

CITY OF KALONA	
KALONA, IOWA CITY HALL MAY 19, 2025 7:00 PM	
Regular meeting of the Kalona City Council with Mayor Robe presiding. Motion was made by G Schmidt, and seconded by J Schmidt, approving the agenda.	
Council members present: J Schmidt, G Schmidt, and Beisheim. Bender was present via phone. Spitzer was absent.	
Motion was made by J Schmidt and seconded by G Schmidt to approve the minutes for the Regular Meeting on May 5, 2025. With all voting yes, the minutes were approved and published.	
On a motion by Beisheim and seconded by J Schmidt, the following bills were allowed with all voting yes. (See list of bills below.)	
Access Systems, Monthly .....	79.10
Acco, Pool Parts.....	50.00
Amazon Capital Services, WCR-Student House/Vista Park.....	1,474.58
Amazon Capital Services, Library Board.....	56.93
Automated Logic Contracting, Library Board.....	1,843.00
Best of Iowa, Vista Park Opening.....	36.00
Blake Hersberger Enterprises, Rock Hauling.....	2,062.50
Cardinal Sign & Graphics, Truck Logo.....	50.40
Center Point Large Print, Library Board.....	49.14
Central Iowa Distributing, Library Board.....	116.00
Cindi Boenkamp, Refund Water Rent Deposit Balance .....	16.61
City of Kalona, Library Board .....	26.65
City of Kalona, General Transfer to Water-Excise Tax.....	1,897.13
City of Kalona, General Transfer to Sewer-Sales Tax.....	291.96
City of Kalona, General Transfer to Water-Utility ACH.....	18,114.08
CJ's Oil, Fuel.....	1,773.03
Dakota Supply Group, Water Supplies.....	197.00
Delta Dental, Vision Insurance.....	72.76
Delta Dental, Dental Insurance .....	656.20
Eastern Iowa Light & Power, Street Lighting.....	32.25
Eocene Environmental Group, Grant Writing Contract.....	2,250.00
Fonziba Koster, Library Board.....	325.00
Hills Bank and Trust, Storm Sewer Bond.....	17,733.25
Hills Bank-Visa, Cdl. Classes-Martens.....	474.39
Hills Bank Kalona, Payback General - Water (Payroll Taxes).....	655.32
Hills Bank Kalona, Payback General - Water (Budget).....	12,798.28
Hills Bank Kalona, Payback General - Sewer (Budget).....	48,768.20
Hills Bank Kalona, Payback General - Water (Payroll).....	1,177.09
HIM Hearth n Home Cooking, Vista Park Opening.....	40.00
Ingram Library Services, Library Board.....	1,067.45
Iowa Finance Authority, Sewer Bond.....	47,347.50
Itech, Monthly.....	271.35
Jackie Etheredge, Library Board/Office Cleaning.....	1,150.00
John Deere Financial, Street Uniform-Woodburn.....	707.91
Johnson County Refuse, Garbage Stickers.....	285.00
Kalona Auto Parts, Parts.....	149.67
KC Tree Service, 4th Street Tree Removal.....	1,800.00
Kevin's Concrete, Sewer Manhole Repair.....	1,250.00
Konica Minolta, Library Board.....	41.93
Kuenster Heating & Air, Repairs.....	931.31
Lindsay McDermott, Library Board.....	325.00
Lynch Dallas, P.C., Attorney Fees.....	82.50
M and M Truck and Autobody, Truck Door Repairs.....	3,179.50
Mark Robe, Meeting Milage.....	18.20
Martin Equipment of Iowa, Monthly.....	176.00
Menards, Park Supplies.....	286.62
Michael Martens, Weekend Grave Closing/CDL License Refund.....	89.50
Premistar, Southtown Boiler.....	677.05
Quad Cities Winwater, Water Parts.....	8,444.18
River Products Company, Rock.....	1,555.11
Scar Grinding, Mulch Pile.....	6,375.00
State Hygienic Laboratory, Water Lab Testing.....	439.00
Sunrise Post & Frame, Library Outdoor Project.....	12.84
The Appliance Barn, Rec Dryer Repair.....	361.66
The Budget, Library Board .....	68.00
The Daily, WCR-Disc Golf Sign Design.....	150.00
Thrapp Electric, Service.....	1,505.55
Uline, WCR-4th Street Food Court Fence.....	2,623.37
US Postal Service, Library Board.....	110.00
Vessco, Water Supplies.....	1,153.69
Wellmark Blue Cross & Blue Shield, Health Insurance.....	9,113.84
Wendall Hochstedler, Refund Water Rental Deposit Balance.....	91.50
White Cap, Safety Equipment.....	61.28
Yolty's, Supplies.....	1,582.78
WITHDRAWALS:	
Transfer funds.....	\$ 63,398.89
General Fund.....	35,166.58
Washington Co. Riverboat Fd .....	4,406.57
Library Memorial Fund.....	1,891.52
Library Board.....	3,575.88
Garbage Fund.....	285.00
Local Option Sales Tax Fund.....	2,250.00
Trust & Agency Fund.....	7,380.76
Road Use Fund.....	8,946.21
Debt Service Fund.....	17,733.75
Water Fund.....	12,798.28
Sewer Fund.....	48,768.20
DEPOSITS:	
Transfer Funds.....	\$ 21,210.60
General Fund.....	86,754.03
Library Board Fund.....	181.39
Garbage Fund.....	16,645.82
Storm Sewer Fund.....	3,758.01
Trust & Agency Fund.....	9,334.25
Tax Increment Finance Fund.....	7,633.40
Debt Service Fund.....	4,581.38
Water Fund.....	16,894.15
Sewer Fund.....	26,636.20

