palandri called the meeting to order. Roll Call: Present: Ed Palandri, Jay Gundersen, Ray Pauly, Drew Evers, Kathryn Dueling Robert Horan are all present. Absent: Tim Podraza and City Clerk Jackie Carl. City Attorney appeared via teleconference.

Gundersen moved to approve the agenda seconded by Dueling; unanimously approved.

New Business: Board considers making a recommendation to City Council to approve and adopt the proposed Carter Lake Stormwater and Housing Urban Renewal Plan.

Iowa Code § 403.5(2) requires that, before the City Council holds a public hearing and acts on an urban renewal plan, the proposed plan be submitted to the municipality’s planning commission for review and for determination as to whether the plan conforms to the general/comprehensive plan of the municipality.

City of Carter Lake has prepared a proposed “Stormwater and Housing Urban Renewal Plan” for the area described in the plan (the “Plan”), which Plan has been submitted to this Commission for review.

The Planning Commission reviewed the Plan, and the Commission finds its objectives to be consistent with the community development, infrastructure, and housing policies contained in the City of Carter Lake Comprehensive Plan.

NOW, THEREFORE, BE IT MOVED by the Carter Lake Planning and Zoning Commission:

1. **Conformity Finding.** The Commission hereby finds and determines that the proposed Stormwater and Housing Urban Renewal Plan, as submitted, conforms to and is consistent with the Comprehensive Plan of the City of Carter Lake, Iowa, in that it advances public infrastructure and stormwater management needed to protect health, safety, and welfare; supports housing and residential development within the City limits; and applies to territory already within the City and therefore within the area contemplated for municipal improvements in the Comprehensive Plan.
2. **Recommendation to City Council.** The Commission recommends that the Carter Lake City Council approve and adopt the Stormwater and Housing Urban Renewal Plan pursuant to Iowa Code chapter 403.

Evers moved to make recommendation to move forward with the City Council, seconded by Dueling. Unanimously approved.

Gundersen moved to set workshop for December 1, 2025, 6:30 p.m., seconded by Evers. Unanimously approved.

Evers, moved to adjourn seconded by Dueling. Adjourn at 7:40 p.m.

Community Center Monthly Report-November 2025

1120 Willow Dr

712-847-8565 ext 310

clccdirector@carterlake-ia.gov

<u>ITEM</u>	<u>STATS</u>		
Reservations	Reservation/Prev. Mo./Prev. Year 10/5/3		Revenue/Prev. Mo./Prev. Year. \$2135.00/\$650.56/\$347.50
Memberships	Total/Prev. Mo./Prev Year 989/978/802	Sales/Prev Mo/Prev Yr 72/74/58	Revenue/Prev. Mo./Prev. Year \$3553.25/\$2,773.42/ \$3099.74
Fitness	Attendance/Prev. Mo./Prev. Year 171/199/248		Average Attendance/Prev. Mo./Prev Year 3.0/2.6/2.5
Recreation/Activities	Events/Prev. Mo./Prev. Year 3/2/1	Event Attendance/Prev. Mo./Prev. Year ~400/~600/40	Activity Attendance/Prev. Mo./Prev. Year 541/545/482
Admittance/Prev Mo./Year 1623/1703/1703			

Highlights:

- Expanded Holiday Craft fair nearly sold out with 54 registered vendors. Revenue for booth rental was \$1,350 plus table and chair rentals fees. Strong customer turn out.
- This month had a minimum 1 room reservation per week for every Saturday in October, which extends deeply into November. This capped off with 4 on 11/22-11/23 and we garnered high interest for the week of Thanksgiving. Had to turn down 3 requests for parties on Thanksgiving day.
- Senior Programs saw a large attendance to Thanksgiving meal and enjoyed playing Wheel of Fortune!
- First Community Collaboration event was held at the CLCC.
- Concession and photographer search closed. Received applicants for both
- Youth basketball signups opened, collaboration with Cobra
- Power Play Monday has been expanded to M-Thurs structured programs to give direction on activities
- Meeting with 21st Century Program, collaborating to have one day of the week starting second school semester
- Cheer programs started attending its performances
- Youth Soccer Registration closed, and we are hosting 1 team of 13/12/11 year olds for our indoor winter league.
- Youth soccer practice has officially started and the team is looking good
- Secured 2 coaches and a dad who are dedicated to help train the soccer kids
- Received a lot of support from local businesses, some offered sponsorship funds
- First card show hosted by the community center in January has sold all the vendor spots. Vendor spaces sold out, with \$1,350 in revenue plus table and chair fees
- Received a lot of attention from the card trading community to point were we have vendors coming from different states coming to our show

Community Center Monthly Report-November 2025

1120 Willow Dr

712-847-8565 ext 310

clccdirector@carterlake-ia.gov

- Youth soccer team official registered season starts early January
- Started supervised gym hours. Encouraging results.
- Started structured activities in for kids after 5p when gym closes.
- Started using the score board during open gym and the kids love it especially seeing the time go down and they have to give it there all before the horn goes off
- Power Play Monday numbers continue to be strong. Averaging 5-20 from 2-5p

Lowlights:

- Lots of programs offered however several such as our Cornhole tournament, Fun Run, and Movie Night had low or no participants.
- Continued research into alternative senior meal provider due to end of federal grant funding
- Missed opportunity for revenue. Turned down 3 local families and approximately \$1,000 as multi-purpose rooms were not available Thanksgiving weekend.

Looking Ahead:

- New Years Children's ball drop party scheduled for New Years Eve; Ball drop at Noon!
- Murder Mystery on December 19th . Registration now open!
- Senior Thanksgiving meal being served Nov 20th and is followed up by game night!
- Senior Christmas party and gift exchange on December 18th
- Adult Rec Volleyball to open in Jan, recruiting teams and free agents.
- Youth Cheer team has scheduled performances with Iowa Western (2 times), Union Omaha Football Club, and the Omaha Lancers.
- Friday Night Movies planned for the winter months
- Blizzard Ball Basketball Tournament set for February 7th
- Youth indoor soccer season is getting ready to kick off!
- The first ever Carter Lake Card Show we are hosting is on January 17th. Proceeds go directly to our youth soccer program.
- Youth Basketball Season begins in January.

Carter Lake Fire Department Monthly Report

Proudly Serving since 1956

Fire Chief: David Huey
Coordinator: Phillip Newton
Assistant Coordinator: Cindy Huey

Contact information: Station # 712-347-5900 Email: clfire@carterlake-ia.gov

Check us out on FACEBOOK — Carter Lake Fire & Rescue

Month: October 2025

Continuous Issues/Budget: 2 grants received for(fire coats/pants). 1 for \$47,000.00 and 1 for \$1000.00
6 sets ordered and her 2 months ago and 10 more set just order on 12-1-25

Employee and Organization Development.

Pancake Breakfast: **Pancake Breakfast is February 1st 2026 at the Fire Station - 7:30 to Noon**

Monthly Meetings (1 st Tuesday):	6:30-Done	Officers, Members, Smoke Eaters
Fire training (1 st Saturday):	9-noon	Omaha Burn Tower
Fire training (2 nd Tuesday):	7-10pm	Inservice with Norther natural gas company
EMS training (3 rd Tuesday):	7-10pm	Cardiology

Safety Minutes: Please see safety minutes.

Safety Committee: Next Safety Meeting is December 3rd - 07:00 am at the Fire Station.

Total Calls for the month: 37

EMS (ambulance) - 26
Fire/Other calls - 11

Other: Additional Information for Mayor, City Council & Citizens:

1. **Looking for In Town Volunteers, Call the Fire Station 712-347-5900**



Library Board Meeting-Agenda

November 10th, 2025

4:00 pm

- I. Roll Call of Members**
- II. Disposition of Minutes of Previous Meeting**
 - a. October 2025
- III. City Financial Report**
 - a. June 2025
 - b. July 2025
 - c. September 2025
- IV. Action on Bills**
- V. Progress and Service Report of the Director**
 - a. Director's Report
- VI. Unfinished Business.**
 - a. Bed Bug Policy
- VII. New Business**
 - a. "Library" Sign on Building
 - b. 90 Day Ban Policy
 - c. Library Board Contact Information/Term Length
 - d. Library Crew Sweatshirts
 - e. Literacy Kits
 - f. Board Training
- VIII. Public Comments from the Library Director, Library Board, and/ or Carter Lake citizens (3 - 5 minutes each)**
- IX. Next Board Meeting Date: Monday, January 12th, 2026**
- X. Adjourn**



Carter Lake Public Library Board Meeting
October 20, 2025

Library
4:00pm

Minutes

Roll Call

Present: Patti Midkiff-President, Bonnie Freeman-Vice-President, Delbert Settles, Linda Wetherby, Pam Christensen, Mary Allen Staff Present: Tiffany Zuerlein

I. Roll Call of Members

a. Patti called the meeting to order at 3:52 p.m

II. Disposition of Minutes of Previous Meeting

a. Bonnie made a motion to accept the September minutes. Pam seconded. All in favor.

b. Linda requested to receive the minutes earlier than the week prior to the meeting.

III. City Financial Report

a. June – no corrected report yet from the City.

b. July – Tiffany has spoken with Jackie about the mistakes on this report. The Books (City) needs to be corrected. Bridges-Overdrive was paid twice, so we will have a credit on our account. Linda made a motion to table this until it is corrected. Bonnie seconded. All in favor.

c. August – Linda motioned to approve. Delbert seconded. All in favor.

IV. Action on Bills

a. Tiffany to check on the cost of Library crew sweatshirts.

b. Bonnie motioned to approve the bills. Delbert seconded. All in favor.

V. Progress and Service Report of the Director

a. Wednesday late nights (until 7:00 p.m.) is starting to pick up.

b. Great relationships with the Boys and Girls Club and the 21st Century Club (after school program).

c. Tiffany will be gone on October 30.

d. Mary motioned to accept the report. Delbert seconded. All in favor

VI. Unfinished Business

a. CIP Money

i. Tiffany proposed to purchase a larger laminator for \$643. The current one will be put into The Library of Things. Bonnie motioned to approve this purchase. Delbert seconded. All in favor.

ii. Tiffany to find out prices on the "LIBRARY" lettering for the outside of the building. Patti offered to help make calls about this. CIP funds may be used for this, depending on the cost.



b. Library Board Vacancy

- i. Jenny Skinner Chiburis has completed an application. Tiffany will recommend her to the Mayor for the Board position.

VII. New Business

- a. Annual Report – Tiffany and Patti have completed and submitted to the State. The City would like more detailed specifics on the programming numbers, which are currently in the monthly reports as well as in the report that has gone to the State.
- b. Haunted House – Trying not to accumulate too many hours of overtime for this.
- c. Library Sign – A sign to put by the front door highlighting the Library was discussed. A cost for this will be determined.
- d. CPR/First Aid Training – This is a mandatory city-wide training and will take place Thursday, November 13 at 8:30 a.m. The Library will be closed until the training is finished (possibly at Noon).
- e. Bed Bug Policy – this will be reviewed next month.
- f. Employee Evaluation – Patti and Bonnie did Tiffany's review, using the City's form. Sections of this review form will be reviewed and modified for future evaluations, based on what works best for our Library.
- g. Board Training – Early Literacy Kits. We have a total of eight kits. Each kit contains a minimum of two books and various activities. These kits are to help families at home with 3–5-year-old kids' literacy.

VIII. Public Comments from the Library Director, Library Board, and/ or Carter Lake citizens (3 - 5 minutes each)

IX. Next Board Meeting Date: Monday, January 12, 2026 4:00pm

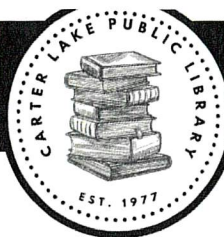
X. Adjourn

**Library Director's Report
November 10th, 2025
4:00**

<u>Month Patron Data</u>	
Monthly Network Usage	1449
Unique Wi-Fi Visitors	292
Computer Usage	223
New Library Cards	18
Renewed Cards	3
Patron Count	1078
Program (Services)	69
Programming (Participants)	1294
Circulation	976
E-Audiobooks/Ebooks	289

Community Members who checked out materials from the library in October saved a total of **\$14,655.64!**

<u>Library Revenue</u>	
Black and White Copies	48.70
Color Copies	33.00
Fax	26.00
Donations	25.35
Sales (Books)	16.50
Fines (Damaged Books)	4.00
Lamination	1.00
Library Card (NR)	0
Tote Bags	10.00
Shirt Sales	40.00
Monthly Total	\$204.55



Month in Review

- ★ Little Free Costume Closet was a huge success!
- ★ In October we celebrated Banned Books week with a contest.
- ★ Monday Mayhems have been very well attended and kids made a snake, played with Oobleck, and made costumes for rubber ducks!
- ★ AAA Club had kids doing Alien Autopsies, make a dragon eye and a NERF war
- ★ In October, the teens made a spooky bookshelf and had a pizza party
- ★ The library had an outreach table at Carter Lake Elementary during conferences. The kids got to make a bookmark and I was able to talk with 150 people!
- ★ Kaitylyn's wage increase was approved by the City Council but will be officially voted on at the November City Council meeting.
- ★ The Community Center's and Library's Haunted House/Trunk or Treat was a huge success with over 575 participants!
- ★ Meggie and I attended the Trunk or Treat on Halloween at the Boys and Girls Club

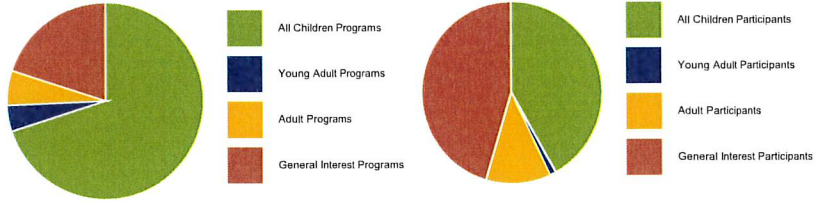
What's to Come

- ★ Take and Make Kits for the month are Crepe Paper Flower Fall arrangements and the Herb of the Month is Thyme
- ★ This month's Monday Mayhems are Egg Drop on 11/3, Squeegee Art 11/10, Pumpkin Spice Taste Test 11/17, Home-made Butter 11/24
- ★ November's AAA Days will have kids playing Bingo 11/5, Build a Mayflower 11/19 and Domino Building on 11/26
- ★ On Wednesday, November 12th, the library will host a STEM Buffet at 5:00pm. Here, kids can enjoy small bite-sized STEM projects.
- ★ Teens this month get to enjoy Paint by Number on November 6th and Hot Chocolate Mix and Gift on November 20th.
- ★ Adults in November have a couple of book club options- This Book Club is My Alibi on November 5th, Laker's Review on November 6th. Due to low attendance, Boozy Book Club will be put on hold for the next couple of Months.
- ★ On November 7th, adults can attend the Basic Floral Arranging Workshop at 6:00 pm
- ★ On November 15th, Just Craftin' Around participants get to make Turkish Lamps
- ★ The library will have a Thanksgiving-themed photo backdrop beginning November 18th through the end of November.

