

Wall Lake, Iowa

December 9, 2024

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

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

Visitors: Jim Wissler.

Mott made the motion to approve the agenda. Nuetzman seconded with the change of agenda in moving the Clerk's Report after the sidewalk payment discussion. Ayes: All. Motion carried.

Nuetzman made the motion to approve the minutes of the November 25th meeting as presented. Mott seconded. Ayes: All. Motion carried.

Schroeder made the motion to approve the bills as presented with the additional bills presented from Rohlf for \$114.07, Jim Herrig for \$25.00 and Rick Hoppe for \$199.95. Mott seconded. Ayes: All. Motion carried.

Public Forum: Wissler reported that the county was 60 votes short for passing the new jail construction. He reported that they will try again in November to get it passed. He stated that he doesn't believe the public was well informed about the cost of transporting inmates and that the public isn't aware of the deteriorating conditions in the current jail and the safety issues that are an issue.

Discuss/Approve Business center sale price and lease price discussion: A price range was discussed, the council members present would like to discuss further when the entire council is present.

Discuss/Approve sale of Airport Hangar building and potential lots on West airport property: Mayor Rohlf submitted a bid to council, the Clerk would like to have the land surveyed to map out lots.

Discuss/Approve Building Permit: Schroeder made the motion to approve the building permit for Pizza Plus. Mott seconded. Ayes: All. Motion carried.

Discuss/Approve employee wage recommendation: Mott reported on the wage recommendations. Employees pay increased \$1.50 per hour with the exception of Chris Lawler whose wage increased \$2.00 per hour. In addition to the \$1.50 an hour increase for

Joe Herrig, a bonus is owed from last year that was contingent on Joe completing water operator testing. Rodman's salary will increase 6% and a bonus will be given for grants received as a result of the Clerk's grant writing. Schroeder made the motion to approve the employee wage recommendations with Rodman getting a 6% increase in salary. Nuetzman seconded. Ayes: All. 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. Schroeder made the motion to approve the November Clerk's report. Nuetzman seconded. Ayes: All. Motion carried.

Discuss/Approve LMI funds to TWA: The City has low and moderate income responsibilities. When TIF funds are used we have to hold back some money for low and moderate income housing. The Clerk reported that these funds may be used at Twilight Acres which is home for many low income seniors.

Discuss/Approve Council payroll approval: Nuetzman made the motion to approve the council payroll with the possibility of change in the amount of \$60.00 plus or minus depending on meeting attendance for the next meeting.

Discuss/Approve Resolution 2024-28; a resolution (1) approving the minimum development requirements, competitive criteria, and procedures for disposition of certain property located within the urban renewal plan area; (2) determining that the proposal submitted by Greg Schroeder satisfies the offering requirements and (3) declaring the intent of the city to enter into a purchase agreement by and between the City of Wall Lake, IA. and Greg Schroeder in the event that no competing proposals are submitted; and (4) soliciting competing proposals. Schroeder is submitting another bid of \$15,000 for an additional lot. He was previously approved for a lot purchase from the council. The public will have a chance to submit bids on these lots until noon on January 10<sup>th</sup>. On January 13<sup>th</sup> there will be a public hearing regarding the purchase of the lots. Nuetzman made the motion to approve Resolution 2024-28. Mott seconded. Roll Call Vote: Schroeder; yes, Mott; yes, Nuetzman; yes. Motion carried.

Discuss/Approve Nuisance Abatements: Schroeder would like to see the properties that were previously discussed as a nuisance get going on clean up. The Clerk explained to the council that our attorney will need to get involved if the nuisance letter is ignored or cleanup is not started in the time frame stated in the letter.

Discuss/Approve Electric wire at the Fire Department for flashing light: Rohlf would like the flashing light that warned motorists that a fire truck is entering the roadway repaired. A wire needs to be repaired, this will be done in the Spring.

Discuss/Approve Pool Green Space proposal from Corn Belt: Cornbelt would like to trade the property owned by CBT at the Sports Complex that they are no longer using for the land by the swimming pool. A bid for this land was submitted by Chris Grote as well. This topic is tabled for now.

Discuss/Approve sidewalk payment: Denise Schleis replaced sidewalk and will be issued a check for \$319.50 for participating in the sidewalk program. Schroeder made the motion to issue a check to Denise Schleis, Nuetzman seconded. Ayes: All. Motion carried.

Adjourn

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

Attest

Lynn Grosely

Deputy Clerk