Seconded reading with the option of third and final for Ordinance No. 2025-363, an ordinance to amend the Code of Ordinances 92.02, 92.03, and 92.09 regarding water service rates, outside corporate limits rates, and rental deposits. Section 92.02 Rates and Service will be amended with a 3-year schedule. July 2025: The minimum charge per month shall be \$18.50 per customer. In addition, thereto, each consumer shall pay a user charge of \$4.00 per 1,000 gallons

ORDINANCE NO. 2025 -360

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF KALONA, IOWA, BY AMENDING CHAPTER 17.06, IN REGARD TO CITY COUNCIL COMPENSATION

BE IT ENACTED by the City Council of the City of Kalona, Iowa, as follows:

SECTION 1. AMENDMENT. The Code of Ordinances of the City of Kalona, Iowa, is hereby amended by repealing Chapter 17, Section 06, regarding compensation and adopting the following in lieu thereof:

COMPENSATION. The salary of each Council Member is \$60.00 for council meetings the Council attends, payable in quarterly installments. If a Special Meeting, or Work Session, or any other meeting the council may attend is on the same day as a regular meeting,

ORDINANCE NO. 2025 -361

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF KALONA, IOWA, BY AMENDING CHAPTER 15.04, IN REGARD TO MAYOR COMPENSATION

BE IT ENACTED by the City Council of the City of Kalona, Iowa, as follows:

SECTION 1. AMENDMENT. The Code of Ordinances of the City of Kalona, Iowa, is hereby amended by repealing Chapter 15, Section 04, regarding compensation and adopting the following in lieu thereof:

COMPENSATION. The salary of the Mayor is \$3,250.00 per year, payable in quarterly installments

ORDINANCE NO. 2025 - 363

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF KALONA, IOWA, BY AMENDING CHAPTER 92.02, 92.03, AND 92.09 REGARDING WATER RATES AND CUSTOMER DEPOSITS

BE IT ENACTED by the City Council of the City of Kalona, Iowa, as follows:

SECTION 1. AMENDMENT. The Code of Ordinances of the City of Kalona, Iowa, is hereby amended by repealing Chapter 92, Section 02, water rates and service, Chapter 92, Section 03, rates outside the city and Chapter 92, Section 09 customer deposits and adopting the following in lieu thereof:

92.02 RATES AND SERVICE. Water service shall be furnished at the following monthly water rates for the below schedule for the next 3 years with each new rate starting July 1 of each year:

July 2025: The minimum charge per month shall be \$18.50 per customer. In addition, thereto, each consumer shall pay a user charge of \$4.00 per 1,000 gallons of water used.

July 2026: The minimum charge per month shall be \$21.00 per customer. In addition, thereto, each consumer shall pay a user charge of \$5.50 per 1,000 gallons of water used.

July 2027: The minimum charge per month shall be \$22.10 per customer. In addition, thereto, each consumer shall pay a user charge of \$5.75 per 1,000 gallons of water used.

