

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

Councilmen present: Steinkamp, Nuetzman, and Schroeder. Riedell is absent.

Visitors: Greg Schroeder and Curtis Bloes.

Nuetzman made the motion to approve the agenda. Schroeder seconded. Ayes: All. Motion carried.

Schroeder made the motion to approve the minutes of the August 25th meeting as presented. Steinkamp seconded. Ayes: All. Motion carried.

Schroeder made the motion to approve the bills as presented upon approval by Riedell. Nuetzman seconded. Ayes: All. Motion carried.

Public Forum: The Clerk informed the council that the city now owns the house at 303 Summit St. Schroeder asked if Region XII would be interested in renovating the house. The Clerk said they have been in the house but are not interested.

PUBLIC HEARING ON THE PROPOSED TRADE OF LOT 8 IN SCHROEDER'S 4TH ADDITION
FOR LOT 3 IN BLOCK 8 OF THE FIRST ADDITION TO WALL LAKE

Mayor Rohlf opened the public hearing at 5:34 p.m. There were no comments or questions from the public. Schroeder made the motion to close the public hearing at 5:36 p.m. Nuetzman seconded. Ayes: All. Motion carried.

Discuss/Approve REC Center wall repair; possible closed session code section 21.5 1 (h); to avoid disclosure of specific law enforcement matters, such as allowable tolerances or criteria for the selection, prosecution, or settlement of cases, which if disclosed would facilitate disregard of requirements imposed by law and individuals involved in this case request anonymity. Any discussion in closed session is illegal to divulge in open session or public. Schroeder made the motion to go into closed session at 5:36 p.m. Schroeder made the motion to come out of closed session at 5:45 p.m. Steinkamp seconded. Schroeder made the motion to have the parties involved in the damage to split the full cost of the repair of the wall. Nuetzman seconded. Ayes: All. Motion carried.

Business and Operations Update

- Nuisance Letters: The Clerk informed the council that in the future a list of people who will receive nuisance letters will need to be approved by the council before

mailing them out and/or the council will need to provide names of citizens they want a letter sent out to.

- Options for the Airport Runway Land: SETD put the airport land that is available for development on a public website called LOIS which can be viewed nationwide.
- Update on Blue Space: Blue Space is beginning work on a marketing plan for Wall Lake.

Discuss/Approve Schroeder's 4th Addition Lot purchase: Greg Schroeder joined the meeting at this time and thanked the city for their support. Schroeder expressed to council his commitment to continue to promote Wall Lake housing development. Schroeder addressed the council about building a house on two lots. Our covenants state that there is a minimum of 2800 sq. ft. of livable space required when combining two lots. Schroeder asked to reduce that to 2400 sq. ft of livable space. Council will discuss and follow up with Schroeder. Schroeder also asked council to consider a possible lot price decrease due to an unexpected extra cost to him for sewer install due to an incorrectly located sewer stub. Council thanked Schroeder for coming in and will discuss and be in touch with him regarding a decision.

Discuss/Approve Comet Room in City Hall: There has been a lot of discussion about the location for the Comet Room. The Clerk feels that the city building would be a good location for the room due to accessibility for visitors. SETD was contacted about what their plans are and they would like to continue using the room. The Clerk mentioned using the room the medical equipment is stored in and part of the SETD room for the Comet Room. Discussions will continue to find the ideal location for the Comet Room.

Discuss/Approve Building Permit: Schroeder made the motion to approve a building permit for Mike Lawler. Nuetzman seconded. Ayes: All. Motion carried.

Discuss/Approve Block Party October 11th: Schroeder made the motion to approve the block party request. Nuetzman seconded. Ayes: All. Motion carried.

Discuss/Approve Region XII Council of Governments Ordinance Update agreement: Zoning and City ordinances need updating. Schroeder made the motion to approve both zoning and city ordinance updates by Region XII. Steinkamp seconded. Ayes: All. Motion carried.

Discuss/Approve FY 2025 Year End and resolution 2025-23 a resolution to transfer funds for year- end: The Clerk reviewed transfers, TIF and LMI funds. The Clerk will answer any questions the council may have after they review.

Discuss/ Approve AFR first look: The Clerk reviewed the Annual Financial Report, sources of income, expenses, etc. The Clerk would like council to review and ask questions. The AFR isn't due until December.

Discuss/Approve timeframe to finish house move: The Council discussed what a reasonable time frame would be in order to finish. The weather should be taken into consideration, Schroeder would like the clerk to put this on the next meeting's agenda and for council to think about consequences if work is not completed.

Discuss/Approve Empire Excavation Pay App 10: Steinkamp made the motion to approve pay request #10. Schroeder seconded. Ayes: All. Motion carried.

Discuss/Approve August employee vacation, utility rec., balance sheet, clerks report: Bank account balances, checks, receipts, proprietary accounts, and taxes were discussed. During the presentation council asked questions. Steinkamp made the motion to approve the August Clerks Report. Schroeder seconded. Ayes: All. Motion carried.

Discuss/Approve Insurance Policy review-we need to look over our policy to see what is and what is not insurable: The Clerk and council have some questions about the city's insurance policy coverage. The policy renews in April 2026.

Discuss/Approve Resolution 2025-22; a resolution finalizing the trade of real property to CW Concepts LLC, and subsequent deed to that extent: The resolution outlines the trading of Lot 8 in Schroeder's 4th for Lot 3 on Sherwood Street. Schroeder made the motion to approve Resolution 2025-22. Steinkamp seconded. Roll Call vote: Schroeder;yes, Steinkamp;yes, Nuetzman;yes. Motion carried.

Adjourn

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

Attest

Lynn Grosely
Deputy Clerk