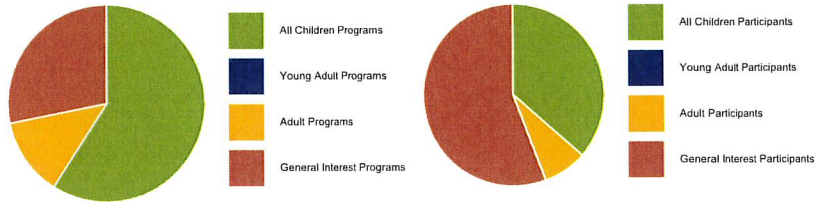
Carter Lake Public Library

July, 2025 - October, 2025

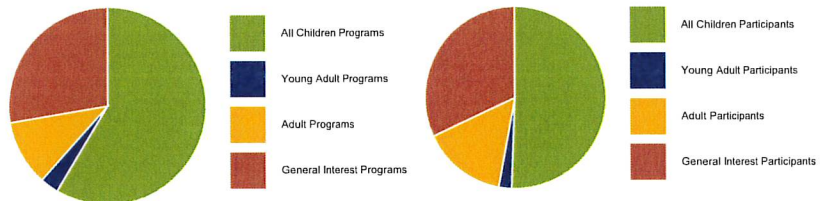
July					
Overview					
All Children Programs	49	70%	All Children Participants	295	41.9%
Young Adult Programs	3	4.29%	Young Adult Participants	8	1.14%
Adult Programs	4	5.71%	Adult Participants	81	11.51%
General Interest Programs	14	20%	General Interest Participants	320	45.45%
Total Programs	70		Total Participants	704	



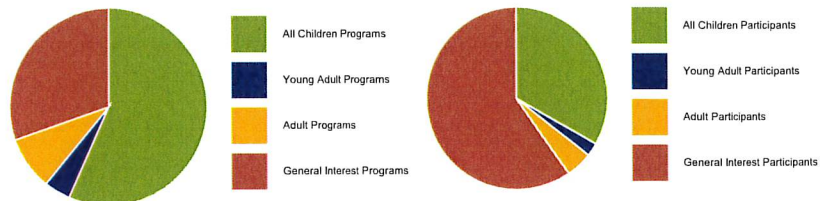
August					
Overview					
All Children Programs	23	58.97%	All Children Participants	250	36.5%
Young Adult Programs	0	0%	Young Adult Participants	0	0%
Adult Programs	5	12.82%	Adult Participants	53	7.74%
General Interest Programs	11	28.21%	General Interest Participants	382	55.77%
Total Programs	39		Total Participants	685	



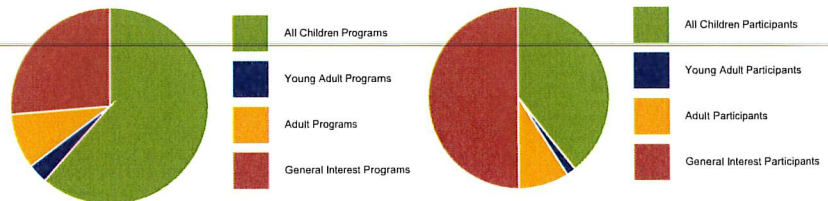
September					
Overview					
All Children Programs	38	58.46%	All Children Participants	367	50.62%
Young Adult Programs	2	3.08%	Young Adult Participants	17	2.34%
Adult Programs	7	10.77%	Adult Participants	109	15.03%
General Interest Programs	18	27.69%	General Interest Participants	232	32%
Total Programs	65		Total Participants	725	



October					
Overview					
All Children Programs	39	56.52%	All Children Participants	432	33.38%
Young Adult Programs	3	4.35%	Young Adult Participants	31	2.4%
Adult Programs	6	8.7%	Adult Participants	60	4.64%
General Interest Programs	21	30.43%	General Interest Participants	771	59.58%
Total Programs	69		Total Participants	1294	



Year in Review					
Overview					
All Children Programs	149	61.32%	All Children Participants	1344	39.44%
Young Adult Programs	8	3.29%	Young Adult Participants	56	1.64%
Adult Programs	22	9.05%	Adult Participants	303	8.89%
General Interest Programs	64	26.34%	General Interest Participants	1705	50.03%
Total Programs	243		Total Participants	3408	



Carter Lake Public Library

October-2025

In October, 292 unique patrons used your library WiFi. On average, these patrons visited to use the WiFi on just under 5 individual days.

Change from prior month



1449 ↑ 0.21%

Monthly Sessions



1280 ↑ 3.39%

Total Visits



292 ↑ 4.29%

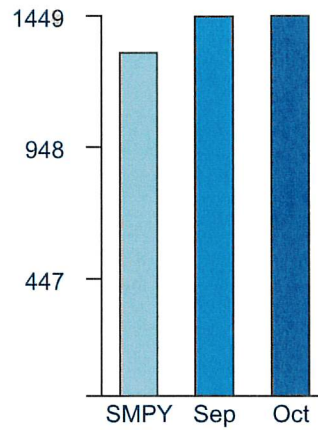
Unique Visitors



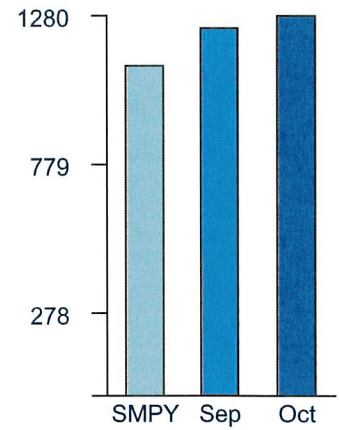
4.38 ↓ -0.9%

Average Return Rate

Total Monthly Session Count

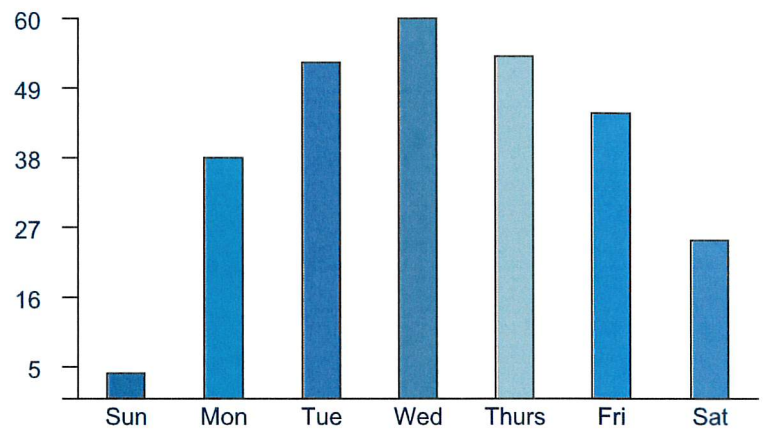


Total Monthly Visits

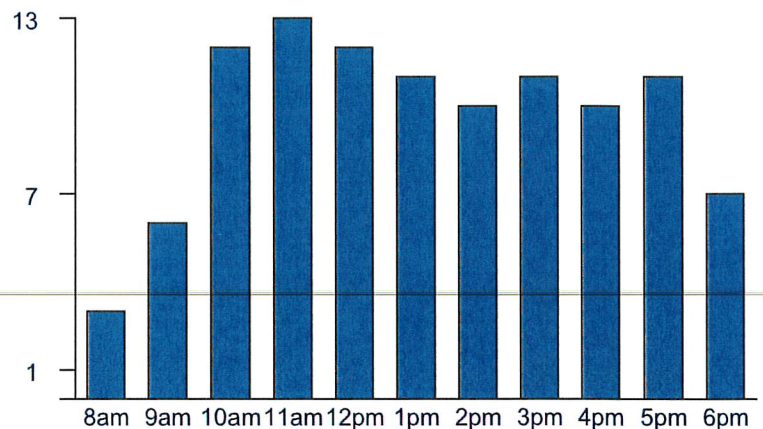


*SMPY: Same Month Prior Year

Average Daily Visits



Average Peak Hourly



City of
CARTER LAKE

EST. 1930

**950 East Locust Street
Carter Lake, IA 51510
(712) 347-6320**

Maintenance Monthly Report November 2025

1. Maintain city facilities ^[OBJ]
2. Cleanup maintenance lot and shop.
3. Snow removal operation (S.O.P.)
 - Develop procedure for pre-treatment
 - Develop a snow removal route including mains, residential, and parking lots
 - Develop procedure for post
4. Integrate GIS systems to ensure accurate/ identical data on both systems
5. Perform daily chlorine testing as required by Iowa DNR.
6. Clean up all rain gardens (Willow, Locust, and Lake Front)
7. One Call locates performed.
8. Perform weekly sewer checks as well as manually operate lift stations.
9. Develop a quarterly plan for sanitary lift station cleaning and treatment as well as semi-annual plan for storm lift stations
10. Install Christmas lighting decorations and lights at City Hall
11. Snow removal and pre and post treatment

Planning Ahead

1. Organization of Maintenance Shop
2. Creating Standard Operating Procedures for
 - 811 Locates
 - Hydrant Flushing
 - Chloring Testing
3. Prepare an annual budget for equipment and maintenance needs for 2026.

CC ANALYSIS, 22 OVERTIME REPORT
 11/14/2025 THRU 11/14/2025

COST CENTER	OVERTIME HOURS	OVERTIME PAY	COMP TIME HRS
43101 CHARLES R BENNE 43040 OT WAGES/PARKS	2.00	52.98	
EMP TOT 43101	2.00	52.98	
11013 NATHANIEL A BEN 11040 OT POLICE WAGES	.25	13.23	
EMP TOT 11013	.25	13.23	
43005 ETHAN G CHAMBER 43040 OT WAGES/PARKS	2.50	77.63	
EMP TOT 43005	2.50	77.63	
11002 GARY D CHAMBERS 11040 OT POLICE WAGES	4.00	263.52	
EMP TOT 11002	4.00	263.52	
11003 JOSHUA J DRISCO 11010 POLICE WAGES			2.00
11040 OT POLICE WAGES	.75	52.99	
EMP TOT 11003	.75	52.99	2.00
11006 RYAN P GONSIOR 11010 POLICE WAGES			10.00
11042 OT TO COMP TIME	1.00		
EMP TOT 11006	1.00		10.00
46004 NICHOLAS R HOLM 46040 OT/COMM CENT	.50	17.47	
EMP TOT 46004	.50	17.47	
11010 JACOB S HUSCROF 11040 OT POLICE WAGES	.75	45.12	
EMP TOT 11010	.75	45.12	
21009 JEREMIAH J POOL 81040 OT WAGES/WATER	25.50	765.00	
EMP TOT 21009	25.50	765.00	
62001 LISA M RUEHLE 62040 OT WAGES/ADMIN	3.50	193.26	
81040 OT WAGES/WATER	3.50	193.25	
EMP TOT 62001	7.00	386.51	

CC ANALYSIS, 22 OVERTIME REPORT
 11/14/2025 THRU 11/14/2025

COST CENTER	OVERTIME HOURS	OVERTIME PAY	COMP TIME HRS
11015 ELIZABETH A SAN			
11010 POLICE WAGES			5.50
11042 OT TO COMP TIME	1.25		
	-----		-----
EMP TOT 11015	1.25		5.50
21002 RANDY C SMITH			
81040 OT WAGES/WATER	1.00	45.00	
	-----	-----	
EMP TOT 21002	1.00	45.00	
11008 ADAM W SWINARSK			
11010 POLICE WAGES			.50
11042 OT TO COMP TIME	2.00		
	-----		-----
EMP TOT 11008	2.00		.50
46014 BRANDO TAPIA			
46040 OT/COMM CENT	1.75	47.25	
	-----	-----	
EMP TOT 46014	1.75	47.25	
62005 LAURINE K WILHI			
62010 ADMIN WAGES			8.00
62040 OT WAGES/ADMIN	6.00	210.78	
62042 OT TO COMP	1.50		
	-----	-----	-----
EMP TOT 62005	7.50	210.78	8.00
Report Total	57.75	1977.48	26.00
Employee Count	15		

CC ANALYSIS, 22 OVERTIME REPORT
11/26/2025 THRU 11/26/2025

COST CENTER	OVERTIME HOURS	OVERTIME PAY	COMP TIME HRS
11013 NATHANIEL A BEN 11010 POLICE WAGES			2.00

EMP TOT 11013			2.00
43005 ETHAN G CHAMBER 81040 OT WAGES/WATER	.25	7.76	
	-----	-----	
EMP TOT 43005	.25	7.76	
11002 GARY D CHAMBERS 11040 OT POLICE WAGES	.50	32.94	
	-----	-----	
EMP TOT 11002	.50	32.94	
11012 NICHOLAS R DARG 11040 OT POLICE WAGES 11041 STEP OT/POLICE	.25 5.00	14.04 280.73	
	-----	-----	
EMP TOT 11012	5.25	294.77	
11003 JOSHUA J DRISCO 11040 OT POLICE WAGES	2.00	141.30	
	-----	-----	
EMP TOT 11003	2.00	141.30	
11006 RYAN P GONSIOR 11010 POLICE WAGES			1.50

EMP TOT 11006			1.50
46004 NICHOLAS R HOLM 46010 COMMUNITY CENT	.25	8.73	
	-----	-----	
EMP TOT 46004	.25	8.73	
11010 JACOB S HUSCROF 11010 POLICE WAGES 11040 OT POLICE WAGES 11041 STEP OT/POLICE			5.00
	1.25 5.00	75.21 293.33	
	-----	-----	-----
EMP TOT 11010	6.25	368.54	5.00
21009 JEREMIAH J POOL 81040 OT WAGES/WATER	23.50	705.00	
	-----	-----	
EMP TOT 21009	23.50	705.00	
62001 LISA M RUEHLE 62040 OT WAGES/ADMIN 81040 OT WAGES/WATER	1.50 1.50	82.83 82.82	
	-----	-----	

CC ANALYSIS, 22 OVERTIME REPORT
 11/26/2025 THRU 11/26/2025

COST CENTER	OVERTIME HOURS	OVERTIME PAY	COMP TIME HRS
EMP TOT 62001	3.00	165.65	
11015 ELIZABETH A SAN			
11010 POLICE WAGES			2.00
11042 OT TO COMP TIME	2.50	112.61	
EMP TOT 11015	2.50	112.61	2.00
21002 RANDY C SMITH			
81040 OT WAGES/WATER	3.00	135.00	
EMP TOT 21002	3.00	135.00	
11008 ADAM W SWINARSK			
11010 POLICE WAGES			1.50
11040 OT POLICE WAGES	3.00	176.00	
11041 STEP OT/POLICE	9.00	527.99	
EMP TOT 11008	12.00	703.99	1.50
46014 BRANDO TAPIA			
46040 OT/COMM CENT	.50	13.50	
EMP TOT 46014	.50	13.50	
41010 KAITLYN M WATSO			
41040 OT WAGES/LIBRAR	.50	.64	
EMP TOT 41010	.50	.64	
62005 LAURINE K WILHI			
62040 OT WAGES/ADMIN	3.25	114.17	
EMP TOT 62005	3.25	114.17	
Report Total	62.75	2804.60	12.00
Employee Count	16		

December 11, 2025

Jackie Carl, City Clerk
City of Carter Lake
950 E. Locust Street
Carter Lake, IA 51510

RE: CARTER LAKE MONITORING MANHOLE
RECOMMENDATION FOR CONTRACT AWARD

Dear Jackie:

Bids were due by 2pm on December 10th and only one (1) bid was received.

<u>Contractor</u>	<u>Total Bid</u>
Backlund Plumbing Omaha, NE	\$241,955.00

The Engineer's opinion of probable construction cost, which included a 10% contingency was \$140,100. The low bid was 42.1% above the estimated costs. The Engineer's opinion of probable construction cost was based on bid prices from previous projects within the area.

The low bidder is Backlund Plumbing. Snyder & Associates has reviewed the bid tab, unit prices, and totals and has questions on Item 3, Flow Meter Manhole w/Flume, 60-inch. We have asked Backlund to supply the breakdown of costs for this item and that is under review with our engineers. The hope is that by understanding how this unit price was built, we can determine that something was included that did not need to be, which would bring the unit price of this item down. The contractor has also mentioned some cost saving measures with Item 14, Dewatering that could be implemented for further cost savings.

The project was supplied to five (5) local contractors. We heard from at least one (1) of them that they would not be submitting for Carter Lake projects because they knew that the low bidder was not always selected. We suspect that others did not want to review all of the additional documentation on the project due to the USDA funding aspect. We do not think that additional bids would be submitted if we re-bid the project. Due to the contract with the City of Omaha for this work to be completed, we feel the project should move ahead. Backlund Plumbing has a long history of work in Carter Lake, making them the most knowledgeable for the project.

We recommend award of the construction contract to the low bidder, Backlund Plumbing in the amount of \$241,955, knowing that negotiations will continue on Items 3 and 14 to try to reduce the overall budget as much as possible. If you have any questions, please contact me.

Sincerely,

SNYDER & ASSOCIATES, INC.