92.03 RATES OUTSIDE THE CITY. Water Service shall be provided to any customer located outside the corporate limits of the City, which the City has agreed to serve at rates as may be ap-

proprate in the existing circumstances. In no circumstances shall the rate of serving outside city limits be less than the rate for city of Kalona residents inside corporate city limits. The rate serving outside corporate City limits shall be 1.5 times higher than the flat rate and the usage rate than the published amount inside corporate City limits. No such customer, however, will be served unless the customer has a signed service contract agreeing to be bound by the ordinances, rules, and regulations for water service established by the Council.

SECTION 3. SEVERABILITY. If any section or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole, or any sections, provisions, or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect as of January 1, 2026, upon its final passage, approval, and publication as provided by law.

PASSED AND APPROVED by the City Council on the 5th day of May 2025.

MARK ROBE, Mayor  
ATTEST: SARAH CHMELAR, City Clerk

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SECTION 3. SEVERABILITY. If any section or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole, or any sections, provisions, or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect as of January 1, 2026, upon its final passage, approval, and publication as provided by law.

PASSED AND APPROVED by the City Council on the 5th day of May 2025.

MARK ROBE, Mayor  
ATTEST: SARAH CHMELAR, City Clerk

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proprate in the existing circumstances. In no circumstances shall the rate of serving outside city limits be less than the rate for city of Kalona residents inside corporate city limits. The rate serving outside corporate City limits shall be 1.5 times higher than the flat rate and the usage rate than the published amount inside corporate City limits. No such customer, however, will be served unless the customer has a signed service contract agreeing to be bound by the ordinances, rules, and regulations for water service established by the Council.

92.09 CUSTOMER DEPOSITS. There shall be required from every customer who is not the owner of the premises but who utilizes utilities from the City of Kalona, a \$200.00 deposit intended to guarantee the payment of bills for service.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY. If any section or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole, or any sections, provisions, or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect upon its final passage, approval, and publication as provided by law.

PASSED AND APPROVED by the City Council on the 19th day of May 2025.

MARK ROBE, Mayor  
ATTEST: SARAH CHMELAR, City Clerk

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of water used. July 2026: The minimum charge per month shall be \$21.00 per customer. In addition, thereto, each consumer shall pay a user charge of \$5.50 per 1,000 gallons of water used. July 2027: The minimum charge per month shall be \$22.10 per customer. In addition, thereto, each consumer shall pay a user charge of \$5.75 per 1,000 gallons of water used. Section 92.03 Rates Outside the City will be amended for customers not located in the Corporate City limits but are serviced by water from the city. In no circumstances shall the rate serving outside City limits be less than the rate for City of Kalona residents inside corporate City limits. The rate serving outside corporate City limits shall be 1.5 times higher than the flat rate and the usage rate than the published amount inside corporate City limits. No such customer, however, will be served unless the customer has a signed service contract agreeing to be bound by the ordinances, rules, and regulations for water service established by the Council. Section 92.09 Customer Deposits, there shall be required from every customer who is not the owner of the premises but who utilizes utilities from the City of Kalona, a \$200.00 deposit intended to guarantee the payment of bills for service. A motion was made by Council Member Beisheim and seconded by Council Member J Schmidt to waive the second reading of the ordinance and move to the third reading. The mayor put the question on the motion, and the roll being called, the following named council members voted: Bender, J Schmidt, G Schmidt, and Beisheim, each voting yes. Council Member Spitzer was absent.

Whereupon, the mayor declared the motion duly carried.

A motion was then made by Council Member G Schmidt, and seconded by Council Member Beisheim, to approve the third and final reading of the ordinance. The mayor put the question on the motion, and the roll being called, the following named council members voted: Bender, J Schmidt, G Schmidt, and Beisheim, each voting yes, the motion carried. Council Member Spitzer was absent.

Whereupon, the Mayor declared the motion duly carried and passed its final reading.

