

# Carter Lake Newsletter

Hello again,

October is here, which means summer has come to an end. The fall season and cooler temperatures are upon us. With that, it brings the planned end of the year projects. Take a good look around town. Things are really taking shape in our City. The community center project has broken ground, all site prep and dirt work is being done and footings and concrete work are right on schedule. Our city-wide sanitary sewer rehabilitation project is in full swing. The first crew is wrapping up the cleaning, jetting and vacuuming of mains; thus, the next crew has started installation of the plastic liner that is inserted into the line, heat seal and molded to fit the existing pipes. This is followed by a robotic machine that travels through the new line and cuts openings for each homes service line. Some areas of the system require open cut repairs. A separate crew will be here at the end of October to start these repairs. The final step of this project is manhole rehabilitation. 150 manholes were identified as in severe or poor condition, resulting in significant groundwater infiltration into the sewer system.

One very expensive problem that Carter Lake has been facing for years is the shared sewer main "between Omaha and Carter Lake". This main is located along the railroad tracks behind the Casino and PVS. After several meetings with the City of Omaha, Omaha agreed to install a new sewer main. "Construction scheduled to start this fall when the water table is at its lowest point". The new main will run along Avenue H from Abbott Dr. to 11th Street and will be paid for by the City of Omaha. Carter Lake will pay for the connection to our existing system. Once the improvements are complete, Carter Lake should have one of the best and most reliable sewer systems in the area.

It has been a very busy few months for commercial business in Carter Lake. At the October 11 planning board meeting, the board will review plans for a new building at 2813 N 9<sup>th</sup> St and construction is planned to start later this year. In addition, I have been visiting with a new business interested in relocating to 2614 N 5<sup>th</sup> St, their application is on the planning board's agenda. McGrew Trucking has relocated from Bellevue, NE to 2950 N 5<sup>th</sup> St. Abbott Airport parking lot is under new ownership and the cleaned up resulted in a much improved entrance to our community. Prairie Flower Casino is drafting plans for their 2022 project. Owens Industries has plans for another phase due to steel work needing more square footage for manufacturing. Praxair is near completion of their new project and Omaha Investment Group of Oklahoma is the new owners of the La Quinta Inn. They are in the process of making improvements to have the hotel reopened in the future. I visited with an Omaha restaurant owner who has desires to add a second location and he is considering the old Dairy Queen site to build a new building.

In regards to residential improvements, there is a plan in front of the City Council through Neighbor Works to add up to 38 affordable and workforce homes at the corner of 9th St. and Avenue K. In addition, I have had discussions with another developer interested in property along 9th Street, on the north side of the trailer court, to add senior style housing options. I hope to see a plan from this developer in the next few months. In addition, we have multiple new homes under construction or renovation. Keep in mind if you are considering building or know someone who maybe considering building in Carter Lake, encourage them to reach out to City Hall for information concerning the 3-year tax abatement that is still available for all new construction.

When many cities are downsizing or cutting budgets for youth sport programs and community programs, I made a commitment to grow and expand these areas for our residents. I would like to thank Kendra, the Parks Recreation Director, along with Linda and Robin from the Senior Center, for having the passion and drive to help implement program improvements for our community.

## City of Carter Lake

950 East Locust Street

Carter Lake, IA 51510

Phone: (712) 347-6320

Fax: (712) 347-5454

Website: [www.cityofcarterlake.com](http://www.cityofcarterlake.com)

***Did you know you can view city council meetings via YouTube?***

***Find VIDEO on the city website and it will open the YouTube channel.***

Cox Channel 22 is still available to view council meetings and announcements.

