LAKE PARK CITY COUNCIL
MINUTES
July 13, 2026
City Hall

The following are the minutes as recorded by the City Clerk and are subject to council approval at the next regular meeting on 08/10/26.

Lake Park City Council met in regular session and for public hearings on July 13, 2026. Members present: Thiessen, Judd, deBoom, Jacobson. Absent: Sohn. Others present: Marie Matthiesen, Carl Gochnauer, Lori Gochnauer, Todd Meyer, Kathy Winters, Kathy Perkins, Lori Stahly, Dave Stahly, Dick Packebush, Adam Howerzyl, Seth Hellinga, Steve Goodell, Randy Johnson, Eldon Vandenbrink, Anita Vandenbrink, Allison Azevedo, Steve Schwaller.

Mayor Carstensen opened the Public Hearing at 7:00PM with the Pledge of Allegiance. A hearing on the Rezoning of a Property from Single Family Residential District (R-2) to Multi-Family Residential District (R-3). The property is 1304 S. Market St., Parcel A (nursing home site)and the legal description for the property is "Part of Outlots A and B of the 2nd Addition to Lakeside, Lake Park, Iowa described as follows: Beginning at the Northeast corner of said Outlot A; thence North 87º24'03" West 274.76 feet along the North line of said Outlot A; thence South 12º06'20" East 357.98 feet; thence South 87º22'09" East 194.17 feet to the East line of said Outlot B; thence North 0º53'58" East 346.51 feet along said East line of Outlet B and along the East line of said Outlet A to the Point of Beginning containing 81,193 square feet". Comments were received concerning property appearance and upkeep, rental rates, local contractor usage, provision of a healthy environment, other locations. Adam Howerzyl, Axis Real Estate, addressed any concerns the residents expressed. Mayor Carstensen closed the public hearing at 7:15pm

Mayor Carstensen called the regular meeting to order at 7:15PM.

Moved by deBoom/Thiessen to approve the consent agenda which includes: Minutes of 06/11/26, Minutes of 06/29/26; Financial Reports; Approval of Bills for Payment; Payroll Summary Report; Bank Reconciliation Report, Approve Alcohol License for Town & Country Boosters; all ayes. Motion carried.

Moved by Judd/deBoom to approve regular agenda; all ayes. Motion carried.

REPORTS: Police, library, street and sewer reports were in the council packets. Jeremy Voit, EMS, provided a report showing the number of calls received since Jan 1, 2026. This total was 43 calls. There were 11 that we were unable to respond to. This number is down over previous years. There are currently 11 volunteers that are certified at different levels.

BUSINESS:

Moved by Jacobson/deBoom to approve the first reading of Ordinance #4-26--"AN ORDINANCE AMENDING THE LAKE PARK ZONING ORDINANCE PROVIDING A CHANGE IN THE CLASSIFICATION OF REAL ESTATE FROM R-2 SINGLE FAMILY RESIDENTIAL DISTRICT TO R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT AND AMENDING THE OFFICIAL ZONING MAP FOR LAKE PARK." All ayes. Motion carried.

Moved by Thiessen/Judd to waive the second and third readings of Ordinance #4-26; all ayes. Motion carried.

Judd introduced and moved to adopt Ordinance #4-26 --"AN ORDINANCE AMENDING THE LAKE PARK ZONING ORDINANCE PROVIDING A CHANGE IN THE CLASSIFICATION OF REAL ESTATE FROM R-2 SINGLE FAMILY RESIDENTIAL DISTRICT TO R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT AND AMENDING THE OFFICIAL ZONING MAP FOR LAKE PARK." Second by Jacobson. Roll call vote. Ayes- Thiessen, deBoom, Jacobson, Judd. Nays-none. Motion carried. This ordinance shall be in effect after its posting as required by law.

Axis Real Estate made the request for a 10yr 100% tax abatement for multi-family which would show city support in their application for tax credit through the state. Matthiesen provided council the possible tax implications this would have on the City. The statement was made that this abatement would apply to multi-family residential only. Moved by Thiessen/Judd to add a 10 yr. 100% tax abatement for multi-family to the Urban Revitalization Plan; all ayes. Motion carried.

Moved by Thiessen/deBoom to adopt Resolution #19-26—" A RESOLUTION OF SUPPORT FOR THE ADAPTIVE REUSE AND RESIDENTIAL CONVERSION OF THE PROPERTY LOCATED AT 1304 S. MARKET STREET; AND AUTHORIZING A TAX ABATEMENT ON ASSESSED IMPROVEMENTS THERETO." Roll Call vote; Ayes-Judd, Jacobson, deBoom, Thiessen. Nays-none. Resolution duly adopted.

Moved by Thiessen/Judd to approve the engagement letter for creating a multi-family tax abatement in the urban revitalization plan with Ahlers & Cooney; all ayes. Motion carried

April Junge explained that for safety and room for food trucks, the request is being made to close Market St. the remining four dates of Market on Market; July 16, July 30, August 13, August 27. Moved by Jacobson/Thiessen to approve the closure of Market St from Ave A to Ave B on July 16, July 30, August 13, August 27 during Market on Market; all ayes. Motion carried.

