LAKE PARK CITY COUNCIL
July, 14 2025

The following are the minutes as recorded by the City Clerk and are subject to council approval at the next regular meeting on 08/11/25

Lake Park City Council met in regular session on July 14, 2025. Members present: Luitjens, Thiessen, Baumgarn, deBoom. Absent: Sohn. Others present: Marie Matthiesen, Tal Allen, Justin Kracht, Mel Zevenbergen, Mackenzie Ashland, Seth Hellinga, Dick Packebush, Darolyn Packebush, Billi Niemeier, Tim Oswald, Eric Berg, Angela Berg, Ryan Carpenter, Erin Reed, Brandon Ehret, Tim Moerman.

Mayor Carstensen called the regular meeting to order at 7:00PM.

Moved by Thiessen/deBoom to approve the consent agenda which includes: Minutes of 6-09-25 Meeting; Financial Reports; Payroll Summary Report; Bank Reconciliation: Approval of Bills for Payment; all ayes. Motion carried.

Moved by Baumgarn/Luitjens to approve regular agenda; all ayes. Motion carried.

REPORTS: Library, police, street and sewer reports were in the council packets.

BUSINESS:

Eric Berg, owner of property located at 312 Lake Ave, addressed the council with his desire to install a dock on the city property located directly across the street. He stated that it would be on public property, but it would be maintained privately. No decision was made as both parties are going to discuss with their respective attorneys regarding liability.

Billi Niemeier provided a fundraising update on the City Park Project. There are currently funding commitments of $1,975,000, grant opportunities of $975,000 leaving approx. $50,000 yet to be raised. Tim Moerman stated that the CAT grant of $900,000 requires 65% of the funding be raised before an application can be made. This has been done so work will begin on the grant application and submission. Tim will meet with them in Des Moines early this fall to discuss the project. Billi and Tim have also been meeting with individuals privately about the project and donations. Very optimistic that this project will be able to proceed as planned.

Tim Oswald, Piper Sandler, addressed the council on several financial subjects. He talked about assessed valuation vs taxable valuation, the City's tax rate history, debt service. He explained that the City can borrow funds against the LOST fund to fund the park project, which would not have any effect on the property tax rate. Within his discussion on debt service, he explained that the City should consider setting a percentage to the limit of debt used. This percentage should allow for a cushion for catastrophic events. He also touched on ways that Urban renewal and TIF can be used as a financing tool. When he addressed the fire station, he reminded council that it would have to go to a vote of the residents and would need a 60% approval. Due to state law changes, this vote can only take place with the November elections.

Discussion on purchasing a piece of property for a future fire station site continued from last month. Matthiesen stated that there would be funds to be able to purchase the property within this budget. Council asked if other property locations had been considered. Chief Ehret stated that they looked at travel routes from different locations and that they are trying to limit travel in town. There was conversation as to whether the property owner would consider a 1st right of refusal on the remaining land in the future. Moved by Thiessen/Baumgarn to purchase approximately 3.5 acres from Carl Ingwersen for $100,000; all ayes. Motion carried.

The comprehensive preliminary design service proposal from Beck Engineering was tabled. The council would like to determine a budget estimate for the fire station and hold a meeting with two council members and members of the fire department for preliminary discussions.

Moved by Luitjens/Baumgarn to approve a residential tax abatement for Seth Hellinga at 134 West Bay Rd.; all ayes. Motion carried.

Moved by Baumgarn/deBoom to approve the bid from Lakefield Landscapes to replace Freedom Rock pavers at a cost of $4175.00; all ayes. Motion carried.

Moved by Baumgarn/Luitjens to approve pay application #5 with Graves Construction in the amount of $38,000; all ayes. Motion carried

Moved by deBoom/Thiessen to approve pay application #3 with Marlin Concrete in the amount of $85,710.14; all ayes. Motion carried.

Moved by Baumgarn/Luitjens to adopt Resolution #29-25—**"RESOLUTION PROVIDING FOR SALARIES AND WAGES FOR EMPLOYEES OF THE CITY OF LAKE PARK, IOWA."** Roll Call vote; Ayes-Thiessen, deBoom, Luitjens, Baumgarn. Nays-none. Resolution duly adopted. Resolution reflects a 3% wage increase.

Moved by Luitjens/Baumgarn to adopt Resolution #30-25—**"RESOLUTION OF THE CITY OF LAKE PARK, IOWA STATING INTENT TO APPLY FOR IOWA ECONOMIC DEVELOPMENT AUTHORITY COMMUNITY ATTRACTION AND TOURISM (CAT) GRANT FUNDING."** Roll Call vote; Ayes-Luitjens, Thiessen, deBoom, Baumgarn. Nays-none. Resolution duly adopted.

Seth Hellinga explained to council that the trail easement, running through his property at the end of Beachcomber, was vacated and a new easement was never approved. Erin Reed, with the Dickinson Country Trails Board, agreed and stated that a new easement was an oversight by the property owner at that time. Reed went on state that the trail board did not approve the new easement at their meeting as they had some additional questions. Matthiesen stated that she had talked with Jon Martin and he stated the City could adopt the easement resolution contingent on the Dickinson County Trails Board's adoption. Moved by Thiessen/Luitjens to adopt Resolution #31-25 contingent on the adoption by the Dickinson County Trails Board—**"RESOLUTION**

OF THE CITY OF LAKE PARK, IOWA FOR A TRAIL EASEMENT CONTRACT APPROVAL." Roll Call vote; Ayes-Baumgarn, Luitjens, deBoom, Thiessen. Nays-none. Resolution duly adopted.

