

City of Carter Lake
Regular City Council Meeting
October 20, 2025, Proceedings

The meeting was called to order by Mayor Pro-tem Gundersen at 7:05pm.

Present – Mayor Pro-tem Gundersen, Council members Grell, Hanika, Skinner and Wahl.
Also, present Attorney Clint Fichter, City Administrator Gales and Deputy Clerk Ruehle.
Absent – Mayor Cumberledge.

Gundersen would like to add 4314 N 13th St – property line to the agenda. Grell would like to add city management to the agenda and Gales would like to add the library. Moved by Skinner, seconded by Grell to approve the agenda with the additions. Ayes: Unanimous.

Moved by Skinner seconded by Grell to approve the consent agenda without the overtime and comp time reports for September. Ayes: Unanimous. Moved by Grell seconded by Hanika to approve the liquor license for Slush Up & Drink LLC to sale wine slushies at the Community Center’s holiday craft show on November 15, 2025. Ayes: Unanimous.

Moved by Grell seconded by Hanika to approve the Parks Board appointments of Ashley Wilson, Kari Giles, junior member Gracie Moreno and junior member Addileigh Garbez. Ayes: Unanimous.

Library director Tiffany Zuerlein advocates a pay raise for Kaitlynn Watson the circulation manager, based on performance and previous budget discussions. The council discussed the possibility of retroactive pay and will add this to the next meeting for formal approval.

Jim Warner, transportation planner with MAPA explained the Comprehensive Safety Action Plan and the commitment to jurisdiction-level actions to reduce traffic fatalities and serious injuries to zero by the year 2040. He would like the council to adopt the Memorandum of Understanding and participate in the program.

City Administrator Gales discussed a proposal for security upgrades at City Hall. Upgrades include cameras, remote door locks, and key fob entry for a total cost of approximately \$9,800. The upgrades are intended to improve safety for staff and visitors. Moved by Hanika seconded by Grell to approve the security upgrades at City Hall. Ayes: Gundersen, Grell, Hanika and Wahl. Nay: Skinner.

Gundersen gave an update on the Water Valve Project and upcoming water shutdowns. There was discussion of the property at 4314 N 13th Street and a possible alley vacation that was not recorded. The City Attorney will prepare the paperwork to move forward with an alley vacation. Moved by Grell seconded by Wahl to allow the property owner to install a fence pending approval from the Building Inspector and City Administrator. Ayes: Unanimous.

City Attorney Fichter gave an update on the court proceedings for 122 Carter Lake Club and the dog nuisance case. There was discussion on urban renewal initiatives related to the senior housing complex and stormwater management. The Overland Group's senior housing project is set to enhance stormwater management, and they would like a tax rebate to cover those costs. The council plans to create a Tax Increment Financing (TIF) district to support the project. Moved by Skinner seconded by Gundersen to approve the resolution of necessity regarding the proposed Urban Renewal Area located at 9th and Avenue K. Ayes: Hanika, Gundersen, Skinner and Wahl. Abstain: Grell.

Moved by Grell seconded by Hanika to approve the local match resolution for the Hazard Mitigation Assistance Program grant application for new generators. Ayes: Unanimous. Moved by Grell seconded by Wahl to approve the resolution to adopt Memorandum of Understanding with MAPA. Ayes: Unanimous. Moved by Skinner seconded by Grell to approve a resolution authorizing check signing

procedures and designation of authorized officers for signatures. Ayes: Unanimous. Moved by Grell seconded by Gundersen to approve a resolution to assess past due water bill collections. Ayes: Unanimous. Council member Grell expressed concerns about the management of the old senior center and its deteriorating condition. He also questioned accountability and the management of city properties. There were discussion of residential sewer installations and the concern that the city may be funding an individual sewer installation, which could set a precedent.

City Administrator Gales stated that we have a new citizen complaint link on the city's website that aims to improve accountability and communication with residents. This will allow issues to be reported and residents to receive updates on resolutions.

Council member Grell discussed the need for experienced personnel in public works and setting safety protocols. There was discussion of having the building inspector handle water and sewer inspections while the supervisor is out on medical leave.

Council member Hanika would like to get a real estate agent to try and sell the old senior center building. Skinner stated there is a proposal to create a city archive in that building to display local memorabilia with a potential collaboration with the library.

Keebie Kessler made a request to remove his name from ball field one and replace it with that of a local coach, Lyle Poldberg. Lyle coached baseball back in the late 60s, early 70s and won three straight state championships. Moved by Grell seconded by Skinner to move Kessler's name to field two and add Lyle Poldberg's name to field one. Ayes: Unanimous.

Kory Stowell was not present to discuss his lot split situation. This item was tabled. The council discussed changes to zoning laws that would address small lots that currently cannot be built on. New state laws allow for smaller lot sizes and changes in setbacks, which could help with potential development. The Planning Board is currently working with the attorney on updating our zoning ordinances.

Tim Mandolpho voiced his concerns about the difficulty in obtaining video records and grievances filed with the police department. The need for better communication and transparency in council operations was emphasized, including the handling of public records requests. Bob Wahl asked if having the water shut off all the time hurt the pipes. Grell replied that improperly turning the water off and on can affect the pipe, but our valves should be actuated regularly. Lisa Fujji discussed the process for applying to volunteer positions, with suggestions for a more transparent system. A call for community support for the elementary school was made, encouraging donations of clothing and supplies for students in need. Ray Pauly commended the ambulance crew and police officer who responded to a recent medical emergency. They were very helpful, very professional, and knew exactly what they were doing, and he was very impressed. A concern was raised regarding electric motorized bikes and scooters ignoring stop signs and blowing through intersections. There should be some type of restrictions and require insurance on certain ebikes and scooters that have certain ratings. It was pointed out the Boys & Girls club has been working with the police department on this.

Gundersen reminded everyone that election day is November 4th from 7:00 a.m. till 8:00 p.m. and wished all the candidate's good luck. There will be a candidate's night held at City Hall on October 29th at 6:00 p.m. Wahl stated that they still need people for the Trunk or Treat at the Community Center on October 23rd. The Boys and Girls Club will have theirs on Halloween night.

The meeting adjourned at 8:30 PM.

Lisa Ruehle, Deputy Clerk

Jason Gundersen, Mayor Pro-tem