Seconded reading with the option of third and final for Ordinance No. 2025-364, an ordinance to amend the Code of Ordinances 99.02, regarding sewer rates. Rates and Services will be amended with a 3-year schedule. Starting July 2025: The minimum charge per month shall be \$19.50 per customer. In addition, thereto, each consumer shall pay a

ORDINANCE NO. 2025 - 362

AN ORDINANCE AMENDING THE KALONA ZONING ORDINANCE MAP BY ACCEPTING THE REZONING APPLICATION FOR REZONING ROUGHLY 5.70 ACRES FROM A-1 (AGRICULTURE) TO C-2 (HIGHWAY COMMERCIAL)

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF KALONA, IOWA, AS FOLLOWS:

SECTION 1. PURPOSE. The purpose of this Ordinance is to amend the Kalona Zoning Ordinance and rezone 5.70 acres at 2254 133rd Street per a rezoning application submitted by Steve Rich and Sand Hill Ventures,

SECTION 2. CHANGE OF CLASSIFICATION. The zoning classification of the following tax describes real estate changes from A-1 (Agriculture) to C-2 (Highway Commercial),

The legal description of the proposed area of change is:

LEGAL DESCRIPTION – Auditors Parcel M1 - 5.70 Acres from A-1 to C-2 AUDITOR PARCEL M-1 IS A PART OF AUDITOR PARCEL M IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 77 NORTH, RANGE 7 WEST OF THE 5TH P.M., WASHINGTON

ORDINANCE NO. 2025 - 364

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF KALONA, IOWA, BY AMENDING CHAPTER 99.02, IN REGARD TO SEWER RATES

BE IT ENACTED by the City Council of the City of Kalona, Iowa, as follows:

SECTION 1. AMENDMENT. The Code of Ordinances of the City of Kalona, Iowa, is hereby amended by repealing Chapter 99, Section 02 regarding sewer service, and adopting the following in lieu thereof:

99.02 RATES AND SERVICE. Sewer service shall be furnished at the following monthly sewer rates for the below schedule for the next 3 years with each new rate starting July 1 of

user charge of \$4.00 per 1,000 gallons of water used. July 2026: The minimum charge per month shall be \$25.75 per customer. In addition, thereto, each consumer shall pay a user charge of \$5.50 per 1,000 gallons of water used. July 2027: The minimum charge per month shall be \$28.75 per customer. In addition, thereto, each consumer shall pay a user charge of \$5.75 per 1,000 gallons of water used.

A motion was made by Council Member Beisheim and seconded by Council Member J Schmidt to waive the second reading of the ordinance and move to the third reading. The mayor put the question on the motion, and the roll being called, the following named council members voted: Bender, J Schmidt, G Schmidt, and Beisheim, each voting yes. Council Member Spitzer was absent.

Whereupon, the mayor declared the motion duly carried.

A motion was then made by Council Member G Schmidt, and seconded by Council Member Beisheim, to approve the third and final reading of the ordinance. The mayor put the question on the motion, and the roll being called, the following named council members voted: Bender, J Schmidt, J Schmidt, and Beisheim. With each voting yes, the motion carried. Council Member Spitzer was absent.

Whereupon, the Mayor declared the motion duly carried and passed its final reading.

Consideration of the 2025-2026 Law Enforcement Contract, which was reviewed by the council. Washington County Sheriff Jared Schnider was present with last month's calls for service and gave an outline of the contract. The 2025-2026 Contract is for \$336,451.00 starting July 1, 2025, which will be paid in quarterly installments. A motion was made by G Schmidt and seconded by Beisheim, with all voting yes. The motion carried.

7:00 PM Public Hearing regarding the 2024-2025 Budget Amendment was open. With there being no oral or written comments, the hearing was closed.

Resolution No. 2025-I, a resolution approving the 2024-2025 Budget Amendment. A motion was made by Beisheim, and seconded by J Schmidt, authorizing the Mayor and City Clerk to sign the same. The council was then polled with Bender, J Schmidt, G Schmidt, and Beisheim, each voting yes. Spitzer was absent. The motion carried.

Consideration of the Conditional Use Agreement for property at 2254 133rd Street for 5.7 acres, which was reviewed by the council. Staff presented

COUNTY, IOWA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST ¼ OF SECTION 19, TOWNSHIP 77 NORTH, RANGE 7 WEST; THENCE N 31°48'49" E, A DISTANCE OF 449.33 FEET; THENCE N 53°26'24" E, A DISTANCE OF 224.21 FEET ! FEET THENCE N 89°27'22" E, A DISTANCE OF 238 FEET TO A POINT ON THE EAST LINE OF AUDITOR PARCEL M AS RECORDED IN PLAT BOOK 30 ON PAGE 0140 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER: THENCE S 00°32'23" E ALONG SAID EAST LINE, A DISTANCE OF 512.08 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL M BEING A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE S 89°30'55" W ALONG SAID SOUTH LINE, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING CONTAINING 5.70 ACRES OF WHICH 0.49 ACRE IS EXISTING STREET RIGHT OF WAY AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

DESCRIBED AREA CONTAINS 5.70 ACRES AND IS SUBJECT TO EASEMENT AND OTHER RESTRICTIONS OF RECORDS.

