AGENDA
SPECIAL CITY COUNCIL MEETING
CITY OF CARTER LAKE
950 Locust Street
Monday, March 24, 2014 at 6:00 p.m.

Roll Call

1. Approve towing contract with Omaha Towing and Recovery.
2. Tax abatement/rebate discussion regarding General Manufacturing.
3. Review of storm water fees.

Adjourn

03-21-14
dm

01-05-04

dm

03-21-14

Mayor and Council

Attached is your agenda for Monday evening. I am sorry I will not be able to attend.

1. Jerry has met with Omaha Towing and Recovery regarding the possibility of then taking over the tow contract. Attached is a copy of their bid and the proposed contract. I am giving you a copy of the rates that were being charged.

2. We have been working with Mark Fisher, WIDA, and Iowa Economic Development to create a package that will entice Mark to rebuild General Manufacturing back in Carter Lake. If he builds here it will be on his existing property. Please keep in mind – there is a zoning issue on that property and a solution must be found before he starts construction. Mark is ready to start rebuilding now. He wants to be in a permanent facility by the end of 2014. I have prepared some calculations for tax abatements on his proposal.

   I have assumed that the new building will be valued at $700,000. There will be a 10% rollback by the time a new building would hit the taxes.
   A 3 year abatement would save him $74,913 and a 10 year graduated abatement would save him $109,872.
   Mark had originally requested a 6 year – 100% abatement. We do not have provisions for that.
   Joe – PLEASE review my assumptions and calculations.
   I was unable to locate the original forms for the commercial abatement however, Lisa found me an completed form that shows the graduated tax that was approved.
   There is also a comparison and some information on taxes in Iowa vs. Nebraska.

3. Regarding storm water – I wish you the best of luck at coming up with something that will make everyone happy.
   Attached is a copy of our current storm water ordinances. A list of all of our properties and the fee we are charging them. A copy of the letter we sent in August 12th to every resident regarding the fees and advising them of the public hearing.
   I sent you information from the City of West Branch, but I am sending it again.
   I am also giving you a copy of the handout that was received Monday night.

I will be available on my cell if it is needed. 402-740-3808.

Proposed Contract

13.30 The Contractor shall perform the services, duties and obligations as set forth in this Agreement in exchange for the following remuneration:

	TOWING (Charges and Fees Including Debris Cleaning)	DAILY STORAGE
Passenger Cars and ½ Ton Trucks	$175.00	$20.00
¾-1 Ton Straight Trucks	$200.00	$20.00
Straight Trucks over 1 Ton	$200.00	$20.00
Semi-Tractor Trailers	$260.00	$20.00
Motorcycles	$175.00	$20.00
Farm Tractors	$250.00	$20.00
Motor Homes	$250.00	$20.00
Buses	$250.00	$20.00

	NO TOW RUN
Flat fee for all vehicles:	
During normal working hours	$25.00
After normal work hours	$50.00

14.00 EQUAL OPPORTUNITY:

Contractor shall execute and file the nondiscrimination and equal opportunity statement accompanying this agreement.

15.00 CONTRACT ADMINISTRATION:

Performance under this specification shall be at all times subject to the discretion, revisions and regulations of the Chief of the Carter Lake Police Department. Failure to obey any reasonable order or regulation shall constitute a breach of contract by the Contractor.

16.00 APPLICABLE LAW:

The laws of the State of Iowa and ordinances of the City of Carter Lake, Iowa, as it may be from time to time amended, shall apply for the purpose of this Contract.

Old Contract

13.30 The Contractor shall perform the services, duties and obligations as set forth in this Agreement in exchange for the following remuneration:

	TOWING (Charges and Fees Including Debris Cleaning)	DAILY STORAGE
Passenger Cars and ½ Ton Trucks	___$39.00	_____$10.00
¾-1 Ton Straight Trucks	___$39.00	_____$10.00
Straight Trucks over 1 Ton	___$49.00	_____$10.00
Semi-Tractor Trailers	___$100.00	_____$10.00
Motorcycles	___$39.00	_____$10.00
Farm Tractors	___$100.00	_____$10.00
Motor Homes	___$100.00	_____$10.00
Buses	___$100.00	_____$10.00

	NO TOW RUN
Flat fee for all vehicles:	
During normal working hours	___$20.00
After normal work hours	___$39.00

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15.00 CONTRACT ADMINISTRATION:

Performance under this specification shall be at all times subject to the discretion, revisions and regulations of the Chief of the Carter Lake Police Department. Failure to obey any reasonable order or regulation shall constitute a breach of contract by the Contractor.

16.00 APPLICABLE LAW:

The laws of the State of Iowa and ordinances of the City of Carter Lake, Iowa, as it may be from time to time amended, shall apply for the purpose of this Contract.

CERTIFICATE ON NON-DISCRIMINATION AND EQUAL OPPORTUNITY INSTRUCTIONS

This certification is required pursuant to Executive Order 11246, as amended. The implementing rules and regulations provide that any prospective Contractor, or any of their proposed subcontractors, shall state as an initial part of the negotiations of the contract whether it has participated in any previous contract or subcontract subject to the equal opportunity clause; and, if so, whether it has filed all compliance reports due under applicable instruction.

CERTIFICATION BY PROSPECTIVE CONTRACTOR

Prospective Contractor's Name: Omaha Towing and Recovery

Address: 3032 Sprague St. Omaha, NE 68111

Prospective contractor has participated in a previous contract or subcontract subjected to the equal opportunity clause: Yes ✓ No

Compliance reports were required to be filed in connection with such contract or subcontract: Yes No ✓

Prospective contractor has filed all compliance reports required by Executive Orders 10925, 11114, 11246, as amended, or by regulations of the Equal Employment Opportunity Commission pursuant to Title VII of the Civil Rights Act of 1964: Yes No ✓

If answering no in any of the above, please explain on the reverse side of this Certification.

CERTIFICATION: The information above is true and complete to the best of my knowledge and belief.

Joe [signature]

EQUAL OPPORTUNITY OFFICER
(Signature)

3/20/14
Date

CONTRACT BETWEEN
CITY OF CARTER LAKE
AND Omaha Towing and Recovery (OTR)

THIS IS AN AGREEMENT between the City of Carter Lake (hereinafter referred to as City), 950 Locust St., Carter Lake, Iowa 51510 and Omaha Towing and Recovery (hereinafter referred to as Contractor), for the towing and storing of vehicles for the City of Carter Lake under the following terms and conditions:

1.00 SCOPE OF WORK:

1.10 The Contractor shall furnish all personnel, supervision, materials, equipment and secured storage service in accordance with the provisions of this Contract Document, the statutes of the State of Iowa and the ordinances of the City of Carter Lake, Iowa.

1.20 Nothing contained in these terms and conditions shall be construed as creating any contractual relationship between any subcontractor and the City. The Contractor shall be fully responsible to the City for the acts and omissions of any and all subcontractors.

2.00 SERVICES PROVIDED:

2.10 Contractor shall tow in and store at his secured storage facility, any vehicle taken into custody by any officer of the Carter Lake Police Department, as requested by any member of the Carter Lake Police Department and to impound same under the direction of the Carter Lake Police Department.

2.20 Contractor shall provide towing service on a twenty-four (24) hour, seven day a week basis.

2.30 Contractor shall have qualified trained towing personnel on duty and available for service on a twenty-four (24) hour basis. Contractor shall provide personnel in attendance at the secured storage yard locations and shall provide Police access to said storage yard locations for purposes of investigation on a twenty-four (24) hour basis. Contractor shall maintain reasonable daily business hours, five days a week, to enable the public to obtain the release of vehicles towed to or stored within the Contractor's storage yards.

2.40 Contractor shall provide a weekly report to the Chief of the Carter Lake Police Department or his designees of the vehicles towed in, and/or held in storage under the terms of the Contract. Contractor shall maintain written books of account and records as may be prescribed by the Chief of Police in order to accurately account for all vehicles, transactions, funds and money related by the Contract. Contractor shall maintain these records of services provided to the City for a period of three years.

2.50 Contractor shall provide timely notices in accordance with Iowa Code 321.89 (3) (a) (2003) to all persons who have had their vehicles towed.

2.60 Contractor shall provide towing services for city passenger vehicles, evidentiary vehicles, and police vehicles free of charge, up to four (4) vehicles per year, to the City of Carter Lake.

2.70 Contractor shall be required to remove or clean up all debris caused by an accident in which said Contractor has been notified by a member of the Carter Lake Police Department for services needed in accordance with this Contract.

2.80 Contractor's secured storage yards shall be the site of periodic public auctions conducted pursuant to state law. The dates and hours of such public auctions shall be designated by the Police Chief, or his designee. Contractor shall provide assistance in this activity, including, but not limited to:

(a) Aligning vehicles to facilitate the auction.
(b) Marking, numbering or otherwise identifying the vehicles subject to auction.
(c) Allowing inspection of vehicles prior to sale at such times designated by the Chief of Police or his designee.

2.90 RESPONSE TIME:

The maximum response time for an initial call for service shall be thirty (30) minutes. Contractor shall guarantee a response time of sixty (60) minutes for calls for service requiring the concurrent use of two (2) wreckers.

3.00 NO TOW RUN:

Contractor shall provide a "no tow run" service fee for which they will charge the lesser fee of $ 25.00 for calls received by the Contractor Monday through Friday from 8 a.m. to 5 p.m. Contractor may charge his regular fee of $ 176.00 for calls received after normal business hours. A "no tow run" occurs when the contractor is called to a location by the Police and prior to hookup, is informed by the Police that a tow will not be required. The no tow fee shall be paid by the vehicle owner. The contractor shall be responsible for collecting no tow fees from the vehicle owner.

4.00 Contractor shall only release personal property contained in vehicles impounded at the direction of the Carter Lake Police Department to parties authorized by said department to receive said property prior to the release of the impounded vehicle. Written permission may be provided by fax.

5.00 SECURED STORAGE YARDS AND BUILDINGS:

5.10 Contractor shall provide an enclosed, secure storage space for all vehicles held by the Carter Lake Police Department in Carter Lake or within 5 miles of Carter Lake.

5.20 Contractor shall provide the appropriate signage for the lot. Signage shall make lot readily noticeable by the public as tow contractor for City of Carter Lake.

5.30 Storage areas shall be in compliance with all applicable codes by the effective date of said contract.

5.40 The Contractor designates the following storage facilities for use by the City of Carter Lake.

Address	Type	Capacity in Passenger Car Spaces
3032 Sprague St. Omaha, NE 68111	vehicle storage	50 +

5.50 The above-described facilities shall be available for inspection by the City.

6.00 EQUIPMENT:

6.10 At the date that the contract becomes effective, the Contractor must have the following equipment, which he shall verify ownership of or show proof of a long term lease extending through the completion date of this contract:

(a) one (1) large wrecker (24.000 GVW) - Have 1 ton wrecker, will sub out oversized equipment to Neff towing or other local tow company excluding Arrow Towing.
(b) one (1) flatbed truck

7.00 OFFICE:

Contractor shall maintain an office or such other facility through which he may be contacted by telephone on a twenty-four (24) hour basis.

8.00 POINT OF CONTACT:

All dealings, contacts, or notices required by the Contract between the Contractor and the City shall be directed by the Contractor to the City of Carter Lake c/o City Clerk, 950 Locust St., Carter Lake, Iowa 51510 and by the City to the Contractor. 3032 Sprague St. Omaha 68111. Any change in agent, address and telephone number shall be reported by the parties in writing within three (3) days of any such change.

9.00 TERMMINATION OR CANCELLATION OF CONTRACT:

The City reserves the right to cancel or terminate the Contract without cause and at its sole discretion by (30) days written notice to the Contractor. Contractor shall have forty-five (45) days from the 30th day of notice that the Contractor may collect as consideration for the towing and storage of notice period to completely dispose of all the vehicles he has towed and stored in the City's storage facility. No other fees or payments shall be due to the Contractor.

10.00 The services identified in this Contract shall commence at 12:00 noon, Central Standard Time, on _____ and shall terminate at 12:00 noon, Central Standard Time, on _____ unless otherwise specified in the form of Contract, or unless the same shall be sooner terminated in accordance with any other term of the Contact.

10.10 The above-mentioned term of this Agreement may be renewed indefinitely on a yearly basis at the sole option of the City.

10.20 In the event of termination or cancellation, under the terms of the Contract, the Contractor shall keep and store any and all vehicles which shall have been towed onto or upon his premises under the terms of the Agreement until such time as said vehicles may be or shall have been released to the owners thereof or otherwise disposed of as provided by law. Contractor shall fully and completely perform all the covenants and conditions imposed upon him by the terms of this Contract with respect to such vehicles, until such times as they have been disposed of as referred to herein.

11.00 INSURANCE/INDEMNIFICATION

The Contractor shall carry as a minimum the insurance coverage listed below, and shall furnish adequate proof thereof in the form of Certificates of Insurance to the City listing the City as an additional insured as follows:

COVERAGE	LIMITS OF LIABILITY
Garage Liability with Garage Keeper's Legal liability	Garage Liability to be in the amount of $500,000 00 combined single limit liability. Garage keeper's legal liability to be at a Minimum of $25,000 00 with a deductible No greater for the contract than $250 00
Worker's Compensation	Statutory limits must include broad form All states endorsement

All insurance shall be by insurers acceptable to the City and, before commencement of work hereunder, Contractor agrees to furnish the City with Certificates of Insurance or evidence satisfactory to the City to the effect that such insurance has been procured and is still in force. In the event that this contract is extended, the Contractor will provide the City with proof of liability insurance once every twelve (12) month period. Said policies shall require a thirty (30) day notice to the City prior to cancellation.

Contractor agrees to procure garage keepers insurance coverage prior to the execution of this contract.

Contractor shall further indemnify, agree and guarantee to defend and save the City harmless from any and all claims for damages, attorney fees and costs, arising from Contractors acts or omissions, including but not limited to acts or omissions alleged to have been sustained by the owners of vehicles impounded under the provisions of this Contract, and from the claims of any other person or persons for property claimed to have been damaged or lost by reason of the impoundment of any such vehicle, while the same are in possession of an under the control of the Contractor.

12.00 TERMINATION OR CANCELLATION OF CONTRACT:
The City reserves the right to cancel or terminate the Contract without cause and at its sole discretion by thirty (30) days written notice to the Contractor. Contractor shall have forty-five (45) days from the 30th day of notice that The Contractor may collect as consideration for the towing and storage of notice period to completely dispose of all the vehicles he has towed and stored in the City's storage facility. No other fees or payments shall be due contractor.

13.00 CONSIDERATION AND PAYMENT:

13.10 The Contractor may collect as consideration for the towing and storage of vehicles under the terms and conditions of the Contract such towing charges and storage fees as are provided in subsection 13.30 below. Said charges are to be paid by the owner, or his authorized representative, when said vehicle is authorized to be released by the City of Carter Lake Police Department or shall be paid by the City in the event such vehicle is not claimed by the owner or his authorized representative and is otherwise disposed of according to law.

13.20 The Contractor shall receive as additional compensation a reasonable amount for additional services performed for, and reasonably related to, the vehicle recovery and towing services required under this Contract. Any claim for additional compensation must receive the approval of the Chief of Police prior to the services being rendered.

IN WITNESS WHEREOF, the parties have executed this agreement on the 20th day of March 2014.

CONTRACTOR

BY: Joe Fu

Address: 3032 Sprague St.
Omaha, NE 68114

PHONE: (402) 916-4007

CITY OF CARTER LAKE

BY: _____
Gerald Waltrip, Mayor
950 Locust Street
Carter Lake, Iowa 51510
(712)347-6320

ATTEST:

_____
Doreen Mowery, City Clerk

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16.00 APPLICABLE LAW:

The laws of the State of Iowa and ordinances of the City of Carter Lake, Iowa, as it may be from time to time amended, shall apply for the purpose of this Contract.

BID SHEET FOR TOWING CONTRACT

Bid for Towing:

Automobile	$ 175.00
¾ Ton Truck	$ 175.00
City Vehicles	$ 90.00

Bid for Jump Starts:

City Vehicles	$ 50.00

Bid for Tire Changes:

City Vehicles	$ 50.00

Bid for Storage Fees:

Daily Storage Fee	$ 20.00

Will you furnish all personnel, supervision, materials, equipment, labor and all other necessary items to provide vehicular towing in accordance with the statutes of the State of Iowa?

✓ Yes _____ No

Will you provide 24-hour service?

✓ Yes _____ No

What is your estimated response time to a call for service?

15-30 minutes

Do you currently have the necessary equipment to tow or carry any automobile or ¾ ton truck?

✓ Yes _____ No

Have you enclosed a Certificate of Insurance for the following coverages?

✓ Yes _____ No

Garage Liability to be in the amount of $500,000.00 combined single limit liability.

garage keeper's legal liability to be at a minimum of $25,000.00 with a deductible no greater for the contract than $250.00.
Worker's Compensation – Statutory limits must include broad form all states endorsement.

Does your equipment pass all State and DOT requirements?

__✓__ Yes _____ No

Do you have your own storage/tow lot?

__✓__ Yes _____ No

If yes, is it secured?

__✓__ Yes _____ No

Would you be ready to assume the contract on ~~Aug. 1, 2012?~~ Mar 21, 2014

__✓__ Yes _____ No

Bid Submitted By:

Omaha Towing and Recovery
Name of Company

3032 Sprague St. Omaha, NE 68111
Address of Company

Signature of Owner

Phone: Work: (402) 916-4007

Home: (402) 210-4757

All bids must be submitted to the City Clerk no later than 4:00 P.M., Friday, Feb. 14, 2014.

Bids will be opened at 7:00 P.M, Monday, Feb. 17, 2014.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/20/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Regi Powell
Regi Powell 11320 Davenport St Omaha, NE 68154	PHONE (A/C, No, Ext): 402-614-4633 FAX (A/C, No): E-MAIL ADDRESS: regi@powellinsuranceagents.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Travelers	
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED: Omaha Towing and Recovery Inc, 3032 Sprague St, Omaha, NE 68111

COVERAGES **CERTIFICATE NUMBER:** 1 **REVISION NUMBER:** 0

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	GENERAL LIABILITY						EACH OCCURRENCE	$
	COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
	CLAIMS-MADE OCCUR						MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	$
	POLICY PRO-JECT LOC							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS / NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N / A			08/13/2013	08/14/2014	X WC STATU-TORY LIMITS / OTH-ER	
							E.L. EACH ACCIDENT	$ 100,000
							E.L. DISEASE - EA EMPLOYEE	$ 100,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Towing

CERTIFICATE HOLDER

City of Carter Lake, IA
950 Locust St
Carter Lake, IA 51510

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 3/20/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Kim Keohane
American Transportation Insurance Group 1507 Park Center Drive Unit 1 C Orlando FL 32835	PHONE (A/C, No, Ext): (407)472-9600 FAX (A/C, No): (407)472-9605 E-MAIL ADDRESS: kkeohane@atiginc.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Conifer Insurance Company	29734
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
OMAHA TOWING & RECOVERY LLC
2702 DOUGLAS ST
OMAHA NE 68131

COVERAGES **CERTIFICATE NUMBER:** 2014-2015 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X WRONGFUL REPOSSESSION COVERAGE INCLUDED GEN'L AGGREGATE LIMIT APPLIES PER X POLICY PRO-JECT LOC	X		CICP000488	2/4/2014	2/4/2015	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 3,000,000 $ 3,000,000
A	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS X SCHEDULED AUTOS X HIRED AUTOS X NON-OWNED AUTOS X DRIVEWAY	X		CICP000488	2/4/2014	2/4/2015	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) Underinsured motorist	$ 1,000,000 $ $ $ $ 50,000
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
A	ON HOOK / CARGO	X		CICP000488	2/4/2014	2/4/2015	$100,000 W/ $1,000 DED	
A	GARAGE KEEPERS			CICP000488	2/4/2014	2/4/2015	$100,000 W/ $500/$2,500 DED	DIRECT PRIM

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
CERTIFICATE HOLDER IS LISTED AS ADDITIONAL INSURED 30 DAY WRITTEN NOTICE OF CANCELLATION

CERTIFICATE HOLDER

(712)347-5454

CITY OF CARTER LAKE
950 LOCUST ST.
CARTER LAKE, IA 51510

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Bob Roddenberry/KIM Bob Roddenberry

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Calculations for General Manufacturing Rebuild

Assumptions:

Building	$700,000
Equipment	$115,000

Iowa - Current tax rate for Carter Lake 39.63665 per $1,000 assessed value

New Roll back on Commercial/Industrial property - 2015 - 10%

Value	$700,000
Rollback	70,000
Taxable amount	$630,000

3 year - 100% abatement

Year 1	Taxable	$630
	Rate	39.63665
	Abate	24,971
Year 2	Taxable	$630
	Rate	39.63665
	Abate	24,971
Year 3	Taxable	$630
	Rate	39.63665
	Abate	24,971

Total for a 3 year tax abatement = $74,913

10 year - graduated

Year 1	Taxable	$630	80%		24971
	Rate	39.63665			0.8
		24,971		Abate	19977
Year 2	Taxable	$630	70%		24971
	Rate	39.63665			0.7
		24,971		Abate	17480
Year 3	Taxable	$630	60%		24971
	Rate	39.63665			0.6
	Abate	24,971		Abate	14983
Year 4	Taxable	$630	50%		24971
	Rate	39.63665			0.5
		24,971		Abate	12486
Year 5	Taxable	$630	40%		24971

	Rate	39.63665			0.4
		24,971		Abate	9988
Year 6	Taxable	$630	40%		24971
	Rate	39.63665			0.4
		24,971		Abate	9988
Year 7	Taxable	$630	30%		24971
	Rate	39.63665			0.3
		24,971		Abate	7491
Year 8	Taxable	$630	30%		24971
	Rate	39.63665			0.3
		24,971		Abate	7491
Year 9	Taxable	$630	20%		24971
	Rate	39.63665			0.2
		24,971		Abate	4994
Year 10	Taxable	$630	20%		24971
	Rate	39.63665			0.2
		24,971		Abate	4994
			Total 10 year Abate		109872

Building	$700,000
Equipment	$115,000

Iowa

Mill Levy on Carter Lake Commercial Real Property: 39.63665 per $1,000 of assessed value
Assume 100% of assessed value

Real Property Tax:	$27,746
Personal Property Tax:	0
Total:	**$27,746**

Nebraska

Mill Levy on OPS personal and real property: 2.19974 per $100 of assessed value

Assume 100% of assessed value
5-year depreciation schedule

Real Property Tax:	$15,398
Personal Property Tax 5-yr Dep. Schedule:	$5,552
Total:	**$20,950**

Mill Levy on OPS personal and real property: 2.19974 per $100 of assessed value
7-year depreciation schedule
Assume 100% of assessed value

Real Property Tax:	$15,398
Personal Property Tax 7-yr Dep. Schedule:	$7,908
Total:	**$23,306**

Mill Levy on OPS personal and real property: 2.19974 per $100 of assessed value
10-year depreciation schedule
Assume 100% of assessed value

Real Property Tax:	$15,398
Personal Property Tax 10-yr Dep. Schedule:	$11,436
Total:	**$26,834**

RESOLUTION NO. 08-01

WHEREAS, the City of Carter Lake, Iowa, has declared by resolution and designation by ordinance an area of the City of Carter Lake, Iowa, as meeting the criteria for an Urban Revitalization Area, authorized by Chapter 404 of the Code of Iowa; and

WHEREAS, the City Council has approved an Urban Revitalization Plan for the Area; and,

WHEREAS, the property is located within the Carter Lake Urban Revitalization Area, as legally described on the attached application; and,

WHEREAS, the proposed improvements would be in conformance with the approved plan; and,

WHEREAS, Blue Waters Mini-Golf, owner of record, requests prior approval for eligibility for tax exemption for the proposed improvements as indicated on the attached application.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARTER LAKE, IOWA:

THAT, the City Council hereby approve the request for prior approval for eligibility for tax exemption for the proposed improvements as indicated on the attached application; and

BE IT FURTHER RESOLVED:

THAT, such prior approval shall not entitle the owner to exemption from taxation until the owner apply for exemption on improvements in the year the improvements, partial or complete, are first assessed for taxation.

PASSED AND APPROVED THIS 20TH DAY OF FEBRUARY, 2001.

Wanda Rosenbaugh

Wanda Rosenbaugh, Mayor

ATTEST:

Margaret L. Delavan

Margaret L. Delavan, Interin City Clerk

APPLICATION FOR PROPERTY TAX EXEMPTION
CARTER LAKE REVITALIZATION AREA #1

(Please type or print) BLUE WATERS MINI-GOLF

Owner of Record/ Applicant: DENNIS ROCHFORD - TERRY LESLEY - RANDY SCHMIDT TERRY CHRISTENSEN & WIVES

Address: 1017 SHOAL DR City CARTER LAKE State IA Zip 51510

Name of Other Owners of Record, if any SAME AS ABOVE

Address and legal description of property for which an exemption is requested:

Address: 2929 MABREY LANE Legal Description: _____

_____

_____

Current Assessed Property Value: Land $_____ Buildings _____

Type of Improvements:

✓ New Construction on Vacant Land __ Addition to Existing Structure

__ Replacement of Existing Structures(s) __ Rehabilitation of Existing Structure(s)

Estimated Cost of Improvements: $_____

Estimated Start Date: 3-14-00 Estimated Finish Date: 7-1-00

__ If this is an application for prior approval please check here.

Property Tax Exemption Applied For:

✓ Commercial/Industrial... A 100 % property tax exemption on the value added by the improvements for a period of three (3) years,

or

__ Commercial/Industrial.. A partial property tax exemption on the value added by the improvements for a period of ten (10) years, determined as follows: 1st year, 80%; 2nd year,70%; 3rd year, 60%; 4th year, 50%; 5th and 6th years, 40%; 7th and 8th years, 30%; 9th and 10th years, 20%.

(Please note that no change can be made once the property tax exemption is granted)

mailed 03-26-01 c-file MLA

FEB 16

ACKNOWLEDGMENTS:

A copy of the pre-approval resolution for commercial or industrial projects (if applicable) is attached.

A copy of the building permit (if required) is attached.

The proposed improvements to property will conform to the Carter Lake Zoning Ordinance.

The Applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining an exemption from property taxes on improvements is true and complete to the best of Applicant's knowledge and belief. Verication may be obtained from any source named herein.

Signature of Applicant: Terry Dale Seely Date: 2-12-01

CITY COUNCIL ACTION:

✓ Approved (Resolution No. _____) Date: 02-20-01

__ Disapproved. Reason for disapproval _____

_____

POTTAWATTAMIE COUNTY ASSESSOR ACTION:

__ Reviewed and approved this date: _____

Assessed Value of improvements: $_____

__ Reviewed and disapproved this date: _____ Reason for disapproval _____

_____

Notification of determination sent to applicant this date: _____

ATTACHMENT TO APPLICATION FOR TAX EXEMPTION
CARTER LAKE REVITALIZATION PLAN #1

REAL ESTATE IMPROVEMENT COST REPORT

Please use a separate form for each building or improvement wherever possible. This information must be the same as reported to the Pottawattamie County Assessor.

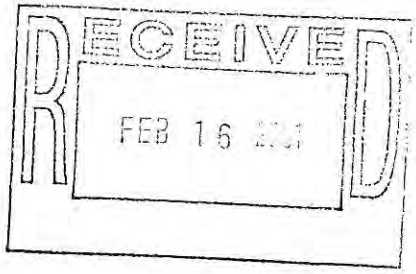
ARCHITECTURAL FEES:	$ 250
SURVEY	275
EXCAVATION	1500
MASONRY	800
CONCRETE (Bsmt. Walks, Drives)	20,000
ORNAMENTAL	1,500
CARPENTER LABOR, LUMBER, HARDWARE	5500
PAINTING AND DECORATING	400
HEATING, VENTILATION, AIR COND	
PLUMBING (Inc. Sewers)	1200
TILE	
ELECTRICAL	3500
INSULATION	
DRY WALL	
GLASS	
BUILDING PERMITS	2200
INSURANCE	250
CONSTRUCTION LOAN FEES/ INTEREST	
TITLE EXPENSES	
SALE EXPENSES	
ADVERTISING	
MISCELLANEOUS	15000
OVERHEAD AND PROFIT	
FIXTURES AND EQUIPMENT	
TOTAL BUILDING COST:	$ 52,775

Certification:

I, the undersigned, representing ownership of the above property, herewith certify that the above statement of amounts and actual value is true and correct, and represents total cost and investment by all parties involved.

Signature: Terry Dale Lesh Date: 2-12-01

Title or position with company: VICE PRESIDENT



COMMERCIAL BUILDING PERMIT

CITY OF CARTER LAKE
950 Locust Street
Carter Lake, IA 51510

PERMIT # C-10-2000

DATE: March 14 2000

EXPIRES: Sept 14 2000

PERMISSION IS HEARBY GRANTED: Blue Water Inc

TO ERECT - ENLARGE - ALTER - A STRUCTURE AT: Mabrey LANE

AS FOLLOWS: Mini Golf Course

Paid all fees wants City Councils Vote on Sewer fee!

FEE: $

* Included in fee:

Sewer Hookup $456.65 pd.

ıter Hookup *$1750.00 pd

Water Meter / remote

Temporary Power * City Council for decision ON Sewer fee

Building Inspector
City of Carter Lake, Iowa
(712) 347-6320

This is inside the regularly established fire limits as fixed by ordinance and all work must conform to all the regulations of said ordinance.

This permit does not include permission to obstruct any street or alley with material or machinery during construction. Scrap material must be containerized and premises maintained in an acceptable appearance.

RECEIVED
FEB 16 2001

Permit $122.20 (building)

Electrical $62.45

Plumbing $52.00

Cap. Facilities — Will Be Waived By M.U.D Because of An Existing Tap. Extending From House.

Water $220.00

Sewer $1750.00

$2,206.65

Spoke With
Dan Noonan March 16, 9:35 Am

Iowa Project Questionnaire

Date

Name of Business: General Manufacturing City: Omaha State: NE Zip: 68110

Contact Information – Name: Mark Fisher Phone: 402-541-6469 Email: mark@general-mfg.com

☐ Expansion of Iowa Company ☒ New Location in Iowa

1. **Describe the company, its products, and the customer base:**
   Manufacturers of hospitality and institutional furniture including booths, barstool, lounge chairs, tables, and custom pieces.

2. **Describe the project including location (city/county), proposed project activities, and estimated start date:**
   We would like to build a new facility in Carter Lake, IA. We intend on building a facility that is approximately 15,000 to 20,000 square feet.

3. **Does the business plan to lease the facility?** ☐ Yes ☒ No
   If yes, please provide the Annual Base Rent Payment (lease payment minus property taxes, insurance, and operating/maintenance expenses) in the budget below, and only major renovation costs your company expects to incur.

4. **Please estimate the project budget to the best of your ability:** Include only costs the company plans to incur directly

Budget Item:	Amount:	Estimated Timeline (over 3 years)
Base Rent (3 years)		
Tenant Improvements		
Land Acquisition (if not leased)	we currently own land in Carter Lake	
Site Preparation (if not leased)		
Building Acquisition (if not leased)		
Building Construction (if not leased)	$600,000 to $700,000	
Building Remodeling (if not leased)		
Mfg. Machinery & Equip.	$100,000	
Other Machinery & Equip.		
Computer Hardware	$5,000	
Computer Software		
Furniture & Fixtures		
Research & Development		
Other (specify)		
TOTAL	$705,000 to $805,000	

5. **Employment:** Describe the number of employees and the pay scale that would result from this project (add rows if needed):

Job Category	No. of Jobs	Created (C) or Retained(R)	Starting or Current Wage Rate	Wage at 36 months following the award
executive staff	1	c	$50000	$53000
office staff	1	c	$35000	37000
management	1	c	38000	42000
production	6	c	30000	34000
delivery and install	1	c	30000	34000
TOTAL	11	c	333000	370000

"Retained job" means an existing full-time, permanent position which is at risk of elimination in Iowa, if the project does not proceed. Verification may be requested during the application process.

* **NOTE:** This questionnaire is neither an award nor a contract. It is designed to establish basic program eligibility and provide estimates of potential assistance according to the details provided. The estimates provided are for sample purposes only. All actual assistance amounts will be determined based on completion of a full application, final approval by the board, and satisfactory compliance with all contractual terms. All awards of assistance are ultimately subject to the requirements of the applicable Iowa law authorizing IEDA's programs.

6. ***"Sufficient benefits"*** Financial assistance programs require that companies provide a certain level of medical insurance to full time, permanent employees. Please answer the following questions about your company's benefits:

   a) How many full-time, permanent employees does your company currently employ within the State of Iowa? 0

   b) What percentage of the total premium costs for a standard medical plan for single employee coverage does your company pay? 0 %
   What is the deductible associated with this plan? $____

   c) What percentage of the total premium costs for a standard medical plan for family coverage does your company pay? 0 %
   What is the deductible associated with this plan? $____

   d) Does your company provide additional benefits to full time employees? yes
   Benefits counted toward monetary equivalent could include medical and dental insurance plans, pension, retirement, profit-sharing plans, child care services, life insurance coverage, vision insurance coverage, and disability insurance coverage.

Other Project Information:

7. ☐ Interest in EB-5 loan (A low-cost form of alternative financing, for qualifying projects over $30 million, through a program with federal oversight)

8. Is the project located in an Enterprise Zone? ☐ Yes ☐ No ■ Not sure

9. NAICS Code for primary business operations, if known: 337127

10. If known, what other sources of funds have been identified for the project?

11. Have you been in contact with any state or local/community development representatives in the State of Iowa?

    ■ Yes ☐ No If so, whom? Lori Holste, Mike Dellinger, Starlyn Isaacson

12. Is the Business actively considering locations outside of Iowa? ■ Yes ☐ No
    If yes, please explain.

Additional Information:

If direct financial assistance is provided, acceptable collateral will be required to secure the financing. Types of collateral that the Board may require include: an irrevocable letter of credit, escrow account, mortgage on real estate, corporate guaranty, surety bond, or personal guarantee. As an alternative, your company can elect to pledge no collateral and draw the available funding at the end of the five year contract. The amount of funding at that time will be based on actual contract compliance.

The IEDA Board has a local community match policy. If your company proceeds to a full application, participation at the local level should be anticipated.

IOWA

Submit to: Iowa Economic Development Authority - IPQ
200 East Grand Avenue
Des Moines, Iowa 50309
OR businessfinance@iowa.gov

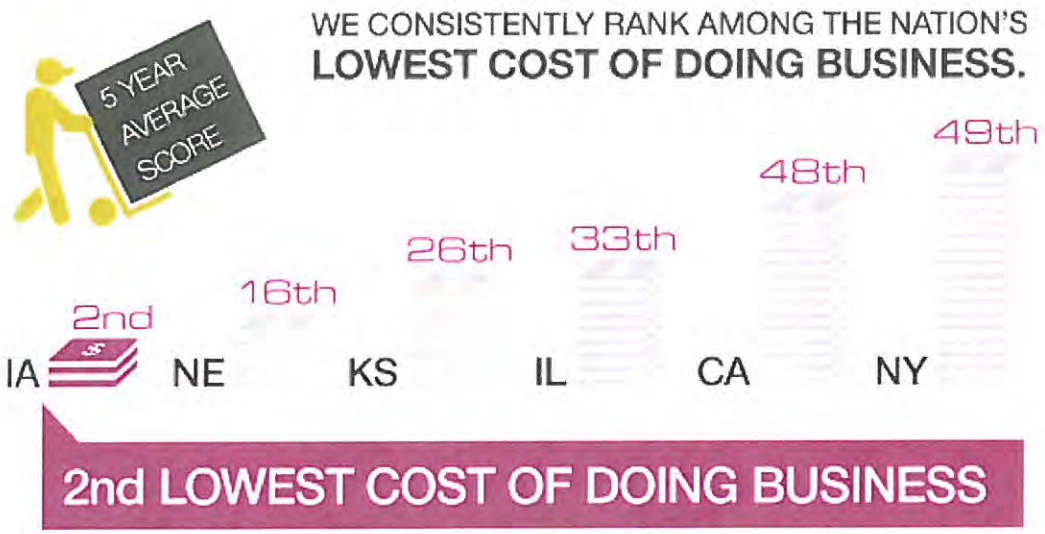
Questions: 515.725.3134 – Wynona Bohemann

* **NOTE:** This questionnaire is neither an award nor a contract. It is designed to establish basic program eligibility and provide estimates of potential assistance according to the details provided. The estimates provided are for sample purposes only. All actual assistance amounts will be determined based on completion of a full application, final approval by the board, and satisfactory compliance with all contractual terms. All awards of assistance are ultimately subject to the requirements of the applicable Iowa law authorizing IEDA's programs.

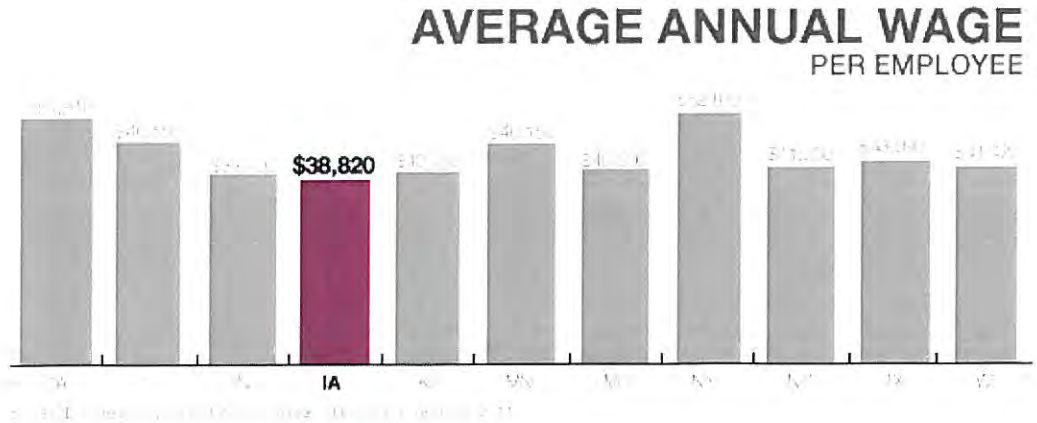
Cost of Doing Business

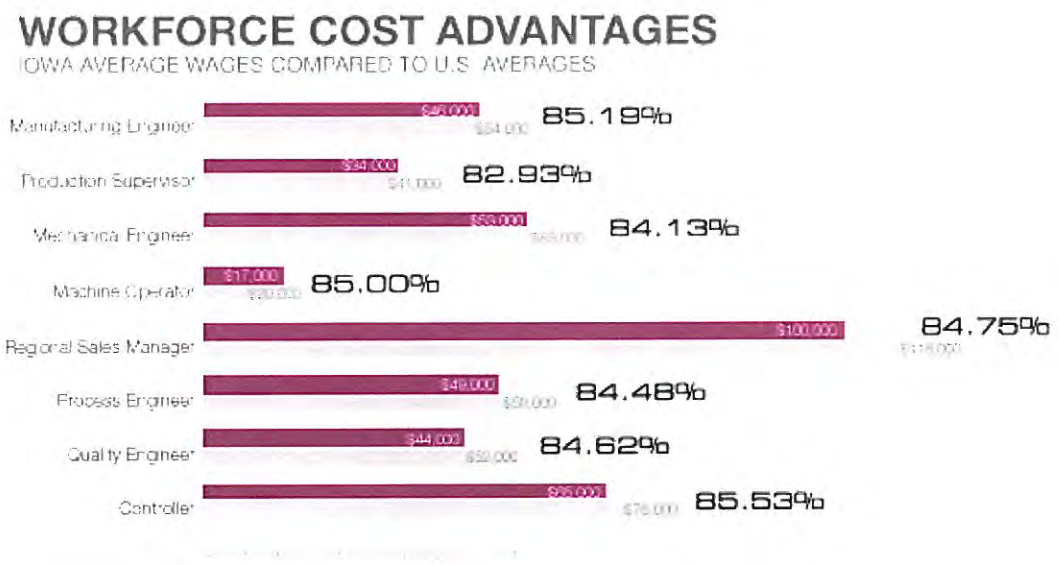
Lower Business Costs, Higher Profits

Year-in and year-out, Iowa ranks among the nation's best states for cost of doing business. In fact, in three of the last five years, Iowa was number one in the country. Bottom line, low operational costs and a pro-business environment make Iowa a great choice for growing your business and your profitability.

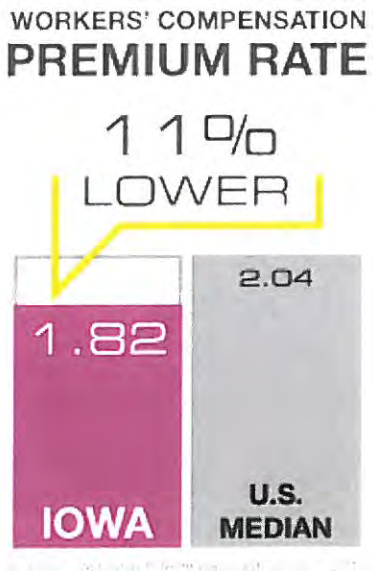


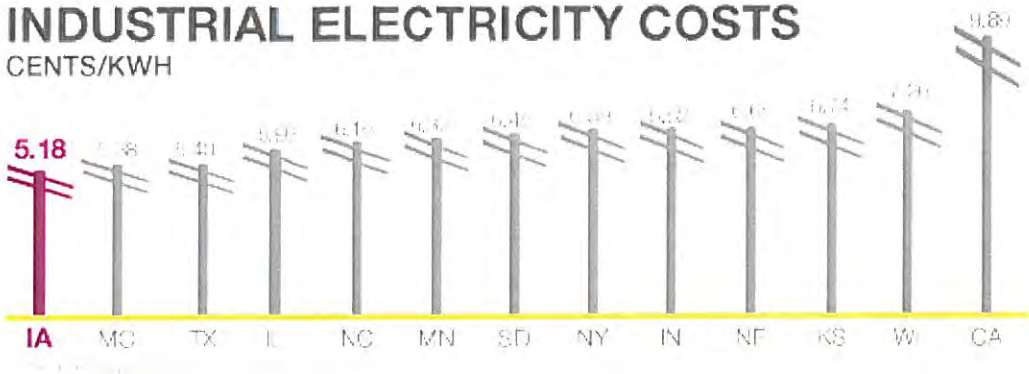
Iowa is a right to work state and payroll costs are 14.1 percent below the national average ($45,230). The average Iowa manufacturing worker makes $49,770 – 14.9 percent below the U.S. industry average.





Iowa's industrial real estate costs are low – rental rates for Iowa industrial space are 15 percent below the national average, and industrial construction costs 18 percent lower. Iowa industrial electricity prices run 21 percent below the national averages.

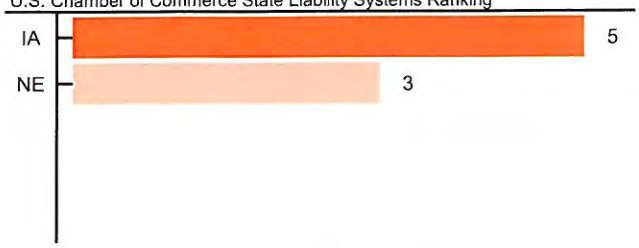




A proactive and responsive business tax, regulatory and legal framework positions Iowa among the nation's most "business friendly" states.

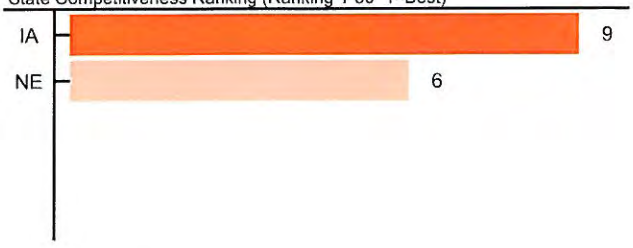
Business Climate

State Liability Systems



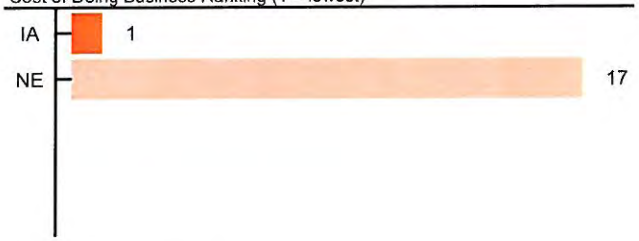
Institute for Legal Reform, Inc. (Conducted by Harris Interactive)2010

State Competitiveness Ranking



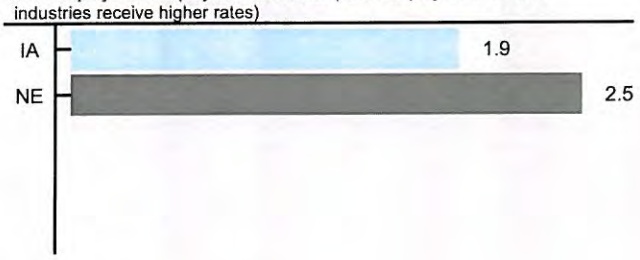
Beacon Hill Institute, 2010

Cost of Doing Business Ranking (1=lowest)



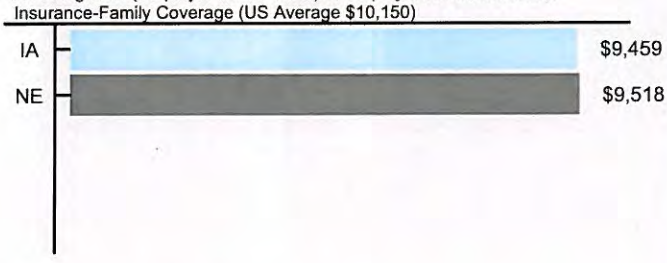
America's Top State for Business-CNBC 2011

New Employer Unemployment Insurance Rate (* = Minimum to Maximum Range % Rates)



Automatic Data Processing (ADP) 2011

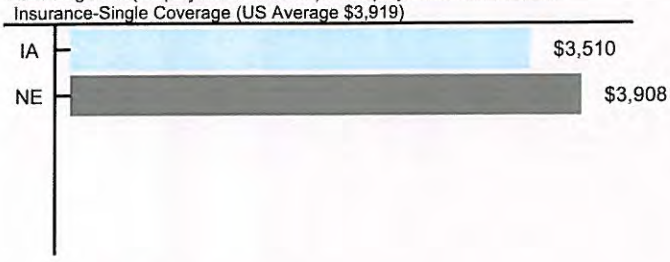
Employer Contribution to Health Insurance-Family



The Henry J. Kaiser Family Foundation, 2011

Operating Costs

Employer Contribution to Health Insurance-Single



The Henry J. Kaiser Family Foundation, 2011

Business Climate

	Iowa	Nebraska
State Apportionment of Corporate Income	Sales only	Sales only
		Federation of Tax Administrators, 2011
Corporate Income Tax Rate	6.0 - 12.0	5.58 - 7.81
		Federation of Tax Administrators 2011
Sales/Use Exemptions on Production Machinery or Reduced Tax	Yes	No, 5%
		2009 Multistate Corporate Tax Guide
Does state Allow an Investment Tax Credit	Yes, 10% rate; qualifying property includes manuf. equipment, pollution control, buildings & fixtures, and land & improvements to land	No
		2009 Multistate Corporate Tax Guide

Workforce

	Iowa	Nebraska
Workforce Training	Yes. Iowa Department of Economic Development	Yes. Nebraska Department of Economic Development

State Web Sites

Quality of Life

	Iowa	Nebraska
State Individual Income Tax Rates	0.36 - 8.98	2.56 - 6.84

Federation of Tax Administrators, 2011

TITLE III – PUBLIC SERVICES
STORM WATER UTILITY

CHAPTER 110

STORM WATER UTILITY

110.01 Purpose and Objective
110.02 Creation of a Storm Water Management and Drainage Systems Utility
110.03 Definitions
110.04 Effective Date of Storm Water Service Charges
110.05 Storm Water Utility Fund
110.06 Storm Water Utility Budget
110.07 Rate Structure and Storm Water Service Charge
110.08 Powers of Director of the Storm Water Utility
110.09 Powers and Duties of the City
110.10 Responsibility for the Storm Water Management and Drainage System
110.11 Requirements for On-Site Storm Water Systems, Enforcement and Inspections
110.12 Right to Appeal
110.13 Billing and Collection
110.14 Termination of Utility Services and Assessment of Unpaid Charges
110.15 Lien for Nonpayment
110.16 Lien Notice
110.17 Exemptions and Credits Applicable to Storm Water Service Charges

110.01 PURPOSE AND OBJECTIVE.

1. The purpose of this chapter is to establish a policy and procedure for managing and controlling the quantity and quality of storm water runoff, within the City limits. The management shall include the establishment of a storm water utility to provide revenues for whatever aspects of this requirement are deemed appropriate by the City.

2. The City finds, determines, and declares that the storm water drainage system provides benefits and services to all property within the City limits. Such benefits include, but are not limited to: the provision of adequate systems for collection, conveyance, detention, treatment, and release of storm water for quality and quantity management that minimize impacts on receiving waters.

3. In order to manage additions and improvements to the City storm water systems, the City must have adequate and stable funding for its storm water management program operating and capital investment needs.

110.02 CREATION OF A STORM WATER MANAGEMENT AND DRAINAGE SYSTEMS UTILITY.

1. The function of the Storm Water Management and Drainage Systems Utility (hereinafter referred to as "storm water utility") within the Maintenance Department is to provide for the safe and efficient capture of storm water runoff, mitigate the damaging effects of storm water runoff, correction of storm water problems, to fund activities of storm water management, and includes design, planning, regulations, education, coordination, construction, operations, maintenance, inspection, and enforcement activities.

2. There is hereby established a storm water utility within the City which shall be responsible for creating revenue for storm water management throughout the City's corporate limits, and shall provide for the management, protection, control, regulation, use, and enhancement of storm water systems and facilities. Such utility shall be

under the operational direction of the Maintenance Supervisor. The corporate limits of the City shall constitute the boundaries of the storm water utility district.

3. The City shall establish a Storm Water Utility Fund in the City budget and accounting system, separate and apart from its General Fund, for the purpose of dedicating and protecting all funding applicable to the purposes and responsibilities of the utility.

110.03 DEFINITIONS.

1. "Adjustment" means a modification in a nonresidential customer's storm water service fee for certain activities that impact storm water runoff or impact the City's costs of providing storm water management.

2. "Detached dwelling unit" means developed land containing one structure that is not attached to another dwelling and which contains one or more bedrooms, with a bathroom and kitchen facilities, designed for occupancy by one family. Detached dwelling units may include houses, manufactured homes, and mobile homes located on one or more individual lots or parcels of land.

3. "Director" means the director of the Storm Water Utility.

4. "Equivalent Residential Unit" (ERU) means the average area of a detached dwelling unit property within the City, and shall be used as the basis for determining storm water service charges to detached dwelling unit properties. One ERU is equivalent to 12,750 square feet.

5. "ERU rate" means the dollar value periodically determined and assigned to each ERU as a charge for storm water management services, expressed as $4.00 per ERU.

6. "Exempt property" includes public streets, alleys, and sidewalks.

7. "Ground water" means sub-surface water or water stored in pores, cracks, and crevices in the ground below the water table.

8. "Impervious area" means the number of square feet of hard-surfaced areas which either prevent or resist the entry of water into soil surface, as it entered under natural conditions as undeveloped property, and/or cause water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions as undeveloped property. This includes but is not limited to roofs, roof extensions, patios, porches, driveways, sidewalks, pavement, athletic courts, and semi-impervious surfaces such as gravel which are used as driveways or parking lots.