**Find us on Facebook:**

"Carter Lake City Hall"

### MAYOR

Ron Cumberledge (712) 847-0532

### CITY COUNCIL

Jason Gundersen (402) 680-6555

Keebie Kessler (712) 355-0603

Pat Paterson (402) 305-4551

Denise Teeple (712) 307-1161

Jackie Wahl (402) 679-2116

### DEPARTMENTS

Animal Control (402) 658-1722

Building (712) 242-6314

City Hall (712) 347-6320

Library (712) 347-5492

Maintenance (712) 347-5952

Parks (712) 847-0536

Police (712) 347-5920

Senior Center (712) 347-6102

***Sincerely, Mayor Ron Cumberledge***



### HELP WANTED

Applications available at the Carter Lake Public Library. Accepting applications from (10/11/2021 to 10/25/2021). Starting wage commensurate with experience and training.

**LIBRARY CLERK** — Start Date 12/13/2021 Approximately 28 hours per week. Hours include evening and Saturday hours. Hourly wage range \$12.50 - \$15.50

**LIBRARY DIRECTOR** — Start Date 1/1/2022 Approximately 36 to 40 hours per week. Certified in Public Library Management or 10 years library related service. Annual salary range \$41,600 — \$52,000

## Carter Lake Church Directory

### First Baptist Church

3451 N 9th St.  
(402) 699-6218

Pastor Larry Hayes

9:30am Adult Choir Practice

10:30am Sunday Worship

2-3:30pm Sunday School

### United Methodist Church

3025 Mabrey Lane  
(402) 740-9868

Pastor: John Robine

10:30 Sunday Service

11:30 Children's Sunday School

5:15 Monday AA Group Meeting

7:00 Monday NA Group Meeting

Social Hall Rental

### Community Presbyterian Church

3030 N 9th St  
(712) 347-5719

Reverend Sally Carlson  
and Susan Smith

10:00am Sunday Worship

Social Hall Rental - Robin

(402) 609-6203

### Lakeview Bible Church

1651 Ave Q  
(712) 347-6440

Pastor Ken Sudduth

(402) 714-4203

9:15am Sunday School

10:30am Workshop Service

and Junior Church

Thursday Bible Study 6:30 P.M.

### Catholic Our Lady of Carter Lake

3501 N 9th St  
(712) 323-2916

Father Thomas Thakadipuram

6pm Saturday Mass

Social Hall Rental - Wilma

(712) 323-2916



# SAT NOV 6TH HOLIDAY CRAFT BOUTIQUE

**9am to 3pm**

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**Lunch Price \$5.75**

**AND**

**Bake Sale Items**

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**Raffles and Fundraisers**

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**Hand Made Items AND Vendors Galore**

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**Come Xmas Shop**

**CARTER LAKE  
PRESBYTERIAN CHURCH**  
3030 N 9<sup>TH</sup> Street  
Carter Lake, IA 51510

## THE SENIOR CENTER CALENDAR

*Closed for Holidays: Oct. 11 and Nov. 25 - 26*

### **Bingo Nights:**

Oct. 5th & Nov. 2nd \$5/person  
Free hot dogs, chips, drink 20 yrs.+ only  
Doors open at 5 p.m. Bingo starts at 6 p.m.

### **Wal-mart Trips:**

Oct 7th & 28th & Nov. 16th 12:30 p.m.

### **Movie Days:**

Oct. 12th & Nov. 9th(at City Hall) Cost- Free

### **Site Council Meeting**

Oct. 14 \_\_\_\_\_TIME

### **Flu Shots at Hy-Vee**

Oct. 18th at 9 a.m.

### **Birthday Night -PLEASE RSVP**

Oct. 21st Halloween Party at 5 p.m.  
Nov. 18 Birthday at 12 p.m.

### **Angels visit the Center**

Nov. 15th at \_\_\_\_\_time??

### **Tuesdays: Crafts**

Nov. 2nd - Dec. 14th. 10:30 a.m. RSVP for supplies

All participants must be 55 years old or older (unless specified) to join outings or events.

Please call Linda with any questions about outings, meals, rides, times, and RSVP'S (712)347-6102.