Public Forum, Council discussion, mayor's report, and administrators report were the last items on the agenda.

Moved by deBoom/Baumgarn to adjourn at 9:11PM; 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 07-14-25 along with the bills of necessity.

Dept of Treasury	941 pp 6/14	5100.54
Baker Taylor	books	502.32
Beck Excavating	street repairs/salt pad	36000.00
Card Service Center	Department supplies	2308.87
CDW Government	computer server update	641.31
City Laundering	rugs	65.74
Cooperative Energy	fuel	1753.55
Cooperative Farmers	park supplies-weed killer/seed	206.35
Core-Mark	pool resale merchadise	1057.55
Fick's Ace Hardware	park/sewer supplies	86.08
Fire Service Training	testing fees	150.00
H-LP Community School	library shared expenses	3406.73
Iowa lakes Superior Plumbing	repairs/pool	389.64
JCL Solutions	office furniture	3138.03
Joni Czech	comm ctr maint.	400.00
Lakes News Shopper	garage sale ad	48.60
Linda Treharne	Farm to Fork exp. Reimburse	112.11
Mary Schmidt	reimburse sewer repair	390.75
Maximum Promotions	flagpole/Freedom Rock	6465.00
Med Compass	FD physicals	3100.00
One Office Solution	copier	225.15
Shamrock Recycling	cardboard recycling	770.44
Sibley Sheet Metal	thermostats/comm ctr	643.50
Siouxland District Health	pool inspection	270.00
Titan Machinery	park supplies-weed killer/seed	18.00
Town & Country Boosters	annual donation	500.00
Vector	liab insurance/Vector Safety	275.50
Dickinson County Cattlemen	Farm to Fork exnpense	150.00
H-LP Baseball Team	Farm to Fork setup	100.00
Macy Rose	Farm to Fork	350.00
IA Dept of Revenue-ST W/H	state withholding	1054.00
IPERS	IPERS	4975.32
Dept of Treasury	941 pp6/30	4986.82
Addison Hibma	Farm to Fork	379.00
Carstensen Meat & Grocery	Farm to Fork	1933.00
IMWCA	work comp	7828.76
Wellmark	health insurance	5971.49
Acco Unlimited	pool chemicals/parts	3102.51
AT & T Mobility	cell phones	267.43
Baker & Taylor	books	31.60
Beck Engineering	eng. fees	8607.50
Beck Excavating	street repairs	73154.13
C & B Operations	park repairs/parts	169.45
Carstensen Meat & Grocery	pool/street supplies	27.62
CDW Government Inc	server upgrade	254.50
Cohrs Construction	rock/gravel	1007.82
Consumers Lumber Company	supplies/museum siding	5523.09
Cooperative Energy	fuel	2207.34
Cooperative Farmers	chemical/weed killer	788.25
Core-Mark Midcontinent	pool resale merchandise	1089.80
Cornerstone Ag	chemicals	1367.80
Diamond Vogel Paints	line striping paint	927.35
D.C. Emergency Management	annual contribution	6276.36
D.C. Trails Board	annual allocation	3358.00
Dickinson County News	publications	363.22
Dinges Fire Company	FD repairs	600.83

Echo Group	campground repairs	377.49
Ehret Web Co.	website maint.	251.30
Electric Pump	sewer pump replacement	28740.00
Galls LLC	police supplies	375.65
George Hively Construction	storm sewer repairs	279.60
Heat Tactical Team	annual fee	753.19
Hoop Barn	hoop barn/street shop	20614.00
Ia Great Lakes Chamber	membership	295.00
Iowa League of Cities	annual dues	1082.00
Iowa One Call	locates	25.20
Jacobsma Siding	museum siding	11700.00
Jeremy Harms	reimbursement	45.95
Joni Czech	comm ctr maint.	450.00
Lake Park Auto Parts	parts/supplies	319.53
LPMU	utilities	11249.86
Layton's Backhoe Service	sewer televise	250.00
LBR Enterprise	office door decals	70.00
Market Street Tire	dump truck tires	1837.50
Midwest Breathing Air LLC	qrtly air test	242.75
NWIPDC	dues/zoning fees	5008.55
NW Ia League of Cities	membership	25.00
One Office Solution	copier	97.80
Premier Communications	phone/internet	794.72
Rent-All Inc	post pounder	3988.45
Rick's Septic Service	storm sewer jet	450.00
Ryan Carpenter	reimburse	23.88
Savings Bank	HSA deposit	275.00
Sioux Sales Company	police supplies	177.70
State Hygienic Lab	w/w testing	729.50
Team Lab	bldg. maint/chemical	380.00
Tom Kluver	reimburse	9.60
Town & Country	garbage/recycle collection fees	10236.80
United Community Bank	HSA deposit	275.00
US Post Office	annual box rent	120.00
Vector	annual dues	3024.64
Waste Management-DC	landfill fees	5534.39
Dept of Treasury	941 deposit pp 07/12	6122.29
Graves Construction	pay app #5 office	38000.00
Marlin Concrete	pay app #3 SRF project	85710.14

RECAP OF REVENUES & EXPENDITURES BY FUND:

General	$321,719.48	$340,490.35
RUT	19,035.38	37,443.37
Debt Service	761.25	49,900.00
Trust & Agency	3,271.03	6,690.26
L O S T	24,077.62	-0-
Sanitary Sewer	62,173.36	329,408.09
TOTALS:	**$431,038.12**	**$763,932.07**