9. "Nonresidential properties" means all properties not encompassed by the definition of residential property. Nonresidential properties include: apartment building properties; condominium properties; mobile home parks; commercial property; industrial property; institutional property; governmental property; churches; hospitals; schools; transient rentals; parking lots; Federal, State and local properties; and any other property not mentioned in the lists of properties.

10. "Occupant" means the person residing or doing business on the property. In a family or household situation, the person responsible for the obligation imposed shall be the adult head of the household. In a shared dwelling or office situation, the adult legally responsible for the management or condition of the property shall be responsible.

11. "Owner" means the legal owner(s) of record as shown on the tax rolls of Carter Lake, Iowa, except where there is a recorded land sale contract, the purchaser thereunder shall be deemed the owner.

12. "Residential property" means all single-family and duplex properties within the City.

13. "Service charges" means the periodic rate, fee, or charge applicable to a parcel of land, which charge shall be reflective of the service provided by the Carter Lake storm water utility.

14. "Storm sewer" means a sewer that carries storm water, surface runoff, street wash waters, and drainage, but which excludes sanitary sewage and industrial wastes, other than permitted discharges.

15. "Storm water" means storm water runoff, snowmelt runoff, and surface runoff and drainage.

16. "Storm water drainage system" means all manmade facilities, structures, and natural watercourses owned by the City, used for collection and conducting storm water to, through, and from drainage areas to the points of final outlet, including (but not limited to) any and all of the following: conduits and appurtenant features, canals, creeks, catch basins, ditches, streams, gullies, ravines, flumes, culverts, siphons, streets, curbs, gutters, dams, floodwalls, levees, and pumping stations.

17. "Storm water facilities" means various storm water and drainage works, which may include inlets, pipes, pumping stations, conduits, manholes, energy dissipation structures, stream channels, outlets, retention/detention basins, infiltration practices and other structural components.

18. "Storm water management" means the tasks required to control storm water runoff using storm water management systems, to protect the health, safety, and welfare of the public, and comply with relevant State and Federal regulations.

19. "Storm water management systems" address the issues of drainage management (flooding) and environmental quality (pollution, erosion, and sedimentation) of receiving rivers, streams, creeks, lakes, ponds, and reservoirs through improvements, maintenance, regulation and funding of plants, works, instrumentalities and properties used or useful in the collection, retention, detention, and treatment of storm water or surface water drainage.

20. "Storm water utility" means the utility established under this chapter for the purpose of managing storm water and imposing charges for the recovery of costs connected with such storm water management.

21. "Surface water" means water bodies and any water temporarily residing on the surface of the ground including lakes, reservoirs, rivers, ponds, streams, puddles, channelized flow and runoff.

22. "Undeveloped property" describes land in its unaltered natural state or which has been modified to such minimal degree as to have a hydrologic response comparable to land in an unaltered natural state shall be deemed undeveloped. Undeveloped land shall have minimal concrete pavement, asphalt, or compacted gravel surfaces or structures which create an impervious surface.

23. "User" means the owner and/or occupant of any property within the limits of the City, and means any person who uses property that maintains connection to,

discharges to, or otherwise receives services from the City for storm water management. The occupant of any habitable property is deemed the user. If the property is not occupied, then the owner shall be deemed the user.

24. "Water course" means a natural overland route through which water passes, including drainage courses, streams, creeks, and rivers.

110.04 EFFECTIVE DATE OF STORM WATER SERVICE CHARGES. Storm water service charges shall accrue beginning November 1, 2012, and shall be billed monthly thereafter to all customers.

110.05 STORM WATER UTILITY FUND.

1. Funding for the storm water utility's activities may include, but are not limited to: storm water service charges; storm water permits and inspection fees; other funds or income obtained from Federal, State, local, and private grants, or loans.

2. All service charges and all sources of revenue generated by or on behalf of the storm water utility shall be deposited in a storm water utility fund and used exclusively for management of the storm water utility.

110.06 STORM WATER UTILITY BUDGET. The City shall adopt an operating and capital budget for the storm water utility each fiscal year. The budget shall set forth revenues for such fiscal year and estimated expenditures for operations, maintenance, improvements, replacement, and debt service. No revenues generated by the storm water utility user fee shall be used for any purpose other than storm water expenses.

110.07 RATE STRUCTURE AND STORM WATER SERVICE CHARGE. Any property, lot, parcel of land, building, or premises that is tributary directly or indirectly to the storm water system of the City, shall be subject to a charge based upon the square footage of the property situated within the City. This charge is not related to the water and/or sewer service and does not rely on occupancy of the premises to be in effect. All properties within the City will be assigned an equivalent residential unit (ERU) or a multiple thereof, with all properties receiving at least one ERU, which shall be considered the base or minimum rate for storm water utility charge.

1. For the purpose of this chapter, an ERU is equivalent to 12,750 square feet or less in area.

2. Determination of Storm Water Utility Fee.

A. The storm water utility fee for residential areas shall be 100% of the ERU rate. Effective November 1, 2012, the rate shall be based on the following schedule:

Residential properties of 12,750 square feet or less	Base rate (1 ERU) $4.00 per month
Residential properties in excess of 12,750 square feet	Base rate (1 ERU) $4.00 per month plus $.0002 multiplied by the number of square feet in excess of 12,750 square feet

The maximum residential bill per month will be $25.00. Changes to the monthly rate shall be determined by ordinance.

B. The storm water utility fee for commercial properties shall be:

Commercial properties of 219,391 square feet or less	Base rate $6.00 per month
Commercial properties in excess of 219,391 square feet	Base rate $6.00 per month plus $.0004 multiplied by the number of square feet in excess of 219,391 square feet

The maximum commercial bill per month will be $50.00. Changes to the monthly rate shall be determined by ordinance. The number of square feet on each property shall be determined by the storm water utility.

C. The storm water utility fee for industrial properties shall be:

Industrial properties of 336,926 square feet or less	Base rate $6.00 per month
Industrial properties in excess of 336,926 square feet	Base rate $6.00 per month plus $.0004 multiplied by the number of square feet in excess of 336,926 square feet

The maximum industrial bill per month will be $50.00. Changes to the monthly rate shall be determined by ordinance. The number of square feet on each property shall be determined by the storm water utility.

D. The storm water utility fee for government, church and non-profit properties shall be a rate equivalent to commercial and industrial properties:

Government, church, and non-profit properties of 219,391 square feet or less	Base rate $6.00 per month
Commercial and industrial properties in excess of 219,391 square feet	Base rate $6.00 per month plus $.0004 multiplied by the number of square feet in excess of 219,391 square feet

The maximum government, church, and non-profit bill per month will be $50.00. If a government, church, or non-profit owns multiple adjoining properties, the owner will be charged one fee at the commercial and industrial rate per month for all of the adjoining properties. Changes to the monthly rate shall be determined by ordinance.

E. Effective November 1, 2012, the storm water utility fee for mobile home community property shall be charged a per residence fee of $4.00 per month based on the average number of mobile homes in the community.

110.08 POWERS OF DIRECTOR OF THE STORM WATER UTILITY. Storm water service charges incurred pursuant to this chapter may be collected by the City Clerk or designee, who is also responsible for the regulation, collection, rebating and refunding of such storm water charges. The storm water utility service charge may be billed on a common statement and collected along with other City utility services, usually on a monthly basis. Any property that is currently not developed and does not receive a water and/or sewer utility bill will be billed on a quarterly basis for the prior three months' storm water utility fee.

110.09 POWERS AND DUTIES OF THE CITY. The City shall have the following powers, duties, and responsibilities with respect to the storm water utility:

1. Administer the design, construction, maintenance, and operation of the utility system, including capital improvements designated in the comprehensive drainage plan.

2. Acquire, construct, lease, own, operate, maintain, extend, expand, replace, clean, dredge, repair, conduct, manage, and finance such facilities, operations, and activities, as are deemed by the City to be proper and reasonably necessary for a system of storm and surface water management. These facilities may include, but are not limited to, surface and underground drainage facilities, storm sewers, watercourses, ponds, ditches, and such other facilities relating to collection, runoff, treatment and retention that will support a storm water management system.

3. The City shall separately account for the storm water utility finances. The storm water utility shall prepare an annual budget, which is to include all operation and maintenance costs and costs of borrowing. The budget is subject to approval by the City Council. Any excess of revenues over expenditures in a year shall be retained in a segregated fund, which shall be used for storm water utility expenses in subsequent years. Storm water utility fees collected shall be deposited in the storm water utility fund and shall be used for no other purpose.

110.10 RESPONSIBILITY FOR THE STORM WATER MANAGEMENT AND DRAINAGE SYSTEM.

1. The City storm water management and drainage system consists of all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage ways, channels, ditches, swales, storm sewers, culverts, inlets, catch basins, pipes, head walls and other structures, natural or manmade, within the political boundaries of the City which control and/or convey storm water through which the City intentionally diverts surface waters from its public streets and properties. The City owns or has legal access for purposes of operation, maintenance, and improvements to those segments of this system which:

   A. Are located within public streets, rights-of-way, and easements;

   B. Are subject to easements of rights-of-entry, rights-of-access, rights-of-use, or other permanent provisions for adequate access for operation, maintenance, and/or improvement of systems and facilities; or

   C. Are located on public lands to which the City has adequate access for operation, maintenance, and/or improvement of systems and facilities. Operation and maintenance of storm water systems and facilities which are located on private property or public property not owned by the City and for which there has been no public dedication of such systems and facilities for operation, maintenance, and/or improvement of the systems and facilities shall be and remain the legal responsibility of the property owner.

2. It is the intent of this chapter to protect the public health, safety and general welfare of all properties and persons in general, but not to create any special duty or relationship with an individual person or to any specified property within or without

the boundaries of the City. The City expressly reserves the right to assert all available immunities and defenses in any action seeking to impose monetary damages upon the City, its officers, employees and agents arising out of any alleged failure or breach of duty or relationship as may now exist or hereafter be created.

110.11 REQUIREMENTS FOR ON-SITE STORM WATER SYSTEMS, ENFORCEMENT AND INSPECTIONS.

1. All property owners and developers of developed real property within the City shall provide, manage, maintain, and operate on-site storm water systems sufficient to collect, convey, detain, and discharge storm water in a safe manner consistent with all City, State, and Federal laws and regulations.

2. Pursuant Section 364.12(3) or successor section of the *Code of Iowa*, any failure to meet this obligation may constitute a nuisance and may be subject to an abatement action filed by the City. In the event a nuisance is found to exist, which the owner fails to properly abate within such reasonable time as allowed by the City, the City may enter upon the property and cause such work as is reasonably necessary to be performed, with the actual cost thereof assessed against the owner in the same manner as a tax levied against the property. The City shall have the right, pursuant to the authority of this section, for its designated officers and employees to enter upon private and public property owned by entities other than the City, upon reasonable notice to the owner thereof, to inspect the property and conduct surveys and engineering tests thereon in order to assure compliance.

110.12 RIGHT TO APPEAL. Any customer who believes the provisions of this chapter have been applied in error may appeal in the following manner:

1. An appeal must be filed in writing with the City Maintenance Supervisor. In the case of service charge appeals, the appeal shall include a survey prepared by a registered Iowa land surveyor or professional engineer containing information on the total property area, the impervious surface area and any other features or conditions which influence the hydrologic response of the property to rainfall events.

2. Using the information provided by the appellant, the Maintenance Supervisor shall conduct a technical review of the conditions on the property and respond to the appeal in writing within 30 days.

3. In response to an appeal, the Maintenance Supervisor may adjust the storm water service charge applicable to a property in conformance with the general purpose and intent of this chapter.

4. A decision of the Maintenance Supervisor which is adverse to an appellant may be further appealed to the City Council within 30 days of receipt of notice of the adverse decision. Notice of the appeal shall be served on the City Council by the appellant, stating the grounds for the appeal. The Council shall schedule a public hearing within 30 days. All decisions of the Council shall be served on the appellant by registered mail, sent to the billing address of the appellant.

5. All decisions of the Council shall be final.

110.13 BILLING AND COLLECTION.

1. The storm water utility service charge may be billed on a common statement and collected along with other City utility services, usually on a monthly basis. Any property that is currently not developed and does not receive a water and/or sewer utility bill will be billed on a quarterly basis for the prior three months' storm water utility fee.

2. A storm water service charge bill may be sent through the United States mail or by alternative means, notifying the customer of the amount of the bill, the date the payment is due, and the date when past due. Failure to receive a bill is not justification for nonpayment. Regardless of the party to whom the bill is initially directed, liability for payment of the storm water management charge attributable to that property shall be joint and several as to the owner and occupant.

3. All comprehensive storm water service charges are due and payable 30 days after the date of billing.

4. A penalty of nine percent shall be added to a comprehensive storm water service charge when the charge is not paid in said 30 days.

110.14 TERMINATION OF UTILITY SERVICES AND ASSESSMENT OF UNPAID CHARGES. After giving reasonable notice, the City may discontinue water service to any customer who has failed to pay the amounts due and owing under this chapter and who has not contested the payment therefor in good faith. Unpaid storm water utility fees may be charged or assessed in the same manner as water, sewer, and garbage utility.

110.15 LIEN FOR NONPAYMENT. Except as provided for in Section 92.06 of this Code of Ordinances, the owner of the premises served and any lessee or tenant thereof shall be jointly and severally liable for storm water service charges to the premises. Storm water service charges remaining unpaid and delinquent shall constitute a lien upon the premises served and shall be certified by the Clerk to the County Treasurer for collection in the same manner as property taxes.

(Code of Iowa, Sec. 384.84)

110.16 LIEN NOTICE. A lien for delinquent storm water service charges shall not be certified to the County Treasurer unless prior written notice of intent to certify a lien is given to the customer in whose name the delinquent charges were incurred. If the customer is a tenant and if the owner or landlord of the property or premises has made a written request for notice, the notice shall also be given to the owner or landlord. The notice shall be sent to the appropriate persons by ordinary mail not less than thirty (30) days prior to certification of the lien to the County Treasurer.

(Code of Iowa, Sec. 384.84)

110.17 EXEMPTIONS AND CREDITS APPLICABLE TO STORM WATER SERVICE CHARGES. All public or private property shall be subject to storm water utility service charges except as provided in this chapter. A storm water utility service charge formula is available in the office of the storm water utility. The following areas are exempt from storm water utility service charges:

1. Property owned by the City of Carter Lake.

2. Streets, alley ways, and highways in the public and private domain are exempt from utility service charges or connection fees.

3. Railroad rights-of-way (tracks) shall be exempt from storm water service charges. However, railroad stations, maintenance buildings, or other developed land used for railroad purposes shall not be exempt from storm water service charges.

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OWNER	ADDRESS	PROPCLASS	ParcelSqFt	STORM SEWER Fee	Base Fee	Excess Fee	Total Fee
Northern Natural Gas Company	by Lakeside Auto	Commercial	3531.1512	C Base	6.00		6.00
Melissa Jo Cumberledge	3104 N 13th St, Carter Lake, IA 51510	Commercial	4018.7655	C Base	6.00		6.00
Barbara M Wallace	2810 N 9th St, Carter Lake, IA 51510	Commercial	5805.4364	C Base	6.00		6.00
Owl LLC - c/o Whitney Ferer	820 E Locust St, Carter Lake, IA 51510	Commercial	5900.0036	C Base	6.00		6.00
Ronald Cumberledge - Daniel Cumberledge	702 E Locust St, Carter Lake, IA 51510	Commercial	5900.0041	C Base	6.00		6.00
Daniel T Cumberledge	514 E Locust St, Carter Lake, IA 51510	Commercial	6399.9802	C Base	6.00		6.00
D-R Auto Sales - Ronald Cumberledge	520 E Locust St, Carter Lake, IA 51510	Commercial	6399.9814	C Base	6.00		6.00
Lakeside Auto Recyclers Inc	2816 N 9th St, Carter Lake, IA 51510	Commercial	6399.9932	C Base	6.00		6.00
Daniel T Cumberledge	516 E Locust St, Carter Lake, IA 51510	Commercial	6400.0014	C Base	6.00		6.00
Chicago Central-Pacific Railroad Co	by Transpec Leasing	Commercial	7391.3326	C Base	6.00		6.00
CC-D Real Estate Inc	1348 Cachelin Dr, Carter Lake, IA 51510	Commercial	9840.0531	C Base	6.00		6.00
CC-D Real Estate Inc	1350 Cachelin Dr, Carter Lake, IA 51510	Commercial	9840.0531	C Base	6.00		6.00
CC-D Real Estate Inc	13501/2 Cachelin Dr, Carter Lake, IA 51510	Commercial	9840.0531	C Base	6.00		6.00
City of Carter Lake	902 E Locust St, Carter Lake, IA 51510	Commercial	11150.0676	C Base	6.00		6.00
RMS Co	822 E Locust St, Carter Lake, IA 51510	Commercial	11799.9795	C Base	6.00		6.00
HuRab LLC	3004 N 13th St, Carter Lake, IA 51510	Commercial	11976.3098	C Base	6.00		6.00
D-R Auto Sales	2750 N 5th St, Carter Lake, IA 51510	Commercial	12243.8605	C Base	6.00		6.00
Mikel USA Inc	620 E Locust St, Carter Lake, IA 51510	Commercial	12300.0174	C Base	6.00		6.00
Daniel T Cumberledge	506 E Locust St, Carter Lake, IA 51510	Commercial	12795.3765	C Base	6.00		6.00
Daniel T Cumberledge - Ronald L Cumberledge	711 Steele Av, Carter Lake, IA 51510	Commercial	12799.9652	C Base	6.00		6.00
SBP Investments LLC	behind Quick Stop (Bushys)	Commercial	14149.0937	C Base	6.00		6.00
Jason Gundersen	111 E Locust St, Carter Lake, IA 51510	Commercial	16524.4937	C Base	6.00		6.00
Charles B Ryan - Elsie M Ryan	1003 E Locust St, Carter Lake, IA 51510	Commercial	18246.1666	C Base	6.00		6.00
Earth Tones Development LLC - C/O Aaron Feder	2910 N 9th St, Carter Lake, IA 51510	Commercial	19199.9835	C Base	6.00		6.00
Mikel USA Inc	806 Wood Av, Carter Lake, IA 51510	Commercial	19200.0216	C Base	6.00		6.00
F Blain Batten Trust	next to Transpec Leasing	Commercial	19334.7884	C Base	6.00		6.00
Hollywood Diner 1	2214 Abbott Dr, IA 51510	Commercial	22056.3733	C Base	6.00		6.00
Frederick Slegers	3000 N 13th St, Carter Lake, IA 51510	Commercial	24331.5052	C Base	6.00		6.00
Peoples National Bank	1204 E Locust St, Carter Lake, IA 51510	Commercial	25227.4498	C Base	6.00		6.00
Diana Christensen	2929 Mabrey Ln, Carter Lake, IA 51510	Commercial	25450.8581	C Base	6.00		6.00
Daniel T Cumberledge - Ronald L Cumberledge	S E corner 5th & Steele	Commercial	25600.0225	C Base	6.00		6.00
Daniel T Cumberledge - Ronald L Cumberledge	103 E Locust St, Carter Lake, IA 51510	Commercial	27376.5919	C Base	6.00		6.00
Daniel T Cumberledge - Ronald L Cumberledge	299 Locust St, Carter Lake, IA 51510	Commercial	27376.5919	C Base	6.00		6.00
SBP Investments LLC	1001 E Locust St, Carter Lake, IA 51510	Commercial	28297.0666	C Base	6.00		6.00
Wings Flyway Bar & Grill LLC	next to Spearmint Rhino	Commercial	29563.9493	C Base	6.00		6.00
D-R Auto Sales	405 E Locust St, Carter Lake, IA 51510	Commercial	29696.6510	C Base	6.00		6.00
Wings Flyway Bar & Grill LLC	2449 N 13th St, Carter Lake, IA 51510	Commercial	29782.9848	C Base	6.00		6.00
Carl F Wilson - Harlene M Wilson	102 E Locust St, Carter Lake, IA 51510	Commercial	31689.3139	C Base	6.00		6.00
M-F Real Estate Inc	behind Kuhn property	Commercial	33956.1067	C Base	6.00		6.00
M-F Real Estate Inc	behind Kuhn property	Commercial	33956.1725	C Base	6.00		6.00
Carter Lake United Methodist Church	3025 Mabrey Ln, Carter Lake, IA 51510	Commercial	34070.9515	C Base	6.00		6.00
Wynne Real Estate LLC - c/o Donald W Wynne	west of Transpec Leasing	Commercial	35005.4305	C Base	6.00		6.00
Robert J Swentor Life Estate - Nancy Marie Swent	1116 E Locust St, Carter Lake, IA 51510	Commercial	35111.7515	C Base	6.00		6.00
Robert J Swentor Life Estate - Nancy Marie Swent	110 E Locust St, Carter Lake, IA 51510	Commercial	35111.7515	C Base	6.00		6.00

Robert J Swentor Life Estate - Nancy Marie Swent	11101/2 E Locust St, Carter Lake, IA 51510	Commercial	35111.7515	C Base	6.00	6.00
Mikel USA	511 E Locust St, Carter Lake, IA 51510	Commercial	35199.9974	C Base	6.00	6.00
Carter Lake VFW Post 9661	100 E Locust St, Carter Lake, IA 51510	Commercial	36640.9848	C Base	6.00	6.00
Norman Rose	611 Wood Av, Carter Lake, IA 51510	Commercial	38550.0157	C Base	6.00	6.00
Norman Rose	6111/2 Wood Av, Carter Lake, IA 51510	Commercial	38550.0157	C Base	6.00	6.00
Carl F Wilson - Harlene M Wilson	104 E Locust St, Carter Lake, IA 51510	Commercial	39260.9815	C Base	6.00	6.00
Transpec Leasing Inc	building by Jump Start	Commercial	39466.7581	C Base	6.00	6.00
Richard F Owen Co LLC	west side of Abbott	Commercial	40381.2632	C Base	6.00	6.00
Lakeview Bible Church Inc	1650 Avenue Q, Carter Lake, IA 51510	Commercial	42508.0332	C Base	6.00	6.00
Lakeshore Enterprises Inc	3100 N 1st St, Carter Lake, IA 51510	Commercial	43539.0409	C Base	6.00	6.00
Phllips 66 Company	north of Spearmint Rhino	Commercial	43790.4465	C Base	6.00	6.00
Carter Lake Improvement Club	4328 N 9th St, Carter Lake, IA 51510	Commercial	44185.1919	C Base	6.00	6.00
Jack C Schroll IRA	1202 E Locust St, Carter Lake, IA 51510	Commercial	44270.4550	C Base	6.00	6.00
Phyllis L Romans	west of Transpec Leasing	Commercial	44592.2090	C Base	6.00	6.00
CLH Jumpstart LLC	109 E Locust St, Carter Lake, IA 51510	Commercial	47090.3093	C Base	6.00	6.00
Corpus Christi Catholic Church	3501 N 9th St, Carter Lake, IA 51510	Commercial	51551.4909	C Base	6.00	6.00
Ponca Tribe of Nebraska	2509 N 9th St, Carter Lake, IA 51510	Commercial	51553.8408	C Base	6.00	6.00
Husker Investment Group LLC	1650 E Locust St, Carter Lake, IA 51510	Commercial	54625.0465	C Base	6.00	6.00
Richard F Owen Co LLC	west side of Abbott	Commercial	54986.3029	C Base	6.00	6.00
Lakeside Auto Recyclers Inc	907 E Locust St, Carter Lake, IA 51510	Commercial	55227.9300	C Base	6.00	6.00
George H Stewart Jr	311 E Locust St, Carter Lake, IA 51510	Commercial	60104.8206	C Base	6.00	6.00
City of Carter Lake	1120 Willow Dr, Carter Lake, IA 51510	Commercial	61900.3462	C Base	6.00	
Keystone Properties III LLC	2210 Abbott Dr, IA 51510	Commercial	64340.3652	C Base	6.00	6.00
Richard F Owen Co LLC	west side of Abbott	Commercial	64432.8386	C Base	6.00	6.00
Earth Tones Dev LLC	1003 Avenue K, Carter Lake, IA 51510	Commercial	68872.0992	C Base	6.00	6.00
Earth Tones Dev LLC	1005 Avenue K, Carter Lake, IA 51510	Commercial	68872.0992	C Base	6.00	6.00
Blain F Batten Trust	west of Transpec Leasing	Commercial	69498.5910	C Base	6.00	6.00
Jagmohan Desai Trust - Shobhan Desai Trust	north of Holiday Inn	Commercial	72199.8412	C Base	6.00	6.00
Lonnie McMullen Trust - Patricia McMullen Trust	2724 N 5th St, Carter Lake, IA 51510	Commercial	76311.1242	C Base	6.00	6.00
Lonnie McMullen Trust - Patricia McMullen Trust	2830 N 5th St, Carter Lake, IA 51510	Commercial	76311.1242	C Base	6.00	6.00
Presbytery of Omaha	3030 N 9th St, Carter Lake, IA 51510	Commercial	76398.3169	C Base	6.00	6.00
M-F Real Estate Inc	1301 E Locust St, Carter Lake, IA 51510	Commercial	77049.1315	C Base	6.00	6.00
SAR Associates LLC	2510 Abbott Plz, Carter Lake, IA 51510	Commercial	77669.3431	C Base	6.00	6.00
Lake Resources, LLC	2675 N 9th St, Carter Lake, IA 51510	Commercial	82263.8212	C Base	6.00	6.00
Carter Lake Hospitality LLC	1201 Avenue H, Carter Lake, IA 51510	Commercial	82587.8506	C Base	6.00	6.00
Frontier Savings Bank	1655 E Locust St, Carter Lake, IA 51510	Commercial	86472.0681	C Base	6.00	6.00
Gerald Richard Spittler JR	801 Wood Av, Carter Lake, IA 51510	Commercial	89950.0292	C Base	6.00	6.00
KSE Inc	4436 N 17th St, Carter Lake, IA 51510	Commercial	92239.9053	C Base	6.00	6.00
KSE Inc	4434 N 17th St, Carter Lake, IA 51510	Commercial	92239.9053	C Base	6.00	6.00
American Business Information	behind Country Inn & Suites	Commercial	94585.1926	C Base	6.00	6.00
Infogroup Inc	Warehouse	Commercial	95867.9010	C Base	6.00	6.00
O'Keefe Elevator Company Inc	2920 N 5th St, Carter Lake, IA 51510	Commercial	96018.2465	C Base	6.00	6.00
City of Carter Lake	4435 N 4th St, Carter Lake, IA 51510	Commercial	104291.6592	C Base	6.00	6.00
CCD Real Estate Inc	west of Golf Course	Commercial	106144.2801	C Base	6.00	6.00
Omaha Tribe of Nebraska	north side of Locust	Commercial	106521.3988	C Base	6.00	6.00
Airport Mini-Storage LLC	1225 Avenue H, Carter Lake, IA 51510	Commercial	114098.3377	C Base	6.00	6.00

Richard F Owen Co LLC	west side of Abbott	Commercial	116405.5816	C Base	6.00		6.00
Infousa Inc	2200 Abbott Dr, Carter Lake, IA 51510	Commercial	124899.9099	C Base	6.00		6.00
Richard F Owen Co LLC	east side of Abbott	Commercial	130563.4299	C Base	6.00		6.00
First Baptist Church	3451 N 9th St, Carter Lake, IA 51510	Commercial	130662.0878	C Base	6.00		6.00
Fett's Property & Investment Inc	1103 E Locust St, Carter Lake, IA 51510	Commercial	135802.9534	C Base	6.00		6.00
Litdecker Ltd	3000 Airport Rd, Carter Lake, IA 51510	Commercial	140082.9454	C Base	6.00		6.00
Omaha Tribe of Nebraska - c/o Bureau Of Indian	2905 N 13th St, Carter Lake, IA 51510	Commercial	144918.2343	C Base	6.00		6.00
Omaha Tribe of Nebraska	north side of Locust	Commercial	144998.0923	C Base	6.00		6.00
George H Stewart	2832 N 5th St, Carter Lake, IA 51510	Commercial	147371.0898	C Base	6.00		6.00
City of Carter Lake	910 E Locust St, Carter Lake, IA 51510	Commercial	165357.3737	C Base	6.00		6.00
City of Carter Lake	2907 Mabrey Ln, Carter Lake, IA 51510	Commercial	165357.3737	C Base	6.00		6.00
Mikel USA Inc	2614 N 5th St, Carter Lake, IA 51510	Commercial	174226.6783	C Base	6.00		6.00
Richard F Owen Co LLC	west side of Abbott	Commercial	176422.6690	C Base	6.00		6.00
Reuben Investments III LLC	900 Avenue H, Carter Lake, IA 51510	Commercial	208332.5346	C Base	6.00		6.00
USA Ponca Tribe Trust Nebraska	1001 Avenue H, Carter Lake, IA 51510	Commercial	209566.4472	C Base	6.00		6.00
Wingate Warehouses LLC	1101 Avenue H, Carter Lake, IA 51510	Commercial	234133.8698	C Base Plus	6.00	5.90	11.90
Sapp Bros Petroleum Inc	west of PVS	Commercial	235631.2667	C Base Plus	6.00	6.50	12.50
Lakeside Auto Recyclers Inc	2809 N 9th St, Carter Lake, IA 51510	Commercial	284716.5487	C Base Plus	6.00	26.13	32.13
M-F Real Estate Inc	East of Chez	Commercial	364058.3579	C Base Plus	6.00	57.87	50.00
Richard F Owen Companies LLC	east side of Abbott	Commercial	373600.0523	C Base Plus	6.00	61.68	50.00
AFG Investments Fund 6, LLC	300 E Locust St, Carter Lake, IA 51510	Commercial	436882.8364	C Base Plus	6.00	87.00	50.00
Transpec Leasing Co	south side of Ave H	Commercial	492907.2212	C Base Plus	6.00	109.41	50.00
Missouri River Real Estate Co	Riverfront	Commercial	692891.7673	C Base Plus	6.00	189.40	50.00
Richard F Owen Co LLC	east side of Abbott	Commercial	783968.1544	C Base Plus	6.00	225.83	50.00
Boys Club of Omaha	4105 N 17th St, Carter Lake, IA 51510	Commercial	1222531.4050	C Base Plus	6.00	401.26	50.00
Boys Club of Omaha	4101 N 17th St, Carter Lake, IA 51510	Commercial	1222531.4050	C Base Plus	6.00	401.26	50.00
Boys Club of Omaha	4105 N 17th St, Carter Lake, IA 51510	Commercial	1222531.4050	C Base Plus	6.00	401.26	50.00
Boys Club of Omaha	41011/2 N 17th St, Carter Lake, IA 51510	Commercial	1222531.4050	C Base Plus	6.00	401.26	50.00
Transpec Leasing Inc	108 Avenue H, Carter Lake, IA 51510	Commercial	1358436.5700	C Base Plus	6.00	455.62	50.00
Laguna Lakeside Park LLC	3510 N 9th St, Carter Lake, IA 51510	Commercial	1769821.3593	C Base Plus	6.00	620.17	50.00
Magellan Pipeline Co, LLC	Tank farm	Commercial	2066577.0198	C Base Plus	6.00	738.87	50.00
City of Carter Lake - c/o Shoreline Golf/ B Juedes	210 E Locust St, Carter Lake, IA 51510	Commercial	6615727.6159	C Base Plus	6.00	2,558.53	50.00
James W Fisher	500 Avenue J, Carter Lake, IA 51510	Industrial	29481.6228	I Base	6.00		6.00
James W Fisher	2716 N 5th St, Carter Lake, IA 51510	Industrial	29481.6228	I Base	6.00		6.00
Owen Industries Inc	PVS rail spur	Industrial	37047.2114	I Base	6.00		6.00
American Business Information	300 Owen Parkway Cir, Carter Lake, IA 51510	Industrial	134450.3004	I Base	6.00		6.00
Exodus Ltd	1100 Avenue H, Carter Lake, IA 51510	Industrial	611323.6169	I Base Plus	6.00	109.76	50.00
Owen Industries Inc	500 Avenue H, Carter Lake, IA 51510	Industrial	756235.3574	I Base Plus	6.00	167.72	50.00
Owen Industries Inc	501 Avenue H, Carter Lake, IA 51510	Industrial	765466.6425	I Base Plus	6.00	171.42	50.00
James L Kuehl Trust - Sharon L Kuehl Trust	1090 Waters Edge Ct, Carter Lake, IA 51510	Residential	50.2651	Base	4.00		4.00
Shayla M Reed	1095 Waters Edge Ct, Carter Lake, IA 51510	Residential	50.2651	Base	4.00		4.00
Barbara Piper	1100 Waters Edge Ct, Carter Lake, IA 51510	Residential	50.2651	Base	4.00		4.00
Ricky Bender	1110 Waters Edge Ct, Carter Lake, IA 51510	Residential	50.2651	Base	4.00		4.00
Joyce M Buckner	1115 Waters Edge Ct, Carter Lake, IA 51510	Residential	50.2651	Base	4.00		4.00
Kent C Liebe - Susan M Liebe	1120 Waters Edge Ct, Carter Lake, IA 51510	Residential	50.2651	Base	4.00		4.00
John D Batt - Susan R Batt	1125 Waters Edge Ct, Carter Lake, IA 51510	Residential	50.2651	Base	4.00		4.00

Monika E Seeba	1130 Waters Edge Ct, Carter Lake, IA 51510	Residential	50.2651	Base	4.00	4.00
Jeff Schweid	1135 Waters Edge Ct, Carter Lake, IA 51510	Residential	50.2651	Base	4.00	4.00
Susan E Ogborn	1140 Waters Edge Ct, Carter Lake, IA 51510	Residential	50.2651	Base	4.00	4.00
Kenneth J Jansen	1145 Waters Edge Ct, Carter Lake, IA 51510	Residential	50.2651	Base	4.00	4.00
Debra A Vaccaro - Vincent M Vaccaro	1075 Waters Edge Ct, Carter Lake, IA 51510	Residential	50.2651	Base	4.00	4.00
Geoffrey G Gallup	1050 Waters Edge Ct, Carter Lake, IA 51510	Residential	50.2651	Base	4.00	4.00
Theodore A Lange Sr - Patricia Lange	1055 Waters Edge Ct, Carter Lake, IA 51510	Residential	50.2651	Base	4.00	4.00
Heather R Bullard	1060 Waters Edge Ct, Carter Lake, IA 51510	Residential	50.2651	Base	4.00	4.00
Patricia A Day	1065 Waters Edge Ct, Carter Lake, IA 51510	Residential	50.2651	Base	4.00	4.00
Howard Zindell	1105 Waters Edge Ct, Carter Lake, IA 51510	Residential	50.2651	Base	4.00	4.00
Joel S Adamson - Anne M Adamson	1085 Waters Edge Ct, Carter Lake, IA 51510	Residential	50.2651	Base	4.00	4.00
Kathrine A Bartling	1080 Waters Edge Ct, Carter Lake, IA 51510	Residential	50.2651	Base	4.00	4.00
John C Sargent - Kathy M Sargent	1070 Waters Edge Ct, Carter Lake, IA 51510	Residential	50.2651	Base	4.00	4.00
City of Carter Lake	Neptune	Residential	173.1924	Base	4.00	
Jack L Levell	behind house	Residential	250.0080	Base	4.00	
City of Carter Lake	Neptune	Residential	466.6525	Base	4.00	
Ernest L Gutha Revocable Living Trust - Zelda B Gutha Revocable Living Trust		Residential	1416.1639	Base	4.00	4.00
Blue Sky Inc	1105 Avenue K, Carter Lake, IA 51510	Residential	1956.3743	Base	4.00	4.00
James F Hawkins - March Hawkins		Residential	2266.6261	Base	4.00	4.00
City of Carter Lake		Residential	2320.9487	Base	4.00	
Diane Eischeid - Alex Eischeid	1115 Avenue K, Carter Lake, IA 51510	Residential	2392.2553	Base	4.00	4.00
Anthony W Abdallah	1105 Avenue K, Carter Lake, IA 51510	Residential	2435.8463	Base	4.00	4.00
City of Carter Lake		Residential	2500.0105	Base	4.00	
Anna M Halbur	1113 Avenue K, Carter Lake, IA 51510	Residential	2852.5425	Base	4.00	4.00
Boyd L Kuhl		Residential	2897.6285	Base	4.00	4.00
City of Carter Lake		Residential	2913.4445	Base	4.00	
Zachary P Rosol - Paul H Rosol	1107 Avenue K, Carter Lake, IA 51510	Residential	2917.5558	Base	4.00	4.00
Ronald E Hamilton		Residential	2949.9975	Base	4.00	4.00
City of Carter Lake		Residential	2973.2772	Base	4.00	
Victor B Skinner - Janet L Skinner	1308 Redick Blvd, Carter Lake, IA 51510	Residential	2993.0069	Base	4.00	4.00
Anthony M Riddle - Jacqueline M Riddle		Residential	2993.0181	Base	4.00	4.00
James Bowman - Cheryl Bowman		Residential	3017.5250	Base	4.00	4.00
City of Carter Lake	1700 Avenue P, Carter Lake, IA 51510	Residential	3057.8411	Base	4.00	
Steven Olsen - Wilma Olsen	1311 Hiatt St, Carter Lake, IA 51510	Residential	3080.0227	Base	4.00	4.00
Marjory L Hawkins		Residential	3129.6143	Base	4.00	4.00
April L Blackbourn - Michael J Blackbourn	1117 Avenue K, Carter Lake, IA 51510	Residential	3154.9070	Base	4.00	4.00
Eric W Vanderlinden-Johnson	1424 Avenue N, Carter Lake, IA 51510	Residential	3157.0005	Base	4.00	4.00
Louise A Nurton		Residential	3157.0005	Base	4.00	4.00
Jeffrey J McDowell		Residential	3157.0070	Base	4.00	4.00
William Raymond Costello	1508 Hiatt St, Carter Lake, IA 51510	Residential	3157.0127	Base	4.00	4.00
William L Geis - Mindy K Geis		Residential	3157.0130	Base	4.00	4.00
Marilyn Kuhn	1545 Walker St, Carter Lake, IA 51510	Residential	3157.0133	Base	4.00	4.00
R J Brown		Residential	3157.0252	Base	4.00	4.00
William R Costello - Donna I Costello		Residential	3157.0262	Base	4.00	4.00
City of Carter Lake		Residential	3205.8750	Base	4.00	
City of Carter Lake		Residential	3205.8754	Base	4.00	

City of Carter Lake		Residential	3205.8781	Base	4.00	
City of Carter Lake		Residential	3205.8783	Base	4.00	
City of Carter Lake		Residential	3205.8789	Base	4.00	
City of Carter Lake		Residential	3205.8887	Base	4.00	
City of Carter Lake		Residential	3205.8974	Base	4.00	
City of Carter Lake		Residential	3205.8990	Base	4.00	
City of Carter Lake		Residential	3206.5334	Base	4.00	
City of Carter Lake		Residential	3206.5337	Base	4.00	
City of Carter Lake		Residential	3206.5386	Base	4.00	
City of Carter Lake		Residential	3206.5431	Base	4.00	
City of Carter Lake		Residential	3206.5462	Base	4.00	
City of Carter Lake		Residential	3206.5465	Base	4.00	
City of Carter Lake		Residential	3206.5507	Base	4.00	
City of Carter Lake		Residential	3206.5539	Base	4.00	
City of Carter Lake		Residential	3206.5545	Base	4.00	
City of Carter Lake		Residential	3206.5548	Base	4.00	
City of Carter Lake		Residential	3206.5622	Base	4.00	
City of Carter Lake		Residential	3206.5625	Base	4.00	
City of Carter Lake		Residential	3206.5632	Base	4.00	
City of Carter Lake		Residential	3206.5688	Base	4.00	
Charles W Rice		Residential	3280.0025	Base	4.00	4.00
Christopher J Beherns	1103 Avenue K, Carter Lake, IA 51510	Residential	3450.9411	Base	4.00	4.00
Norman C Harris - Dorothy M Harris	1516 Hiatt St, Carter Lake, IA 51510	Residential	3465.0006	Base	4.00	4.00
City of Carter Lake		Residential	3485.0080	Base	4.00	
City of Carter Lake		Residential	3485.0218	Base	4.00	
Edward F Weber Trust - Evelyn M Weber Trust	145 Carter Lake Club, Carter Lake, IA 51510	Residential	3501.8567	Base	4.00	4.00
Christine H DeLashmutt		Residential	3566.4147	Base	4.00	4.00
City of Carter Lake		Residential	3599.9898	Base	4.00	
Lynda LaCroix		Residential	3656.9351	Base	4.00	4.00
Michael Malstead	146 Carter Lake Club, Carter Lake, IA 51510	Residential	3746.7123	Base	4.00	4.00
Rose I Comandella	155 Carter Lake Club, Carter Lake, IA 51510	Residential	3749.9773	Base	4.00	4.00
Sheri C Huggins		Residential	3749.9804	Base	4.00	4.00
William G Mikan - Joyce C Mikan	11 Carter Lake Club, Carter Lake, IA 51510	Residential	3749.9904	Base	4.00	4.00
Laurie D Kerst	18 Carter Lake Club, Carter Lake, IA 51510	Residential	3749.9904	Base	4.00	4.00
Timothy Podraza	33 Carter Lake Club, Carter Lake, IA 51510	Residential	3749.9904	Base	4.00	4.00
Barbara Bennett	105 Carter Lake Club, Carter Lake, IA 51510	Residential	3749.9904	Base	4.00	4.00
Twila V Holderfield Trust	123 Carter Lake Club, Carter Lake, IA 51510	Residential	3749.9904	Base	4.00	4.00
Ernest L Gutha Revocable Living Trust - Zelda B G	12 Carter Lake Club, Carter Lake, IA 51510	Residential	3749.9904	Base	4.00	4.00
Pamela C Mahoney	151 Carter Lake Club, Carter Lake, IA 51510	Residential	3749.9916	Base	4.00	4.00
Charles D Clapp II	141 Carter Lake Club, Carter Lake, IA 51510	Residential	3749.9948	Base	4.00	4.00
Darrel Johnson - Beverly Johnson	140 Carter Lake Club, Carter Lake, IA 51510	Residential	3749.9971	Base	4.00	4.00
David Mark Madsen - Cherylnn K Madsen	104 Carter Lake Club, Carter Lake, IA 51510	Residential	3749.9972	Base	4.00	4.00
Deborah R Fairchild	91 Carter Lake Club, Carter Lake, IA 51510	Residential	3749.9972	Base	4.00	4.00
Watson E Stites - Susan M Stites	92 Carter Lake Club, Carter Lake, IA 51510	Residential	3749.9972	Base	4.00	4.00
William P Annin - Lois A Annin	48 Carter Lake Club, Carter Lake, IA 51510	Residential	3749.9972	Base	4.00	4.00
Eugene H Wray Jr - Anges M Wray	122 Carter Lake Club, Carter Lake, IA 51510	Residential	3749.9972	Base	4.00	4.00

Jeffrey L Maron - Donna J Maron	121 Carter Lake Club, Carter Lake, IA 51510	Residential	3749.9972	Base	4.00	4.00
Carla Jo Ann Hunter	101 Carter Lake Club, Carter Lake, IA 51510	Residential	3749.9993	Base	4.00	4.00
Johnette A Barnhouse		Residential	3750.0008	Base	4.00	4.00
Ruth A Hatterman		Residential	3750.0020	Base	4.00	4.00
Edward L Hausner - Melanie E Hausner	154 Carter Lake Club, Carter Lake, IA 51510	Residential	3750.0025	Base	4.00	4.00
George H Stewart Jr		Residential	3750.0036	Base	4.00	4.00
William A Dahlheimer	78 Carter Lake Club, Carter Lake, IA 51510	Residential	3750.0065	Base	4.00	4.00
Ernest W Anfinson	95 Carter Lake Club, Carter Lake, IA 51510	Residential	3750.0103	Base	4.00	4.00
Jill R Amos	21 Carter Lake Club, Carter Lake, IA 51510	Residential	3750.0103	Base	4.00	4.00
Michelle R Guss	167 Carter Lake Club, Carter Lake, IA 51510	Residential	3750.0103	Base	4.00	4.00
Joseph L Rukstalis	43 Carter Lake Club, Carter Lake, IA 51510	Residential	3750.0103	Base	4.00	4.00
Raymond D Pauly - Donell D Pauly	32 Carter Lake Club, Carter Lake, IA 51510	Residential	3750.0103	Base	4.00	4.00
Stephenie Patterson	169 Carter Lake Club, Carter Lake, IA 51510	Residential	3750.0103	Base	4.00	4.00
Gary A Wilmoth - Cynthia L Wilmoth	42 Carter Lake Club, Carter Lake, IA 51510	Residential	3750.0115	Base	4.00	4.00
Raymond D Pauly - Donnell D Pauly	31 Carter Lake Club, Carter Lake, IA 51510	Residential	3750.0115	Base	4.00	4.00
Teri Twyford	137 Carter Lake Club, Carter Lake, IA 51510	Residential	3750.0115	Base	4.00	4.00
Thomas W Brooks - Debra Brooks	168 Carter Lake Club, Carter Lake, IA 51510	Residential	3750.0115	Base	4.00	4.00
Elizabeth C Brown	153 Carter Lake Club, Carter Lake, IA 51510	Residential	3750.0119	Base	4.00	4.00
City of Carter Lake	65 Carter Lake Club, Carter Lake, IA 51510	Residential	3750.0136	Base	4.00	4.00
Sheri C Huggins	156 Carter Lake Club, Carter Lake, IA 51510	Residential	3750.0172	Base	4.00	4.00
William A Dahlheimer		Residential	3750.0175	Base	4.00	4.00
Michael Malstead		Residential	3751.8972	Base	4.00	4.00
Tammy D Herring	5 Carter Lake Club, Carter Lake, IA 51510	Residential	3753.9552	Base	4.00	4.00
Samuel J Marchese Trust	144 Carter Lake Club, Carter Lake, IA 51510	Residential	3754.5402	Base	4.00	4.00
Linda M LaCroix	2 Carter Lake Club, Carter Lake, IA 51510	Residential	3763.1339	Base	4.00	4.00
Norman C Harris - Dorothy M Harris	1524 Hiatt St, Carter Lake, IA 51510	Residential	3773.0316	Base	4.00	4.00
City of Carter Lake		Residential	3821.8118	Base	4.00	
Nancy Cleaver	147 Carter Lake Club, Carter Lake, IA 51510	Residential	3845.1453	Base	4.00	4.00
Virginia L Berger Trust - Virginia L Berger - Truste	113 Carter Lake Club, Carter Lake, IA 51510	Residential	3881.4873	Base	4.00	4.00
Bobbie E Cunningham	24 Carter Lake Club, Carter Lake, IA 51510	Residential	3885.3495	Base	4.00	4.00
Timothy E Conner - Robin R Conner	1017 Willow Dr, Carter Lake, IA 51510	Residential	3887.0032	Base	4.00	4.00
Mikel USA Inc	2931 N 5th St, Carter Lake, IA 51510	Residential	3935.2491	Base	4.00	4.00
Blue Sky Properties LLC	1547 Walker St, Carter Lake, IA 51510	Residential	4004.0218	Base	4.00	4.00
Roger Delano Steward	81 Carter Lake Club, Carter Lake, IA 51510	Residential	4018.9769	Base	4.00	4.00
James C McKillip - Julie C McKillip		Residential	4022.9388	Base	4.00	4.00
Glenn A Osborne - Elizabeth Osborne	1528 Hiatt St, Carter Lake, IA 51510	Residential	4235.0219	Base	4.00	4.00
Jason Gundersen		Residential	4351.2988	Base	4.00	4.00
Josephine A Brandts Life Estate	66 Carter Lake Club, Carter Lake, IA 51510	Residential	4377.2408	Base	4.00	4.00
Ronald V Jensen - Julie K Jensen	27 Carter Lake Club, Carter Lake, IA 51510	Residential	4404.3555	Base	4.00	4.00
Roger A Groves	50 Carter Lake Club, Carter Lake, IA 51510	Residential	4513.8583	Base	4.00	4.00
Curtis Prudhome Sr; Kyle Alan Wall	1409 Dorene Blvd, Carter Lake, IA 51510	Residential	4723.0231	Base	4.00	4.00
Violet E Stang	1503 Walker St, Carter Lake, IA 51510	Residential	4735.5200	Base	4.00	4.00
Timothy Dean Scholten - Tara Sue Scholten	1507 Walker St, Carter Lake, IA 51510	Residential	4735.5200	Base	4.00	4.00
Bill Blankenship - Cheryl Evens-Blankenship		Residential	4768.1878	Base	4.00	4.00
Elmer L Branson - Betty J Branson		Residential	4770.1991	Base	4.00	4.00
Steven R Branson - Barbara A Branson		Residential	4770.7635	Base	4.00	4.00

