

Wall Lake, Iowa

January 21, 2025

Wall Lake City Council met in council chambers at 12:15 p.m. presided by Mayor Rohlf.

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

Visitors: None.

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

Nuetzman made the motion to approve the minutes of the December 23rd meeting as presented. Schroeder seconded. Ayes: All. Motion carried.

Nuetzman made the motion to approve the bills as presented with additional bills from Sue Nuetzman for cleaning Business Center for \$408.00, Fat Guys for Christmas party for \$1433.00, and Chris Lawler for \$85.59 for boot purchase reimbursement. Mott seconded. Ayes: All. Motion carried.

Public Forum: Mott suggested selling the playground equipment by sealed bids.

Discuss/Approve Business center sale price and lease price discussion: To keep discussions moving, the council would like to invite Drost Physical Therapy to a council meeting in February.

Discuss/Approve December 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. Nuetzman made the motion to approve the December Clerk's report. Riedell seconded. Ayes: All. Motion carried.

Discuss/Approve Resolution 2025-01; 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 Camden John 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, Iowa and Camden John Schroeder in the event that no competing proposals are submitted; and (4) soliciting competing proposals. Schroeder made the motion to approve Resolution 2025-01. Riedell seconded. Roll Call vote: Schroeder;yes, Mott;yes, Riedell;yes and Nuetzman;yes. Motion carried.

Discuss/Approve Resolution 2025-01A; 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 Jaron Gregory 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, Iowa and Jaron Gregory Schroeder in the event that no competing proposals are submitted; and (4) soliciting competing proposals. Nuetzman made the motion to approve Resolution 2025-01A. Riedell seconded. Ayes: All. Motion carried.

Resolutions 2025-01 Resolution 2025-01A is a continuation of Resolution 2024-28 because we could not meet the requirements of a quorum to hold a public hearing. Thus, we have to start the process over.

Discuss/Approve Resolution 2025-04; a Resolution approving Bank Accounts: Schroeder made the motion to approve Resolution 2025-04. Nuetzman seconded. Roll Call vote: Schroeder;yes, Mott;yes, Riedell;yes and Nuetzman;yes. Motion carried.

Discuss/Approve Resolution 2025-05; a Resolution approving signatories on Bank Accounts at Bank Midwest and Westside State Bank: Schroeder made the motion to approve Resolution 2025-05. Riedell seconded. Ayes: All. Motion carried.

Discuss/Approve the Planning and Zoning Commission recommendation of conformance: P & Z met to discuss the Urban Renewal Area in Schroeder's 4<sup>th</sup> Addition and how that conforms to the overall city plan. Riedell made the motion to approve the P & Z Commission recommendation of conformance. Mott seconded. Ayes: All. Motion carried.

Discuss/Approve Resolution 2025-06; a Resolution Setting Date for a Public Hearing on Designation of the Wall Lake Housing Urban Renewal Area and on Urban Renewal Plan and Project: Schroeder made the motion to approve Resolution 2025-06. Riedell seconded. Roll Call vote: Schroeder;yes, Mott;yes, Riedell;yes and Nuetzman;yes. Motion carried.

Discuss/ Approve Lease Agreement with Seth Schroeder: Riedell made the motion to approve the lease agreement with Seth Schroeder. Schroeder seconded. Ayes: All. Motion carried.

Discuss budget 2026 first Look-process and dates for meetings: The Clerk presented the first look at the 2026 budget and answered questions from the council. Council will discuss the Tax Levy Rate increase for FY 2026.

Adjourn

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

Attest

Lynn Grosely

Deputy Clerk