Moved by Thiessen/Judd to approve the annual donation of $500 to the Town & Country Boosters; all ayes. Motion carried.

Moved by Judd/deBoom to adopt Resolution #20-26—"RESOLUTION APPOINTING UMB BANK, N.A. OF WEST DES MOINES, IOWA, TO SERVE AS PAYING AGENT, NOTE REGISTRAR, AND TRANSFER AGENT, APPROVING THE PAYING AGENT; NOTE REGISTRAR AND TRANSFER AGENT AGREEMENT AND AUTHORIZING THE EXECUTION OF THE AGREEMENT." Roll Call vote; Ayes-Thiessen, Jacobson, deBoom, Judd. Nays-none. Resolution duly adopted.

Moved by deBoom/Jacobson to adopt Resolution #21-26—"RESOLUTION APPROVING AND AUTHORIZING A FORM OF LOAN AGREEMENT AND AUTHORIZING AND PROVING FOR THE ISSUANCE OF $1,500,000 GENERAL OBLIGATION CAPITAL LOAN NOTES ANTICIPATION PROJECT NOTE, SERIES 2026; APPROVAL OF THE TAX EXEMPTION CERTIFICATE." Roll Call vote; Ayes-deBoom, Jacobson, Thiessen, Judd. Nays-none. Resolution duly adopted.

Public Forum: Council addressed some questions surrounding the pool. Currently waiting for quotes to repair the existing. The current intent is to be able to repair the existing cement issues, install a new liner with the intent to have the pool open next summer. Council discussion, mayor's report, and administrators report were the last items on the agenda.

Moved by Thiessen/deBoom to adjourn at 8:12PM; all ayes. Motion carried.

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Matt Carstensen, Mayor Marie Matthiesen, Clerk

The following are the bills approved at the Lake Park City Council meeting on 07-13-26 along with the bills of necessity.

Martin Law Office Trust	land purchase/Ingwersen	100000.00
IMWCA	work comp premiums	9158.66
Wellmark	health insurance	8239.64
Ahlers & Cooney	legal fees	150.00
Alliant Energy	st. lighting/lift stations	2072.17
AT & T Mobility	cell phones	225.18
Beck Engineering	eng fees	6137.50
Benchmark Construction	sewer line install	5935.00
Blackstrap Inc	road salt	1961.04
City Laundering	rugs	23.98
Consumers Lumber Company	park/street supplies	67.77
Cooperative Energy	fuel	2675.92
Cooperative Farmers	park supplies	173.54
Cornerstone Ag	grass seed mix	148.00
Dave's Repair	dump truck repairs	1195.57
DC Recycling Commission	annual dues	5634.00
DC Emergency Management	annual fees	1837.60
Dickinson County News	publications	76.60
Dinges Fire Company	fire equipment	1420.96
Ehret Web Co.	web site postings	180.60
Electric Pump	lift station pump repair	9880.00
EMC Insurance	add new payloader	155.00
H & H Aggregates	gravel	2367.90
IA Lakes Corridor	annual support	2500.00
Ingram Library Services	books	116.14
Iowa One Call	locates	36.00
JCL Solutions	park supplies	307.36
John Deere Financial	mower repairs	464.07
Joni Czech	comm ctr maint.	700.00
Katee Ackerman	reimburse fire training	150.00
Lake Park Auto Parts	dept supplies	443.17
Lake Park Auto Repair	police vehicle maint.	1542.73
LPMU	utilities	7361.05
Market Street Tire	mower repairs	514.34
Martin Law Office	legal fees	1192.50
Midwest Breathing Air LLC	qrtly air test/FD	245.45
Murphy Electric	campground repairs	218.99
NW IA Planning & Development	annual dues	758.55
NW IA League of Cities	annual dues	25.00
One Office Solution	copier	247.11
Overdrive	annual e-book fees	638.43
Premier Communications	internet/phone	896.47
Radarsign LLC	speed control sign	3771.50
Radcliffe Directional Drilling	lift station waterline	2540.00
Savings Bank	HSA deposit	275.00
Shamrock Recycling	cardboard recycling	1101.05
Share Corporation	shop supplies	137.46
State Hygienic Lab	w/w testing	722.50
Titan Machinery	mower repairs/supplies	554.83
Town & Country	garbage collection fees	10245.49
Trent Hoek Outdoors	dock repair	1838.00
UMB Bank	loan processing fees	600.00
United Community Bank	HSA deposit	275.00
US Post Office	annual box rent	126.00
Waste Management	landfill fees	6566.74
Ziegler Cat	926 Caterpillar payloader	95160.00
Dept of Treasury		5787.29

RECAP OF REVENUES & EXPENDITURES BY FUND:

General	$128,809.47	$163,820.63
RUT	17,071.38	15,766.77
Debt Service	1,009.77	-0-
Trust & Agency	2,872.08	5,223.35
L O S T	27,665.41	-0-
Sanitary Sewer	59,702.97	392,221.63
TOTALS:	**$237,131.08**	**$577,032.38**