Thank you and have a wonderful month. **Linda**



## **CANDIDATES**

### **MAYORAL**

**Ron Cumberledge  
Bob Zagozda**

### **CITY COUNCIL**

**Victor Skinner  
JacLeen Wahl  
Ashley Wilson**

# **CARTER LAKE**

## **MAYORAL & CITY COUNCIL**

## **CANDIDATES FORUM**

**Monday, October 25  
Carter Lake City Hall  
7 pm – 9 pm**

Doors open at 6:30 pm and the forum will begin promptly at 7 pm  
Notecards and pencils will be available for audience questions.

Mayoral Candidates Forum 7:00 pm – 8:00 pm  
City Council Candidates Forum 8:00 pm – 9:00 pm

For more information contact Denise Teeple at  
712-307-1161 or [joan61554@msn.com](mailto:joan61554@msn.com)

Moderated by: Jan Davis, former Ogallala City Manager and Papillion City Administrator,  
and two-time Ralston Candidate Forum Moderator.

We asked and the candidates have responded:

1. Please provide some personal background information.
2. Why do you want to be on the Council?
3. What specific issues will be your area of primary focus?
4. What is the most pressing issues facing Carter Lake, and what do you think the City Council should do about it?
5. Are there any issues that you feel are important, but that the City Council is not addressing?



### **BOB ZAGOZDA**

1. I have lived in Carter Lake since 2017. I retired from Westside Schools as their Chief Financial Officer, and I was also the Chief Operating Officer of the NE Department of Health & Human Services, where I had a staff of 525 people. I have a degree in Accounting. I am on the Library Board, and worked on the Community Center Committee. I am married with 2 daughters and 5 grandchildren. I am the Vice-President of St. John's Cemetery in Bellevue, and the Vice-President of the Omaha Musicians' Association. I have been a working musician for 55 years.
2. I offer my background and work experience to help improve city government. Previous jobs have given me experience in Facilities, Human Resources, Legislative Services,

Information Technology, managing Legal Services, Communications, Marketing, Financial Auditing, and Food Service.

3. Maintain the golf course configuration – no houses! Work with Iowa and Nebraska DNR to enhance the recreation status of the lake. Proposed zoning changes need much more community input. The city could use additional workforce and affordable housing. We also need more economic development.
4. Maintain the current golf course configuration, and explore lease options so that the golf course operator can continue to make improvements and repairs.
5. I would like to see the council become more directly involved in economic development and workforce development.



### **RON CUMBERLEDGE**

1. Lifelong resident- born and raised in Carter Lake, IA. My parents, brother, sisters, and my two children, along with many close friends all live here. I own and operate a second-generation local business that has proudly served this community for over 40 years. With pride and passion for this community, I chose to get involved at a young age. When I was just 14 years old, I started going to council workshops and meetings. At age, 16 I asked Mayor Waltrip to come speak at my high school. A few years after

graduating from TJ in 1990, I knew that the community had a lot more to offer. So I went to work; served on the planning board for two years; Elected to the city council for eight years; where I served as Mayor pro-tem for 5 years under two different Mayors. In 2017, I was elected to the Mayor's office. Along the way, I completed and attended many key training courses- Iowa Municipal leaders through University of Iowa, Community Extension and Economic Development through Iowa State University, plus multiple Iowa League of Cities Conferences. Some of the current boards I serve on are the Pottawattamie County Conference board, Council Bluffs Area Wi-Fi Consortium Governance Committee (CBAWC), and the Pottawattamie County Emergency Management Commission.

2. I want to be part of Carter Lake, my hometown success, a small town in the middle of a large metropolitan area, a hidden gem of a city. When you take a good look at where Carter Lake is today verses 25 years ago, it is a huge change. 25 years ago, there were many vacant homes and undeveloped lots. Fast forward to 2021, it seems as everybody wants to live here! Homes sell in hours and many building lots are developed, every citizen should be proud.