Elizabeth A. Hunter, PE, AICP
Project Engineer

ARTICLE 3—BASIS OF BID—LUMP SUM BID AND UNIT PRICES

3.01 *Unit Price Bids*

A. Bidder will perform the following Work at the indicated unit prices:

ITEM #	DESCRIPTION	UNIT	QUANTITY	BID UNIT PRICE	EXTENDED PRICE
1	Subgrade Preparation, 12"	SY	65	\$ 12	\$ 780.00
2	Sanitary Sewer Service Relocation	EA	1	\$ 7,500.	\$ 7,500
3	Flow Meter Manhole w/ Flume, 60-inch	EA	1	\$ 83.150	\$ 83.150
4	Remove & Dispose of Manhole	EA	1	\$ 12,500	\$ 12,500
5	Pavement, PCC, 6"	SY	65	\$ 185	\$ 12,025
6	Pavement Removal	SY	65	\$ 100	\$ 6500.
7	Granular Surfacing, Class A Roadstone	TON	20	\$ 180	\$ 3600.
8	Temporary Traffic Control	LS	1	\$ 3500	\$ 3500.
9	Bypass Pumping	LS	1	\$ 25,000	\$ 25,000
10	Flow Monitoring Equipment, Furnished by City of Omaha	LS	-	\$ 0	\$ 0
11	Flow Monitoring Equipment, Installed by City of Omaha	LS	-	\$ 0	\$ 0
12	Electrical (includes OPPD fees)	LS	1	\$ 19,500	\$ 19500
13	Mobilization	LS	1	\$ 2500	\$ 2500
14	Dewatering	LS	1	\$ 65,400.	\$ 65,400

\$241,955.00

B. Bidder acknowledges that:

1. each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and
2. estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Work will be based on actual quantities, determined as provided in the Contract Documents.

ARTICLE 4—BASIS OF BID—COST PLUS FEE

4.01 ~~The Contract Price will be the Cost of the Work, determined as provided in Paragraph 13.01 of the General Conditions, together with the following fee, and subject to the Guaranteed Maximum Price.~~

4.02 ~~Contractor's Fee~~

~~A. Contractor's fee will be [number] percent of the Cost of the Work. No fee will be payable on the basis of costs itemized as excluded in Paragraph 13.01.C of the General Conditions.~~

- ~~1. The maximum amount payable by Owner as a percentage fee (Guaranteed Maximum Fee) will not exceed \$[insert cap amount], subject to increases or decreases for changes in the Work.~~

~~B. Contractor's fee will be determined by applying the following percentages to the various portions of the Cost of the Work as defined in Article 13 of the General Conditions. No fee will~~

BIDDER hereby submits this Bid as set forth above:

Bidder:

Roseland Inc. DBA Backlund Plumbing
(typed or printed name of organization)

By:

[Signature]
(individual's signature)

Name:

Chris Roseland
(typed or printed)

Title:

President
(typed or printed)

Date:

Dec 8 2025
(typed or printed)

If Bidder is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.

Attest:

[Signature]
(individual's signature)

Name:

Pat Roseland
(typed or printed)

Title:

V. President
(typed or printed)

Date:

Dec 08 2025
(typed or printed)

Address for giving notices:

Bidder's Contact:

Name:

Chris Roseland
(typed or printed)

Title:

President
(typed or printed)

Phone:

402-306-9221

Email:

croeland@icloud.com

Address:

6215 Gram St
Omaha, Ne 68106

Bidder's Contractor License No.: (if applicable) 4525

Worksheet: Authorization to Transact Business

This worksheet may be used to help complete Part A of the Resident Bidder Status form. If at least one of the following describes your business, you are authorized to transact business in Iowa.

- Yes No My business is currently registered as a contractor with the Iowa Division of Labor.
- Yes No My business is a sole proprietorship and I am an Iowa resident for Iowa income tax purposes.
- Yes No My business is a general partnership or joint venture. More than 50 percent of the general partners or joint venture parties are residents of Iowa for Iowa income tax purposes.
- Yes No My business is an active corporation with the Iowa Secretary of State and has paid all fees required by the Secretary of State, has filed its most recent biennial report, and has not filed articles of dissolution.
- Yes No My business is a corporation whose articles of incorporation are filed in a state other than Iowa, the corporation has received a certificate of authority from the Iowa Secretary of State, has filed its most recent biennial report with the Secretary of State, and has neither received a certificate of withdrawal from the Secretary of state nor had its authority revoked.
- Yes No My business is a limited liability partnership which has filed a statement of qualification in this state and the statement has not been canceled.
- Yes No My business is a limited liability partnership which has filed a statement of qualification in a state other than Iowa, has filed a statement of foreign qualification in Iowa and a statement of cancellation has not been filed.
- Yes No My business is a limited partnership or limited liability limited partnership which has filed a certificate of limited partnership in this state, and has not filed a statement of termination.
- Yes No My business is a limited partnership or a limited liability limited partnership whose certificate of limited partnership is filed in a state other than Iowa, the limited partnership or limited liability limited partnership has received notification from the Iowa Secretary of state that the application for certificate of authority has been approved and no notice of cancellation has been filed by the limited partnership or the limited liability limited partnership.
- Yes No My business is a limited liability company whose certificate of organization is filed in Iowa and has not filed a statement of termination.
- Yes No My business is a limited liability company whose certificate of organization is filed in a state other than Iowa, has received a certificate of authority to transact business in Iowa and the certificate has not been revoked or canceled.

All bidders must submit the following completed form to the governmental body requesting bids per 875 Iowa Administrative Code Chapter 156.

Bidder Status Form

To be completed by all bidders

Part A

Please answer "Yes" or "No" for each of the following:

- Yes No My company is authorized to transact business in Iowa.
(To help you determine if your company is authorized, please review the worksheet on the next page).
- Yes No My company has an office to transact business in Iowa.
- Yes No My company's office in Iowa is suitable for more than receiving mail, telephone calls, and e-mail.
- Yes No My company has been conducting business in Iowa for at least 3 years prior to the first request for bids on this project.
- Yes No My company is not a subsidiary of another business entity or my company is a subsidiary of another business entity that would qualify as a resident bidder in Iowa.

If you answered "Yes" for each question above, your company qualifies as a resident bidder. Please complete Parts B and D of this form.

If you answered "No" to one or more questions above, your company is a non-resident bidder. Please complete Parts C and D of this form.

To be completed by resident bidders

Part B

My company has maintained offices in Iowa during the past 3 years at the following addresses:

Dates: _____ to _____ Address: _____
(mm dd yyyy) City, State, Zip: _____

Dates: _____ to _____ Address: _____
(mm dd yyyy) City, State, Zip: _____

Dates: _____ to _____ Address: _____
(mm dd yyyy) City, State, Zip: _____

You may attach additional sheet(s) if needed.

To be completed by non-resident bidders

Part C

1. Name of home state or foreign country reported to the Iowa Secretary of State:
Nebraska
2. Does your company's home state or foreign country offer preferences to bidders who are residents? Yes No
3. If you answered "Yes" to question 2, identify each preference offered by your company's home state or foreign country and the appropriate legal citation.

You may attach additional sheet(s) if needed.





To be completed by all bidders

Part D

I certify that the statements made on this document are true and complete to the best of my knowledge and I know that my failure to provide accurate and truthful information may be a reason to reject my bid.

Firm Name: Roseland Inc. D&A Bookbinding
Signature: [Signature] Date: Dec 07 2025

BID BOND (PENAL SUM FORM)

Bidder Name: Roseland Inc. dba Backlund Plumbing Address (principal place of business): 6215 Grover Street Omaha, NE 68106	Surety Name: Travelers Casualty and Surety Company of America Address (principal place of business): One Tower Square Hartford, CT 06183
Owner Name: City of Carter Lake, IA Address (principal place of business): 950 E. Locust Street, Carter Lake, IA 51510	Bid Project (name and location): Carter Lake Monitoring Manhole Bid Due Date: December 10, 2025
Bond Penal Sum: Five Percent of the Amount Bid 5% Date of Bond: December 10, 2025	
Surety and Bidder, Intending to be legally bound hereby, subject to the terms set forth in this Bid Bond, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.	
Bidder Roseland Inc. dba Backlund Plumbing <i>(Full formal name of Bidder)</i>	Surety Travelers Casualty and Surety Company of America <i>(Full formal name of Surety) (Corporate seal)</i>
By: <u></u> <i>(Signature)</i>	By: <u></u> <i>(Signature) (Attach Power of Attorney)</i>
Name: <u>Chris Roseland</u> <i>(Printed or typed)</i>	Name: <u>Jacob J Buss</u> <i>(Printed or typed)</i>
Title: <u>President</u>	Title: <u>Attorney-in-Fact</u>
Attest: <u></u> <i>(Signature)</i>	Attest: <u></u> <i>(Signature)</i>
Name: <u>Dean Roseland</u> <i>(Printed or typed)</i>	Name: <u>Kara Stege</u> <i>(Printed or typed)</i>
Title: <u>V. President</u>	Title: <u>Witness</u>
Notes: (1) Note: Addresses are to be used for giving any required notice. (2) Provide execution by any additional parties, such as joint venturers, if necessary.	

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond will be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder occurs upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation will be null and void if:
 - 3.1. Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
 - 3.2. All Bids are rejected by Owner, or
 - 3.3. Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions does not in the aggregate exceed 120 days from the bid due date without Surety's written consent.
6. No suit or action will be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety, and in no case later than one year after the bid due date.
7. Any suit or action under this Bond will be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder must be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Postal Service registered or certified mail, return receipt requested, postage pre-paid, and will be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond will be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute governs and the remainder of this Bond that is not in conflict therewith continues in full force and effect.
11. The term "Bid" as used herein includes a bid, offer, or proposal as applicable.



**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Seth P Weedin, Jacob J. Buss, Robert T. Cirone, James M. King, and Thomas L. King** of Lincoln, Nebraska, their true and lawful Attorney-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this Instrument to be signed, and their corporate seals to be hereto affixed, this 17th day of January, 2019.



State of Connecticut

City of Hartford ss.

By:
Robert L. Raney, Senior Vice President

On this the 17th day of January, 2019, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the 30th day of June, 2021



Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of Indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 10th day of December, 2025



Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney-in-Fact and the details of the bond to which this Power of Attorney is attached.

C-451 QUALIFICATIONS STATEMENT

ARTICLE 1—GENERAL INFORMATION

1.01 Provide contact information for the Business:

Legal Name of Business:		Roseland Inc DBA Backlund Plumbing	
Corporate Office			
Name:	Chris Roseland	Phone number:	407-341-0450
Title:	Pres	Email address:	croeland@icloud.com
Business address of corporate office:		6215 Grand st Omaha Ne 68106	
Local Office same			
Name:		Phone number:	
Title:		Email address:	
Business address of local office:			

1.02 Provide information on the Business's organizational structure:

Form of Business:	<input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Corporation		
<input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Joint Venture comprised of the following companies:			
1.			
2.			
3.			
Provide a separate Qualification Statement for each Joint Venturer.			
Date Business was formed:	1987	State in which Business was formed:	NE
Is this Business authorized to operate in the Project location?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Pending	

1.03 Identify all businesses that own Business in whole or in part (25% or greater), or that are wholly or partly (25% or greater) owned by Business:

Name of business:	S-CORP	Affiliation:	
Address:			
Name of business:		Affiliation:	
Address:			
Name of business:		Affiliation:	
Address:			

C-451 QUALIFICATIONS STATEMENT

1.04 Provide information regarding the Business's officers, partners, and limits of authority.

Name: <u>Chris Roseland</u>	Title: <u>President</u>
Authorized to sign contracts: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Limit of Authority: \$
Name: _____	Title: _____
Authorized to sign contracts: <input type="checkbox"/> Yes <input type="checkbox"/> No	Limit of Authority: \$
Name: _____	Title: _____
Authorized to sign contracts: <input type="checkbox"/> Yes <input type="checkbox"/> No	Limit of Authority: \$
Name: _____	Title: _____

ARTICLE 2—LICENSING

2.01 Provide information regarding licensure for Business:

Name of License:	<u>Iowa Master Plumbers License</u>		
Licensing Agency:	<u>State of Iowa</u>		
License No:	<u>4595</u>	Expiration Date:	<u>June 2026</u>
Name of License:	_____		
Licensing Agency:	_____		
License No:	_____	Expiration Date:	_____

ARTICLE 3—DIVERSE BUSINESS CERTIFICATIONS

3.01 Provide information regarding Business's Diverse Business Certification, if any. Provide evidence of current certification.

Certification	Certifying Agency	Certification Date
<input type="checkbox"/> Disadvantaged Business Enterprise		
<input type="checkbox"/> Minority Business Enterprise		
<input type="checkbox"/> Woman-Owned Business Enterprise		
<input type="checkbox"/> Small Business Enterprise		
<input type="checkbox"/> Disabled Business Enterprise		
<input type="checkbox"/> Veteran-Owned Business Enterprise		
<input type="checkbox"/> Service-Disabled Veteran-Owned Business		
<input type="checkbox"/> HUBZone Business (Historically Underutilized) Business		
<input type="checkbox"/> Other		
<input checked="" type="checkbox"/> None		

C-451 QUALIFICATIONS STATEMENT

ARTICLE 4—SAFETY

4.01 Provide information regarding Business's safety organization and safety performance.

Name of Business's Safety Officer: <u>Pat Roseford</u>		
Safety Certifications		
Certification Name	Issuing Agency	Expiration
<u>Apprentice Training</u>	<u>ABC School</u>	<u>—</u>

4.02 Provide Worker's Compensation Insurance Experience Modification Rate (EMR), Total Recordable Frequency Rate (TRFR) for incidents, and Total Number of Recorded Manhours (MH) for the last 3 years and the EMR, TRFR, and MH history for the last 3 years of any proposed Subcontractor(s) that will provide Work valued at 10% or more of the Contract Price. Provide documentation of the EMR history for Business and Subcontractor(s).

Year	<u>24</u>			<u>25</u>			<u>26</u>		
Company	EMR	TRFR	MH	EMR	TRFR	MH	EMR	TRFR	MH
	<u>.83</u>			<u>.75</u>			<u>.71</u>		

ARTICLE 5—FINANCIAL

5.01 Provide information regarding the Business's financial stability. Provide the most recent audited financial statement, and if such audited financial statement is not current, also provide the most current financial statement.

Financial Institution:	<u>Lute Accountants</u>		
Business address:			
Date of Business's most recent financial statement:	<u>2024</u>	<input checked="" type="checkbox"/>	Attached
Date of Business's most recent audited financial statement:		<input type="checkbox"/>	Attached
Financial indicators from the most recent financial statement		<u>N/A</u>	
Contractor's Current Ratio (Current Assets ÷ Current Liabilities)		<u>N/A</u>	
Contractor's Quick Ratio ((Cash and Cash Equivalents + Accounts Receivable + Short Term Investments) ÷ Current Liabilities)		<u>N/A</u>	

C-451 QUALIFICATIONS STATEMENT

ARTICLE 6—SURETY INFORMATION

- 6.01 Provide information regarding the surety company that will issue required bonds on behalf of the Business, including but not limited to performance and payment bonds.

Surety Name:	<i>Gene Lilly</i>		
Surety is a corporation organized and existing under the laws of the state of:	<i>Iowa.</i>		
Is surety authorized to provide surety bonds in the Project location?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Is surety listed in "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" published in Department Circular 570 (as amended) by the Bureau of the Fiscal Service, U.S. Department of the Treasury?			
<input type="checkbox"/> Yes <input type="checkbox"/> No			
Mailing Address (principal place of business):			
Physical Address (principal place of business):			
Phone (main):		Phone (claims):	

ARTICLE 7—INSURANCE

- 7.01 Provide information regarding Business's insurance company(s), including but not limited to its Commercial General Liability carrier. Provide information for each provider.