Stephen Held - Brian A Young	114 Carter Lake Club, Carter Lake, IA 51510	Residential	4829.0862	Base	4.00	4.00
Daniel D McKeighan - Amy B McKeighan	1500 Avenue Q, Carter Lake, IA 51510	Residential	4880.5642	Base	4.00	4.00
City of Carter Lake		Residential	4945.4624	Base	4.00	
Ronald E Hamilton	501 E Locust St, Carter Lake, IA 51510	Residential	4996.8791	Base	4.00	4.00
Rey E Jones - Andrea L Jones	3718 N 14th St, Carter Lake, IA 51510	Residential	5032.4992	Base	4.00	4.00
Barbara A Bower	1309 Avenue P, Carter Lake, IA 51510	Residential	5099.9928	Base	4.00	4.00
Norman D Monroe	1461 Dorene Blvd, Carter Lake, IA 51510	Residential	5180.3132	Base	4.00	4.00
City of Carter Lake		Residential	5185.0287	Base	4.00	
Adam J McCoy - Jennifer D McCoy	1457 Dorene Blvd, Carter Lake, IA 51510	Residential	5193.8528	Base	4.00	4.00
Goukfat C Sklenar	1453 Dorene Blvd, Carter Lake, IA 51510	Residential	5207.4093	Base	4.00	4.00
Virginia L Berger		Residential	5208.0569	Base	4.00	4.00
Philo B Polinski Trust - Sharon D Polinski Trust	49 Carter Lake Club, Carter Lake, IA 51510	Residential	5215.0491	Base	4.00	4.00
Danny J Boettger - Cynthia V Boettger	1449 Dorene Blvd, Carter Lake, IA 51510	Residential	5220.9215	Base	4.00	4.00
Mikel USA Inc	1445 Dorene Blvd, Carter Lake, IA 51510	Residential	5234.4504	Base	4.00	4.00
JAA Properties LLC	67 Carter Lake Club, Carter Lake, IA 51510	Residential	5246.7450	Base	4.00	4.00
Morey C Kohl - Katherine D Kohl	1441 Dorene Blvd, Carter Lake, IA 51510	Residential	5247.9828	Base	4.00	4.00
Dennis L Stewart - Patricia D Stewart	1437 Dorene Blvd, Carter Lake, IA 51510	Residential	5261.5144	Base	4.00	4.00
Larry M Bower - Linda S Bower	1410 Dorene Blvd, Carter Lake, IA 51510	Residential	5274.0660	Base	4.00	4.00
Joshua M Meyers - Amy L Meyers	1502 Avenue Q, Carter Lake, IA 51510	Residential	5274.9784	Base	4.00	4.00
City of Carter Lake	98 Carter Lake Club, Carter Lake, IA 51510	Residential	5277.4101	Base	4.00	4.00
Diana M Perrine	1507 Stella Av, Carter Lake, IA 51510	Residential	5284.2643	Base	4.00	4.00
Kristopher Bemman	1503 Stella Av, Carter Lake, IA 51510	Residential	5284.2680	Base	4.00	4.00
Tammy Beezley	1504 Murray Av, Carter Lake, IA 51510	Residential	5285.3721	Base	4.00	4.00
Karrie L Tucker	1508 Murray Av, Carter Lake, IA 51510	Residential	5285.3763	Base	4.00	4.00
Henry W Zdan Jr - Mary Lou Zdan		Residential	5291.9313	Base	4.00	4.00
Damian Rothmeyer	1218 Redick Blvd, Carter Lake, IA 51510	Residential	5298.7869	Base	4.00	4.00
Roxie R Lankton	1523 Avenue Q, Carter Lake, IA 51510	Residential	5303.3114	Base	4.00	4.00
Tory M Roberts - Theresa L Roberts	1519 Avenue Q, Carter Lake, IA 51510	Residential	5311.4753	Base	4.00	4.00
Marion Dwayne Smith - Beverly M Smith	1304 Walnut St, Carter Lake, IA 51510	Residential	5318.6587	Base	4.00	4.00
Billy Bob Housing Inc - c/o Brian Leaders	1465 Dorene Blvd, Carter Lake, IA 51510	Residential	5336.0406	Base	4.00	4.00
George Stewart	115 Carter Lake Club, Carter Lake, IA 51510	Residential	5343.4128	Base	4.00	4.00
Michael T Danahy - Melanie J Danahy	1516 Stella Av, Carter Lake, IA 51510	Residential	5344.0548	Base	4.00	4.00
Angela A Houston	1504 Stella Av, Carter Lake, IA 51510	Residential	5344.0666	Base	4.00	4.00
Michael J Schroeder	1508 Stella Av, Carter Lake, IA 51510	Residential	5344.0729	Base	4.00	4.00
Steve Heaverlo - Karen Dunlap Heaverlo	1520 Stella Av, Carter Lake, IA 51510	Residential	5344.0795	Base	4.00	4.00
Michael L Fitzpatrick - Cynthia Fitzpatrick	1524 Stella Av, Carter Lake, IA 51510	Residential	5344.0826	Base	4.00	4.00
Ryan T Wahlstrom	1512 Stella Av, Carter Lake, IA 51510	Residential	5344.0871	Base	4.00	4.00
Danny Hoffarth	1434 Lindwood Dr, Carter Lake, IA 51510	Residential	5349.6908	Base	4.00	4.00
Dennis L Taute - Lois M Taute	1520 Hiatt St, Carter Lake, IA 51510	Residential	5390.0140	Base	4.00	4.00
Glenn A Osborne - Elizabeth Osborne		Residential	5390.0268	Base	4.00	4.00
Allen C Weinfurtner - Diane Weinfurtner	627 E Locust St, Carter Lake, IA 51510	Residential	5400.0233	Base	4.00	4.00
Richard L Vanderbeek - Cheryl G Vanderbeek	1433 Dorene Blvd, Carter Lake, IA 51510	Residential	5426.5668	Base	4.00	4.00
Sandra L Guss	198 Carter Lake Club, Carter Lake, IA 51510	Residential	5447.0293	Base	4.00	4.00
Jesse Minturn - Kessi Minturn	1409 Holiday Dr, Carter Lake, IA 51510	Residential	5492.8773	Base	4.00	4.00
Shawn M Shires	1333 Janbrook Blvd, Carter Lake, IA 51510	Residential	5499.0317	Base	4.00	4.00
Michelle Hiers	1102 Redick Blvd, Carter Lake, IA 51510	Residential	5511.9934	Base	4.00	4.00

Fett Property and Investments Inc	1106 Redick Blvd, Carter Lake, IA 51510	Residential	5512.6241	Base	4.00	4.00
William Scott Edmonds	1110 Redick Blvd, Carter Lake, IA 51510	Residential	5513.2302	Base	4.00	4.00
Lora A Haroldson	1114 Redick Blvd, Carter Lake, IA 51510	Residential	5513.8339	Base	4.00	4.00
Sharon Leonore Hathaway	1118 Redick Blvd, Carter Lake, IA 51510	Residential	5514.4549	Base	4.00	4.00
Donald E Kessler - Susan D Kessler	1202 Redick Blvd, Carter Lake, IA 51510	Residential	5515.0868	Base	4.00	4.00
Mikel USA Inc	1206 Redick Blvd, Carter Lake, IA 51510	Residential	5515.7083	Base	4.00	4.00
Paul R Stubbs - Shirley M Stubbs	1210 Redick Blvd, Carter Lake, IA 51510	Residential	5516.3040	Base	4.00	4.00
Katrena E Flanagan	1214 Redick Blvd, Carter Lake, IA 51510	Residential	5516.9306	Base	4.00	4.00
Donald A Froien III		Residential	5518.3230	Base	4.00	4.00
City of Carter Lake		Residential	5518.4286	Base	4.00	
City of Carter Lake		Residential	5518.5066	Base	4.00	
City of Carter Lake		Residential	5518.6195	Base	4.00	
City of Carter Lake		Residential	5518.7188	Base	4.00	
City of Carter Lake		Residential	5518.8131	Base	4.00	
City of Carter Lake		Residential	5518.8764	Base	4.00	
City of Carter Lake		Residential	5518.9619	Base	4.00	
John Nielsen - Marjorie Nielsen	1620 N 10th St, Carter Lake, IA 51510	Residential	5526.9805	Base	4.00	4.00
City of Carter Lake		Residential	5528.2033	Base	4.00	
Richard Kannas - Judith Kannas	4428 N 9th St, Carter Lake, IA 51510	Residential	5528.2100	Base	4.00	4.00
Everett E Brayman - Donna J Brayman	4412 N 8th St, Carter Lake, IA 51510	Residential	5528.2259	Base	4.00	4.00
Wolfgang H Kretschmer - Mary J Kretschmer	907 Avenue O, Carter Lake, IA 51510	Residential	5567.7182	Base	4.00	4.00
John M Volovich		Residential	5570.4250	Base	4.00	4.00
Lemuel R Sheard III	911 Avenue O, Carter Lake, IA 51510	Residential	5570.9864	Base	4.00	4.00
Bequette Family Trust	915 Avenue O, Carter Lake, IA 51510	Residential	5574.2545	Base	4.00	4.00
Charles B Keller - Diane L Keller	919 Avenue O, Carter Lake, IA 51510	Residential	5577.5169	Base	4.00	4.00
Bill Hadan - Vickey Hadan	1007 Avenue O, Carter Lake, IA 51510	Residential	5580.8258	Base	4.00	4.00
City of Carter Lake		Residential	5582.5541	Base	4.00	
Lisa J Bowe	1011 Avenue O, Carter Lake, IA 51510	Residential	5584.0789	Base	4.00	4.00
Francis Hindley - Jackie M Hindley	1015 Avenue O, Carter Lake, IA 51510	Residential	5587.3245	Base	4.00	4.00
Alta L Smith Danek	1019 Avenue O, Carter Lake, IA 51510	Residential	5590.6146	Base	4.00	4.00
Celeste Reedy	157 Carter Lake Club, Carter Lake, IA 51510	Residential	5625.0112	Base	4.00	4.00
Shaine R Rothmeyer - Lindy E Rothmeyer	1406 Mayper Dr, Carter Lake, IA 51510	Residential	5648.3787	Base	4.00	4.00
Rhonda R Hankins	1325 Mayper Dr, Carter Lake, IA 51510	Residential	5648.3787	Base	4.00	4.00
Ruth P Liddick	1333 Mayper Dr, Carter Lake, IA 51510	Residential	5648.3787	Base	4.00	4.00
Goukfat C Sklenar	1414 Holiday Dr, Carter Lake, IA 51510	Residential	5648.3787	Base	4.00	4.00
Mikel USA Inc	1414 Mayper Dr, Carter Lake, IA 51510	Residential	5648.3787	Base	4.00	4.00
Matthew J Curran - Lauran M Curran	1313 Mayper Dr, Carter Lake, IA 51510	Residential	5648.3792	Base	4.00	4.00
James E Maack - Lillian A Maack	1326 Holiday Dr, Carter Lake, IA 51510	Residential	5648.3881	Base	4.00	4.00
Shawn M Lesley - Amy V Lesley	1318 Mayper Dr, Carter Lake, IA 51510	Residential	5648.3881	Base	4.00	4.00
Shonna Putnam	1409 Mayper Dr, Carter Lake, IA 51510	Residential	5648.3944	Base	4.00	4.00
John M Fry - Cheryl Fry	1330 Holiday Dr, Carter Lake, IA 51510	Residential	5648.3944	Base	4.00	4.00
Jeffery L Sharp	1405 Mayper Dr, Carter Lake, IA 51510	Residential	5648.3944	Base	4.00	4.00
Edmond N Whittington - Nancy J Whittington	1317 Mayper Dr, Carter Lake, IA 51510	Residential	5648.3944	Base	4.00	4.00
Niki J Hargens	1413 Mayper Dr, Carter Lake, IA 51510	Residential	5648.3944	Base	4.00	4.00
Lawrence E Hoover	1309 Mayper Dr, Carter Lake, IA 51510	Residential	5648.3944	Base	4.00	4.00
Timothy M Steinspring	1306 Holiday Dr, Carter Lake, IA 51510	Residential	5648.4038	Base	4.00	4.00

Arthur W McNamara - Carol A McNamara	1326 Mayper Dr, Carter Lake, IA 51510	Residential	5648.4038	Base	4.00	4.00
Trisha L Gaines - Aaron A Ryland	1334 Holiday Dr, Carter Lake, IA 51510	Residential	5648.4047	Base	4.00	4.00
Steven D Vashon - Danielle Vashon	1330 Mayper Dr, Carter Lake, IA 51510	Residential	5648.4047	Base	4.00	4.00
Jeannette I Joseph	1410 Mayper Dr, Carter Lake, IA 51510	Residential	5648.4096	Base	4.00	4.00
Kenneth R Kramer - Betty L Kramer	1329 Mayper Dr, Carter Lake, IA 51510	Residential	5648.4096	Base	4.00	4.00
James P McGill	1321 Mayper Dr, Carter Lake, IA 51510	Residential	5648.4096	Base	4.00	4.00
Jason James - c/o Kennth & Peggy Hummel;	1401 Mayper Dr, Carter Lake, IA 51510	Residential	5648.4096	Base	4.00	4.00
LT Standing Ltd	1314 Holiday Dr, Carter Lake, IA 51510	Residential	5648.4135	Base	4.00	4.00
Dale E Hanson - Krystal Hanson	1306 Mayper Dr, Carter Lake, IA 51510	Residential	5648.4135	Base	4.00	4.00
Richard L Brock - Patricia L Brock	1310 Mayper Dr, Carter Lake, IA 51510	Residential	5648.4135	Base	4.00	4.00
Michelle McWilliams; Michelle McWilliams	1318 Holiday Dr, Carter Lake, IA 51510	Residential	5648.4135	Base	4.00	4.00
Michael P Holman	1406 Holiday Dr, Carter Lake, IA 51510	Residential	5648.4141	Base	4.00	4.00
Gerri L Siford	1322 Mayper Dr, Carter Lake, IA 51510	Residential	5648.4141	Base	4.00	4.00
Erwin A Atherton III	1334 Mayper Dr, Carter Lake, IA 51510	Residential	5648.4141	Base	4.00	4.00
John D Hemmerich - Jeanie L Hemmerich	1402 Holiday Dr, Carter Lake, IA 51510	Residential	5648.4141	Base	4.00	4.00
Daniel L Vaughn - Marta A Vaughn	1310 Holiday Dr, Carter Lake, IA 51510	Residential	5648.4141	Base	4.00	4.00
Edward C Aldmeyer - Stacy J Aldmeyer	1305 Mayper Dr, Carter Lake, IA 51510	Residential	5648.4190	Base	4.00	4.00
Russell D Kramer - Linda M Kramer	1402 Mayper Dr, Carter Lake, IA 51510	Residential	5648.4190	Base	4.00	4.00
William Kousgaard Jr - Patricia Kousgaard	1410 Holiday Dr, Carter Lake, IA 51510	Residential	5648.4190	Base	4.00	4.00
Michael J Bequette - Kristi J Bequette	1314 Mayper Dr, Carter Lake, IA 51510	Residential	5648.4199	Base	4.00	4.00
Mikel USA	1322 Holiday Dr, Carter Lake, IA 51510	Residential	5648.4292	Base	4.00	4.00
Annette Battaglia	1306 Dorene Blvd, Carter Lake, IA 51510	Residential	5653.5855	Base	4.00	4.00
Alice Christ Judevine	1406 Dorene Blvd, Carter Lake, IA 51510	Residential	5653.6008	Base	4.00	4.00
Garry Lee Jordan - Eunice R Jordan	1326 Dorene Blvd, Carter Lake, IA 51510	Residential	5653.6067	Base	4.00	4.00
Fett's Property & Investment Inc	1314 Dorene Blvd, Carter Lake, IA 51510	Residential	5653.6068	Base	4.00	4.00
William R Ashcraft - Kathleen S Ashcraft	1330 Dorene Blvd, Carter Lake, IA 51510	Residential	5653.6081	Base	4.00	4.00
JAA Properties LLC	1334 Dorene Blvd, Carter Lake, IA 51510	Residential	5653.6132	Base	4.00	4.00
Beverly J Carlson	1318 Dorene Blvd, Carter Lake, IA 51510	Residential	5653.6162	Base	4.00	4.00
Denise L Hinson	1402 Dorene Blvd, Carter Lake, IA 51510	Residential	5653.6183	Base	4.00	4.00
TPC Corp	1322 Dorene Blvd, Carter Lake, IA 51510	Residential	5653.6277	Base	4.00	4.00
Gary D Standley - Sherry L Standley	1310 Dorene Blvd, Carter Lake, IA 51510	Residential	5653.6441	Base	4.00	4.00
Jason M James	1325 Janbrook Blvd, Carter Lake, IA 51510	Residential	5660.7190	Base	4.00	4.00
Robin R Hammitt	1318 Lindwood Dr, Carter Lake, IA 51510	Residential	5660.7195	Base	4.00	4.00
Galen J Hanson - Catherine A Hanson	1321 Janbrook Blvd, Carter Lake, IA 51510	Residential	5660.7204	Base	4.00	4.00
Mikel USA Inc	1309 Janbrook Blvd, Carter Lake, IA 51510	Residential	5660.7210	Base	4.00	4.00
Timothy C Parker - Lori Lynn Parker	1314 Lindwood Dr, Carter Lake, IA 51510	Residential	5660.7261	Base	4.00	4.00
James Peoples Family Revocable Trust - Eunice Pe	1310 Lindwood Dr, Carter Lake, IA 51510	Residential	5660.7261	Base	4.00	4.00
Andrew Evers	1326 Lindwood Dr, Carter Lake, IA 51510	Residential	5660.7348	Base	4.00	4.00
Wendy R Chenoweth	1322 Lindwood Dr, Carter Lake, IA 51510	Residential	5660.7358	Base	4.00	4.00
Galen J Hanson - Catherine A Hanson	1322 Janbrook Blvd, Carter Lake, IA 51510	Residential	5660.7629	Base	4.00	4.00
Paul S Stuart - Kim M Stuart	1318 Janbrook Blvd, Carter Lake, IA 51510	Residential	5660.7632	Base	4.00	4.00
Mindy Mauseth	1314 Janbrook Blvd, Carter Lake, IA 51510	Residential	5660.7771	Base	4.00	4.00
Richard G Lampe	1326 Janbrook Blvd, Carter Lake, IA 51510	Residential	5660.7796	Base	4.00	4.00
Glynn O Capalite	1310 Janbrook Blvd, Carter Lake, IA 51510	Residential	5660.7868	Base	4.00	4.00
Jason M James - Kenneth K Hummel Revocable Tı	1321 Dorene Blvd, Carter Lake, IA 51510	Residential	5660.7941	Base	4.00	4.00
Joseph W Reed	1317 Dorene Blvd, Carter Lake, IA 51510	Residential	5660.8098	Base	4.00	4.00

Allen G Kuiper	1325 Dorene Blvd, Carter Lake, IA 51510	Residential	5660.8114	Base	4.00	4.00
Mikel USA Inc	1309 Dorene Blvd, Carter Lake, IA 51510	Residential	5660.8180	Base	4.00	4.00
Frederick D Skinner	1313 Dorene Blvd, Carter Lake, IA 51510	Residential	5660.8185	Base	4.00	4.00
Jeremiah Poole - Ashley Bigner	1214 Willow Dr, Carter Lake, IA 51510	Residential	5674.3665	Base	4.00	4.00
Ryan F Frain	1013 Hiatt St, Carter Lake, IA 51510	Residential	5696.4805	Base	4.00	4.00
Tomlan Investments	1001 Hiatt St, Carter Lake, IA 51510	Residential	5696.4847	Base	4.00	4.00
Annette M Battaglia	1021 Hiatt St, Carter Lake, IA 51510	Residential	5696.5000	Base	4.00	4.00
Brad J Schuster - Stephanie Schuster	905 Hiatt St, Carter Lake, IA 51510	Residential	5696.5050	Base	4.00	4.00
Jared R Podraza - Marjory M Podraza	909 Hiatt St, Carter Lake, IA 51510	Residential	5696.5087	Base	4.00	4.00
Gary L Thomas - Helen F Thomas	917 Hiatt St, Carter Lake, IA 51510	Residential	5696.5140	Base	4.00	4.00
Terra Nova Investments, LLC	901 Hiatt St, Carter Lake, IA 51510	Residential	5696.5157	Base	4.00	4.00
Laura L Shaffar	913 Hiatt St, Carter Lake, IA 51510	Residential	5696.5159	Base	4.00	4.00
Sandra Guss	1017 Hiatt St, Carter Lake, IA 51510	Residential	5696.5175	Base	4.00	4.00
Shawn W Ammon	1009 Hiatt St, Carter Lake, IA 51510	Residential	5696.5206	Base	4.00	4.00
Robin M Chapin	1005 Hiatt St, Carter Lake, IA 51510	Residential	5696.5298	Base	4.00	4.00
Marvin L Levell SR	910 Hiatt St, Carter Lake, IA 51510	Residential	5697.3907	Base	4.00	4.00
Amy Grove	1010 Hiatt St, Carter Lake, IA 51510	Residential	5697.4036	Base	4.00	4.00
Joel Taylor - Michaela Taylor	1022 Hiatt St, Carter Lake, IA 51510	Residential	5697.4170	Base	4.00	4.00
Gerald H Bell - Janet K Bell	906 Hiatt St, Carter Lake, IA 51510	Residential	5697.4176	Base	4.00	4.00
Tracey W Reisis	1018 Hiatt St, Carter Lake, IA 51510	Residential	5697.4272	Base	4.00	4.00
Sara Marie Walker	1002 Hiatt St, Carter Lake, IA 51510	Residential	5697.4312	Base	4.00	4.00
Andrew W Poole - Robin R Poole	914 Hiatt St, Carter Lake, IA 51510	Residential	5697.4325	Base	4.00	4.00
Douglas J Scott - Janice M Scott	918 Hiatt St, Carter Lake, IA 51510	Residential	5697.4327	Base	4.00	4.00
Lawrence E Clare - Virginia B Clare	902 Hiatt St, Carter Lake, IA 51510	Residential	5697.4358	Base	4.00	4.00
Harold Beavers - Maxine V Beavers	1006 Hiatt St, Carter Lake, IA 51510	Residential	5697.4382	Base	4.00	4.00
Richard T Lippold Trust	1014 Hiatt St, Carter Lake, IA 51510	Residential	5697.4455	Base	4.00	4.00
Annie G Renshaw	917 Silver Ln, Carter Lake, IA 51510	Residential	5698.0260	Base	4.00	4.00
Blue Sky Properties LLC	1551 Walker St, Carter Lake, IA 51510	Residential	5698.0260	Base	4.00	4.00
Maurecia K Osborn	1021 Silver Ln, Carter Lake, IA 51510	Residential	5698.0292	Base	4.00	4.00
John L Bott - Mary M Bott	1013 Silver Ln, Carter Lake, IA 51510	Residential	5698.0314	Base	4.00	4.00
Gary D Hagan - Sally S Hagan	1009 Silver Ln, Carter Lake, IA 51510	Residential	5698.0321	Base	4.00	4.00
Donnette M Janda	913 Silver Ln, Carter Lake, IA 51510	Residential	5698.0361	Base	4.00	4.00
Erwin A Atherton III	1005 Silver Ln, Carter Lake, IA 51510	Residential	5698.0410	Base	4.00	4.00
Larry L Rigby - Debra R Rigby	1001 Silver Ln, Carter Lake, IA 51510	Residential	5698.0425	Base	4.00	4.00
Cheryl A Cape	909 Silver Ln, Carter Lake, IA 51510	Residential	5698.0462	Base	4.00	4.00
Lisa C Lantz	1017 Silver Ln, Carter Lake, IA 51510	Residential	5698.0467	Base	4.00	4.00
Trisha Sanchez	905 Silver Ln, Carter Lake, IA 51510	Residential	5698.0551	Base	4.00	4.00
James L Bowman - Tracie L Bowman	901 Silver Ln, Carter Lake, IA 51510	Residential	5698.0566	Base	4.00	4.00
Cathie A Wever	906 Silver Ln, Carter Lake, IA 51510	Residential	5698.9379	Base	4.00	4.00
Dawn M Tietsort	1010 Silver Ln, Carter Lake, IA 51510	Residential	5698.9393	Base	4.00	4.00
Joseph L Miller	918 Silver Ln, Carter Lake, IA 51510	Residential	5698.9474	Base	4.00	4.00
Stephen A Harrison	914 Silver Ln, Carter Lake, IA 51510	Residential	5698.9497	Base	4.00	4.00
Elizabeth J Moats	1006 Silver Ln, Carter Lake, IA 51510	Residential	5698.9510	Base	4.00	4.00
Dorothy A Bergman	1018 Silver Ln, Carter Lake, IA 51510	Residential	5698.9520	Base	4.00	4.00
Mikel USA Inc	1002 Silver Ln, Carter Lake, IA 51510	Residential	5698.9537	Base	4.00	4.00
Andrew Evers - Jill Evers	1022 Silver Ln, Carter Lake, IA 51510	Residential	5698.9544	Base	4.00	4.00

Gene A Springer - Joetta E Springer	1014 Silver Ln, Carter Lake, IA 51510	Residential	5698.9628	Base	4.00	4.00
Carol Ann Stuck	902 Silver Ln, Carter Lake, IA 51510	Residential	5698.9650	Base	4.00	4.00
Irene B Rathbun Life Estate	910 Silver Ln, Carter Lake, IA 51510	Residential	5698.9696	Base	4.00	4.00
Dale L Woon - Mary K Woon	1026 Shoal Point Dr, Carter Lake, IA 51510	Residential	5707.0630	Base	4.00	4.00
Rodney E Kuhl - Joan L Kuhl	1306 Lindwood Dr, Carter Lake, IA 51510	Residential	5708.2922	Base	4.00	4.00
Matthew W Weaver - Heather Weaver	1305 Janbrook Blvd, Carter Lake, IA 51510	Residential	5708.2927	Base	4.00	4.00
Kathleen G Anderson	1330 Lindwood Dr, Carter Lake, IA 51510	Residential	5708.3070	Base	4.00	4.00
Jesse Clarence Dillon Jr	1306 Janbrook Blvd, Carter Lake, IA 51510	Residential	5708.3525	Base	4.00	4.00
Jennifer L Amos	1330 Janbrook Blvd, Carter Lake, IA 51510	Residential	5708.3613	Base	4.00	4.00
Carl F Wilson - Harlene M Wilson	1305 Dorene Blvd, Carter Lake, IA 51510	Residential	5708.3794	Base	4.00	4.00
Dale Adams Jr - Phyllis Adams	1329 Dorene Blvd, Carter Lake, IA 51510	Residential	5708.3981	Base	4.00	4.00
Richard G Sorich	1017 Shoal Point Dr, Carter Lake, IA 51510	Residential	5763.1076	Base	4.00	4.00
Danny R Cloyd - May R Cloyd	4007 N 9th St, Carter Lake, IA 51510	Residential	5772.1163	Base	4.00	4.00
Federal National Mortgage Association	4208 N 13th St, Carter Lake, IA 51510	Residential	5776.3917	Base	4.00	4.00
James W Fisher	1025 Shoal Point Dr, Carter Lake, IA 51510	Residential	5781.7784	Base	4.00	4.00
Everett L Wickwire Jr	1302 Lindwood Dr, Carter Lake, IA 51510	Residential	5809.3819	Base	4.00	4.00
Larry D Hamilton - Wilma Jean Hamilton		Residential	5809.7139	Base	4.00	4.00
Linda E Curry	1401 Holiday Dr, Carter Lake, IA 51510	Residential	5814.9753	Base	4.00	4.00
Jesse J Hadan	1305 Holiday Dr, Carter Lake, IA 51510	Residential	5814.9799	Base	4.00	4.00
Daniel S Schumann - Melissa S Schumann	1325 Holiday Dr, Carter Lake, IA 51510	Residential	5814.9854	Base	4.00	4.00
Jeffrey Hylton - Jordan Hylton	1313 Holiday Dr, Carter Lake, IA 51510	Residential	5814.9918	Base	4.00	4.00
John E Collins - Holly J Collins	1317 Holiday Dr, Carter Lake, IA 51510	Residential	5814.9949	Base	4.00	4.00
Michael H Schafer	1321 Holiday Dr, Carter Lake, IA 51510	Residential	5815.0034	Base	4.00	4.00
Jessica A Nordman	1309 Holiday Dr, Carter Lake, IA 51510	Residential	5815.0038	Base	4.00	4.00
Mikel USA	1405 Holiday Dr, Carter Lake, IA 51510	Residential	5815.0095	Base	4.00	4.00
Zeke A Schnitker - Sheri L Schnitker	1333 Holiday Dr, Carter Lake, IA 51510	Residential	5815.0133	Base	4.00	4.00
Robert J Ward	1329 Holiday Dr, Carter Lake, IA 51510	Residential	5815.0176	Base	4.00	4.00
Barbara L Stevenston	1103 Hiatt St, Carter Lake, IA 51510	Residential	5829.7481	Base	4.00	4.00
Phillis Lea Taylor - Jill Marie Taylor	1102 Hiatt St, Carter Lake, IA 51510	Residential	5829.9107	Base	4.00	4.00
Gertrude P Shaver	1103 Silver Ln, Carter Lake, IA 51510	Residential	5830.0350	Base	4.00	4.00
Brenda Jean Davis	1107 Hiatt St, Carter Lake, IA 51510	Residential	5830.4333	Base	4.00	4.00
R & R Equities LLC; Stephen M Koehler Sr - S	1106 Hiatt St, Carter Lake, IA 51510	Residential	5830.6335	Base	4.00	4.00
Rhonda R Moraski	1107 Silver Ln, Carter Lake, IA 51510	Residential	5830.7406	Base	4.00	4.00
R & R Equities LLC	1111 Hiatt St, Carter Lake, IA 51510	Residential	5831.1273	Base	4.00	4.00
Shirley Pike	1110 Hiatt St, Carter Lake, IA 51510	Residential	5831.3044	Base	4.00	4.00
Darrell L Kee	1111 Silver Ln, Carter Lake, IA 51510	Residential	5831.4286	Base	4.00	4.00
Sandra L Guss	1115 Hiatt St, Carter Lake, IA 51510	Residential	5831.8184	Base	4.00	4.00
Nathan A Teigland - Andrea R Teigland	1114 Hiatt St, Carter Lake, IA 51510	Residential	5831.9924	Base	4.00	4.00
Etta Marie Strobel	1115 Silver Ln, Carter Lake, IA 51510	Residential	5832.0995	Base	4.00	4.00
Mikel USA Inc	1119 Hiatt St, Carter Lake, IA 51510	Residential	5832.5240	Base	4.00	4.00
Thomas M Giles	1118 Hiatt St, Carter Lake, IA 51510	Residential	5832.6710	Base	4.00	4.00
Debby A Carse	1119 Silver Ln, Carter Lake, IA 51510	Residential	5832.8052	Base	4.00	4.00
Lindsey Podraza	1203 Hiatt St, Carter Lake, IA 51510	Residential	5833.1739	Base	4.00	4.00
Jackie L McGinnis	1202 Hiatt St, Carter Lake, IA 51510	Residential	5833.3333	Base	4.00	4.00
Donald A Froien Jr - Vickey L Froien	1203 Silver Ln, Carter Lake, IA 51510	Residential	5833.4761	Base	4.00	4.00
Michael S Peters	1207 Hiatt St, Carter Lake, IA 51510	Residential	5833.8763	Base	4.00	4.00

Jason James - c/o Kennth & Peggy Hummel;	1206 Hiatt St, Carter Lake, IA 51510	Residential	5834.0476	Base	4.00	4.00
Donna Lee Wilmoth	1207 Silver Ln, Carter Lake, IA 51510	Residential	5834.1723	Base	4.00	4.00
Erika Martinez	1211 Hiatt St, Carter Lake, IA 51510	Residential	5834.5617	Base	4.00	4.00
Christopher M Heuertz - Amanda N Heuertz	1210 Hiatt St, Carter Lake, IA 51510	Residential	5834.7455	Base	4.00	4.00
Tracie Cunningham - Steve Cunningham	1211 Silver Ln, Carter Lake, IA 51510	Residential	5834.8517	Base	4.00	4.00
Sandra L Urich - Alan E Urich	1215 Hiatt St, Carter Lake, IA 51510	Residential	5835.2642	Base	4.00	4.00
Stephen L Juhl - Marilyn P Juhl	1214 Hiatt St, Carter Lake, IA 51510	Residential	5835.4422	Base	4.00	4.00
Ernest E James - Joyce M James	1215 Silver Ln, Carter Lake, IA 51510	Residential	5835.5224	Base	4.00	4.00
Robert E Hegwood Trust - Mary Jo Hegwood Trus	1004 Shoal Point Dr, Carter Lake, IA 51510	Residential	5839.7882	Base	4.00	4.00
Scott E Schamel	1301 Janbrook Blvd, Carter Lake, IA 51510	Residential	5855.5023	Base	4.00	4.00
Michiel R Hartog - Beth G Hartog	3906 N 11th St, Carter Lake, IA 51510	Residential	5862.4829	Base	4.00	4.00
Walker Rental LLC	1212 Cachelin Dr, Carter Lake, IA 51510	Residential	5876.4251	Base	4.00	4.00
Eileen M Duncan	1208 Cachelin Dr, Carter Lake, IA 51510	Residential	5879.4861	Base	4.00	4.00
Brian Bosley	1204 Cachelin Dr, Carter Lake, IA 51510	Residential	5882.5907	Base	4.00	4.00
Douglas G Sakalosky - Julie A Sakalosky	1200 Cachelin Dr, Carter Lake, IA 51510	Residential	5885.6785	Base	4.00	4.00
Robert V Skudler	1302 Holiday Dr, Carter Lake, IA 51510	Residential	5888.3912	Base	4.00	4.00
Rachel A Kritenbrink	1116 Cachelin Dr, Carter Lake, IA 51510	Residential	5888.7305	Base	4.00	4.00
Weldon T Bockert Jr - Lucille J Bockert	1018 Avenue O, Carter Lake, IA 51510	Residential	5888.8673	Base	4.00	4.00
Milford R Harris - Marsha Harris	1014 Avenue O, Carter Lake, IA 51510	Residential	5888.8682	Base	4.00	4.00
Marvin L Levell - Donna Levell	914 Avenue O, Carter Lake, IA 51510	Residential	5888.8708	Base	4.00	4.00
Leona F Gilbertson	910 Avenue O, Carter Lake, IA 51510	Residential	5888.8717	Base	4.00	4.00
Steven S McAlpine	906 Avenue O, Carter Lake, IA 51510	Residential	5888.8717	Base	4.00	4.00
Dorothy Ratliff - Wayne Leon Ratliff	1006 Avenue O, Carter Lake, IA 51510	Residential	5888.8781	Base	4.00	4.00
Jill R Orosco - Jeremy L Giles	1010 Avenue O, Carter Lake, IA 51510	Residential	5888.8860	Base	4.00	4.00
Gregory J Ohara - Cyn L Ohara	1002 Avenue O, Carter Lake, IA 51510	Residential	5888.8876	Base	4.00	4.00
Shannon Hammermeister - Melissa Hammermeis	918 Avenue O, Carter Lake, IA 51510	Residential	5888.8967	Base	4.00	4.00
Ryan A Huey - Andrea R Huey	1020 Avenue O, Carter Lake, IA 51510	Residential	5891.8151	Base	4.00	4.00
Theresa Kay Slayman	1112 Cachelin Dr, Carter Lake, IA 51510	Residential	5891.8430	Base	4.00	4.00
Robert L Teal - Sharleen F Teal	4001 N 11th St, Carter Lake, IA 51510	Residential	5892.4339	Base	4.00	4.00
Arvilla M Amos	1114 Silver Ln, Carter Lake, IA 51510	Residential	5892.4386	Base	4.00	4.00
Charles E Intlekofer - Jane K Intlekofer	1214 Silver Ln, Carter Lake, IA 51510	Residential	5892.4453	Base	4.00	4.00
Andrew J Striebeck - Samantha Strietbeck	1210 Silver Ln, Carter Lake, IA 51510	Residential	5892.4536	Base	4.00	4.00
C-T Real Estate Inc	1118 Silver Ln, Carter Lake, IA 51510	Residential	5892.4576	Base	4.00	4.00
Christina Enterprises, Inc	1202 Silver Ln, Carter Lake, IA 51510	Residential	5892.4589	Base	4.00	4.00
Lothar B Waschkowski - Karen L Waschkowski	1206 Silver Ln, Carter Lake, IA 51510	Residential	5892.4605	Base	4.00	4.00
Timothy D Krueger - Caroline F Krueger	1119 Avenue O, Carter Lake, IA 51510	Residential	5892.5448	Base	4.00	4.00
William E Bazer Jr - Jennifer C Bazer	1215 Avenue O, Carter Lake, IA 51510	Residential	5892.5508	Base	4.00	4.00
Darlene M Jefferis Life Estate - James C Jefferis Li	1111 Avenue O, Carter Lake, IA 51510	Residential	5892.5599	Base	4.00	4.00
Vincent VanAlst - Penny VanAlst	1203 Avenue O, Carter Lake, IA 51510	Residential	5892.5638	Base	4.00	4.00
Nicholas A Thompson	1115 Avenue O, Carter Lake, IA 51510	Residential	5892.5703	Base	4.00	4.00
Stephen J DeBolt - Melissa J Bailey	3907 N 11th St, Carter Lake, IA 51510	Residential	5892.5747	Base	4.00	4.00
JES Homes & Tiques LLC	1211 Avenue O, Carter Lake, IA 51510	Residential	5892.5763	Base	4.00	4.00
Lavanne L Jones	1207 Avenue O, Carter Lake, IA 51510	Residential	5892.5829	Base	4.00	4.00
Lila L Zavitz	1107 Avenue O, Carter Lake, IA 51510	Residential	5892.5937	Base	4.00	4.00
Thomas M Giles	1110 Avenue O, Carter Lake, IA 51510	Residential	5892.7441	Base	4.00	4.00
TPC Corp	1114 Avenue O, Carter Lake, IA 51510	Residential	5892.7458	Base	4.00	4.00

Antonio Marino - Sonya K Marino	4101 N 11th St, Carter Lake, IA 51510	Residential	5892.7502	Base	4.00	4.00
Scott R Jensen - Christine Jensen	1106 Avenue O, Carter Lake, IA 51510	Residential	5892.7514	Base	4.00	4.00
James M Arnold - Patricia A Arnold	1210 Avenue O, Carter Lake, IA 51510	Residential	5892.7517	Base	4.00	4.00
Owen Dashner	1214 Avenue O, Carter Lake, IA 51510	Residential	5892.7523	Base	4.00	4.00
Lynn M Carlson	1118 Avenue O, Carter Lake, IA 51510	Residential	5892.7561	Base	4.00	4.00
William R Peck	1202 Avenue O, Carter Lake, IA 51510	Residential	5892.7574	Base	4.00	4.00
Adam W Smith - Rebecca K Smith	1206 Avenue O, Carter Lake, IA 51510	Residential	5892.7586	Base	4.00	4.00
Jason Banks - Leslie Banks	1108 Cachelin Dr, Carter Lake, IA 51510	Residential	5894.8957	Base	4.00	4.00
Jerald J Billesbach - Pauline Billesbach	1104 Cachelin Dr, Carter Lake, IA 51510	Residential	5898.0091	Base	4.00	4.00
Ronald R Caddell - Sandra J Caddell	625 E Locust St, Carter Lake, IA 51510	Residential	5899.9775	Base	4.00	4.00
City of Carter Lake		Residential	5899.9845	Base	4.00	
City of Carter Lake		Residential	5900.0036	Base	4.00	
Donald Schieffer Trust - Dorothy Schieffer Trust	705 E Locust St, Carter Lake, IA 51510	Residential	5900.0041	Base	4.00	4.00
Donald Schieffer Trust - Dorothy Schieffer Trust	705 E Locust St, Carter Lake, IA 51510	Residential	5900.0118	Base	4.00	4.00
City of Carter Lake		Residential	5900.0145	Base	4.00	
Rodney Vernon Delezene	818 E Locust St, Carter Lake, IA 51510	Residential	5900.0309	Base	4.00	4.00
Richard D Kramer - Lisa M Kramer	902 Avenue O, Carter Lake, IA 51510	Residential	5902.2000	Base	4.00	4.00
Barbara G Corcoran	1100 Cachelin Dr, Carter Lake, IA 51510	Residential	5909.9941	Base	4.00	4.00
The Hedlund Family Living Trust	1012 Shoal Point Dr, Carter Lake, IA 51510	Residential	5910.1573	Base	4.00	4.00
Ladana S Reid	1302 Janbrook Blvd, Carter Lake, IA 51510	Residential	5925.2658	Base	4.00	4.00
Ross J Dimauro - Mary E Dimauro	1003 Shoal Point Dr, Carter Lake, IA 51510	Residential	5931.6554	Base	4.00	4.00
Nancy A Thompson	1301 Mayper Dr, Carter Lake, IA 51510	Residential	5933.4523	Base	4.00	4.00
Patrick E Rea - Lisa J Rea	903 Cachelin Dr, Carter Lake, IA 51510	Residential	5941.5769	Base	4.00	4.00
Mikel USA Inc	1005 Cachelin Dr, Carter Lake, IA 51510	Residential	5941.5816	Base	4.00	4.00
Joseph Christina	1001 Cachelin Dr, Carter Lake, IA 51510	Residential	5941.5829	Base	4.00	4.00
Mikel USA Inc	907 Cachelin Dr, Carter Lake, IA 51510	Residential	5941.5851	Base	4.00	4.00
Barbara J Kimball	1009 Cachelin Dr, Carter Lake, IA 51510	Residential	5941.5898	Base	4.00	4.00
William Perry Sortino	915 Cachelin Dr, Carter Lake, IA 51510	Residential	5941.5919	Base	4.00	4.00
James L Gonzales	911 Cachelin Dr, Carter Lake, IA 51510	Residential	5941.5932	Base	4.00	4.00
Wayne T Fitzpatrick - Nancy L Fitzpatrick	1017 Cachelin Dr, Carter Lake, IA 51510	Residential	5941.5975	Base	4.00	4.00
Samuel S Geraets - Karen L Geraets	1013 Cachelin Dr, Carter Lake, IA 51510	Residential	5941.5979	Base	4.00	4.00
Raymond J Weir - Shirley A Weir	1107 Cachelin Dr, Carter Lake, IA 51510	Residential	5947.9278	Base	4.00	4.00
George Stewart	1203 Cachelin Dr, Carter Lake, IA 51510	Residential	5947.9341	Base	4.00	4.00
Lawrence P Beaver - Ilene V Beaver	4119 N 11th St, Carter Lake, IA 51510	Residential	5947.9440	Base	4.00	4.00
Larry D Waddell - Annette C Waddell	1207 Cachelin Dr, Carter Lake, IA 51510	Residential	5947.9447	Base	4.00	4.00
Christopher B Pogge - Reyna L Pogge	1211 Cachelin Dr, Carter Lake, IA 51510	Residential	5947.9460	Base	4.00	4.00
Floyd Leroy Hudson Jr	1215 Cachelin Dr, Carter Lake, IA 51510	Residential	5947.9561	Base	4.00	4.00
John Lanteri - Chrissy Lanteri	1115 Cachelin Dr, Carter Lake, IA 51510	Residential	5947.9581	Base	4.00	4.00
Brian J Poldberg - Lori J Poldberg	1119 Cachelin Dr, Carter Lake, IA 51510	Residential	5947.9678	Base	4.00	4.00
Jonathan M West	1111 Cachelin Dr, Carter Lake, IA 51510	Residential	5947.9743	Base	4.00	4.00
Celia A Nordman	1021 Cachelin Dr, Carter Lake, IA 51510	Residential	5950.4824	Base	4.00	4.00
Jeffrey D Parker - Iris E Parker	4204 N 13th St, Carter Lake, IA 51510	Residential	5953.0398	Base	4.00	4.00
Beverly A Poorker	1213 Avenue P, Carter Lake, IA 51510	Residential	5962.4525	Base	4.00	4.00
Edward C Sudduth - Diane M Sudduth	1301 Dorene Blvd, Carter Lake, IA 51510	Residential	5970.9543	Base	4.00	4.00
Allen R Thomas - Martha M Thomas	1422 Dorene Blvd, Carter Lake, IA 51510	Residential	5977.7051	Base	4.00	4.00
Andrew L Gallet - Traci N Gallet	4107 N 9th St, Carter Lake, IA 51510	Residential	5982.0152	Base	4.00	4.00

Lawrence J Weare	1501 Avenue N, Carter Lake, IA 51510	Residential	5986.0119	Base	4.00	4.00
Edward Dominico Peck - Diana Lee Russell	1527 Avenue N, Carter Lake, IA 51510	Residential	5986.0237	Base	4.00	4.00
Anthony M Riddle - Jacqueline M Riddle	1515 Avenue N, Carter Lake, IA 51510	Residential	5986.0307	Base	4.00	4.00
Josephine Annette Salerno - Larry Joe Salerno	1523 Avenue N, Carter Lake, IA 51510	Residential	5986.0307	Base	4.00	4.00
Barbara Ann Smith	3805 N 13th St, Carter Lake, IA 51510	Residential	5986.0371	Base	4.00	4.00
Ronald J Wulff	1505 Avenue N, Carter Lake, IA 51510	Residential	5986.0377	Base	4.00	4.00
Merrell D Huskey	3808 N 13th St, Carter Lake, IA 51510	Residential	5989.2206	Base	4.00	4.00
Alan E Urich - Paula D Urich	3810 N 13th St, Carter Lake, IA 51510	Residential	5989.5959	Base	4.00	4.00
William Oscar Croghan JR	3902 N 13th St, Carter Lake, IA 51510	Residential	5990.2669	Base	4.00	4.00
Kristee J McPeck	3904 N 13th St, Carter Lake, IA 51510	Residential	5990.5963	Base	4.00	4.00
Sandra K Oreonez	3906 N 13th St, Carter Lake, IA 51510	Residential	5990.9461	Base	4.00	4.00
Billie J Middleton	3908 N 13th St, Carter Lake, IA 51510	Residential	5991.2856	Base	4.00	4.00
Lewis Zarek	1216 Cachelin Dr, Carter Lake, IA 51510	Residential	5992.9745	Base	4.00	4.00
James R Minshall Jr	1334 Lindwood Dr, Carter Lake, IA 51510	Residential	5993.7092	Base	4.00	4.00
Kathleen S Cannon	1334 Janbrook Blvd, Carter Lake, IA 51510	Residential	5993.7474	Base	4.00	4.00
Melissa Drake	1333 Dorene Blvd, Carter Lake, IA 51510	Residential	5993.7748	Base	4.00	4.00
City of Carter Lake		Residential	5995.6527	Base	4.00	
Rose Goodloff		Residential	6002.2650	Base	4.00	4.00
Kyaba Salerno	1302 Mayper Dr, Carter Lake, IA 51510	Residential	6002.4324	Base	4.00	4.00
Ronald Cumberledge - Daniel Cumberledge		Residential	6002.8789	Base	4.00	4.00
Andrew Evers	1418 Mayper Dr, Carter Lake, IA 51510	Residential	6024.9537	Base	4.00	4.00
Donald R Gabehart - Anne M Gabehart	1418 Holiday Dr, Carter Lake, IA 51510	Residential	6024.9537	Base	4.00	4.00
Terry Lesley - Georgianna Lesley	1417 Mayper Dr, Carter Lake, IA 51510	Residential	6024.9542	Base	4.00	4.00
Annette Battaglia	4418 N 17th St, Carter Lake, IA 51510	Residential	6026.5268	Base	4.00	4.00
Sandra K Brown - Dughas H Brown	1209 Avenue P, Carter Lake, IA 51510	Residential	6031.0741	Base	4.00	4.00
Lucas B Brosig III - Margaret M Middlecamp	4416 N 17th St, Carter Lake, IA 51510	Residential	6040.5789	Base	4.00	4.00
Nichole M Ingram	1302 Dorene Blvd, Carter Lake, IA 51510	Residential	6048.4849	Base	4.00	4.00
Brian E Glathar - Kathy M Glathar	1220 Silver Ln, Carter Lake, IA 51510	Residential	6049.1362	Base	4.00	4.00
William L Vashon - Carolyn J Vashon	4004 N 13th St, Carter Lake, IA 51510	Residential	6049.4697	Base	4.00	4.00
Lee Devault - Patrice Devault	4006 N 13th St, Carter Lake, IA 51510	Residential	6049.8026	Base	4.00	4.00
Jason M James; The Peggy Hummel Revocable Tr	1219 Avenue O, Carter Lake, IA 51510	Residential	6050.1720	Base	4.00	4.00
Kitty C Buchanan	1220 Avenue O, Carter Lake, IA 51510	Residential	6050.8476	Base	4.00	4.00
William K McPeck - Crystal A McPeck	4104 N 13th St, Carter Lake, IA 51510	Residential	6051.1800	Base	4.00	4.00
Richard C Williams - Susan Jo Williams	1011 Shoal Point Dr, Carter Lake, IA 51510	Residential	6085.9922	Base	4.00	4.00
Timothy Michael Steinspring	1301 Holiday Dr, Carter Lake, IA 51510	Residential	6093.5480	Base	4.00	4.00
Leon V Walton - Marlene J Walton	1205 Avenue P, Carter Lake, IA 51510	Residential	6099.6532	Base	4.00	4.00
Allen J Russell - Candid M Russell	4106 N 13th St, Carter Lake, IA 51510	Residential	6108.1042	Base	4.00	4.00
Daniel Franks	1219 Cachelin Dr, Carter Lake, IA 51510	Residential	6108.4949	Base	4.00	4.00
Bette Jo Curd	1009 Shoal Point Dr, Carter Lake, IA 51510	Residential	6118.8013	Base	4.00	4.00
Eileen C Frost Harvey	1007 Shoal Point Dr, Carter Lake, IA 51510	Residential	6118.8179	Base	4.00	4.00
Gregory Ederer	1020 Shoal Point Dr, Carter Lake, IA 51510	Residential	6118.8270	Base	4.00	4.00
Kevin L Grindle - Lynette E Grindell; Mary Jo Cam	1022 Shoal Point Dr, Carter Lake, IA 51510	Residential	6118.8613	Base	4.00	4.00
Douglas R Dodson - Vicki M Dodson	1005 Shoal Point Dr, Carter Lake, IA 51510	Residential	6118.8837	Base	4.00	4.00
Douglas D Arrick - Marilyn B Arrick	1024 Shoal Point Dr, Carter Lake, IA 51510	Residential	6118.9059	Base	4.00	4.00
Bruce E Williams - Kathleen L Williams	1010 Shoal Point Dr, Carter Lake, IA 51510	Residential	6120.0136	Base	4.00	4.00
Constant F Percosky III	1008 Shoal Point Dr, Carter Lake, IA 51510	Residential	6120.0719	Base	4.00	4.00

Brad S Sharp	1019 Shoal Point Dr, Carter Lake, IA 51510	Residential	6120.0795	Base	4.00	4.00
Geoffrey D Barton - Stefanie M Barton	1021 Shoal Point Dr, Carter Lake, IA 51510	Residential	6120.0814	Base	4.00	4.00
Terry J Hite - Dianna Hite	1006 Shoal Point Dr, Carter Lake, IA 51510	Residential	6120.0885	Base	4.00	4.00
Steven M James - Kristina Paterson	1023 Shoal Point Dr, Carter Lake, IA 51510	Residential	6120.1508	Base	4.00	4.00
Dunn Clapp Partnership	1325 Cachelin Dr, Carter Lake, IA 51510	Residential	6160.0064	Base	4.00	4.00
Stanley Douglas Olsen	1314 Avenue N, Carter Lake, IA 51510	Residential	6160.0196	Base	4.00	4.00
David W Hendrickson - Margaret Hendrickson	1321 Cachelin Dr, Carter Lake, IA 51510	Residential	6160.0199	Base	4.00	4.00
Fred V Skinner - Ella Mae Skinner	1308 Avenue N, Carter Lake, IA 51510	Residential	6160.0261	Base	4.00	4.00
Partick Wayne Brock - Duania Lynne Brock	1317 Hiatt St, Carter Lake, IA 51510	Residential	6160.0264	Base	4.00	4.00
Steven D Vashon - Danielle J Vashon	1313 Hiatt St, Carter Lake, IA 51510	Residential	6160.0264	Base	4.00	4.00
Gregory Richard Kuchera	1317 Silver Ln, Carter Lake, IA 51510	Residential	6160.0264	Base	4.00	4.00
Terry L Burnsides		Residential	6160.0264	Base	4.00	4.00
Mikel USA Inc	1333 Cachelin Dr, Carter Lake, IA 51510	Residential	6160.0264	Base	4.00	4.00
Gregory Richard Kuchera	1309 Silver Ln, Carter Lake, IA 51510	Residential	6160.0271	Base	4.00	4.00
Gregory Richard Kuchera	1313 Silver Ln, Carter Lake, IA 51510	Residential	6160.0324	Base	4.00	4.00
Debra K Tarbox	1400 Avenue N, Carter Lake, IA 51510	Residential	6160.0327	Base	4.00	4.00
Dunn Clapp Partnership	1322 Walker St, IA 51510	Residential	6160.0395	Base	4.00	4.00
Mikel USA	1201 Avenue P, Carter Lake, IA 51510	Residential	6168.2699	Base	4.00	4.00
Jeffrey D McCuen - Barbara J McCuen	1329 Janbrook Blvd, Carter Lake, IA 51510	Residential	6202.9327	Base	4.00	4.00
Adam H Simonetti - Wanda Simonetti	1117 Avenue P, Carter Lake, IA 51510	Residential	6236.8661	Base	4.00	4.00
Walker Rental LLC	1334 Avenue O, Carter Lake, IA 51510	Residential	6237.0236	Base	4.00	4.00
Jeffrey L Brehmer	1018 Shoal Point Dr, Carter Lake, IA 51510	Residential	6239.2542	Base	4.00	4.00
Ronald E Hamilton		Residential	6240.3466	Base	4.00	4.00
Jose M Puentes	1009 Willow Dr, Carter Lake, IA 51510	Residential	6257.9944	Base	4.00	4.00
Timothy J Podraza - Tammy L Podraza	1005 Willow Dr, Carter Lake, IA 51510	Residential	6257.9950	Base	4.00	4.00
William F Meyer Jr - Dessie C Meyer	909 Willow Dr, Carter Lake, IA 51510	Residential	6258.0260	Base	4.00	4.00
Joseph W Hawkins - Theresa A Hawkins	1001 Willow Dr, Carter Lake, IA 51510	Residential	6258.0417	Base	4.00	4.00
Willetta Curry	1019 Avenue P, Carter Lake, IA 51510	Residential	6278.0888	Base	4.00	4.00
Vernon R Randall	3705 N 13th St, Carter Lake, IA 51510	Residential	6289.2275	Base	4.00	4.00
Jason S Fett	3711 N 13th St, Carter Lake, IA 51510	Residential	6292.2763	Base	4.00	4.00
Secretary of Housing and Urban Development	3715 N 13th St, Carter Lake, IA 51510	Residential	6292.2881	Base	4.00	4.00
Jason S Fett		Residential	6292.2936	Base	4.00	4.00
Ronald W Trumble3715		Residential	6292.3080	Base	4.00	4.00
James Banks	4208 N 11th St, Carter Lake, IA 51510	Residential	6297.8994	Base	4.00	4.00
Lyle Parker - Debra Parker	1113 Avenue P, Carter Lake, IA 51510	Residential	6305.4628	Base	4.00	4.00
Hamblen Alley Construction		Residential	6307.6284	Base	4.00	4.00
Alvin L Lane	1540 Avenue O, Carter Lake, IA 51510	Residential	6314.0129	Base	4.00	4.00
Wanda J Thompson	1533 Silver Ln, Carter Lake, IA 51510	Residential	6314.0130	Base	4.00	4.00
William Schewe - Jami A Schewe	1507 Avenue O, Carter Lake, IA 51510	Residential	6314.0133	Base	4.00	4.00
Robert J Brown - Teri A Brown	1501 Avenue O, Carter Lake, IA 51510	Residential	6314.0133	Base	4.00	4.00
Pamela Brockman - James Brockman	1503 Hiatt St, Carter Lake, IA 51510	Residential	6314.0203	Base	4.00	4.00
Albert A Nurton - Louise Nurton		Residential	6314.0257	Base	4.00	4.00
Deena L Bishop; Russ L Atkins - Amber L Atkins	1532 Avenue O, Carter Lake, IA 51510	Residential	6314.0257	Base	4.00	4.00
Skovgaard Trust	1428 Avenue N, Carter Lake, IA 51510	Residential	6314.0257	Base	4.00	4.00
Barbara Melonis	4109 N 13th St, Carter Lake, IA 51510	Residential	6314.0257	Base	4.00	4.00
Jeffrey J McDowell	1517 Cachelin Dr, Carter Lake, IA 51510	Residential	6314.0257	Base	4.00	4.00

