

Wall Lake, Iowa

September 9, 2024

Wall Lake City Council met in council chambers at 7:00 p.m. presided by Mayor Rohlf.

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

Visitors: None.

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

Steinkamp made the motion to approve the minutes of the August 26th meeting as presented. Nuetzman seconded. Ayes: All. Motion carried.

Steinkamp made the motion to approve the bills as presented. Schroeder seconded. Ayes: All. Motion carried.

Public Forum: The clerk told Council we have a potential business that wants to rent the entire south half of the business center. Council also heard a potential rental rate and potential for TIF to pay a portion of the first years rent. The clerk also informed Council that Mike Green was looking into an appraisal for the north half of the business center. Sac County does not have commercial condo type properties which makes this a difficult appraisal. Nuetzman brought up the fact the school children will need a new place for pickup and that discussions are being held. Mott had a person ask him about purchasing property at the pool near the Corn Belt building. Council is willing to look into selling property.

Discuss/Approve DPT and Performance purchase agreement or contract; a presentation of the total cost of the north lower-level renovation was presented to Council. Also, council was updated on the option of appraisal of the building. Appraising a piece of a building is not something that is common in rural Iowa so a local auctioneer is working to find a qualified person to provide an appraisal.

Discuss/Approve Third and Final Reading Ordinance 2024-03; an ordinance amending sewer rates beginning in January 2025; council asked if Staff heard or received any comments. Staff has not. Steinkamp moved to approve the third reading and finally pass ordinance 2024-03 to be in effect January 1, 2025, seconded by Mott. Roll call vote: Schroeder, Aye; Mott, Aye; Steinkamp, Aye; Nuetzman, Aye. Motion Carried

Discuss/Approve Homecoming Parade Route; the Homecoming parade travels through Wall Lake streets and this allows Council to first know the parade will take place and second to approve the route of the parade. Nuetzman moved to approve the Homecoming parade route, seconded by Schroeder. Ayes, all. Motion carried.

Discuss/Approve Resolution 2024-19; a resolution approving the Protective Covenants and Restrictions set forth for Schoeder's 4th Addition; Council approved the covenants and restriction in the August 26 meeting. This resolution finalizes that process and will allow the recording of the new subdivision paperwork. Steinkamp moved to approve resolution 2024-19; seconded by Schroeder. Ayes, All. Motion Carried.

Discuss/Approve Resolution 2024-20; a resolution authorizing the transfer of funds to conclude Fiscal Year 2024; this resolution will transfer funds from proprietary funds to the gen fund, TIF fund to the gen fund and debt service, gen fund to the electric fund and gen fund to the road use fund. These transfers reflect the activity in the bank accounts throughout the year and allow the AFR to reflect the current bank account balances. Schroeder moved to approve resolution 2024-20, seconded by Nuetzman. Ayes, All. Motion carried.

Discuss/Approve Resolution 2024-21; a resolution setting a public hearing and fixing the date for such hearing. The city owns the property at 408 Sherwood St and would like to remodel that property to increase property tax revenue. Region XII Council of Government is willing to remodel as part of the services they provide to Wall Lake and Sac County. This resolution sets a public hearing date for September 23 at 7pm. The public hearing will

allow citizens to provide comments on the project. Nuetzman moved to approve resolution 2024-21, seconded by Mott. Ayes, all. Motion carried.

Discuss/Approve Hire Daryl Potthoff seasonal mowing help; Nuetzman moved to hire Daryl Potthoff on a part-time basis for seasonal mowing at \$14 per hour, seconded by Mott. Ayes, all. Motion carried.

Discuss/Approve AFR year end 2024; council saw the annual financial report, asked questions and listened to reason. Council also received a hard copy of the June 30 income statement and the annual financial report so they could peruse it until the next meeting. During that time they can ask the Clerk questions if needed. Councilman Schroeder asked if Council could see the delinquent utility report. We will provide a report at the next meeting.

Discuss/Approve Electric Cost increase and subsequent rate discussion; council has been discussing the need to increase electric rates due to an increase in electric costs from our supplier, WAPA. Council settled on a half cent increase for residential and commercial customers and a quarter cent for industrial customers. An ordinance to that effect will be provided at the next meeting.

Discuss/Approve Disadvantaged Community determination; Wall Lake received a new wastewater permit in August that stated we have to treat some new contaminants. The permit also stated that we have to comply within 59 months. For the past two years city staff has been working with an engineer to determine what options we have to treat wastewater as specified on the new permit. The project suggested by the engineer will cost just over \$6 million and raise rates by 600 percent. The cost of the project and subsequent rate increase puts Wall Lake into a category of disadvantaged. The disadvantage distinction buys Wall Lake 4 more years to comply with the new permit. This extra 4 years give staff the time to work on options that better utilize what we have and are more cost effective.

Adjourn

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

Adjourn

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

Attest
Lynn Grosely
Deputy Clerk