Name of insurance provider, and type of policy (CLE, auto, etc.):	
Insurance Provider	Type of Policy (Coverage Provided)
<i>Unico</i>	<i>General Liability</i>
Are providers licensed or authorized to issue policies in the Project location?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Does provider have an A.M. Best Rating of A-VII or better?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Mailing Address (principal place of business):	
Physical Address (principal place of business):	
Phone (main):	Phone (claims):

C-451 QUALIFICATIONS STATEMENT

ARTICLE 8—CONSTRUCTION EXPERIENCE

8.01 Provide information that will identify the overall size and capacity of the Business.

Average number of current full-time employees:	80
Estimate of revenue for the current year:	16 million
Estimate of revenue for the previous year:	16 million

8.02 Provide information regarding the Business's previous contracting experience.

Years of experience with projects like the proposed project:			
As a general contractor:	20	As a joint venturer:	20
Has Business, or a predecessor in interest, or an affiliate identified in Paragraph 1.03:			
Been disqualified as a bidder by any local, state, or federal agency within the last 5 years? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Been barred from contracting by any local, state, or federal agency within the last 5 years? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Been released from a bid in the past 5 years? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Defaulted on a project or failed to complete any contract awarded to it? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Refused to construct or refused to provide materials defined in the contract documents or in a change order? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Been a party to any currently pending litigation or arbitration? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Provide full details in a separate attachment if the response to any of these questions is Yes.			

8.03 List all projects currently under contract in Schedule A and provide indicated information.

8.04 List a minimum of three and a maximum of six projects completed in the last 5 years in Schedule B and provide indicated information to demonstrate the Business's experience with projects similar in type and cost of construction.

8.05 In Schedule C, provide information on key individuals whom Business intends to assign to the Project. Provide resumes for those individuals included in Schedule C. Key individuals include the Project Manager, Project Superintendent, Quality Manager, and Safety Manager. Resumes may be provided for Business's key leaders as well.

ARTICLE 9—REQUIRED ATTACHMENTS

9.01 Provide the following information with the Statement of Qualifications:

- A. If Business is a Joint Venture, separate Qualifications Statements for each Joint Venturer, as required in Paragraph 1.02.
- B. Diverse Business Certifications if required by Paragraph 3.01.
- C. Certification of Business's safety performance if required by Paragraph 4.02.
- D. Financial statements as required by Paragraph 5.01.

C-451 QUALIFICATIONS STATEMENT

This Statement of Qualifications is offered by:

Business: Rosewood Inc DBA Backwood Plumbing
(typed or printed name of organization)

By: Chris Rosewood
(individual's signature)

Name: Chris Rosewood
(typed or printed)

Title: President
(typed or printed)

Date: Dec 8 2025
(date signed)

(If Business is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: 
(individual's signature)

Name: Pat Rosewood
(typed or printed)

Title: V. President
(typed or printed)

Address for giving notices:

Designated Representative:

Name: _____
(typed or printed)

Title: _____
(typed or printed)

Address: _____

Phone: _____

Email: _____

C-451 QUALIFICATIONS STATEMENT

Schedule A—Current Projects

Name of Organization		City of Cerritos Lake		Project Name		Water Voke Reservoir	
Project Owner		same.		Date Project		2024	
General Description of Project		Water Voke Reservoir.		Project Superintendent		Safety Manager	
Project Cost		750k		Project Manager		Quality Control Manager	
Name		Chris Rosemond		Organization		Jackie	
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)							
Owner	Name	Title/Position	Organization	Telephone	Email		
Designer	Cerritos Lake	Clark	Jackie				
Construction Manager							

Project Owner		MUD Anaheim		Project Name		2025 CRP	
General Description of Project		Lead Replacements		Date Project		2025	
Project Cost		1.8 million		Project Superintendent		Safety Manager	
Key Project Personnel		Project Manager		Organization		Quality Control Manager	
Name		Adam		MUD		462-5501-6666	
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)							
Owner	Name	Title/Position	Organization	Telephone	Email		
Designer	MUD Anaheim	PE	MUD	462-5501-6666			
Construction Manager							

Project Owner		SID 158		Project Name			
General Description of Project		Lift Station Replacement		Date Project		2025	
Project Cost		150,000		Project Superintendent		Safety Manager	
Key Project Personnel		Project Manager		Organization		Quality Control Manager	
Name		TDZ		TDZ		330-3400	
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)							
Owner	Name	Title/Position	Organization	Telephone	Email		
Designer	SCAH Coos	PE	TDZ	330-3400			
Construction Manager							

C-451 QUALIFICATIONS STATEMENT

Schedule B—Previous Experience with Similar Projects

Name of Organization	City of Center Lake			Project Name	Sewer Repliment.		
Project Owner	City of Center Lake			Date Project	2018		
General Description of Project	80,000 Sewer Repliment			Project Superintendent			
Project Cost	80,000			Safety Manager			
Key Project Personnel	Project Manager			Quality Control Manager			
Name							
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)							
Owner	Name	Title/Position	Organization	Telephone	Email		
Designer	Russ Kroner	Mayor	City of Center Lake				
Construction Manager							
Project Owner	City of Center Lake			Project Name	Rail Road Base Sewer		
General Description of Project	New Sewer			Date Project	2020		
Project Cost	200,000			Project Superintendent	Safety Manager		
Key Project Personnel	Project Manager			Quality Control Manager			
Name							
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)							
Owner	Name	Title/Position	Organization	Telephone	Email		
Designer	Center Lake	Mayor	Center Lake				
Construction Manager							
Project Owner	EIA Consulting			Project Name	Iron Horse		
General Description of Project	City of Center Lake			Date Project	2022		
Project Cost	750,000			Project Superintendent	Safety Manager		
Key Project Personnel	Project Manager			Quality Control Manager			
Name	Chris Ireland						
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)							
Owner	Name	Title/Position	Organization	Telephone	Email		
Designer	Bob Carmichael	SIO Manager	EIA Consulting				
Construction Manager							

C-451 QUALIFICATIONS STATEMENT

Schedule C—Key Individuals

Project Manager			
Name of individual		Chris Rosemond	
Years of experience as project manager		20	
Years of experience with this organization		30	
Number of similar projects as project manager		>10	
Number of similar projects in other positions		>10	
Current Project Assignments			
Name of assignment		Percent of time used for this project	Estimated project completion date
None			
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name	Dary Dreesen	Name	Scott Loos
Title/Position	President	Title/Position	PE
Organization	TDZ	Organization	TDZ
Telephone	406-330-8860	Telephone	407-330-8860
Email		Email	
Project	SID 158	Project	SID 158
Candidate's role on project	Project Manager	Candidate's role on project	PE
Project Superintendent			
Name of individual		Sean Tomair	
Years of experience as project superintendent		5	
Years of experience with this organization		>10	
Number of similar projects as project superintendent		>10	
Number of similar projects in other positions		>10	
Current Project Assignments			
Name of assignment		Percent of time used for this project	Estimated project completion date
Pepco River outfall		10%	2025
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name	Lindy Rogers	Name	Brian Kretzky
Title/Position	PE	Title/Position	PE
Organization	Pepco NRD	Organization	Lemp Ryersons
Telephone	402-444-6222	Telephone	402-496-2498
Email		Email	
Project	Omni Engineering	Project	Banwinlow Lake City
Candidate's role on project	P.M.	Candidate's role on project	PE

C-451 QUALIFICATIONS STATEMENT

Safety Manager			
Name of individual		<i>Pat Rosebud</i>	
Years of experience as project manager		<i>10</i>	
Years of experience with this organization		<i>15</i>	
Number of similar projects as project manager		<i>710</i>	
Number of similar projects in other positions		<i>710</i>	
Current Project Assignments			
Name of assignment		Percent of time used for this project	Estimated project completion date
<i>Commercial Plumbing Projects</i>		<i>90%</i>	<i>2026</i>
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	
Quality Control Manager			
Name of individual		<i>Same as Project Manager</i>	
Years of experience as project superintendent			
Years of experience with this organization			
Number of similar projects as project superintendent			
Number of similar projects in other positions			
Current Project Assignments			
Name of assignment		Percent of time used for this project	Estimated project completion date
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	

COMPLIANCE STATEMENT

This statement relates to a proposed contract with City of Carter Lake

(Name of borrower or grantee)

who expects to finance the contract with assistance from either the Rural Housing Service (RHS), Rural Business-Cooperative Service (RBS), or the Rural Utilities Service (RUS) or their successor agencies, United States Department of Agriculture (whether by a loan, grant, loan insurance, guarantee, or other form of financial assistance). I am the undersigned bidder or prospective contractor, I represent that:

1. I have, have not, participated in a previous contract or subcontract subject to Executive Order 11246 (regarding equal employment opportunity) or a preceding similar Executive Order.
2. If I have participated in such a contract or subcontract, I have, have not, filed all compliance reports that have been required to file in connection with the contract or subcontract.
 If the proposed contract is for \$50,000 or more; or If the proposed nonconstruction contract is for \$50,000 or more and I have 50 or more employees, I also represent that:
3. I have, have not previously had contracts subject to the written affirmative action programs requirements of the Secretary of Labor.
4. If I have participated in such a contract or subcontract, I have, have not developed and placed on file at each establishment affirmative action programs as required by the rules and regulations of the Secretary of Labor.

I understand that if I have failed to file any compliance reports that have been required of me, I am not eligible and will not be eligible to have my bid considered or to enter into the proposed contract unless and until I make an arrangement regarding such reports that is satisfactory to either the RHS, RBS or RUS, or to the office where the reports are required to be filed.

I also certify that I do not maintain or provide for my employees any segregated facilities at any of my establishments, and that I do not permit my employees to perform their services at any location, under my control, where segregated facilities are maintained. I certify further that I will not maintain or provide for my employees any segregated facilities at any of my establishments, and that I will not permit my employees to perform their services at any location, under my control, where segregated facilities are maintained. I agree that a breach of this certification is a violation of the Equal Opportunity clause in my contract. As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, restrooms and wash rooms, restaurants and other eating areas time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, creed, color, or national origin, because of habit, local custom, or otherwise. I further agree that (except where I have obtained identical certifications for proposed subcontractors for specific time periods) I will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity clause; that I will retain such certifications in my files; and that I will forward the following notice to such proposed subcontractors (except where the proposed subcontractors have submitted identical certifications for specific time periods):

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays the valid OMB control number. The valid OMB control number for this information collection is 0575-0018. The time required to complete this information collection is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.


**NOTICE TO PROSPECTIVE SUBCONTRACTORS OF REQUIREMENTS FOR
CERTIFICATIONS OF NON-SEGREGATED FACILITIES**

A certification of Nonsegregated Facilities, as required by the May 9, 1967, order (32F.R. 7439, may 19, 1967) on Elimination of Segregated Facilities, by the Secretary of Labor, must be submitted prior to the award of a subcontract exceeding \$ 10,000 which is not exempt from the provisions of the Equal Opportunity clause. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e., quarterly, semiannually, or annually).

NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

DATE

Dec 8 2025


(Signature of Bidder or Prospective Contractor)

6215 Loreen St Amherst No. 68106
Address (including Zip Code)

U. S. DEPARTMENT OF AGRICULTURE

**Certification Regarding Debarment, Suspension, Ineligibility
and Voluntary Exclusion - Lower Tier Covered Transactions**

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 7 CFR Part 3017, Section 3017.510, Participants' responsibilities. The regulations were published as Part IV of the January 30, 1989, Federal Register (pages 4722-4733). Copies of the regulations may be obtained by contacting the Department of Agriculture agency with which this transaction originated.

(BEFORE COMPLETING CERTIFICATION, READ INSTRUCTIONS)

- (1) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
- (2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

Rosebud Inc
Organization Name

Coker Lake Monitoring Man hole
PR/Award Number or Project Name

Chris Rosebud President
Name and Title of Authorized Representative(s)

[Signature]
Signature(s)

Dec F 2025
Date

CERTIFICATION FOR CONTRACTS, GRANTS AND LOANS

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant or Federal loan, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant or loan.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant or loan, the undersigned shall complete and submit Standard Form - LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including contracts, subcontracts, and subgrants under grants and loans) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.



(name)



(date)



(title)

oOo

TABULATION OF BIDS

Project: City of Carter Lake - Monitoring of Manhole
 Carter Lake, Iowa
 Bid Date: Wednesday, December 10, 2025, 2:00 P.M.

ITEM NO.	DESCRIPTION	QUANTITY		ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST		Backlund Plumbing Omaha, NE	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	TOTAL
1	Subgrade Preparation, 12"	65	SY	\$8.00	\$520.00	\$12.00	\$780.00
2	Sanitary Sewer Service Relocation	1	EA	\$5,000.00	\$5,000.00	\$7,500.00	\$7,500.00
3	Flow Meter Manhole w/Flume, 60-inch	1	EA	\$20,000.00	\$20,000.00	\$83,150.00	\$83,150.00
4	Remove & Dispose of Manhole	1	EA	\$3,000.00	\$3,000.00	\$12,500.00	\$12,500.00
5	Pavement, PCC, 6"	65	SY	\$125.00	\$8,125.00	\$185.00	\$12,025.00
6	Pavement Removal	65	SY	\$30.00	\$1,950.00	\$100.00	\$6,500.00
7	Granular Surfacing, Class A Roadstone	20	TON	\$60.00	\$1,200.00	\$180.00	\$3,600.00
8	Temporary Traffic Control	1	LS	\$2,500.00	\$2,500.00	\$3,500.00	\$3,500.00
9	Bypass Pumping	1	LS	\$20,000.00	\$20,000.00	\$25,000.00	\$25,000.00
10	Flow Monitoring Equipment, Furnished by City of Omaha	-	LS	\$0.00	\$0.00	\$0.00	\$0.00
11	Flow Monitoring Equipment, Installed by City of Omaha	-	LS	\$0.00	\$0.00	\$0.00	\$0.00
12	Electrical (includes OPPD fees)	1	LS	\$35,000.00	\$35,000.00	\$19,500.00	\$19,500.00
13	Mobilization	1	LS	\$5,000.00	\$5,000.00	\$2,500.00	\$2,500.00
14	Dewatering	1	LS	\$25,000.00	\$25,000.00	\$65,400.00	\$65,400.00
				TOTAL BID	\$127,295.00		\$241,955.00
				Contingency (10%)	\$12,805.00		
					<u>\$140,100.00</u>		



CITY OF CARTER LAKE, IOWA
Building & Zoning Department

950 Locust Street
 Carter Lake, IA 51510
 Telephone: (712) 847-0535
 Fax: (712) 347-5454
 Inspection Request: (712) 847-0535

December 5, 2025

City of Carter Lake, IA – Planning Board

RE: New Subdivision – The Landing Reserve LLC./Wavecrest Addition

Project / Site Address: 17th St. & Lagoon Dr. (Parcel # 7544 16 257 001)

Applicant: Laura Tarpinian (The Landing Reserve LLC.)

We have been working with Ms. Tarpinian to create the above parcel located in zoning district R-2, Urban Residential Mixed Density District, into 29 lots. The minimum site development regulations within zoning district R-2 are:

Regulator	1-Family Detached	1-Family Attached (Section 604)	Duplex	Town-house (Section 603)	Other Permitted Uses
Site Area per Housing Unit (square feet)					
In Conventional Development	6,000	5,000	3,000	3,000	
In Planned Developments	5,000	5,000	3,000	2,500	
Minimum Lot Area					
In Conventional Development	6,000	5,000	6,000	3,000	6,000
In Planned Developments	4,000	4,000	6,000	2,500	6,000
Minimum Lot Width (feet)					
In Conventional Development	60	50	75	35	60
In Planned Developments	45	40	65	25	60
Minimum Yards (feet) (Section 605)					
Front Yard	25	25	25	25	25
Side Yard on detached sides	5	10	10	10	10
Street Side Yard	15	15	15	15	15
Rear Yard	25	25	25	25	25
Maximum Height (feet)	35	35	35	35	35
Maximum Building Coverage	45%	45%	45%	45%	45%
Maximum Impervious Coverage	55%	55%	55%	55%	55%
Floor Area Ratio	NA	NA	NA	NA	0.50
Maximum Percentage of Total Parking Located in Street Yard	NA	NA	NA	NA	50%
Minimum Depth of Landscaping Adjacent to Street Right-of-Way Line (feet)	20	20	20	20	20

Following our office's preliminary review of the submitted subdivision plan, we have identified one item of concern pertaining to Lot 11. Based on our calculations, Lot 11 does not meet the minimum lot area requirement of 2,500 square feet as stipulated by current zoning regulations.

To construct the proposed townhouse on Lot 11, along with Lots 10 and 12, Landing Reserve LLC must either:

1. Adjust the lot lines and resubmit the revised plat, or
2. Initiate the process to amend zoning regulations to allow for smaller lot sizes within townhouse planned developments.