Steven F Olsen		Residential	6314.0261	Base	4.00	4.00
Richard J Gardner - Annie C Gardner	1502 Walker St, Carter Lake, IA 51510	Residential	6314.0261	Base	4.00	4.00
Louise A Nurton	1512 Avenue O, Carter Lake, IA 51510	Residential	6314.0263	Base	4.00	4.00
Roger A Saathoff - Susan Saathoff		Residential	6314.0263	Base	4.00	4.00
James D Larsen - Debbie J Larsen	1515 Avenue O, Carter Lake, IA 51510	Residential	6314.0267	Base	4.00	4.00
Robert M Boettger - Catherine M Boettger	1502 Silver Ln, Carter Lake, IA 51510	Residential	6314.0267	Base	4.00	4.00
Barbara Melonis		Residential	6314.0280	Base	4.00	4.00
Kelly G Anderson - Sandra Anderson	1530 Silver Ln, Carter Lake, IA 51510	Residential	6314.0327	Base	4.00	4.00
Jason M James - Shari L James; Kenneth K Humm	1508 Silver Ln, Carter Lake, IA 51510	Residential	6314.0331	Base	4.00	4.00
William P Kuhn	1509 Silver Ln, Carter Lake, IA 51510	Residential	6314.0382	Base	4.00	4.00
Daniel Cumberledge		Residential	6314.0392	Base	4.00	4.00
Michael R Bartlett - Anne Bartlett	4155 N 13th St, Carter Lake, IA 51510	Residential	6314.0392	Base	4.00	4.00
Victor B Skinner - Janet L Skinner	1507 Hiatt St, Carter Lake, IA 51510	Residential	6314.0462	Base	4.00	4.00
James F Fox - Crystal Driver	904 Cachelin Dr, Carter Lake, IA 51510	Residential	6319.7625	Base	4.00	4.00
Kelly N Hunt - Denise L Hunt	912 Cachelin Dr, Carter Lake, IA 51510	Residential	6319.7815	Base	4.00	4.00
Donald L Sitzler - Ora Jean Sitzler	1000 Cachelin Dr, Carter Lake, IA 51510	Residential	6319.7819	Base	4.00	4.00
Todd Douglas Vermilyea	1004 Cachelin Dr, Carter Lake, IA 51510	Residential	6319.7824	Base	4.00	4.00
Ronald K Potter - Pamela J Potter	1012 Cachelin Dr, Carter Lake, IA 51510	Residential	6319.7827	Base	4.00	4.00
Flora M Bain	908 Cachelin Dr, Carter Lake, IA 51510	Residential	6319.8007	Base	4.00	4.00
Randy D Poorker	1016 Cachelin Dr, Carter Lake, IA 51510	Residential	6319.8009	Base	4.00	4.00
Carrie F Rouleau	1008 Cachelin Dr, Carter Lake, IA 51510	Residential	6319.8009	Base	4.00	4.00
Jeffrey W Craig	916 Cachelin Dr, Carter Lake, IA 51510	Residential	6319.8011	Base	4.00	4.00
Antoinette Lebeaux Levell	503 Avenue K, Carter Lake, IA 51510	Residential	6333.0326	Base	4.00	4.00
Mikel USA Inc	701 Avenue K, Carter Lake, IA 51510	Residential	6333.0537	Base	4.00	4.00
William T Bartelt	4203 N 9th St, Carter Lake, IA 51510	Residential	6347.1808	Base	4.00	4.00
Shannon M Hunter - Kyle J Dunlap	1015 Avenue P, Carter Lake, IA 51510	Residential	6349.4430	Base	4.00	4.00
Stephen W Milhollin	28 Carter Lake Club, Carter Lake, IA 51510	Residential	6359.7326	Base	4.00	4.00
Robert D McCuen - Donna M McCuen	1417 Lindwood Dr, Carter Lake, IA 51510	Residential	6365.8728	Base	4.00	4.00
Douglas J Adams - Cheryl A Adams	1109 Avenue P, Carter Lake, IA 51510	Residential	6374.0605	Base	4.00	4.00
TPC Corporation	1548 Avenue O, Carter Lake, IA 51510	Residential	6391.0294	Base	4.00	4.00
Anthony Markussen - Lisa Markussen	1525 Cachelin Dr, Carter Lake, IA 51510	Residential	6391.0300	Base	4.00	4.00
Dorothy M Harris	1406 Lindwood Dr, Carter Lake, IA 51510	Residential	6394.0924	Base	4.00	4.00
Thomas C Warner	1308 Cachelin Dr, Carter Lake, IA 51510	Residential	6399.8071	Base	4.00	4.00
Peter A Christina	1316 Cachelin Dr, Carter Lake, IA 51510	Residential	6399.8916	Base	4.00	4.00
Martha E Tice	812 Wood Av, Carter Lake, IA 51510	Residential	6399.9594	Base	4.00	4.00
City of Carter Lake		Residential	6400.0009	Base	4.00	
City of Carter Lake		Residential	6400.0009	Base	4.00	
City of Carter Lake		Residential	6400.0019	Base	4.00	
Timothy Cudd - Suellyn Cudd	816 Wood Av, Carter Lake, IA 51510	Residential	6400.0024	Base	4.00	4.00
Curtis W Skillett - Kimberly J Skillett	1342 Cachelin Dr, Carter Lake, IA 51510	Residential	6400.0312	Base	4.00	4.00
Daniel R Gray - Terri L Gray	814 Wood Av, Carter Lake, IA 51510	Residential	6400.0434	Base	4.00	4.00
Nancy Ann Marshall	4206 N 13th St, Carter Lake, IA 51510	Residential	6400.3324	Base	4.00	4.00
Peggy Cannon	1405 Dorene Blvd, Carter Lake, IA 51510	Residential	6400.6780	Base	4.00	4.00
Allen H Parish - Betty Lou Parish	1011 Avenue P, Carter Lake, IA 51510	Residential	6420.8821	Base	4.00	4.00
Rosemary Hansen	4204 N 11th St, Carter Lake, IA 51510	Residential	6432.7536	Base	4.00	4.00
Mikel USA Inc	1414 Dorene Blvd, Carter Lake, IA 51510	Residential	6433.9455	Base	4.00	4.00

CitiMortgage Inc	1105 Avenue P, Carter Lake, IA 51510	Residential	6442.6572	Base	4.00	4.00
David Madsen - Cherlynn Madsen	1545 Cachelin Dr, Carter Lake, IA 51510	Residential	6468.0200	Base	4.00	4.00
Carmelita F Brendle	1668 Avenue O, Carter Lake, IA 51510	Residential	6468.0209	Base	4.00	4.00
David M Madsen - Cherlynn K Madsen	1552 Walker St, Carter Lake, IA 51510	Residential	6468.0391	Base	4.00	4.00
Michael L Potter - Mary P Potter	1007 Avenue P, Carter Lake, IA 51510	Residential	6492.2445	Base	4.00	4.00
Matthew A Seminara	1101 Janbrook Blvd, Carter Lake, IA 51510	Residential	6506.2273	Base	4.00	4.00
Lynette M Ryan	1102 Janbrook Blvd, Carter Lake, IA 51510	Residential	6506.2440	Base	4.00	4.00
Michael P Keller - Diane L Keller	1102 Lindwood Dr, Carter Lake, IA 51510	Residential	6506.2446	Base	4.00	4.00
Ricky Lee Tice - Linda Sue Tice	1101 Dorene Blvd, Carter Lake, IA 51510	Residential	6506.2446	Base	4.00	4.00
Lainson Properties LLC	1217 Dorene Blvd, Carter Lake, IA 51510	Residential	6506.2605	Base	4.00	4.00
Mikel USA Inc	1217 Janbrook Blvd, Carter Lake, IA 51510	Residential	6506.2613	Base	4.00	4.00
William L Mecseji - Kesano Mecseji	1101 Mayper Dr, Carter Lake, IA 51510	Residential	6506.2614	Base	4.00	4.00
Thomas E Sawyer - Paula M Sawyer	1102 Dorene Blvd, Carter Lake, IA 51510	Residential	6506.2614	Base	4.00	4.00
Bill Hadan Jr	1218 Lindwood Dr, Carter Lake, IA 51510	Residential	6506.2614	Base	4.00	4.00
Catherine L Maxeiner	1218 Dorene Blvd, Carter Lake, IA 51510	Residential	6506.2614	Base	4.00	4.00
Lemuel R Sheard Jr - Karyn K Sheard	1101 Lindwood Dr, Carter Lake, IA 51510	Residential	6506.2614	Base	4.00	4.00
Chad B Frederiksen - Jennifer D Drederiksen	1102 Mayper Dr, Carter Lake, IA 51510	Residential	6506.2614	Base	4.00	4.00
Mikel USA Inc	1218 Janbrook Blvd, Carter Lake, IA 51510	Residential	6506.2614	Base	4.00	4.00
Lemuel R Sheard	1217 Lindwood Dr, Carter Lake, IA 51510	Residential	6506.2614	Base	4.00	4.00
Erwin A Atherton III	1217 Mayper Dr, Carter Lake, IA 51510	Residential	6506.2629	Base	4.00	4.00
Brandy L Gleen	1218 Mayper Dr, Carter Lake, IA 51510	Residential	6506.2660	Base	4.00	4.00
Lemuel Ray Sheard Jr - Karyn K Sheard		Residential	6518.7528	Base	4.00	4.00
James C King - Linda S King	1217 Willow Dr, Carter Lake, IA 51510	Residential	6518.7528	Base	4.00	4.00
Benjamin J Spitznagle	1101 Willow Dr, Carter Lake, IA 51510	Residential	6518.7528	Base	4.00	4.00
Sec HUD	3105 Surfwood Dr, Carter Lake, IA 51510	Residential	6539.4310	Base	4.00	4.00
David D Hansen	4207 N 11th St, Carter Lake, IA 51510	Residential	6541.9757	Base	4.00	4.00
Dale Billesbach - Kimberly Vanderbeek Billesbach	3712 Neptune Cir, Carter Lake, IA 51510	Residential	6554.6641	Base	4.00	4.00
Duk Sook J Radik	4421 N 6th St, Carter Lake, IA 51510	Residential	6557.1006	Base	4.00	4.00
Dean W Lantz - Frances M Lantz	1214 Mayper Dr, Carter Lake, IA 51510	Residential	6558.2693	Base	4.00	4.00
Pamela Lea Moore	1206 Mayper Dr, Carter Lake, IA 51510	Residential	6558.2861	Base	4.00	4.00
Shane E Brooks	1110 Janbrook Blvd, Carter Lake, IA 51510	Residential	6558.2861	Base	4.00	4.00
Thomas E Aldmeyer	1109 Mayper Dr, Carter Lake, IA 51510	Residential	6558.2861	Base	4.00	4.00
Roger Heider - Marilyn Heider	1105 Mayper Dr, Carter Lake, IA 51510	Residential	6558.2861	Base	4.00	4.00
Lesley J Howell - Ida R Howell	1118 Janbrook Blvd, Carter Lake, IA 51510	Residential	6558.2861	Base	4.00	4.00
Delbert Settles - Theresa M Settles	1110 Mayper Dr, Carter Lake, IA 51510	Residential	6558.2861	Base	4.00	4.00
Dean C Putnam - Doreen A Putnam	1202 Mayper Dr, Carter Lake, IA 51510	Residential	6558.2861	Base	4.00	4.00
Clarence J Fender - Shirley M Fender	1114 Janbrook Blvd, Carter Lake, IA 51510	Residential	6558.2861	Base	4.00	4.00
Robert Martin - Denice Martin	1117 Mayper Dr, Carter Lake, IA 51510	Residential	6558.2861	Base	4.00	4.00
Ronald E Smith - Sharyl L Smith	1201 Mayper Dr, Carter Lake, IA 51510	Residential	6558.2861	Base	4.00	4.00
Milo J Womochil - Tammy L Womochil	1214 Janbrook Blvd, Carter Lake, IA 51510	Residential	6558.2861	Base	4.00	4.00
Christina Enterprises LLC	1210 Janbrook Blvd, Carter Lake, IA 51510	Residential	6558.2861	Base	4.00	4.00
Owen Dashner	1205 Mayper Dr, Carter Lake, IA 51510	Residential	6558.2861	Base	4.00	4.00
Diana L Gerard	1201 Janbrook Blvd, Carter Lake, IA 51510	Residential	6558.2861	Base	4.00	4.00
Owen Dean Dashner	1117 Janbrook Blvd, Carter Lake, IA 51510	Residential	6558.2861	Base	4.00	4.00
Dana C Schnider	1113 Janbrook Blvd, Carter Lake, IA 51510	Residential	6558.2861	Base	4.00	4.00
TPC Corp	1213 Mayper Dr, Carter Lake, IA 51510	Residential	6558.2861	Base	4.00	4.00

Edward D Peck - Diane S Peck	1209 Mayper Dr, Carter Lake, IA 51510	Residential	6558.2861	Base	4.00	4.00
Gerald A Menges - Sheri M Menges	1213 Janbrook Blvd, Carter Lake, IA 51510	Residential	6558.2861	Base	4.00	4.00
William E Peck - Sandra L Peck	1213 Lindwood Dr, Carter Lake, IA 51510	Residential	6558.2900	Base	4.00	4.00
Emil Hausner	1113 Lindwood Dr, Carter Lake, IA 51510	Residential	6558.2974	Base	4.00	4.00
Daniel E Hawkins - Maria-Ruth Hawkins	1106 Mayper Dr, Carter Lake, IA 51510	Residential	6558.3029	Base	4.00	4.00
Bettie S Sackett Trust	1106 Janbrook Blvd, Carter Lake, IA 51510	Residential	6558.3029	Base	4.00	4.00
Michael T Kirby - Linda A Kirby	1209 Janbrook Blvd, Carter Lake, IA 51510	Residential	6558.3029	Base	4.00	4.00
Terry E Weinfurtner - Patricia M Weinfurtner	1205 Janbrook Blvd, Carter Lake, IA 51510	Residential	6558.3029	Base	4.00	4.00
Jill R Amos	1210 Mayper Dr, Carter Lake, IA 51510	Residential	6558.3035	Base	4.00	4.00
Mikel USA	1202 Janbrook Blvd, Carter Lake, IA 51510	Residential	6558.3035	Base	4.00	4.00
Michael J Pope - Bonnie A Pope	1206 Janbrook Blvd, Carter Lake, IA 51510	Residential	6558.3035	Base	4.00	4.00
L & L Property Investments LLC; Roberta S L	1105 Janbrook Blvd, Carter Lake, IA 51510	Residential	6558.3035	Base	4.00	4.00
Robert Eugene Wallace	1109 Janbrook Blvd, Carter Lake, IA 51510	Residential	6558.3035	Base	4.00	4.00
Faye M Levell	1210 Lindwood Dr, Carter Lake, IA 51510	Residential	6558.3068	Base	4.00	4.00
Mikel USA Inc	1214 Lindwood Dr, Carter Lake, IA 51510	Residential	6558.3068	Base	4.00	4.00
Carole L Peck	1205 Dorene Blvd, Carter Lake, IA 51510	Residential	6558.3068	Base	4.00	4.00
Martin Cardenas	1209 Dorene Blvd, Carter Lake, IA 51510	Residential	6558.3068	Base	4.00	4.00
Gilberto Reyes	1201 Lindwood Dr, Carter Lake, IA 51510	Residential	6558.3068	Base	4.00	4.00
Mikel USA Inc	1213 Dorene Blvd, Carter Lake, IA 51510	Residential	6558.3068	Base	4.00	4.00
Kent R Cvejdlik - Peggy Ann Cvejdlik	1110 Dorene Blvd, Carter Lake, IA 51510	Residential	6558.3068	Base	4.00	4.00
Troy Helm - Jessica Helm	1104 Lindwood Dr, Carter Lake, IA 51510	Residential	6558.3068	Base	4.00	4.00
Nick Dmyterko Jr	1205 Lindwood Dr, Carter Lake, IA 51510	Residential	6558.3068	Base	4.00	4.00
Timothy C Parker - Lori L Parker	1105 Lindwood Dr, Carter Lake, IA 51510	Residential	6558.3068	Base	4.00	4.00
Steven Ray Smith	1117 Dorene Blvd, Carter Lake, IA 51510	Residential	6558.3068	Base	4.00	4.00
Joni Lorraine Carbaugh	1109 Dorene Blvd, Carter Lake, IA 51510	Residential	6558.3068	Base	4.00	4.00
Michael A McGuire - Cindy A McGuire	1113 Dorene Blvd, Carter Lake, IA 51510	Residential	6558.3068	Base	4.00	4.00
Heather A Bong	1106 Dorene Blvd, Carter Lake, IA 51510	Residential	6558.3068	Base	4.00	4.00
Teresa J Annin	1114 Lindwood Dr, Carter Lake, IA 51510	Residential	6558.3068	Base	4.00	4.00
Carlton R Burrows - Kathleen E Burrows	1202 Lindwood Dr, Carter Lake, IA 51510	Residential	6558.3068	Base	4.00	4.00
Steven F Amos	1118 Lindwood Dr, Carter Lake, IA 51510	Residential	6558.3068	Base	4.00	4.00
Mikel USA Inc	1214 Dorene Blvd, Carter Lake, IA 51510	Residential	6558.3068	Base	4.00	4.00
Harry N Skudler	1206 Dorene Blvd, Carter Lake, IA 51510	Residential	6558.3068	Base	4.00	4.00
James E Skudler - Elaine L Skudler	1210 Dorene Blvd, Carter Lake, IA 51510	Residential	6558.3068	Base	4.00	4.00
Paul E Funk	1118 Dorene Blvd, Carter Lake, IA 51510	Residential	6558.3074	Base	4.00	4.00
Donald Frank Janda - Diane L Janda	1109 Lindwood Dr, Carter Lake, IA 51510	Residential	6558.3134	Base	4.00	4.00
Jason Michael Hawkins	1113 Mayper Dr, Carter Lake, IA 51510	Residential	6558.3203	Base	4.00	4.00
David B Erwin	1117 Lindwood Dr, Carter Lake, IA 51510	Residential	6558.3241	Base	4.00	4.00
Diane S Guzman	1105 Dorene Blvd, Carter Lake, IA 51510	Residential	6558.3241	Base	4.00	4.00
James V Nordstrom	1202 Dorene Blvd, Carter Lake, IA 51510	Residential	6558.3241	Base	4.00	4.00
Bryan R Meusch	1114 Dorene Blvd, Carter Lake, IA 51510	Residential	6558.3241	Base	4.00	4.00
Jeffrey A Johnson	1209 Lindwood Dr, Carter Lake, IA 51510	Residential	6558.3241	Base	4.00	4.00
Harry Dean Tatreau	1201 Dorene Blvd, Carter Lake, IA 51510	Residential	6558.3409	Base	4.00	4.00
Kelli A Siford	1206 Lindwood Dr, Carter Lake, IA 51510	Residential	6558.3409	Base	4.00	4.00
Mikel USA Inc	1110 Lindwood Dr, Carter Lake, IA 51510	Residential	6558.3409	Base	4.00	4.00
Jeannine K Callan	3714 Neptune Cir, Carter Lake, IA 51510	Residential	6559.8551	Base	4.00	4.00
Pamela Lea Moore - Cheryl J Clayton	1502 Cachelin Dr, Carter Lake, IA 51510	Residential	6560.0310	Base	4.00	4.00

Thomas M Giles	1508 Cachelin Dr, Carter Lake, IA 51510	Residential	6560.0380	Base	4.00	4.00
Larry W Hayes - Marlene K Hayes	1542 Cachelin Dr, Carter Lake, IA 51510	Residential	6560.0509	Base	4.00	4.00
Delores A Pauly	1003 Avenue P, Carter Lake, IA 51510	Residential	6563.6581	Base	4.00	4.00
Bonnie Jean Freeman	1213 Willow Dr, Carter Lake, IA 51510	Residential	6570.8807	Base	4.00	4.00
Lemuel R Sheard Jr - Karyn K Sheard		Residential	6570.8882	Base	4.00	4.00
Donald F Janda - Diane L Janda		Residential	6570.8973	Base	4.00	4.00
Donna J Griggs-Stewart; LT Standing, LTD - Jim Bc	1105 Willow Dr, Carter Lake, IA 51510	Residential	6570.8981	Base	4.00	4.00
Debra A Wylie	1205 Willow Dr, Carter Lake, IA 51510	Residential	6570.8981	Base	4.00	4.00
Robert H Dmyterko - Kellie J Dmyterko	1201 Willow Dr, Carter Lake, IA 51510	Residential	6570.8981	Base	4.00	4.00
Jodie A Reiman - Colleen A reiman	1117 Willow Dr, Carter Lake, IA 51510	Residential	6570.8981	Base	4.00	4.00
Doyle J Eraas - Barbara A Eraas	1109 Willow Dr, Carter Lake, IA 51510	Residential	6570.9150	Base	4.00	4.00
David W Lesley - Linda D Lesley	1209 Willow Dr, Carter Lake, IA 51510	Residential	6570.9150	Base	4.00	4.00
Michael Stephen Irwin - Sandra Irwin	1113 Willow Dr, Carter Lake, IA 51510	Residential	6570.9150	Base	4.00	4.00
Jack L Levell		Residential	6592.7251	Base	4.00	4.00
Patrick Bartling	1410 Lindwood Dr, Carter Lake, IA 51510	Residential	6603.0929	Base	4.00	4.00
Karey L Christensen	919 Avenue P, Carter Lake, IA 51510	Residential	6635.0755	Base	4.00	4.00
David R Carney - Mary Carney	1507 Murray Av, Carter Lake, IA 51510	Residential	6639.6287	Base	4.00	4.00
Edwin White - Connie White	915 Avenue P, Carter Lake, IA 51510	Residential	6706.4676	Base	4.00	4.00
Ashley M Hansen	910 Redick Blvd, Carter Lake, IA 51510	Residential	6760.6711	Base	4.00	4.00
Jo Chambers	906 Redick Blvd, Carter Lake, IA 51510	Residential	6760.6723	Base	4.00	4.00
Michael T Meyer	902 Redick Blvd, Carter Lake, IA 51510	Residential	6760.6749	Base	4.00	4.00
Rodney Wachter - Laura Wachter	914 Redick Blvd, Carter Lake, IA 51510	Residential	6760.6774	Base	4.00	4.00
Robin R Conner	1017 Willow Dr, Carter Lake, IA 51510	Residential	6776.9907	Base	4.00	4.00
Brant E Anderson - Amy C Anderson	911 Avenue P, Carter Lake, IA 51510	Residential	6777.8284	Base	4.00	4.00
Joyce L Trafton	1313 Avenue P, Carter Lake, IA 51510	Residential	6799.7819	Base	4.00	4.00
Shawne Rothmeyer	1315 Avenue P, Carter Lake, IA 51510	Residential	6799.9787	Base	4.00	4.00
B & T Investment Group LLC; Lester E Thom:	1321 Avenue P, Carter Lake, IA 51510	Residential	6800.0305	Base	4.00	4.00
Owen Dean Dashner - Jennifer P Dashner	4428 N 17th St, Carter Lake, IA 51510	Residential	6805.1869	Base	4.00	4.00
Philo B Polinski Trust - Sharon D Polinski Trust	907 Avenue P, Carter Lake, IA 51510	Residential	6849.2493	Base	4.00	4.00
Monty R Meyer - Cynthia J Meyer	1349 Avenue P, Carter Lake, IA 51510	Residential	6885.0336	Base	4.00	4.00
Charlie D Clapp Jr	1525 Avenue P, Carter Lake, IA 51510	Residential	6970.0234	Base	4.00	4.00
Lyle Poldberg - Jeannine Poldberg	1501 Avenue P, Carter Lake, IA 51510	Residential	6970.0301	Base	4.00	4.00
Charles J Keppard	4214 N 15th St, Carter Lake, IA 51510	Residential	6970.0439	Base	4.00	4.00
Larry W Hayes - Marlene K Hayes		Residential	6970.0513	Base	4.00	4.00
Clay D Thomason	903 Avenue P, Carter Lake, IA 51510	Residential	7014.0005	Base	4.00	4.00
Tami L Taylor Wade	1535 Stella Av, Carter Lake, IA 51510	Residential	7045.6921	Base	4.00	4.00
David K Grudle - Shelley R Grudle; Rebecca Hausr	1543 Stella Av, Carter Lake, IA 51510	Residential	7045.6925	Base	4.00	4.00
Burdsil A Rice - Carol L Rice	1515 Stella Av, Carter Lake, IA 51510	Residential	7045.6928	Base	4.00	4.00
Kevin J Vosler - Jessica L Kennedy	1511 Stella Av, Carter Lake, IA 51510	Residential	7045.6942	Base	4.00	4.00
Ulyan A Martin - Clara Martin	1523 Stella Av, Carter Lake, IA 51510	Residential	7045.6995	Base	4.00	4.00
Mikel USA Inc	1539 Stella Av, Carter Lake, IA 51510	Residential	7045.7074	Base	4.00	4.00
Darrell L Brock - Betty R Brock	1524 Murray Av, Carter Lake, IA 51510	Residential	7047.1543	Base	4.00	4.00
Charles K Midkiff Revocable Trust; Patricia J Midk	1516 Murray Av, Carter Lake, IA 51510	Residential	7047.1684	Base	4.00	4.00
Mary L Morehouse	1540 Murray Av, Carter Lake, IA 51510	Residential	7047.1685	Base	4.00	4.00
Delfo S Circo - Audrey D Circo	1544 Murray Av, Carter Lake, IA 51510	Residential	7047.1745	Base	4.00	4.00
Lonnie Galvin Hornbarger	1512 Murray Av, Carter Lake, IA 51510	Residential	7047.1817	Base	4.00	4.00

Janice M Kutilek	1536 Murray Av, Carter Lake, IA 51510	Residential	7047.1817	Base	4.00	4.00
Carol Lynn Pandis	706 Avenue Q, Carter Lake, IA 51510	Residential	7050.4688	Base	4.00	4.00
Paul A Martinez	1418 Dorene Blvd, Carter Lake, IA 51510	Residential	7062.2581	Base	4.00	4.00
John M Volovich	1312 Walnut St, Carter Lake, IA 51510	Residential	7070.9206	Base	4.00	4.00
Gary L Andersen - Janis L Andersen	629 E Locust St, Carter Lake, IA 51510	Residential	7080.0066	Base	4.00	4.00
Eric L Bentzinger - Monica L Bentzinger	701 E Locust St, Carter Lake, IA 51510	Residential	7080.0240	Base	4.00	4.00
Mikel USA Inc	1515 Avenue Q, Carter Lake, IA 51510	Residential	7094.6375	Base	4.00	4.00
Laurie Louise Thompson	1509 Avenue Q, Carter Lake, IA 51510	Residential	7109.1435	Base	4.00	4.00
David W Holton - Linda S Holton	1503 Avenue Q, Carter Lake, IA 51510	Residential	7123.6402	Base	4.00	4.00
Allan Carmichael	1523 Murray Av, Carter Lake, IA 51510	Residential	7131.2955	Base	4.00	4.00
Helen M Goc Life Estate	1543 Murray Av, Carter Lake, IA 51510	Residential	7131.2993	Base	4.00	4.00
Jilek Family Trust	1539 Murray Av, Carter Lake, IA 51510	Residential	7131.3078	Base	4.00	4.00
Mikel USA Inc	1515 Murray Av, Carter Lake, IA 51510	Residential	7131.3099	Base	4.00	4.00
Karen Lynn Gaines	1535 Murray Av, Carter Lake, IA 51510	Residential	7131.3140	Base	4.00	4.00
Lillian J Circo	1511 Murray Av, Carter Lake, IA 51510	Residential	7131.4868	Base	4.00	4.00
Christine H DeLashmutt	1528 Avenue P, Carter Lake, IA 51510	Residential	7132.8077	Base	4.00	4.00
Shawn Goldsberry - Mindy R Goldsberry	1544 Avenue P, Carter Lake, IA 51510	Residential	7132.8202	Base	4.00	4.00
William C Livingston Jr - Ellen L Livingston	1536 Avenue P, Carter Lake, IA 51510	Residential	7132.8225	Base	4.00	4.00
Margaret E Rice	1540 Avenue P, Carter Lake, IA 51510	Residential	7132.8274	Base	4.00	4.00
James P Moore - Kathryn Moore	4302 N 13th St, Carter Lake, IA 51510	Residential	7147.9974	Base	4.00	4.00
William R Calabretto - Cheryl J Calabretto	1214 Avenue P, Carter Lake, IA 51510	Residential	7148.0074	Base	4.00	4.00
Sharon K Petersen	17 Carter Lake Club, Carter Lake, IA 51510	Residential	7152.5392	Base	4.00	4.00
Gary B Ashcraft - Gayle D Ashcraft	1027 Shoal Point Dr, Carter Lake, IA 51510	Residential	7180.5319	Base	4.00	4.00
Patrick R Dingman - Norma J Dingman	1430 Lindwood Dr, Carter Lake, IA 51510	Residential	7184.0210	Base	4.00	4.00
James S Shaffar - Mary M Shaffar	1001 Shoal Point Dr, Carter Lake, IA 51510	Residential	7219.9348	Base	4.00	4.00
Lee A Smith	176 Carter Lake Club, Carter Lake, IA 51510	Residential	7332.1918	Base	4.00	4.00
James D Pauly	1406 Redick Blvd, Carter Lake, IA 51510	Residential	7336.5213	Base	4.00	4.00
Philo B Polinski Trust - Sharon D Polinski Trust		Residential	7400.0063	Base	4.00	4.00
Jose G Arriaga	1429 Dorene Blvd, Carter Lake, IA 51510	Residential	7466.3955	Base	4.00	4.00
James C McKillip - Julie C McKillip	51 Carter Lake Club, Carter Lake, IA 51510	Residential	7472.2082	Base	4.00	4.00
Karen Fisher	1414 Redick Blvd, Carter Lake, IA 51510	Residential	7482.5168	Base	4.00	4.00
Shirley J Jackson	3710 N 13th St, Carter Lake, IA 51510	Residential	7482.8126	Base	4.00	4.00
Paul A Schomer - Mary R Schomer	3714 N 13th St, Carter Lake, IA 51510	Residential	7482.8227	Base	4.00	4.00
Bernard Nobis - Doris J Nobis	3712 N 13th St, Carter Lake, IA 51510	Residential	7482.8552	Base	4.00	4.00
Timothy M Mandolfo	166 Carter Lake Club, Carter Lake, IA 51510	Residential	7499.9732	Base	4.00	4.00
Carl F Wilson - Roberta M Wilson	93 Carter Lake Club, Carter Lake, IA 51510	Residential	7499.9809	Base	4.00	4.00
Diane K Travis - Sandra L Guss	185 Carter Lake Club, Carter Lake, IA 51510	Residential	7499.9836	Base	4.00	4.00
Dorothy Ohlinger		Residential	7499.9872	Base	4.00	4.00
Gerald T Young - Ruth E Young	47 Carter Lake Club, Carter Lake, IA 51510	Residential	7499.9876	Base	4.00	4.00
Steven F Olsen - Wilma E Olsen	45 Carter Lake Club, Carter Lake, IA 51510	Residential	7499.9876	Base	4.00	4.00
Jerry Kemp - Nancy L Kemp	73 Carter Lake Club, Carter Lake, IA 51510	Residential	7499.9941	Base	4.00	4.00
Wolford S Baker Jr	30 Carter Lake Club, Carter Lake, IA 51510	Residential	7499.9941	Base	4.00	4.00
TPC Corp	9 Carter Lake Club, Carter Lake, IA 51510	Residential	7499.9944	Base	4.00	4.00
Bobby D Sellers - Sheryl A Sellers	72 Carter Lake Club, Carter Lake, IA 51510	Residential	7499.9944	Base	4.00	4.00
Barbara Bennett	107 Carter Lake Club, Carter Lake, IA 51510	Residential	7499.9956	Base	4.00	4.00
Christine N Driggers	20 Carter Lake Club, Carter Lake, IA 51510	Residential	7499.9956	Base	4.00	4.00

Timothy Podraza	34 Carter Lake Club, Carter Lake, IA 51510	Residential	7499.9956	Base	4.00	4.00
Bernard A Richards - Linda S Richards	139 Carter Lake Club, Carter Lake, IA 51510	Residential	7499.9977	Base	4.00	4.00
Frederick S Vogt - Sherry Ann Vogt	120 Carter Lake Club, Carter Lake, IA 51510	Residential	7499.9986	Base	4.00	4.00
Robert S Harrison Jr - Delores Harrison	90 Carter Lake Club, Carter Lake, IA 51510	Residential	7499.9996	Base	4.00	4.00
James Wittwer - Suana Wittwer	22 Carter Lake Club, Carter Lake, IA 51510	Residential	7500.0004	Base	4.00	4.00
Thomas E Annin - Antoinette Annin	110 Carter Lake Club, Carter Lake, IA 51510	Residential	7500.0006	Base	4.00	4.00
Ann M Ferryman	97 Carter Lake Club, Carter Lake, IA 51510	Residential	7500.0034	Base	4.00	4.00
Thomas M Johnson SR	142 Carter Lake Club, Carter Lake, IA 51510	Residential	7500.0051	Base	4.00	4.00
Eugene H Wray Jr		Residential	7500.0056	Base	4.00	4.00
James E Starr	79 Carter Lake Club, Carter Lake, IA 51510	Residential	7500.0067	Base	4.00	4.00
William J Schlotfeld - Janell Schlotfeld	57 Carter Lake Club, Carter Lake, IA 51510	Residential	7500.0075	Base	4.00	4.00
William H Clapper III - Margaret Clapper	109 Carter Lake Club, Carter Lake, IA 51510	Residential	7500.0083	Base	4.00	4.00
Carl D Teadtke - Virginia M Teadtke	127 Carter Lake Club, Carter Lake, IA 51510	Residential	7500.0107	Base	4.00	4.00
Shelly R Tovar	134 Carter Lake Club, Carter Lake, IA 51510	Residential	7500.0148	Base	4.00	4.00
Burdsil Rice - Carol Rice	125 Carter Lake Club, Carter Lake, IA 51510	Residential	7500.0151	Base	4.00	4.00
Husein Elmasri	103 Carter Lake Club, Carter Lake, IA 51510	Residential	7500.0191	Base	4.00	4.00
Donald F Hawkins - Marjory Hawkins	13 Carter Lake Club, Carter Lake, IA 51510	Residential	7500.0218	Base	4.00	4.00
Patrick D Lustgraaf - Sheryl A Lustgraaf	3713 13th Av, Carter Lake, IA 51510	Residential	7500.0243	Base	4.00	4.00
Ida M Joosten Trust	117 Carter Lake Club, Carter Lake, IA 51510	Residential	7505.5425	Base	4.00	4.00
Sandra L Guss	183 Carter Lake Club, Carter Lake, IA 51510	Residential	7508.7993	Base	4.00	4.00
Shirley J Wyzykowski	129 Carter Lake Club, Carter Lake, IA 51510	Residential	7513.8938	Base	4.00	4.00
Mary Sue Shields	3 Carter Lake Club, Carter Lake, IA 51510	Residential	7517.0555	Base	4.00	4.00
Stephenie Patterson		Residential	7522.5184	Base	4.00	4.00
Brain L Kocanda - Kimberly A Kocanda	4401 N 7th St, Carter Lake, IA 51510	Residential	7531.1671	Base	4.00	4.00
Robert F Huston - Judy V Huston	710 Avenue Q, Carter Lake, IA 51510	Residential	7531.1812	Base	4.00	4.00
Stephanie Koch	190 Carter Lake Club, Carter Lake, IA 51510	Residential	7565.5437	Base	4.00	4.00
John A Polinski	36 Carter Lake Club, Carter Lake, IA 51510	Residential	7582.6927	Base	4.00	4.00
Donald C Ethen - Karen S Ethen	3708 N 13th St, Carter Lake, IA 51510	Residential	7609.6423	Base	4.00	4.00
Sandra L Guss		Residential	7615.1867	Base	4.00	4.00
Ronald E Hamilton	2815 N 5th St, Carter Lake, IA 51510	Residential	7784.7842	Base	4.00	4.00
Timothy Christensen - Pamela Christensen	174 Carter Lake Club, Carter Lake, IA 51510	Residential	7826.2312	Base	4.00	4.00
Delbert Settles - Theresa M Settles		Residential	7855.6140	Base	4.00	4.00
Melissa Zweerink - Allen Zweerink	1410 Neptune Cir, Carter Lake, IA 51510	Residential	7859.4542	Base	4.00	4.00
Coronado Keys LLC - c/o Duane Menke		Residential	7996.1602	Base	4.00	4.00
Coronado Keys LLC - c/o Duane Menke		Residential	7996.7555	Base	4.00	4.00
Terry D Lesley - Georgianna Lesley		Residential	8046.5686	Base	4.00	4.00
Matthew A Kurtz - Julie Kurtz	1002 Shoal Point Dr, Carter Lake, IA 51510	Residential	8060.8797	Base	4.00	4.00
Stephanie A Saunders-Mann - Johnnie Mann Jr	980 Key Cir, Carter Lake, IA 51510	Residential	8064.1812	Base	4.00	4.00
Bonnie C Gundersen	960 Key Cir, Carter Lake, IA 51510	Residential	8064.1861	Base	4.00	4.00
Phillip Newton - Sandra Newton	1000 Key Cir, Carter Lake, IA 51510	Residential	8064.1993	Base	4.00	4.00
Scott L Moore - Kim L Moore	990 Key Cir, Carter Lake, IA 51510	Residential	8064.1993	Base	4.00	4.00
Coronado Keys LLC - c/o Duane Menke		Residential	8064.2048	Base	4.00	4.00
Mikel USA Inc	940 Key Cir, Carter Lake, IA 51510	Residential	8064.2105	Base	4.00	4.00
Coronado Keys LLC - c/o Duane Menke		Residential	8064.2105	Base	4.00	4.00
Jona D Ideus Simonson - Richard S Ideus	930 Key Cir, Carter Lake, IA 51510	Residential	8064.2116	Base	4.00	4.00
Christina B Saxton - Janice Saxton-Orlando	950 Key Cir, Carter Lake, IA 51510	Residential	8064.2116	Base	4.00	4.00

Coronado Keys LLC - c/o Duane Menke		Residential	8064.2239	Base	4.00	4.00
Ron Rothmeyer - Sheila Rothmeyer	970 Key Cir, Carter Lake, IA 51510	Residential	8064.2303	Base	4.00	4.00
L E Jacoby		Residential	8102.9491	Base	4.00	4.00
Don Exley - Dawn Exley	1010 Key Cir, Carter Lake, IA 51510	Residential	8117.7581	Base	4.00	4.00
Dawn Deanne Lynch Trust	4430 N 17th St, Carter Lake, IA 51510	Residential	8166.6706	Base	4.00	4.00
Johnette A Barnhouse	189 Carter Lake Club, Carter Lake, IA 51510	Residential	8236.8256	Base	4.00	4.00
Richard L Brock JR - Kelli T Brock	4337 N 14th St, Carter Lake, IA 51510	Residential	8243.1619	Base	4.00	4.00
Gary A Wilmoth - Cynthia L Wilmoth	4338 N 15th St, Carter Lake, IA 51510	Residential	8250.6267	Base	4.00	4.00
Kellie J Clapper	3304 N 11th St, Carter Lake, IA 51510	Residential	8252.4118	Base	4.00	4.00
Terry Lesley - Gerogianna Lesley	3408 N 11th St, Carter Lake, IA 51510	Residential	8252.4328	Base	4.00	4.00
TPC Corp	3410 N 11th St, Carter Lake, IA 51510	Residential	8252.4365	Base	4.00	4.00
William Mecseji - Stacey Mecseji	3200 N 11th St, Carter Lake, IA 51510	Residential	8252.4378	Base	4.00	4.00
David F Korte - Karen G Korte	3306 N 11th St, Carter Lake, IA 51510	Residential	8252.4432	Base	4.00	4.00
Joyce D Lesley	3308 N 11th St, Carter Lake, IA 51510	Residential	8252.4450	Base	4.00	4.00
Larry Gene Curry	3406 N 11th St, Carter Lake, IA 51510	Residential	8252.4474	Base	4.00	4.00
Keith E Midkiff - Cristi L Midkiff	3302 N 11th St, Carter Lake, IA 51510	Residential	8252.4562	Base	4.00	4.00
Lavelle E Whitner	680 Key Cir, Carter Lake, IA 51510	Residential	8260.0086	Base	4.00	4.00
Coronado Keys LLC - c/o Duane Menke		Residential	8260.0189	Base	4.00	4.00
Carol Jean Gunderson		Residential	8260.0276	Base	4.00	4.00
Gregory I Kopera	700 Key Cir, Carter Lake, IA 51510	Residential	8260.0276	Base	4.00	4.00
Coronado Keys LLC - c/o Duane Menke		Residential	8260.0276	Base	4.00	4.00
Mark K Barnes - Melinda S DuBay	690 Key Cir, Carter Lake, IA 51510	Residential	8260.0473	Base	4.00	4.00
Andrew M Evers - Jill R Evers		Residential	8260.0506	Base	4.00	4.00
Andrew M Evers - Jill R Evers	730 Key Cir, Carter Lake, IA 51510	Residential	8260.0506	Base	4.00	4.00
Coronado Keys LLC - c/o Duane Menke		Residential	8260.0506	Base	4.00	4.00
Jerry L Vanwaart - Ellen Vanwaart	490 Coronado Cir, Carter Lake, IA 51510	Residential	8267.3032	Base	4.00	4.00
Kirk R Maron - Gayelynn Maron	4301 N 13th St, Carter Lake, IA 51510	Residential	8267.8077	Base	4.00	4.00
Jesse L Krug - Toni Krug	1017 Avenue Q, Carter Lake, IA 51510	Residential	8271.4893	Base	4.00	4.00
Donald Rubsam - Anna Rubsam	4323 N 13th St, Carter Lake, IA 51510	Residential	8274.3459	Base	4.00	4.00
Tracy A Suess	801 Avenue P, Carter Lake, IA 51510	Residential	8279.9323	Base	4.00	4.00
David Daniel Settles	4333 N 14th St, Carter Lake, IA 51510	Residential	8280.0527	Base	4.00	4.00
Carol Ann Bartu	4329 N 14th St, Carter Lake, IA 51510	Residential	8280.1952	Base	4.00	4.00
Robin Hammitt	, IA	Residential	8280.2378	Base	4.00	4.00
James Ivan McMahill II - Kimberly D McMahill	761 Avenue P, Carter Lake, IA 51510	Residential	8280.4877	Base	4.00	4.00
Scott Naggatz	4325 N 14th St, Carter Lake, IA 51510	Residential	8280.5280	Base	4.00	4.00
Angela M Keenan - Donnette M Janda	4321 N 14th St, Carter Lake, IA 51510	Residential	8280.6247	Base	4.00	4.00
Teresa K Wallingford	741 Avenue P, Carter Lake, IA 51510	Residential	8280.7651	Base	4.00	4.00
Frank P Sillik - Johnna Sillik	4317 N 14th St, Carter Lake, IA 51510	Residential	8281.0933	Base	4.00	4.00
Richard Joe Hearn - Ethel H Hearn	4313 N 14th St, Carter Lake, IA 51510	Residential	8281.2537	Base	4.00	4.00
Carla Kucks	4309 N 14th St, Carter Lake, IA 51510	Residential	8281.4030	Base	4.00	4.00
Dianne M Buschelman	4334 N 15th St, Carter Lake, IA 51510	Residential	8281.6494	Base	4.00	4.00
Mikel USA Inc	4330 N 15th St, Carter Lake, IA 51510	Residential	8281.8368	Base	4.00	4.00
John L Shearer Trust	4326 N 15th St, Carter Lake, IA 51510	Residential	8282.1570	Base	4.00	4.00
Kelly Kathleen Steskal	4322 N 15th St, Carter Lake, IA 51510	Residential	8282.2940	Base	4.00	4.00
Gregory T Frederiksen - Catherine J frederiksen	4318 N 15th St, Carter Lake, IA 51510	Residential	8282.6521	Base	4.00	4.00
Mark Whitney - Gretchen Whitney	4314 N 15th St, Carter Lake, IA 51510	Residential	8282.8883	Base	4.00	4.00

Steven L Delezene - Marlene Delezene	4310 N 15th St, Carter Lake, IA 51510	Residential	8283.0548	Base	4.00	4.00
Gary J Bequette	4427 N 8th St, Carter Lake, IA 51510	Residential	8292.2957	Base	4.00	4.00
Allan G Kuiper	1413 Lindwood Dr, Carter Lake, IA 51510	Residential	8297.5672	Base	4.00	4.00
Renee J Cotton	4328 N 11th St, Carter Lake, IA 51510	Residential	8323.2344	Base	4.00	4.00
Dale A Sillik Jr - Linda L Sillik	100 Carter Lake Club, Carter Lake, IA 51510	Residential	8356.1368	Base	4.00	4.00
Ronald L Cumberledge	170 Marina Ct, Carter Lake, IA 51510	Residential	8386.5892	Base	4.00	4.00
Dennis K Moore - Patricia A Stacy		Residential	8386.7998	Base	4.00	4.00
Robert Torres - Kerri L Torres	190 Marina Ct, Carter Lake, IA 51510	Residential	8387.0090	Base	4.00	4.00
Karen L Anderson - Randy D Poorker	1401 Neptune Dr, Carter Lake, IA 51510	Residential	8392.1311	Base	4.00	4.00
Anna Roberts Life Estate	1315 Neptune Dr, Carter Lake, IA 51510	Residential	8392.1344	Base	4.00	4.00
John M Volovich - Martha M Volovich	1409 Neptune Dr, Carter Lake, IA 51510	Residential	8392.1402	Base	4.00	4.00
William D Lovell Sr	1503 Neptune Dr, Carter Lake, IA 51510	Residential	8392.1594	Base	4.00	4.00
Gregory L Kopera	1515 Neptune Dr, Carter Lake, IA 51510	Residential	8392.1813	Base	4.00	4.00
Edward T Kuhn - Toni J Kuhn	1507 Willow Dr, Carter Lake, IA 51510	Residential	8392.1884	Base	4.00	4.00
Loren T Knauss - Tina L Sayers Knauss		Residential	8399.9244	Base	4.00	4.00
Brian N Jensen - Stephanie D Jensen	600 Coronado Cir, Carter Lake, IA 51510	Residential	8399.9438	Base	4.00	4.00
Brian N Jensen - Stephanie D Jensen	600 Coronado Cir, Council Bluffs, IA 51510	Residential	8399.9438	Base	4.00	4.00
Junior K Brewer - Camille D Brewer	580 Coronado Cir, Carter Lake, IA 51510	Residential	8399.9638	Base	4.00	4.00
Robert A Petersen JR - Robert A Petersen Trust	570 Coronado Cir, Carter Lake, IA 51510	Residential	8399.9638	Base	4.00	4.00
Susan Patricia Knox	550 Coronado Cir, Carter Lake, IA 51510	Residential	8399.9638	Base	4.00	4.00
Terry Dean Wells - Lisa S Wells	590 Coronado Cir, Carter Lake, IA 51510	Residential	8399.9638	Base	4.00	4.00
Alfred S Orsi - Lisa M Orsi	440 Coronado Cir, Carter Lake, IA 51510	Residential	8400.0031	Base	4.00	4.00
Gregory J Ederer	470 Coronado Cir, Carter Lake, IA 51510	Residential	8400.0031	Base	4.00	4.00
Christopher M Roseland	460 Coronado Cir, Carter Lake, IA 51510	Residential	8400.0225	Base	4.00	4.00
Steven Ray Smith	430 Coronado Cir, Carter Lake, IA 51510	Residential	8400.0225	Base	4.00	4.00
Dennis Cihal - Sandra Cihal	420 Coronado Cir, Carter Lake, IA 51510	Residential	8400.0225	Base	4.00	4.00
Douglas J Jaixen - Dawn R Jaixen	450 Coronado Cir, Carter Lake, IA 51510	Residential	8400.0225	Base	4.00	4.00
Lee E Mitchell - Margaret A Mitchell	1028 Shoal Point Dr, Carter Lake, IA 51510	Residential	8405.7713	Base	4.00	4.00
Steven F Amos	1309 Lindwood Dr, Carter Lake, IA 51510	Residential	8408.3716	Base	4.00	4.00
Lenora M Ruiz	1409 Lindwood Dr, Carter Lake, IA 51510	Residential	8408.3808	Base	4.00	4.00
Michael E Smith - Grace L Smith	1333 Lindwood Dr, Carter Lake, IA 51510	Residential	8408.3930	Base	4.00	4.00
Lona Kay Schamel	1329 Lindwood Dr, Carter Lake, IA 51510	Residential	8408.3943	Base	4.00	4.00
Debra D Parker	1401 Lindwood Dr, Carter Lake, IA 51510	Residential	8408.3989	Base	4.00	4.00
Amanda Kay Reynolds - David Michael Reynolds	1321 Lindwood Dr, Carter Lake, IA 51510	Residential	8408.4035	Base	4.00	4.00
Deborah L Fronce	1317 Lindwood Dr, Carter Lake, IA 51510	Residential	8408.4035	Base	4.00	4.00
Robert A Peters - Jo El F Peters	1325 Lindwood Dr, Carter Lake, IA 51510	Residential	8408.4035	Base	4.00	4.00
Rodney Roberts - Cheryl L Roberts	1313 Lindwood Dr, Carter Lake, IA 51510	Residential	8408.4162	Base	4.00	4.00
MC3 Homebuyers LLC	1305 Lindwood Dr, Carter Lake, IA 51510	Residential	8408.4267	Base	4.00	4.00
Katherine R Kramer	1405 Lindwood Dr, Carter Lake, IA 51510	Residential	8408.4267	Base	4.00	4.00
James K Hart - Elictia T Hammond	60 Marina Ct, Carter Lake, IA 51510	Residential	8413.4311	Base	4.00	4.00
Dennis W Brown - Beverly A Brown	70 Marina Ct, Carter Lake, IA 51510	Residential	8413.7202	Base	4.00	4.00
Cheri L Winsor; James Provost - Michele Provost;	80 Marina Ct, Carter Lake, IA 51510	Residential	8413.8885	Base	4.00	4.00
Robert Coon - Mechelle Coon	200 Marina Ct, Carter Lake, IA 51510	Residential	8417.8040	Base	4.00	4.00
Jason Gundersen - Lynette Ryan	480 Coronado Cir, Carter Lake, IA 51510	Residential	8418.1383	Base	4.00	4.00
Hamblen Alley Construction		Residential	8436.2660	Base	4.00	4.00
Genevieve C Brockman	3718 N 13th St, Carter Lake, IA 51510	Residential	8497.4335	Base	4.00	4.00

