# NOTICE OF REGULAR CITY COUNCIL MEETING OF THE CARTER LAKE CITY COUNCIL

*City Council agendas are available on the website at www.cityofcarterlake.com*

You are hereby notified that a Regular City Council Meeting of the Carter Lake City Council will be held on

## Monday, November 16, 2026, at 7:00 PM

In the City Hall Council Chambers, 950 East Locust Street, Carter Lake, Iowa 51510. for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the City Council. This is a formal meeting during which the Council may take official action on various items of business. If you wish to speak on an agenda item, please follow the participation guidelines adopted by the Council for speakers:

1. Anyone may address the Council on any agenda item.
2. Speakers shall approach the microphone one (1) at a time and be recognized by the mayor.
3. Speakers shall state and spell their name, address, and may then give their statement.
4. Everyone shall have an opportunity to speak; therefore, please limit your remarks to three (3) minutes on any single item.
5. At the beginning of the discussion on any single item, the mayor may request statements from proponents to be heard first, followed by statements from opponents.
6. Any concerns or questions you may have which do not relate directly to a scheduled item on the agenda shall be heard under “Comments – Public”.
7. For the benefit of all in attendance, please turn off all cell phones and other devices while in the City Council Chambers.

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1. Pledge of Allegiance
2. Roll Call
3. Approval of the Agenda

A. Additions and/or deletions

4. Consent Agenda

A. City Council Minutes-October 19, 2026
B. Library Board Minutes-November 9, 2026
C. Parks & Recreation Board Minutes-October 8, 2026
D. Financial Reports
E. Overtime Reports-October 2026
F. FY26 Street Finance Report
G. FY26 Annual Financial Report
H. FY26 Annual Urban Renewal Report

5. New Business

A. Communications from the Public

1. Application for tax abatement

a. Jadee LLC (Drew Evers) 917 Hiatt St

1. RESOLUTION 2026-11-16-4

B. Department Reports and Communications

1. Fire Department

a. James Tracey

b. Treven Stassines

2. Planning Board

3. Public Works Department

a. Purchase requests-Bobcat approved on FY27 budget

4. Councilmember Seminara

a. Fire Department renovation

5. Councilmember Wahl

a. Chickens within city limits

6. City Administrator - Cameron Gales

a. Requesting $500K withdrawal from IPAIT for Park project

1. RESOLUTION 2026-11-16-1

7. City Attorney - Clint Fichter

a. TIF EXPANSION WITH MAP

1. ORDINANCE 2026-11-1

b. The Landing

1. Development Agreement and RESOLUTION 2026-11-16-2 Approving the Development Agreement

2. TIF Ordinance 2026-11-2

c. TIF district Corrective RESOLUTION 2026-11-16-3

d. 136.06 Carter Lake Sidewalk Waiver Ordinance-FINAL READING

C. Closed session per code 21.5 (1)(c) to discuss present litigation

6. Comments

A. Mayor Gundersen

B. City Council

C. Public

7. Adjournment

**ADA AND INCLUSIVE LANGUAGE NOTICE**

The City of Carter Lake does not discriminate based on disability in admission to, access to, or operations of its programs, services, or activities. Individuals who need auxiliary aid for effective communication in programs and services of the City of Carter Lake are invited to make their needs and preferences known to the ADA Compliance Officer, City Hall, 950 East Locust Street, (712) 347-6320. This notice is provided as required by Title II of the Americans with Disabilities Act of 1990. The City of Carter Lake promotes equity and inclusion of protected classes including sex, ethnicity, color, familial status, gender identity, age, marital status, national origin, geographic background, race, creed, religious and spiritual beliefs, sexual orientation, socioeconomic status, mental and physical disability, or veteran status in admission to, access to, or operations of its programs, services, or activities. This notice applies to all departments, employees, commissions, boards, and volunteers that work with the City of Carter Lake.