3. Taxes are always my primary focus. When first elected to Mayor's Office I took a long look at receivables. We had an agreement that was 10 years old and had never collected so I went to work. In March 2018, I collected \$110,000 in back payments. Next, I went to work on hotel tax collections because it was the lowest in years. I set up a meeting with all operators and showed my concerns. In 2019, we were back on track with a 40% increase in receivables. The largest one of all was working with Chairman, Larry Wright to create the casino operating agreement that pays \$775,000 in annual payments as part of our new community partnership.

4. The most pressing issue in all small towns is the aging infrastructure and

roads. Over the last 4 years, we have repaved seven (7) streets with road tax funds and did not incurring new debt. Next, we engaged an engineer to evaluate the sewer system. With assistance from MAPA, we secured a \$600,000 grant; largest grant in City history; to assist with paying for the citywide sewer system rehabilitation, that is currently underway. I think the City Council should continue working in the right direction of improving all of this.

5. Listen – do not judge and it does not matter who brings the item up. If it is good for the town, support it, if you feel it is not good, for the town then do not.



### JACLEEN (Jackie) WAHL

1. Masters of Education-UNL, past planning board member, current city councilmember, and part of the Community Center planning team.

2. I am running for City Council because I want to see the city continue to be progressive in moving forward while being more transparent and communicating better with the citizens.

3. Currently one of my primary areas of focus has been working with the Community City planning team. I want to ensure that we stick to the goals we established for the Center and do what is necessary to provide inclusive programs for our youth, middle-aged, and senior citizens.

In other areas, I recently wrote 2 RFPs (Request for Proposals) to address issues that the council has discussed for some time. One need is conducting a compensation analysis to make recommendations that will attract and retain qualified employees. The other is for securing grants and funding for projects and needs we have identified in the various city departments.

4. I see 2 pressing issues facing Carter Lake. First, we have to continue addressing our aging and failing infrastructure by making the necessary improvements: training and utilizing the GIS, identifying places that need repairs, resurfacing streets, relining the sewer system, etc.

Secondly, the city council will have input in carefully drafting a new comprehensive plan, rezoning, and writing and enforcing ordinances for areas throughout Carter Lake.

5. We still need to address and search harder for ways to allow seniors to remain in Carter Lake by finding solutions for a lack of Senior Living facilities and housing.



### VICTOR SKINNER

1. I have lived in Carter Lake my entire life, 60 years. I am a 1979 graduate of Thomas Jefferson High School. I have been married to my wife Janet for 21 years and we have one daughter who currently attends the University of Nebraska-Omaha.

2. I would like to work with the community in realizing the full potential of our City and I would like to contribute to the ongoing growth and progress that Carter Lake has made in recent years.

3. The areas that I would like to focus on would be: Transparency. I would like to see the City of Carter Lake move towards a more transparent government that would be easily accessible to the very citizens it represents.

Affordable housing is essential as a City and we need more affordable housing for the current residents as well as to attract new and diverse families.

Outdoor recreation is part of Carter Lake's identity. We must continue to be aware of our environment.

4. I feel that a pressing issue in Carter Lake at this time is the lack of affordable housing and the state of our infrastructure. The City has an affordable housing option on the table at present and I believe this option should be thoroughly reviewed as a possible solution for our current housing shortage. For the infrastructure, we need to thoroughly inspect the entire system and possibly hire an expert to accomplish this as well as to offer their expert opinion on a solution to our very old and deteriorating system.

5. I feel that the City needs to have more communication and transparency with each member of the Council as well as transparency and communication with the public on all issues. **NEXT PAGE FOR MORE**

**Election Day  
Tuesday  
November 2, 2021**

**Vote at  
Carter Lake  
City Hall  
950 Locust St.**



## ASHLEY WILSON

1. My name is Ashley Wilson, formally known as Ashley Hansen. I have lived in Carter Lake my entire life that is now over 35 years. I graduated from Thomas Jefferson High School and went on to Bellevue University to

complete my Bachelors and two Masters Degrees centered on IT and Project Management. I am currently working on another Masters in Executive Coaching. Professionally, I work full time as an IT Principal Program Manager at Mutual of Omaha. I also work Part Time as a Market Owner for the CB/CL are for TAGG (Together a Greater Good). On a personal note, I am married and have three wonderful children who keep me very busy in sports and extracurricular activities.