Owl LLC - c/o Whitney Ferer	44111/2 N 6th St, Carter Lake, IA 51510	Residential	8507.5038	Base	4.00	4.00
Owl LLC - c/o Whitney Ferer	4411 N 6th St, Carter Lake, IA 51510	Residential	8507.5038	Base	4.00	4.00
Leslie T Sanders - c/o Kevin E Burr	540 Coronado Cir, Carter Lake, IA 51510	Residential	8575.6172	Base	4.00	4.00
Edward J Palandri - Laura L Palandri	1804 Sand Point Dr, Carter Lake, IA 51510	Residential	8581.2488	Base	4.00	4.00
Frank J Keiderling		Residential	8729.8928	Base	4.00	4.00
Victor B Skinner - Janet L Skinner	1306 Redick Blvd, Carter Lake, IA 51510	Residential	8760.0588	Base	4.00	4.00
Joseph L Barnhart - Janet E Barnhart	1015 Shoal Point Dr, Carter Lake, IA 51510	Residential	8778.1404	Base	4.00	4.00
Richard L Albrecht Trust	1016 Shoal Point Dr, Carter Lake, IA 51510	Residential	8778.2490	Base	4.00	4.00
Robert J Michaels - Sondra J Michaels	210 Marina Ct, Carter Lake, IA 51510	Residential	8783.8106	Base	4.00	4.00
Elizabeth J Campbell	1014 Shoal Point Dr, Carter Lake, IA 51510	Residential	8786.7928	Base	4.00	4.00
Glenn Jensen Trust - Glenn S Jensen - Trustee	26 Carter Lake Club, Carter Lake, IA 51510	Residential	8790.8383	Base	4.00	4.00
Carol L Gupton	530 Coronado Cir, Carter Lake, IA 51510	Residential	8806.2107	Base	4.00	4.00
Brian A Young		Residential	8898.9727	Base	4.00	4.00
Mikel USA Inc	1301 Lindwood Dr, Carter Lake, IA 51510	Residential	8901.2673	Base	4.00	4.00
Terry R Christensen - Diane L Christensen	200 Carter Lake Club, Carter Lake, IA 51510	Residential	8922.8827	Base	4.00	4.00
Mark E Mossman - Mitzi G Mossman	721 Avenue P, Carter Lake, IA 51510	Residential	8950.7528	Base	4.00	4.00
Dale L Hurt	3704 Neptune Dr, Carter Lake, IA 51510	Residential	8959.3485	Base	4.00	4.00
Pearl Sykora	3906 N 9th St, Carter Lake, IA 51510	Residential	9000.9058	Base	4.00	4.00
Rodney Lee Moore - Ann Marie Moore	3715 N 9th St, Carter Lake, IA 51510	Residential	9003.1554	Base	4.00	4.00
James P Hillman - Reta M Hillman	905 Redick Blvd, Carter Lake, IA 51510	Residential	9003.3715	Base	4.00	4.00
Rose Ann Goodloff	923 Redick Blvd, Carter Lake, IA 51510	Residential	9003.3798	Base	4.00	4.00
Richard J Smith - Cindy K Smith	901 Redick Blvd, Carter Lake, IA 51510	Residential	9003.3971	Base	4.00	4.00
James Bowman - Cheryl Bowman	1780 Avenue Q, Carter Lake, IA 51510	Residential	9052.5680	Base	4.00	4.00
Ronald Cumberledge - Daniel Cumberledge		Residential	9076.3083	Base	4.00	4.00
1818 Sand Point Drive LLC	1818 Sand Point Dr, Carter Lake, IA 51510	Residential	9102.2660	Base	4.00	4.00
Arthur J Schon Trust - Mary E Schon Trust	109 Shoreline Dr, Carter Lake, IA 51510	Residential	9138.5067	Base	4.00	4.00
Terry R Christiansen	4429 N 6th St, Carter Lake, IA 51510	Residential	9143.0605	Base	4.00	4.00
Michiel R Hartog - Beth G Hartog	1614 Avenue N, Carter Lake, IA 51510	Residential	9198.0240	Base	4.00	4.00
Billy Bartelt - Marilyn Marie Bartelt	1314 Hiatt St, Carter Lake, IA 51510	Residential	9240.0361	Base	4.00	4.00
Antoinette M Burk - Albert Lee Burk	1318 Hiatt St, Carter Lake, IA 51510	Residential	9240.0367	Base	4.00	4.00
John L Skinner - Helen A Skinner	1312 Avenue N, Carter Lake, IA 51510	Residential	9240.0491	Base	4.00	4.00
Walker Rental LLC	1330 Avenue O, Carter Lake, IA 51510	Residential	9240.0496	Base	4.00	4.00
United Sates Of America	1013 Shoal Point Dr, Carter Lake, IA 51510	Residential	9262.6435	Base	4.00	4.00
Joshua E Eveloff	50 Marina Ct, Carter Lake, IA 51510	Residential	9264.3626	Base	4.00	4.00
Terry L Burnsides - Linda K Burnsides		Residential	9300.8442	Base	4.00	4.00
Harlene M Wilson	1323 Hiatt St, Carter Lake, IA 51510	Residential	9317.0073	Base	4.00	4.00
Ray E Petersen; Roger A Saathoff - Susan Saathof	1307 Hiatt St, Carter Lake, IA 51510	Residential	9317.0198	Base	4.00	4.00
Antoinette M Burk - Albert Lee Burk		Residential	9317.0404	Base	4.00	4.00
Ellen Thompson	1320 Walker St, Carter Lake, IA 51510	Residential	9317.0453	Base	4.00	4.00
Jim L Allen - Sharon M Allen	3714 N 17th St, Carter Lake, IA 51510	Residential	9384.8353	Base	4.00	4.00
Tu Nguyen	160 Marina Ct, Carter Lake, IA 51510	Residential	9387.2574	Base	4.00	4.00
Robert J Zagozda - Mary O Zagozda	30 Marina Ct, Carter Lake, IA 51510	Residential	9433.0591	Base	4.00	4.00
Brian J Daggett	1520 Walker St, Carter Lake, IA 51510	Residential	9471.0262	Base	4.00	4.00
Charles H Lindhorst; Edward T Kuhn - Toni J Kuhn	1541 Walker St, Carter Lake, IA 51510	Residential	9471.0266	Base	4.00	4.00
Tammy Rae Berry	1501 Cachelin Dr, Carter Lake, IA 51510	Residential	9471.0336	Base	4.00	4.00
David W Hendrickson - Margaret Hendrickson	4159 N 13th St, Carter Lake, IA 51510	Residential	9471.0391	Base	4.00	4.00

Troy Kramer	1302 Avenue N, Carter Lake, IA 51510	Residential	9471.0394	Base	4.00	4.00
Gary L Kapsch	1510 Silver Ln, Carter Lake, IA 51510	Residential	9471.0401	Base	4.00	4.00
Michelle Katherine Schaffer	1302 Silver Ln, Carter Lake, IA 51510	Residential	9471.0515	Base	4.00	4.00
Gary L Kapsch		Residential	9471.0525	Base	4.00	4.00
Ryan M Hartog	4009 N 13th St, Carter Lake, IA 51510	Residential	9471.0529	Base	4.00	4.00
Owen Dashner	1518 Avenue N, Carter Lake, IA 51510	Residential	9471.0585	Base	4.00	4.00
Penny E Clark Winn	1540 Walker St, Carter Lake, IA 51510	Residential	9471.0650	Base	4.00	4.00
Mikel USA Inc	3030 N 7th St, Carter Lake, IA 51510	Residential	9499.5808	Base	4.00	4.00
Mikel USA Inc	4310 N 13th St, Carter Lake, IA 51510	Residential	9533.6870	Base	4.00	4.00
Kenneth C Ernesti - Patricia I Ernesti	4314 N 13th St, Carter Lake, IA 51510	Residential	9536.1227	Base	4.00	4.00
Cheryl Dianne Evans	610 Avenue Q, Carter Lake, IA 51510	Residential	9536.4227	Base	4.00	4.00
Robert S Harrison Jr - Delores Harrison	4314 N 12th St, Carter Lake, IA 51510	Residential	9537.2951	Base	4.00	4.00
Judy M Scobba	4317 N 11th St, Carter Lake, IA 51510	Residential	9538.4871	Base	4.00	4.00
Sec HUD	4316 N 13th St, Carter Lake, IA 51510	Residential	9538.5354	Base	4.00	4.00
Shawne R Rothmeyer - Wendi K Rothmeyer	3806 N 13th St, Carter Lake, IA 51510	Residential	9539.9393	Base	4.00	4.00
Walker Rental LLC	4321 N 11th St, Carter Lake, IA 51510	Residential	9540.9232	Base	4.00	4.00
Gerard J Darveaux - Delores Darveaux	4320 N 13th St, Carter Lake, IA 51510	Residential	9540.9507	Base	4.00	4.00
Harley A Perkins	4323 N 11th St, Carter Lake, IA 51510	Residential	9543.3232	Base	4.00	4.00
Andrew S Kruse	4324 N 13th St, Carter Lake, IA 51510	Residential	9543.3902	Base	4.00	4.00
Steven R Branson	4325 N 12th St, Carter Lake, IA 51510	Residential	9543.3964	Base	4.00	4.00
Terry C Purcell - Lisa A Purcell	4330 N 13th St, Carter Lake, IA 51510	Residential	9545.1913	Base	4.00	4.00
Lora J Forsythe	1215 Avenue Q, Carter Lake, IA 51510	Residential	9545.2098	Base	4.00	4.00
Patrick J Morrell	750 Key Cir, Carter Lake, IA 51510	Residential	9546.4762	Base	4.00	4.00
George A Brendle - Carmelita F Brendle	1525 Avenue O, Carter Lake, IA 51510	Residential	9548.0556	Base	4.00	4.00
Faye M Levell - Kenneth L Levell	1540 Silver Ln, Carter Lake, IA 51510	Residential	9548.0558	Base	4.00	4.00
Charles Boettger Jr - Lucille Boettger	1548 Walker St, Carter Lake, IA 51510	Residential	9548.0568	Base	4.00	4.00
Lawrence C Crowell		Residential	9551.0592	Base	4.00	4.00
Debra K Jenkins	1326 Cachelin Dr, Carter Lake, IA 51510	Residential	9600.0285	Base	4.00	4.00
Kirk R Maron - Gayelynn Maron	4305 N 13th St, Carter Lake, IA 51510	Residential	9655.8125	Base	4.00	4.00
Lillian L Kallvik	80 Marina Ct, Carter Lake, IA 51510	Residential	9664.9669	Base	4.00	4.00
Carl F Wilson - Harlene M Wilson		Residential	9676.4542	Base	4.00	4.00
Yvonne Kraft	890 Key Cir, Carter Lake, IA 51510	Residential	9678.1177	Base	4.00	4.00
Linda L Steskal	1024 Redick Blvd, Carter Lake, IA 51510	Residential	9750.9830	Base	4.00	4.00
Terry L Burnsides - Linda K Burnsides		Residential	9762.4681	Base	4.00	4.00
Cari A Gottschalk	905 Willow Dr, Carter Lake, IA 51510	Residential	9801.2624	Base	4.00	4.00
Charles D Clapp JR	1514 Cachelin Dr, Carter Lake, IA 51510	Residential	9840.0402	Base	4.00	4.00
Francis Callahan - Annette Callahan	1306 Cachelin Dr, Carter Lake, IA 51510	Residential	9840.0635	Base	4.00	4.00
Peggy Cannon		Residential	9907.0022	Base	4.00	4.00
Hamblem Alley Construction Icn.		Residential	9916.6144	Base	4.00	4.00
Lucille V Harsch Trust	1440 Avenue Q, Carter Lake, IA 51510	Residential	9934.8530	Base	4.00	4.00
City of Carter Lake		Residential	9946.1830	Base	4.00	4.00
M-F Real Estate Inc		Residential	9946.7017	Base	4.00	4.00
Victor G Brown - Brenda D Brown	4334 N 7th St, Carter Lake, IA 51510	Residential	9980.6084	Base	4.00	4.00
Walter K Thomas - Mary Thomas	3716 N 13th St, Carter Lake, IA 51510	Residential	10019.3798	Base	4.00	4.00
Joseph A Anderson - Deann R Anderson	3706 N 13th St, Carter Lake, IA 51510	Residential	10019.3886	Base	4.00	4.00
Barbara A Hawkins - Kitty Colleen Buchanan	4430 N 8th St, Carter Lake, IA 51510	Residential	10038.3347	Base	4.00	4.00

Boyd L Kuhl	3109 Surfwood Dr, Carter Lake, IA 51510	Residential	10049.0323	Base	4.00	4.00
Larry Bret Curd - Julie Ann Curd	130 Marina Ct, Carter Lake, IA 51510	Residential	10080.1809	Base	4.00	4.00
Mark L Hunter - Jerome K Hunter	120 Marina Ct, Carter Lake, IA 51510	Residential	10105.1052	Base	4.00	4.00
Eugene H Wray III	87 Carter Lake Club, Carter Lake, IA 51510	Residential	10138.5088	Base	4.00	4.00
The Dailey Family Revocable Trust	510 Coronado Cir, Carter Lake, IA 51510	Residential	10163.7632	Base	4.00	4.00
Christopher Roseland	520 Coronado Cir, Carter Lake, IA 51510	Residential	10163.9800	Base	4.00	4.00
Charles O Duncan - Juanita M Duncan	1425 Dorene Blvd, Carter Lake, IA 51510	Residential	10173.1579	Base	4.00	4.00
Amy Tallant	1210 Willow Dr, Carter Lake, IA 51510	Residential	10234.9997	Base	4.00	4.00
Derek G Caviness - Lisa L Caviness	500 Coronado Cir, Carter Lake, IA 51510	Residential	10322.9276	Base	4.00	4.00
Mikel USA Inc	111 Shoreline Dr, Carter Lake, IA 51510	Residential	10343.4827	Base	4.00	4.00
Lyle Poldberg - Jeannine M Poldberg	1515 Avenue P, Carter Lake, IA 51510	Residential	10455.0455	Base	4.00	4.00
Harley A Perkins - Diane Perkins	4327 N 11th St, Carter Lake, IA 51510	Residential	10501.6731	Base	4.00	4.00
Jill A Amos		Residential	10529.2794	Base	4.00	4.00
John J Erdkamp - Michelle R Erdkamp	601 Avenue Q, Carter Lake, IA 51510	Residential	10548.3714	Base	4.00	4.00
Michael A Levell	110 Shoreline Dr, Carter Lake, IA 51510	Residential	10555.4484	Base	4.00	4.00
Christopher M Cartledge - Rachel B Cartledge; R &	131 Carter Lake Club, Carter Lake, IA 51510	Residential	10592.6051	Base	4.00	4.00
Paulo E Nolasco - Rose Marie Nolasco; TPC Corp	1520 Avenue P, Carter Lake, IA 51510	Residential	10697.3576	Base	4.00	4.00
Justin E Mathern	1426 Lindwood Dr, Carter Lake, IA 51510	Residential	10701.3983	Base	4.00	4.00
Robert L Vanderlinden	610 Coronado Cir, Carter Lake, IA 51510	Residential	10712.2650	Base	4.00	4.00
Dennis Rochford		Residential	10719.2222	Base	4.00	4.00
Curtis Trust	1802 Sand Point Dr, Carter Lake, IA 51510	Residential	10731.9479	Base	4.00	4.00
James Lee Wolfe	803 Redick Blvd, Carter Lake, IA 51510	Residential	10800.0654	Base	4.00	4.00
Bryan Doughman - Jenny Doughman	650 Key Cir, Carter Lake, IA 51510	Residential	10809.2720	Base	4.00	4.00
Wayne C Piper		Residential	10851.0769	Base	4.00	4.00
Mark A Eibes - Jeanne P Eibes	107 Shoal Dr, Carter Lake, IA 51510	Residential	10942.5197	Base	4.00	4.00
Scotty L Clark - Michelle A Salerno	4248 N 7th St, Carter Lake, IA 51510	Residential	11003.9904	Base	4.00	4.00
Robert J Sempek - Flora F Sempek	1312 Avenue P, Carter Lake, IA 51510	Residential	11013.4537	Base	4.00	4.00
Mark Mossman - Mitzi Mossman	4214 N 7th St, Carter Lake, IA 51510	Residential	11018.4050	Base	4.00	4.00
Herbert Schewe	4320 N 7th St, Carter Lake, IA 51510	Residential	11024.5482	Base	4.00	4.00
Frank C Corcoran	4306 N 7th St, Carter Lake, IA 51510	Residential	11024.8380	Base	4.00	4.00
Shawn R Starks	4330 N 14th St, Carter Lake, IA 51510	Residential	11036.3404	Base	4.00	4.00
David Huey - Cynthia Huey	4316 N 9th St, Carter Lake, IA 51510	Residential	11046.0938	Base	4.00	4.00
Norman C Harris - Dorothy M Harris	4304 N 9th St, Carter Lake, IA 51510	Residential	11046.1071	Base	4.00	4.00
Joseph J McCoy - Bonnie J McCoy	4320 N 9th St, Carter Lake, IA 51510	Residential	11046.1153	Base	4.00	4.00
Staci L Roehr	4329 N 8th St, Carter Lake, IA 51510	Residential	11046.6423	Base	4.00	4.00
George A Winfield	4303 N 8th St, Carter Lake, IA 51510	Residential	11046.6481	Base	4.00	4.00
Robert J Michaels - Sondra J Michaels	4321 N 8th St, Carter Lake, IA 51510	Residential	11046.6738	Base	4.00	4.00
Bradley J Brownlee	4308 N 8th St, Carter Lake, IA 51510	Residential	11047.3993	Base	4.00	4.00
Lillian L Kallvik - Susan Kinney	4330 N 8th St, Carter Lake, IA 51510	Residential	11047.4005	Base	4.00	4.00
Brad Brownlee		Residential	11047.4016	Base	4.00	4.00
Fred P Sapienza - Connie E Sapienza	4302 N 8th St, Carter Lake, IA 51510	Residential	11047.4084	Base	4.00	4.00
Herbert F Schewe		Residential	11047.9404	Base	4.00	4.00
Larry D Hamilton - Wilma J Hamilton		Residential	11055.7174	Base	4.00	4.00
Hani Haider		Residential	11056.4020	Base	4.00	4.00
Charles E Slobodnik - Joyce A Slobodnik	4418 N 8th St, Carter Lake, IA 51510	Residential	11056.4065	Base	4.00	4.00
Dawn Rachelle Lusk - David Lester Lusk	4408 N 8th St, Carter Lake, IA 51510	Residential	11056.4090	Base	4.00	4.00

William J Rodgers	4416 N 9th St, Carter Lake, IA 51510	Residential	11056.4139	Base	4.00	4.00
Michael E Kaiser - Susan M Kaiser		Residential	11056.4290	Base	4.00	4.00
Owl LLC - c/o Whitney Ferer	4409 N 6th St, Carter Lake, IA 51510	Residential	11056.4309	Base	4.00	4.00
Brian Kocanda		Residential	11056.4311	Base	4.00	4.00
Brian L Kocanda		Residential	11056.4311	Base	4.00	4.00
Lawrence Hamilton - Wilma J Hamilton	4319 N 10th St, Carter Lake, IA 51510	Residential	11058.1812	Base	4.00	4.00
Marvin Jr Baker	901 Avenue Q, Carter Lake, IA 51510	Residential	11063.5334	Base	4.00	4.00
Timothy R McWilliams - Paula R McWilliams	1520 Avenue Q, Carter Lake, IA 51510	Residential	11066.6394	Base	4.00	4.00
Thomas Chaplin - Tracy Chaplin	1013 Willow Dr, Carter Lake, IA 51510	Residential	11144.9176	Base	4.00	4.00
Henry W Zdan Jr - Mary L Zdan	171 Carter Lake Club, Carter Lake, IA 51510	Residential	11249.9701	Base	4.00	4.00
Helen Luella Shelton	59 Carter Lake Club, Carter Lake, IA 51510	Residential	11249.9912	Base	4.00	4.00
George F Dahlheimer	76 Carter Lake Club, Carter Lake, IA 51510	Residential	11250.0190	Base	4.00	4.00
Daniel D Driver - Angela K Lantz	69 Carter Lake Club, Carter Lake, IA 51510	Residential	11250.0276	Base	4.00	4.00
Cronin Family Trust	1602 Avenue Q, Carter Lake, IA 51510	Residential	11277.4896	Base	4.00	4.00
Jerry T Rhubart - Barbara A Rhubart	611 Avenue Q, Carter Lake, IA 51510	Residential	11311.9561	Base	4.00	4.00
Chad V Gunzenhauser	1317 Janbrook Blvd, Carter Lake, IA 51510	Residential	11321.4390	Base	4.00	4.00
Richard Duane Boehne - Donna M Boehne	3712 N 14th St, Carter Lake, IA 51510	Residential	11332.3711	Base	4.00	4.00
Ernest L Gutha Revocable Living Trust - Zelda B G	8 Carter Lake Club, Carter Lake, IA 51510	Residential	11365.4294	Base	4.00	4.00
Fred D Skinner	1810 Sand Point Dr, Carter Lake, IA 51510	Residential	11374.9651	Base	4.00	4.00
James J White - Florence White	3113 Surfwood Dr, Carter Lake, IA 51510	Residential	11377.5523	Base	4.00	4.00
Gary Hineline Trust - Shirley Hineline Trust	1020 Shoal Dr, Carter Lake, IA 51510	Residential	11471.0410	Base	4.00	4.00
John M Johnsen - Kathleen M Johnsen	1021 Shoal Dr, Carter Lake, IA 51510	Residential	11490.2968	Base	4.00	4.00
Lori Reimer		Residential	11502.2859	Base	4.00	4.00
Michael A Hoskovec - Roberta E Hoskovec	1019 Shoal Dr, Carter Lake, IA 51510	Residential	11513.5690	Base	4.00	4.00
Owen D Dashner - Jennifer P Dashner	1016 Shoal Dr, Carter Lake, IA 51510	Residential	11524.4938	Base	4.00	4.00
Marlin D Harder - Joan Harder	1018 Shoal Dr, Carter Lake, IA 51510	Residential	11556.0801	Base	4.00	4.00
Chad E Burch	1302 Cedar St, Carter Lake, IA 51510	Residential	11575.2993	Base	4.00	4.00
Dixie Buezo	1402 Cedar St, Carter Lake, IA 51510	Residential	11576.3629	Base	4.00	4.00
John R Groves - Judith A Groves	1017 Shoal Dr, Carter Lake, IA 51510	Residential	11598.5948	Base	4.00	4.00
Ramona J Waggoner	1502 Neptune Cir, Carter Lake, IA 51510	Residential	11600.0773	Base	4.00	4.00
Annette Battaglia	4308 N 10th St, Carter Lake, IA 51510	Residential	11611.5396	Base	4.00	4.00
William G-Joyce C Mikan		Residential	11625.3513	Base	4.00	4.00
Timothy J Thompson	1310 Redick Blvd, Carter Lake, IA 51510	Residential	11680.0487	Base	4.00	4.00
Loren C Mathison Trust	1015 Shoal Dr, Carter Lake, IA 51510	Residential	11683.1924	Base	4.00	4.00
Robert W Baltzell Trust	108 Shoal Dr, Carter Lake, IA 51510	Residential	11735.7870	Base	4.00	4.00
Robert Teal - Sharleen F Teal	1106 Silver Ln, Carter Lake, IA 51510	Residential	11784.9253	Base	4.00	4.00
Mark D Thomas - Bonnie A Farr	701 Avenue P, Carter Lake, IA 51510	Residential	11792.5158	Base	4.00	4.00
Terry Caddell - Virginia Caddell	816 E Locust St, Carter Lake, IA 51510	Residential	11799.9603	Base	4.00	4.00
Carl O Hamilton	505 E Locust St, Carter Lake, IA 51510	Residential	11799.9783	Base	4.00	4.00
Daniel J Gomez JR - Lisa M Gomez	630 E Locust St, Carter Lake, IA 51510	Residential	11799.9799	Base	4.00	4.00
Mikel USA	823 E Locust St, Carter Lake, IA 51510	Residential	11799.9986	Base	4.00	4.00
Robert D Hamilton - Laurel Jeanne Hamilton	812 E Locust St, Carter Lake, IA 51510	Residential	11799.9990	Base	4.00	4.00
Geraldine R Foreman	83 Carter Lake Club, Carter Lake, IA 51510	Residential	11801.0881	Base	4.00	4.00
Pearl Sykora		Residential	11865.5710	Base	4.00	4.00
City of Carter Lake		Residential	11911.5696	Base	4.00	
Christopher R McClanahan	1011 Shoal Dr, Carter Lake, IA 51510	Residential	11912.3491	Base	4.00	4.00

Tiffani L Shearer	924 Redick Blvd, Carter Lake, IA 51510	Residential	11961.1930	Base	4.00		4.00
Mikel USA Inc	3010 N 13th St, Carter Lake, IA 51510	Residential	11973.9288	Base	4.00		4.00
April L Smith	3008 N 13th St, Carter Lake, IA 51510	Residential	11974.7418	Base	4.00		4.00
Michael J Christina - Sheryl E Christina	3006 N 13th St, Carter Lake, IA 51510	Residential	11975.5267	Base	4.00		4.00
Elmer L Branson - Betty J Branson	3002 N 13th St, Carter Lake, IA 51510	Residential	11977.1154	Base	4.00		4.00
William E VanTrump - Barbara I VanTrump		Residential	11998.5138	Base	4.00		4.00
Bertha L Weinfurtner	909 Redick Blvd, Carter Lake, IA 51510	Residential	12004.4676	Base	4.00		4.00
M-F Real Estate Inc		Residential	12034.1328	Base	4.00		4.00
Jerry E Gohr - Linda A Gohr	1012 Shoal Dr, Carter Lake, IA 51510	Residential	12063.6416	Base	4.00		4.00
City of Carter Lake	1414 Lindwood Dr, Carter Lake, IA 51510	Residential	12078.1372	Base	4.00		4.00
Sharon Witherell	1417 Dorene Blvd, Carter Lake, IA 51510	Residential	12088.4194	Base	4.00		4.00
Charles Jones - Patty Jones	1345 Cachelin Dr, Carter Lake, IA 51510	Residential	12177.0483	Base	4.00		4.00
Steve Wilbur - Stava Wilbur	4412 N 17th St, Carter Lake, IA 51510	Residential	12184.7409	Base	4.00		4.00
Stephen G Sayler - Sandra B Sayler	112 Shoreline Dr, Carter Lake, IA 51510	Residential	12195.9669	Base	4.00		4.00
William E VanTrump - Barbara VanTrump	4420 N 17th St, Carter Lake, IA 51510	Residential	12209.2140	Base	4.00		4.00
Steven M Guill	4424 N 17th St, Carter Lake, IA 51510	Residential	12228.3251	Base	4.00		4.00
Ralph Klug - Melanie Klug	4426 N 17th St, Carter Lake, IA 51510	Residential	12286.3193	Base	4.00		4.00
Robert E Niemann - Carol Niemann		Residential	12320.0335	Base	4.00		4.00
Ernest A Schewe - Jacqueline Schewe	1331 Walker St, Carter Lake, IA 51510	Residential	12320.0532	Base	4.00		4.00
Terry L Burnsides	1341 Cachelin Dr, Carter Lake, IA 51510	Residential	12320.0591	Base	4.00		4.00
Walker Rental LLC	1322 Avenue O, Carter Lake, IA 51510	Residential	12320.0594	Base	4.00		4.00
Donald L Smith - Edith I Smith	3701 N 13th St, Carter Lake, IA 51510	Residential	12326.6128	Base	4.00		4.00
Gary A Seminara - Julie A Seminara	3310 N 11th St, Carter Lake, IA 51510	Residential	12378.6432	Base	4.00		4.00
Iri R Lautenschlager - Donna L Lautenschlager	3204 N 11th St, Carter Lake, IA 51510	Residential	12378.6564	Base	4.00		4.00
David J Diggers	3404 N 11th St, Carter Lake, IA 51510	Residential	12378.6583	Base	4.00		4.00
Bernard W Lupton - Darlis D Lupton	3208 N 11th St, Carter Lake, IA 51510	Residential	12378.6594	Base	4.00		4.00
Jason M Macklem - Farrah Macklem	3106 N 11th St, Carter Lake, IA 51510	Residential	12378.6687	Base	4.00		4.00
C Michael Rine - Barbara A Rine	1341 Walker St, Carter Lake, IA 51510	Residential	12397.0492	Base	4.00		4.00
Ric E Jensen	1014 Shoal Dr, Carter Lake, IA 51510	Residential	12397.2521	Base	4.00		4.00
Michael J Wallace - Deanna M Wallace	4326 N 8th St, Carter Lake, IA 51510	Residential	12429.8345	Base	4.00		4.00
William A Schewe	4320 N 11th St, Carter Lake, IA 51510	Residential	12442.3308	Base	4.00		4.00
Alvin L Lane	3716 N 17th St, Carter Lake, IA 51510	Residential	12458.1904	Base	4.00		4.00
Hillary R Parker	1010 Shoal Dr, Carter Lake, IA 51510	Residential	12458.2102	Base	4.00		4.00
Charles S Naylor - Lois M Naylor	917 Willow Dr, Carter Lake, IA 51510	Residential	12516.0479	Base	4.00		4.00
Ronald Terry Licari	4348 N 7th St, Carter Lake, IA 51510	Residential	12528.3864	Base	4.00		4.00
Victor B Skinner - Janet L Skinner	1505 Neptune Dr, Carter Lake, IA 51510	Residential	12588.2159	Base	4.00		4.00
Rodney J Calek - Deborah A Calek	1307 Neptune Dr, Carter Lake, IA 51510	Residential	12588.2253	Base	4.00		4.00
TPC Corp	1405 Neptune Dr, Carter Lake, IA 51510	Residential	12588.2381	Base	4.00		4.00
Fred D Skinner	1501 Hiatt St, Carter Lake, IA 51510	Residential	12628.0342	Base	4.00		4.00
Clyde M Rine - Barbara A Rine	1350 Avenue O, Carter Lake, IA 51510	Residential	12628.0652	Base	4.00		4.00
Dunn Clapp Ptsp Inc	1537 Walker St, Carter Lake, IA 51510	Residential	12628.0726	Base	4.00		4.00
Charles H Lindhorst - Arlene M Lindhorst	108 Shoreline Dr, Carter Lake, IA 51510	Residential	12685.3776	Base	4.00		4.00
William A Dahlheimer		Residential	12796.2438	Base Plus	4.00	0.01	4.01
George F Dahlheimer		Residential	12796.5666	Base Plus	4.00	0.01	4.01
Stanley R Hall - Charlene Hall	618 Wood Av, Carter Lake, IA 51510	Residential	12799.9816	Base Plus	4.00	0.01	4.01
D-R Auto Sales - Ronald Cumberledge	706 Steele Av, Carter Lake, IA 51510	Residential	12799.9816	Base Plus	4.00	0.01	4.01

Dean Wallace Lantz	640 Steele Av, Carter Lake, IA 51510	Residential	12800.0028	Base Plus	4.00	0.01	4.01
Stephan Hocij	620 Wood Av, Carter Lake, IA 51510	Residential	12800.0029	Base Plus	4.00	0.01	4.01
D-R Auto Sales - Ronald Cumberledge		Residential	12800.0033	Base Plus	4.00	0.01	4.01
Daniel T Cumberledge - Ronald L Cumberledge	704 Steele Av, Carter Lake, IA 51510	Residential	12800.0197	Base Plus	4.00	0.01	4.01
William A Dahlheimer		Residential	12800.2586	Base Plus	4.00	0.01	4.01
George F Dahlheimer		Residential	12801.0817	Base Plus	4.00	0.01	4.01
Mark A Stokes - Angela M Stokes	161 Carter Lake Club, Carter Lake, IA 51510	Residential	12829.0788	Base Plus	4.00	0.02	4.02
Benjamin C Romey	1502 Neptune Dr, Carter Lake, IA 51510	Residential	12896.0013	Base Plus	4.00	0.03	4.03
Alexander L Skovgaard - Deanne L Skovgaard	1013 Shoal Dr, Carter Lake, IA 51510	Residential	12896.1268	Base Plus	4.00	0.03	4.03
Michael J Wallace - Barbara Melonis		Residential	12900.0063	Base Plus	4.00	0.03	4.03
Shelly M Winey	1347 Cachelin Dr, Carter Lake, IA 51510	Residential	12925.0500	Base Plus	4.00	0.04	4.04
Diane R Naujokaitis	4002 N 17th St, Carter Lake, IA 51510	Residential	12936.0470	Base Plus	4.00	0.04	4.04
Douglas W Parker - Patricia J Parker	760 Key Cir, Carter Lake, IA 51510	Residential	13012.8243	Base Plus	4.00	0.05	4.05
Martha M Woods	148 Carter Lake Club, Carter Lake, IA 51510	Residential	13025.0675	Base Plus	4.00	0.06	4.06
Steven E Craig - Charlotte B Craig	640 Key Cir, Carter Lake, IA 51510	Residential	13068.7613	Base Plus	4.00	0.06	4.06
John R Pinkerton	1812 Sand Point Dr, Carter Lake, IA 51510	Residential	13088.1943	Base Plus	4.00	0.07	4.07
Michelle L Smyser	1118 Mayper Dr, Carter Lake, IA 51510	Residential	13116.5896	Base Plus	4.00	0.07	4.07
1814 Sand Point Drive LLC	1814 Sand Point Dr, Carter Lake, IA 51510	Residential	13123.2487	Base Plus	4.00	0.07	4.07
Roger A Wilson	110 Marina Ct, Carter Lake, IA 51510	Residential	13150.6907	Base Plus	4.00	0.08	4.08
Bette J Schmidt	109 Shoal Dr, Carter Lake, IA 51510	Residential	13248.5518	Base Plus	4.00	0.10	4.10
james Snelling - Chevy Brant	802 Redick Blvd, Carter Lake, IA 51510	Residential	13323.8549	Base Plus	4.00	0.11	4.11
Randy C Smith - Angela M Smith	706 Redick Blvd, Carter Lake, IA 51510	Residential	13325.2403	Base Plus	4.00	0.12	4.12
Diana M Shields	804 Redick Blvd, Carter Lake, IA 51510	Residential	13333.6824	Base Plus	4.00	0.12	4.12
Charles B Savage	502 Redick Blvd, Carter Lake, IA 51510	Residential	13336.8047	Base Plus	4.00	0.12	4.12
Jake Macholtz	104 Shoreline Dr, Carter Lake, IA 51510	Residential	13347.1881	Base Plus	4.00	0.12	4.12
Kevin Albracht - Crystal Albracht	1544 Cachelin Dr, Carter Lake, IA 51510	Residential	13360.0590	Base Plus	4.00	0.12	4.12
Thomas A Miles - Pamela J Miles		Residential	13366.0974	Base Plus	4.00	0.12	4.12
John W Wallace	820 Wood Av, Carter Lake, IA 51510	Residential	13394.5733	Base Plus	4.00	0.13	4.13
Chad Parr - Amy Parr	220 Marina Ct, Carter Lake, IA 51510	Residential	13659.9735	Base Plus	4.00	0.18	4.18
Annabelle Kaiser Trust	4322 N 10th St, Carter Lake, IA 51510	Residential	13714.9777	Base Plus	4.00	0.19	4.19
Richard Kannas - Judy Kannas	4419 N 8th St, Carter Lake, IA 51510	Residential	13820.5195	Base Plus	4.00	0.21	4.21
Janice K Ferrin	4421 N 7th St, Carter Lake, IA 51510	Residential	13820.5343	Base Plus	4.00	0.21	4.21
David G Lodes - Dorothy E Lodes	4415 N 8th St, Carter Lake, IA 51510	Residential	13820.5382	Base Plus	4.00	0.21	4.21
Todd Tarbox - Dawn Tarbox	4411 N 7th St, Carter Lake, IA 51510	Residential	13820.5462	Base Plus	4.00	0.21	4.21
Anthony Aurora; Christie Mikulicz; Patrick Aurora	4423 N 8th St, Carter Lake, IA 51510	Residential	13820.5587	Base Plus	4.00	0.21	4.21
Raymond E Spitzer - Michele R Lynch	114 Shoreline Dr, Carter Lake, IA 51510	Residential	13830.4337	Base Plus	4.00	0.22	4.22
William J Champion Trust	770 Key Cir, Carter Lake, IA 51510	Residential	13837.5430	Base Plus	4.00	0.22	4.22
Earl Bowser	410 Coronado Cir, Carter Lake, IA 51510	Residential	13892.5004	Base Plus	4.00	0.23	4.23
James Bowman - Traci L Bowman	115 Shoreline Dr, Carter Lake, IA 51510	Residential	13966.5805	Base Plus	4.00	0.24	4.24
Roy Torres - Kathleen Torres		Residential	13989.2782	Base Plus	4.00	0.25	4.25
Gregory Filkins	113 Shoreline Dr, Carter Lake, IA 51510	Residential	14036.9851	Base Plus	4.00	0.26	4.26
Debby L Morris - c/o David Driggers	802 Wood Av, Carter Lake, IA 51510	Residential	14080.0343	Base Plus	4.00	0.27	4.27
Debby L Morris - c/o David Driggers	8021/2 N 7th St, Carter Lake, IA 51510	Residential	14080.0343	Base Plus	4.00	0.27	4.27
Richard A Rohan - Vantana Rohan	90 Marina Ct, Carter Lake, IA 51510	Residential	14186.9895	Base Plus	4.00	0.29	4.29
Robert J Horan - Michelle M Horan	916 Avenue P, Carter Lake, IA 51510	Residential	14295.7906	Base Plus	4.00	0.31	4.31
Maxine C Scheschy	4304 N 12th St, Carter Lake, IA 51510	Residential	14295.9341	Base Plus	4.00	0.31	4.31

David L Andersen - Cynthia L Andersen	3718 N 9th St, Carter Lake, IA 51510	Residential	14300.1242	Base Plus	4.00	0.31	4.31
Danny L Sitzler - Sandra L Sitzler	4310 N 12th St, Carter Lake, IA 51510	Residential	14301.4241	Base Plus	4.00	0.31	4.31
Richard H Fair - Marlene S Fair	1002 Redick Blvd, Carter Lake, IA 51510	Residential	14301.4315	Base Plus	4.00	0.31	4.31
Thomas E Jensen - Marie R Jensen	4313 N 11th St, Carter Lake, IA 51510	Residential	14303.2149	Base Plus	4.00	0.31	4.31
Michael L Gray - Ruby J Gray	1412 Neptune Cir, Carter Lake, IA 51510	Residential	14322.0724	Base Plus	4.00	0.31	4.31
City of Carter Lake		Residential	14326.7933	Base Plus	4.00	0.32	
City of Carter Lake		Residential	14326.9264	Base Plus	4.00	0.32	
Scott L Taylor - Lisa L Taylor	820 Key Cir, Carter Lake, IA 51510	Residential	14396.9876	Base Plus	4.00	0.33	4.33
Coronado Keys LLC - c/o Duane Menke		Residential	14437.5649	Base Plus	4.00	0.34	4.34
Albert J Burnside - Mary B Burnside	1514 Avenue N, Carter Lake, IA 51510	Residential	14630.0689	Base Plus	4.00	0.38	4.38
Robert G Wahl - Jacleen Wahl	102 Shoreline Dr, Carter Lake, IA 51510	Residential	14652.0885	Base Plus	4.00	0.38	4.38
Rex A Terry - Diane L Terry	3713 Neptune Cir, Carter Lake, IA 51510	Residential	14766.1774	Base Plus	4.00	0.40	4.40
Neal S Dickey	4431 N 6th St, Carter Lake, IA 51510	Residential	14813.1625	Base Plus	4.00	0.41	4.41
Mark E Mossman - Mitzi G Mossman	101 Shoreline Dr, Carter Lake, IA 51510	Residential	14864.1819	Base Plus	4.00	0.42	4.42
Leonard T Waltrip	4326 N 10th St, Carter Lake, IA 51510	Residential	14914.2313	Base Plus	4.00	0.43	4.43
James E Steskal	3810 N 9th St, Carter Lake, IA 51510	Residential	14989.0817	Base Plus	4.00	0.45	4.45
Shelley Ann Walker-Lesac	61 Carter Lake Club, Carter Lake, IA 51510	Residential	14999.9741	Base Plus	4.00	0.45	4.45
Wendi Kay Savage		Residential	15000.1994	Base Plus	4.00	0.45	4.45
Charles H Lindhorst - Arlene M Lindhorst		Residential	15145.9576	Base Plus	4.00	0.48	4.48
Wanda Rosenbaugh	4311 N 13th St, Carter Lake, IA 51510	Residential	15170.4504	Base Plus	4.00	0.48	4.48
Melissa J Cumberledge		Residential	15253.6181	Base Plus	4.00	0.50	4.50
Allen Zweerink - Melissa Zweerink	1406 Cedar St, Carter Lake, IA 51510	Residential	15259.2840	Base Plus	4.00	0.50	4.50
Richard L Savicky	1117 Avenue Q, Carter Lake, IA 51510	Residential	15273.6450	Base Plus	4.00	0.50	4.50
Brian A Young	841 Avenue P, Carter Lake, IA 51510	Residential	15362.0465	Base Plus	4.00	0.52	4.52
William A Schewe	1307 Walker St, Carter Lake, IA 51510	Residential	15554.0683	Base Plus	4.00	0.56	4.56
Lisa Maire Kaiser Trust	1502 Avenue P, Carter Lake, IA 51510	Residential	15554.3041	Base Plus	4.00	0.56	4.56
Terry A Sillik - Barbara J Sillik	1028 Redick Blvd, Carter Lake, IA 51510	Residential	15601.5569	Base Plus	4.00	0.57	4.57
Penny E Clark Winn	1513 Cachelin Dr, Carter Lake, IA 51510	Residential	15785.0651	Base Plus	4.00	0.61	4.61
Donald R Hoschar - Beverly J Hoschar	4433 N 17th St, Carter Lake, IA 51510	Residential	15798.3185	Base Plus	4.00	0.61	4.61
Marty J Lindhorst - Laurie A Lindhorst	103 Shoreline Dr, Carter Lake, IA 51510	Residential	15884.6960	Base Plus	4.00	0.63	4.63
George F Dahlheimer		Residential	16404.7384	Base Plus	4.00	0.73	4.73
David E Childs - Barbara J Childs	1022 Shoal Dr, Carter Lake, IA 51510	Residential	16412.6782	Base Plus	4.00	0.73	4.73
Peter H Parkert - Pamela Jo Parkert	1418 Lindwood Dr, Carter Lake, IA 51510	Residential	16428.5876	Base Plus	4.00	0.74	4.74
Kenneth D Black - Sandra Black	1315 Avenue Q, Carter Lake, IA 51510	Residential	16517.4367	Base Plus	4.00	0.75	4.75
Todd Dutson - Constance S Dutson	4327 N 13th St, Carter Lake, IA 51510	Residential	16517.5289	Base Plus	4.00	0.75	4.75
Lonnie G Hornbarger Jr	4305 N 14th St, Carter Lake, IA 51510	Residential	16562.9995	Base Plus	4.00	0.76	4.76
Gary W Rosenberger - Vera M Rosenberger	4306 N 15th St, Carter Lake, IA 51510	Residential	16565.2294	Base Plus	4.00	0.76	4.76
O E Bittner	4307 N 8th St, Carter Lake, IA 51510	Residential	16569.9631	Base Plus	4.00	0.76	4.76
Arthur Anderson Jr - Alice Anderson	4317 N 8th St, Carter Lake, IA 51510	Residential	16569.9774	Base Plus	4.00	0.76	4.76
Barbara A Hawkins	4320 N 8th St, Carter Lake, IA 51510	Residential	16571.1359	Base Plus	4.00	0.76	4.76
William A Schewe	4307 N 7th St, Carter Lake, IA 51510	Residential	16571.9012	Base Plus	4.00	0.76	4.76
Dale A Harris - Dorothy M Harris	709 Avenue Q, Carter Lake, IA 51510	Residential	16571.9058	Base Plus	4.00	0.76	4.76
Michael O Essensohn - Sandra M Essensohn	4325 N 7th St, Carter Lake, IA 51510	Residential	16571.9469	Base Plus	4.00	0.76	4.76
John Nielsen - Marjorie Nielsen	4312 N 11th St, Carter Lake, IA 51510	Residential	16582.7219	Base Plus	4.00	0.77	4.77
Joseph W Hawkins - Theresa A Hawkins		Residential	16800.7263	Base Plus	4.00	0.81	4.81
Dallas A Bailey	1316 Neptune Dr, Carter Lake, IA 51510	Residential	17072.8850	Base Plus	4.00	0.86	4.86

Coronado Keys LLC - c/o Duane Menke		Residential	17298.0515	Base Plus	4.00	0.91	4.91
Douglas Wallingford	10 Marina Ct, Carter Lake, IA 51510	Residential	17387.8237	Base Plus	4.00	0.93	4.93
Timothy W Dean - Laurie C Dean	621 Avenue Q, Carter Lake, IA 51510	Residential	17460.4778	Base Plus	4.00	0.94	4.94
Delores F Elder	3025 N 9th St, Carter Lake, IA 51510	Residential	17520.0892	Base Plus	4.00	0.95	4.95
Charles William Rice	4208 N 17th St, Carter Lake, IA 51510	Residential	17680.0652	Base Plus	4.00	0.99	4.99
Mikel USA Inc	811 E Locust St, Carter Lake, IA 51510	Residential	17699.9917	Base Plus	4.00	0.99	4.99
James R Smith - Gina B Smith	714 E Locust St, Carter Lake, IA 51510	Residential	17700.0113	Base Plus	4.00	0.99	4.99
James R Smith - Gina B Smith	716 E Locust St, Carter Lake, IA 51510	Residential	17700.0113	Base Plus	4.00	0.99	4.99
James R Smith - Gina B Smith	7161/2 E Locust St, Carter Lake, IA 51510	Residential	17700.0113	Base Plus	4.00	0.99	4.99
Steve Prociw - Janice L Prociw	1806 Sand Point Dr, Carter Lake, IA 51510	Residential	17716.1691	Base Plus	4.00	0.99	4.99
Michael Edson	3719 N 13th St, Carter Lake, IA 51510	Residential	17901.0678	Base Plus	4.00	1.03	5.03
Rodney Lee Moore - Ann Marie Moore		Residential	18004.7258	Base Plus	4.00	1.05	5.05
Mikel USA Inc	905 E Locust St, Carter Lake, IA 51510	Residential	18020.7584	Base Plus	4.00	1.05	5.05
Terry L Burnsides - Linda K Burnsides	3710 N 17th St, Carter Lake, IA 51510	Residential	18098.0725	Base Plus	4.00	1.07	5.07
Jason T Rowe - Kristine A Rowe	4408 N 17th St, Carter Lake, IA 51510	Residential	18108.7484	Base Plus	4.00	1.07	5.07
Robert N Comandella - Marilyn E Comandella	1314 Cedar St, Carter Lake, IA 51510	Residential	18178.6955	Base Plus	4.00	1.09	5.09
Kenneth Savage	3705 Neptune Dr, Carter Lake, IA 51510	Residential	18255.1666	Base Plus	4.00	1.10	5.10
Kelly J Schreiner	4202 N 9th St, Carter Lake, IA 51510	Residential	18287.4817	Base Plus	4.00	1.11	5.11
Edward C Aldmeyer - Stacy J Aldmeyer	4206 N 9th St, Carter Lake, IA 51510	Residential	18379.3592	Base Plus	4.00	1.13	5.13
Joseph R Bateman Jr - Nan F Bateman	106 Shoal Dr, Carter Lake, IA 51510	Residential	18379.4336	Base Plus	4.00	1.13	5.13
Suzette Marie Wagner	1310 Silver Ln, Carter Lake, IA 51510	Residential	18480.0472	Base Plus	4.00	1.15	5.15
Steven F Olsen - Wilma E Olsen	1306 Hiatt St, Carter Lake, IA 51510	Residential	18711.1016	Base Plus	4.00	1.19	5.19
Richard A Steinspring JR	1340 Hiatt St, Carter Lake, IA 51510	Residential	18865.0750	Base Plus	4.00	1.22	5.22
Carol L Niemann	1339 Avenue O, Carter Lake, IA 51510	Residential	18942.1054	Base Plus	4.00	1.24	5.24
Carol L Niemann	1341 Avenue O, Carter Lake, IA 51510	Residential	18942.1054	Base Plus	4.00	1.24	5.24
Daniel J Thomas - Glenna R Thomas	2919 N 5th St, Carter Lake, IA 51510	Residential	18953.5201	Base Plus	4.00	1.24	5.24
Mikel USA Inc		Residential	18999.1629	Base Plus	4.00	1.25	5.25
Randall T Hawkins - Rhoda I Hawkins	1102 Avenue P, Carter Lake, IA 51510	Residential	19062.4703	Base Plus	4.00	1.26	5.26
Leslie T Harnett - Denise M Harnett	4404 N 6th St, Carter Lake, IA 51510	Residential	19072.8321	Base Plus	4.00	1.26	5.26
Donald G Bailey - Ardeth Bailey		Residential	19072.8534	Base Plus	4.00	1.26	5.26
Brian Poldberg - Lori Poldberg		Residential	19072.8642	Base Plus	4.00	1.26	5.26
John T Waltrip Life Estate	4315 N 12th St, Carter Lake, IA 51510	Residential	19074.6564	Base Plus	4.00	1.26	5.26
Robert S Harrison Jr - Delores Harrison	4320 N 12th St, Carter Lake, IA 51510	Residential	19081.8517	Base Plus	4.00	1.27	5.27
Mikel USA	150 Marina Ct, IA 51510	Residential	19113.0786	Base Plus	4.00	1.27	5.27
Carl O Hamilton		Residential	19199.9883	Base Plus	4.00	1.29	5.29
Paul D Christensen - Alice M Christensen	204 Carter Lake Club, Carter Lake, IA 51510	Residential	19221.0858	Base Plus	4.00	1.29	5.29
Andrew Evers - Jill Evers	1524 Willow Dr, Carter Lake, IA 51510	Residential	19285.5849	Base Plus	4.00	1.31	5.31
Richard Allen Steinspring Jr - Erica J Steinspring	3710 Neptune Dr, Carter Lake, IA 51510	Residential	19308.1909	Base Plus	4.00	1.31	5.31
Marie H Anderson	4422 N 8th St, Carter Lake, IA 51510	Residential	19348.7475	Base Plus	4.00	1.32	5.32
Mikel USA Inc		Residential	19349.9920	Base Plus	4.00	1.32	5.32
Dennis Rine	3910 N 17th St, Carter Lake, IA 51510	Residential	19404.0801	Base Plus	4.00	1.33	5.33
Michael P Oneil - LeDonna R Oneil	230 Marina Ct, Carter Lake, IA 51510	Residential	19697.3373	Base Plus	4.00	1.39	5.39
Timothy Lynn Chullino - Leta J Chullino	1902 Lagoon Dr, Carter Lake, IA 51510	Residential	19740.7829	Base Plus	4.00	1.40	5.40
Edward W Jackson JR - Sandra A Jackson	806 Redick Blvd, Carter Lake, IA 51510	Residential	19969.8810	Base Plus	4.00	1.44	5.44
Diana J Nordboe	107 Shoreline Dr, Carter Lake, IA 51510	Residential	19994.2139	Base Plus	4.00	1.45	5.45
Mikel USA Inc		Residential	20042.9337	Base Plus	4.00	1.46	5.46