All other proposed lots meet or exceed the minimum requirements of 2,500 square feet in area and 25 feet in lot width. In consideration of the applicable City Development Ordinance sections referenced in this report and compliance with zoning and development regulations, we hereby recommend consent approval for this subdivision to proceed, contingent upon resolution of Lot 11.

Respectfully,

Darin Whatcott

Darin Whatcott, RA CBO
City Building & Zoning Official

WAVECREST ADDITION PUD

PLANNED UNIT DEVELOPMENT - CARTER LAKE, IA

PROJECT DATA TABLE	
LEGAL	PORTION OF LOT 1, LOT 2, 3, 14, 15, & 16, BLOCK 29, AND ALL OF BLOCK 25 WAVECREST ADDITION
SPECIFICATIONS	CITY OF CARTER LAKE
PROJECT AREA	5.565 ACRES
OWNER	THE LANDING RESERVE, LLC
PROJECT COORDINATION	CITY OF CARTER LAKE
ENGINEER / PREPARER	JAKE VASA, PE - SEH INC.
	15750 DODGE RD SUITE 304, OMAHA, NEBRASKA 68118
SURVEYOR	DANIEL HENNESSY, PLS (IA) - SEH INC.
DENSITY	5.2 UNITS / ACRE

GENERAL SITE NOTES:

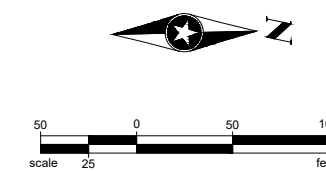
- EXISTING LAGOON DRIVE ROW IS PLATTED AS 40 FOOT WIDE, WITH A PLANNED 28 FOOT WIDE STREET.
- SHOWN DUPLEX BUILDING OUTLINES ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE.
- SANITARY SEWER PIPES SHALL BE 8" UNLESS SHOWN OTHERWISE.
- WATER MAIN PIPES SHALL BE 8" UNLESS SHOWN OTHERWISE.
- THE CURRENT ZONING IS R-2 URBAN RESIDENTIAL MIXED DENSITY DISTRICT.
- PROPOSED ZONING IS R-2 RESIDENTIAL DISTRICT PLANNED UNIT DEVELOPMENT.
- DRAINAGE FROM THE PROPOSED SUBDIVISION WILL BE DIRECTED EITHER OFF SITE TO CARTER LAKE TO THE EAST. DRAINAGE FOLLOWS THE CITY OF CARTER LAKE CITY ORDINANCE CHAPTER 101 STORM WATER CONTROL. OFF SITE RUNOFF AND DRAINAGE DETENTION CALCULATIONS AND REQUIREMENTS WILL BE MET AS SHOWN ON THE DRAINAGE PLAN. ADJUSTMENTS TO THIS PLAN THAT ARE MADE WILL CONFORM TO THE CITY ORDINANCE
- THE EXISTING FLOODPLAIN IS SHOWN ON THE GRADING/DRAINAGE PLAN. IOWA REQUIRES COMPENSATORY STORAGE FOR ALL FLOODPLAIN FILLED, WHICH IS MET AND REFLECTED ON THE DRAINAGE PLAN. ALL BUILDINGS SHALL BE CONSTRUCTED AT AN ELEVATION ABOVE THE KNOWN BASE FLOOD ELEVATION (BFE) FOR THE CITY OF CARTER LAKE.
- A FLOODPLAIN FILL PERMIT WILL BE OBTAINED BY IOWA DEPT. OF NATURAL RESOURCES PRIOR TO GRADING OPERATIONS.
- GRADING OPERATIONS AND EROSION CONTROL MEASURES WILL FOLLOW THE IOWA SUDAS STANDARDS AND GUIDELINES.
- OUTLOT AREAS ARE INTENDED TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
- THE REQUIRED SETBACKS ARE DETERMINED TO BE 25' FRONT YARD SETBACK ON ALL LOTS, 5' SIDEYARD SETBACK ON ALL DETACHED SINGLE FAMILY LOTS, AND 10' ON ALL TOWNHOME OR DUPLEX LOTS, AND 25' REAR YARD SETBACK, UNLESS FURTHER DESCRIBED VIA A WAIVER HEREIN.

- FLOOR PLAN KEY:**
- A ROSEWATER
 - B WATSON
 - C BAYWOOD
 - D WHITTAKER
 - E CAVALLARI
 - F KENNESAW

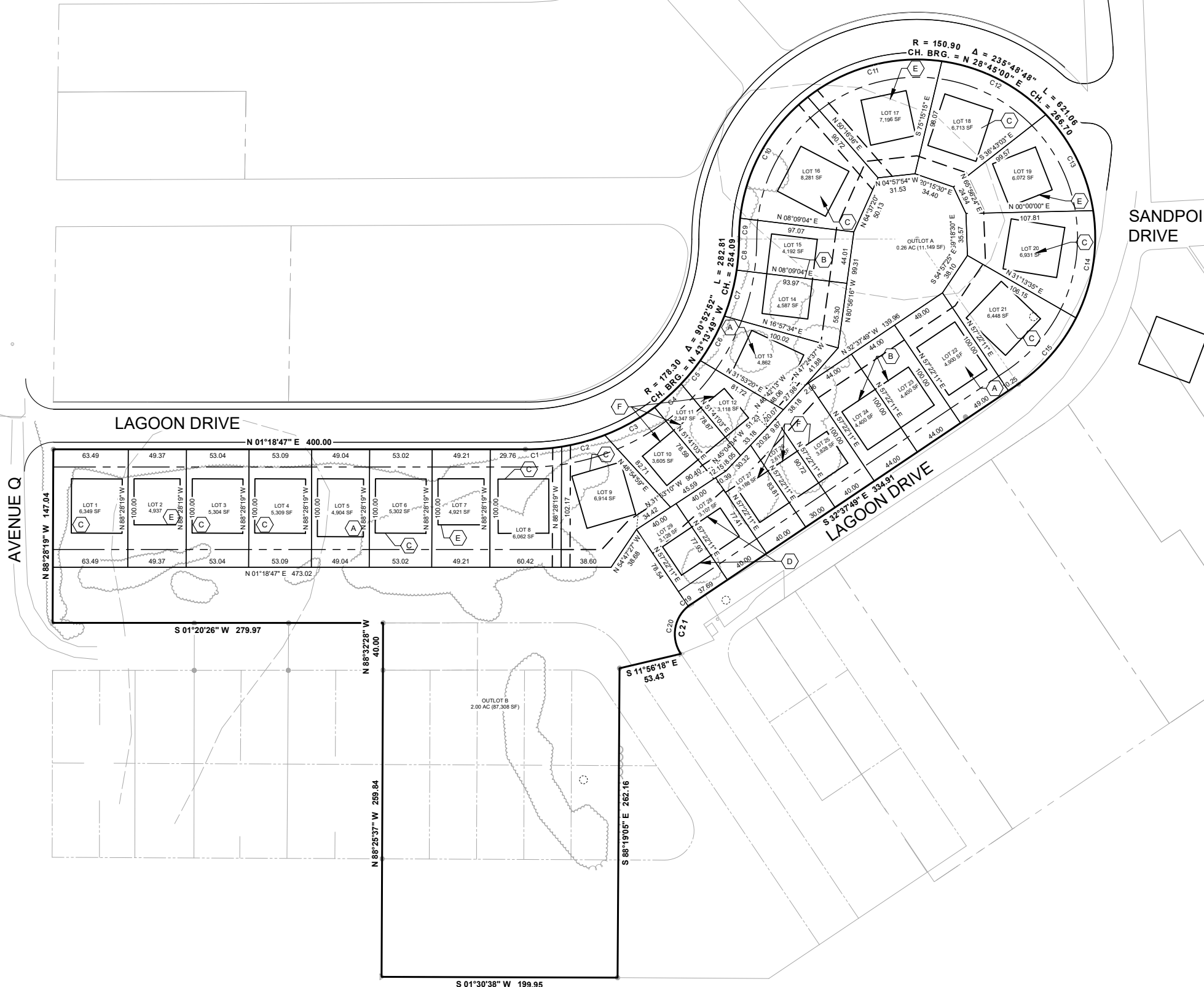
WAIVER REQUEST TABLE	
LOT #	COMMENTS
9	REAR YARD SETBACK - REDUCE TO 7'
10, 11, 12, 13	REAR YARD SETBACK - REDUCE TO 10'
27, 28, 29	REAR YARD SETBACK - REDUCE TO 15'

INDEX

SHEET NO.	DESCRIPTION
1	SITE PLAN
2	PRELIMINARY PLAT
3	EXISTING DRAINAGE PLAN
4	DRAINAGE PLAN
5	UTILITY LAYOUT



SITE PLAN



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Checked By	-	-	-	-	-	-	-



WAVECREST ADDITION
CARTER LAKE, IOWA

SITE PLAN
WAVECREST ADDITION

PRELIMINARY PLAT WAVECREST SUBDIVISION CARTER LAKE, IOWA

OWNER

THE LANDING RESERVE LLC
2389 AVE M WAY, COUNCIL BLUFFS, IA 51501

DESIGNER

SHORT, ELLIOT, HENDRICKSON INC. (SEH)
15750 WEST DODGE ROAD, SUITE 304
OMAHA, NE 68164

PROPERTY ADDRESS

PARCEL ID 754416257001, NO ADDRESS

ZONING

ZONING DISTRICT: R-2 URBAN RESIDENTIAL MIXED DENSITY DISTRICT

LOT SIZE:
WIDTH 45 FT 1-FAMILY DETACHED, 25 FT TOWNHOUSE
SIZE 4,000 SQ FT 1-FAMILY DETACHED
2,500 SQ FT TOWNHOUSE

SETBACKS:
FRONT 25 FT (BOTH)
SIDE 5 FT DETACHED SIDES 1-FAMILY DETACHED
10 FT DETACHED SIDES TOWNHOUSE
15 FT STREET SIDE (BOTH)
REAR 25 FT (BOTH)

BUILDING REQUIREMENTS:
SIZE 5,000 SQ FT 1-FAMILY DETACHED
2,500 SQ FT TOWNHOUSE
MAX HEIGHT 35 FT (BOTH)
MAX COVERAGE 45% (BOTH)
MAX IMPERVIOUS 55% (BOTH)

LANDSCAPING
MIN DEPTH 20 FT (BOTH) ADJACENT TO STREET ROW

SURVEYOR'S NOTES

- A. AS SHOWN HEREON, 54' OF LOG LANDSCAPING STRADDLES THE PROPERTY LINE.
- B. AS SHOWN HEREON, 35' OF LAGOON DRIVE IS MAXIMUM OF 0.3' SOUTH OF PROPERTY LINE.
- C. AS SHOWN HEREON, 120' OF LAGOON DRIVE IS MAXIMUM OF 5.0' SOUTHWEST OF PROPERTY LINE.

NO EXISTING BUILDING LOCATED ON SUBJECT PROPERTY

GROSS LAND AREA

THE SURVEYED PROPERTY CONTAINS A TOTAL OF 5.56 ACRES, (242,401 SQ FT).

LOT SIZES AS SHOWN.

FLOOD ZONE INFORMATION

THE SURVEYED PROPERTY IS IDENTIFIED AS ZONE X - AREAS OF MINIMAL FLOOD HAZARD WITH SOME PORTIONS IDENTIFIED AS ZONE A - SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION.

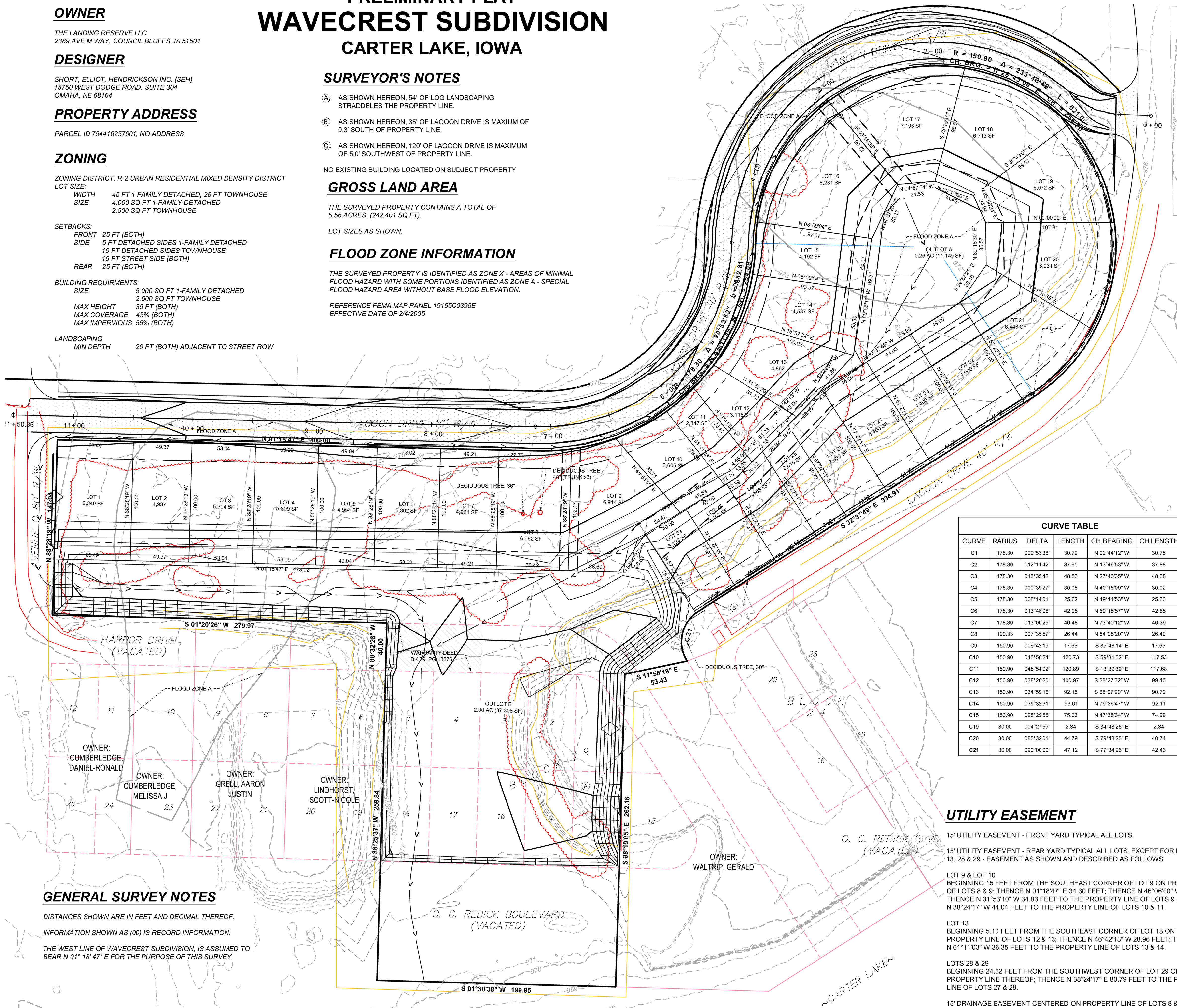
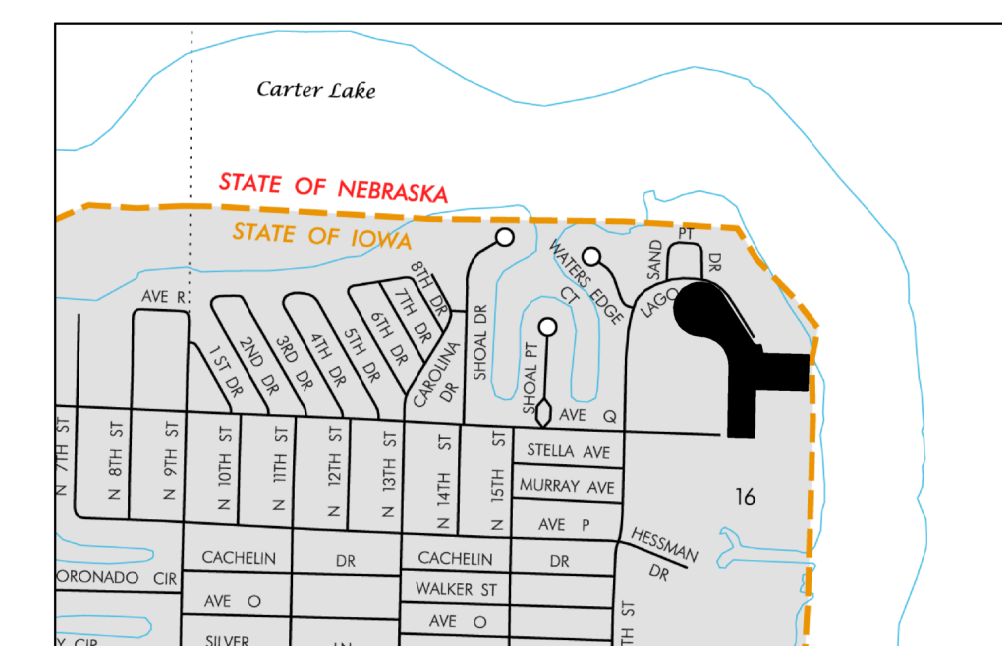
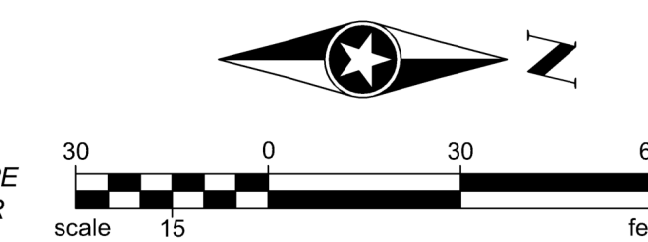
REFERENCE FEMA MAP PANEL 19155C0395E
EFFECTIVE DATE OF 2/4/2005

