

Wall Lake, Iowa

December 8, 2025

Wall Lake City Council met in council chambers at 5:00 p.m. presided by Mayor Rohlf. The meeting was postponed for 5 p.m. due to schedule conflicts with 2 councilmen.

Councilmen present: Steinkamp, Riedell, Schroeder and Nuetzman.

Visitors: Kevin Bieret, Connor Grote, Rick Hoppe and Curtis Bloes.

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

Nuetzman made the motion to approve the minutes of the November 24 meeting as presented. Steinkamp seconded. Ayes: All. Motion carried.

Steinkamp made the motion to approve the bills as presented with a correction, the QRS Towing bill is the Fire Departments. Nuetzman seconded. Ayes: All. Motion carried.

**PUBLIC HEARING ON PROPOSED PROPERTY SALE TO KIMMES ENTERPRISE L.L.C.**

Mayor Rohlf opened the public hearing at 5:31 p.m. The Clerk has not had any comments or concerns from the public. Steinkamp made the motion to close the public hearing at 5:32 p.m. Schroeder seconded. Ayes: All. Motion carried.

**PUBLIC HEARING ON SEALED BIDS FOR 303 SUMMIT STREET**

Mayor Rohlf opened the public hearing at 5:32 p.m. The City of Wall Lake received one bid. Schroeder made the motion to close the public hearing at 5:32 p.m. Steinkamp seconded. Ayes: All. Motion carried.

**PUBLIC HEARING ON PROPOSED PROPERTY SALE TO JOHN MICHAEL LAWLER**

The Mayor opened the public hearing at 5:33 p.m. The Clerk has not had any comments or concerns from the public. Schroeder made the motion to close the public hearing. Nuetzman seconded. Ayes: All. Motion carried.

Public Forum: Nuetzman thanked Hoppe for snow removal.

Discuss/Approve Annexation of 196.2 acres East of Wall Lake: Riedell would like to wait until there is a serious interested party in developing the land in order to save on road maintenance and the associated costs of maintaining the roads. Steinkamp suggested having all the legal paperwork in place and ready to go when the time comes.

Business and Operations Update

- Increase in Electricity capacity and potential new customer(s) The Clerk was informed of a potential new customer whose company operations would require significant electric power. This would require Wall Lake to upgrade the substation in order to get more megawatts. This could be beneficial for Wall Lake. The Clerk is looking into this.

Discuss/Approve Nuisance Abatement time allowance: The individual would like to have until Spring to demolish and remove the nuisance building. After much discussion, Nuetzman made the motion to approve a time allowance until April 10<sup>th</sup>. Schroeder seconded. Ayes: All. Motion carried. The Clerk reminded the council that if the nuisance is not removed by April 10<sup>th</sup> a \$1000.00 fine will be imposed on the individual.

Discuss/Approve Fire Department LOSAP Program: This is a Length of Service Award Program for volunteer firefighters, EMS, and police. This is an incentive program to retain and reward volunteers for their service. In June the City Council voted to contribute \$100.00 per qualifying volunteer firefighter. Grote is requesting a \$67.00 increase bringing the total to \$167.00 per year per volunteer totaling \$2171.00 for the fiscal year. There is a 3year vesting time period. After 3year vesting the firefighter would be awarded based on a point system for hours worked or training attended, etc. The Fire Department is asking that the City of Wall Lake would not have access to its account funds which the Clerk stated that the city does have access currently anyway. Nuetzman made the motion to approve increasing the payment to \$167.00 per firefighter per year with the stipulation that the money returned to the city goes directly to the Fire Department. Schroeder seconded. Ayes: All. Motion carried.

Discuss/Approve House move at 103 W 2<sup>nd</sup> Street and Lot trade at Schroeder's 4<sup>th</sup> Addition: Riedell made the motion to not approve the house move or the lot trade. Schroeder seconded. Ayes: All. Motion carried.

Discuss/Approve Resolution 2025-37 a resolution authorizing and directing execution of quit-claim deed on behalf of the City of Wall Lake, Iowa conveying property: Riedell made the motion to approve Resolution 2025-37. Steinkamp seconded. Roll Call Vote: Schroeder;yes, Riedell;yes, Steinkamp;yes and Nuetzman;yes. Motion carried.

Discuss/Approve Resolution 2025-38 a resolution authorizing the delivery of the deed to John Michael Lawler: Steinkamp made the motion to approve Resolution 2025-38. Nuetzman seconded. Roll Call Vote: Schroeder;yes, Riedell;yes, Steinkamp;yes and Nuetzman;yes. Motion carried.

Discuss/Approve November employee vacation, utility rec., budget status, clerks report: Bank account balances, checks, receipts, proprietary accounts, and taxes were discussed. During the presentation council asked questions. Riedell made the motion to approve the November Clerk's report. Schroeder seconded. Ayes: All. Motion carried.

Discuss/Approve Resolution 2025-39 a resolution authorizing and directing execution of quit-claim deed on behalf of the City of Wall Lake, Iowa conveying property: Nuetzman made the motion to approve Resolution 2025-39. Schroeder seconded. Roll Call Vote: Schroeder;yes, Riedell;yes, Steinkamp;yes and Nuetzman;yes. Motion carried.

Discuss/Approve Resolution 2025-40 a resolution authorizing the delivery of the deed to Kimmes Enterprises L.L.C.: Nuetzman made the motion to approve Resolution 2025-40. Schroeder seconded. Ayes: All. Motion carried.

Discuss/Approve Wage Recommendations: Nuetzman and Steinkamp researched average pay for city employees in Iowa with populations under 1000. Nuetzman also researched the average starting wage for a city manager with similar population in Iowa and believes the Clerk salary should be increased by \$10,000.00. The Clerk's salary is lower than surrounding areas. Council members agreed with the recommendations. A resolution will follow outlining the individuals increases. Riedell made the motion to approve the wage recommendations from Nuetzman and Steinkamp. Schroeder seconded.

Discuss/Approve Empire Excavation Pay App #11: Riedell made the motion to approve pay application #11 for \$6968.00. Schroeder seconded. Ayes: All. Motion carried.

Discuss/Approve Sealed bid for 303 Summit Street: One bid was received from Rick Hoppe. His intentions are to update the house in order to make it livable again. The bid was for \$100.00. Nuetzman made the motion to approve the sealed bid for \$100.00 submitted by Hoppe. Steinkamp seconded. Ayes: All. Motion carried.

Discuss/Approve REC roof project: The estimated cost of materials is \$44,000. The Clerk received 3 bids from roofing companies ranging from \$39200.00 to \$70,000.00. The Clerk recommends Cabrera Roofing. Cabrera Roofing will remove the rock on the roof and do the install for \$39200.00. Riedell would like to see a blueprint of the plans. Schroeder would like to wait before approving the bid from Cabrera Roofing in order to look into possible grants available. Riedell made the motion to approve the building material bid and the labor bid received. Nuetzman seconded. Ayes: All. Motion carried.

Adjourn

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

Attest

Lynn Grosely  
Deputy Clerk



