

Wall Lake, Iowa

February 10, 2025

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

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

Visitors: Jess Steinkamp and Curtis Bloes.

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

Schroeder made the motion to approve the minutes of the January 27th meeting as presented. Nuetzman seconded. Ayes: All. Motion carried.

Schroeder made the motion to approve the bills as presented with an additional bill from Pizza Plus for \$223.00 for the Sac County League meeting. Nuetzman seconded. Ayes: All. Motion carried.

PUBLIC HEARING FOR SALE OF AIRPORT HANGAR SECTION(S)

The Mayor opened the public hearing for the sale of airport hangar sections at 5:32 p.m. There were no comments or questions from the public. Riedell made the motion to close the public hearing at 5:33 p.m. Schroeder seconded. Ayes: All. Motion carried.

PUBLIC HEARING FOR SALE OF LOTS ON SCHROEDER'S 4TH ADDITION

The Mayor opened the public hearing for the sale of lots of Schroeder's 4th at 5:35 p.m. There were not comments or questions from the public. Riedell made the motion to close the public hearing at 5:37 p.m. Steinkamp seconded. Ayes: All. Motion carried.

PUBLIC HEARING ON THE PROPOSED ESTABLISHMENT OF THE 2025 WALL LAKE HOUSING URBAN RENEWAL AREA

The Mayor opened the public hearing at 5:38 p.m. There were no comments or questions from the public. Steinkamp made the motion to close the public hearing at 5:40 p.m. Riedell seconded. Ayes: All. Motion carried.

Public Forum: Nuetzman mentioned that he had several people talk to him about their higher electric bill. Increased costs and expenses for services the city provides have resulted in the need to pass some of those costs on to our residents.

Discuss/Approve Business center sale price and lease price discussion: The Clerk had nothing new to report to the council. The Clerk will continue to schedule a meeting between council and Drost Physical Performance.

Discuss/Approve Third Look FY 26 Budget: The Clerk presented to council three different levy amounts and the impact those may have on residents property taxes. Wall Lake has had some small increases over the years. Building new lots requires the city to levy more in the early years then new houses offset a portion of the cost to decrease the levy over time. Schroeder suggested the \$ 170,000 levy amount but would like to have further discussion at the next meeting.

Discuss/Approve Pool Green Space: CBT will consult with WL Lumber on what type of shed would work in this space.

Discuss/Approve Dorinda Wehde Proclamation for gambling: The Mayor read the proclamation and proclaimed March Problem Gambling Awareness month.

Discuss/Approve REC Board Report and Recommendations: Jess Steinkamp: After much discussion, council agreed to post a cleaning position wanted for the REC Center. Nuetzman made the motion to approve a cleaning position at the REC for 10 hours a week at \$20.00 per hour. Corporate memberships were discussed, REC board seats and term limits were discussed. Schroeder suggested tabling the topic of what the REC board term limits are so it can be further discussed.

At this time Dorinda Wehde joined the meeting and presented to the council the serious effects of gambling addiction. She thanked the Mayor and Council for proclaiming March Problem Gambling Awareness Month. She informed council that she has resources available to the public for help with problem gambling.

Discuss/Approve January 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. Nuisance abatement letters were discussed. Nuetzman made the motion to approve the January Clerk's report. Schroeder seconded. Ayes: All. Motion carried.

Discuss/Approve 125 and 129 Center Street options: The City of Wall Lake owns these properties which are the car wash at The Country Store and the house South of the car wash. Kimmes Country Store is working on renovating the store and would like to include these properties in order to expand services etc. Kimmes approached the city about being given a TIF rebate. There are details to work out and the clerk encouraged the council to

think about amount of rebate and timeframe. The Clerk also asked if the council wanted to spend the money to tear down the house or to advertise and see if a buyer would be interested in purchasing and moving the house. Nuetzman made the motion to sell the house with the condition that the buyer move the house at their own expense. Schroeder seconded. Ayes: All. Motion carried.

Discuss/Approve Resolution 2025-03; a resolution finalizing the sale of property: Steinkamp made the motion to approve Resolution 2025-03. Riedell seconded. Roll Call vote: Schroeder;yes, Riedell;yes, Steinkamp;yes, Nuetzman;yes. Motion carried.

Discuss/Approve Resolution 2025-07; a resolution finalizing the sale of real property in Schroeder's 4th Addition and approving associated deed: Schroeder made the motion to approve Resolution 2025-07. Nuetzman seconded. Roll Call vote: Schroeder;yes, Riedell;yes, Steinkamp;yes, Nuetzman;yes. Motion carried.

Discuss/ Approve Resolution 2025-08; a resolution finalizing the sale of real property in Schroeder's 4th Addition and approving associated deed: Nuetzman made the motion to approve Resolution 2025-08. Steinkamp seconded. Roll Call vote: Schroeder;yes, Riedell;yes, Steinkamp;yes, Nuetzman;yes. Motion carried.

Discuss/Approve Schroeder's 4th Addition Residential Urban Renewal Plan: This plan states that the Schroeder's 4th Addition will be an urban renewal area and that we will certify to TIF after the homes are built to pay for a portion of the debt.

Discuss/Approve Resolution 2025-09; Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan and Project for the 2025 Wall Lake Housing Urban Renewal Area: Schroeder made the motion to approve Resolution 2025-09. Steinkamp seconded. Roll Call vote: Schroeder;yes, Riedell;yes, Steinkamp;yes, Nuetzman;yes. Motion carried.

Discuss/Approve Ordinance 2025-01; An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2025 Wall Lake Housing Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa: See Ordinance Publication

Adjourn

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

Attest

Lynn Grosely
Deputy Clerk