LEGEND

- FOUND IRON MONUMENT, CAST IRON MONUMENT, RANGE POINT AND SECTION CORNER (WR)
- SET 1/2" REBAR W/BLUE PLASTIC CAP STAMPED P28993, SET MAG NAIL
- SURVEY CONTROL POINT, BENCHMARK
- SANITARY MANHOLE, CLEAN OUT, LIFT STATION AND FORCE MAIN MANHOLE
- SANITARY GRAVITY MAINLINE
- SANITARY FORCE MAIN
- SANITARY SERVICE LINE
- STORM MANHOLE AND CATCH BASIN
- STORM SEWER GRAVITY MAINLINE
- STORM SEWER FORCE MAIN
- CULVERT
- TILE LINE
- WATER MANHOLE, GATE VALVE, HYDRANT, CURB STOP AND METER
- WATER MAIN LINE
- WATER SERVICE
- WELL, SPRINKLER HEAD, SPRINKLER CONTROL BOX AND BACK FLOW VALVE
- IRRIGATION WATER LINE
- NON-POTABLE WATER LINE
- POWER POLE, ANCHOR, LIGHT POLE AND ELECTRIC METER
- BURIED ELECTRIC CABLE
- ELECTRIC PEDESTAL, MANHOLE, SIGN AND VAULT
- OVERHEAD POWER
- TELEPHONE PEDESTAL, SIGN, MANHOLE AND VAULT
- BURIED TELEPHONE CABLE
- CABLE TV PEDESTAL, MANHOLE, SIGN AND VAULT
- BURIED CABLE TV CABLE
- FIBER OPTIC PEDESTAL AND SIGN
- BURIED FIBER OPTIC CABLE
- GAS SIGN, METER, VALVE, RISER AND VAULT
- BURIED GAS LINE
- MAILBOX, FLAG POLE, POST/BOLLARD, PARKING METER
- ROAD SIGN, STREET NAME SIGN, SIGNAL BOX, AND E911 SIGN
- UNIDENTIFIED PEDESTAL, MANHOLE, HAND HOLE AND VAULT
- DECIDUOUS TREE, CONIFEROUS TREE, STUMP AND BUSH
- TREE LINE
- DELINEATED WETLAND
- RAILROAD SIGNAL, DERAILER AND SWITCH STAND
- BOUNDARY LINE
- ADJACENT DEED OR PLAT LINE
- ROAD RIGHT OF WAY LINE
- RAILROAD RIGHT OF WAY LINE
- SECTION LINE
- QUARTER SECTION LINE
- QUARTER-QUARTER SECTION LINE
- PERMANENT EASEMENT LINE
- UTILITY EASEMENT LINE
- FENCE LINE
- CHAIN LINK FENCE
- WOOD BOARD FENCE
- WOVEN WIRE FENCE
- ROAD BEAM GUARD
- ROAD CABLE GUARD
- MAJOR CONTOUR LINE AND LABEL
- MINOR CONTOUR LINE AND LABEL
- BITUMINOUS SURFACE (BIT)
- CONCRETE SURFACE (PCC)
- GRAVEL SURFACE
- BUILDING

ABBREVIATIONS

- RCP REINFORCED CONCRETE PIPE
- VCP VITRIFIED CLAY PIPE
- PVC POLYVINYL CHLORIDE PIPE
- HDPE HIGH-DENSITY POLYETHYLENE PIPE
- (B)PC BLUE PLASTIC CAP/FIRST LETTER INDICATES COLOR



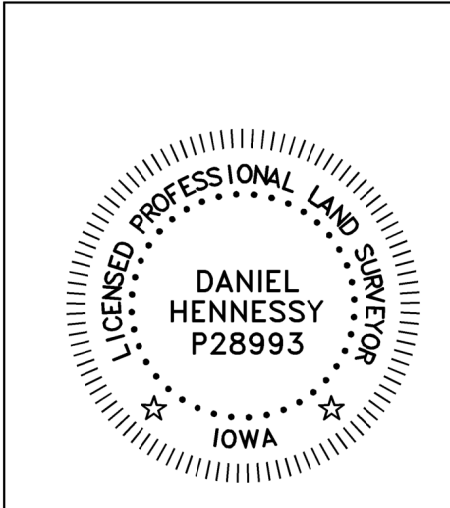
CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CH LENGTH
C1	178.30	009°53'38"	30.79	N 02°44'12" W	30.75
C2	178.30	012°11'42"	37.95	N 13°46'53" W	37.88
C3	178.30	015°35'42"	48.53	N 27°40'55" W	48.38
C4	178.30	009°39'27"	30.05	N 40°18'09" W	30.02
C5	178.30	008°14'01"	25.62	N 49°14'53" W	25.60
C6	178.30	013°48'06"	42.95	N 60°15'57" W	42.85
C7	178.30	013°00'25"	40.48	N 73°40'12" W	40.39
C8	199.33	007°35'57"	26.44	N 84°25'20" W	26.42
C9	150.90	006°42'19"	17.66	S 85°48'14" E	17.65
C10	150.90	045°50'24"	120.73	S 59°31'52" E	117.53
C11	150.90	045°54'02"	120.89	S 13°39'39" E	117.68
C12	150.90	038°20'20"	100.97	S 28°27'32" W	99.10
C13	150.90	034°59'16"	92.15	S 65°07'20" W	90.72
C14	150.90	035°32'31"	93.61	N 79°36'47" W	92.11
C15	150.90	028°29'55"	75.06	N 47°35'34" W	74.29
C19	30.00	004°27'59"	2.34	S 34°48'25" E	2.34
C20	30.00	085°32'01"	44.79	S 79°48'25" E	40.74
C21	30.00	090°00'00"	47.12	S 77°34'26" E	42.43

UTILITY EASEMENT

- 15' UTILITY EASEMENT - FRONT YARD TYPICAL ALL LOTS.
- 15' UTILITY EASEMENT - REAR YARD TYPICAL ALL LOTS, EXCEPT FOR LOTS 9, 10, 13, 28 & 29 - EASEMENT AS SHOWN AND DESCRIBED AS FOLLOWS
- LOT 9 & LOT 10
BEGINNING 15 FEET FROM THE SOUTHEAST CORNER OF LOT 9 ON PROPERTY LINE OF LOTS 8 & 9; THENCE N 01°18'47" E 34.30 FEET; THENCE N 46°06'00" W 33.05 FEET; THENCE N 31°53'10" W 34.83 FEET TO THE PROPERTY LINE OF LOTS 9 & 10; THENCE N 38°24'17" W 44.04 FEET TO THE PROPERTY LINE OF LOTS 10 & 11.
- LOT 13
BEGINNING 5.10 FEET FROM THE SOUTHEAST CORNER OF LOT 13 ON THE PROPERTY LINE OF LOTS 12 & 13; THENCE N 46°42'13" W 28.96 FEET; THENCE N 61°11'03" W 36.35 FEET TO THE PROPERTY LINE OF LOTS 13 & 14.
- LOTS 28 & 29
BEGINNING 24.62 FEET FROM THE SOUTHWEST CORNER OF LOT 29 ON THE SOUTH PROPERTY LINE THEREOF; THENCE N 38°24'17" E 80.79 FEET TO THE PROPERTY LINE OF LOTS 27 & 28.
- 15' DRAINAGE EASEMENT CENTERED ON PROPERTY LINE OF LOTS 8 & 9 AND LOTS 16 & 17.

GENERAL SURVEY NOTES

DISTANCES SHOWN ARE IN FEET AND DECIMAL THEREOF.
INFORMATION SHOWN AS (00) IS RECORD INFORMATION.
THE WEST LINE OF WAVECREST SUBDIVISION, IS ASSUMED TO BEAR N 01° 18' 47" E FOR THE PURPOSE OF THIS SURVEY.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

FOR SEH
DRAFT 11/17/2025

DANIEL HENNESSY DATE
LICENSE NUMBER P28993
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
SHEETS COVERED BY THIS SEAL: 1

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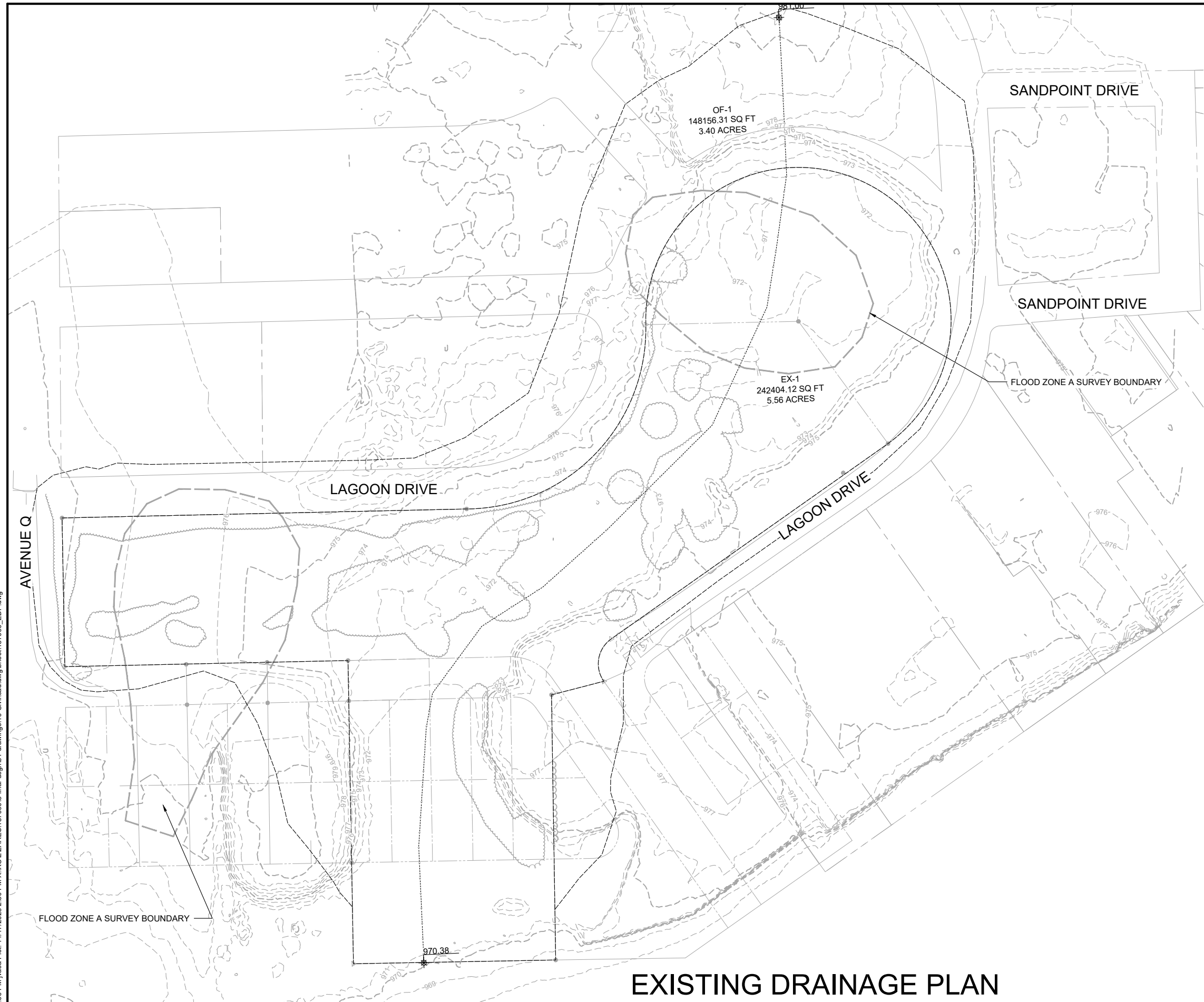
**CARTER LAKE,
IOWA**

PRELIMINARY PLAT



LEGEND

PR#	DRAINAGE AREA LABEL
1150	EXISTING MAJOR CONTOUR
1152	EXISTING MINOR CONTOUR
1150	PROPOSED MAJOR CONTOUR
1152	PROPOSED MINOR CONTOUR



EXISTING DRAINAGE PLAN

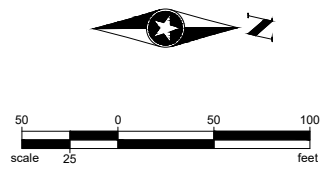
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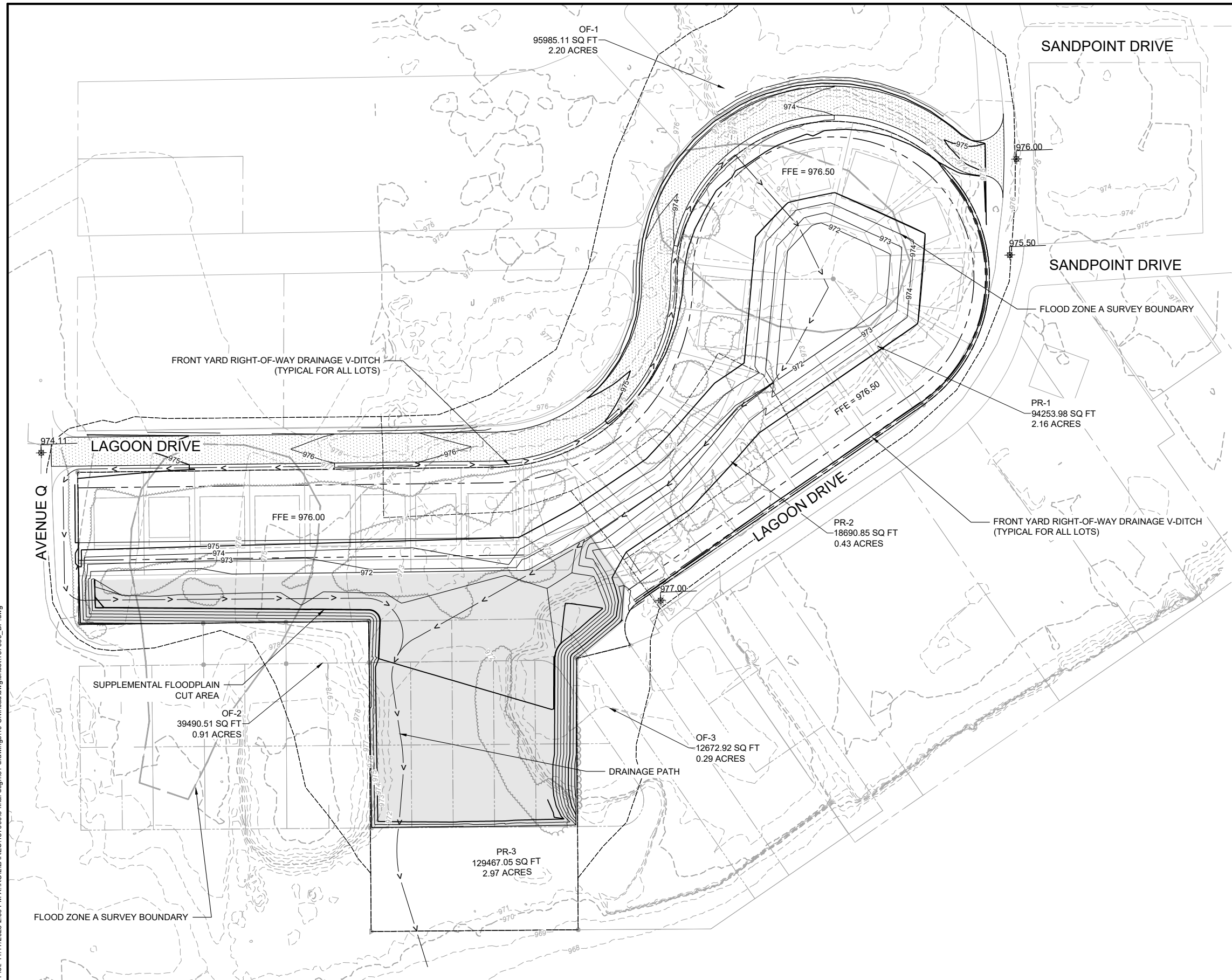
WAVECREST ADDITION
CARTER LAKE, IOWA

