

Wall Lake, Iowa

April 28, 2025

Wall Lake City Council met in council chambers at 5:30 p.m. presided by Mayor Rohlf.

Councilmen present: Schroeder, Riedell, Steinkamp, Nuetzman and Mott.

Visitors: Curtis Bloes and Lindsay King.

Riedell made the motion to approve the agenda. Mott seconded. Ayes: All. Motion carried.

Nuetzman made the motion to approve the minutes of the April 14th meeting as presented. Steinkamp seconded. Ayes: All. Motion carried.

Nuetzman made the motion to approve the bills as presented with the addition of a bill from Sarah Koenen. Mott seconded. Ayes: All. Motion carried.

#### **PUBLIC HEARING FOR FY 2025 BUDGET AMENDMENT**

The Mayor opened the public hearing at 6:33 p.m. There were no comments or concerns from the public. Riedell closed the public hearing at 6:35 p.m. Steinkamp seconded. Ayes: All. Motion carried.

Public Forum: Riedell mentioned the work that was done on 5<sup>th</sup> Street, the Clerk informed him that the job is not done yet and the bump in the road will be addressed with the contractor.

Discuss/Approve Business center lease price negotiation and lease to own options: Duval and the Clerk met and Duval asked about lease to own option. The Clerk explained what that entailed and gave different options for payback. Riedell stated he thought some interest should be charged. Nuetzman asked if a contract releases the city from any responsibility as far as insurance, maintenance, etc. Schroeder suggested DPT come to the council with an offer. Steinkamp said DPT should come in with an offer by the end of May. The Clerk talked about moving the meeting because of the Memorial Day Holiday. The 13<sup>th</sup> of May was discussed but not finalized until the Clerk confirmed the date with council.

Discuss/Approve Pool green Space: Cornbelt Telephone submitted a drawing of their pool green space plan for council review. Schroeder made the motion to approve the green space plan presented by Cornbelt with the stipulation that Corbelt pay all legal fees involved. Nuetzman seconded. Ayes: All. Motion carried.

Discuss/Approve City Clerk additional title and duties; possible closed session code section 21.5 1 (i); to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. Riedell made the motion to go into closed session at 5:53 p.m. Nuetzmann seconded. Ayes: All. Motion carried. Riedell made the motion to come out of closed session at 6:10 p.m. Riedell made the motion to have a meeting on May 13<sup>th</sup> to discuss the Clerk's raise. Nuetzman seconded. Ayes: All. Motion carried.

Discuss/Approve 125 Center Street: A customer had a purchase agreement between himself and a property owner that was not listed on a property lien report the city recently did before acquiring a property. The customer requested the city reimburse him some of the money he has paid in taxes paid on the property and a down payment he's paid on the property. Council agreed that it's an unfortunate situation for the customer but it should have been done the proper and legal way to purchase the property. The Council does not believe any money should be returned and by doing so it could create problems in the future.

### **Business and Operations Update**

New Addition: The city is waiting on a fire hydrant in the new addition, the city guys are working on electric and gas installation. The Clerk reported that some left over wire the city has will be able to be used in the new addition and the airport project.

Pool: Lindsay King presented to council guard applicants for the year, proposed hours of operation, and proposed opening date.

Airport: The City is working with JR Lapel to get his building moved, the Clerk told him we won't stop the dirt fill progress and if the building needs to move it will be moved. Schroeder asked about the race track being taken down.

Sewer Mains: Sewer mains will be cleaned and televised, the contractor is hoping to do so the second week of May. By televising the city will be able to better track infiltration and will be able to pinpoint more accurately where a problem may be.

Discuss/Approve Austin Thompson as Summer help: Nuetzman made the motion to approve hiring Austin Thompson as Summer help. Mott seconded. Ayes: All. Motion carried. The Clerk also reported that Myron Olerich has informed him that this will be his last year of helping the City of Wall Lake with electric.

Discuss/Approve Resolution 2025-16; a resolution finalizing the budget amendment for FY2025: Riedell made the motion to approve Resolution 2025-16. Steinkamp seconded. Roll Call Vote: Schroeder;yes, Mott;yes, Riedell;yes, Steinkamp;yes, Nuetzman;yes. Motion carried.

Discuss/Approve Ordinance 2025-02; an ordinance amending the zoning map of the City of Wall Lake: The Clerk presented a map from Beacon that shows a commercial district that is actually a residential buildings. The Residential 1 area has a special exception that states that business offices are permitted in the residential area. Schroeder moved to approve the first reading of Ordinance 2025-02. Roll Call Vote: Schroeder;yes, Mott;yes, Riedell;yes, Steinkamp;yes, Nuetzman;yes. Motion carried. Nuetzman mentioned to move the public hearing for the updating of the zoning map from the 12<sup>th</sup> of May to the 13<sup>th</sup> of May at 5:30 p.m.

Discuss/ Approve Mayor Appointments: Mayor Rohlf appointed Doug Mott to the Rec Center Board. Schroeder made the motion to approve appointing Mott to the Rec Center. Nuetzman seconded. Ayes: All. Motion carried.

Discuss/Approve Building Permit(s): Riedell made the motion to approve the building permits for Jason Ransom and Greg Schroeder. Steinkamp seconded. Ayes: All. Motion carried.

Discuss/Approve Corner Lot Zoning: The Clerk pointed out to the council that he has concerns regarding corner lot ordinances how it will affect corner lot properties in the new addition. This ordinance was changed in 2013 but for additions not new construction. The Clerk would like the council to review and discuss further.

Discuss/Approve Liquor License: Steinkamp made the motion to approve the liquor license for the Wall Lake Farm Festival. Mott seconded. Ayes. All. Motion carried.

Discuss/ Approve REC Board Member Resignation: Nuetzman made the motion to approve Kady Steinkamp's resignation from the REC Board. Schroeder seconded. Ayes: All. Motion carried.

Adjourn

Riedell made the motion to adjourn. Schroeder seconded. Ayes: All. Motion carried.

Attest  
Lynn Grosely  
Deputy Clerk