Thomas A Miles - Pamela J Miles	718 Avenue K, Carter Lake, IA 51510	Residential	20049.1554	Base Plus	4.00	1.46	5.46
Lee Dean Vaughn - Shirley A Vaughn	1526 Avenue N, Carter Lake, IA 51510	Residential	20097.0607	Base Plus	4.00	1.47	5.47
Kenneth B Savage - Jean Bailey		Residential	20199.7958	Base Plus	4.00	1.49	5.49
Michael C Mason - Beverly J Mason	105 Shoreline Dr, Carter Lake, IA 51510	Residential	20257.9992	Base Plus	4.00	1.50	5.50
William G Gemeiner	1513 Neptune Cir, Carter Lake, IA 51510	Residential	20336.0715	Base Plus	4.00	1.52	5.52
William James Simet - Christy M Simet	4102 N 9th St, Carter Lake, IA 51510	Residential	20565.5747	Base Plus	4.00	1.56	5.56
Troy Reisis - Toni Reisis	4325 N 9th St, Carter Lake, IA 51510	Residential	20602.5985	Base Plus	4.00	1.57	5.57
Daniel T Cumberledge	3102 N 11th St, Carter Lake, IA 51510	Residential	20755.2873	Base Plus	4.00	1.60	5.60
Barbara I Remmen	1012 E Locust St, Carter Lake, IA 51510	Residential	21277.1867	Base Plus	4.00	1.71	5.71
Barbara I Remmen	1010 E Locust St, Carter Lake, IA 51510	Residential	21277.1867	Base Plus	4.00	1.71	5.71
Daniel Cumberledge - Ronald Cumberledge		Residential	21354.9609	Base Plus	4.00	1.72	5.72
Vernon LeRoy Hilkemann Trust - Mary Ellen Hilke	4008 N 9th St, Carter Lake, IA 51510	Residential	21374.1317	Base Plus	4.00	1.72	5.72
Marjorie A McWilliams	1004 E Locust St, Carter Lake, IA 51510	Residential	21533.0179	Base Plus	4.00	1.76	5.76
Oscar H Johnson Jr - Betty L Johnson	1910 Lagoon Dr, Carter Lake, IA 51510	Residential	21615.1457	Base Plus	4.00	1.77	5.77
Blue Sky		Residential	21955.8845	Base Plus	4.00	1.84	5.84
Mikel USA Inc	4308 N 9th St, Carter Lake, IA 51510	Residential	22092.1781	Base Plus	4.00	1.87	5.87
Toni Sillik	4102 N 7th St, Carter Lake, IA 51510	Residential	22095.8886	Base Plus	4.00	1.87	5.87
James T Moraski Trust of 2006 - Geneva R Moras	4412 N 6th St, Carter Lake, IA 51510	Residential	22112.8078	Base Plus	4.00	1.87	5.87
James F Hawkins - March Hawkins	900 Avenue R, Carter Lake, IA 51510	Residential	22112.8087	Base Plus	4.00	1.87	5.87
C W Elledge - Addalena F Elledge	4428 N 7th St, Carter Lake, IA 51510	Residential	22112.8207	Base Plus	4.00	1.87	5.87
John P Allgire - Cynthia A Allgire	4422 N 7th St, Carter Lake, IA 51510	Residential	22112.8466	Base Plus	4.00	1.87	5.87
Michael E Kaiser - Susan Marie Kaiser	4408 N 9th St, Carter Lake, IA 51510	Residential	22112.8585	Base Plus	4.00	1.87	5.87
Alta L Danek	1539 Silver Ln, Carter Lake, IA 51510	Residential	22407.0715	Base Plus	4.00	1.93	5.93
Ronald E Dworak - Sheila K Lewis Dworak	1816 Sand Point Dr, Carter Lake, IA 51510	Residential	22424.6917	Base Plus	4.00	1.93	5.93
Jason W McWilliams - Michelle R McWilliams	195 Carter Lake Club, Carter Lake, IA 51510	Residential	22499.9908	Base Plus	4.00	1.95	5.95
Romas Poderys	1904 Lagoon Dr, Carter Lake, IA 51510	Residential	23134.1616	Base Plus	4.00	2.08	6.08
William E Peck - Carol Peck	4318 N 10th St, Carter Lake, IA 51510	Residential	23230.3504	Base Plus	4.00	2.10	6.10
Jason McWilliams - Michelle McWilliams	1007 Avenue Q, Carter Lake, IA 51510	Residential	23244.1985	Base Plus	4.00	2.10	6.10
Jason M Gundersen - Lynette M Ryan	201 Carolina Dr, Carter Lake, IA 51510	Residential	23310.6070	Base Plus	4.00	2.11	6.11
Blue Sky		Residential	23499.5069	Base Plus	4.00	2.15	6.15
Fred A Hamilton; Mikel USA	819 E Locust St, Carter Lake, IA 51510	Residential	23600.0140	Base Plus	4.00	2.17	6.17
Alvin E Schewe - Dorothy A Schewe	4303 N 12th St, Carter Lake, IA 51510	Residential	23829.7060	Base Plus	4.00	2.22	6.22
Kurt E Kimball	4405 N 8th St, Carter Lake, IA 51510	Residential	23841.0317	Base Plus	4.00	2.22	6.22
John A Johnson - Jean M Johnson	1906 Lagoon Dr, Carter Lake, IA 51510	Residential	24155.0284	Base Plus	4.00	2.28	6.28
Tricia Marie Lundberg	3705 N 17th St, Carter Lake, IA 51510	Residential	24281.3218	Base Plus	4.00	2.31	6.31
Charles E Davidson - Sandra E Davidson	105 Shoal Dr, Carter Lake, IA 51510	Residential	24364.6391	Base Plus	4.00	2.32	6.32
Shirley M Benish	1422 Lindwood Dr, Carter Lake, IA 51510	Residential	24399.0924	Base Plus	4.00	2.33	6.33
Oscar Johnson Jr - Betty Lou Johnson		Residential	24406.2390	Base Plus	4.00	2.33	6.33
Clyde A Schulte - Susan M Schulte	4425 N 7th St, Carter Lake, IA 51510	Residential	24576.9630	Base Plus	4.00	2.37	6.37
Margaret E Ferryman	1314 Silver Ln, Carter Lake, IA 51510	Residential	24640.1372	Base Plus	4.00	2.38	6.38
William A Dahlheimer		Residential	24687.3568	Base Plus	4.00	2.39	6.39
April L Smith	4315 N 13th St, Carter Lake, IA 51510	Residential	24824.0971	Base Plus	4.00	2.41	6.41
John Mark Volovich	1504 Hiatt St, Carter Lake, IA 51510	Residential	25256.0674	Base Plus	4.00	2.50	6.50
Mikel USA Inc		Residential	25600.0057	Base Plus	4.00	2.57	6.57
Mikel USA Inc	554 Avenue J, Carter Lake, IA 51510	Residential	25799.9908	Base Plus	4.00	2.61	6.61
Mikel USA Inc	555 Avenue J, Carter Lake, IA 51510	Residential	25799.9908	Base Plus	4.00	2.61	6.61

William C Smith - Diana L Smith	1504 Neptune Cir, Carter Lake, IA 51510	Residential	26100.0970	Base Plus	4.00	2.67	6.67
Barbara A Hawkins	4428 N 8th St, Carter Lake, IA 51510	Residential	26659.3117	Base Plus	4.00	2.78	6.78
Timothy L Chullino - Leta J Chullino		Residential	27674.7549	Base Plus	4.00	2.98	6.98
Mikel USA Inc		Residential	28498.7149	Base Plus	4.00	3.15	7.15
Michael Dean Swanson	4405 N 6th St, Carter Lake, IA 51510	Residential	28609.2554	Base Plus	4.00	3.17	7.17
Ardeth J Bailey	202 Carolina Dr, Carter Lake, IA 51510	Residential	29400.6718	Base Plus	4.00	3.33	7.33
Kenneth Seffron - Norma J Seffron	1802 Avenue Q, Carter Lake, IA 51510	Residential	30144.3225	Base Plus	4.00	3.48	7.48
Mikel USA Inc	2915 N 5th St, Carter Lake, IA 51510	Residential	30746.8914	Base Plus	4.00	3.60	7.60
Michael J Wallace - Barbara Melonis	821 Wood Av, Carter Lake, IA 51510	Residential	31999.9902	Base Plus	4.00	3.85	7.85
Mikel USA Inc	621 Steele Av, Carter Lake, IA 51510	Residential	32000.0027	Base Plus	4.00	3.85	7.85
Mikel USA Inc	636 Steele Av, Carter Lake, IA 51510	Residential	32000.0071	Base Plus	4.00	3.85	7.85
Donald H Ortiz - Joyce M Ortiz	3709 N 17th St, Carter Lake, IA 51510	Residential	32212.1609	Base Plus	4.00	3.89	7.89
Torsten Sahl - Cathy Sahl	1014 E Locust St, Carter Lake, IA 51510	Residential	32752.2913	Base Plus	4.00	4.00	8.00
Torsten Sahl - Cathy Sahl	10141/2 E Locust St, Carter Lake, IA 51510	Residential	32752.2913	Base Plus	4.00	4.00	8.00
Chris G Christensen - Mary D Christensen	4430 N 6th St, Carter Lake, IA 51510	Residential	35967.5754	Base Plus	4.00	4.64	8.64
Michelle Katherine Schaffer	4423 N 17th St, Carter Lake, IA 51510	Residential	35995.5963	Base Plus	4.00	4.65	8.65
J-K Investment Corp		Residential	36321.5215	Base Plus	4.00	4.71	8.71
Oscar Johnson Jr - Betty Lou Johnson		Residential	36409.4249	Base Plus	4.00	4.73	8.73
City of Carter Lake		Residential	36816.2116	Base Plus	4.00	4.81	
Steven F Amos - Joan E Amos	1210 Avenue K, Carter Lake, IA 51510	Residential	39425.3511	Base Plus	4.00	5.34	9.34
Jack Levell - Lavera Levell		Residential	39990.3564	Base Plus	4.00	5.45	9.45
Nancy Levell - c/o M-F Real Estate	3713 N 17th St, Carter Lake, IA 51510	Residential	40246.6486	Base Plus	4.00	5.50	9.50
James F Smiddy - Alma E Smiddy	1908 Lagoon Dr, Carter Lake, IA 51510	Residential	43221.1850	Base Plus	4.00	6.09	10.09
Ronald E Hamilton		Residential	46080.0045	Base Plus	4.00	6.67	10.67
Ronald Cumberledge - Daniel Cumberledge		Residential	46913.6414	Base Plus	4.00	6.83	10.83
Robert P Weare	3701 N 17th St, Carter Lake, IA 51510	Residential	47620.2120	Base Plus	4.00	6.97	10.97
Joseph P Waldron - Laurie A Culjat		Residential	48811.9938	Base Plus	4.00	7.21	11.21
Monty R Meyer - Cynthia J Meyer	1514 Cedar St, Carter Lake, IA 51510	Residential	48937.8333	Base Plus	4.00	7.24	11.24
Lauren E Kucks	3716 N 9th St, Carter Lake, IA 51510	Residential	48969.7727	Base Plus	4.00	7.24	11.24
Larry Wayne Hayes - Marlene K Hayes	4315 N 9th St, Carter Lake, IA 51510	Residential	49737.1722	Base Plus	4.00	7.40	11.40
Jack Levell - Lavera Levell	2930 N 5th St, Carter Lake, IA 51510	Residential	51884.4100	Base Plus	4.00	7.83	11.83
Jack Levell - Lavera Levell	3030 N 5th St, Carter Lake, IA 51510	Residential	51884.4100	Base Plus	4.00	7.83	11.83
Jack Levell - Lavera Levell	30501/2 N 5th St, Carter Lake, IA 51510	Residential	51884.4100	Base Plus	4.00	7.83	11.83
Timothy L Chullino - Leta J Chullino		Residential	54043.9234	Base Plus	4.00	8.26	12.26
CCD Real Estate Inc		Residential	55195.4145	Base Plus	4.00	8.49	12.49
Carl F Wilson - Harlene M Wilson	4310 N 11th St, Carter Lake, IA 51510	Residential	55251.4544	Base Plus	4.00	8.50	12.50
Gerald Waltrip	1912 Lagoon Dr, Carter Lake, IA 51510	Residential	57457.4413	Base Plus	4.00	8.94	12.94
Annabelle Kaiser Trust		Residential	63991.3446	Base Plus	4.00	10.25	14.25
Arlene M Fisher	2701 N 5th St, Carter Lake, IA 51510	Residential	65638.9708	Base Plus	4.00	10.58	14.58
Arlene M Fisher	2701 N 5th St, Carter Lake, IA 51510	Residential	65638.9708	Base Plus	4.00	10.58	14.58
HLI Investment Co - c/o Jerry Petersen		Residential	65957.8066	Base Plus	4.00	10.64	14.64
Jeffrey G Howe - Mary A Howe	203 Carolina Dr, Carter Lake, IA 51510	Residential	66713.7427	Base Plus	4.00	10.79	14.79
Hani Haider	4428 N 6th St, Carter Lake, IA 51510	Residential	67303.2411	Base Plus	4.00	10.91	14.91
Michael Piekkola; Mikel USA Inc	1107 Avenue K, Carter Lake, IA 51510	Residential	67841.5555	Base Plus	4.00	11.02	15.02
Toni Kuhn	1215 E Locust St, Carter Lake, IA 51510	Residential	67890.5310	Base Plus	4.00	11.03	15.03
Ronald Cumberledge - Daniel Cumberledge		Residential	73122.4127	Base Plus	4.00	12.07	16.07

City of Carter Lake		Residential	73458.9256	Base Plus	4.00	12.14	
Calvin Russell Ashley	902 Avenue R, Carter Lake, IA 51510	Residential	76676.6630	Base Plus	4.00	12.79	16.79
City of Carter Lake		Residential	96850.4948	Base Plus	4.00	16.82	
Kenneth Savage	702 Redick Blvd, Carter Lake, IA 51510	Residential	98649.5603	Base Plus	4.00	17.18	21.18
C Jean Gundersen	111 Carolina Dr, Carter Lake, IA 51510	Residential	111056.4392	Base Plus	4.00	19.66	23.66
Fred H Levell - Nancy A Levell	1600 Avenue K, IA 51510	Residential	112727.6801	Base Plus	4.00	20.00	25.00
City of Carter Lake		Residential	113569.4519	Base Plus	4.00	20.16	
Thomas E Warner - Lorna J Warner	3705 N 9th St, Carter Lake, IA 51510	Residential	115817.0663	Base Plus	4.00	20.61	25.00
David Robert Hamilton	2638 N 5th St, Carter Lake, IA 51510	Residential	117458.1458	Base Plus	4.00	20.94	25.00
754416404002		Residential	125367.8930	Base Plus	4.00	22.52	
Annabelle Kaiser Trust	2112 Hessman Dr, Carter Lake, IA 51510	Residential	129422.2653	Base Plus	4.00	23.33	25.00
Oscar Johnson Jr - Betty Lou Johnson		Residential	182312.1166	Base Plus	4.00	33.91	25.00
State of Iowa		Residential	193581.3787	Base Plus	4.00	36.17	
Kenneth Savage		Residential	195701.2861	Base Plus	4.00	36.59	25.00
City of Carter Lake		Residential	251882.7452	Base Plus	4.00	47.83	
City of Carter Lake		Residential	257405.0786	Base Plus	4.00	48.93	
City of Carter Lake		Residential	263229.9972	Base Plus	4.00	50.10	
City of Carter Lake		Residential	272009.4699	Base Plus	4.00	51.85	
Magellan Pipeline Co, LLC		Residential	285302.8814	Base Plus	6.00	94.12	50.00
Virgil D Anderson		Residential	293461.6722	Base Plus	4.00	56.14	25.00
Mikel USA		Residential	307914.9712	Base Plus	4.00	59.03	25.00
Virgil D Anderson		Residential	421152.3380	Base Plus	4.00	81.68	25.00
Council Bluffs Community Schools	1105 Redick Blvd, Carter Lake, IA 51510	Residential	434109.1924	Base Plus	4.00	84.27	25.00
City of Carter Lake		Residential	443840.4005	Base Plus	4.00	86.22	
The Shoals Waters Edge Townhomes			102229.7810	Base Plus	4.00	17.90	21.90

	7,733.81
Months	12.00
Annual	92,805.77

Calculations based on input from council member Aldmeyer

Industrial - Average used for base	336,926 Plus $.0004
Commercial - Average used for base	219,391 Plus $.0004
Residential - Average used for base	12,750 Plus $.0002
Caps:	
Industrial	$50 per month
Commercial	$50 per month
Residential	$25 per month

NOTICE TO ALL RESIDENTS AND PROPERTY OWNERS
IN THE
CITY OF CARTER LAKE, IOWA
REGARDING WATER, SEWER, GARBAGE
AND
STORMWATER UTILITY BILLING

Aug. 13, 2012

After a comprehensive review of our utility funds and the proposed increase expenditures in the future, the city council has determined that in order to cover our costs, it is necessary to increase the water, sewer, and administrative fees that are billed monthly.

WATER

The current water fees were established on July 1, 2006. During the past six (6) years the council has not increased water rates. However, during that time the cost to purchase water from MUD has increased and we anticipate it will continue to increase over the next five years.

At this time the council is proposing water rate increases to go into effect on November 1, 2012. A copy of the proposed water rate schedule is included with this letter.

SEWER

The current sewer fees were established on July 1, 2009. During the past three (3) years the council has not increased sewer rates. However, during that time the City of Omaha has increased the fees that we pay to them to treat our sewer. Due to the increased regulations on separating storm and sanitary sewer we anticipate that the rates the City of Omaha charges will continue to increase over the next five years.

Again, the council is proposing a sewer rate increase to go into effect November 1, 2012. A copy of the proposed sewer rate schedule is included with this letter.

GARBAGE

Unlike the water and sewer fees, the council was able to negotiate a contract for trash removal at a lower fee. On January 1, 2011 residential garbage fees were reduced from $12.95 per month to $10.00 per month. After reviewing this account and service contracts the council determined that the garbage fee could be reduced even further at this time.

Effective November 1, 2012 the council is proposing a decreasing in the monthly residential garbage fee to $5.50. Over the next five years the rate will be increased gradually to cover the anticipated cost of living increases for the trash hauling contractor.

ADMINISTRATIVE FEES

The monthly administrative fee that is collected with your utility bill is assessed to cover the cost of the contractor that reads the utility meters and provides other necessary related billing and collection services. This fee was set at $3.50 per month on July 1, 2005. The council is proposing to increase the monthly administrative fee to $4.00 per month effective November 1, 2012.

In an effort to keep the Administrative Fees to a minimum the City Council is proposing to enact new user fees. Those fees are as follows:

Delinquent Fee. A delinquent fee of $3.00 will be assessed to any bill not paid by the 10th of the month. This fee will be assessed to cover the cost of preparing and mailing the delinquent notice post cards.

Shut-off Notice Fee. A $7.00 fee will be assessed to any account where payment is not made in a timely manner and the billing agent must deliver a shut-off notice to the property. This fee will be assessed to cover the cost of preparing, delivering and posting the shut-off fees.

Service Termination/Restoration Fee. A $30.00 fee will be assessed to any account where service is shut-off for lack of payment. This fee will be assessed to compensate for the cost of discontinuing and restoring water service.

STORM WATER UTILITY

The City of Carter Lake has been designated a MS-4 community by the Iowa Department of Natural Resources and the U S Environmental Protection Agency. MS-4 stands for Municipal Separate Storm Sewer System. As such we are required to meet mandates set out by the State and Federal government regarding storm water runoff.

The council finds it necessary to establish a policy and procedure for managing and controlling the quantity and quality of storm water runoff, within the city limits of Carter Lake, Iowa. The management shall include the establishment of a storm water utility to provide revenues for whatever aspects of this requirement are deemed appropriate by the City.

Storm water drainage systems provide benefits and services to all property within the city limits. Such benefits include, but are not limited to: the provision of adequate systems for collection, conveyance, detention, treatment and release of storm water for quality and quantity management that minimize impacts on receiving waters.

In order to manage additions and improvements to the city storm water systems, the City must have adequate and stable funding for its storm water management program operating and capital investment needs. Therefore, the council has proposed implementing a storm water utility fee to all property owners in Carter Lake. The fee will be based on the square footage of property owned. The fee will go into effect on November 1, 2012. It will be included on the monthly bill that you receive for water, sewer, and garbage. The fee will be due and payable in the same manner as the water, sewer, and garbage bill. Water service can be disconnected for non-payment.

ANNUAL REVIEW

The ordinances that will be adopted include annual rate increases. The City Council will review these rates each year to determine if they need adjusted to meet the financial needs at that time. Rates will only be changed by ordinance.

PUBLIC HEARING

The City Council will hold a public hearing regarding the proposed rates for water, sewer, garbage, storm water and administrative fees. The public hearing is scheduled for September 17, 2012 at 7:00 PM. Citizens are welcome to attend this meeting to voice their opinions on the rate changes. Written comments may be submitted to the office of the City Clerk any time prior to the public hearing.

Attached for your review are the proposed rate schedules.

WATER RATES

Residential

Number of Units	July 1, 2006 and after Cost Per Unit	11/1/2012 to 6/30/2013	7/1/2013 to 6/30/2014	7/1/2014 to 6/30/2015	7/1/2015 to 6/30/2016	7/1/2016 to 6/30/2017	7/1/2017 to 6/30/2018
1 to 2 units	10.09	13.92	18.10	18.74	19.30	19.88	20.67
Next 48 units	1.15	1.59	2.06	2.14	2.20	2.27	2.36
Next 450 units	1.09	1.50	1.96	2.02	2.08	2.15	2.23
Next 1,000 units	0.78	1.08	1.40	1.45	1.49	1.54	1.60
Excess of 1,500 units	0.83	1.15	1.49	1.54	1.59	1.63	1.70

Commercial

Large Users of Water. Large users of water are identified as users cosuming over 2,501 units per month. The special rate for larter users includes a monthly

minimum bill of	433.27	597.91	777.29	804.49	828.63	853.48	887.62
per unit thereafter	0.71	0.98	1.27	1.32	1.36	1.40	1.45

SEWER RATES

Residential

Flat Fee	July 1, 2009 and after Cost Per Residence	11/1/2012 to 6/30/2013	7/1/2013 to 6/30/2014	7/1/2014 to 6/30/2015	7/1/2015 to 6/30/2016	7/1/2016 to 6/30/2017	7/1/2017 to 6/30/2018
Flat fee	20.43	27.58	34.75	36.49	38.68	40.61	42.24

Commercial

Multi-dwelling, commercial and industrial
Owners pay a monthly charge based upon the amount of water consumed

Number of Units		July 1, 2009 and after Cost Per Unit	11/1/2012 to 6/30/2013	7/1/2013 to 6/30/2014	7/1/2014 to 6/30/2015	7/1/2015 to 6/30/2016	7/1/2016 to 6/30/2017	7/1/2017 to 6/30/2018
First 3 Units	minimum bill of	24.08	32.51	40.96	43.01	45.59	47.87	49.78
Next 47 Units	per unit	1.15	1.55	1.96	2.05	2.18	2.29	2.38
Next 450 Units	per unit	1.13	1.53	1.92	2.02	2.14	2.25	2.34
500 Units and Over	per unit	0.96	1.30	1.63	1.71	1.82	1.91	1.98

GARBAGE RATES

Residential

Flat Fee	Jan. 1, 2011 and after Cost Per Residence	11/1/2012 to 6/30/2013	7/1/2013 to 6/30/2014	7/1/2014 to 6/30/2015	7/1/2015 to 6/30/2016	7/1/2016 to 6/30/2017	7/1/2017 to 6/30/2018
Flat fee	10.00	5.50	6.00	6.50	7.00	7.50	8.00

ADMINISTRATIVE FEES

Residential & Commercial

Flat Fee	July 1, 2005 and after Cost Per Bill	11/1/2012 to 6/30/2013	7/1/2013 to 6/30/2014	7/1/2014 to 6/30/2015	7/1/2015 to 6/30/2016	7/1/2016 to 6/30/2017	7/1/2017 to 6/30/2018
Flat fee	3.50	4.00	4.00	4.00	4.00	4.00	4.00

STORMWATER RATES

Effective 11/1/2012

Residential

Residential Property 12,750 square feet or less - $4.00 per month
Residential Property in excess of 12,750 square feet - $4.00 plus $.0002 multipled by the number of square feet in excess of 12,750 sq feet
Residential Maximum bill per month - $25.00

Commercial and Industrial Property

Commercial and Industrial Property 12,750 square feet or less - $6.00 per month
Commercial and Industrial Property in excess of 12,750 square feet - $6.00 plus $.0004 multipled by the number of square feet in excess of 12,750 sq feet
Commercial and Industrial Maximum bill per month - $50.00

Government, Church, and Non-Profit Property

If multiple adjoining properties owner will be charged one fee at the commercial and industrial rate per month

Mobile Home Community Property

Charged per residence at the Residential Property 12,750 square feet or less - $4.00 per month

CITY OF WEST BRANCH
COUNCIL ACTION REPORT

MEETING DATE: March 3, 2014 AGENDA ITEM: 8a

DATE PREPARED: February 25, 2014

STAFF LIAISON: Matt Muckler, City Administrator

ACTION TITLE: City Engineer Dave Schechinger, PE, and City Attorney Kevin Olson will brief the West Branch City Council on the potential formation of a stormwater utility for the City of West Branch. Discussion Only.

☒ WORKSHOP ☐ SPECIAL ☐ CONSENT ☐ NON-CONSENT ☐ TABLED ☐ PUBLIC HEARING

PROJECT DESCRIPTION:*

Stormwater runoff is rainfall or snowmelt that flows from saturated permeable surfaces like roofs and paved driveways, sidewalks, parking lots and streets. Stormwater runoff creates drainage and flooding problems, making sump pumps work hard. Stormwater runoff often picks-up pollutants such as oils, grease, fertilizers, pesticides, litter and metals. Stormwater runoff is collected and conveyed through ditches, culverts, intakes, catch basins and storm sewers directly into creeks, streams, lakes and rivers without being treated to remove pollutants.

A number of municipalities in Iowa have established policies and procedures for managing and controlling the quantity and quality of stormwater runoff and established stormwater utilities to fund their stormwater management programs and facilities. Some of the communities include Ames, Bettendorf, Boone, Burlington, Carroll, Clive, Coralville, Des Moines, Dubuque, Iowa City, Norwalk, Sac City, State Center, Sioux City, Waukee, Windsor Heights and West Des Moines.

These cities have found that the stormwater drainage system provides benefits and services to all property within the city limits, including the provision of adequate systems for collection, conveyance, detention, treatment and release of stormwater for quality and quantity management that minimize impacts on receiving waters.

Property owners are charged stormwater management fees based on the total impervious surface area on the property. An Equivalent Residential Unit (ERU) is measured by the square footage. Iowa City's ERU is 3,129 square feet. Coralville's ERU is 3,440 square feet. The stormwater management fee system is based on the total impervious surface area divided by one ERU. In most municipalities, single-family dwelling properties are charged the fee for one ERU. Commercial properties with greater than one ERU of impervious surface area are charged for the total ERUs rounded up to the nearest ERU. In both Iowa City and Coralville, non-residential properties are charged $2.00 for the first ERU and $0.75 for each ERU thereafter.

City Engineer Dave Schechinger and City Attorney briefed the City Council on the formation of a stormwater utility at the May 5, 2013 City Council Meeting. An ordinance was considered at the August 19, 2014 City Council Meeting and was tabled for future consideration.

(continued on the next page)

Since that time, City Engineer Dave Schechinger has developed five potential funding scenarios for the City Council to consider. City Attorney Kevin Olson has drafted an ordinance for the City Council to consider that is based in part on the model stormwater utility ordinance produced by the Iowa Stormwater Education Program.

RECOMMENDATIONS:
City Council should have discussion on the pros and cons of creating a stormwater utility. If the decision is made to move forward with a stormwater utility ordinance, members of the City Council could provide feedback to city staff on which funding scenario is preferred or if there are any suggested changes to Ordinance 718.

ATTACHMENTS:
Ordinance 718
2013 IAMU – ISWEP Stormwater Utility Survey
Stormwater Utility Fees Options Summary
Funding Scenarios 1-5
West Branch ERU Examples (Note: These were calculated at 4,000 square feet per ERU. Current funding scenarios are based on 3,500 square feet per ERU.)
Business Record article, "More Central Iowa Cities Form Stormwater Utilities"
Iowa City Stormwater Utility Press Release
Iowa City Stormwater Utility Ordinance
Waukee Stormwater Utility Flyer
Waukee Stormwater Utility Ordinance
Coralville Stormwater Utility Ordinance
Stormwater Utility Model Ordinance - ISWEP

*Information provided in the "Project Description" section is taken from three documents: 1) the document entitled "Stormwater Utility – Answers to Frequently Asked Questions" produced by the City of Waukee, IA, 2) the Stormwater Utility Model Ordinance produced by the Iowa Stormwater Education Program (ISWEP) and 3) the 2013 IAMU – ISWEP Stormwater Utility Survey.

ORDINANCE NO. 718

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEST BRANCH BY CREATING AND INCORPORATING A STORM WATER UTILITY.

WHEREAS, the City Council of the City of West Branch, Iowa, has heretofore deemed it necessary and desirable to create a storm water utility for the construction, repair and maintenance of the storm water management system within the City; and

WHEREAS, in order to fund a storm water program, the City Council has heretofore deemed it necessary for the collection of fees from contributors and users of the storm water management system within the City.

NOW, THEREFORE, BE IT ORDAINED:

1, Amendment. The Code of Ordinances of the City of West Branch is hereby amended by incorporating the chapter entitled "Storm Water Utility", which reads as attached on Exhibit "A" attached hereto.

Section 2 Conflicts. All ordinances or parts of ordinances not specifically provided for and in conflict with the provisions of this ordinance are hereby repealed.

Section 3. Adjudication. If any section, provision, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. Effective Date. This ordinance shall be in full force and effect after its passage, approval and publication as required by law.

First Reading: March 24, 2014
Second Reading:
Third Reading:

_____
Mark Worrell, Mayor

ATTEST:

_____
Matt Muckler, City Administrator/Clerk

EXHIBIT "A"

STORM WATER UTILITY

SECTION 1. PURPOSE.

1. The purpose of this Article is to establish a policy and procedure for managing and controlling the quantity and quality of stormwater runoff, within the city limits of West Branch, Iowa. The management shall include the establishment of a stormwater utility to provide revenues for whatever aspects of this requirement are deemed appropriate by the City.
2. The city finds, determines and declares that the stormwater drainage system provides benefits and services to all property within the city limits. Such benefits include, but are not limited to: the provision of adequate systems for collection, conveyance, detention, treatment and release of stormwater for quality and quantity management that minimize impacts on receiving waters.
3. In order to manage additions and improvements to the city stormwater systems, the City must have adequate and stable funding for its stormwater management program operating and capital investment needs. It is determined and declared to be necessary and conducive to the public health, welfare, safety and convenience of the City and its residents that charges be levied and collected from the owners or occupants of all lots, parcels of real estate, and buildings that discharge storm water or surface or subsurface waters, directly or indirectly, to the City storm water drainage system, and that the proceeds of such charges so derived be used for the purposes of operation, maintenance, repair and replacement, including the payment of debt service, for construction and repair of the storm water drainage system and flood protection improvements comprising the storm water utility.

SECTION 2. CREATION OF A STORM WATER UTILITY

1. The function of the Storm Water Utility is to provide for the safe and efficient capture of stormwater runoff, mitigate the damaging effects of stormwater runoff, correction of stormwater problems, to fund activities of stormwater management, and include design, planning, regulations, education, coordination, construction, operations, maintenance, inspection and enforcement activities.

2. There is hereby established a storm water utility within the City of West Branch, Iowa which shall be responsible for creating revenue for stormwater management throughout the City's corporate limits, and shall provide for the management, protection, control, regulation, use, and enhancement of stormwater systems and facilities. Such utility shall be under the operational direction of the Public Works Director. The corporate limits of the City, as increased from time to time, shall constitute the boundaries of the storm water utility district.

3. The City shall establish a Stormwater Utility Fund in the City budget and accounting system, separate and apart from its General Fund, for the purpose of dedicating and protecting all funding applicable to the purposes and responsibilities of the utility.

SECTION 3. DEFINITIONS.

1. User" means any person or entity owning, operating or otherwise responsible for property within the City, which directly or indirectly discharges storm water or subsurface waters to any portion of the storm water management system, including direct or indirectly protected by the City's flood protection system or storm water drainage system. The term "Contributor" or "User" means any person or entity responsible for the direct or indirect discharge of storm water or surface or subsurface waters to the City's storm water drainage system.

2. "Developed Property" means real property upon which a structure or impervious surface has been placed or constructed, thus increasing the amount of rainwater or surface water runoff.

3. "Director" means the City Administrator or his/her designee.

4. "Dwelling Unit" means a singular unit, apartment, condominium, mobile home or manufactured home which provides independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking or sanitation.

5. "Equivalent Residential Unit" ("ERU") means the average impervious area of a residentially developed property per dwelling unit located within the City, as periodically determined and established as provided in this Chapter.

6. "ERU Rate" means the dollar value periodically determined and assigned to each ERU as a charge for storm water management services, and expressed as $x.xx per ERU.

7. "Exempt Property" means public streets, alleys and sidewalks, cemeteries and public parks, including publicly owned property used for recreation.

8. "Impervious Area" means the number of square feet of hard-surfaced areas which prevent or retard infiltration of water back into the soil, as it would enter under natural conditions as undeveloped property, and/or cause water to run off the surface in greater quantities or at an increased rate of flow from that which was present under natural conditions as undeveloped property, including, but not limited to roofs, roof extensions, patios, porches, driveways, pavement, gravel/rock based parking areas and athletic courts.

9. "Multi-family residential property" means a residential structure designed with three or more dwelling units to accommodate three or more families or groups of individuals living separately and not sharing the same living space and mobile home parks.

10. "Non residential property" means any property developed for commercial, industrial, governmental or institutional use, including churches, hospitals, parking lots, nursing homes and multi-use facilities incorporating residential uses.

11. "Single-family residential property" means a detached residential structure, including a mobile/manufactured home, designed as a single dwelling unit to accommodate one family or a group of individuals living together and sharing the same living space, but excluding multi-use properties which include single-family residential uses.

12. "Storm water drainage system" means the system of publicly or privately operated rivers, creeks, ditches, drainage channels, pipes, basins, street gutters, and lakes within the City through which or into which storm water runoff, surface water or subsurface water is conveyed or deposited.

13. "Storm water management utility" means the enterprise fund utility created by this chapter to operate, maintain and improve the system and for such other purposes as stated in this chapter.

14. "Storm water management utility system" means the existing storm water management facilities, storm water drainage system, and flood protection system of the City and all improvements thereto which by this division are constituted as the property and management of the utility, to be operated as an enterprise fund to, among other things, conserve water, control discharges and flows necessitated by rainfall events; and incorporate methods to collect, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, over-drainage, environmental degradation and water pollution or otherwise affect the quality or quantity of discharge from such system.

15. Two-family residential property" means a residential structure with two dwelling units, to accommodate two families or groups of individuals living separately in different dwelling units.

16. "Undeveloped property" means any real property that has no impervious area.

SECTION 4. POWERS OF THE UTILITY.

The storm water management utility shall have the following powers, duties and responsibilities:

1. Prepare ordinances as needed to implement this division and place them for consideration and adoption by the City Council, and adopt such regulations and procedures as are required to implement this chapter and carry out its duties and responsibilities.

2. Administer the design, construction, maintenance and operation of the utility system, including capital improvements designated in the comprehensive drainage plan.

3. Administer and enforce this chapter and all ordinances, regulations and procedures related to design, construction, maintenance, operation and alteration of the utility system, including, but not limited to the quantity, quality and/or velocity of the storm water conveyed hereby.

4. Inspect private systems as necessary to determine the compliance of such systems with this chapter and any ordinances or regulations adopted by this chapter.

5. Prepare and revise a comprehensive drainage and flood protection plan for periodic review and adoption by the City Council.

6. Review plans, approve or deny, inspect and accept extensions to the storm water drainage system.

7. Annually analyze the cost of services and benefits provided, and the system and structure of fees, charges, fines, and other revenues of the utility, and to make recommendations regarding adjustment to such fees, charges, fines and other revenues.

8. Prepare and file an annual operating budget for the utility and make recommendations regarding the financing of the cost of extending and replacing portions of the system.

SECTION 5. ORGANIZATION

The City Council shall be the governing body of the storm water management utility. The storm water management utility shall be under the direction, management and control of the Public Works Director, who shall function as its director. In that capacity, the director shall supervise the day-to-day operation of the storm water management utility, shall enforce this chapter and the provisions of all ordinances and regulations adopted by the City Council and shall carry out the policy directives of the City Council acting in its role as governing body of the storm water management utility.

SECTION 6. ESTABLISHMENT OF THE EQUIVALENT RESIDENTIAL UNIT ("ERU").

For purposes of this chapter, the ERU shall be the equivalent to 3,500 square feet of impervious area.

SECTION 7. STORM WATER UTILITY CHARGE.

Every user owning or occupying property that is not exempt property in the City of West Branch shall pay to the City a storm water utility charge as determined in this chapter. In the event that the owner and occupant of the particular property are not the same, the liability for payment of the storm water utility charge attributable to the property shall be joint and several as to the owner and the occupant.

SECTION 8. ERU RATE.

The ERU rate to be applied to residential and nonresidential properties shall be as follows:

a. Commencing July 1, 2014, the ERU rate will equal $2.00
b. Commencing July 1, 2015, the ERU rate will equal $2.25
c. Commencing July 1, 2016, the ERU rate will equal $2.50
d. Commencing July 1, 2017, the ERU rate will equal $2.75.
e. Commencing July 1, 2018, the ERU rate will equal $3.00.

SECTION 9. DETERMINATION OF THE STORM WATER UTILITY CHARGE.

1. Single-Family and Two-Family Residential Property.

   a. The storm water utility charge for single-family properties shall be one hundred percent (100%) of the ERU rate per month.

   b. The storm water utility charge for two-family residential properties shall be 2 times the ERU rate per month.

   c. The storm water utility charge shall commence upon the earlier of the following:

      (i) The issuance of a certificate of occupancy.
      (ii) Ninety (90) days after construction is halted, provided construction is at least 50% complete in the judgment of the director.
      (iii) Ninety (90) days after construction is completed, even if no certificate of occupancy has been issued.

2. Multi-Family Residential Property and Nonresidential Property.

   a. The storm water utility charge for multi-family residential properties and nonresidential properties, or a structure containing both multi-family residential and nonresidential uses, shall be calculated as follows:

      (i) One hundred percent (100%) of the ERU rate per ERU for the first twenty (20) ERUs, plus
      (ii) $0.75 per ERU for each ERU after the first twenty ERU's.

   b. The storm water utility charge shall commence upon the earlier of the following:

      (iv) The issuance of a certificate of occupancy.
      (v) Ninety (90) days after construction is halted, provided construction is at least 50% complete in the judgment of the director.
      (vi) Ninety (90) days after construction is completed, even if no certificate of occupancy has been issued.

SECTION 10. POWERS AND DUTIES OF CITY.

The City shall have the following powers, duties, and responsibilities with respect to the stormwater utility:

1. Administer the design, construction, maintenance and operation of the utility system, including capital improvements designated in the comprehensive drainage plan.
2. Acquire, construct, lease, own, operate, maintain, extend, expand, replace, clean, dredge, repair, conduct, manage, and finance such facilities, operations, and activities, as are deemed by the City to be proper and reasonably necessary for a system of storm and surface water management. These facilities may include, but are not limited to, surface and underground drainage facilities, storm sewers, watercourses, ponds, ditches, and such other facilities relating to collection, runoff, treatment and retention as will support a stormwater management system.
3. The City shall separately account for the stormwater utility finances. The stormwater utility shall prepare an annual budget, which is to include all operation and maintenance costs and costs of borrowing. The budget is subject to approval by the City Council. Any excess of revenues over expenditures in a year shall be retained in a segregated fund, which shall be used for stormwater utility expenses in subsequent years. Stormwater utility fees collected shall be deposited in the stormwater utility fund and shall be used for no other purpose.

SECTION 11. RESPONSIBILITY FOR STORM WATER MANAGEMENT AND DRAINAGE SYSTEM.

1. The City stormwater management and drainage system consists of all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage ways, channels, ditches, swales, storm sewers, culverts, inlets, catch basins, pipes, head walls and other structures, natural or man-made, within the political boundaries of the City of West Branch which control and/or convey stormwater through which the City intentionally diverts surface waters from its public streets and properties. The City owns or has legal access for purposes of operation, maintenance and improvements to those segments of this system which
   (a) are located within public streets, rights-of-way, and easements;

   (b) are subject to easements of rights-of-entry, rights-of-access, rights-of-use, or other permanent provisions for adequate access for operation, maintenance, and/or improvement of systems and facilities; or

   (c) are located on public lands to which the City has adequate access for operation, maintenance, and/or improvement of systems and facilities. Operation and maintenance of stormwater systems and facilities which are located on private property or public property not owned by the City of West Branch and for which there has been no public dedication of such systems and

facilities for operation, maintenance, and/or improvement of the systems and facilities shall be and remain the legal responsibility of the property owner.

2. It is the intent of this section to protect the public health, safety and general welfare of all properties and persons in general, but not to create any special duty or relationship with an individual person or to any specified property within or without the boundaries of the City of West Branch. The City of West Branch expressly reserves the right to assert all available immunities and defenses in any action seeking to impose monetary damages upon the City, its officers, employees and agents arising out of any alleged failure or breach of duty or relationship as may now exist or hereafter be created.

SECTION 12. REQUIREMENTS FOR ON-SITE STORMWATER SYSTEMS, EMFORCEMENT AND INSPECTIONS.

1. All property owners and developers of developed real property within the City of West Branch shall provide, manage, maintain, and operate on-site stormwater systems sufficient to collect, convey, detain, and discharge stormwater in a safe manner consistent with all City, State, and Federal laws and regulations.
2. Pursuant Iowa Code Section 364.12(3) or successor section of the State Code, any failure to meet this obligation may constitute a nuisance and may be subject to an abatement action filed by the City. In the event a nuisance is found to exist, which the owner fails to properly abate within such reasonable time as allowed by the City, the City may enter upon the property and cause such work as is reasonably necessary to be performed, with the actual cost thereof assessed against the owner in the same manner as a tax levied against the property. The City shall have the right, pursuant to the authority of this section, for its designated officers and employees to enter upon private and public property owned by entities other than the City, upon reasonable notice to the owner thereof, to inspect the property and conduct surveys and engineering tests thereon in order to assure compliance.

SECTION 13. APPEALS.

A. An owner or occupant of a multi-family residential property aggrieved by the initial or subsequent calculation of the number of dwelling units upon or in such property, calculation of the storm water utility charge, or allocation of such charge amount the occupants, may appeal such calculations and allocation to the City Administrator. Upon such appeal, the storm water utility charge for such property may be recalculated utilizing information supplied by the appealing owner or occupant, provided such information provided is correct by the City Administrator.

B. An owner or occupant of a nonresidential property aggrieved by the initial or subsequent calculation of the amount of impervious area upon or in such property, calculation of the storm water utility charge, may appeal such calculations and allocation to the City

Administrator. Upon such appeal, the storm water utility charge for such property may be recalculated utilizing information supplied by the appealing owner or occupant, provided such information provided is correct by the City Administrator.

C. Any adjustment of the storm water utility charge resulting from such appeal shall be retroactive to the date the appeal was filed.

D. Appeals by owners or occupants of property subject to the storm water utility charges shall be filed with the City Clerk on forms provided by the City. The City Administrator shall file a final calculation of the storm water utility charge within thirty (30) days of the appeal being filed. If still aggrieved, the party may request a City Council review of the City Administrator's decision. Any person still aggrieved by the determination of the City Council may appeal to the county district court by action filed within thirty (30) days of the City Council's decision. The filing of an appeal shall not excuse the payment of the storm water utility charge when due. However, the City shall refund any portion of the fee deemed excessive, with interest, as provided by law.

SECTION 14. BILLING PROCEDURES.

A. All contributors and users shall pay a storm water utility charge monthly as calculated pursuant to Section 6 of this Ordinance.

B. All storm water utility charges are due and payable under the same terms and conditions provided for payment of a combined service account as outlined in Section 92.04 of this Code.

C. The owner of the premises served and the tenant thereof shall be jointly and severally liable for storm water utility charges for the premises. Storm water utility charges remaining unpaid and delinquent shall constitute a lien against the premises served and shall be certified as delinquent to the County Treasurer for collection in the same manner as property taxes.