EXISTING DRAINAGE PLAN
WAVECREST ADDITION



LEGEND

- PROPOSED STORM SEWER
- PROPOSED DRAINAGE AREA
- PR#**
 DRAINAGE AREA LABEL
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR



FLOODPLAIN AREA NOTES

FLOOD ZONE A AREA (NORTH) NET FILL:	2,099.29 YD ³
FLOOD ZONE A AREA (SOUTH) NET FILL:	14.19 YD ³
FLOOD PLAIN SUPPLEMENTAL CUT AREA:	9,137.27 YD ³
CHANGE OF FLOODPLAIN RETENTION VOLUME:	(+) 7,023.79 YD ³

DRAINAGE PLAN

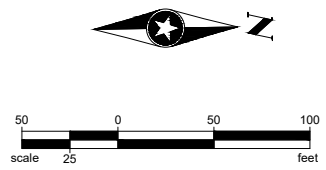
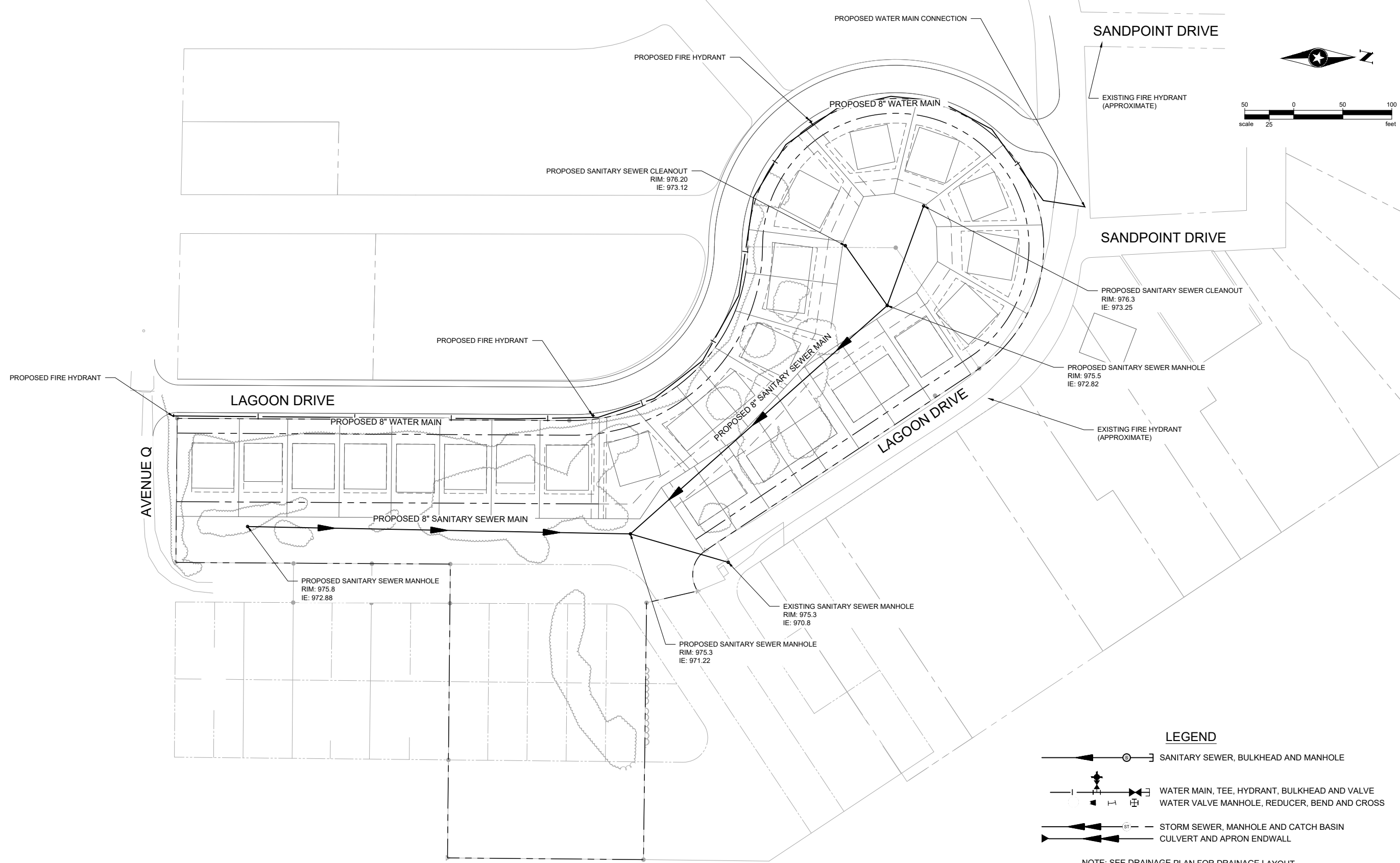
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WAVECREST ADDITION
CARTER LAKE, IOWA

DRAINAGE PLAN
WAVECREST ADDITION



UTILITY LAYOUT

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WAVECREST ADDITION
CARTER LAKE, IOWA

UTILITY LAYOUT
WAVECREST ADDITION



Building a Better World
for All of Us®

DRAINAGE REPORT

TO: City of Carter Lake

FROM: Jake Vasa, PE

DATE: November 17, 2025

RE: Wavecrest Addition – Site Design and Drainage Study
Carter Lake, Iowa

This report addresses the site hydrology and stormwater allocation for the Landing Reserve Development located east of 17th Street and bounded by Lagoon Drive.

Background Information

The existing site is approximately 5.57 acres consisting of flat grass terrain dense forested area. The surrounding grassland, wooded area, and existing infrastructure surrounding the site was considered for all potential runoff that will impact the site and for the supporting calculations for the site hydrology. The site exhibits generally well-draining soils and partially lays within a floodplain with FEMA designation Zone 'A' – Special Flood Hazard Area. The majority of the site lays outside Zona 'A' within Zone 'X' – Area of Minimal Flood Hazard, which drains to the south and east towards lower-laying areas near the waterfront of Carter Lake. The following storm events from the NRCS-Rain tables, that were calculated with the SCS TR-20 Runoff Method, for this site runoff were used:

- 2 year storm event – 3.00 inches (24 hour duration)
- 10 year storm event – 4.60 inches (24 hour duration)
- 100 year storm event – 6.70 inches (24 hour duration)

Proposed Site Information

The proposed project is a residential development, consisting of townhouses located along a proposed neighborhood road as part of the development. The proposed site plan will consist of townhouses connected to access drives abutting Lagoon Drive. The weighted Curve Number (CN) is based on the amount of differing runoff areas and the hydrological soil group (HSG). The entire site is HSG A, consisting of loamy, fine sands, exhibiting characteristically well-draining soils. The weighted CN's are summarized in the attachments. For the time of concentrations calculated that were smaller than the minimum of 5 minutes, the minimum was used in those flow calculations.

Existing Off-Site Conditions

The lands adjacent to the project site include existing infrastructure (single family houses, asphalt pavement) and natural grassy open spaces with wooded areas to the south and west of the proposed construction area. The area located directly north and west of the proposed project area lays on a "shelf" ranging from one foot to a few feet above the site, which provides sheet flow to the site during rainfall events, and generally gets conveyed further south and east towards a natural outlet to Carter Lake. The site is bounded to the west by a densely packed wooded area which lays in a naturally flat area, not providing direct runoff to the site. Existing roadways (Lagoon

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 15750 Dodge Rd. Suite 304, 68118

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Drive and Avenue Q) provide direct runoff from the north and south of the site. Carter Lake is located to the east of the site and only contributes retained water during flood events.

Water Quality / Floodplain Requirements

The proposed water quality measures for the development include pre-detention grassed swales located on the fronts of the lots adjacent to the right-of-way, and general detention and infiltration across the site. From the proposed on-site drainage basins, sheeted runoff traverses from street flow to vegetated swales that provide adequate filtration of sediments and solids and reduce runoff velocity from street flow prior to being deposited into the designated detention area. From the detention area, runoff can collect and infiltrate into lower layers of soil that provides additional filtration of sediments and minerals collected from backyards and open space. These measures aim to promote runoff quality by establishing vegetation that reduces runoff velocity and actively filter any collected sediments and solids, reducing the maintenance time and frequency for the detention area and lower areas where runoff is propagated and released. This also provides natural storage for runoff to be collected from streets and driveways and avoid stagnation. All water quality management practices and maintenance adheres to SUDAS (Iowa Statewide Urban Design and Specifications) standards in accordance with the city of Carter Lake and state of Iowa.

The proposed water floodplain mitigation effort(s) for the site will include grading a section of the site dedicated to supplementing the fill areas from existing FEMA designated floodplain. The proposed site lays partial within two designated FEMA Floodplain locations for the land surrounding Carter Lake, both designated as Zone “A” – Special Flood Hazard Area, one laying more north in the project area and one in the south. The site plan includes grading the proposed building footprint areas to be raised to a finished floor elevation 975.00 - which relative to other residential buildings in the surrounding neighborhood – either matches or exceeds the constructed building elevations out of the floodplain. The proposed fill of these areas interferes with existing floodplain, so to offset the proposed fill made to lands in the designated floodplain, the site grading includes dredging part of the property on the backside of lots abutting the proposed Lagoon Drive and north of Avenue Q to an elevation of 971.00. This proposed cut to the site would provide the volumetric storage of floodwaters equivalent to the existing areas that would be affected by raising land out of the floodplain. Below is a table providing the cut and fill volumes from the existing and proposed floodplain areas.

Floodplain Cut and Fill Volumes			
Name	Existing Area (SY ²)	Proposed Cut Volume (CY ³)	Proposed Fill Volume (CY ³)
North Floodplain	1,215.00	-	+2,099.29
South Floodplain	1,565.00	-	+14.19
Supplemental Floodplain	1,597.00	- 9,137.27	-
Final Volume Change			(-) 7023.79 (CUT)

The proposed site primarily lays on HSG graded “A” type soils, characterized as “Sarpy loamy fine sand”, which provide adequate drainage across the site and exhibits high hydraulic conductivity with an expectedly low water table. These combining factors contribute to considerably low runoff amounts across the site, both in the existing condition and in the proposed condition. The low water table (80+ inches from FFE) allows for considerable drainage to occur before the soil reaches proper saturation, which prevents accumulation of runoff to be conveyed through the site. The highly conductive soil (189.34 μm/s ≈ 12.00 inches/hr) allows for saturated soils to drain both quickly and constantly across the site. The design of the site allows for any amounting runoff to enter a dry detention basin located on the backside of the residential buildings, which provides temporary detention and accumulation of sediment(s) and other suspended solids to be trapped and filtered before either being released to a grassed swale outlet, or percolating into the soil after being detained. Below are tables that illustrate the capture area for the pre- and post-development conditions of the site and provide runoff figures for the given conditions.

Runoff Flow Summary Tables

EXISTING (To Carter Lake)							
Basin	Storm Event	Duration (hr)	AMC	Storm Depth (in)	Area (ac)	CN	Q (cfs)
PREDEV	2	24	2	3.00	8.96	33	0.00
PREDEV	10	24	2	4.60	8.96	33	0.03
PREDEV	100	24	2	6.70	8.96	33	0.76

PROPOSED (To Broadway Avenue Ditch)							
Basin	Storm Event	Duration (hr)	AMC	Storm Depth (in)	Area (ac)	CN	Q (cfs)
PROPDEV	2	24	2	3.00	8.96	49	0.00
PROPDEV	10	24	2	4.60	8.96	49	0.00
PROPDEV	100	24	2	6.70	8.96	49	0.01

The weighted Curve Number (CN) is for the proposed site shows the addition of impervious structures and the HydroCAD model provides the calculations for runoff routing and infiltration / exfiltration values across the site. The limited runoff potential for the site in the proposed condition allows for additional development to occur, but the primary study for the proposed site is satisfied with the given conditions. Therefore, the management BMP's that are proposed meet the requirements outlined by local and state guidelines.

Attachments:

1. HydroCAD figures depicting the existing subcatchments for the existing offsite flows.
2. HydroCAD figures depicting the proposed subcatchments for the proposed offsite flows.
3. Existing Runoff Exhibit
4. Proposed Runoff Exhibit/Grading Plan
5. Existing vs. Proposed Runoff Tables

Please do not hesitate to contact me if further information is needed. Thank you.

Email: jvasa@sehinc.com

Phone: 402.480.4096

c: Laura Tarpinian, Landing Reserve LLC

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Hydrant Meter Policy

Hydrant Meter Application/Permit Form:

A Hydrant Meter Application/Permit Form will need to be filled out and signed for each hydrant meter taken out.

Hydrant Permit Fee:

The hydrant permit fee is \$100.00 for either a 5/8" or 3" meter. A hydrant permit fee will be charged for each meter taken out. If a customer pays a hydrant permit fee during the year, it will be good for the full year, even if the meter is not set all the time.

Deposits:

5/8" hydrant meter – \$500.00

3" hydrant meter – \$2,000.00

A deposit will need to be paid for each hydrant meter application/permit that is taken out.

The Maintenance Department will have to let the City Hall Billing Department know if the customer is done with the hydrant meter for the year or not, so the deposit can be applied or held. The customer's deposit will be applied to the final invoice. A refund check will be mailed to the customer if the deposit was more than the final bill. If a deposit does not get applied to an invoice, because the customer was going to use the hydrant meter again and did not, a refund check will be mailed to the customer at the end of the season.

No hydrant meter deposits will be held at the end of the year for the following year.

Certificate of Insurance:

The Applicant agrees that prior to issuance of a hydrant meter permit (the "Permit"), Applicant shall file with City Hall, a Certificate of Liability Insurance (ACORD Form 25 or equivalent) verifying the existence of the following coverage: Commercial General Liability (or an equivalent form) providing insurance to cover Bodily Injury, Property Damage, Personal Injury and Advertising Injury with limits of at least \$1,000,000 per occurrence and \$1,000,000 annual aggregate. This policy shall name the Applicant as the Insured and shall name the City of Carter Lake as Additional Insured's. The City of Carter Lake Board shall be shown as the Certificate Holder and there shall be 30 days' prior written notice of cancellation given to the City of Carter Lake by the insurance company. Applicants hereby waive subrogation rights under this policy against the City of Carter Lake. The insurance company providing coverage under this Certificate shall carry a financial rating as assigned by A.M. Best of at least A-.

Hydrant Meter Water Charges:

Please see City Hall for current meter charges and water rates: [Water Charges](#)

Fees:

Removal/Resetting Hydrant Meter – \$60.00

Set Hydrant Meters:

Hydrant meters will be set Monday through Friday, between the hours of 8:30 AM and 3:00 PM, except holidays.