SECTION 4. OFFICIAL ZONING MAP.

each year:

July 2025: The minimum charge per month shall be \$19.50 per customer. In addition, thereto, each consumer shall pay a user charge of \$4.00 per 1,000 gallons of water used.

July 2026: The minimum charge per month shall be \$25.75 per customer. In addition, thereto, each consumer shall pay a user charge of \$5.50 per 1,000 gallons of water used.

July 2027: The minimum charge per month shall be \$28.75 per customer. In addition, thereto, each consumer shall pay a user charge of \$5.75 per 1,000 gallons of water used.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are

the council with the final document of the conditional use agreement and outlined that the agreement will be filed at the county with property information. This makes it so that no use other than what is outlined in the agreement would be allowed unless they come back to the city for approval. A motion was made by G Schmidt, and seconded by J Schmidt, to approve the agreement. With all voting yes, the motion carried.

Seconded reading with the option of third and final for Ordinance No. 2025-362, an ordinance to amend the Code of Ordinances zoning map by accepting the rezoning application for rezoning roughly 5.70 acres at 2254 133rd Street from A-1 (Agriculture) to C-2 (Highway Commercial). This rezoning request will also have a Conditional Use Agreement. A motion was made by Council Member Beisheim and seconded by Council Member G Schmidt to waive the second reading of the ordinance and move to the third reading. The mayor put the question on the motion, and the roll being called, the following named council members voted: Bender, J Schmidt, G Schmidt, and Beisheim, each voting yes. Council Member Spitzer was absent.

Whereupon, the mayor declared the motion duly carried.

A motion was then made by Council Member G Schmidt, and seconded by Council Member J Schmidt, to approve the third and final reading of the ordinance. The mayor put the question on the motion, and the roll being called, the following named council members voted: Bender, J Schmidt, G Schmidt, and Beisheim, each voting yes. Council Member Spitzer was absent.

Whereupon, the Mayor declared the motion duly carried and passed its final reading.

The Council reviewed the YMCA Management Contract. The amount of the contract is \$54,000.00 annually, which is the same as the last 3-year contract. Payments will be made monthly at the first council meeting for \$4,500.00. The contract will start on July 1, 2025, with a 3-year renewal option. A motion was made by G Schmidt, and seconded by J Schmidt, with all voting yes. The motion carried.

The meeting was adjourned.

SARAH CHMELAR, City Clerk  
MARK ROBE, Mayor

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The portion of the official Zoning Map maintained in accordance with Section 165.04 of the Kalona Zoning Ordinance as pertains to the real estate described in Section 2 of the Ordinance is hereby repealed and amended to reflect the foregoing change of classification.

SECTION 5. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. SEVERABILITY. If any section or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole, or any sections, provisions, or part thereof not adjudged invalid or unconstitutional.

SECTION 7. WHEN EFFECTIVE. This ordinance shall be in effect upon its final passage, approval, and publication as provided by law.

PASSED AND APPROVED by the City Council on the 19th day of May 2025.

MARK ROBE, Mayor  
ATTEST: SARAH CHMELAR, City Clerk

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hereby repealed.

SECTION 3. SEVERABILITY. If any section or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole, or any sections, provisions, or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect upon its final passage, approval, and publication as provided by law.

PASSED AND APPROVED by the City Council on the 19th day of May 2025.

MARK ROBE, Mayor  
ATTEST: SARAH CHMELAR, City Clerk

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tion.  
Roll Call Vote:  
Gabrielle Frederick – yes; Mary Allred – yes; Jed Seward – yes; Randy Billups – yes; Ryan Schlabaugh - yes; Jake Snider – yes; Denise Chittick - absent  
Motion carried 6-0.

Denise Chittick joined the meeting at 7:05 p.m. during the closed session.

Board Entered Closed Session at 6:02 p.m.  
Board Exited Closed Session at 8:40 p.m.

**Adjournment**  
The meeting adjourned at 8:41 p.m.

President, Jake Snider  
Secretary, Jeffrey C. Swartzentruber

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