IOWA STORMWATER UTILITIES
UPDATED JANUARY 2013

City	Pop.	Est.	Contact	E-mail	Phone	Residential Rates	Other Rates	Ordinance	Section	Website
Ackley	1,665		Cyndee Roskens	ackley@mchsi.com	641-847-3332	$3/mo.				www.ackleyiowa.net
Adel	4,563		City Hall		515-993-4525	$3/ERU/mo	Commercial and Industrial $3/ERU/mo			www.adeliowa.org
Alburnett	559		city Hall	alburnett@fmtcs.com	3198422692	Flat Rate	Flat Rate			
Algona	5,741		Cole O'Donnell	codonnell@ci.algona.ia.us	515-295-2411	$2.50/mo	$7.50 school, church, commercial, $12.50 other			www.ci.algona.ia.us
Ames	50,000	Rev 2012	Tracy Warner	twarner@city.ames.ia.us	515-239-5165	Tiered: 1 150 -10,000 sq. ft. imperv $3.45 2 10,000.01 – 30,000sq. Ft. $6.90 3 30,000.01 – 90,000sq. Ft. $10.35 4 90,000.01sq. Ft. - Max $31.05	Tiered: 1 150 -10,000 sq. ft. imperv $3.45 2 10,000.01 – 30,000sq. Ft. $6.90 3 30,000.01 – 90,000sq. Ft. $10.35 4 90,000.01sq. Ft. - Max $31.05			www.cityofames.org
Ankeny	45,582		Jolee Belzung	jbelzung@ci.ankeny.ia.us	515-963-3523	Max 4 ERU's (1 ERU = 4,000 sq ft., $4/ERU)	Max 40 ERU's		Ch. 106 & 107	www.ankenyiowa.gov
Belmond	2,376	2009	Lee Ann Waltzing	cityhall@kalnet.com	641-444-3386	$3/mo.		Ch. 100		www.belmond.com
Bettendorf	32,445		Patty Copeland	pcopeland@bettendorf.org	563-344-4128	1 ERU=2,500 sq ft.=1.50/mo., max 12,500 sq.ft.	1 ERU=2,500 sq.ft.=1.50/mo., no limit on imperv			www.bettendorf.org
Bondurant	3,860		Mark Arentsen	marentsen@cityofbondurant.com	515-967-2418	$2.50/mo.	$2.50/mo.	Ch. 103		www.cityofbondurant.com
Boone	12,633		Luke Nelson	lnelson@city.boone.ia.us	515-432-4211	1 ERU=$2.00/mo. Up to 6,000 sq.ft.	1 ERU=$2.00/mo. Up to 3,000 sq.ft.			www.boonegov.com
Buffalo	1,284		Jamie Brooks	clerk@buffaloiowa.org	563-381-2226	$2/mo.	$2/mo			www.buffaloiowa.org
Burlington	26,839		Doug Worden	wordend@burlingtoniowa.org	319-753-8129	$2/mo.	commercial $10/25,000 sq.ft.			www.burlingtoniowa.org
Carroll	10,126		Laura Schaefer	lschaefer@cityofcarroll.com	712-792-1000	$3/mo.	$25/mo. School, $10/mo. Church, $3/mo commercial, max $50			www.cityofcarroll.com
Cedar Rapids	128,506		Tera Prucha	T.Prucha@cedar-rapids.org	(319) 286-5604	$4.26/mo.	$4.26/mo.			www.cedar-rapids.org
Centerville		2008	Kim Crego	None	641-437-4339	$3/mo.	$3/mo	1286		www.centerville-ia.org
Charles City	7,812	2008	Marsha Wright	marsha@cityofcharlescity.org	641-257-6309	$4/mo.	$4/mo.	1044	Ch. 100	www.charlescity.govoffice.com
Cherokee		2004	Don Eikmeier	deikmeieradm@cherokeeiowa.net	712-225-5749	$3/mo	$3/mo.	484	101.01	www.cherokeeiowa.net
Clarinda		2006	Gary McClarnon	clarindaclerk@iowatelecom.net	712-542-2136	$2/mo	$2/mo.	827		www.destinowatown.com
Clarion	2,850		Jon DeVries	clarion@mchsi.com	515-532-2847	Flat $2.50/mo. Res,	Flat $3.00/mo. Aprtmt and Multi-fam, $25/mo School & Church, $10/mo Commec; $25/mo. Indust			http://www.clarioniowa.com/
Clive	15,000		Bart Weller	bweller@cityofclive.com	515-223-6231	$4.00 residential, ERU=3,667 sq. ft.	$4.00 commercial, ERU=3,667 sq. ft.			www.cityofclive.com
Conrad	1,108	2008	Denise Hoy	conradclerk@heartofiowa.net	641-366-2300	$4/mo.	$4/mo.	100		www.conrad.govoffice.com
Coralville	18,907	2005	Amy Johannson	ajohannsen@ci.coralville.ia.us	319-248-1720	$2.00 residential/mo., multi-family $2.00/unit/mo.	School, church, commercial $2.00+($0.75*(Impr SF/3440))=rate/mo.			www.coralville.org
Creston			Mike Taylor	mike@crestoniowa.org	641-782-2000					www.creston-iowa.com
Davenport	98,359		Robbin Dunn	rrd@ci.davenport.ia.us	563-327-5159	1 ERU = 2,600 sq.ft.$1.60/ERU/mo.; $.80/unit duplex	$1.60/ERU/mo., credits to K-12 schools and nonresid			www.cityofdavenportiowa.com

IOWA STORMWATER UTILITIES
UPDATED JANUARY 2013

City	Pop.	Est.	Contact	E-mail	Phone	Residential Rates	Other Rates	Ordinance	Section	Website
Deloit	288		Connie Mulligan	conniemulligan@hotmail.com	712-263-5118					
Des Moines	200,000		Russ Paul	rdpaul@dmgov.org	515-323-8165	1ERU=2,349 sq.ft.=$5.83; 1,400 sq.ft. or < 50% of ERU; 1,401-4,900 sq ft. 100% of ERU; 4,901 sq.ft. or > 150% of ERU	Rate is the properties' actual impervious area divided by 2,349, so multiples of the ERU rate These properties are not limited to the 150% ERU.			www.dmgov.org/stormwater
DeWitt	5,049		Matt Proctor	cdwdir@dmcel.net	563-659-3811	$2.50/mo	$6.00/mo. Commercial, education, government, religious			www.dewitt.org
Dubuque	57,686		Deron Muehring	dmuehring@cityofdubuque.org	563-589-4270	1 ERU=2,917 sq.ft.=$4.00 Single family: 5, 1, 1.5 ERU; Condo: .83 ERU; Mobile homes: .65 ERU; Non-Single: .42 ERU/unit/mo	$4.00/ERU/mo			www.cityofdubuque.org
Farnhamville	420		Emily Bendickson	cityclerk@wcta.net	515-544-3619					
Forest City	4,362		Byron Ruiter	fcutilities@wctatel.net	641-585-3574	$5.00/mo	$8.30/mo.			www.forestcityia.com
Fort Dodge	26,309		Michelle Hefley	mhefley@fortdodgeiowa.org	515-573-7156	1 ERU-2,533 sq.ft. $3.00/ERU up to 2x 1 ERU then measured; $3.00/unit condos base + measured, $9.00/unit base + measured multi family and apartments	$9.00/mo. base + measured commercial, industrial, public, government			www.fortdodgeiowa.org
Garner			Daisy Huffman	clerk@garneriowa.org	641-923-2588			Ch. 100		www.garneriowa.org
Guttenberg	1,987		Jamie Blume	gbergcty@alpinecom.net	563-252-1161	$1.50/mo./electric meter	$1.50/mo./electric meter			www.cityofguttenberg.com
Hancock	207		Kimberly Gress	none	712-343-2719					
Hiawatha	6,694		Mark Powers	bldgofficial@hiawatha-iowa.com	319-297-2929	$1.50/mo.	$2.00/mo.			www.hiawatha-iowa.com
Hillsboro	182		Nancy Griffin	none	319-253-4465					
Indianola	14,393		City Hall		(515) 961-9410	$2/ERU, 1 ERU= 3,400 sq.ft	$2/ERU, 1 ERU= 3,400 sq. ft. max 200 ERU			http://www.indianolaiowa.gov
Iowa City	67,831		Brian Boelk	brian-boelk@iowa-city.org	319-356-5437	$2.00/mo. Single family, $1.00/unit multi-family	Commercial$2.00 base +(0.75/ERU)/mo. 1ERU=3,129 sq.ft			www.icgov.org
Johnston	17,552	2012	David Werding	stormwater@ci.johnston.ia.us	515-278-2344	$4.55/mo, 1 ERU = 4,000 sq.ft.	$4.55/mo, 1 ERU = 4,000 sq.ft.	http://www.cityofjohnston.com/Stormwater.php	852	http://www.cityofjohnston.com/Stormwater.php
Kelley	309				515-769-2213			09-0160	Ch. 101	www.kelleyiowa.com
Lake City	1,727		Kimberly Kelly	lakecity2003@iowatelecom.net	712-464-3111	$1/mo.	$1/mo.			www.lakecityiowa.org
Lake Mills	2,100		Ross Hanson	lmpublicworks@wctatel.net	641-592-2441	5/mo., apartmt and Multi-fam $3/mo	Flat Schools $25/mo.; Churches $6/mo.; Commer. Sm $6 and Lrg $12; Indust Sm $6 & Lrg $25			http://www.lakemillsiowa.com/
Le Mars	9,826	2008	Bev Langel	blangel@lemarscomm.net	712-548-4955	$4/mo.	$7/mo. Non-residential	858 & 886		www.lemarsiowa.com
Mallard	298		Becky Larson	mallardcityclerk@ncn.net	712-425-3527					www.mallardiowa.com

IOWA STORMWATER UTILITIES
UPDATED JANUARY 2013

City	Pop.	Est.	Contact	E-mail	Phone	Residential Rates	Other Rates	Ordinance	Section	Website
Marion	32,000		Darin Andresen	dandresen@cityofmarion.org	319-743-6340	$3.50/mo.	$3.50/mo. School, church, commercial			www.cityofmarion.org
Marshalltown	26,000		Steve Simons	ssimons@ci.marshalltown.ia.us	641-754-5749	Flat $2.13/mo. * In process of updating	Flat $2.13 /mo. * In process of updating			http://ci.marshalltown.ia.us
Norwalk	8,821		Mike Johnson	MikeJohnson@ci.norwalk.ia.us	(515) 981-0228	$7.50/mo	$7.50/mo			www.ci.norwalk.ia.us
Odebolt	1,153	2004	Joan Godbersen	odeboltwater@netins.net	712-668-2231	$1/mo.	$1/mo.			www.odebolt.net
Ogden	2,044		Donovan Olson	donovanolson@netins.net	515-275-2917	$3/mo.	$3/mo.	220	100	www.ogdeniowa.net
Oskaloosa	11,538		David Neubert	david.neubert@oskaloosa.org	641-673-5433	Flat $2/mo.	Multi-fam Aparmt $2/mo. # dwellings; Schools $2/ERU 1 ERU =2750 ft. sq.			http://www.oskaloosaiowa.org/
Perry	9,850		City Hall		(515) 465-2481	$2.00/mo. Single family; $1.00/unit multi-family	$2/mo.	http://www.perryia.org/code-of-ordinance		http://www.perryia.org/
Postville	2,273	2007	Darcy Radloff	postcityclerk@neitel.net	563-864-7454	$2.5/mo		636-07		www.cityofpostville.com
Reinbeck	1,751	2008	Quentin Mayberry	cityhall@reinbeck.net	319-788-6404	$2/mo	$2/mo.			www.reinbeck.org
Rolfe	584		Angela Schneider	rolfeclerk@ncn.net	712-848-3124	Flat $3/mo.	All others $Flat 10/mo			http://rolfeiowa.com/
Sioux Center	6,327	2007	Paul Clousing	pauld@siouxcenter.org	712-722-0761	$2/mo.				www.siouxcenter.org
Sioux City	85,013		Jade Dundas	jdundas@sioux-city.org	712-279-6957	Runoff weighting factor= RWF*sq ft.*$.00028; residential RWF =7.5	Same formula 0.06 ag. To 18.75 retail			www.sioux-city.org
Slater	1,306		Mary Beth Sprouse	slateria@iowatelecom.net	515-685-2531	$3.00/mo.	$3.00/mo. School, church; $6.00/mo commercial			www.slater-iowa.org
Solon	2,037		Scott Kleppe	scott.kleppe@solon-iowa.com	319-624-5037	Flat $.50/mo.	Falt $.50/mo all others			http://solon-iowa.com/
State Center	1,349		Craig Muench	scmu@partnercom.net	641-483-2559	$3.00/mo	$6.00/mo Commercial, education, government, religious; $10.00/mo. industry			www.statecenteriowa.org
Storm Lake	10,076		Justin Yarosevich	justin@stormlake.org	712-732-8000	$2.75/mo. (increases to $3 July 1, 2011). All charged 1 ERU per unit.	$2.75 /ERU (2750 sq.ft) School, church, commercial.			www.stormlake.org
Urbandale	38,400		Public Works Dept.		(515) 278-3950	$2.00/ERU, 1 ERU+ 3,200 sq ft	$2.00/ERU, 1 ERU= 3,200 sq ft			http://www.urbandale.org/storm
Victor	891		Fred Stiefel	stiefellaw@netins.net						www.victoriowa.com
Waterloo	68,406	2009	Wayne Castle	wayne.castle@waterloo-ia.org	319-291-4312	Flat Rate Res $2.75/mo.	All non-residential is charged a base of $2.75 plus $2.75 per 5000 sq ft. of impervious, rounded to next 5,000 sq. ft., no max., 500			http://www.ci.waterloo.ia.us/
Waukee	13,790	2006	Jenny Corkrean	jcorkrean@waukee.org	515-987-4363	1 ERU= 2,973 sq.ft. $4.25/ERU single family, townhomes, duplex	$4.25/ERU/mo.		Ch. 204A	www.waukee.org
Wellman	1,408		Ryan Miller	citywelm@netins.net	319-646-2154	Flat $2.75/mo.	Flat All others $2.75/mo.			http://www.cityofwellman.com/
West Des Moines	56,503		Water Works		515-222-3460	$4.25/ERU, 1 ERU = 4,000 sq. ft.	$4.25/ERU, 1 ERU = 4,000 sq. ft. Multi, Commercial and Industrial factor in # of water meters			http://www.wdm.iowa.gov

IOWA STORMWATER UTILITIES
UPDATED JANUARY 2013

City	Pop.	Est.	Contact	E-mail	Phone	Residential Rates	Other Rates	Ordinance	Section	Website
Windsor Heights	4,667		Jason Van Ausdall	jvan@windsorheights.org	(515) 279-3662	$4.25/ERU	Commercial and Industrial $30-$340			www.windsorheights.org
Woodward	1,076	2008	Christina Perkins	citywd@netins.net	515-438-2560	$3/mo.	$3/mo.	100 04		www.woodwardia.org

Stormwater Utility Fees
West Branch, Iowa
Options Summary

	Annual Total
Scenario 1 (20 ERU Base & $0.75/Additional ERU)	$ 43,479.00
Scenario 2 ($2.00/ERU)	$ 62,184.00
Scenario 3 (1 ERU Base & $0.75/Additional ERU)	$ 36,099.00
Scenario 4 (W/ Multi-Family & WBMHV @ $2.00/ERU)	$ 45,624.00
Scenario 5 (W/ Multi-Family & WBMHV @ $1.00/ERU)	$ 42,108.00

Stormwater Utility Fees
West Branch, Iowa
Scenario 1

ERU	=		3,500 SF
Base	=	$	2.00
Additional ERU Rate	=	$	0.75

Category	Base Units	Base Rate	Base Fee	Additional ERUs	ERU Rate	ERU Fee	Monthly Total
Residential	794	$ 2.00	$ 1,588.00	0.00	$ 0.75	$ -	$ 1,588.00
Commercial	470	$ 2.00	$ 940.00	1,110.00	$ 0.75	$ 832.50	$ 1,772.50
Government	80	$ 2.00	$ 160.00	137.00	$ 0.75	$ 102.75	$ 262.75
Total	1344	$ 2.00	$ 2,688.00	1,247.00	$ 0.75	$ 935.25	$ 3,623.25

Annual Total Fees **$ 43,479.00**

Stormwater Utility Fees
West Branch, Iowa
Scenario 2

ERU	=		3,500 SF
Base	=	$	2.00
Additional ERU Rate	=	$	2.00

Category	Base Units	Base Rate	Base Fee	Additional ERUs	ERU Rate	ERU Fee	Monthly Total
Residential	794	$ 2.00	$ 1,588.00	0.00	$ 2.00	$ -	$ 1,588.00
Commercial	470	$ 2.00	$ 940.00	1,110.00	$ 2.00	$ 2,220.00	$ 3,160.00
Government	80	$ 2.00	$ 160.00	137.00	$ 2.00	$ 274.00	$ 434.00
Total	1344	$ 2.00	$ 2,688.00	1,247.00	$ 2.00	$ 2,494.00	$ 5,182.00

Annual Total Fees **$ 62,184.00**

Stormwater Utility Fees
West Branch, Iowa
Scenario 3

ERU	=	3,500	SF
Base	=	$ 2.00	
Additional ERU Rate	=	$ 0.75	

Category	Base Units	Base Rate	Base Fee	Additional ERUs	ERU Rate	ERU Fee	Monthly Total
Residential	695	$ 2.00	$ 1,390.00	99.00	$ 0.75	$ 74.25	$ 1,464.25
Commercial	77	$ 2.00	$ 154.00	1,503.00	$ 0.75	$ 1,127.25	$ 1,281.25
Government	80	$ 2.00	$ 160.00	137.00	$ 0.75	$ 102.75	$ 262.75
Total	852	$ 2.00	$ 1,704.00	1,739.00	$ 0.75	$ 1,304.25	$ 3,008.25

Annual Total Fees **$ 36,099.00**

Stormwater Utility Fees
West Branch, Iowa
Scenario 4

ERU	=		3,500 SF
Base	=	$	2.00
Additional ERU Rate	=	$	0.75

Category	Base Units	Base Rate	Base Fee	Additional ERUs	ERU Rate	ERU Fee	Monthly Total
Residential R-1 & R-2	664	$ 2.00	$ 1,328.00	0.00	$ 0.75	$ -	$ 1,328.00
Residential R-3 & WBV	293	$ 2.00	$ 586.00	0.00	$ 0.75	$ -	$ 586.00
Commercial	450	$ 2.00	$ 900.00	967.00	$ 0.75	$ 725.25	$ 1,625.25
Government	80	$ 2.00	$ 160.00	137.00	$ 0.75	$ 102.75	$ 262.75
Total	1487	$ 2.00	$ 2,974.00	1,104.00	$ 0.75	$ 828.00	$ 3,802.00

Annual Total Fees **$ 45,624.00**

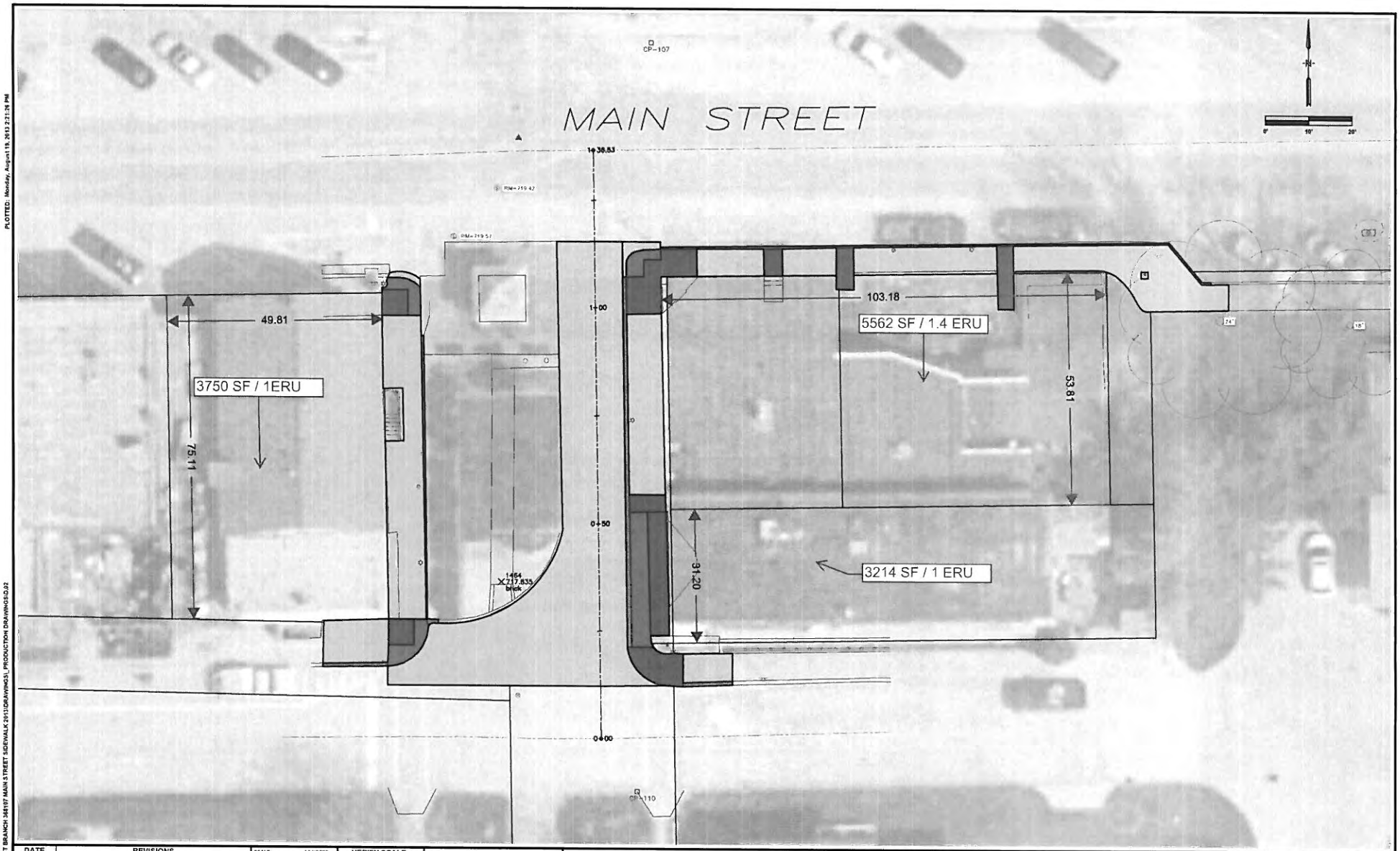
Stormwater Utility Fees
West Branch, Iowa
Scenario 5

ERU	=		3,500 SF
Base	=	$	2.00
Additional ERU Rate	=	$	0.75

Category	Base Units	Base Rate	Base Fee	Additional ERUs	ERU Rate	ERU Fee	Monthly Total
Residential R-1 & R-2	664	$ 2.00	$ 1,328.00	0.00	$ 0.75	$ -	$ 1,328.00
Residential R-3 & WBV	293	$ 1.00	$ 293.00	0.00	$ 0.75	$ -	$ 293.00
Commercial	450	$ 2.00	$ 900.00	967.00	$ 0.75	$ 725.25	$ 1,625.25
Government	80	$ 2.00	$ 160.00	137.00	$ 0.75	$ 102.75	$ 262.75
Total	1487	$ 2.00	$ 2,681.00	1,104.00	$ 0.75	$ 828.00	$ 3,509.00

Annual Total Fees **$ 42,108.00**

Hilltop Dr
Pedersen St
Scott Dr
Sagert St
W Main St
Hilltop Condo
12 units
WB Ford
56,445 SF/14 ERU
© 2013 Google
Google earth
1994
Imagery Date: 9/14/2012 41°40'18.54" N 91°21'19.37" W elev 716 ft eye alt 2020 ft



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DATE	REVISIONS	SCALE	AS NOTED
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		CHECKED	####
		APPROVED	####
		DATE	####
		ISSUED FOR	####

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

V&K
VEENSTRA & KIMM, INC.
860 22nd Avenue • Suite 4 • Coralville, Iowa 52241-1565
319-466-1000 • 319-466-1008(FAX) • 888-241-8001(WATS)

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DWG NO
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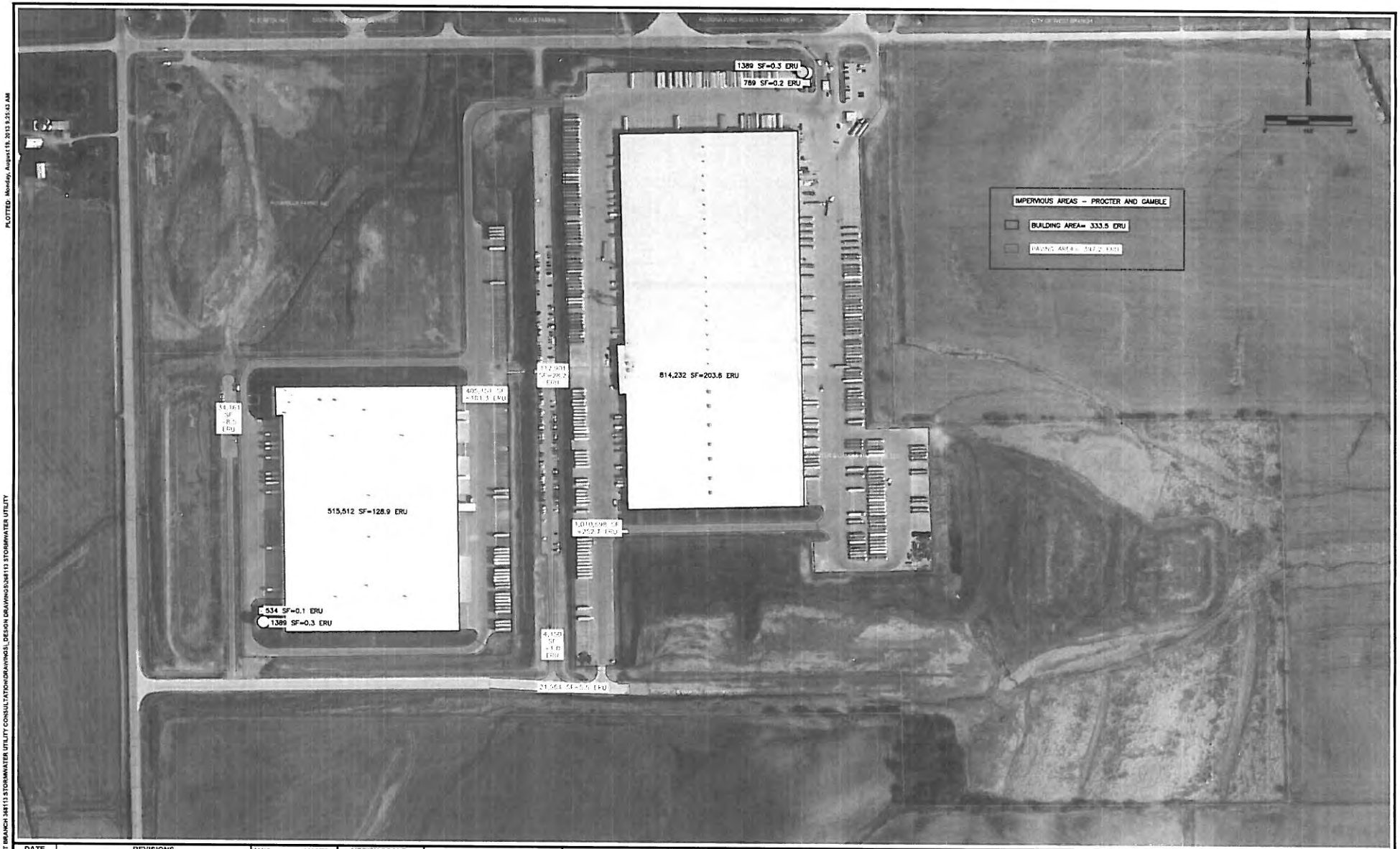
PROJECT ####



DATE	REVISIONS		
		SCALE	AS NOTED
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		APPROVED	DRS
		DATE	—
		ISSUED FOR	(CONCEPT)

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

VEENSTRA & KIMM, INC.
860 22nd Avenue • Suite 4 • Coralville, Iowa 52241-1565
319-466-1000 • 319-466-1008(FAX) • 888-241-8001(WATS)

STORM WATER UTILITY
CITY OF WEST BRANCH

PROCTER & GAMBLE

DWG. NO. 1

PROJECT 268113

PLOTTED: Monday, August 19, 2013 9:25:43 AM
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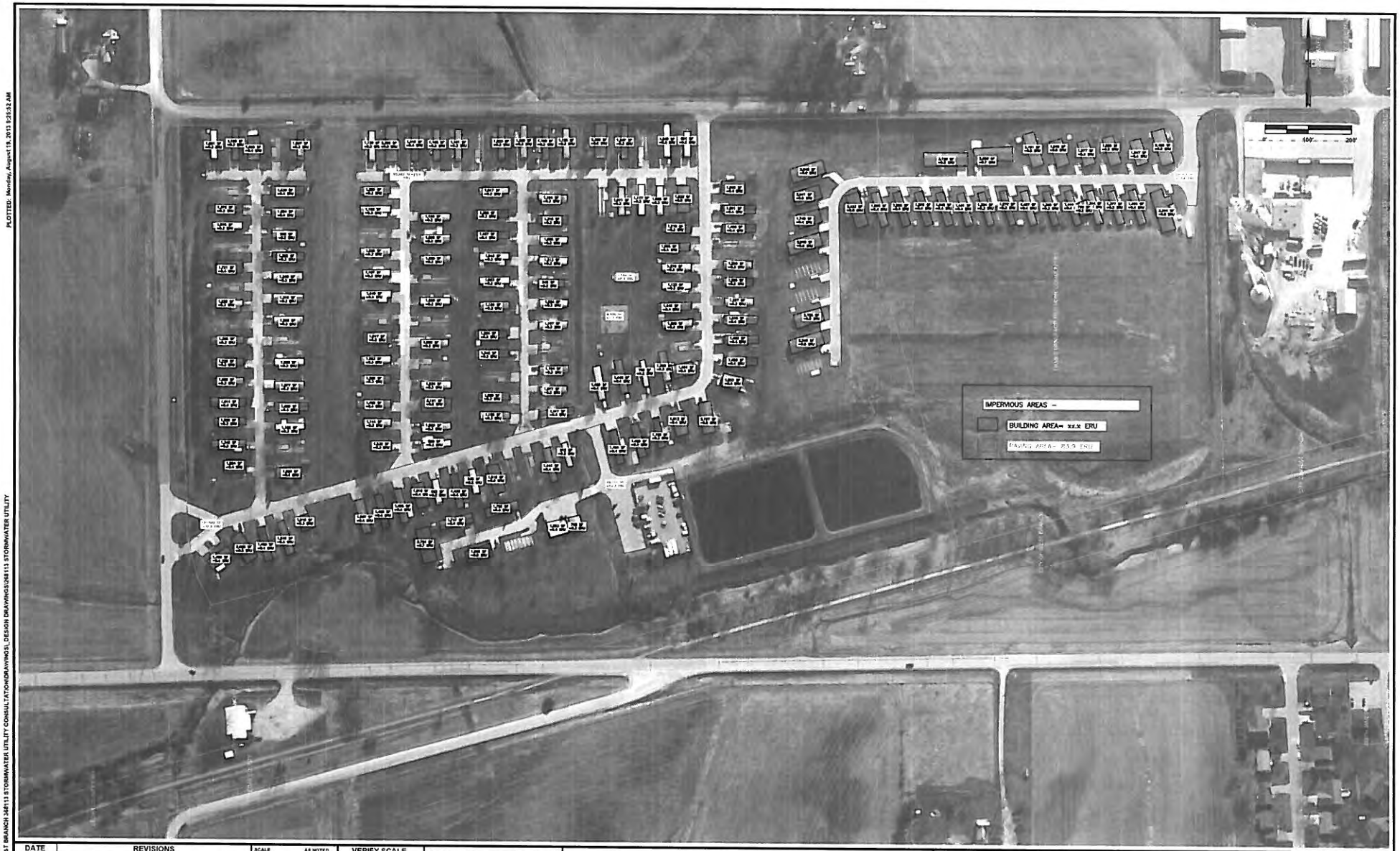

DATE	REVISIONS		
		SCALE	AS NOTED
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STORM WATER UTILITY
CITY OF WEST BRANCH

HAMES MANUFATURED HOMES

DWG NO. 2

PROJECT 268113

PLOTTED: Monday, August 19, 2013 9:35:52 AM
X-REFS: VB AERIAL FALL 2011 ACAD2014
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N Poplar St
Bank Property
23,920 SF / 6 ERU
N Oliphant St
Poplar St
N Downey St
W Main St
West Branch, IA 52358, US
Downey St
© 2013 Google
Google earth
1994
Imagery Date: 9/14/2012 41°40'18.78" N 91°20'51.63" W elev 732 ft eye alt 1388 ft

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Business Record

10/23/2010 7:00:00 AM

More Central Iowa cities form stormwater utilities

BY JOE GARDYASZ
Senior Staff Writer

As the state dries out from one of its soggiest summers on record, a growing number of Central Iowa communities are imposing fees on businesses and residents to foot the cost of building and maintaining stormwater infrastructure.

A majority of Greater Des Moines cities now assess stormwater utility fees, and among those that don't, at least a few are considering doing so. Though record rainfall exacerbated many cities' stormwater problems, a flood of federal clean-water regulations are also driving the trend, officials say.

The city of Urbandale, for instance, began collecting stormwater fees at the beginning of this year. Indianola is in the final stages of approving a stormwater utility that would be effective Jan. 1. Johnston's city council is currently considering a stormwater ordinance as well. Altoona has also approved a stormwater utility that will begin collecting fees on Jan. 1.

"There are so many regulations for storm water, and they've gotten so much more strict, we felt they should be paid for on a direct-cost basis and not through property taxes," said Altoona Mayor Tim Burget. And like many cities in Iowa, Altoona has battled flooding from unusually heavy rains in the past few years.

As communities grow, they often experience more stormwater runoff problems due to their increasing impervious surface areas.

"I think it's as much a fairness issue," Burget said. "Let the areas creating the cost help pay for fixing the problem."

Most homeowners in Altoona will pay a monthly fee of $3 in the first year, which will increase in 50-cent steps in each of the next four years to $5. By comparison, Altoona's largest commercial property, Prairie Meadows Racetrack and Casino, will be assessed a total of nearly $34,000 next year, part of approximately $400,000 the city estimates it will collect in 2011.

Greater Des Moines stormwater utilities status

City	Date formed	s.f./ ERU	Res'l rate	Comm'l rate *
Altoona	January 2011	4,000	$3	$3
Ankeny	July 2009	4,000	$4	$3
Bondurant	July 2010	2,450	$2.50	$2.50
Carlisle	None			
Clive	November 2005	3,667	$5	$5
Des Moines	July 2003	2,349	$7.87	$7.87
Grimes	None			
Indianola	January 2011	3,400	$2	$2
Johnston	Considering			
Norwalk	May 2008	3,000	$7.50	$7.50
Pleasant Hill	None			
Polk City	None			
Urbandale	July 2010	3,200	$1.50	$1.50
Waukee	July 2006	2,973	$4.25	$4.25
West Des Moines	June 2006	4,000	$4.25	$4.25
Windsor Heights	2004	n/a	$4.25	$29.75 -$340 **

* Monthly rate per ERU ** Flat monthly fee based on four size categories of properties. Source: City Public Works Departments

On the back burner

Stormwater utilities provide a mechanism for cities to pay for stormwater infrastructure improvements by assessing property owners based on the amount of surface area they have that creates runoff. Typically, a city will calculate the average residence's square footage of roof and concrete surfaces that don't absorb rainwater and use that equivalent residential unit (ERU) to assess homeowners and businesses. Many cities assume an average of one ERU per residence, and for commercial properties apply a rate to the the actual square footage of impervious surfaces divided by the square footage of the average residential lot.

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Iowa communities are "a little behind" other states' efforts to establish stormwater utilities, said Pat Sauer, stormwater services coordinator for the Iowa Association of Municipal Utilities.

"I would say storm water has been on the back burner for too long for most cities," Sauer said. She estimates that 26 cities in the state have established stormwater utilities.

Pleasant Hill is among a handful of Greater Des Moines cities that have not instituted a stormwater utility. Russ Paul, the city's stormwater coordinator, said he has broached the topic with the city council, "but the current council is showing no real interest." Paul, whose position was created two years ago as part of Pleasant Hill's streets and utilities department, said he believes a stormwater utility is going to be a necessity for every community.

"As (federal stormwater regulations) get more restrictive, there has to be a way to fund someone to take control of the projects," he said. "It's really an unfunded mandate from the federal government."

Des Moines, among the first cities in the state to create a stormwater utility following the Floods of 1993, will collect about $14.6 million in stormwater utility revenues this year and incur approximately $6 million in costs. Having a stormwater utility has been essential to the city's ability to mitigate potential flooding damage, said Bill Stowe, Des Moines public works director.

"If we as a city had to rely on general obligation bonds or the general fund and didn't have a stormwater utility, we would be competing with a number of other priorities," he said. "This makes very apparent the tie to funding and improvements in protection."

Des Moines' monthly fee, currently $7.87 per ERU, is scheduled to increase by 8 percent on Jan. 1 to $8.50 per ERU, the highest of any city in the metro area. Earlier this year, the city issued $19.1 million in stormwater revenue bonds, which are repaid with future revenues from the fees.

"There's no question that there are a number of federal clean water requirements that drive this," Stowe said. "But also a significant portion of it is not only water quality but also water quantity. We're a low-lying city at the confluence of two rivers in a significant watershed, so flood protection is a primary piece."

The Des Moines City Council is likely to consider a further increase within the next year, Stowe said. "We're in the process of trying to come up with the appropriate rate increase," he said.

Money mover

Chuck Becker, an environmental attorney with the Belin McCormick law firm in Des Moines, said the recession has contributed to more interest by cities in establishing stormwater utilities. "Overnight, cities passing these stormwater ordinances are going to find themselves in better shape financially," he said.

"It's a movement of money, but one that I think is sensible," he added. "The trick with stormwater utilities is that you have to plan ahead. A city may not need it now, but in five years it will."

About seven years ago, Becker represented the Bell Avenue Business Center in a successful appeal of those fees. The judge ruled that the business park did not receive any benefit from the city's storm sewer infrastructure because storm water drained from the property directly into Gray's Lake.

Since then, "some businesses have objected, but not to a great degree," he said. "The reason is that it's easy to see that you have to pool enough money on something like this to effectively address, just like streets in many ways."

Becker said if the U.S. Environmental Protection Agency proceeds with rules that create "drainageway districts," cities could face significant increases in regulatory costs. "But at least the cities with stormwater utilities will have the mechanisms in place to address it."

The $500,000 Urbandale expects to collect in the first year of its program is just "making a dent" in covering stormwater project costs, said David McKay, the city's drector of engineering and public works.

Altoona strives to collect half of its revenue from residences and half from commercial properties.

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Beginning in June, the City of Iowa City will begin charging a stormwater utility fee to all customers. This stormwater charge will be included in monthly water and sewer bills, and has been established by ordinance through the City Council.

Stormwater is the rainfall runoff that flows into streets, storm sewers and ditches, and is then carried directly into nearby streams and rivers. A storm water utility fee is a mechanism to fund the cost of stormwater management. Iowa City is now required to implement various programs related to stormwater quality under a new federally mandated Stormwater Permit. In the past, stormwater management focused only on handling the large quantities of water from stormwater, and the resulting flooding issues.

Under new Federal guidelines, the *quality* aspect of stormwater management has become increasingly important. The new Federal regulations focus on pollutants carried by stormwater into streams and rivers that are known to be prevalent and harmful. This new emphasis on stormwater management strives to protect and improve our valuable water resources. It also means that Iowa City must spend more money on stormwater management than it has in the past. In order to undertake these new stormwater initiatives, Iowa City was faced with the question of how to pay for such new services, without assistance from either State or Federal governments. It was determined that Iowa City would initiate a stormwater utility user fee, and not rely solely on property tax or other revenue for financing. Most surrounding communities have already implemented stormwater fees.

The utility fees will help pay for various stormwater services. Some of these services include storm sewer inspection, cleaning, maintenance/repair, public education, and administrative costs associated with stormwater management. In addition, the stormwater utility fees will pay for practices and projects to help improve water quality and reduce flooding in Iowa City. This includes funding for new storm sewer construction, separation of combined sewers, and modifications to existing troubled systems.

All single-family homes will pay the same $2.00 monthly fee. Multi-family dwellings will pay $1.00 monthly per unit. The fee for non-residential properties will be based on the actual impervious area and will vary for each property. An impervious area is a surface that does not allow water to soak into the ground. For example, driveways, rooftops, and sparking lots are considered to be impervious areas.

The City of Iowa City is striving to improve the water quality of its creeks, streams, and river. We are also working to protect our infrastructure, businesses, and homes from damage due to flooding. This effort will be ongoing, and information will continue to be provided in order to educate and update you on this program. Additional information can be found at www.icgov.org/stormwater.

Prepared by: Brian Boelk, Public Works, 410 E. Washington Street, Iowa City, IA 52240; 319-356-5141

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 3 ENTITLED "CITY FINANCES, TAXATION & FEES," CHAPTER 4, "SCHEDULE OF FEES, RATES, CHARGES, BONDS, FINES, AND PENALTIES"; AMENDING TITLE 14 ENTITLED "UNIFIED DEVELOPMENT CODE," CHAPTER 3, "CITY UTILITIES," ARTICLE A, "GENERAL PROVISIONS," SECTION 14-3A-2, "DEFINITIONS," AND SECTION 14-3A-4, "RATES AND CHARGES FOR CITY UTILITIES" AND; AMENDING TITLE 14 ENTITLED "UNIFIED DEVELOPMENT CODE," CHAPTER 3, "CITY UTILITIES," ARTICLE G, "STORM WATER COLLECTION, DISCHARGE AND RUNOFF," TO CREATE A STORMWATER UTILITY AND ESTABLISH A STORMWATER UTILITY FEE.

WHEREAS, the City of Iowa City, since its incorporation, has constructed a stormwater infrastructure with point source and non-point source discharges into the Iowa River and the six major creeks; and

WHEREAS, the City stormwater infrastructure carries stormwater runoff either directly or indirectly from properties within the City to the Iowa River; and

WHEREAS, the Iowa River, the major creeks, and the City's stormwater infrastructure are available for stormwater and ground water discharges; and

WHEREAS, the City incurs costs to monitor, maintain, replace, and improve its stormwater infrastructure; and

WHEREAS, the City is now required to have a national pollutant discharge elimination system (NPDES) permit to operate and maintain its stormwater infrastructure and to otherwise protect the waters of the Iowa River and the six major creeks; and

WHEREAS, the City has identified an ongoing need to fund water quality improvements in streams, creeks, and ditches within the city as well as the need to fund improvements for maintaining and improving water quality and to mitigate and prevent flooding from stormwater runoff into City-owned storm sewers; and

WHEREAS, current and pending Federal and State regulations require the City to take additional affirmative steps in such areas as public education, public improvements, detection of illicit discharge in stormwater systems, construction of site runoff control, stormwater management, and pollution prevention programs to address water quality issues and flood control, which additional activities will create additional funding 0obligations for such mandated services; and

WHEREAS, pursuant to Chapter 388, Code of Iowa (2001), the City is authorized to establish City utilities including a stormwater drainage system utility; and

WHEREAS, the City now desires through this ordinance to create a stormwater drainage system utility and establish authority to implement and enforce user fees.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA CITY, IOWA:

SECTION I. AMENDMENT. Title 3, Chapter 4, entitled "Schedule of Fees, Rates, Charges, Bonds, Fines, and Penalties" is hereby amended by:

a. Renumbering Section 3-4-8 to Section 3-4-9.
b. Renumbering Section 3-4-7 to Section 3-4-8.
c. Renumbering Section 3-4-6 to Section 3-4-7.
d. Adding a new Section 3-4-6 as follows:

3-4-6: **STORM WATER UTILITY FEE**

Description of Fees, Charge, Bond Fine or Penalty :

Stormwater Utility Fee. Users include all users owning or occupying developed property in the city of Iowa City.

Amount of Fee, Charge, Bond, Fine, or Penalty:

One Equivalent Residential Unit (ERU) = $2.00

SECTION II. AMENDMENT. Title 14, Chapter 3, Article A, entitled "General Provisions" of the City Code is hereby amended by:

a. Repealing the Subsection entitled "City Utilities, City Utility Services" in Section 14-3A-2 and substituting the following in lieu thereof:

City Utilities, City Utility Services: The providing of water, wastewater, stormwater drainage, and/or solid waste services to persons who are obligated to pay for said services.

b. Adding a subsection entitled "Stormwater Drainage" in Section 14-3A-2 as follows:

Stormwater Drainage: Stormwater, ground water, and spent water discharged to the City's stormwater infrastructure.

c. Repealing Subsection 14-3A-4(A)(2) and substituting the following in lieu thereof:

2. All contributors or users owning or occupying property in the city of Iowa City shall be charged for the service used. In addition, a fee shall be charged to all account holders for operation, maintenance, and improvements to the City's stormwater infrastructure utility. The City shall review the user charge system and revise user charge rates as necessary to ensure that the system generates adequate revenues to pay the costs of operation and maintenance, necessary expansion and debt service, and that the system continues to provide for the uniform distribution of operation and maintenance among all users. The City will annually notify all users, in conjunction with a regular bill, of the stormwater utility charges and that portion of the user's bill attributable to stormwater management services. Such rates and charges shall be in the amounts set forth in the schedule of fees, Title 3, Chapter 4 of this Code.

SECTION III. That Title 14, Chapter 3, City Utilities, Article G of the Code of Ordinances of the City of Iowa City, Iowa is hereby amended by adding the following Section 14-3G-10, entitled "Stormwater Utility and Stormwater Utility Fee":

14-3G-10 **STORMWATER UTILITY & STORMWATER UTILITY FEE**

A. Purpose. It is determined and declared to be necessary and to lead or contribute to a result conducive to the protection of the public health, safety, welfare, and compliance with federal regulation, that a stormwater management utility district be established within the city. It is further determined and declared to be necessary and conducive to the protection of the public health, welfare, and safety of the city and its residents that charges be levied upon and collected from the owners or occupants of all developed lots, parcels or real estate, and buildings that discharge stormwater or surface or subsurface waters, directly or indirectly, to the city stormwater drainage system, and that the proceeds of such charges so derived be used for the purposes of management of storm water runoff quantity and quality, construction, operation, maintenance, repair, replacement and debt service for construction of the stormwater drainage, flood protection and stormwater quality improvements comprising the stormwater utility.

B. Definitions. As used in this Section, the following definitions shall apply:

City: City of Iowa City

Developed Property: Property upon which a structure or impervious surface has been placed or constructed, thus increasing the amount of rainwater or surface water runoff.

Director: The Public Works Director or designee.

Drainage Course: A shallow narrow grassed or paved overland route, either natural or constructed, over which water passes.

Dwelling Unit: A singular unit or apartment providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

Equivalent Residential Unit (ERU): The average impervious area of a single family residential property located within the city as periodically determined and established as provided in this Section.

ERU Rate: The dollar value periodically determined and assigned to each ERU as a charge for stormwater management services, and expressed as $X.XX per ERU.

Exempt Property: Public streets, alleys and sidewalks; all University of Iowa properties; all undeveloped properties.

Ground Water: Water beneath the surface of the earth which is not bound to soil particles.

Impervious Area: The number of square feet of hard-surfaced areas which either prevent or resist the entry of water into soil mantle, as it entered under natural conditions as undeveloped property, and/or cause water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions as undeveloped property, including but not limited to roofs, roof extensions, patios, porches, driveways, sidewalks, pavement, athletic courts, and semi-impervious surfaces such as gravel which are used as driveways or parking lots.

Multi-family Residential Property: Residential structures designed with two or more dwelling units to accommodate two or more families or groups of individuals living separately and not sharing the same living space.

Non-Point Source Discharge: Water discharged from the earth's surface to a drainage course or water course.

Non-residential Property: Any developed lot not exclusively residential, including but not limited to, transient rentals, commercial, institutional, churches, hospitals, governmental properties and parking lots, and multi-use properties incorporating residential uses.

Point Source Discharge: Water discharged to the earth's surface through a pipe, conduit, tube, duct, channel or pumping facility.

Single-Family Residential Property: A detached residential structure designed as a single dwelling unit to accommodate one family or group of individuals living together and sharing the same living space, but excluding multi-use properties which include single-family residential uses.

Stormwater Drainage System District: The area served by the stormwater utility.

Stormwater Infrastructure: The entire constructed and natural stormwater and ground water drainage system within the City limits of Iowa City.

Stormwater Management: The tasks required to control stormwater runoff to protect the health, safety, and welfare of the public, and comply with state and federal regulations. It includes but is not limited to street sweeping, erosion control, stormwater basin improvements and maintenance, culvert and storm sewer maintenance, stormwater management planning and related public education.

Stormwater Utility: The utility established under this Section for the purpose of managing stormwater and imposing charges for the recovery of costs connected with such stormwater management.

Surface Water: Stormwater, ground water, and spent water received by the earth's surface.

Undeveloped Property: A parcel that has no impervious area.

User: The owner and/or occupant of any developed property within the limits of Iowa City.

Water Course: A natural overland route through which water passes, including drainage courses, streams, creeks, and rivers.

C. District. The entire City is hereby organized into one stormwater utility district.

D. Powers and Duties. The City shall have the following powers, duties, and responsibilities with respect to the Stormwater Utility:

1. Prepare ordinances as needed to implement this division and forward the ordinances to the City Council for consideration and adoption, and adopt such regulations and procedures as are required to implement this division and carry out its duties and responsibilities.
2. Administer the design, construction, maintenance and operation of the utility system, including capital improvements designated in the comprehensive drainage plan.
3. Acquire, construct, lease, own, operate, maintain, extend, expand, replace, clean, dredge, repair, conduct, manage, and finance such facilities, operations, and activities, as are deemed by the City to be proper and reasonably necessary for a system of storm and surface water management. These facilities may include, but are not limited to, surface and underground drainage facilities, storm sewers, watercourses, ponds, ditches, and such other facilities relating to collection, runoff, and retention as will support a stormwater management system, whether such facilities are owned and operated directly by the City or are provided under statutory or contractual provisions and furnishings of which facilities create or impose a cost or charge upon the City for the service afforded by such facilities.
4. The City shall separately account for the stormwater utility finances. The stormwater utility shall prepare an annual budget, which is to include all operation and maintenance costs, costs of borrowing, and other costs related to the operation of the stormwater utility. The budget is subject to approval by the City Council. Any excess of revenues over expenditures in a year shall be retained in a segregated fund, which shall be used for stormwater utility expenses in subsequent years. Stormwater utility fees collected shall be deposited in the stormwater enterprise fund and shall be used for no other purpose.

E. Establishment of Equivalent Residential Unit (ERU) rate and stormwater utility charge.

1. For purposes of this article, an ERU shall be equivalent to 3,129 square feet of impervious area.
2. Except as provided in this article, every user owning or occupying property that is not exempt property in the City of Iowa City shall pay to City a stormwater utility charge as determined in this article. In the event the owner and the occupant of a particular property are not the same the liability for payment of the stormwater management charge attributable to that property shall be joint and several as to the owner and occupant.
3. The ERU rate to be applied to properties shall be as defined in §3-4-6 of the City Code.
4. The monies derived from the stormwater utility charge shall be used solely for the operation and maintenance of the City wide stormwater infrastructure and related water quality programs.

F. Determination of stormwater utility charge

1. The stormwater utility charge for single-family residential properties shall be 100% of the ERU rate per month. As to these properties, the stormwater utility charge shall commence upon the earlier of the following:
   a. The issuance of a certificate of occupancy;
   b. 90 days after construction is halted, provided construction is at least 50% complete; or

c. 90 days after construction is completed, even if a certificate of occupancy has not been issued for the residence.

2. For multi-family residential properties the stormwater utility charge shall be 50% of the ERU rate multiplied by the number of individual dwelling units existing on the property. As to these properties, the stormwater utility charge shall commence upon the earlier of the following:
   a. The issuance of a certificate of occupancy;
   b. 90 days after construction is halted, provided construction is at least 50% complete; or
   c. 90 days after construction is completed, even if a certificate of occupancy has not been issued for the residence.

3. For non-residential property, the stormwater utility charge shall be a base rate of one ERU rate, plus $0.75 multiplied by the numerical factor obtained by dividing the total impervious area of the particular property by the number of square feet in one ERU. As to these properties, the stormwater utility charge shall commence upon the earlier of the following:
   a. The issuance of a certificate of occupancy;
   b. 90 days after construction is halted, provided construction is at least 50% complete; or
   c. 90 days after construction is completed, even if a certificate of occupancy has not been issued for the residence.

G. Appeals.
1. An owner or occupant of a multi-family residential property aggrieved by the initial or any subsequent calculation of the number of dwelling units upon or in such property, calculation of the stormwater utility charge, or allocation of such charge among occupants, may appeal such calculations and allocation to the director. Upon such appeal, the stormwater utility charge for such property may be recalculated utilizing information supplied by the appealing owner or occupant, provided such information is verified as correct by the director.
2. An owner or occupant of non-residential property aggrieved by the initial or any subsequent determination of the total impervious area of such property, calculation of the stormwater utility charge for such property, or allocation of such charge among occupants, may appeal such calculations and allocation to the director. Upon such appeal, the stormwater utility charge for such property may be recalculated utilizing information supplied by the appealing owner or occupant, provided such information is verified as correct by the director.
3. Any adjustment of the stormwater utility charge resulting from such appeal shall be retroactive to the date the appeal was filed.
4. Appeals by the owners or occupants of property subject to stormwater utility charges shall include a statement of the number of dwelling units, total property area, and/or total impervious area, as appropriate for the particular grounds for appeal. Such information may be shown on the stormwater utility reporting forms or on appeal forms, and may be accompanied by plats, County Assessor's records, or survey data. The director may request additional information from the appealing party. Based upon the information provided by the utility and appealing party, the director shall make a final calculation of the stormwater utility charge. The director shall notify the parties, in writing, of the director's decision within 90 days after receipt of the appeal. If still aggrieved, a party may request, in writing, a review by the City Manager of the director's decision. Such request must be filed with the City Manager within 30 days after the director's decision, shall cite the specific error by the director, and shall include the calculation of stormwater utility charge which the appealing party believes to be correct. The City Manager shall review the record presented and render a written decision within 30 days after receipt of the request for review. The City Manager may request additional information from the director or the appealing party. If still aggrieved, a party may request review of the City Manager's decision by the City Council in the same manner as above, provided for review by the City Manager. The filing of an appeal shall not excuse the payment of the stormwater utility charge when due. However, the City shall refund any portion of the charge paid subsequent to the filing of the appeal which is adjudged to be excessive, with interest at the rate provided by law.

H. Credits.
1. Non-residential properties that obtain a National Pollutant Discharge Elimination System (NPDES) industrial stormwater permit from the Iowa Department of Natural Resources (IDNR) are eligible for a 50% reduction in their monthly stormwater utility bill.
2. Proof of the NPDES permit must be submitted to the Director and approved prior to the establishment of the credit.
3. The City or Director reserve the right to verify the permit compliance and to inspect the facilities at any time.

l. Billing procedures, delinquent accounts and collection procedures.
   1. The charges established hereunder will be billed monthly to customers in the Iowa City stormwater utility district.
   2. Collection and delinquent account procedures shall be as in §14-3A-6 of the City Code.

SECTION IV. REPEALER. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.
SECTION V. SEVERABILITY. If any section, provision or part of the Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.
SECTION VI. EFFECTIVE DATE. This Ordinance shall be in effect after its final passage, approval and publication.

Passed and approved this _____ day of _____, 20_____.

_____
MAYOR
ATTEST:_____
CITY CLERK

Approved by

_____
City Attorney's Office

pweng/ord/stormwater11-03.doc

Do other cities have stormwater user-fees?

A number of municipalities in the United States have established stormwater utilities to fund their stormwater management programs and facilities. Some of the communities in Iowa include: Ames, Bettendorf, Boone, Burlington, Carroll, Clive, Coralville, Des Moines, Dubuque, Iowa City, Norwalk, Sioux City, Windsor Heights and West Des Moines. The number of stormwater utilities utilizing user-fees in the Des Moines metropolitan area is expected to increase to pay costs associated with developing stormwater management programs that comply with new federal requirements.

BILLING QUESTIONS

What is an ERU?

An ERU (equivalent residential unit) is a measure of impervious surface on a property. The City of Waukee has established one ERU as 2,973 square feet of impervious area.

How are the stormwater management fees calculated?