2. As a lifelong member of this community, I decided to run for council so I could play an active role in making sure Carter Lake is a great place for the children of our community as they grow.

3. Economic Development (i.e. Additional housing and Urban

Revitalization), Enhance Communication and Transparency; Community Engagement (i.e. Youth & Adult sports/activities/clubs; Special events/community gatherings).

4. I believe there is a need for more retail businesses in Carter Lake. I would like City Council to review the onboarding process and requirements that retail businesses need to meet to get started. I would also like to see City Council actively soliciting retail opportunities.

5. The issues I feel are important (housing, sewer system, water, etc.) are all being addressed. The one item I would like to see addressed is our beach area at Wavecrest Park. I would like to see this space grow and have more parking available or add additional beach area at Mabrey Park.



# CARTER LAKE - COMMUNITY CENTER

COMING SOON...





1

## Urban Mixed-Income Neighborhood Housing Development

NeighborWorks® Home Solutions has identified a parcel located in the community of Carter Lake at North 9th Street & Avenue K for re-development. This parcel is 7.06 acres of prime buildable property. NWHS trust a new development would blend well into the existing residential neighborhoods topography. This vision, builds homes, fulfills dreams, and enhances your community.

2

## NeighborWorks® Home Solutions Organizational History

NWHS is a 501-c3 Non-profit Single and Mutli-family developer who provides housing opportunities and revitalizes neighborhoods in the Council Bluffs-Omaha Metropolitan area.

NWHS is a chartered member of NeighborWorks® America, who is a congressionally chartered non-profit organization that supports community development in the United States through a 240-community development organizational network.

Today, NeighborWorks® Home Solutions (NWHS) provides economic and community revitalization services by creating safe, high quality housing through single-family new construction or multi-family rental opportunities and neighborhood revitalization. Our footprint includes a portfolio of 11 multi-family properties in Omaha, 1 multi-family property in Council Bluffs, and various single-family developments in different stages of construction or pre-development in Council Bluffs and Omaha. NWHS is a co-manager of the Infil program providing Down Payment Assistance for single family housing through a partnership with the City of Council Bluffs.

Over the years, NeighborWorks® Home Solutions has infused over \$35,000,000 into the community through housing and business endeavors, creating 369 units of quality affordable and safe rental housing units. In addition, another 478 single-family homes have either been renovated or built new. It has also developed the first market-rate housing development in North Omaha in forty years, has fitted over 1,100 potential entrepreneurs with the tools for successful start-up skills for small businesses, and has given more than \$400,000 in small business loans.

If you are interested in learning more about our organizational history and previously completed single-family developments, go to the following links:

[www.nwhomesolutions.org](http://www.nwhomesolutions.org)

<https://youtu.be/3qoBNY8brpw> - Walnut Grove Subdivision Aerial Footage

<https://youtu.be/Zk3k4lNrnqg> - 2021 HousingIowa Single-Family Development Award



3

## Development Proposal

NeighborWorks® Home Solutions is proposing two design options for a Urban Mixed-Income Neighborhood Development.

Option I will include a "horseshoe" design street layout including 15 - SF attainable detached units, 16 - SF workforce detached units, 2 - SF attainable attached townhomes and 2 - SF workforce detached townhomes for owner occupied homeownership.

Option II will include a "cul-de-sac" design street layout including 18 - SF attainable detached units and 20 - SF workforce detached units for owner occupied homeownership.

Based on the current and predicted real market, housing shortage and development incentives, our organization is proposing a 2yr build-out of all single-family housing units.