The customer will need to contact the City Hall to sign the hydrant meter application/permit form, to pay the deposit and to schedule the hydrant meter to be set, reset or removed.

The customer will need to give the Maintenance Department 48 hours' notice to set the hydrant meter in the beginning. The customer will need to give the Maintenance Department 24 hours' notice to reset the hydrant meter on another hydrant or remove the hydrant meter when they are finished.

There will not be a charge to set the hydrant meter the first time, but there will be a \$60 reset fee every time a customer wants the hydrant meter moved or removed when they are finished with the hydrant meter. Hydrant meters will be set, reset or removed by City of Carter Lake Maintenance personnel only. The customer will be responsible for the hydrant meter until it is picked up.

The Maintenance Department will determine what fire hydrants will be used and set the hydrant meter assemblies. The Permittee will need to be present when the hydrant meter assembly is set to be given instructions on how to operate the assembly.

Reading Hydrant Meters:

The Maintenance Department will be responsible for taking a photo of the meter reading at the time of the meter is installed. When the Permittee is completely done using a hydrant meter a photo of the final reading will be taken and submitted to the billing clerk and an invoice will be mailed to Permittee for water usage and any equipment not returned or found to be damaged.

CARTER LAKE MAINTENANCE DEPARTMENT

Hydrant Meter Assembly Permit

Terms and Conditions of Service

PURPOSE:

The intended use of fire hydrants is for the purpose of fighting fires, not as a routine source of water supply. Fire hydrants represent a significant investment, and significant resources are committed to the continued maintenance of fire hydrants each year.

The Carter Lake municipal code provides for access to fire hydrants (hydrants) by qualified applicants for construction water or other approved uses. The following terms and conditions provide for the orderly use of hydrants for purposes other than the intended use.

APPLICATION FOR SERVICE:

Each person (Applicant) applying for a Hydrant Meter Assembly (Assembly) will be required to complete and sign the appropriate application provided by the City of Carter Lake (City) and to pay all required fees and charges. Upon written approval by the Maintenance Supervisor, a Hydrant Meter Permit (Permit) is issued to the Applicant (Permittee) for the use and operation of an Assembly.

1. Applicant shall apply in person at the Carter Lake City Hall, 950 E. Locust Street.
2. Applicant shall complete the Application/Permit Form for each Assembly requested.
3. Applicant shall provide the name, address, and contact information for the applicant and applicant's company.
4. Applicant shall submit prior to the issuance of a Permit a Certificate of Liability Insurance (ACORD Form 25 or equivalent) verifying that the Applicant is the insured of a reputable insurance company under a public liability insurance policy having property damage limits of not less than Five Hundred Thousand (\$500,000) and personal injury limits of not less than Five Hundred Thousand Dollars (\$500,000) and
5. One Million Dollars (\$1,000,000) per accident.
6. Applicant shall indicate purpose, use, location, and estimate of water consumption.
7. Applicant agrees to make a security deposit in such amount as established by municipal code. The deposit will be returned to the applicant once the account is closed, less any amounts due for water, service, and such other charges that may have accrued against the applicant.
8. Applicant agrees to pay those charges as established by the municipal code.
9. Applicant agrees to abide by all terms and conditions of service.

TERMS AND CONDITIONS OF SERVICE

Permittees are subject to the following terms and conditions of service:

1. Permits are granted only when, in the opinion of the Maintenance Supervisor, the use of the Assembly will not disrupt water service to customers or otherwise interfere with normal public activities and when water is not available from other sources.
2. Assemblies will be set Monday through Friday, between the hours of 8:30 A.M. and 3:00 P.M.
3. The location of the Assemblies and hydrants used shall be determined by the Maintenance Supervisor.
4. Permittee shall notify the Maintenance Supervisor twenty-four (24) hours in advance before an Assembly will be reset by maintenance staff.
5. Damage to public or personal property caused by the use or improper use of the Assembly will result in revocation of the permit.
6. Permittee is responsible for all damage to public or personal property resulting from the use of an Assembly.

SCHEDULE OF FEES AND CHARGES

Hydrant Permit Fee (non-refundable, per Assembly)	\$100.00
5/8-inch Hydrant Meter Assembly Deposit (per Assembly)	\$500.00
3-inch Hydrant Meter Assembly Deposit (per Assembly)	\$2000.00
Water Usage	150% of Inside-City rates
Hydrant Meter Assembly Set Fee	No Charge
Hydrant Meter Assembly Reset and Removal Fee	\$60.00
Unauthorized use of hydrant (includes improper use of backflow meter assembly)	\$450.00

READING AND BILLING

The Maintenance Department will be responsible for taking a photo of the meter reading at the time of the meter is installed. When the Permittee is completely done using a hydrant meter a photo of the final reading will be taken and submitted to the billing clerk and an invoice will be mailed to Permittee for water usage and any equipment not returned or found to be damaged.

USE OF ASSEMBLIES

1. The Maintenance Department will set an Assembly and activate a hydrant at an approved location within forty-eight (48) hours of issuance of the permit.
2. The Permittee or representative must be present at the time of delivery and installation of the Assembly. Maintenance Department personnel will set and then instruct the permittee or representative on the operation of the Assembly.

3. Permittee is authorized to access water from an Assembly only if the use does not interfere or disrupt normal water service in connection with its use. If use of the Assembly causes low pressure or otherwise interferes or disrupts normal water service the Assembly will be removed and set at a more suitable location, if available.
4. The hydrant will remain activated until the permittee requests to remove the Assembly or as determined by the Maintenance Department. The permittee shall not operate the hydrant or remove or otherwise tamper with the Assembly unless authorized by the Maintenance Department.
5. The permittee is responsible for all damage to the Assembly and shall pay all costs and charges incurred by the Maintenance Department for repairs to the Assembly.
6. Assemblies shall not be used as a source of potable water for the purpose of human consumption or food preparation, unless specifically authorized for said use.
7. Permittee is responsible for protecting the hydrant and assembly from freezing. Furthermore, any damage to the hydrant meter and/or the assembly or any related damage as the result of freezing is the responsibility of the permittee.

VIOLATIONS OF TERMS AND CONDITIONS

Violations of the terms and conditions of the permit and unauthorized connections to any hydrant, public or private, are strictly prohibited.

Violators are subject to the following:

1. Revocation of the permit and forfeiture of all deposits.
2. Suspension of future Assembly use privileges.
3. Confiscation of all equipment and materials in connection with unauthorized use.
4. Criminal prosecution to the full extent of the law.

[Application/Permit Form Follows]

CITY OF CARTER LAKE

Hydrant Meter Application/Permit Form

Permit Fee _____ Amount Deposited _____

Date of Issue _____ Date of Expiration _____

Name of Applicant/Company _____

Mailing Address _____

Telephone Number of Contact Person _____

Purpose or Use _____

Location of Work _____

Meter Size Requested _____

Estimated Usage Amount _____

Certificate of Insurance Received: **YES or NO**

APPLICANT HEREBY ACKNOWLEDGES THAT APPLICANT HAS REVIEWED THE ABOVE TERMS AND CONDITIONS OF SERVICE, SPECIFICALLY INCLUDING, WITHOUT LIMITATION, THE RULES AND REGULATIONS OF THE CITY OF CARTER LAKE, AND AGREES TO ABIDE BY THE TERMS THEREOF.

Applicant's Signature _____ Title _____ Date _____

Approved by the City of Carter Lake

City Representative _____ Title _____ Date _____

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: CARTER LAKE
 Local Government Number: 78G731

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CARTER LAKE #2 URBAN RENEWAL	78022	1
CARTER LAKE #5 AMENDED URBAN RENEWAL	78044	5

TIF Debt Outstanding: 4,111,068

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	824,509	63,007	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	177,307		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	177,307		

Rebate Expenditures:	399,519		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	399,519		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	602,297	63,007	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 3,109,252

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: CARTER LAKE (78G731)
 Urban Renewal Area: CARTER LAKE #2 URBAN RENEWAL
 UR Area Number: 78022
 UR Area Creation Date: 12/1998
 UR Area Purpose: Coronado Keys - developer rebate
 57% LMI Urban Revitalization
 43%

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CARTER LAKE CITY/COUNCIL BLUFFS SCH/2001 CARTER LAKE #2 UR TIF INCREM	780222	780223	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	40,249,300	0	0	0	-44,000	40,153,300	0	40,153,300
Taxable	0	18,652,665	0	0	0	-44,000	18,556,665	0	18,556,665
Homestead Credits									69

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	63,007	63,007	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	0		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	0		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	63,007	63,007	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For CARTER LAKE #2 URBAN RENEWAL

UR #2 - Coronado Keys

Description:	Coronado Keys - Infrastructure
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CARTER LAKE #2 URBAN RENEWAL

LMI Projects

	Outstanding LMI Housing Obligations
Debt/Obligation Type:	
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2003
FY of Last Payment:	2014

Income Housing For CARTER LAKE #2 URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CARTER LAKE (78G731)
 Urban Renewal Area: CARTER LAKE #2 URBAN RENEWAL (78022)
 TIF Taxing District Name: CARTER LAKE CITY/COUNCIL BLUFFS SCH/2001 CARTER LAKE #2 UR TIF INCREM
 TIF Taxing District Inc. Number: 780223
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1998

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	40,249,300	0	0	0	-44,000	40,153,300	0	40,153,300
Taxable	0	18,652,665	0	0	0	-44,000	18,556,665	0	18,556,665
Homestead Credits									69

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,192,167	18,556,665	0	18,556,665	562,592

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: CARTER LAKE (78G731)
 Urban Renewal Area: CARTER LAKE #5 AMENDED URBAN RENEWAL
 UR Area Number: 78044

UR Area Creation Date: 06/2009

UR #5 was created by combining TIF areas 1, 3 and 4 and adding additional property. UR area #5 has been designated as economic development and blighted.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CARTER LAKE CITY/COUNCIL BLUFFS SCH/1996 CARTER LAKE #1 UR TIF INCREM	780171	780172	0
CARTER LAKE CITY/COUNCIL BLUFFS SCH/1997 CARTER LAKE #3 UR TIF INCREM	780224	780225	0
CARTER LAKE CITY/COUNCIL BLUFFS SCH/2003 CARTER LAKE #4 UR TIF INCREM	780279	780280	0
CARTER LAKE CITY/COUNCIL BLUFFS SCH/2006 CARTER LAKE #5 UR TIF INCREM	780307	780308	6,542,722
CARTER LAKE CITY/COUNCIL BLUFFS SCH/2017 CARTER LAKE #5 AMEND UR TIF INCREM	780361	780362	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,413,185	73,551,415	18,093,700	0	-20,000	103,018,800	0	103,018,800
Taxable	0	5,289,182	62,212,422	16,069,843	0	-20,000	83,531,947	0	83,531,947
Homestead Credits									27

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **761,502** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	177,307
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	177,307

Rebate Expenditures:	399,519
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	399,519

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **539,290** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For CARTER LAKE #5 AMENDED URBAN RENEWAL

UR #5 - TIF - PVS

Description:	Owen Industries - PVS
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

UR #5 - TIF - Holiday Inn

Description:	Holiday Inn & Suites - Maple One Investments
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

UR #5 - TIF - Hampton Inn

Description:	Hampton Inn - Maple Two Investments
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CARTER LAKE #5 AMENDED URBAN RENEWAL

Rebate Agreement - PVS #5 - 1

Debt/Obligation Type:	Rebates
Principal:	2,764,759
Interest:	0
Total:	2,764,759
Annual Appropriation?:	Yes
Date Incurred:	12/31/2013
FY of Last Payment:	2029

Rebate Agreement - Holiday Inn

Debt/Obligation Type:	Rebates
Principal:	654,264
Interest:	0
Total:	654,264
Annual Appropriation?:	Yes
Date Incurred:	06/05/2015
FY of Last Payment:	2030

Rebate Agreement - Hampton Inn

Debt/Obligation Type:	Rebates
Principal:	692,045
Interest:	0
Total:	692,045
Annual Appropriation?:	Yes
Date Incurred:	06/05/2015
FY of Last Payment:	2031

Rebates For CARTER LAKE #5 AMENDED URBAN RENEWAL

500 AVE H - PVS

TIF Expenditure Amount:	204,816
Rebate Paid To:	OWEN INDUSTRIES
Tied To Debt:	Rebate Agreement - PVS #5 - 1
Tied To Project:	UR #5 - TIF - PVS
Projected Final FY of Rebate:	2028

2010 ABBOTT DR - HOLIDAY

TIF Expenditure Amount:	99,472
Rebate Paid To:	AVAILA BANK
Tied To Debt:	Rebate Agreement - Holiday Inn
Tied To Project:	UR #5 - TIF - Holiday Inn
Projected Final FY of Rebate:	2030

2010 ABBOTT DR - HAMPTON

TIF Expenditure Amount:	95,231
Rebate Paid To:	AVAILA BANK
Tied To Debt:	Rebate Agreement - PVS #5 - 1
Tied To Project:	UR #5 - TIF - Hampton Inn
Projected Final FY of Rebate:	2030

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CARTER LAKE (78G731)
 Urban Renewal Area: CARTER LAKE #5 AMENDED URBAN RENEWAL (78044)
 TIF Taxing District Name: CARTER LAKE CITY/COUNCIL BLUFFS SCH/1996 CARTER LAKE #1 UR TIF INCREM
 TIF Taxing District Inc. Number: 780172
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2019

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1997

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,201,800	0	0	0	5,201,800	0	5,201,800
Taxable	0	0	4,485,162	0	0	0	4,485,162	0	4,485,162
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	482,300	4,485,162	0	4,485,162	135,979

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CARTER LAKE (78G731)
 Urban Renewal Area: CARTER LAKE #5 AMENDED URBAN RENEWAL (78044)
 TIF Taxing District Name: CARTER LAKE CITY/COUNCIL BLUFFS SCH/1997 CARTER LAKE #3 UR TIF INCREM
 TIF Taxing District Inc. Number: 780225
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2001

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1998

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,616,400	0	0	0	5,616,400	0	5,616,400
Taxable	0	0	4,923,788	0	0	0	4,923,788	0	4,923,788
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	51,000	4,923,788	0	4,923,788	149,277

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CARTER LAKE (78G731)
 Urban Renewal Area: CARTER LAKE #5 AMENDED URBAN RENEWAL (78044)
 TIF Taxing District Name: CARTER LAKE CITY/COUNCIL BLUFFS SCH/2003 CARTER LAKE #4 UR TIF INCREM
 TIF Taxing District Inc. Number: 780280
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2004

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,338,800	0	0	0	1,338,800	0	1,338,800
Taxable	0	0	1,073,949	0	0	0	1,073,949	0	1,073,949
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	170,200	1,073,949	0	1,073,949	32,559

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CARTER LAKE (78G731)
 Urban Renewal Area: CARTER LAKE #5 AMENDED URBAN RENEWAL (78044)
 TIF Taxing District Name: CARTER LAKE CITY/COUNCIL BLUFFS SCH/2006 CARTER LAKE #5 UR TIF INCREM
 TIF Taxing District Inc. Number: 780308
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	08/2007
Economic Development	08/2007

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,081,985	52,697,415	18,052,400	0	-16,000	81,796,300	0	81,796,300
Taxable	0	5,135,695	44,954,053	16,050,703	0	-16,000	66,104,951	0	66,104,951
Homestead Credits									26

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	32,638,499	49,173,801	6,542,722	42,631,079	1,292,468

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name:	CARTER LAKE (78G731)
Urban Renewal Area:	CARTER LAKE #5 AMENDED URBAN RENEWAL (78044)
TIF Taxing District Name:	CARTER LAKE CITY/COUNCIL BLUFFS SCH/2017 CARTER LAKE #5 AMEND
UR TIF INCREM	
TIF Taxing District Inc. Number:	780362
TIF Taxing District Base Year:	2016
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	331,200	8,697,000	41,300	0	-4,000	9,065,500	0	9,065,500
Taxable	0	153,487	6,775,470	19,140	0	-4,000	6,944,097	0	6,944,097
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,729,911	3,339,589	0	3,339,589	101,248

FY 2025 TIF Revenue Received: 177,307