Property owners are charged stormwater management fees based on the total impervious surface area on the property. Each 2,973 square feet of impervious surface area is one Equivalent Residential Unit (ERU). The stormwater management fee system is based on the total impervious surface area divided by one ERU. All single-family dwelling properties are charged the fee for one ERU. Commercial properties with greater than one ERU of impervious surface area are charged for the total ERUs rounded up to the nearest ERU. Each duplex dwelling and each town home dwelling are treated as a single-family dwelling. Owners of rental properties will be responsible for payment of stormwater utility fees. An attempt has been made to create one statement for owners of multiple properties.

For example: a commercial property with 11,000 square feet of total impervious surface would be billed the equivalent stormwater management fees for four ERUs.

11,000 square feet divided by 2,973 square feet, (1 ERU) equals 3.7 ERUs.

3.7 ERUs rounded up to the nearest ERU are 4 ERUs.

4 ERUs times $2.75/ERU equals stormwater management fees of $11.00 per month.

If I think my bill is incorrect, what should I do?

Stormwater utility bills are based on the amount of impervious surface that is present on the property. The impervious surface is calculated from the latest aerial photographs and/or approved site plans. If you think the impervious surface area was incorrectly calculated and caused your stormwater management fees to be incorrect, you can appeal.

An appeal must be filed in writing with the City of Waukee City Administrator. In the case of service charge appeals, the appeal shall include a survey prepared by a registered Iowa land surveyor or professional engineer containing information on the total property area, the impervious surface area and any other features or conditions which influence the hydrologic response of the property to rainfall events. Prior to appealing, consider scheduling time to meet with an Engineering Department staff member to view the data used to determine the fee being charged.

Learn More

To learn more about stormwater, visit

www.waukee.org click on Public Works

If you have any questions or concerns, please call the Engineering Department

Stormwater Utility

Answers to Frequently Asked Questions

City of Waukee

The Key to Good Living

GENERAL QUESTIONS

What is stormwater runoff and why do we need to manage it?

Stormwater runoff is rainfall or snowmelt that flows from saturated permeable surfaces like roofs and paved driveways, sidewalks, parking lots and streets. Stormwater runoff creates drainage and flooding problems, making sump pumps work hard. Stormwater runoff often picks-up pollutants such as oils, grease, fertilizers, pesticides, litter and metals. Stormwater runoff is collected and conveyed through ditches, culverts, intakes, catch basins and storm sewers directly into creeks, streams, lakes and rivers without being treated to remove pollutants.

New federal laws regulating stormwater runoff require the City of Waukee to evaluate, develop and implement a comprehensive stormwater quality management program to protect property and improve water quality.

FEDERAL MANDATE

In accordance with the federal Clean Water Act, the Iowa Department of Natural Resources (IDNR) has issued a Phase II NPDES Permit to the City of Waukee. The permit requires the City to develop and implement a comprehensive stormwater quality management program.

What is an impervious surface? And what does it have to do with stormwater?

An impervious surface is any surface area that does not readily absorb water. Because water cannot be absorbed by impervious surfaces, the water running off of impervious surfaces must be managed through well-planned, constructed and maintained stormwater facilities to prevent flooding and pollution in receiving waters.

The stormwater management fee is based on the amount of total impervious surface on your property.

Impervious surface is a good gauge of how much your property is contributing to the overall need for stormwater management facilities in the City of Waukee.

Is gravel considered an impervious surface?

Yes. It is difficult for water to soak into a packed gravel surface. Once gravel is compacted, surface water runs off it much like a paved surface. The gravel may slow the flow of water form an area, but nearly the same amount of runoff will flow from under the gravel as if the gravel was not there. Many flat roofs are covered with gravel, but they still shed the rainwater that falls on them. In addition, if cars or heavy equipment are traveling on gravel surfaces, the runoff typically carries pollutants like metals or petroleum into our waterways.

STORMWATER MANAGEMENT FEES

The stormwater management fees are based on impervious surface area on the property. An Equivalent Residential Unit (ERU) is a measure of the amount of the impervious surface area. One ERU is defined as less than or equal to 2,973 square feet of impervious surface area.

From June 25, 2006 through June 30, 2007, the stormwater management fee is $2.75 per ERU per month. After June 30, 2007, the monthly stormwater management fee is scheduled to increase by 50 cents per ERU each year until June 30, 2010. The monthly rate beyond fiscal year 2009/2010 will be determined by resolution of City Council prior to July 1 of each year.
The stormwater management fees will be billed by the Waukee Utility Billing Department.

Why do we have stormwater management fees?

The stormwater management fees raise revenues needed to fund the City of Waukee stormwater management program and facilities. This program brings the City into compliance with federal regulations and safeguards our community directly through improved inspection and maintenance of critical stormwater infrastructure and indirectly through public education and outreach programs.

The stormwater utility charges properties in the City of Waukee based on that property's contribution to the need for stormwater management and facilities.

How are the stormwater management fees different from a tax? What is a user-fee?

The stormwater management fee is a user-fee, much like the fee that you pay for your water utility or sanitary sewer utility services. Users of these services are charged for the demand they place on the system. The stormwater that flows off of your property places a demand on a vast system of stormwater infrastructure, which is costly to operate and maintain. Stormwater must be channeled through a system of ditches, culverts, intakes catch basins and pipes to discharge it into local creeks, streams lakes and rivers.

Who pays the fees?

Owners of all developed land in the City of Waukee pay the stormwater management fees. This includes residential properties, commercial properties, industrial properties, churches, schools and other non-profit organizations and federal, state, county and city governments. Undeveloped land is not charged stormwater management fees because it does not have impervious surfaces.

How is stormwater management fees used?

The stormwater management fees pay for operations and maintenance costs of the stormwater management and facilities.
Some of the services tied to the stormwater management program include:

- Storm sewer system maintenance, repairs and construction
- Illicit discharge detection and elimination
- Public education and outreach
- Improving water quality

AN ORDINANCE ENACTING CHAPTER 204A TITLED "STORM WATER MANAGEMENT UTILITY" ESTABLISHING THE STORM WATER MANAGEMENT UTILITY, ESTABLISHING THE STORM WATER MANAGEMENT DISTRICT, PROVIDING FOR IT'S MANAGEMENT AND OPERATION, AND ESTABLISHING AND IMPOSING RATES; AND PROCEDURES FOR COLLECTING RATES FOR STORM WATER MANAGEMENT WITHIN THE CORPORATE LIMITS OF THE CITY OF WAUKEE, IOWA.

WHEREAS, pursuant to §384.84 Code of Iowa (2005) the City may establish a storm water drainage system utility and impose rates and charges for the operation, maintenance and extension of the Storm Water Drainage system, which in the City of Waukee shall be known as the Waukee Storm Water Management Utility; and

WHEREAS, it is the best interests of the City of Waukee that the Storm Water Management Utility be established so as to provide for the proper operation and maintenance of the utility facilities and to provide for rates for the purposes of assuring sufficient funds for the same; and

WHEREAS, the City of Waukee declares the entire area within the Corporate Limits of the City of Waukee as the Storm Water Drainage System District pursuant to §384.84(5) Code of Iowa (2005) which shall be the area governed by the Waukee Storm Water Management utility.

BE IT ORDAINED by the City Council of the City of Waukee, Iowa:

Section 1. That the Municipal Code of the City of Waukee, Iowa, 2005, is hereby amended by enacting Chapter 204A Storm Water Management Utility as follows:

§204A.1 Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

A. *Bonds* means revenue bonds, notes, loans or any other debt obligations issued or incurred to finance the costs of construction.

B. *User* means any person owning, operating, or otherwise responsible for property within the city which directly or indirectly discharges stormwater or surface or subsurface waters to any portion of the stormwater management system, including direct or indirect discharges to the city's stormwater drainage system, or which is directly or indirectly protected by the city's flood protection system or stormwater drainage system. The term "user" means any person responsible for the direct or indirect discharge of stormwater or surface or subsurface waters to the city's stormwater drainage system.

C. *Costs of construction* means costs reasonably incurred in connection with providing capital improvements to the system or any portion thereof, including but not limited to the costs of the following:

(1) Acquisition of all property, real or personal, and all interests in connection therewith including all rights-of-way and easements therefore;

(2) Physical construction, installation and testing including the costs of labor, services, materials, supplies and utility services used in connection therewith;

(3) Architectural, engineering, legal and other professional services;

(4) Insurance premiums taken out and maintained during construction, to the extent not paid for by a contractor for construction and installation;

(5) Any taxes or other charges which become due during construction;

(6) Expenses incurred by the city or on its behalf with its approval in seeking to enforce any remedy against any contractor or subcontractor in respect of any default under a contract relating to construction;

(7) Principal and interest on any bonds; and

(8) Miscellaneous expenses incidental thereto.

D. *Debt service* means the amount of money necessary annually to pay the interest on outstanding debt and pay the principal of maturing bonded debt.

E. *Director* means the city engineer as director of the stormwater management utility.

F. *Equivalent residential unit* or *ERU* means the average impervious area of residential developed property per dwelling unit located within the city as periodically determined and established as provided in this division, which has been determined by the City to be 2,973 square feet of impervious surface area.

G. *Operating budget* means the annual operating budget for the stormwater management utility adopted by the city council for the succeeding fiscal year.

H. *Revenues* means all rates, fees, assessments, rentals or other charges or other income received by the utility, in connection with the management and operation of the system, including amounts received from the investment or deposit of moneys in any fund or account and any amounts contributed by the city, all as calculated in accordance with sound accounting practice.

I. *Stormwater drainage system* means the system of publicly or privately owned or operated rivers, creeks, ditches, drainage channels, pipes, basins, street gutters,

and lakes within the city through which or into which stormwater runoff, surface water, or subsurface water is conveyed or deposited.

J. *Stormwater management utility* or *utility* means the enterprise fund utility created by this division to operate, maintain and improve the system and for such other purposes as stated in this division.

§204A.2 Declaration of purpose; establishment of district.

A. The city council finds, determines, and declares it to be conducive to the health, welfare, safety and convenience of the city and its residents that a stormwater management utility district be established within the city. Consequently, pursuant to I.C. § 384.84(1), a stormwater management utility district, to be known as The Waukee Stormwater Management Utility, is established, and it is ordained and declared that the property located within the City Limits of the City of Waukee shall be and constitute the stormwater management utility district, and that the utility shall comprise and include elements of the city's stormwater drainage and flood protection systems which provide for the collection, treatment and disposal of stormwater, surface water, and groundwater. It is further found, determined, and declared that the elements of the stormwater management utility are of benefit and provide services to all real properties within the incorporated city limits, including property not directly served by the stormwater drainage system, and that such benefits and services may include but are not limited to the provision of adequate systems of collection, conveyance, detention, treatment and release of stormwater; the reduction of hazard to property and life resulting from stormwater runoff and flooding; improvement in general health and welfare through reduction of undesirable stormwater conditions and flooding; and improvement to the water quality in the stormwater and surface water system and its receiving waters.

B. It is further determined and declared to be necessary and conducive to the protection of the public health, welfare, safety and convenience of the city and its residents that charges be levied upon and collected from the owners or occupants of all lots, parcels of real estate, and buildings that discharge stormwater or surface or subsurface waters, directly or indirectly, to the city stormwater drainage system, and that the proceeds of such charges so derived be used for the purposes of operation, maintenance, repair, replacement and debt service for construction of the stormwater drainage and flood protection improvements comprising the stormwater management utility.

§204A.3 Powers, duties and responsibilities.

The stormwater management utility shall have the following powers, duties, and responsibilities:

A. Prepare ordinances as needed to implement this division and forward the ordinances to the city council for consideration and adoption, and adopt such

regulations and procedures as are required to implement this division and carry out its duties and responsibilities.

B. Administer the acquisition, design, construction, maintenance and operation of the utility system, including capital improvements designated in the comprehensive drainage plan.

C. Administer and enforce this division and all ordinances, regulations and procedures adopted relating to the design, construction, maintenance, operation and alteration of the utility system, including but not limited to the quantity, quality and/or velocity of the stormwater conveyed thereby.

D. Inspect private systems as necessary to determine the compliance of such systems with this division and any ordinances or regulations adopted pursuant to this division.

E. Prepare and revise a comprehensive drainage and flood protection plan for periodic review and adoption by the city council.

F. Review plans, approve or deny, inspect and accept extensions to the stormwater drainage system.

G. Establish and enforce regulations to protect and maintain water quality within the system in compliance with water quality standards established by state, regional and/or federal agencies as adopted or amended.

H. Annually analyze the cost of services and benefits provided, and the system and structure of fees, charges, fines and other revenues of the utility, and make recommendations regarding adjustments to such fees, charges, fines and other revenues.

I. Prepare an annual operating budget for the utility and make recommendations regarding the financing of the cost of extending and replacing the system.

§204A.4 Organization.

The city council shall be the governing body of the stormwater management utility. The stormwater management utility shall be under the direction, management and control of the Public Works Director who shall function as its director. In that capacity, the director shall supervise the day-to-day operation of the stormwater management utility, shall enforce this division and the provisions of all ordinances and regulations adopted pursuant to this division and shall carry out the policy directives of the city council acting in its role as governing body of the stormwater management utility.

§204A.5 Stormwater Service Charges Required. Every customer whose premises is served by a connection with the stormwater management system and facilities of the City of Waukee, either directly or indirectly, shall pay to the City stormwater service charges hereinafter established and specified for the purpose of contributing towards the costs of construction,

maintenance and operation of the stormwater management system and facilities and at least sufficient to pay the principal and interest related to Bonds issued for the purpose of financing all or part of those costs, and sufficient to comply with any covenants or conditions associated with any such Bonds so issued.

§204A.6 Effective Date of Stormwater Service Charges. Stormwater service charges shall accrue beginning July 1, 2006 and shall be billed monthly thereafter to all customers.

§204A.7 Basic Rate. Except as hereinafter noted, each customer whose property lies within the corporate limits of the City shall pay to the City, as a part of the customers combined service account with the Waukee Utility Billing Department, at the same time payment for other City utilities are made, the following charges per Equivalent Residential Unit associated with the customer's property:

A. Undeveloped. A flat storm sewer availability charge at the rate of $0.00 per month.

B. Residential. A storm sewer availability charge, regardless of the amount of the consumption by such customer, will be based on the following schedule:

Fiscal Year 2005/2006 – $2.75 per month
Fiscal Year 2006/2007 – $2.75 per month
Fiscal Year 2007/2008 – $3.25 per month
Fiscal Year 2008/2009 – $3.75 per month
Fiscal Year 2009/2010 - $4.25 per month

The monthly rate for each fiscal year beyond 2009/2010 will be determined by resolution of the City Council prior to July 1st of each year.

C. Commercial/Industrial. A storm sewer availability charge will be based on the following schedule:

Fiscal Year 2005/2006 – $2.75 per ERU per month
Fiscal Year 2006/2007 – $2.75 per ERU per month
Fiscal Year 2007/2008 – $3.25 per ERU per month
Fiscal Year 2008/2009 – $3.75 per ERU per month
Fiscal Year 2009/2010 - $4.25 per ERU per month

The monthly rate for each fiscal year beyond 2009/2010 will be determined by resolution of the City Council prior to July 1st of each year.

The number of Equivalent Residential Units (ERU) on each property shall be calculated by the Engineering Department based on the most recent aerial photograph available to the City of Waukee and/or impervious surface data from an approved Site Plan for the property.

Stormwater fee billing will begin upon water meter installation.

§204A.8 Rate Appeals. Any customer who believes the provisions of this chapter have been applied in error may appeal in the following manner:

A. An appeal must be filed in writing with the City of Waukee City Administrator. In the case of service charge appeals, the appeal shall include a survey prepared by a registered Iowa land surveyor or professional engineer containing information on the total property area, the impervious surface area and any other features or conditions which influence the hydrologic response of the property to rainfall events.

B. Using the information provided by the appellant, the City Administrator shall conduct a technical review of the conditions on the property and respond to the appeal in writing within thirty (30) days.

C. In response to an appeal, the City Administrator may adjust the stormwater service charge applicable to a property in conformance with the general purpose and intent of this chapter.

D. A decision of the City Administrator which is adverse to an appellant may be further appealed to the City Council within thirty (30) days of receipt of notice of the adverse decision. Notice of the appeal shall be served on the City Council by the appellant, stating the grounds for the appeal. The City Council shall schedule a public hearing within thirty (30) days. All decisions of the City Council shall be served on the appellant by registered mail, sent to the billing address of the appellant.

E. All decisions of the City Council shall be final.

§204A.9 Exemption From Fees; Special Conditions. In special conditions, the City Administrator of the City of Waukee may, upon a written request for an exemption of fees filed with the Utility Billing Department, grant fee payment and collection variances after determining that granting the variance would be in the City's best interest, will improve efficiency, safety and is practical. Upon granting of any variance, the City Administrator shall file notice with the Cit Council giving reason(s) for the variance.

§204A.10 Billing for Stormwater Service. Billing and payment for stormwater services shall be in accordance with the following:

A. Bills Issued. The Utility Billing Department shall prepare and issue bills for stormwater service on or before the last day of the month following each monthly billing period which shall be billed on the Customers combined service account.

B. Bills Payable. Bills for stormwater service shall be due and payable at Waukee City Hall by the twentieth (20th) of the month following the end of each monthly billing period.

C. Late Payment Penalty. Bills not paid when due shall be considered delinquent. A late payment penalty of one and one-half percent (1 ½ %) of the amount due shall be added to each delinquent bill.

D. Returned Checks. A fee, as set forth in the fee schedule established by the City Council of the City of Waukee, shall be charged for all checks not honored by the bank.

§204A.11 Lien for Non-Payment. The owner of the premises served and any lessee or tenant thereof shall be jointly and severally liable for stormwater service charges to the premises. Stormwater service charges remaining unpaid and delinquent shall constitute a lien upon the premises served and may be certified by the Clerk to the County Treasurer for collection in the same manner as property taxes.

§204A.12 Lien Notice. A lien for delinquent stormwater service charges shall not be certified to the County Treasurer unless prior written notice of intent to certify a lien is given to the customer. If the customer is a tenant and if the owner or landlord of the property has made a written request for notice, the notice shall also be given to the owner or landlord. The notice shall be sent to the appropriate person by ordinary mail not less than thirty (30) days prior to certification of the lien to the County Treasurer.

§204A.13 Discontinuance of Service. After giving reasonable notice, the Director of Public Works may discontinue water service to any customer who has failed to pay the amounts due and owing under this chapter and who has not contested the payment therefore in good faith.

§204A.14 Annual Revision of Rates. The City will review the stormwater service charges at least yearly and revise the stormwater service charges as necessary to ensure that such charges as herein established and specified generate adequate revenues to pay the costs of maintenance and operation (including replacement and debt service) of a stormwater management system and facilities and that the stormwater service charges continue to provide for the proportional distribution of maintenance and operation costs (including replacement costs and debt service) for a stormwater management system and facilities among the users and user classes. The liability of a stormwater service user to pay for charges as provided in this chapter shall not be contingent, however, upon any such review or revision.

June 5, 2006 – Ordinance #2582

CHAPTER 102
STORM WATER UTILITY

102.01 Purpose
102.02 Definitions
102.03 Powers of Utility
102.04 Organization
102.05 Establishment of Equivalent Residential Unit (ERU)
102.06 Storm Water Utility Charge
102.07 ERU Rate
102.08 Determination of Storm Water Utility Charge
102.09 Appeals
102.10 Billing Procedures

102.01 PURPOSE.

It is determined and declared to be necessary and conducive to the protection of the public health, welfare, safety, and convenience of the City and its residents that charges be levied and collected from the owners or occupants of all lots, parcels of real estate, and buildings that discharge storm water or surface or subsurface waters, directly or indirectly, to the City storm water drainage system, and that the proceeds of such charges so derived be used for the purposes of operation, maintenance, repair, replacement and debt service for construction of the storm water drainage and flood protection improvements comprising the storm water management utility.

102.02 DEFINITIONS.

1. "Contributor" or "user" means any person owning, operating or otherwise responsible for property within the City, which directly or indirectly discharges storm water or subsurface waters to any portion of the storm water management system, including direct or indirect discharges to the City's storm water drainage system, or which is directly or indirectly protected by the City's flood protection system or storm water drainage system. The term "contributor" or "user" means any person responsible for the direct or indirect discharge of storm water or surface or subsurface waters to the City's storm water drainage system.

2. "Developed property" means real property upon which a structure or impervious surface has been placed or constructed, thus increasing the amount of rainwater or surface water runoff.

3. "Director" means the City Engineer or his/her designee.

4. "Dwelling unit" means a singular unit or apartment providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

5. "Equivalent residential unit" (ERU) means the average impervious area of residential developed property per dwelling unit located within the City, as periodically determined and established as provided in this chapter.

6. "ERU rate" means the dollar value periodically determined and assigned to each ERU as a charge for storm water management services, and expressed as $x.xx per ERU.

7. "Exempt property" means public streets, alleys and sidewalks, cemeteries, and public parks, including publicly owned property used for recreation.

8. "Impervious area" means the number of square feet of hard-surfaced areas which either prevent or retard the entry of water into the soil mantle, as it entered under natural conditions as undeveloped property, and/or cause water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions as undeveloped property, including but not limited to roofs, roof extensions, patios, porches, driveways, pavement and athletic courts.

9. "Multi-family residential property" means a residential structure designed with two or more dwelling units to accommodate two or more families or groups of individuals living separately and not sharing the same living space.

10. "Nonresidential property" means any property developed for commercial, industrial, governmental or institutional use, including churches, hospitals, parking lots and multiuse properties incorporating residential uses.

11. "Single-family residential property" means a detached residential structure designed as a single dwelling unit to accommodate one family or group of individuals living together and sharing the same living space, but excluding multi-use properties which include single-family residential uses.

12. "Storm Water Drainage System" means the system of publicly or privately owned or operated rivers, creeks, ditches, drainage channels, pipes, basins, street gutters, and lakes within the City through which or into which storm water runoff, surface water or subsurface water is conveyed or deposited.

13. "Storm water management utility" means the enterprise fund utility created by this chapter to operate, maintain and improve the system and for such other purposes as stated in this chapter.

14. "Storm water management utility system" means the existing storm water management facilities, storm water drainage system, and flood protection system of the City and all improvements thereto which by this division are constituted as the property and responsibility of this utility, to be operated as an enterprise fund to, among other things, conserve water, control discharges and flows necessitated by rainfall events; and incorporate methods to collect, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, over-drainage, environmental degradation and water pollution or otherwise affect the quality or quantity of discharge from such system.

15. "Undeveloped property" means any real property that has no impervious area.

102.03 POWERS OF UTILITY.

The storm water management utility shall have the following powers, duties and responsibilities:

1. Prepare ordinances as needed to implement this division and forward the ordinances to the Council for consideration and adoption, and adopt such regulations and procedures as are required to implement this chapter and carry out its duties and responsibilities.

2. Administer the design, construction, maintenance and operation of the utility system, including capital improvements designated in the comprehensive drainage plan.

3. Administer and enforce this chapter and all ordinances, regulations, and procedures relating to the

design, construction, maintenance, operation and alteration of the utility system, including but not limited to the quantity, quality and/or velocity or storm water conveyed thereby.

4. Inspect private systems as necessary to determine the compliance of such systems with this chapters and any ordinances or regulations adopted pursuant to this chapter.

5. Prepare and revise a comprehensive drainage and flood protection plan for periodic review and adoption by the Council.

6. Review plans, approve or deny, inspect and accept extensions to the storm water drainage system.

7. Establish and enforce regulations to protect and maintain water quality within the system in compliance with water quality standards established by State and/or Federal agencies as adopted or amended.

8. Annually analyze the cost of services and benefits provided, and the system and structure of fees, charges, fines and other revenues of the utility, and make recommendations regarding adjustment to such fees, charges, fines and other revenues.

9. Prepare an annual operating budget for the utility and make recommendations regarding the financing of the cost of extending and replacing the system.

102.04 ORGANIZATION.

The Council shall be the governing body of the storm water management utility. The storm water management utility shall be under the direction, management, and control of the City Engineer, who shall function as its director. In that capacity, the director shall supervise the day-to-day operation of the storm water management utility, shall enforce this chapter and the provisions of all ordinances and regulations adopted pursuant to this chapter, and shall carry out the policy directives of the Council acting in its role as governing body of the storm water management utility.

102.05 ESTABLISHMENT OF EQUIVALENT RESIDENTIAL UNIT (ERU).

For the purposes of this chapter, the ERU shall be equivalent to 3,440 square feet of impervious area.

102.06 STORM WATER UTILITY CHARGE.

Every user owning or occupying property that is not exempt property in the City of Coralville shall pay to the City a storm water utility charge as determined in this chapter. In the event that the owner and the occupant of a particular property are not the same, the liability for payment of the storm water utility charge attributable to the property shall be joint and several as to the owner and occupant.

102.07 ERU RATE.

The ERU rate to be applied to residential and nonresidential properties shall be $2.00.

102.08 DETERMINATION OF STORM WATER UTILITY CHARGE.

1. Single-Family Residential Property.

A. The storm water utility charge for single-family residential properties shall be one hundred percent (100%) of the ERU rate per month.

B. The storm water utility charge shall commence upon the earlier of the following:

(1) The issuance of a certificate of occupancy.

(2) Ninety (90) days after construction is halted, provided construction is at least 50% complete.

(3) Ninety (90) days after construction is completed, even if a certificate of occupancy has not been issued for the property.

2. Multi-Family Residential Property.

A. The storm water utility charge for multi-family residential properties shall be one hundred percent (100%) of the ERU rate multiplied by the number of dwelling units existing on the property.

B. The storm water utility charge shall commence upon the earlier of the following:

(1) The issuance of a certificate of occupancy.

(2) Ninety (90) days after construction is halted, provided construction is at least 50% complete.

(3) Ninety (90) days after construction is completed, even if a certificate of occupancy has not been issued for the property.

3. Nonresidential Property.

A. The storm water utility charge for nonresidential properties shall be a base rate of one ERU rate plus seventy-five cents ($0.75) multiplied by the numerical factor obtained by dividing the total impervious area of the particular property by the number of square feet in one Equivalent Residential Unit.

B. The storm water utility charge shall commence upon the earlier of the following:

(1) The issuance of a certificate of occupancy.

(2) Ninety (90) days after construction is halted, provided construction is at least 50% complete.

(3) Ninety (90) days after construction is completed, even if a certificate of occupancy has not been issued for the property.

102.09 APPEALS.

1. An owner or occupant of a multi-family residential property aggrieved by the initial or any subsequent calculation of the number of dwelling units upon or in such property, calculation of the storm water utility charge, or allocation of such charge among the occupants, may appeal such calculations and allocation to the director. Upon such appeal, the storm water utility charge for such property may be recalculated utilizing information supplied by the appealing owner or occupant, provided such information is verified as correct by the director.

2. An owner or occupant of nonresidential property aggrieved by the initial or any subsequent determination of the total impervious area of such property, calculation of storm water utility charge for such property, or allocation of such charge among the occupants, may appeal such calculations and allocation to the director. Upon such appeal, the storm water utility charge for such property may be recalculated utilizing information supplied by the appealing owner or occupant, provided such information is verified by the director.

3. Any adjustment of the storm water utility charge resulting from such appeal shall be retroactive to the date the appeal was filed.

4. Appeals by the owners or occupants of property subject to the storm water utility charges shall include a statement of the number of dwelling units, total property area, and/or total impervious area, as appropriate for the particular grounds for appeal. Such information may be shown on the storm water utility reporting forms or on appeal forms, and may be accompanied by plats, county assessor's records, or survey data. The director may request additional information from the appealing party. Based upon the information provided by the utility and appealing party, the director shall make a final calculation of the storm water utility charge. The director shall notify the appealing party, in writing, of the director's decision within ninety (90) days after receipt of the appeal. If still aggrieved, a party may request, in writing, a review by the City Administrator of the director's decision. Such request must be filed with the City Clerk within thirty (30) days after the director's decision, shall cite the specific error by the director, and shall include the calculation of the storm water utility charge which the appealing party believes to be correct. The City Administrator shall review the record presented and render a written decision within thirty (30) days after receipt of the request for review. The City Administrator may request additional information from the director or the appealing party. If still aggrieved, a party may request review of the City Administrator's decision by the City Council in the same manner as above provided for review by the City Administrator. Any property owner aggrieved by the decision of the City Council may appeal to the County district court by action filed within thirty (30) days of the mailing of the ruling of the City Council to the address of the property owner, occupant or occupant organization as shown on the review request or on the records of the City with respect to the appeal. The filing of an appeal shall not excuse the payment of the storm water utility charge when due. However, the City shall refund any portion of the charge paid subsequent to the filing of an appeal which is adjudged to be excessive, with interest at the rate provided by law.

102.10 BILLING PROCEDURES.

The charges established under this chapter shall be collected as outlined in Chapter 107 of this Code of Ordinances.

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STORMWATER UTILITY MODEL ORDINANCE

ORDINANCE NO._____

ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF _____ _____, BY ADDING CHAPTER _____, "STORMWATER MANAGEMENT AND DRAINAGE SYSTEMS UTILIITY"

Section 1. THE CODE OF ORDINANCES, CITY OF _____ _____, is hereby amended to add CHAPTER _____"STORMWATER MANAGEMENT AND DRAINAGE SYSTEMS UTILIITY," in the form attached hereto.

Section 2. Repealer Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. Effective Date. This ordinance shall be effective from and after the final passage, approval and publication as provided by law.

PASSED AND APPROVED this _____day of _____, 20_____.

(SEAL)

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney[1]

[1] This model ordinance was developed by Iowa Association of Municipal Utilities staff and is furnished as a drafting guide for attorneys representing governmental subdivisions in Iowa. CAVEAT: THIS MODEL ORDINANCE SHOULD NOT BE ADOPTED WITHOUT CONFIRMING INDEPENDENT LEGAL RESEARCH BY AN ATTORNEY LICENSED TO PRACTICE LAW IN IOWA. LOCAL CIRCUMSTANCES WILL VARY SIGNIFICANTLY FROM JURISDICTION TO JURISDICTION. CONSIDERATION OF SUCH AN ORDINANCE CALLS FOR CAREFUL ANALYSIS AND DETERMINATION OF A NUMBER OF CRITICAL POLICY ISSUES BY THE GOVERNING BODY OF THE JURISDICTION.

I, _____, City Clerk of the City of _____ _____, Iowa, do hereby certify that the foregoing ORDINANCE was passed and approved by the City Council of the City of _____Iowa, on the _____day of _____, 20_____, and was published in the _____ _____, a newspaper of general circulation in the said City of _____ _____, on the _____day of _____, 20_____.

Dated this _____day of _____, 20_____.

_____
City Clerk

Chapter [ ] STORMWATER UTILITY

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1.1 Purpose and Objective.

(a) The purpose of this Article is to establish a policy and procedure for managing and controlling the quantity and quality of stormwater runoff, within the city limits of [INSERT CITY], Iowa. The management shall include the establishment of a stormwater utility to provide revenues for whatever aspects of this requirement are deemed appropriate by the City.

(b) The city finds, determines and declares that the stormwater drainage system provides benefits and services to all property within the city limits. Such benefits include, but are not limited to: the provision of adequate systems for collection, conveyance, detention, treatment and release of stormwater for quality and quantity management that minimize impacts on receiving waters.

(c) In order to manage additions and improvements to the city stormwater systems, the City must have adequate and stable funding for its stormwater management program operating and capital investment needs.

1.2 Creation of a Stormwater Management and Drainage Systems Utility.

(a) The function of the Stormwater Management and Drainage Systems Utility [hereinafter referred to as "stormwater utility"] within the [LIST DEPARTMENT] is to provide for the safe and efficient capture of stormwater runoff, mitigate the damaging effects of stormwater runoff, correction of stormwater problems, to fund activities of stormwater management, and include design, planning, regulations, education, coordination, construction, operations, maintenance, inspection and enforcement activities.

(b) There is hereby established a stormwater utility within the City of [INSERT CITY], Iowa which shall be responsible for creating revenue for stormwater management throughout the City's corporate limits, and shall provide for the management, protection, control, regulation, use, and enhancement of stormwater systems and facilities. Such utility shall be under the operational direction of the [INSERT UTILITY DIRECTOR]. The corporate limits of the City, as increased from time to time, shall constitute the boundaries of the stormwater utility district.

(c) The City shall establish a Stormwater Utility Fund in the City budget and accounting system, separate and apart from its General Fund, for the purpose of dedicating and protecting all funding applicable to the purposes and responsibilities of the utility.

1.3 Definitions.

"City" City of [INSERT CITY]

"Adjustment" means a modification in a nonresidential customer's stormwater service fee for certain activities that impact stormwater runoff or impact the City's costs of providing stormwater management.

"Director" means the director of the Stormwater Utility.

"Detached Dwelling Unit" shall mean developed land containing one structure which is not attached to another dwelling and which contains one or more bedrooms, with a bathroom and kitchen facilities, designed for occupancy by one family. Detached dwelling units may include houses, manufactured homes, and mobile homes located on one or more individual lots or parcels of land.

"Equivalent Residential Unit" (ERU) shall mean the average impervious area of a detached dwelling unit property within the City, and shall be used as the basis for determining stormwater service charges to detached dwelling unit properties. [INSERT SQUARE FEET OF IMPERVIOUS AREA] shall be equivalent to 1 ERU. (*This is usually obtained by averaging single family resident's impervious area using such tools as GIS maps and associated software.)*

"ERU Rate" The dollar value periodically determined and assigned to each ERU as a charge for stormwater management services, expressed as [INSERT DOLLAR AMOUNT] per ERU.

"Impervious Area" The number of square feet of hard-surfaced areas which either prevent or resist the entry of water into soil surface, as it entered under natural conditions as undeveloped property, and/or

cause water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions as undeveloped property. This includes but is not limited to roofs, roof extensions, patios, porches, driveways, sidewalks, pavement, athletic courts, and semi-impervious surfaces such as gravel which are used as driveways or parking lots.

"Occupant" shall mean the person residing or doing business on the property. In a family or household situation, the person responsible for the obligation imposed shall be the adult head of the household. In a shared dwelling or office situation, the adult legally responsible for the management or condition of the property shall be responsible.

"Owner" shall mean the legal owner(s) of record as shown on the tax rolls of [INSERT CITY], except where there is a recorded land sale contract, the purchaser thereunder shall be deemed the owner.

"Stormwater" means stormwater runoff, snowmelt runoff, and surface runoff and drainage.

"Storm Sewer" means a sewer, which carries stormwater, surface runoff, street wash waters, and drainage, but which excludes sanitary sewage and industrial wastes, other than permitted discharges.

"Service Charges" shall mean the periodic rate, fee or charge applicable to a parcel of developed land, which charge shall be reflective of the service provided by the [INSERT CITY] stormwater utility. Service charges are based on measurable parameters which influence the stormwater utility's cost of providing services and facilities, with the most important factor being the amount of impervious area on each parcel of developed land.

"Stormwater Drainage System" means all man-made facilities, structures, and natural watercourses owned by the city of [INSERT CITY], used for collection and conducting stormwater to, through, and from drainage areas to the points of final outlet including, but not limited to, any and all of the following: conduits and appurtenant features, canals, creeks, catch basins, ditches, streams, gullies, ravines, flumes, culverts, siphons, streets, curbs, gutters, dams, floodwalls, levees, and pumping stations.

"Stormwater Management" means the tasks required to control stormwater runoff using stormwater management systems, to protect the health, safety, and welfare of the public, and comply with relevant state and federal regulations.

"Stormwater Management Systems" address the issues of drainage management (flooding) and environmental quality (pollution, erosion, and sedimentation) of receiving rivers, streams, creeks, lakes, ponds, and reservoirs through improvements, maintenance, regulation and funding of plants, works, instrumentalities and properties used or useful in the collection, retention, detention, and treatment of stormwater or surface water drainage.

"Stormwater Utility" means the utility established under this Section for the purpose of managing stormwater and imposing charges for the recovery of costs connected with such stormwater management.

"Surface Water" means water bodies and any water temporarily residing on the surface of the ground including lakes, reservoirs, rivers, ponds, streams, puddles, channelized flow and runoff.

"Undeveloped Property" describes land in its unaltered natural state or which has been modified to such minimal degree as to have a hydrologic response comparable to land in an unaltered natural state shall be deemed undeveloped. Undeveloped land shall have minimal concrete pavement, asphalt, or compacted gravel surfaces or structures which create an impervious surface.

"Water Course" A natural overland route through which water passes, including drainage courses, streams, creeks, and rivers.

Additional Definitions

These definitions are not found in this model ordinance but could be added to local ordinances when needed to clarify the meaning of specific words.

"Developed Agricultural Properties" means a lot or parcel of real estate used as a "farm," which may contain one or greater dwelling units and/or other building structures but does not include undeveloped properties.

"Developed Property" means property altered from its natural state by the construction or installation of a structure or more than [INSERT AMOUNT OF IMPERVIOUS SURFACE] feet of impervious surface thus increasing the amount of rainwater or surface water runoff.

"Exempt Property" includes public streets, alleys and sidewalks; all undeveloped properties.

"Ground Water" means sub-surface water or water stored in pores, cracks, and crevices in the ground below the water table.

"Nonresidential properties" means all properties not encompassed by the definition of residential shall be defined as nonresidential. Nonresidential properties shall include: apartment building properties; condominiums properties; mobile home parks; commercial property; industrial property; institutional property; governmental property; churches; hospitals; schools; transient rentals; parking lots; federal, state and local properties; and any other property not mentioned in the lists of properties.

"Residential Property" means all single-family and duplex properties within the city of [INSERT CITY].

"Stormwater Facilities" means various stormwater and drainage works that may include inlets, pipes, pumping stations, conduits, manholes, energy dissipation structures, stream channels, outlets, retention/detention basins, infiltration practices and other structural components.

"User" means the owner and/or occupant of any developed property within the limits of [INSERT CITY], and shall mean any person who uses property which maintains connection to, discharges to, or otherwise receives services from the City for stormwater management. The occupant of any habitable property is deemed the user. If the property is not occupied, then the owner shall be deemed the user.

1.4 Stormwater Utility Fund.

(a) Funding for the stormwater utility's activities may include, but are not limited to: stormwater service charges; stormwater permits and inspection fees; other funds or income obtained from federal, state, local, and private grants, or loans.

(b) All service charges and all sources of revenue generated by or on behalf of the stormwater utility shall be deposited in a stormwater utility fund and used exclusively for management of the stormwater utility.

1.5 Stormwater Utility Budget.

The City shall adopt an operating and capital budget for the stormwater utility each fiscal year. The budget shall set forth revenues for such fiscal year and estimated expenditures for operations, maintenance, improvements, replacement and debt service.

1.6 Rate Structure and Stormwater Service Charge.

Any property, lot, parcel of land, building or premises that is tributary directly or indirectly to the stormwater system of the city, shall be subject to a charge based upon the quantity of impervious area situated thereon. This charge is not related to the water and/or sewer service and does not rely on occupancy of the premises to be in effect. All properties having impervious area within the city of [INSERT CITY] will be assigned an equivalent residential unit (ERU) or a multiple thereof, with all properties having any impervious area receiving at least one ERU, which shall be considered the base rate.

Establishment of Equivalent Residential Unit (ERU) rate and stormwater utility charge[2]:

1. For the purpose of this Ordinance, an ERU is equivalent to [INSERT SQUARE FEET] of impervious area.

2. Determination of Stormwater Utility Fee.

    a. The stormwater utility fee for single-family residential shall be 100% of the ERU rate.

        The rate shall be based on the following schedule:

        Fiscal year 2010-2011= $/month
        Fiscal year 2011-2012= $/month
        Fiscal year 2012-2013= $/month
        Fiscal year 2013-2014= $/month

        The monthly rate for each fiscal year thereafter shall be determined by resolution of the city council prior to July 1st of each year.

[2] The rate information provided is to be used as general guidance. Each community must evaluate their billing infrastructure and program needs and establish rates accordingly.

b. The stormwater utility fee for multi-family residential shall be:

Fiscal year 2010-2011= $/ERU/month
Fiscal year 2011-2012= $/ERU/month
Fiscal year 2012-2013= $/ERU/month
Fiscal year 2013-2014= $/ERU/month

The monthly rate based for each fiscal year thereafter shall be determined by resolution of the city council prior to July 1st of each year.

The number of ERUs on each property shall be determined by the stormwater utility.

OR, (INSERT %) of the ERU rate multiplied by the number of individual dwelling units on the property.

c. The stormwater utility fee for commercial and industrial shall be:

Fiscal year 2010-2011= $/ERU/month
Fiscal year 2011-2012= $/ERU/month
Fiscal year 2012-2013= $/ERU/month
Fiscal year 2013-2014= $/ERU/month

The monthly rate based for each fiscal year thereafter shall be determined by resolution of the city council prior to July 1st of each year.

The number of ERUs on each property shall be determined by the stormwater utility.

OR, A base rate of one ERU plus (INSERT amount) multiplied by the numerical factor obtained by dividing the total impervious area of the property by the number of square feet in one ERU.

1.7 Powers of Director of the Stormwater Utility.

Stormwater service charges incurred pursuant to this ordinance may be collected by the stormwater utility director or designee who is also responsible for the regulation, collection, rebating and refunding of such stormwater charges.

1.8 Powers and Duties of the City.

The City shall have the following powers, duties, and responsibilities with respect to the stormwater utility:

(a) Administer the design, construction, maintenance and operation of the utility system, including capital improvements designated in the comprehensive drainage plan.

(b) Acquire, construct, lease, own, operate, maintain, extend, expand, replace, clean, dredge, repair, conduct, manage, and finance such facilities, operations, and activities, as are deemed by the City to be proper and reasonably necessary for a system of storm and surface water management. These facilities

may include, but are not limited to, surface and underground drainage facilities, storm sewers, watercourses, ponds, ditches, and such other facilities relating to collection, runoff, treatment and retention as will support a stormwater management system.

(c) The City shall separately account for the stormwater utility finances. The stormwater utility shall prepare an annual budget, which is to include all operation and maintenance costs and costs of borrowing. The budget is subject to approval by the City Council. Any excess of revenues over expenditures in a year shall be retained in a segregated fund, which shall be used for stormwater utility expenses in subsequent years. Stormwater utility fees collected shall be deposited in the stormwater utility fund and shall be used for no other purpose.

1.9 Responsibility for the Stormwater Management and Drainage System.

(a) The City stormwater management and drainage system consists of all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage ways, channels, ditches, swales, storm sewers, culverts, inlets, catch basins, pipes, head walls and other structures, natural or man-made, within the political boundaries of the City of [INSERT CITY] which control and/or convey stormwater through which the City intentionally diverts surface waters from its public streets and properties. The City owns or has legal access for purposes of operation, maintenance and improvements to those segments of this system which

(1) are located within public streets, rights-of-way, and easements;

(2) are subject to easements of rights-of-entry, rights-of-access, rights-of-use, or other permanent provisions for adequate access for operation, maintenance, and/or improvement of systems and facilities; or

(3) are located on public lands to which the City has adequate access for operation, maintenance, and/or improvement of systems and facilities. Operation and maintenance of stormwater systems and facilities which are located on private property or public property not owned by the City of [INSERT CITY] and for which there has been no public dedication of such systems and facilities for operation, maintenance, and/or improvement of the systems and facilities shall be and remain the legal responsibility of the property owner.

(b) It is the intent of this section to protect the public health, safety and general welfare of all properties and persons in general, but not to create any special duty or relationship with an individual person or to any specified property within or without the boundaries of the City of [INSERT CITY]. The City of [INSERT CITY] expressly reserves the right to assert all available immunities and defenses in any action seeking to impose monetary damages upon the City, its officers, employees and agents arising out of any alleged failure or breach of duty or relationship as may now exist or hereafter be created.

1.10 Requirements for On-site Stormwater Systems, Enforcement and Inspections.

(a) All property owners and developers of developed real property within the City of [INSERT CITY] shall provide, manage, maintain, and operate on-site stormwater systems sufficient to collect, convey, detain, and discharge stormwater in a safe manner consistent with all City, State, and Federal laws and regulations.

(b) Pursuant Iowa Code Section 364.12(3) or successor section of the State Code, any failure to meet this obligation may constitute a nuisance and may be subject to an abatement action filed by the City. In the event a nuisance is found to exist, which the owner fails to properly abate within such reasonable time as allowed by the City, the City may enter upon the property and cause such work as is reasonably necessary to be performed, with the actual cost thereof assessed against the owner in the same manner as a tax levied against the property. The City shall have the right, pursuant to the authority of this section, for its designated officers and employees to enter upon private and pubic property owned by entities other than the City, upon reasonable notice to the owner thereof, to inspect the property and conduct surveys and engineering tests thereon in order to assure compliance.

1.11 Right to Appeal.

Any customer who believes the provisions of this chapter have been applied in error may appeal in the following manner:

(a) An appeal must be filed in writing with the City of [INSERT CITY] City Manager. In the case of service charge appeals, the appeal shall include a survey prepared by a registered Iowa land surveyor or professional engineer containing information on the total property area, the impervious surface area and any other features or conditions which influence the hydrologic response of the property to rainfall events.

(b) Using the information provided by the appellant, the City Manager shall conduct a technical review of the conditions on the property and respond to the appeal in writing within thirty (30) days.

(c) In response to an appeal, the City Manager may adjust the stormwater service charge applicable to a property in conformance with the general purpose and intent of this chapter.

(d) A decision of the City Manager which is adverse to an appellant may be further appealed to the City Council within thirty (30) days of receipt of notice of the adverse decision. Notice of the appeal shall be served on the City Council by the appellant, stating the grounds for the appeal. The City Council shall schedule a public hearing within thirty (30) days. All decisions of the City Council shall be served on the appellant by registered mail, sent to the billing address of the appellant.

(e) All decisions of the City Council shall be final.

1.12 Billing and Collection.

(a) A storm water service charge bill may be sent through the United States mail or by alternative means, notifying the customer of the amount of the bill, the date the payment is due, and the date when past due. Failure to receive a bill is not justification for non-payment. Regardless of the party to whom the bill is initially directed, liability for payment of the stormwater management charge attributable to that property shall be joint and several as to the owner and occupant.

(b) All comprehensive stormwater service charges are due and payable thirty days after the date of billing.

(c) A penalty of five percent shall be added to a comprehensive stormwater service charge when the charge is not paid in said thirty days.

OR A one and one-half percent (1.5%) per month late charge shall be billed based on the unpaid balance of any storm water utility service charge that becomes delinquent.

OR Each stormwater service charge rendered under or pursuant to this chapter is hereby made a lien upon the corresponding lot, parcel of land, building or premises that are tributary directly or indirectly to the stormwater system of the city, and, if the same is not paid within sixty days of invoice date, it shall be certified to the county treasurer, who shall place a lien on said property as allowed by law and be collected in the same manner as property taxes.

(d) Certification. The director shall certify to the [INSERT CITY FINANCE OFFICER] any comprehensive stormwater service charge, which is owed after a sixty-day payment period. All certified service charges constitute a lien upon the premises served by the stormwater system for which the service charges were made and shall be collected in the same manner as property taxes. Failure to send or receive a bill for comprehensive stormwater service charge is not a defense to the collection of the service charges.

(e) Suits for collection shall be commenced by the City in the Iowa District Court for [INSERT COUNTY] County. No lien shall be imposed for delinquent collections unless a judgment is first obtained from a court of competent jurisdiction. The City may employ any lawful means to collect funds owed, and is not restricted to filing a lawsuit.

(f) The stormwater utility service charge may be billed on a common statement and collected along with other city utility services, usually on a quarterly basis.

1.13 Adjustments to Stormwater Service Charges.

Increase adjustments (debit) can be made to nonresidential service charges by property owners adding additional impervious area such as rooftops, parking lots, driveways and walkways.

1.14 Exemptions and Credits Applicable to Stormwater Service Charges.

All public or private property shall be subject to stormwater utility service charges except as provided in this Ordinance below. A stormwater utility service charge formula is available in the office of the stormwater utility. The following areas are exempt from stormwater utility service charges:

1. Undeveloped property as defined in this Ordinance.

2. Streets, alley ways, and highways in the public and private domain are exempt from utility service charges or connection fees.

3. Railroad rights-of-way (tracks) shall be exempt from stormwater service charges. However, railroad stations, maintenance buildings, or other developed land used for railroad purposes shall not be exempt from storm water service charges.

Stop Stormwater Utility Assoc. <info@stopraintax.com>
Enormous Victory
4, December 2013 10:19 AM

Newsletter December 4, 2013
www.StopRainTax.com

View this email in your browser

ENORMOUS VICTORY!

A monumental step in the right direction to repealing the illegal Rain Tax

"We are hopeful the commissioners got the message loud and clear"

We did not want this burdensome tax, nor did we get a chance to vote on it
Now, the citizen Task Force has spoken, and they have told the commissioners
"stop this utility and return the money"

Denver Post Article I November 26, 2013
By Yesenia Robles
The Denver Post

Panel pans stormwater fee

TASK FORCE ALSO URGES ADAMS COUNTY TO REFUND $2.1M

After six months of debate, a citizens task force urged Adams County commissioners

to discontinue a controversial stormwater fee and pay back the $2.1 million in fees already collected.

The recommendations were presented by staff to the commissioners during Monday's public hearing — almost two months past the Oct. 1 deadline commissioners had first set for the guidelines.

It's unclear when the board will take action.

"We do not know what the next steps will be nor what will happen with the program in the future," said Andrea Berg, the county's stormwater program manager.

The task force, which has about 20 members, has been meeting on the matter since May and has been divided. Its five recommendations were drafted Sept. 25 and presented Monday.

Some task force members have criticized the stormwater fee over billing errors, called it a tax and asked commissioners to take the issue to voters instead.

One recommendation — put there by mistake, according to member Thom Stanfield — contradicts the other guidelines by stating the stormwater utility should continue in a minimized capacity.

Commissioner Eva Henry said she hopes to implement some recommendations next month.

The fee, which is based on estimates of how much rain runs off of a property, started Jan. 1 for residents and businesses in unincorporated Adams. It was estimated at an average of $62.64 per year for a single-family home, but some reported bills as high as $900.

Funds collected were meant to pay for water quality and flood- mitigation systems, but projects are now on hold. The fee was capped in April when the task force was created after numerous complaints and threats of litigation. A lawsuit was eventually filed in August and is pending.

Adams County Commissioners Are you listening ?

What's Next:

Commissioner Eva Henry mentions in this article she "hopes to implement some recommendations next month".
Given the fact she is well aware the citizens are opposed to this burdensome tax increase, the county has over $150 million in unrestricted funds, the county lied to the public in getting us to believe this utility was required by the EPA, and now the Task Force has given recommendations to eliminate the utility and return the money, what is possibly left to decide and why on earth would this take a month?

We would like to reiterate SSUA is not against the county spending money on storm drainage maintenance and infrastructure. However, our position will remain as it always has, we will not allow our local government to operate a 'fee based program' where the taxpayers have no choice, no say, no control and NO VOTE!

We will continue to move forward with our lawsuit and remain extremely optimistic a judge will see this for what it is, a clear violation of our constitutional rights.

Thank you!

A big thanks to all of you who have sent emails, called, written letters, etc. giving us words of encouragement. Many of us have spent an extreme amount of time and money fighting this issue and we would like all of you to know, we are all in this together and we will not back down until we are successful.

Please Donate To The Lawsuit!

Please Help with Funding the Lawsuit:

We would like to thank each and every one of you for your contribution toward the lawsuit.

Donations can be made directly through our website at www.StopRainTax.com or checks can be mailed to address listed on **the** website.

IT'S OUR COUNTY! IT'S OUR FUTURE!
IT'S OUR TIME TO FIGHT BACK!

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