## 4

## Real Estate Target Market

Our current home-buying market demand is reflecting a 5.5% increase than it was pre-COVID-19. In terms of housing market supply and demand, our area is experiencing a shortage of 15,000 - 17,000 units. The National Association of Realtors are predicting a 21% increase in new single-family attainable & workforce unit sales in 2022. Current 30yr fixed average mortgage rates are 3.222%. These are all good indicators for housing investment.

Attainable units are those households that reflect 50% -80% Average Median Income of \$37K - \$58K annually.

Workforce units are those households that reflect 80% -120% Average Median Income of \$58K - \$88K annually.



## 5

## Attainable &amp; Workforce Housing Unit Sales Price Points

NeighborWorks® Home Solutions is proposing each attainable & workforce housing units reflects the current demand for the community of Carter Lake.

Attainable Units Sales Price: \$170,000

Workforce Units Sales Price: \$230,000

Attainable Townhome Unit Sales Price: \$165,000

Workforce Townhome Unit Sales Price: \$200,000



## 6

## Development Outcomes

Creating a vibrant mixed-income urban neighborhood providing options to Low-to-Moderate Income and Workforce homebuyers.

Providing safe, high-quality, sustainable and energy efficient attainable and workforce housing options.

Increase the preservation of attainable housing and stimulate pride in homeownership for the community of Carter Lake.

Housing stability encourages civic engagement and promotes economic success, power and belonging.

Permanent housing increases financial and physical health of a household, investments in their communities, social relationships, health and education.

Ignite the construction economic engine that simultaneously enhances a community's ability to attract new business, generate local income by construction, create & support existing jobs, stimulate wages and increase local tax base.

Get in touch with our team at [www.nwhomesolutions.org](http://www.nwhomesolutions.org) or 402-451-2939

# EDWARD F. OWEN MEMORIAL CARTER LAKE PUBLIC LIBRARY

## CONTACT US:

(P) 712-347-5492

(F) 712-347-5013

[carterlakelibrary.com](http://carterlakelibrary.com)

# OCTOBER 2021

Your librarians have new emails! To renew or request books via email, contact [circulation@carterlakelibrary.com](mailto:circulation@carterlakelibrary.com). Director's email is [librarian@carterlakelibrary.com](mailto:librarian@carterlakelibrary.com).

## NEW ITEMS @ YOUR LIBRARY

*Harlem Shuffle* by Colson Whitehead  
*The Jailhouse Lawyer* by James Patterson  
*Rock Paper Scissors* by Alice Feeney  
*Daughter of the Morning Star* by Craig Johnson  
*Cloud Cuckoo Land* by Anthony Doerr  
*The Wish* by Nicholas Sparks  
*Apples Never Fall* by Liane Moriarty  
*The Night She Disappeared* by Lisa Jewell  
*The Lincoln Highway* by Amor Towles (10/5)  
*State of Terror* by Louise Penny (10/12)  
*The Judge's List* by John Grisham (10/19)



## OCTOBER DATES TO REMEMBER:

**10/4:** Adult Book Club at 11:30 A.M.

**10/6:** Grab & Go Storytime

**10/13:** Storytime from 11 to 11:30 A.M.

**10/20:** Grab & Go Storytime

**10/25:** Library Board Meeting at 6 P.M.

**10/27:** Storytime from 11 to 11:30 A.M.

## DOWNLOADABLE AUDIO & EBOOKS



For more information on how to download Audio and eBooks, check out the Youtube video on our website, or stop into the library today!

**ADULT BOOK  
CLUB WILL MEET  
MONDAY,  
NOVEMBER 1<sup>ST</sup>  
AT 11:30 A.M.**

## PASS PROGRAMS @ YOUR LIBRARY

Your library has **Fontenelle Forest, Lauritzen Gardens, and Omaha Children's Museum** passes available to borrow! In order to check out a Family Pass (4 people per household for Fontenelle Forest and Lauritzen Gardens, 6 per household for OCM), you must have a valid Carter Lake library card with an account in good standing (i.e. materials returned on time, any materials lost or missing paid for or replaced).